PLANNING AND ZONING COMMISSION AGENDA

REGULAR MEETING | FEBRUARY 27, 2025 AT 6:00 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060

I. CALL TO ORDER

A. ROLL CALL

II. PUBLIC COMMENT

The Planning and Zoning Commission welcomes comments from the public. Those wishing to speak must sign in prior to the start of the meeting. Speakers may speak on any topic, whether on the agenda or not. The Planning and Zoning Commission cannot act upon, discuss issues raised or make any decisions at this time. Speakers under citizens' comments shall observe a three-minute time limit. Inquiries regarding matters not listed on this agenda may be referred to staff for research and/or possible future action by the board.

III. REGULAR SESSION

A. CONSENT AGENDA

These matters have appeared on previous agendas, require little or no deliberation, or are considered routine or ministerial tasks. If discussion is desired, items may be removed for separate consideration.

1. Approval of the minutes from the January 23, 2025 Regular Meeting.

2. **PZ Case 25-06** Consider a Final Plat of property located at 600 W Kennedale Parkway, Lot 8R, Block 1, Woodlea Acres, being a replat of Lot 8, Block 1, Woodlea Acres Addition, being 3.027 acres of land situated in the Jacob Prickett Survey Abstract No. 1225, City of Kennedale, Tarrant County, Texas.

B. PUBLIC HEARINGS

1. **PZ Case #25-01** To conduct a public hearing and consider a proposed zoning change from "OT-4 – Old Town Sub-District 4" to a "PD-Planned Development" for 409 W Kennedale Pkwy, Block 2, Lot 4A,; 413 W Kennedale Pkwy, Block 2, Lot 4B,; and 429 W Kennedale Pkwy, Block 2, Lot 5R1R, of the Woodlea Acres Addition of the City of Kennedale, Tarrant county, Texas, 76060.

2. **PZ Case #25-03** To conduct a public hearing and consider a proposed zoning change from "C-2-General Commercial District" and "R-2 - Single Family Residential District" to a "PD - Planned Development" for 3780 Kennedale New Hope, Raceway Estates Addition, Lot 1B,; 3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Improvements,; 3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Less Improvements,; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B,; Snider, Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant County, Texas, 76060.

3. **PZ Case #25- 04** To conduct a public hearing and consider a replat of property located at 124 W 5th St., Lots 7R-1 & 7R-2, Block 43, Original Town of Kennedale, being a revision of Lot 7R, Block 43, Original Town of Kennedale, Kennedale, Tarrant County, Texas.

4. **PZ Case #25- 05** To conduct a public hearing and consider a replat of property located at 110 Caylebaite, Lot 13R, Block 49, Original Town of Kennedale, being a revision of Lots 13, 14, 15, 16, Block 43, Original Town of Kennedale, Kennedale, Tarrant County, Texas.

IV. ADJOURNMENT

TINA COX,
BOARD SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE FEBRUARY 27, 2025 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.

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.

A QUORUM OF THE KENNEDALE EDC, THE KENNEDALE PLANNING AND ZONING COMMISSION, BOARD OF ADJUSTMENT, KEEP KENNEDALE BEAUTIFUL COMMISSION, PARKS AND RECREATION BOARD, BUILDING BOARD OF APPEALS, TOWNCENTER DEVELOPMENT DISTRICT, OR TAX INCREMENT REINVESTMENT DISTRICT MAY BE PRESENT. NO ACTION WILL BE TAKEN BY THE ABOVE-LISTED BOARDS.

STAFF REPORT
TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: FEBRUARY 27, 2025
AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.A.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: FEBRUARY 27, 2025
AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.A.1.

SUBJECT
Approval of the minutes from the January 23, 2025 Regular Meeting.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	2025.01.23 - Meeting Minutes Draft	2025.01.23 - Meeting Minutes Draft.docx

PLANNING AND ZONING COMMISSION MINUTES
REGULAR MEETING - JANUARY 23, 2025 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DR., KENNEDALE, TX 76060

I.CALL TO ORDER

Board Chair Michael Brown called the meeting to order at 6:06 PM

A. ROLL CALL

Board Chair Michael Brown, Vice Chair Andrew Malkowski, Place 4 Elfreda Jones and Place 5 Socorro Martinez were in attendance, thus constituting a quorum.

Place 3 Kevin Guo were absent.

The Community Development Director and Administrative Assistant were also present.

IV.PUBLIC COMMENT

No comments were made at this time.

V. REGULAR SESSION

A. CONSENT AGENDA

Approval of the minutes from the September 26, 2024 Regular Meeting.

Vice Chair Malkowski motioned to approve all consent agenda.
Place 4, Jones seconded the motion.
No oppositions, No abstentions
Vote: The motion carried unanimously: 3-0

B. ITEMS FOR INDIVIDUAL CONSIDERATION

1. PZ Case 25-02 Consider approval for a Preliminary Plat creating Lots 1-8, Block 1, Lots 1-8, Block 2 and Lots 1-19, 1X Block 3, Moderno Addition, being 6.008 acres of land situated within the Robert C. Richey Survey, Abstract No. 1327 and Abstract No. 1359, City of Kennedale, Tarrant County, Texas.

   Community Development Director, Nathan Gonzales, gave a brief report on the case stating that the property was rezoned as a Planned Development in 2023 and now the developers are presenting a preliminary plat to show the sizes to range from 60 feet to 50 feet wide. Mr. Gonzales continued by informing the Commissioners that the development also includes stubouts to the north and south to support future development. Director Gonzales concluded his brief by stating that staff recommends approval of the preliminary plat with the following conditions:

   - Replace “Final Plat” with “Preliminary Plat”
   - Correct spelling errors
   - Label lot square footage

- Correct labeling of lot numbers

Vice-Chair Malkowski made the motion to approve PZ Case 25-02, a Preliminary Plat creating Lots 1-8, Block 1, Lots 1-8, Block 2 and Lots 1-19, 1X Block 3, Moderno Addition, being 6.008 acres of land situated within the Robert C. Richey Survey, Abstract No. 1327 and Abstract No. 1359, City of Kennedale, Tarrant County, Texas.
Place 5 Martinez seconded the motion.
None opposed, no abstentions.
Vote: Motion carried unanimously: 4-0

2. Update to the Unified Development Code (UDC) Land Use Table

Director Gonzales spoke on the following points:

- The table is consolidating the various land use tables into one table broken down into multiple uses with zoning areas included.
- Transit Oriented Overlay District
- Entertainment Overlay District
- Special Exceptions being reviewed by Board of Adjustment or Planning and Zoning Commission
- Items added to the Residential uses: Variety of different types of housing with better definitions and strategic placement of in Old Town Districts, creating mixed-use commercial districts and higher densities.

Chairman Brown had questions regarding the manufactured home district, modular construction, recreational vehicle sales, temporary special function, special exception permits, and long-term planning.

Vice-chair Malkowski had questions regarding energy storage systems

Place 4 Jones commented that she supported mixed-use commercial districts and suggested the city allow car shows to draw visitors.

Place 5 Martinez suggested the city provide a space for batting cages.

VI. ADJOURNMENT

Chairman Brown made a motion to adjourn the meeting.
Place 2 Malkowski seconded the motion.
There being no further business, Chair Brown adjourned the meeting at 6:58 PM

APPROVED: **ATTEST:**

PLANNING AND ZONING CHAIR BOARD OR COMMISSION SECRETARY

STAFF REPORT
TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: FEBRUARY 27, 2025
AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.A.2.

SUBJECT
PZ Case 25-06 Consider a Final Plat of property located at 600 W Kennedale Parkway, Lot 8R, Block 1, Woodlea Acres, being a replat of Lot 8, Block 1, Woodlea Acres Addition, being 3.027 acres of land situated in the Jacob Prickett Survey Abstract No. 1225, City of Kennedale, Tarrant County, Texas.

ORIGINATED BY NATHAN GONZALES

SUMMARY

This plat was prepared by Shield Engineering on behalf of the Kennedale Economic Development Corporation. However, there does not appear to be a record of this plat ever being presented for action to P&Z or the City Council. The city and EDC are currently considering the sale of the property for development, however, platting will be required before any future permits can be issued. This plat meets zoning requirements and provides ROW dedication for portions of Bowman Springs Rd.

RECOMMENDATION

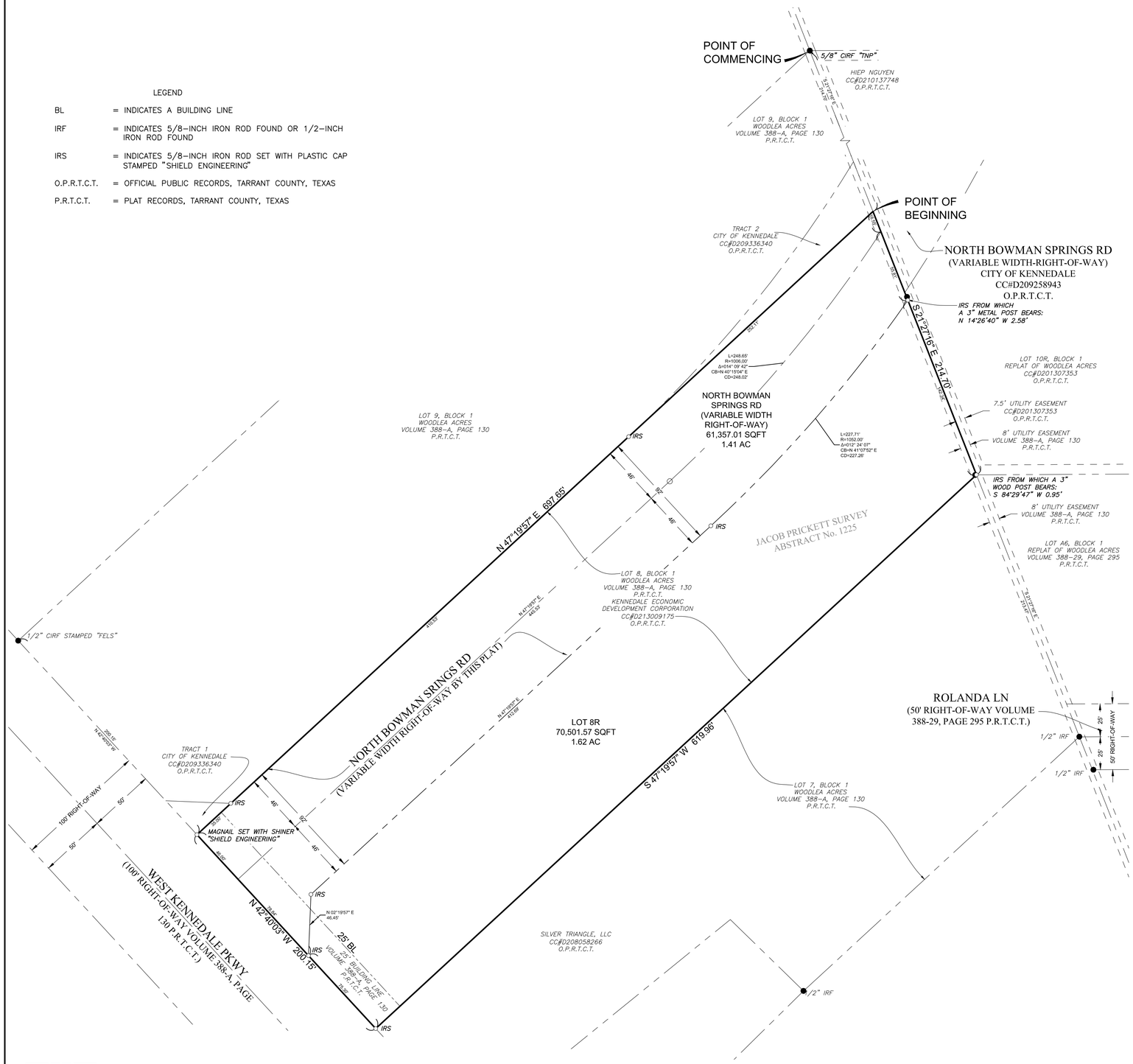
Staff recommends approval.

ATTACHMENTS

1.	600 W Kennedale Pkwy - Final Plat	600 W Kennedale Pkwy - Final Plat.pdf

LEGEND

BL	=	INDICATES A BUILDING LINE
IRF	=	INDICATES 5/8–INCH IRON ROD FOUND OR 1/2–INCH IRON ROD FOUND
IRS	=	INDICATES 5/8–INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"
O.P.R.T.C.T.	=	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	=	PLAT RECORDS, TARRANT COUNTY, TEXAS



STATE OF TEXAS §
COUNTY OF TARRANT §

BEING A TRACT OF LAND SITUATED IN THE JACOB PRICKETT SURVEY, ABSTRACT NO. 1225, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 8, BLOCK 1, WOODLEA ACRES ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, AS SHOWN THEREOF AND RECORDED IN VOLUME 388-A, PAGE 130, PLAT RECORDS, TARRANT COUNTY, TEXAS, (PRTCT) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BASIS OF BEARINGS REFERENCE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 VIA THE TRIMBLE VRS NETWORK FOR NORTH CENTRAL TEXAS. ALL DISTANCES ARE SURFACE DISTANCES.)

COMMENCING AT A 5/8-INCH CAPPED IRON ROD FOUND MARKED "TNP" FOR THE NORTH CORNER OF LOT 9, OF SAID BLOCK 1 AND BEING COMMON WITH THE WEST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO HIEP NGUYEN AND RECORDED IN COUNTY CLERK'S FILE NO. (CC#) D21037748, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (OPRTCT), ALSO BEING THE NORTHWEST CORNER OF LOT 10R, BLOCK 1, WOODLEA ACRES ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, AS SHOWN THEREOF AND RECORDED IN (CC#) D201307353, (OPRTCT);

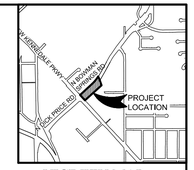
THENCE SOUTH 21°27'16" EAST, WITH THE SOUTHWEST LINE OF THE SAID NGUYEN TRACT AND THE SOUTHWEST LINE OF SAID LOT 10R, AND BEING COMMON WITH THE NORTHEAST LINE OF THE SAID LOT 9 AND THE NORTHEAST LINE OF TRACT 2, AS DESCRIBED BY DEED TO THE CITY OF KENNEDALE AND RECORDED IN (CC#) D209336340, (OPRTCT), A DISTANCE OF 214.40 FEET TO THE POINT OF BEGINNING, ALSO BEING THE EAST CORNER OF THE SAID TRACT 2 AND BEING COMMON WITH THE NORTH CORNER OF THE SAID LOT 8;

THENCE SOUTH 21°27'16" EAST, WITH THE NORTHEAST LINE OF THE SAID LOT 8 AND BEING COMMON WITH THE SOUTHWEST LINE OF THE SAID LOT 10R AT 72.35 FEET PASS A 5/8-INCH CAPPED IRON ROD SET MARKED "SHIELD ENGINEERING" AND CONTINUING A TOTAL DISTANCE OF 214.70 FEET TO A 5/8-INCH CAPPED IRON ROD SET MARKED "SHIELD ENGINEERING" FOR THE EAST CORNER OF THE SAID LOT 8, BEING COMMON WITH THE NORTH CORNER OF LOT 7, OF SAID BLOCK 1, AND BEING COMMON WITH THE SOUTHWEST CORNER OF THE SAID LOT 10R, ALSO BEING THE WEST CORNER OF LOT A6, BLOCK 1, WOODLEA ACRES ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, AS SHOWN THEREOF AND RECORDED IN VOLUME 388-29, PAGE 295, (PRTCT), FROM WHICH A ½-INCH IRON ROD FOUND FOR THE EAST CORNER OF THE SAID LOT 7 BEARS SOUTH 21°27'16" EAST, A DISTANCE OF 213.47 FEET;

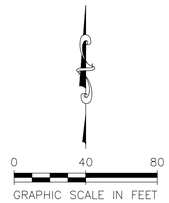
THENCE SOUTH 47°19'57" WEST, WITH THE COMMON LINE OF THE SAID LOT 8 AND LOT 7, A DISTANCE OF 619.96 FEET TO A 5/8-INCH CAPPED IRON ROD SET MARKED "SHIELD ENGINEERING" FOR THE SOUTH CORNER OF THE SAID LOT 8 AND BEING COMMON WITH WEST CORNER OF THE SAID LOT 7, ALSO BEING IN THE NORTHEAST RIGHT OF WAY LINE OF THE WEST KENNEDALE PARKWAY (A 100 FOOT RIGHT OF WAY);

THENCE NORTH 42°40'03" WEST, WITH THE SOUTHWEST LINE OF THE AFORESAID LOT 8 AND BEING COMMON WITH THE NORTHEAST RIGHT OF WAY LINE OF THE SAID WEST KENNEDALE PARKWAY AT 75.30 FEET PASS A 5/8-INCH CAPPED IRON ROD SET MARKED "SHIELD ENGINEERING" AND CONTINUING A TOTAL DISTANCE OF 200.15 FEET TO A MAG NAIL SET WITH A SHINER MARKED "SHIELD ENGINEERING" FOR THE WEST CORNER OF THE AFOREMENTIONED LOT 8 AND BEING COMMON WITH THE SOUTH CORNER OF THE SAID LOT 9, ALSO BEING THE SOUTH CORNER OF TRACT 1 AS DESCRIBED BY DEED TO THE CITY OF KENNEDALE AND RECORDED IN (CC#) D209336340, (OPRTCT), FROM WHICH A 1/2-INCH CAPPED IRON ROD FOUND MARKED "FELS" FOR THE WEST CORNER OF LOT 9 BEARS NORTH 42°40'03" WEST, A DISTANCE OF 200.15 FEET;

THENCE NORTH 47°19'57" EAST, WITH THE NORTHWEST LINE OF THE SAID LOT 8 AND BEING COMMON WITH THE SOUTHEAST LINE OF THE AFORESAID LOT 9 AT 35.00 FEET PASS A 5/8-INCH CAPPED IRON ROD SET MARKED "SHIELD ENGINEERING", CONTINUING WITH SAID LINE AT 445.53 FEET PASS A 5/8-INCH CAPPED IRON ROD SET MARKED "SHIELD ENGINEERING" FOR THE SOUTH CORNER OF THE SAID TRACT 2 AND CONTINUING A TOTAL DISTANCE 697.65 FEET TO THE POINT OF BEGINNING, CONTAINING 131,859 SQUARE FEET OR 3.027 ACRES OF LAND MORE OR LESS.



VICINITY MAP
1"=2000'



NOTES:

1. ACCORDING TO FLOOD INSURANCE MAP (FIRM) MAP NO. 48439C0340K DATED SEPTEMBER 25, 2009 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR TARRANT COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.
2. ALL PRIVATE OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA
3. 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, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPENSPACES; 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.
4. ALL DISTANCES ALONG ARCS ARE GIVEN AS ARC LENGTHS.
5. BEARINGS BASED ON NAD83 TXNC GPS OBSERVATIONS.
6. ALL CORNERS ARE MARKED WITH A 5/8" IRON ROD WITH BLUE PLASTIC CAP STAMPED "SHIELD ENGINEERING" UNLESS OTHERWISE NOTED.
7. NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING THE SUBJECT TRACT WHICH THE SURVEYOR IS UNAWARE OF AND THEREFORE ARE NOT SHOWN HEREON.

CERTIFICATE OF APPROVAL

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

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION

_____
ATTEST: SECRATARY, PLANING AND ZONING COMMISSION

CITY COUNCIL CERTIFICATE OF APPROVAL

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

_____
MAYOR, CITY OF KENNEDALE

_____
ATTEST: CITY SECRETARY

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 AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES R. DODSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:_____

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT P. ALLEN. A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSE IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND.

_____
ROBERT P. ALLEN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 6495

STATE OF TEXAS
REGISTERED
ROBERT P. ALLEN
6495
PROFESSIONAL
LAND SURVEYOR

FINAL PLAT
OF
LOT 8R, BLOCK 1
WOODLEA ACRES

BEING A REPLAT OF LOT 8, BLOCK 1
WOODLEA ACRES ADDITION
THE CITY OF KENNEDALE,
TARRANT COUNTY, TEXAS
BEING 3.027 ACRES OF LAND
SITUATED IN THE JACOB PRICKETT SURVEY,
ABSTRACT NO. 1225.
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

OWNER/DEVELOPER
KENNEDALE ECONOMIC
DEVELOPMENT CORPORATION
405 MUNICIPAL DR.
KENNEDALE, TX 76060
817-985-2103

PREPARED Nov. 2020

THIS PLAT WAS FILED UNDER COUNTY CLERK'S INSTRUMENT NUMBER _____

SHIELD
ENGINEERING GROUP

TBPE FIRM #F-11039 · TBPLS FIRM #10193890
1600 West 7th Street, Suite 200, Fort Worth, TX 76102 · 817.810.0696

DRAWING: 2014034.89 FP-1.DWG SAVED: 11/18/2020

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STAFF REPORT
TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: FEBRUARY 27, 2025
AGENDA ITEM NUMBER: PUBLIC HEARING ITEM III.B.

SUBJECT
PUBLIC HEARINGS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: FEBRUARY 27, 2025
AGENDA ITEM NUMBER: PUBLIC HEARING ITEM III.C.1.

SUBJECT
PZ Case #25-01 To conduct a public hearing and consider a proposed zoning change from "OT-4 – Old Town Sub-District 4" to a "PD-Planned Development" for 409 W Kennedale Pkwy, Block 2, Lot 4A,; 413 W Kennedale Pkwy, Block 2, Lot 4B, and 429 W Kennedale Pkwy, Block 2, Lot 5R1R, of the Woodlea Acres Addition of the City of Kennedale, Tarrant county, Texas, 76060.

ORIGINATED BY NATHAN GONZALES

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Zoning Change from "OT-4" to "PD-Planned Development"
Applicant	Clay Huddleston, Anthracite Investment Company | Greenmark
Location	409, 413, & 429 W Kennedale Pkwy
Surrounding Uses	Residential, Commercial
Surrounding Zoning	OT-4, C-2
Future Land Use Plan Designation	General Commercial

CURRENT STATUS OF PROPERTY

The subject properties consist of the former Kennedale Campers site which was recently vacated and placed on the market for sale. The site itself consists of approximately 7.9 acres, which includes a large undeveloped area to the southeast. This proposed rezoning also includes an existing residential structure at 413 W Kennedale Pkwy which the prospective buyer also has under contract.

The current structure at the Kennedale Campers site consists of general administrative offices, warehouse space, and several service bays. An existing cyclone fence with barbed wire surrounds the site.

SURROUNDING PROPERTIES & NEIGHBORHOOD

Surrounding the subject properties is a mix of local commercial site and single-family housing. To the west, across the creek, is the Avalon Mobile Home Park. Directly east across the parkway are automotive repair shops.

STAFF REVIEW

ZONING REVIEW

In December 2024, Staff met with the prospective buyer and consultants to discuss the subject property. The incoming business is a new solid waste company looking to relocate its corporate headquarters to Kennedale and has found the former Kennedale Campers site to be an ideal location for use because of the large parking spaces, existing offices, and service bays that can be utilized to perform routine maintenance for their fleet. Staff and their team discussed and reviewed two land use definitions of the Unified Development Code:

Waste management facility. A site used for collecting waste and recyclables, sorting and transferring materials, but not including recycling processing plants. The applicant has prepared exhibits for your review.

General offices and services, construction and building services. A business related to heating and air conditioning service, building construction, electrical service, landscaping service, plumbing services, utility service, and other similar services, that includes indoor and outdoor storage of materials, tools, products and vehicles used in operations.

As the proposed business operations do not include the collection of any solid waste on-site, staff believes the most appropriate land use definition to be "*General offices and services, construction and building services.*" This type of general office and service land use, however, is not currently permitted within the OT-4 zoning district.

The request for a Planned Development at this location would allow for the incoming business to operate as proposed.

LAND USE COMPATIBILITY

Staff has reviewed the proposed zoning change against existing zoning land use, definitions, requirements, and elements of our Comprehensive Plan. The previous occupancy involved the display and storage of large recreational vehicles on-site as well as the assembly and service of RVs. As the site was a sales operation, no screening was required. Given that the incoming business will also involve the storage of heavy commercial vehicles and equipment, staff finds that incoming use is similar in nature to the previous occupancy and use, and therefore compatible.

COMPREHENSIVE PLAN CONSISTENCY

Although the existing zoning district of the subject property is OT-4, the newly updated Future Land Use Plan does not include the subject property within the boundaries of the Old Town District (See Exhibit A):

Exhibit A- Old Town District as depicted in the Future Land Use Plan

The Comprehensive Plan and Future Land Use Plan (FLUP) envision this area of the city to remain *General Commercia*l (See Exhibit B). For context, the Comprehensive Plan defines “Commercial” as:

Primarily commercial and businesses on high-speed, auto-oriented roadways*. These uses are regionally oriented commercial development with* ***high traffic*** *and high employment. Businesses may include grocery stores, hotels/motels, big box retail, restaurants, and* ***commercial services*** (p. 49)

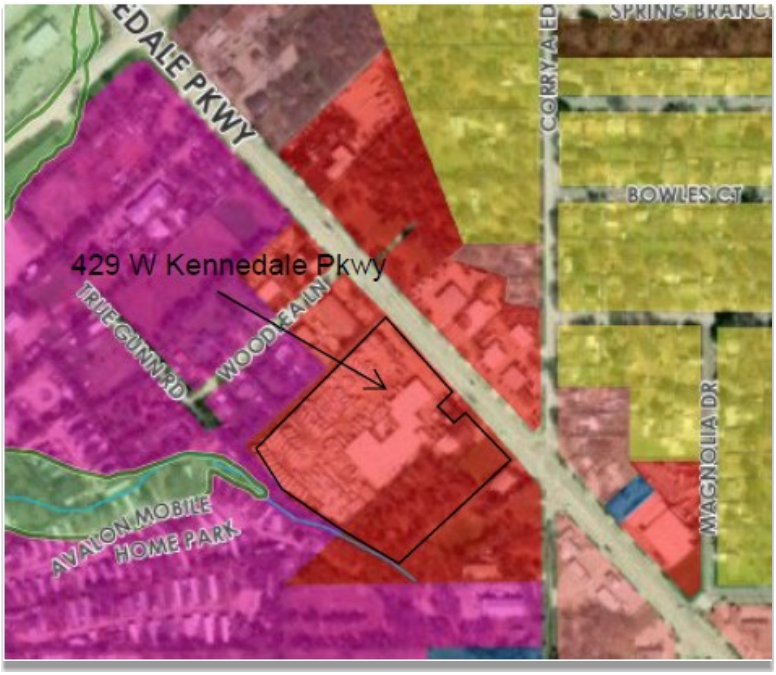

Exhibit B- Future Land Use Plan

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

Additionally, the proposed rezoning is also ***consistent*** with the economic development goals of the Comprehensive Plan. Objective 1 of the Comprehensive Plan is as follows:

Continue to capitalize on a strong industrial employment workforce to leverage demand for more destination-based retail and restaurant opportunities (p. 83).

With the closure of Kennedale Campers, a longtime employer in the city, this incoming business would help backfill workforce vacancies in the community. One objective of the Comp Plan is to increase the city's workforce, which in turn drives up demand and support for existing retail and restaurant opportunities. Having a new workforce, or as in this case, replacing a lost one would provide much-needed support for the surrounding tertiary sectors, jobs, and services.

Lastly, the proposed rezone includes design requirements over and above what currently exists at the site. These design elements include replacing the existing cyclone fence and barbed wire with an 8-foot custom masonry wall, additional landscaping, and façade updates while also providing limits as to what can be built on the undeveloped portion of the site.

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.***
Staff Recommendation:	***Approve***

McClatchy

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
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
19300	634325	Print Legal Ad-IPL02163090 - IPL0216309		$105.01	1	70 L

Attention: Ashley Wolfe

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDALE, TX 760602249

citysecretary@cityofkennedale.com

CITY OF KENNEDALE
NOTICE OF PUBLIC HEARING

The Kennedale PLANNING AND ZONING COMMISSION will hold public hearingS for the following cases on Thursday, February 27, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060, SUBSEQUENT PUBLIC HEARINGS for these cases WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON mARCH 18, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

pz case #25-01 to conduct a public hearing and consider a PROPOSED ZONING CHANGE FROM "OT-4 – OLD TOWN sub-district 4" to a "pd-planned development" for 409 W KENNEDALE PKWY, BLOCK 2, lot 4a, 413 W KENNEDALE PKWY, BLOCK 2, LOT 4B, AND 429 W KENNEDALE PKWY, BLOCK 2, lot 5R1R, of the WOODLEA acres ADDITION OF THE CITY OF KENNEDALE, Tarrant county, Texas, 76060.

pz case #25-03 to conduct a public hearing and consider a PROPOSED ZONING CHANGE FROM "C2–GENERAL COMMERCIAL DISTRICT" AND "R2–SINGLE FAMILY RESIDENTIAL DISTRICT"to a "pd-planned development" for 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 1B;, 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 7B IMPROVEMENTS;, 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 7B LESS IMPROVEMENTS;, 3830 KENNEDALE NEW HOPE, RICHEY, ROBERT C SURVEY ABSTRACT 1327 TRACT 1B, OF THE CITY OF KENNEDALE, Tarrant county, Texas, 76060.

PZ CASE #25- 04 to conduct a public hearing and consider a replat of property located at 124 w 5th ST, LOTS 7r-1 & 7r-2, block 43, original town of kennedale, being a revision of lot 7r, block 43, original town of kennedale, kennedale, tarrant county, texas.

PZ CASE #25- 05 to conduct a public hearing and consider a replat of property located at 110 caylebaite, lot 13r, block 49, original town of kennedale, being a revision of lots 13, 14, 15, 16, block 43, original town of kennedale, kennedale, tarrant county, texas.

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.

IPL0216309
Feb 7 2025

THE STATE OF TEXAS
COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared Mary Castro, 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:
02/07/25

Mary Castro

Sworn to and subscribed before me this 7th day of February in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina, residing in Beaufort County

AMY L. ROBBINS
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 11-03-32

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

NOTICE OF PUBLIC HEARING

February 5, 2025

The Kennedale Planning and Zoning Commission will hold a specially called public hearing for the following case on Thursday, February 27, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

> **PZ CASE#25-01 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "OT-4–OLD TOWN SUB-DISTRICT 4" TO A "PD-PLANNED DEVELOPMENT" FOR 409 W KENNEDALE PKWY, BLOCK 2, LOT 4A, 413 W KENNEDALE PKWY, BLOCK 2, LOT 4B, AND 429 W KENNEDALE PKWY, BLOCK 2, LOT 5R1R, OF THE WOODLEA ACRES ADDITION OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.**

A second public hearing for this case will be held before City Council on Tuesday, March 18, 2025, 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.

Sincerely,

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

ADDISON MOBILE HOME SERVICE
8316 COUNTY RD 508
ALVARADO, TX 76009

ADRIANO, MIGUEL
520 NORTH RD TRLR 17
KENNEDALE, TX 76060

ALATORRE, NAYELI
520 NORTH RD TRLR 24
KENNEDALE, TX 76060

KENNEDALE ISD
120 W KENNEDALE PKWY
KENNEDALE, TX 76060

ARMSTRONG, TERESA
518 NORTH RD TRL 213
KENNEDALE, TX 76060

AVALON MHP LP
6301 GASTON AVE SUITE 530
DALLAS, TX 75214

BANKS, ERICA
5800 TENNESSEE RD
TEXARKANA, AR 71854

BARCLAY, OLIVER
520 NORTH RD TRLR 6
KENNEDALE, TX 76060

BARRAZA, LUIS
520 NORTH RD TRLR 52
KENNEDALE, TX 76060

BLALOCK, DURA
704 WOODLEA LN
KENNEDALE, TX 76060

BOVERIE, JACK
520 NORTH RD # 1
KENNEDALE, TX 76060

WREN, TERRI
520 NORTH RD # 28B
KENNEDALE, TX 76060

BUENDIA, GUADALUPE
520 NORTH RD TRLR 43
KENNEDALE, TX 76060

TONY & BARBARA CECIL TRUST
PO BOX 25
KENNEDALE, TX 76060

TAYLOR, RUBIE BROWN
2003 CHELSEA DR
FORT WORTH, TX 76134

CHOWDHURY, NURUL
400 W KENNEDALE PKWY
KENNEDALE, TX 76060

CITIPOINT PROPERTIES & INVESTM
5020 MANSFIELD RD
ARLINGTON, TX 76017

CITYSPACE RE LP
6301 GASTON AVE STE 530
DALLAS, TX 75214

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDALE, TX 76060

CUDE REALTY LLC
PO BOX 1203
KENNEDALE, TX 76060

DANG, CONG
441 TRUE GUNN RD
KENNEDALE, TX 76060

DINGMAN, JAMES
516 NORTH RD TRLR 310
KENNEDALE, TX 76060

DT MOBILE HOME SALES
PO BOX 221
KENNEDALE, TX 76060

DYE, JENSEN
520 NORTH RD LOT 34
KENNEDALE, TX 76060

EDWARDS 14-601 LLC
3225 MCLEOD DR STE 100
LAS VEGAS, NV 89121

ESPARZA, CLAUDIA
520 NORTH RD TRLR 11
KENNEDALE, TX 76060

FOISY, NEVA
516 NORTH RD TRLR 301
KENNEDALE, TX 76060

WARBINGTON, VIRGINIA
518 NORTH RD TRLR 206
KENNEDALE, TX 76060

FOWLER-LEE, NELL
445 W KENNEDALE PKWY STE C
KENNEDALE, TX 76060

FRUMKIN, MIKHAIL
5709 HOMESTEAD RD
ARLINGTON, TX 76017

GARZA, VANESSA
520 NORTH RD TRLR 13
KENNEDALE, TX 76060

GERMAN, STEVEN
516 NORTH RD TRLR 305
KENNEDALE, TX 76060

GLOBAL SERVO HYDRAULICS INC
PO BOX 1228
KENNEDALE, TX 76060

GRAHAM, LEAH M
225 CEDAR WAY
WHITNEY, TX 76692

WREN, TERRI
724 J MARIE CT
CROWLEY, TX 76036

GURLEY, JOSH
520 NORTH RD TRLR 15
KENNEDALE, TX 76060

GUTIERREZ, MARK
520 NORTH RD TRLR 25
KENNEDALE, TX 76060

GUZMAN, ENRIQUE M
1218 PEGGY LN
KENNEDALE, TX 76060

HENRY, JEFFERY L CONT
520 NORTH RD TRLR 31
KENNEDALE, TX 76060

HERRERA, JAZMIN
520 NORTH RD TRLR 26
KENNEDALE, TX 76060

HOSSEINI, ABDOLNABI
45450 ETHERIDGE DR
PLANO, TX 75024

HUBBARD, CINDY CRYER
520 NORTH RD TRLR 30A
KENNEDALE, TX 76060

HURTADO, MANUEL
520 NORTH RD TRLR 42
KENNEDALE, TX 76060

HUTSON, CRYSTAL
520 NORTH RD # 10
KENNEDALE, TX 76060

IBANEZ, DIMAS BOS
520 NORTH RD TRLR 16
KENNEDALE, TX 76060

IVISON, MICHAEL A
520 NORTH RD TRLR 48
KENNEDALE, TX 76060

JOHNSTON, DAVID
3509 RAINDROP DR
ALVARADO, TX 76009

KD CHAYOUNG INC
445 W KENNEDALE PKWY STE F
KENNEDALE, TX 76060

KENNEDALE ISD
120 W KENNEDALE PKWY
KENNEDALE, TX 76060

KENNEDALE CAMPER SALES INC
PO BOX 25
KENNEDALE, TX 76060

LALONDE PE, TAMMY
601 CORRY A EDWARDS DR
KENNEDALE, TX 76060

LENTZ, WADE M
437 TRUE GUNN RD
KENNEDALE, TX 76060

LITTLE, DON
516 NORTH RD TRLR 307
KENNEDALE, TX 76060

LOPEZ, JERONIMO
520 NORTH RD TRLR 44
KENNEDALE, TX 76060

MARSHALL, DOMINIC
520 NORTH RD TRLR 36
KENNEDALE, TX 76060

MARTINEZ, ANTONIO
520 NORTH RD TRLR 49
KENNEDALE, TX 76060

MCMURRAY, MELVIN T
417 W KENNEDALE PKWY
KENNEDALE, TX 76060

MJAC INVESTMENTS LLC
8100 PLUM CREEK TRL
BURLESON, TX 76028

MONTEZ, STEPHANIE
516 NORTH RD TRLR 309
KENNEDALE, TX 76060

MORRISON REAL PROPERTY LLC
1931 GUINEVERE ST
ARLINGTON, TX 76014

MORRISON, JOHNNY
714 WOODLEA LN
KENNEDALE, TX 76060

MURILLO, EDUARDO
518 NORTH RD TRLR 207
KENNEDALE, TX 76060

NEWMAN, LYNAN M
516 NORTH RD TRLR 306
KENNEDALE, TX 76060

NGUYEN, NGUYN ETAL
6522 DAISY DR
ARLINGTON, TX 76017

OASIS RENTAL HOUSING LTD
4808 SE LOOP 820
FORT WORTH, TX 76140

PEREZ, MARYANN
5011 PRAIRIEVIEW CT S
ARLINGTON, TX 76017

WREN, TERRI
PO BOX 1882
BURLESON, TX 76097

PETERSON, DWAYNE
520 NORTH RD TRLR 28
KENNEDALE, TX 76060

PRADO, ANTONIO
520 NORTH RD TRLR 5
KENNEDALE, TX 76060

RAWLINGS, LEWIS WAYNE
520 NORTH RD TRLR 4
KENNEDALE, TX 76060

REYES, ASSENCION
518 NORTH RD TRLR 200
KENNEDALE, TX 76060

WRIGHT, SARAH
520 NORTH RD LOT 28A
KENNEDALE, TX 76060

RICHARDSON, AUSTIN L
708 WOODLEA LN
KENNEDALE, TX 76060

RODRIGUEZ, SYLVIA
518 NORTH RD TRL 202
KENNEDALE, TX 76060

WARD, BILLY
700 WOODLEA LN
KENNEDALE, TX 76060

SANCHEZ, ELVIRA
5838 BEAU PURPLE DR
DALLAS, TX 75211

SHELBY FANNING ENTERPRISES LLC
1038 FALCON NEST DR
KENNEDALE, TX 76060

SHOCKEY, MARTIN
520 NORTH RD TRLR 41
KENNEDALE, TX 76060

WINTERS, PAMELA
520 NORTH ROAD TRL 39
KENNEDALE, TX 76060

ZAMORA, REINA
516 NORTH RD # 304
KENNEDALE, TX 76060

STEINMETZ, M N
520 NORTH RD TRLR 7
KENNEDALE, TX 76060

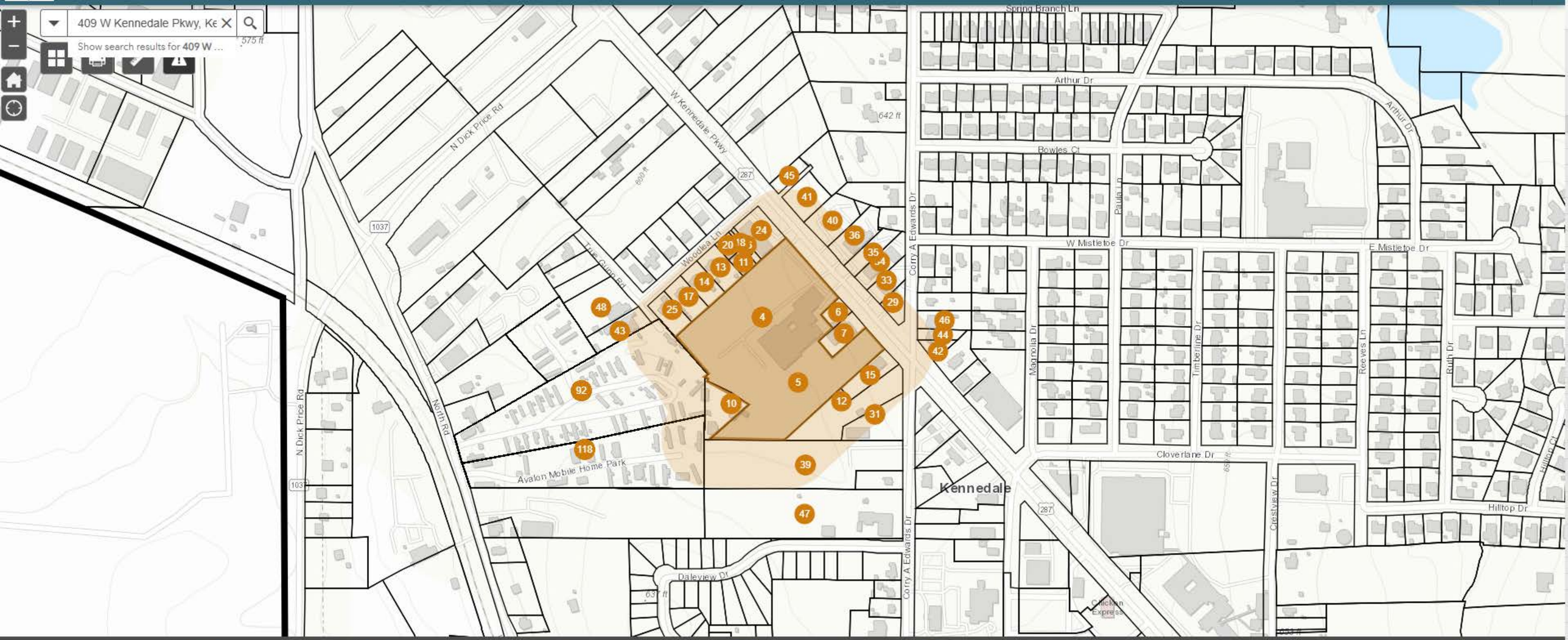
TAL INDUSTRIES INC
603 CORRY A EDWARDS DR
KENNEDALE, TX 76060

TAYLOR, DANNY
916 KENNEDALE SUBLETT RD
KENNEDALE, TX 76060

TAYLOR, GARRY
520 NORTH RD TRLR 12
KENNEDALE, TX 76060

City of Kennedale Zoning Map

City of Kennedale TAD (Tarrant County Appraisal District)



DOWNLOAD CSV

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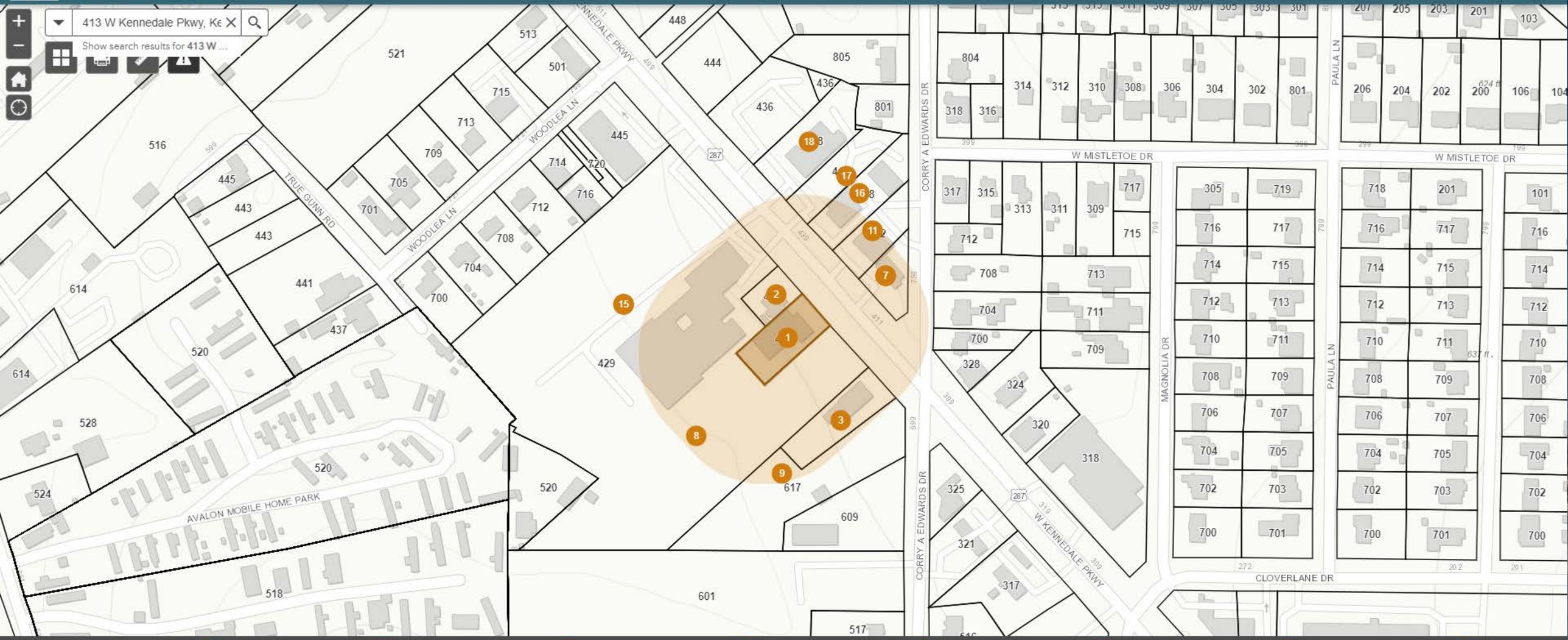
06986056	10194096	10194134	09239715	04479580	06256937	04479599	07428898

Incident Parcel

City of Kennedale Zoning Map

City of Kennedale TAD (Tarrant County Appraisal District)



DOWNLOAD CSV

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47685-2-4B	47685-2-5R1A	47685-2-3B	47685-1-1R1A-10	47685-1-1R1A-10	47685-1-1R1A-10	47685-1-1R1A-10	47685-2-4A
04479599	06256937	04479572	10195491	06056210	10187758	11805730	04479580

Incident Parcel

OWNER_NAME	OWNER_ADDR	OWNER_CITY	OWNER_ZIP
ADDISON MOBILE HOME SERVICE	8316 COUNTY RD 508	ALVARADO, TX	76009
ADRIANO, MIGUEL	520 NORTH RD TRLR 17	KENNEDALE, TX	76060
ALATORRE, NAYELI	520 NORTH RD TRLR 24	KENNEDALE, TX	76060
ANOINTED AUTO DETAIL LLC	445 W KENNEDALE PKWY STE E	KENNEDALE, TX	76060
ARMSTRONG, TERESA	518 NORTH RD TRL 213	KENNEDALE, TX	76060
AVALON MHP LP	6301 GASTON AVE SUITE 530	DALLAS, TX	75214
BANKS, ERICA	5800 TENNESSEE RD	TEXARKANA, AR	71854
BARCLAY, OLIVER	520 NORTH RD TRLR 6	KENNEDALE, TX	76060
BARRAZA, LUIS	520 NORTH RD TRLR 52	KENNEDALE, TX	76060
BLALOCK, DURA	704 WOODLEA LN	KENNEDALE, TX	76060
BOVERIE, JACK	520 NORTH RD # 1	KENNEDALE, TX	76060
BREWER, MISTY	520 NORTH RD TRLR 51	KENNEDALE, TX	76060
BUENDIA, GUADALUPE	520 NORTH RD TRLR 43	KENNEDALE, TX	76060
CHOWDHURY, CHRUMAINE	400 W MANSFIELD HWY	KENNEDALE, TX	76060
CHOWDHURY, NURAL	4322 ENCHANTED OAKS DR	ARLINGTON, TX	76016
CHOWDHURY, NURUL	400 W KENNEDALE PKWY	KENNEDALE, TX	76060
CITIPOINT PROPERTIES & INVESTM	5020 MANSFIELD RD	ARLINGTON, TX	76017
CITYSPACE RE LP	6301 GASTON AVE STE 530	DALLAS, TX	75214
CITY OF KENNEDALE	405 MUNICIPAL DR	KENNEDALE, TX	76060
CUDE REALTY LLC	PO BOX 1203	KENNEDALE, TX	76060
DANG, CONG	441 TRUE GUNN RD	KENNEDALE, TX	76060
DINGMAN, JAMES	516 NORTH RD TRLR 310	KENNEDALE, TX	76060
DT MOBILE HOME SALES	PO BOX 221	KENNEDALE, TX	76060
DYE, JENSEN	520 NORTH RD LOT 34	KENNEDALE, TX	76060
EDWARDS 14-601 LLC	3225 MCLEOD DR STE 100	LAS VEGAS, NV	89121
ESPARZA, CLAUDIA	520 NORTH RD TRLR 11	KENNEDALE, TX	76060
FOISY, NEVA	516 NORTH RD TRLR 301	KENNEDALE, TX	76060
FOWLER GROUP INC	408 W KENNEDALE PKWY	KENNEDALE, TX	76060
FOWLER-LEE, NELL	445 W KENNEDALE PKWY STE C	KENNEDALE, TX	76060
FRUMKIN, MIKHAIL	5709 HOMESTEAD RD	ARLINGTON, TX	76017
GARZA, VANESSA	520 NORTH RD TRLR 13	KENNEDALE, TX	76060
GERMAN, STEVEN	516 NORTH RD TRLR 305	KENNEDALE, TX	76060
GLOBAL SERVO HYDRAULICS INC	PO BOX 1228	KENNEDALE, TX	76060
GRAHAM, LEAH M	225 CEDAR WAY	WHITNEY, TX	76692
GRIFALDO, MARIA	520 NORTH RD TRLR 50	KENNEDALE, TX	76060
GURLEY, JOSH	520 NORTH RD TRLR 15	KENNEDALE, TX	76060
GUTIERREZ, MARK	520 NORTH RD TRLR 25	KENNEDALE, TX	76060

GUZMAN, ENRIQUE M	1218 PEGGY LN	KENNEDALE, TX	76060
HENRY, JEFFERY L CONT	520 NORTH RD TRLR 31	KENNEDALE, TX	76060
HERRERA, JAZMIN	520 NORTH RD TRLR 26	KENNEDALE, TX	76060
HOSSEINI, ABDOLNABI	45450 ETHERIDGE DR	PLANO, TX	75024
HUBBARD, CINDY CRYER	520 NORTH RD TRLR 30A	KENNEDALE, TX	76060
HURTADO, MANUEL	520 NORTH RD TRLR 42	KENNEDALE, TX	76060
HUTSON, CRYSTAL	520 NORTH RD # 10	KENNEDALE, TX	76060
IBANEZ, DIMAS BOS	520 NORTH RD TRLR 16	KENNEDALE, TX	76060
IVISON, MICHAEL A	520 NORTH RD TRLR 48	KENNEDALE, TX	76060
JOHNSTON, DAVID	3509 RAINDROP DR	ALVARADO, TX	76009
KD CHAYOUNG INC	445 W KENNEDALE PKWY STE F	KENNEDALE, TX	76060
KENNEDALE ISD	120 W KENNEDALE PKWY	KENNEDALE, TX	76060
KENNEDALE CAMPER SALES INC	PO BOX 25	KENNEDALE, TX	76060
LALONDE PE, TAMMY	601 CORRY A EDWARDS DR	KENNEDALE, TX	76060
LENTZ, WADE M	437 TRUE GUNN RD	KENNEDALE, TX	76060
LITTLE, DON	516 NORTH RD TRLR 307	KENNEDALE, TX	76060
LOPEZ, JERONIMO	520 NORTH RD TRLR 44	KENNEDALE, TX	76060
MARSHALL, DOMINIC	520 NORTH RD TRLR 36	KENNEDALE, TX	76060
MARTINEZ, ANTONIO	520 NORTH RD TRLR 49	KENNEDALE, TX	76060
MCMURRAY, MELVIN T	417 W KENNEDALE PKWY	KENNEDALE, TX	76060
MJAC INVESTMENTS LLC	8100 PLUM CREEK TRL	BURLESON, TX	76028
MONTEZ, STEPHANIE	516 NORTH RD TRLR 309	KENNEDALE, TX	76060
MORRISON REAL PROPERTY LLC	1931 GUINEVERE ST	ARLINGTON, TX	76014
MORRISON, JOHNNY	714 WOODLEA LN	KENNEDALE, TX	76060
MURILLO, EDUARDO	518 NORTH RD TRLR 207	KENNEDALE, TX	76060
NEWMAN, LYNAN M	516 NORTH RD TRLR 306	KENNEDALE, TX	76060
NGUYEN, NGUYN ETAL	6522 DAISY DR	ARLINGTON, TX	76017
OASIS RENTAL HOUSING LTD	4808 SE LOOP 820	FORT WORTH, TX	76140
PEREZ, MARYANN	5011 PRAIRIEVIEW CT S	ARLINGTON, TX	76017
PETERSEN, THERESA	516 NORTH RD	KENNEDALE, TX	76060
PETERSON, DWAYNE	520 NORTH RD TRLR 28	KENNEDALE, TX	76060
PRADO, ANTONIO	520 NORTH RD TRLR 5	KENNEDALE, TX	76060
RAWLINGS, LEWIS WAYNE	520 NORTH RD TRLR 4	KENNEDALE, TX	76060
REYES, ASSENCION	518 NORTH RD TRLR 200	KENNEDALE, TX	76060
REYNOLDS, LEDA	520 NORTH RD TRLR 47	KENNEDALE, TX	76060
RICHARDSON, AUSTIN L	708 WOODLEA LN	KENNEDALE, TX	76060
RODRIGUEZ, SYLVIA	518 NORTH RD TRL 202	KENNEDALE, TX	76060
SALINAS, CHRISTINA	520 NORTH RD	KENNEDALE, TX	76060

SANCHEZ, ELVIRA	5838 BEAU PURPLE DR	DALLAS, TX	75211
SHELBY FANNING ENTERPRISES LLC	1038 FALCON NEST DR	KENNEDALE, TX	76060
SHOCKEY, MARTIN	520 NORTH RD TRLR 41	KENNEDALE, TX	76060
SPECK, RONALD E	518 NORTH RD TRLR 208	KENNEDALE, TX	76060
SPROW, LAVERNE	520 NORTH RD TRLR 40	KENNEDALE, TX	76060
STEINMETZ, M N	520 NORTH RD TRLR 7	KENNEDALE, TX	76060
TAL INDUSTRIES INC	603 CORRY A EDWARDS DR	KENNEDALE, TX	76060
TAYLOR, DANNY	916 KENNEDALE SUBLETT RD	KENNEDALE, TX	76060
TAYLOR, GARRY	520 NORTH RD TRLR 12	KENNEDALE, TX	76060
TAYLOR, RUBIE BROWN	2003 CHELSEA DR	FORT WORTH, TX	76134
TMF PROPERTIES LLC	404 W KENNEDALE PKWY	KENNEDALE, TX	76060
TONY & BARBARA CECIL TRUST	PO BOX 25	KENNEDALE, TX	76060
WARBINGTON, VIRGINIA	518 NORTH RD TRLR 206	KENNEDALE, TX	76060
WARD, BILLY	700 WOODLEA LN	KENNEDALE, TX	76060
WINTERS, PAMELA	520 NORTH ROAD TRL 39	KENNEDALE, TX	76060
WREN, TERRI	520 NORTH RD # 28B	KENNEDALE, TX	76060
WREN, TERRI	724 J MARIE CT	CROWLEY, TX	76036
WREN, TERRI	PO BOX 1882	BURLESON, TX	76097
WRIGHT, SARAH	520 NORTH RD LOT 28A	KENNEDALE, TX	76060
ZAMORA, REINA	516 NORTH RD # 304	KENNEDALE, TX	76060

OWNER_NAME	OWNER_ADDR	OWNER_CITY	OWNER_ZIP
CHOWDHURY, CHRUMAINE	400 W MANSFIELD HWY	KENNEDALE, TX	76060
CHOWDHURY, NURAL	4322 ENCHANTED OAKS DR	ARLINGTON, TX	76016
CHOWDHURY, NURUL	400 W KENNEDALE PKWY	KENNEDALE, TX	76060
FOWLER GROUP INC	408 W KENNEDALE PKWY	KENNEDALE, TX	76060
FRUMKIN, MIKHAIL	5709 HOMESTEAD RD	ARLINGTON, TX	76017
KENNEDALE CAMPER SALES INC	PO BOX 25	KENNEDALE, TX	76060
MCMURRAY, MELVIN T	417 W KENNEDALE PKWY	KENNEDALE, TX	76060
MJAC INVESTMENTS LLC	8100 PLUM CREEK TRL	BURLESON, TX	76028
SHELBY FANNING ENTERPRISES LLC	1038 FALCON NEST DR	KENNEDALE, TX	76060
TMF PROPERTIES LLC	404 W KENNEDALE PKWY	KENNEDALE, TX	76060
TONY & BARBARA CECIL TRUST	PO BOX 25	KENNEDALE, TX	76060

Planned Development Ordinance

Purpose

The purpose of this Planned Development (PD) is to establish specific land use regulations and development standards for the establishment, operation, and maintenance of Greenmark Waste Solutions' headquarters, located at 409, 413 & 429 W. Kennedale Parkway in the City of Kennedale. The PD allows for the adaptive reuse of the subject property as a corporate headquarters and fleet storage facility for Greenmark Waste Solutions, a refuse service company. The use of this property will not include waste processing or dumping, as all refuse will be transported directly to off-site landfill facilities. This PD is designed to ensure compatibility with adjacent land uses, minimize environmental and community impacts, and contribute to the economic vitality of the City of Kennedale.

Proposed PD Uses

In addition to the permitted uses associated with the Old Town Mixed-Use (OT-4) District per Sec. 4.2 (Schedule of Uses), the following uses and associated standards shall be permitted by right within this PD:

Permitted Uses

The following use shall be permitted within this tract:

1. General offices and services, construction and building services, outdoor storage.

Proposed PD Standards

Development and activity within this PD shall adhere to relative City standards, except where modified by this ordinance.

Location and Siting

1. Outside storage areas must be located to minimize visibility from W. Kennedale Parkway, utilizing fencing, landscaping, or other screening methods.
2. A masonry screening fence shall be constructed in front of outdoor storage areas parallel to Kennedale Parkway at 429 W. Kennedale Parkway, replacing the existing chain link fence and in the same location as the existing chain link fence reflective of the conceptual renderings associated with this Ordinance.
3. Buffer zones with enhanced landscaping shall be established along property boundaries immediately adjacent to residential properties along the shared northern property boundary.

4. Enhanced landscaping shall be provided along Kennedale Parkway reflective of the conceptual renderings associated with this Ordinance.
5. The existing office structure and fence shall be permitted in its existing location, not to be located on the property line along the primary street.

Design and Construction Standards

1. The eastern (front) façade of the office building located at 429 W. Kennedale Parkway shall complement the desired character of the surrounding Old Town District, incorporating architectural elements consistent and reflective of the conceptual renderings associated with this Ordinance.
2. Outside storage areas must be screened with solid fencing at least eight feet in height.
3. Lighting must be directed downward and shielded to prevent light spillover onto adjacent properties.

Parking

1. A maximum of 31 parking spaces shall be required for the building located at 429 W. Kennedale Parkway.
2. Parking shall be permitted to be located adjacent to the primary street. The existing parking associated with the site shall be permitted as is.

Operational Standards

1. Vehicle maintenance shall be limited to routine tasks, including, but not limited to, oil changes and tire replacement, conducted within enclosed facilities.

Compliance and Enforcement

1. The property owner or lessee shall comply with all local, state, and federal regulations, including those related to environmental, building, and safety codes.
2. Noncompliance with any aspect of this PD shall be subject to enforcement actions by the City of Kennedale.

General Provisions

1. This PD ordinance shall take precedence over conflicting provisions in the OT-4 zoning district but will defer to the City of Kennedale's overall Land Use Code where not explicitly addressed herein.

Undeveloped Area

Future potential development of the undeveloped portion of the PD (409 & 413 W Kennedale Parkway) shall generally be developed as shown on the PD Site Plan with general offices and services, construction and building services and/or other permitted uses to be oriented along the W Kennedale Parkway frontage. Potential future outdoor storage shall be oriented to the rear of the property and screened from view of the right-of-way and adjacent properties per City standard.

City of Kennedale
Zoning Change
Owner Affidavit

PZ Case # 24-237

Property Address: 409, 413, and 429 W Kennedale Pkwy, Kennedale, TX 76060

Legal Description: All of Lot 5-R-1-R-1, Block 2 of the Woodlea Acres Addition, Kennedale, Tarrant County, Texas

Applicant Name: Cody R. Baker, Anthracite Investment Company, Inc.

Applicant Email: cbaker@aicholdings.com

Type of Request: Planned Development

I, Jennifer Kay Graham, current owner of above mentioned property, authorize the applicant or his or her authorized representative to make application for the Kennedale Planning and Zoning Commission and City Council to consider granting the above referenced request on my behalf.

Owner Signature Jennifer Kay Graham

Date 1-7-25

****

*

SWORN TO and Subscribed before me by Jennifer Kay Graham

ON THIS 7th **DAY OF** Jan, **20** 2025

Ann L Weaver

Notary Public, Tarrant County, Texas

ANN L. WEAVER
Notary Public, State of Texas
Comm. Expires 06-04-2025
Notary ID 133139566

All of Lot 4B, Block 2 of the Woodlea Acres Addition, Kennedale, Tarrant County, Texas

D224083647
05/14/2024 11:34 AM Page: 1 of 3 Fees: $28.00
DEED
SUBMITTER: WILLIAM CAMPBELL ATTY AT LAW

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

CO-TRUSTEES' DISTRIBUTION DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
§
COUNTY OF TARRANT §

Date: February 29th, 2024

Grantors: BARBARA ANN JONES CECIL and TIMMY JAY CECIL, Co-Trustees of the TONY AND BARBARA CECIL TRUST, a Revocable Trust, established by Trust Agreement dated February 25, 2000, and as subsequently amended

Grantors' Mailing Address: BARBARA ANN JONES CECIL
P.O. Box 25, Kennedale, Texas 76060
8444 W. Highway 67, Cleburne, Texas 76033

TIMMY JAY CECIL
6213 Westover Drive, Granbury, Texas 76049

Grantees: BARBARA ANN JONES CECIL and TIMMY JAY CECIL, Co-Trustees of THE TONY AND BARBARA CECIL FAMILY BY-PASS TRUST established by the TONY AND BARBARA CECIL TRUST, a Revocable Trust, established by Trust Agreement dated February 25, 2000, and as amended by the FIRST AMENDMENT, THE TONY & BARBARA CECIL TRUST, a Revocable Trust, dated May 14, 2003; the SECOND AMENDMENT, THE TONY AND BARBARA CECIL TRUST, a Revocable Trust, dated January 25, 2006; the THIRD AMENDMENT, TONY AND BARBARA CECIL TRUST, a Revocable Trust, dated July 14, 2014; and the FOURTH AMENDMENT, THE TONY & BARBARA CECIL TRUST, a Revocable Trust, dated December 9, 2022

Grantees' Mailing Address: BARBARA ANN JONES CECIL
P.O. Box 25, Kennedale, Texas 76060
8444 W. Highway 67, Cleburne, Texas 76033

TIMMY JAY CECIL
6213 Westover Drive, Granbury, Texas 76049

Unofficial Copy

Consideration: As a distribution from the TONY AND BARBARA CECIL TRUST, a Revocable Trust, established by Trust Agreement dated February 25, 2000, and as subsequently amended

Property (including any improvements):

Lot 4B, Block 2, Woodlea Acres Addition, an Addition to the City of Kennedale, Tarrant County, Texas; and commonly known as 413 W. Kennedale Parkway, Kennedale, Texas 76060

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

The conveyance made hereby, and the warranties made hereunder, are made by Grantors and accepted by Grantees subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the Property, but only to the extent they are still in force and effect and shown of record in Tarrant County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the Property and to all matters which would be revealed by an inspection and/or a current survey of the Property.

Grantors, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, transfers, and conveys to Grantees, the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantees and Grantees' successors and assigns forever. Grantors bind themselves in their capacity as Co-Trustees of the TONY AND BARBARA CECIL TRUST established by Trust Agreement dated February 25, 2000, and as subsequently amended, and not otherwise, and Grantors' successors to warrant and forever defend all and singular the Property to Grantees and Grantees' successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantors but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

BARBARA ANN JONES CECIL, Co-Trustee of the TONY AND BARBARA CECIL TRUST established by Trust Agreement dated February 25, 2000, and as subsequently amended

TIMMY JAY CECIL, Co-Trustee of the TONY AND BARBARA CECIL TRUST established by Trust Agreement dated February 25, 2000, and as subsequently amended

Unofficial Copy

This instrument was prepared based on information and instructions furnished by the parties hereto. No independent title search has been made, and no title opinion has been given by the attorney preparing this instrument.

STATE OF TEXAS §
§
COUNTY OF JOHNSON §

This instrument was acknowledged before me on February 29th, 2024, by BARBARA ANN JONES CECIL, in her capacity as Co-Trustee of the TONY AND BARBARA CECIL TRUST established by Trust Agreement dated February 25, 2000, and as subsequently amended.

JACKIE LOPEZ
NOTARY PUBLIC
STATE OF TEXAS
ID # 13164670-8
My Comm. Expires 08-15-2026

Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF JOHNSON §

This instrument was acknowledged before me on February 29th, 2024, by TIMMY JAY CECIL, in his capacity as Co-Trustee of the TONY AND BARBARA CECIL TRUST established by Trust Agreement dated February 25, 2000, and as subsequently amended.

JACKIE LOPEZ
NOTARY PUBLIC
STATE OF TEXAS
ID# 13164670-8
My Comm. Expires 08-15-2026

Notary Public, State of Texas

Unofficial Copy

AFTER RECORDING RETURN TO:

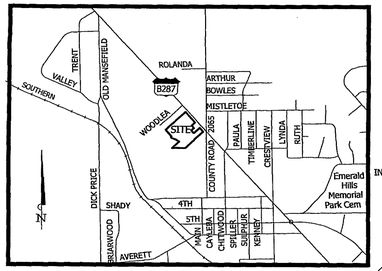
WILLIAM L. CAMPBELL
2214 Park Springs Blvd.
Arlington, Texas 76013

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
05/14/2024 11:34 AM

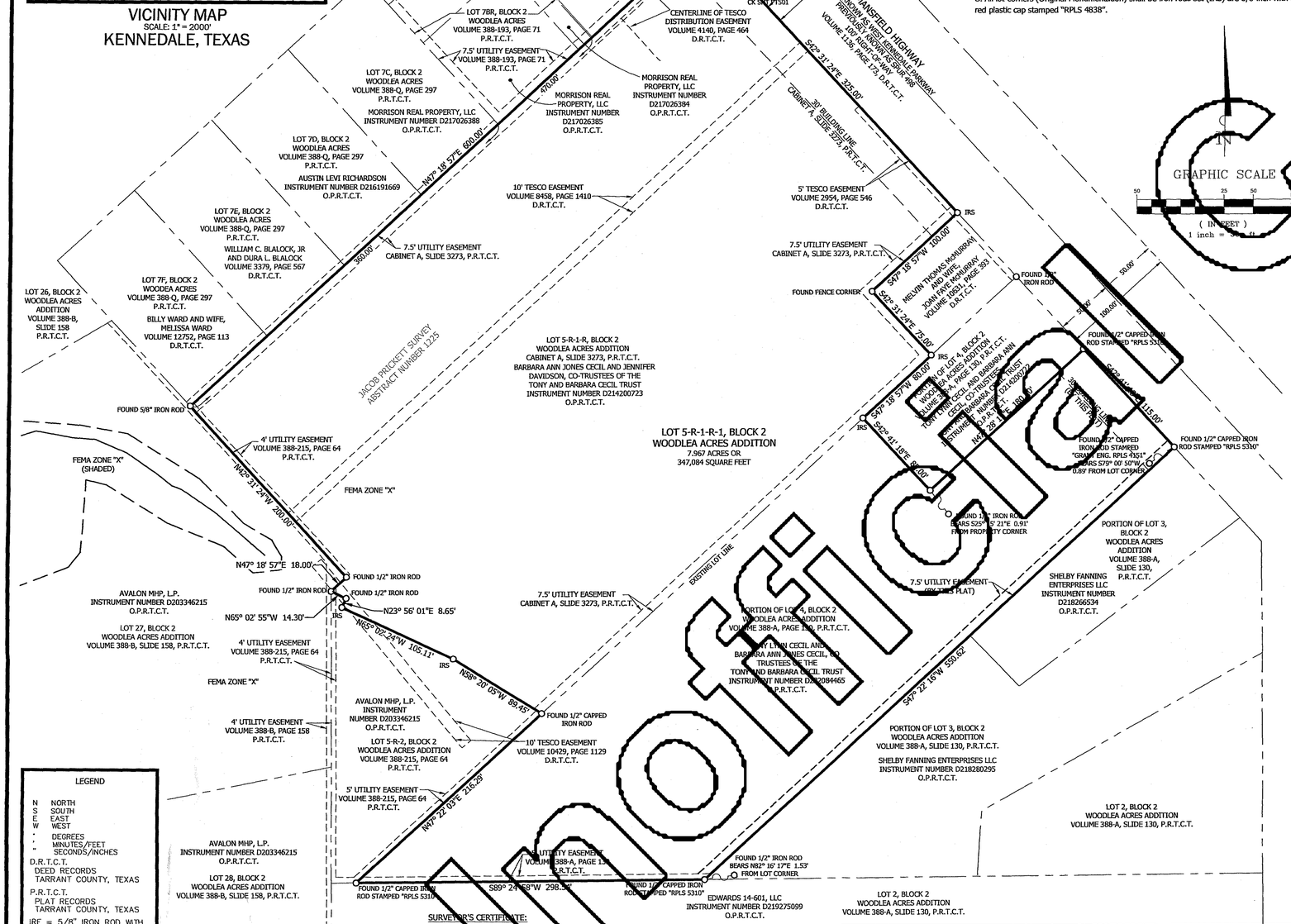
D224083647
DEED
Pages: 3
Fees: $28.00

MARY LOUISE NICHOLSON
COUNTY CLERK

All of Lot 5-R-1-R-1, Block 2 of the Woodlea Acres Addition, Kennedale, Tarrant County, Texas



VICINITY MAP
SCALE: 1" = 2000'
KENNEDALE, TEXAS



GENERAL NOTES:

1. All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

2. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0340K, dated September 25, 2009. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

3. All lot corners (Original Monumentation) shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "RPLS 4838".

LEGEND

N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY, TEXAS
IRF	= 5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" FOUND
○	= DIMENSION POINT, NOTHING FOUND OR SET
◆	= STREET NAME CHANGE

SURVEYOR'S CERTIFICATE:

I, Michael Dan Davis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Dated this the 31st day of July, 2023.

Michael Dan Davis
Registered Professional Land Surveyor
Texas Registration No. 4838
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
Office (817) 842-2094

STATE OF TEXAS REGISTERED MICHAEL DAN DAVIS 4838 PROFESSIONAL LAND SURVEYOR

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 332-22-001

The Planning and Zoning Commission of the City of Kennedale, Texas voted affirmatively on this _____ day of _____, 2023, to recommend approval of this plat by the City Council.

BY: _____
Chairman, Planning and Zoning Commission

BY: _____
Attest: Secretary, Planning and Zoning Commission

The City Council of the City of Kennedale, Texas voted affirmatively on this _____ day of _____, 2023, to approve this plat for filing of record.

BY: _____
Chairman, Planning and Zoning Commission

BY: _____
Attest: Secretary, Planning and Zoning Commission

State of Texas §

County of Tarrant §

WHEREAS, **Barbara Ann Jones Cecil and Jennifer Davidson, Co-Trustees of the Tony and Barbara Cecil Trust** are the owners of that certain 7.967 acres (347,084 square feet) of land in the Jacob Prickett Survey, Abstract No. 1225, City of Kennedale, Tarrant County, Texas; said 7.967 acres (347,084 square feet) of land being all of that certain tract of land described in a Special Warranty Deed to Tony Lynn Cecil and Barbara Ann Jones Cecil, Co-Trustees of the Tony and Barbara Cecil Trust, created by Trust Agreement dated the 25th day of February, 2000, as amended, as recorded in Instrument Number D214200723, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and being all of that certain tract of land described in a General Warranty Deed to Tony Lynn Cecil and Barbara Ann Jones Cecil, Co-Trustees of the Tony and Barbara Cecil Trust (hereinafter collectively referred to as Cecil tract), as recorded in Instrument Number D222084465, O.P.R.T.C.T. and being all of that certain tract of land described as Lot 5-R-1-R, Block 2, Woodlea Acres Addition (hereinafter referred to as Lot 5-R-1-R), an addition to the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 3273, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being a portion of that certain tract of land described as Lot 4, Block 2, Woodlea Acres Addition (hereinafter referred to as Lot 4), an addition to the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Volume 388-A, Page 130, P.R.T.C.T.; said 7.967 acres (347,084 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found in the Northeasterly corner of said Lot 5-R-1-R, same being the Southeasterly corner of that certain tract of land described as Lot 7AR, Block 2, Woodlea Acres (hereinafter referred to as Lot 7AR), an addition to the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Volume 388-193, Page 71, P.R.T.C.T., same being the existing Southwesterly right-of-way line of Mansfield Highway, also known as West Kennedale Parkway, previously known as Spur 498 (100' right-of-way), as recorded in Volume 1136, Page 173, Deed Records, Tarrant County, Texas (D.R.T.C.T.);

THENCE South 42 degrees 31 minutes 24 seconds East with the common line between said Lot 5-R-1-R and the existing Southwesterly right-of-way line of said Mansfield Highway, a distance of 325.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the Northerly corner of that certain tract of land described in a General Warranty Deed to Melvin Thomas McMurray and wife, Joan Fye McMurray (hereinafter referred to as McMurray tract), as recorded in Volume 10651, Page 393, D.R.T.C.T.;

THENCE South 47 degrees 18 minutes 57 seconds West, departing the existing Southwesterly right-of-way line of said Mansfield Highway, with the common line between said Lot 5-R-1-R and said McMurray tract, a distance of 100.00 feet to a fence corner found for corner, same being an inner-ell corner of said Lot 5-R-1-R, same being the Westerly corner of said McMurray tract;

THENCE South 42 degrees 31 minutes 24 seconds East, continue with the common line between said Lot 5-R-1-R and said McMurray tract, a distance of 75.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being Northwesterly line of said Lot 4, same being the Northwesterly line of that certain tract of land described in a Special Warranty Deed to Tony Lynn Cecil and Barbara Ann Jones Cecil, Co-Trustees of the Tony and Barbara Cecil Trust (hereinafter referred to as Tony Cecil tract), as recorded in Instrument Number D214200722, O.P.R.T.C.T.;

THENCE South 47 degrees 18 minutes 57 seconds West with the common line between said Lot 5-R-1-R and said Lot 4, a distance of 80.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northwesterly corner of said Tony Cecil tract, same being an inner-ell corner of said Cecil tract;

THENCE South 42 degrees 41 minutes 18 seconds East with the common line between said Cecil tract and said Tony Cecil tract, a distance of 85.00 feet to the Southwesterly corner of said Tony Cecil tract, same being an inner-ell corner of said Cecil tract, from which a one-half inch iron rod found bears South 25 degrees 15 minutes 21 seconds East, a distance of 0.91 feet;

THENCE North 47 degrees 28 minutes 17 seconds East, continue with the common line between said Cecil tract and said Tony Cecil tract, a distance of 180.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 5310" found for the Southeasterly corner of said Tony Cecil tract, same being the existing Southwesterly right-of-way line of said Mansfield Highway;

THENCE South 42 degrees 31 minutes 13 seconds East with the common line between said Cecil tract and the existing Southwesterly right-of-way line of said Mansfield Highway, a distance of 115.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 5310" found for the Easterly corner of said Cecil tract, same being the Northerly corner of that certain tract of land described as Lot 3, Block 2, Woodlea Acres Addition (hereinafter referred to as Lot 3), an addition to the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Volume 388-A, Page 130, P.R.T.C.T., from which a one-half inch iron rod with plastic cap stamped "GRANT ENG. RPLS 4151" found bears South 79 degrees 00 minutes 50 seconds West, a distance of 0.89 feet;

THENCE South 47 degrees 22 minutes 16 seconds West, departing the existing Southwesterly right-of-way line of said Mansfield Highway, with the common line between said Cecil tract and said Lot 3, a distance of 550.62 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 5310" found for the Southwesterly corner of said Lot 3, same being the North line of that certain tract of land described as Lot 2, Block 2, Woodlea Acres Addition (hereinafter referred to as Lot 2), an addition to the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Volume 388-A, Page 130, P.R.T.C.T., from which a one-half inch iron rod found bears North 82 degrees 16 minutes 17 seconds East, a distance of 1.53 feet;

THENCE South 89 degrees 24 minutes 58 seconds West with the common line between said Cecil tract and said Lot 2, a distance of 298.54 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 5310" found for the Southwesterly corner of said Lot 4, same being a Southerly corner of that certain tract of land described as Lot 5-R-2, Block 2, Woodlea Acres Addition (hereinafter referred to as Lot 5-R-2), an addition to the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 3273, P.R.T.C.T.;

THENCE North 47 degrees 22 minutes 03 seconds East with the common line between said Lot 4 and said Lot 5-R-2, a distance of 216.29 feet to a one-half inch iron rod with plastic cap found for corner, same being a Southwesterly corner of said Lot 5-R-1-R;

THENCE North 58 degrees 20 minutes 05 seconds West, departing the Northwesterly line of said Lot 4, with the common line between said Lot 5-R-1-R and said Lot 5-R-2, a distance of 89.45 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 65 degrees 02 minutes 24 seconds West, continue with the common line between said Lot 5-R-1-R and said Lot 5-R-2, a distance of 105.11 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 23 degrees 56 minutes 01 second East, continue with the common line between said Lot 5-R-1-R and said Lot 5-R-2, a distance of 8.65 feet to a one-half inch iron rod found for corner;

THENCE North 65 degrees 02 minute 55 seconds West, continue with the common line between said Lot 5-R-1-R and said Lot 5-R-2, a distance of 14.30 feet to a one-half inch iron rod found for corner, same being the Northwesterly corner of said Lot 5-R-2, same being an angle point in the Easterly line of that certain tract of land described as Lot 27, Block 2, Woodlea Acres Addition (hereinafter referred to as Lot 27), an addition to the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Volume 388-B, Page 158, P.R.T.C.T.;

THENCE North 47 degrees 18 minutes 57 seconds East with the common line between said Lot 5-R-1-R and said Lot 27, a distance of 18.00 feet to a one-half inch iron rod found for corner;

THENCE North 42 degrees 31 minutes 24 seconds West, continue with the common line between said Lot 5-R-1-R and said Lot 27, a distance of 200.00 feet to a five-eighths inch iron rod found for the Westerly corner of said Lot 5-R-1-R, same being the Southerly corner of that certain tract of land described as Lot 7F, Block 2, Woodlea Acres (hereinafter referred to as Lot 7C thru Lot 7F), an addition to the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Volume 388-Q, Page 297, P.R.T.C.T.;

THENCE North 47 degrees 18 minutes 57 seconds East, departing the Northeasterly line of said Lot 27, with the common line between said Lot 5-R-1-R and said Lot 7C thru Lot 7F, pass at a distance of 360.00 feet, the Northeasterly corner of said Lot 7C, same being the Southerly corner of that certain tract of land described as Lot 7BR, Block 2, Woodlea Acres (hereinafter referred to as Lot 7BR), an addition to the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Volume 388-193, Page 71, P.R.T.C.T., continue with said course, with the common line between said Lot 5-R-1-R and said Lot 7BR, pass at a distance of 470.00 feet, the Easterly corner of said Lot 7BR, same being the Southerly corner of said Lot 7AR, continue with said course, with the common line between said Lot 5-R-1-R and said Lot 7AR for a total distance of 600.00 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 7.967 acres (347,084 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **Barbara Ann Jones Cecil and Jennifer Davidson, Co-Trustees of the Tony and Barbara Cecil Trust**, does hereby adopt this plat, designating the herein described property as **KENNEDALE SQUARE**, an addition to the City of Kennedale, Tarrant County, Texas, and it does hereby dedicate to the public's use the streets and easement shown thereon.

WITNESS UNDER MY HAND THIS THE 1st DAY OF August, 2023.

Tony and Barbara Cecil Trust

By: Barbara Ann Jones Cecil
Name: **Barbara Ann Jones Cecil**

By: _____
Name: Jennifer Davidson

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared **Barbara Ann Jones Cecil**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 1st DAY OF August, 2023.

NOTARY PUBLIC in and for the STATE OF TEXAS

JACKIE LOPEZ
NOTARY PUBLIC
STATE OF TEXAS
ID # 13164670-8
My Comm. Expires 08-15-2026

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared **Jennifer Davidson**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 1st DAY OF August, 2023.

NOTARY PUBLIC in and for the STATE OF TEXAS

JACKIE LOPEZ
NOTARY PUBLIC
STATE OF TEXAS
ID # 13164670-8
My Comm. Expires 08-15-2026

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
03/04/2024 11:56 AM

D224036495
PLAT
Pages: 4
Fees: $77.00

MARY LOUISE NICHOLSON
COUNTY CLERK

REPLAT OF
LOT 5-R-1-R-1, BLOCK 2
WOODLEA ACRES ADDITION

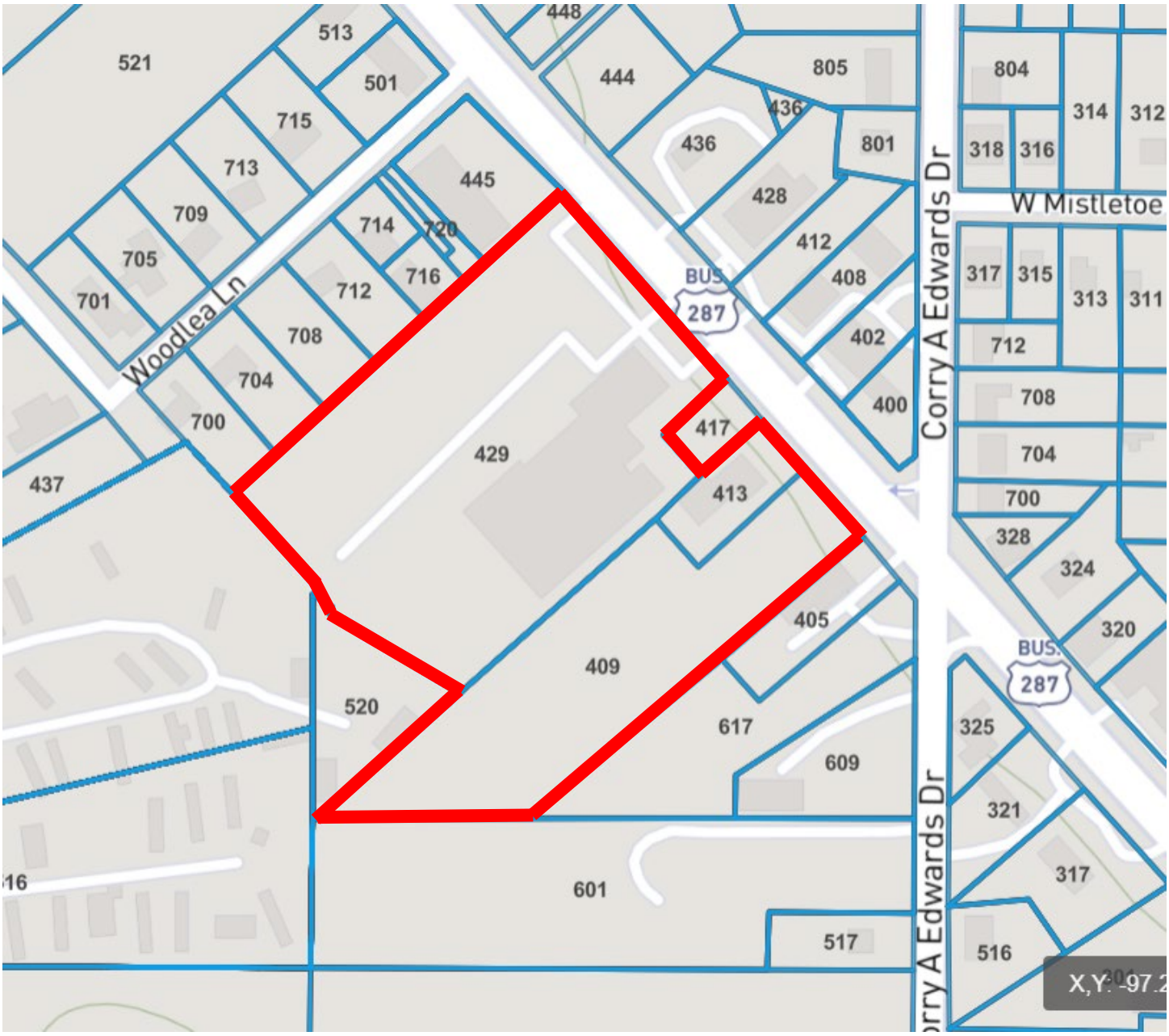
AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
Being a Replat of Lot 5-R-1-R, Block 2, Woodlea Acres Addition, an addition to the City of Kenndale, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 3273, Plat Records, Tarrant County, Texas, and Being a Portion of Lot 4, Block 2, Woodlea Acres Addition, an addition to the City of Kenndale, Tarrant County, Texas, according to the plat recorded in Cabinet 388-A, Page 130, Plat Records, Tarrant County, Texas
and Being 7.967 acres out of the Jacob Prickett Survey, Abstract No. 1225
City of Kennedale, Tarrant County, Texas
1 Commercial Lot
Preparation Date: April 2022
SHEET 1 OF 1

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
TONY LYNN CECIL AND
BARBARA ANN JONES CECIL, CO-TRUSTEES
TONY AND BARBARA CECIL TRUST
P.O. BOX 25
KENNEDALE, TEXAS 76060
PHONE: 817-478-6071

Unofficial

Site Map


521
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Woodlea Ln
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Corry A Edwards Dr
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W Mistletoe
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BUS
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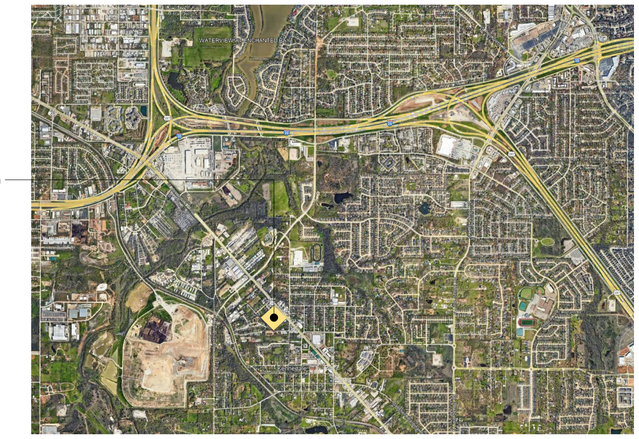
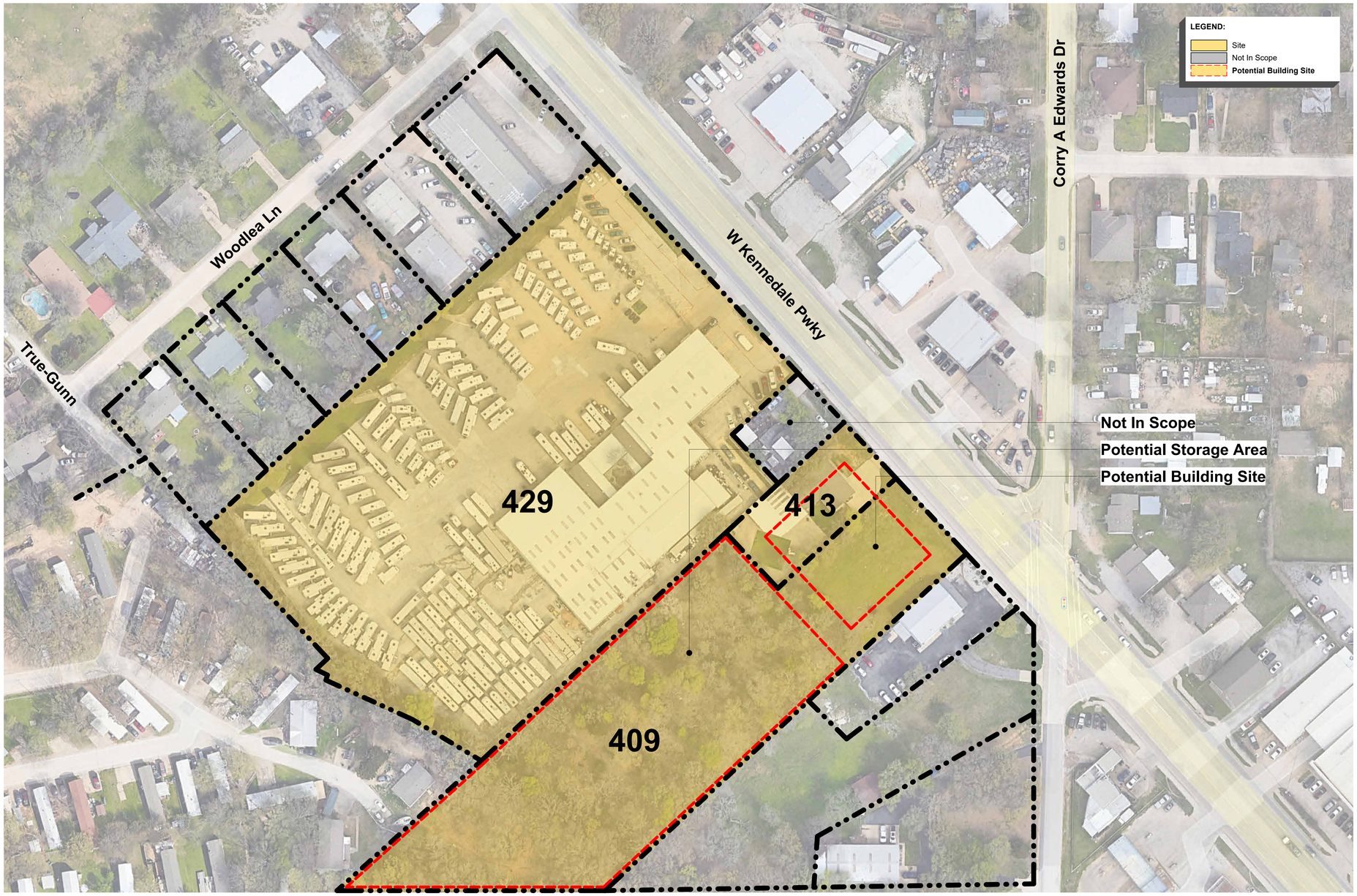
516
Corry A Edwards Dr
X,Y: -97.2

m3 studio

Project Location





1 Site Location Aerial View
1" = 50'-0"

Anthracite Investment Company, Inc.
AIC Kennedale
409, 4123 + 429 W Kennedale Pkwy . Kennedale . Texas . 76060

REVISIONS

No.	DATE	DESCRIPTION

Architectural Site Plan

DATE
2024.01.3

AS-100

m3 studio.works

FOR CONCEPTUAL PURPOSES ONLY

EXHIBIT B - PLANNED DEVELOPMENT STANDARDS –

1. DEFINITIONS. Worded and terms used herein shall have their usual force and meaning, or as defined in the City of Kennedale Unified Development Code, City of Kennedale, Texas, as amended, hereinafter referred to as "the Code."

2. PROPERTY. This Plan covers approximately 8.29 acres of land ("Property"), located within the city limits of Kennedale, Texas, and more particularly described in Exhibit "A".

3. PURPOSE. The purposes of this Plan is to ensure a PD that:

    a. is equal to, superior than and/ or more consistent than that which would occur under the standard ordinance requirements,
    b. is in harmony with the Kennedale Comprehensive Plan, as amended,
    c. does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare,
    d. is adequately provisioned by essential public facilities and services, and
    e. will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. APPLICABILITY OF CITY ORDINANCES

    a. Unified Development Code. The "Property" shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by the PD (Planned Development) zoning district, and other sections of the Code, as applicable, and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.
    b. Other Ordinances. All other Ordinances within the Code, as amended, shall apply to the "Property," except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. PERMITTED USES. In addition to the permitted uses associated with the Old Town Mixed-Use (OT-4) District, per Section 4.2 of the Code, the following uses and associated standards shall be permitted by right within the Planned Development.

    a. General Office and Services, Construction and Building Services (includes indoor and outdoor storage sub-uses per Code)

6. DEVELOPMENT STANDARDS. The development standards for the Planned Development for new construction will be based on the setbacks and lot coverage as described within Old Town Mixed-Use (OT-4) District, per Section 4.2 of the Code. Existing development as per

the date of approval of this Ordinance shall be allowed at the design standards in which the structure was built with the following modifications:

a. Outdoor storage areas shall be located to minimize visibility from W. Kennedale Parkway utilizing fencing, gates, or landscaping. The screening fence or gate shall be of a solid material and be a minimum of eight (8') feet in height. Any screening via landscaping shall require evergreen plantings of significant height and width (upon maturity).
b. A minimum eight (8') foot masonry wall with masonry columns shall be constructed in front of the outdoor storage areas parallel to W. Kennedale Parkway at 429 W. Kennedale Parkway, replacing the existing chain link fence and in the same location as the existing chain link fence reflective of the conceptual renderings associated with this Ordinance.
c. Buffer zones with enhanced landscaping shall be established at a minimum of five (5') feet in width along property boundaries immediately adjacent to residential properties along the shared northern property boundary. This buffer zone shall be landscaped with evergreen plantings of significant height and width (upon maturity) so as to provide screening and noise buffer from the subject property to the adjacent residential development to the north.
d. Enhanced landscaping shall be provided along Kennedale Parkway reflective of the conceptual renderings associated with this Ordinance.

7. Screening of the Service courts or dock areas

    a. Dock doors cannot face W. Kennedale Parkway without screening.

8. Dumpster screening

    a. Dumpster and trash receptacles. All dumpsters, trash receptacles, and refuse storage containers located outside of the outdoor storage areas shall be located within an enclosure providing screening by means of:
        i. A decorative masonry concrete tilt-up panel, a split-face CMU wall, or a wall matching the same material used on the principal building will be constructed having a minimum height of six (6) feet on three (3) sides and a gate on the fourth side. The gate shall be constructed with an opaque, non-masonry material.

9. Lighting Standards

    a. Lighting instruments used to illuminate the building or parking area shall be directed downward and shielded so as to minimize light spillover onto adjacent properties.

10. Signage Standards

a. An option for either Pole Signs or Monument Signs shall be allowed within the PD. Any such signage shall conform to Commercial and Industrial District requirements per Section 14.7 of the Code.

11. LANDSCAPE REQUIRMENTS. All general landscaping requirements shall adhere to Code in compliance with nonresidential areas, except that any developed area of the PD that does not face a public roadway or is shielded from a public roadway (e.g., areas behind screened walls) shall be exempt from any formal landscape requirement unless explicitly addressed herein.

12. MODIFICATIONS REQUESTED. Driveway locations shall be approved by TxDOT. Final locations shall be approved during the permit process.

13. OPERATIONAL STANDARDS

    a. Vehicle maintenance shall be limited to routine tasks, including, but not limited to, oil changes, fluid changes, and tire replacement.
    b. All vehicle maintenance operations shall take place within an enclosed structure.
    c. All waste fluids and tires from vehicle maintenance shall be appropriately disposed of based on State and Federal law.
    d. Noise generated from fleet vehicles shall be kept to a minimum. Commercial vehicles should not idle for more than 20 minutes within 50 feet of residential property. Additionally, parking of commercial vehicles shall be designed to minimize the need for reverse back up alarms while on property.

14. PARKING STANDARDS

    a. The number of parking spaces required by the PD shall be 1 per 1,000 square feet of building floor area or 31 parking spaces, whichever is lesser.
    b. Parking shall be permitted to be located adjacent to the primary street. The existing parking associated with the site as per the date of approval of this Ordinance shall be permitted as is.

15. CHANGES TO DEVELOPMENT PLAN

    a. Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing, by the Director of Planning and Community Development.
    b. Major Changes All changes shall be resubmitted following the same procedure required by the original PD application.

16. COMPLIANCE AND ENFORCEMENT

a. The property owner or lessee shall comply with all local, state, and federal regulations, including those related to environmental, building, and safety codes.
b. Noncompliance with any aspect of this PD shall be subject to enforcement actions by the City of Kennedale.

17. GENERAL PROVISIONS

a. This PD ordinance shall take precedence over conflicting provisions in the OT-4 zoning district but will defer to the City of Kennedale's overall Land Use Code where not explicitly addressed herein.

STAFF REPORT
TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: FEBRUARY 27, 2025
AGENDA ITEM NUMBER: PUBLIC HEARING ITEM III.C.2.

SUBJECT
PZ Case #25-03 To conduct a public hearing and consider a proposed zoning change from "C-2-General Commercial District" and "R-2 - Single Family Residential District" to a "PD - Planned Development" for 3780 Kennedale New Hope, Raceway Estates Addition, Lot 1B, 3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Improvements, 3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Less Improvements, 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B, Snider, Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant County, Texas, 76060.

ORIGINATED BY NATHAN GONZALES

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Zoning Change from “C-2 Commercial District” to “PD-Planned Development”
Applicant	Rob Foster, Topographic & Steve Smith, Trinity Habitat for Humanity
Location	3780 & 3830 Kennedale New Hope Rd
Surrounding Uses	Residential
Surrounding Zoning	ETJ to the west, R-1 to the south, R-2 & PD to the east, R-3 to the north.
Future Land Use Plan Designation	Medium-Density Residential

CURRENT STATUS OF PROPERTY

The subject properties are currently zoned C-2 Commercial. The site is the former location of the Texas Raceway, which has sat vacant for several years. As you may recall, the city has had a long-standing development agreement with the property owner to have the site developed for residential housing. This same development agreement was recently renewed by the City Council in 2024. A condition of the development agreement was that the city would agree to rezone the property. Additionally, the city established a Tax Increment Reinvestment Zone (TIRZ) for this specific area of town to support the future residential development of the area.

A previous attempt to rezone the property occurred in 2021. During the last public hearing, some members of the City Council noted their desire to see the future development be rezoned as a Planned Development rather than straight, traditional, R-4 zoning. Following the direction of the City Council, Staff has worked to ensure all elements of the Planned Development meet the adopted Comprehensive Plan as well as address previous issues raised.

The proposed development will create 246 single-family lots constructed over two phases. Residential lots

sizes consist of mix of 50’ and 60’ wide lots. Similarly, street width are sized appropriately to accommodate on-street parking while providing enough room for emergency vehicles to pass through. The development includes a large portion of park and open space which will be dedicated to the city.

The proposed concept plan and PD development standards have been provided for your review.

SURROUNDING PROPERTIES & NEIGHBORHOOD

Surrounding the subject properties today is a mix of single-family residences. Directly across the street at 3775 and 3771 Kennedale New Hope Rd, the City Council approved a rezone to a Planned Development for a 34-lot single-family development with lots similar lots ranging from 60’ wide to 50’ wide.

STAFF REVIEW

ZONING REVIEW

Staff has reviewed the development against existing zoning requirements and has found the proposed development to be best suited for a Planned Development. As a planned development, The Planning and Zoning Commission and City Council have the opportunity to negotiate standards over and above the minimum requirements of traditional zoning while still allowing for flexibility in design, amenities, and lot arrangement. A site plan is also a component of a Planned Development, unlike traditional zoning districts. Staff has found the project to meet the requirements for a Planned Development.

LAND USE COMPATIBILITY

As a single-family residential Planned Development, staff has found the *Victory Village* development compatible with adjacent uses.

COMPREHENSIVE PLAN CONSISTENCY

Staff has reviewed the proposed rezone against the new, unanimously adopted, Comprehensive Plan. The Comprehensive Plan includes various goals pertaining to growth management, future land use, transportation, housing, parks, and economic development.

<u>Growth Management Goals</u>

Objective 1 of the Comprehensive Plan’s growth management goals is depicted below:

> **OBJECTIVE 1:** Encourage a mix of single family residential units and appropriately located and designed medium- to higher-density units according to the Future Land Use Plan.

The proposed development accomplishes **Objective 1** of the Comprehensive Plan’s growth management goals by providing and locating a mix of medium-density single-family housing in accordance with the Future Land Use Plan.

Future Land Use Goals

Objective 1 and **Objective 4** of the Comprehensive Plan's future land use goals are depicted below:

OBJECTIVE 1: Develop land in accordance with the Future Land Use Plan.

Throughout the planning process, Kennedale expressed strong preference for preserving existing neighborhoods and character while encouraging appropriate growth.

OBJECTIVE 4: Ensure all new development is compatible with existing neighborhoods through density gradients and design.

The subject property noted in the Future Land Use Plan is depicted below (See Exhibit A):

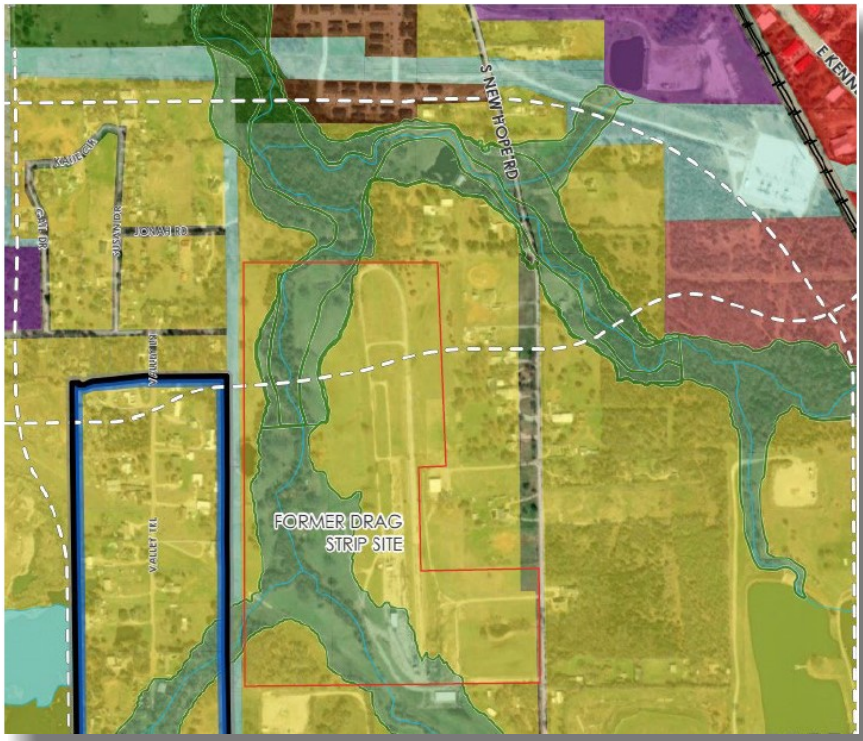


Exhibit A- Subject Property Depicted in the Future Land Use Plan

The proposed development accomplishes both **Objectives 1** and **Objective 4** of the Comp Plan's future land use goals as it is consistent with the plan and consistent with what the City Council has already approved in the immediate area.

Transportation Goals

Objective 3 and **Objective 6** of The Comprehensive Plan's transportation goals are depicted below:

OBJECTIVE 3: Require developers to dedicate right-of-way and construct collector and arterial streets as shown on the Master Thoroughfare Plan.

OBJECTIVE 6: Evaluate flood plains for the construction of multi-purpose trails.

The proposed development accomplishes both **Objectives 3** and **6**. Right-of-way dedication will be provided for the Little School Rd extension. Additionally, the development will include ample park and open space, with proposed hiking and biking trails within its floodplain areas.

Although there has been much discussion in town about the condition of existing roads to support future development, it should be noted that the City Council approved the much-needed reconstruction of S. Eden Road, Hudson Village Creek Rd, and New Hope Rd, on Tuesday, February 19, 2025. Construction of these roads is slated to begin in the June of 2025. The road projects are expected to be completed well in advance of any site development work at the subject property.

Housing Goals

The Comprehensive Plan's housing goal is depicted below:

HOUSING GOAL: Kennedale will have a variety of housing types available to all incomes. All housing will be safe and decent for residents.

Objective 1, **Objective 2**, and **Objective 3** of the Comprehensive Plan are depicted below:

OBJECTIVE 1: Promote development of housing types: single family detached units, townhouses, and apartments should be located where appropriate and designed well.

OBJECTIVE 2: Maintain and improve the existing housing stock.

As housing ages, maintenance needs increase. Housing and infrastructure improvements within Old Town and older neighborhoods are of particular focus for the City. However, not all property owners can afford to keep up with needed improvements, but assistance can be made available. The City currently offers the HOME Program in Partnership with Tarrant County Development to fund housing repair to Kennedale residents.

Strategies

A Expand programs to maintain the existing housing stock such as those offered by Habitat for Humanity and other organizations and agencies.

OBJECTIVE 3: Develop greater opportunities for senior housing and age-restricted housing.

The proposed development accomplishes **all objectives** of the Comprehensive Plan's housing goals. The proposed development is appropriately located, designed well, expands the city's housing stock and provides affordable housing opportunities for seniors. It should be noted that the Comprehensive Plan references "*Habitat for Humanity*" by name in **Strategy A** of **Objective 2**.

Parks and Open Space Goals

Objectives 2, **3**, and **5** of the Comprehensive Plan's park and open space goals are depicted below:

OBJECTIVE 2: Protect the floodplain for property preservation, water and environmental quality, and the inclusion of a trail system.

OBJECTIVE 3: Influence new development in providing public spaces in addition to private amenity centers.

OBJECTIVE 5: Increase the number and quality of organized sports fields.

The proposed development accomplishes **Objectives 2**, **3**, and **5** by preserving existing floodplain areas, creating a trail system, and expanding the city's parks and public space systems, while also increasing the number of sports fields. One unique feature noted in the development's concept plan is the proposed soccer fields. Having these fields would complement the existing partnership the city has with the YMCA.

The proposed development provides much-need affordable housing options for Kennedale's workforce. The proposed rezoning is ***consistent*** with the Comprehensive Plan and Future Land Use Plan.

The proposed rezoning is also **consistent** with the updated Comprehensive Plan and Future Land Use Plan draft currently in review.

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.***
Staff Recommendation:	***Approve***

McClatchy

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
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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	634426	Print Legal Ad-IPL02164100 - IPL0216410	PZ Case#25-03	$82.74	1	53 L

Attention: Ashley Wolfe

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDALE, TX 760602249

citysecretary@cityofkennedale.com

CITY OF KENNEDALE
NOTICE OF PUBLIC HEARINGS

THE KENNEDALE PLANNING AND ZONING COMMISSION WILL HOLD PUBLIC HEARINGS FOR THE FOLLOWING CASES ON THURSDAY, FEBRUARY 27, 2025 AT 6 P.M. IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060, SUBSEQUENT PUBLIC HEARINGS FOR THESE CASES WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON MARCH 18, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE #25-03 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "C2–GENERAL COMMERCIAL DISTRICT" AND "R2–SINGLE FAMILY RESIDENTIAL DISTRICT"TO A "PD-PLANNED DEVELOPMENT" FOR 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 1B;, 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 7B IMPROVEMENTS;, 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 7B LESS IMPROVEMENTS;, 3830 KENNEDALE NEW HOPE, RICHEY, ROBERT C SURVEY ABSTRACT 1327 TRACT 1B,; SNIDER, JOEL SURVEY ABSTRACT 1448 TRACT 3A03 OF THE CITY OF 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.
IPL0216410
Feb 7 2025

THE STATE OF TEXAS
COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared Mary Castro, 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:
02/07/25

Mary Castro

Sworn to and subscribed before me this 7th day of February in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina, residing in Beaufort County

AMY L. ROBBINS
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 11-03-32

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

cityofkennedale.maps.arcgis.com/apps/webappviewer/index.html?id=eff39a6f3b794b9a98ff991676e42432

City of Kennedale Zoning Map

City of Kennedale TAD (Tarrant County Appraisal District)

Find address or place

Layer List

Layers

- Overlay Districts - Floodplain
- Overlay Districts - Business 287 and Interstate 20/820 Loop
- Zoning (View)
- TAD Parcels
- KennedaleCityLimits
- Aerials2019

DOWNLOAD CSV

1 Feet: 4.62	2 Feet: 4.62	3 Feet: 306.41	4 Feet: 597.15	5 Feet: 627	6 Feet: 642.06	7 Feet: 728.89	8 Feet: 747.63
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33323--7B	33323--7B	33323--7A	33323--2	33323--3	33323--1A2	33323--4	33323--1A1
40011526	40011518	07603266	06771696	06771718	40749363	06771726	06771688

Incident Parcel

OWNER_NAME	OWNER_ADDR	OWNER_CITY	OWNER_ZI
ARNOLD, EUNICE	3903 KENNEDALE NEW HOPE RD	KENNEDALE, TX	76060
BELL, DAVID R	3750 KENNEDALE NEW HOPE RD	KENNEDALE, TX	76060
BRODIE, LINDA GAIL	4253 VALLEY TR	KENNEDALE, TX	76060
CHEEK, JAMES RICHARD	4127 VALLEY TR	KENNEDALE, TX	76060
COX, LOYD B	309 LINDA RD	KENNEDALE, TX	76060
DROMGOOLE, CARY	3835 KENNEDALE NEW HOPE RD	KENNEDALE, TX	76060
EDDLEMON, COREY	4225 VALLEY TRL	KENNEDALE, TX	76060
EVANS, GEORGE	5631 BYERS AVE	FORT WORTH, TX	76107
FINCHER, RUSSELL W	PO BOX 372	KENNEDALE, TX	76060
GORKA, JOSEPH	301 JONAH RD	KENNEDALE, TX	76060
HM REAL ESTATE MANAGEMENT LTD	3830 NEW HOPE RD BOX# 690	KENNEDALE, TX	76060
HUDSON, JANICE	7777 GLEN AMERICA DR # 363	DALLAS, TX	75225
HULL, BRANDON	500 S NEW HOPE RD	KENNEDALE, TX	76060
HULL, HOWARD W	PO BOX 1242	KENNEDALE, TX	76060
HULL, RAWDY	460 S NEW HOPE RD	KENNEDALE, TX	76060
JOHNSTON, JEREMY	299 JONAH RD	KENNEDALE, TX	76060
LOWERY, LUCILLE	PO BOX 314	KENNEDALE, TX	76060
MACDONNELL, FREDERICK	530 S NEW HOPE RD	KENNEDALE, TX	76060
MARTIN, CYNTHIA E	4344 VALLEY TR	KENNEDALE, TX	76060
MARTIN, NATHAN C	550 S NEW HOPE RD	KENNEDALE, TX	76060
MAXWELL, ADAM	PO BOX 1081	KENNEDALE, TX	76060
MAXWELL, ADAM	PO BOX 1081	KENNEDALE, TX	76060
MCKELVY, JAMES F	4344 VALLEY TR UNIT B	KENNEDALE, TX	76060
MILLER, MICHAEL L	301 LINDA RD	KENNEDALE, TX	76060
NORWOOD, DEMETRIC	600 SOUTH NEW HOPE RD	KENNEDALE, TX	76060
OLIVAS, ERIKA	6601 SHOAL CREEK DR	ARLINGTON, TX	76001
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX	75313
PIERCE, WILLIAM	4011 VALLEY TR	KENNEDALE, TX	76060
ROCK SOLID INVESTMENTS LLC - S	7217 HINTON DR	MANSFIELD, TX	76063
SIMONS, THOMAS	408 S NEW HOPE RD	KENNEDALE, TX	76060
SOLIMAN, CICIL ETAL	PO BOX 1767	COLLEYVILLE, TX	76034
SPENCER, LISA RENEA	4105 VALLEY TR	KENNEDALE, TX	76060
SWINEY, JUDY	545 BARBARA LN	BURLESON, TX	76028
TARRANT PROPERTIES INC	2620 W PIONEER PKWY STE 102	ARLINGTON, TX	76013
CITY OF KENNEDALE	405 MUNICIPAL DRIVE	KENNEDALE, TX	76060
KENNEDALE ISD	120 W KENNEDALE PKWY	KENNEDALE, TX	76060

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DALLAS, TX 75313

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TARRANT PROPERTIES INC
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ARLINGTON, TX 76013

CITY OF KENNEDALE
405 MUNICIPAL DRIVE
KENNEDALE, TX 76060

KENNEDALE ISD
120 W KENNEDALE PKWY
KENNEDALE, TX 76060

Revised January 2023

Permit Number

APPLICATION
ZONING CHANGE

Requirements

Please review the following requirements. All materials and application must be received by Planning Department at least 35 days prior to the scheduled Planning and Zoning Commission meeting date Your application **will not be accepted** if any of the below items are missing or incomplete.

- ☑ Legal description of property identified by metes and bounds as determined by a registered surveyor
- ☑ Map of the vicinity in which the property is located, and on which the property to be re-zoned is clearly identified by highlighter or by heavy lines
- ☑ Payment of rezoning fee: $500.00 for properties less than 10 acres and $1,500.00 for 10 or more acres
- ☑ Project Narrative
- ☑ Concept Plan and any proposed elevations/floorplans

Applicant Information

Applicant Name: Rob Foster

Applicant Title: Project Manager/Civil Engineer

Applicant Address: 481 Winscott Road, Suite 200, Benbrook, TX 76126

Applicant Phone: 817-233-3285 Applicant Email: rob.foster@topographic.com

Owner Information (If applicant is not the owner, an affidavit must be submitted by owner)

Owner Name: Steve Smith

Owner Address: Land Development & Real Estate Director

Owner Phone: 817-926-9219 Owner Email: steve.smith@trinityhabitat.org

Property Information

Property Address: 3780 Kennedale New Hope Rd, Kennedale, Texas 76060

Property Legal Description: 90.689 Ac. in the R.C. Richey Sur. A-1327 & J. Snider A-1448

Present Use of Property: Agriculture

Present Zoning of Property: C2

Desired Zoning of Property: PD

Applicant Agreement

By signing below, I acknowledge that I have read and completed all applicable requirements. I understand that if I have submitted an incomplete application or false/inaccurate information, my application may be rejected and any fees may not be refunded.

Revised January 2023

Signature of Applicant: _____ Date: 01/27/2025

For Office Use Only

Completeness Check

Application form completely filled and signed?	☐ Yes	☐ No
Attached site plan?	☐ Yes	☐ No
Attached legal description of property?	☐ Yes	☐ No
Fee paid?	☐ Yes	☐ No

Sign _____ **Date** _____

Preliminary Planning and Zoning Review

Current zoning: _____ **Proposed zoning:** _____

Required attachments are complete and correct?	☐ Yes	☐ No
Is proposed use permitted under requested zoning?	☐ Yes	☐ No

Sign _____ **Date** _____

KENNEDALE
Planning Department
www.cityofkennedale.com

CITY OF KENNEDALE
PLANNING & ZONING
OWNER AFFIDAVIT (Only required if applicant is applying on behalf of the owner)

Case # PZ _____

Property Address: 3780 Kennedale New Hope Road, Kennedale, Texas 76060

Legal Description: See Exhibit A

Applicant: Fort Worth Area Habitat for Humanity, Inc., d/b/a Trinity Habitat for Humanity

Type of PZ request: Rezone from C2 to PD residential

I, HM Real Estate Management, Ltd., current owner of above mentioned property, authorize the applicant or his authorized representative to make application for the Kennedale Planning & Zoning Commission to consider granting the above reference request on my behalf and to appear before the Commission.

Owner Signature: Cynthia McMillan

Date: 10/23/24

****

SWORN TO and Subscribed before me by Cynthia McMillan

ON THIS 23rd DAY OF October, 2024

Notary Public, Tarrant County, Texas

SKYLER MCMILLAN
Notary ID #135083488
My Commission Expires
September 10, 2028

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE ROBERT C. RICHEY SURVEY, ABSTRACT NO. 1327, AND THE JOEL SNIDER SURVEY, ABSTRACT NO. 1448, TARRANT COUNTY, TEXAS AND BEING ALL OF A CALLED 2.000 TRACT I, ALL OF TRACT II AND ALL OF A CALLED 1.573 ACRE TRACT III, ALL DESCRIBED IN A CORRECTION DEED RECORDED IN INSTRUMENT NO. D203464548, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND PART OF A CALLED 2.657 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. D208437501, O.P.R.T.C.T., AND BEING A PART OF LOT 1, RACEWAY ESTATES, AS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 2059, PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND A PART OF LOT 7, RACEWAY ESTATES, AN ADDITION TO THE CITY OF KENNEDALE AS SHOWN ON THE PLAT RECORD IN CABINET A, SLIDE 5932, P.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 7 AND TRACT II, AND BEING THE NORTHEAST CORNER OF A CALLED 4.821 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4215, PAGE 313, DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), THE SOUTHEAST CORNER OF A CALLED 1.740 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 4204, PAGE 66, D.R.T.C.T., AND ALSO BEING THE SOUTHWEST CORNER OF A CALLED 17.993 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. D223167671, O.P.R.T.C.T.;

THENCE N 88° 04' 22" E WITH THE NORTH LINE OF SAID LOT 7 AND TRACT II, AND THE SOUTH LINE OF SAID 17.993 ACRE TRACT, TO AND WITH THE SOUTH LINE OF A CALLED 4.014 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. D223200617, O.P.R.T.C.T., THEN TO AND WITH THE SOUTH LINE OF A CALLED 3.591 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. D224002801,O.P.R.T.C.T., IN ALL A DISTANCE OF 1379.26 FEET TO A 1/2" IRON ROD FOUND (BENT) AT THE NORTHERNMOST NORTHEAST CORNER OF SAID LOT 7 AND TRACT II, ALSO BEING THE NORTHWEST CORNER OF LOT 6-B-3, RACEWAY ESTATES, AS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 6661, P.R.T.C.T.;

THENCE S 00° 37' 06" E WITH THE NORTHERNMOST EAST LINE OF SAID LOT 7 AND TRACT II, AND THE WEST LINE OF SAID LOT 6-B-3, TO AND WITH THE WEST LINE OF LOT 6-B-2 AND THEN 6-B-1 OF SAID RACEWAY ESTATES RECORDED IN CABINET A, SLIDE 6661, P.R.T.C.T., TO AND WITH THE WEST LINE OF LOT 6-A, 5-B AND THEN 5-A OF RACEWAY ESTATES AS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 5351, P.R.T.C.T., TO AND WITH THE WEST LINE OF LOT 4, RACEWAY ESTATES, AS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 2059, P.R.T.C.T., IN ALL A DISTANCE OF 877.75 FEET TO A 5/8” IRON ROD SET WITH A CAP STAMPED “TOPOGRAPHIC”AT AN ELL CORNER OF SAID TRACT II, ALSO BEING THE NORTHEAST CORNER OF

A CALLED 3.175 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. D224091572, O.P.R.T.C.T.;

THENCE WITH THE NORTH, WEST AND SOUTH LINES OF SAID 3.175 ACRE TRACT AS FOLLOWS:

S 85° 37' 56" W, WITH A SOUTH LINE OF SAID TRACT II, A DISTANCE OF 217.19 FEET TO A 5/8” IRON ROD SET WITH A CAP STAMPED “TOPOGRAPHIC” FOR AN INSIDE ELL CORNER OF SAID TRACT II AND THE NORTHWEST CONER OF SAID 3.175 ACRE TRACT;

S 00° 36' 04" E, WITH AN EAST LINE OF SAID TRACT II, PASSING AT 11.04 FEET A 1/2" IRON ROD FOUND WITH A CAP STAMPED “GRANT ENG RPLS 4151” FOR REFERENCE, THEN GENERALLY ALONG A CHAIN LINK FENCE A TOTAL DISTANCE OF 637.49 FEET TO A 1/2” IRON ROD WITH A CAP STAMPED “GRANT ENG RPLS 4151” FOR AN INSIDE ELL CORNER OF SAID TRACT II AND THE SOUTHWEST CORNER OF SAID 3.175 ACRE TRACT;

N 85° 31' 40" E WITH A NORTH LINE OF SAID TRACT II, GENERALLY ALONG A CHAIN LINE FENCE, A DISTANCE OF 217.41 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED “GRANT ENG RPLS 4151” AT THE SOUTHEAST CORNER OF SAID 3.175 ACRE TRACT, AN OUTSIDE ELL CORNER OF SAID TRACT II, AND THE SOUTHWEST CORNER OF LOT 2 AND THE NORTHWEST CORNER OF LOT 1 OF SAID RACEWAY ESTATES AS RECORDED IN CABINET A, SLIDE 2059, P.R.T.C.T., AND ALSO LOCATED IN THE NORTHERNMOST EAST LINE OF SAID LOT 7, RACEWAY ESTATES;

THENCE S 00° 37' 06" E WITH THE NORTHERNMOST EAST LINE OF SAID LOT 7, AN EAST LINE OF SAID TRACT II, THE WEST LINE OF SAID LOT 1, AND GENERALLY ALONG A FENCE, PASSING AT A DISTANCE OF 204.60 FEET A 1/2" IRON ROD FOUND WITH A CAP STAMPED “GRANT ENG RPLS 4151”, FOR A TOTAL DISTANCE OF 431.73 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED “GRANT ENG RPLS 4151” FOR AN INSIDE ELL CORNER OF SAID TRACT II AND THE NORTHWEST CORNER OF SAID TRACT I;

THENCE N 85° 37' 18" E WITH THE NORTH LINE OF SAID TRACT I, CROSSING SAID LOT 1, A DISTANCE OF 450.77 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED “GRANT ENG RPLS 4151” FOR THE NORTHEAST CORNER OF SAID TRACT I, IN THE EAST LINE OF SAID LOT 1, AND LOCATED IN THE WESTERLY LINE OF KENNEDALE-NEW HOPE ROAD;

THENCE S 00° 37' 36" E WITH THE EAST LINE OF SAID TRACT I, THE EAST LINE OF SAID LOT 1 AND THE WESTERLY LINE OF SAID KENNEDALE-NEW HOPE ROAD, A DISTANCE OF 193.60 FEET TO A 5/8” IRON ROD SET WITH A CAP STAMPED “TOPOGRAPHIC” FOR THE SOUTHEAST CORNER OF SAID TRACT I AND THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE S 85° 39' 55" W WITH THE SOUTH LINE OF SAID TRACT I AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 9.83 FEET TO A 5/8” IRON ROD SET WITH A CAP STAMPED “TOPOGRAPHIC” AT THE EASTERNMOST NORTHEAST CORNER OF SAID LOT 7 AND SAID TRACT II, LOCATED IN THE WESTERLY LINE OF SAID KENNEDALE-NEW HOPE ROAD;

THENCE S 00° 37' 36" E WITH THE SOUTHERNMOST EAST LINE OF SAID LOT 7 AND TRACT II, AND THE WESTERLY LINE OF SAID KENNEDALE-NEW HOPE ROAD, A DISTANCE OF 582.24 FEET TO A 5/8” IRON ROD SET WITH A CAP STAMPED “TOPOGRAPHIC” AT THE EASTERNMOST SOUTHEAST CORNER OF SAID LOT 7 AND TRACT II, LOCATED IN THE NORTH LINE OF A CALLED 1.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. D223112620, O.P.R.T.C.T.;

THENCE S 89° 23' 00" W WITH THE SOUTH LINE OF SAID LOT 7 AND TRACT II, AND THE NORTH LINE OF SAID 1.00 ACRE TRACT, TO AND WITH A NORTH LINE OF A CALLED 15.76 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. D223122900, O.P.R.T.C.T. , IN ALL A DISTANCE OF 471.02 FEET TO A 5/8” IRON ROD SET WITH A CAP STAMPED “TOPOGRAPHIC” AT THE NORTHEAST CORNER OF SAID TRACT III, AND A NORTHWEST CORNER OF SAID 15.76 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID TRACT III AND SAID 15.76 ACRE TRACT AS FOLLOWS:

S 03° 50' 43" E DEPARTING THE SOUTH LINE OF SAID LOT 7 AND TRACT II, A DISTANCE OF 117.04 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED “GRANT ENG RPLS 4151” AT THE SOUTHEAST CORNER OF SAID TRACT III, ALSO BEING AN INSIDE ELL CORNER OF SAID 15.76 ACRE TRACT;

S 88° 11' 43" W, A DISTANCE OF 558.42 FEET TO A 5/8” IRON ROD SET WITH A CAP STAMPED “TOPOGRAPHIC” AT THE SOUTHWEST CORNER OF SAID TRACT III AND THE WESTERNMOST NORTHWEST CORNER OF SAID 15.76 ACRE TRACT, ALSO BEING IN THE EASTERLY LINE OF A CALLED 45.445 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. D215174221, O.P.R.T.C.T.;

THENCE N 04° 55' 03" W WITH THE COMMON LINE BETWEEN SAID TRACT III AND SAID 45.445 ACRE TRACT, A DISTANCE OF 128.79 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID TRACT III, THE NORTHEAST CORNER OF SAID 45.445 ACRE TRACT, AND LOCATED IN THE SOUTH LINE OF SAID LOT 7 AND TRACT II;

THENCE S 89° 22' 57" W WITH THE COMMON LINE BETWEEN SAID LOT 7 AND TRACT II, AND SAID 45.445 ACRE TRACT, PASSING AT A DISTANCE OF 459.74 FEET A 1/2" IRON ROD FOUND WITH A CAP (BUSTED) FOR THE SOUTHEAST CORNER OF SAID 2.657 ACRE TRACT, CONTINUING WITH THE SOUTH LINE OF SAID 2.657 ACRE TRACT AND THE NORTH LINE OF SAID 45.445 ACRE TRACT, FOR A TOTAL DISTANCE OF 779.61 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" IN THE EAST LINE OF A CALLED 4.655 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4181, PAGE 339, D.R.T.C.T.;

THENCE N 00° 46' 09" W WITH THE EAST LINE OF SAID 4.655 ACRE TRACT, PASSING AT A DISTANCE OF 128.49 FEET A1/2" IRON ROD FOUND IN THE NORTHWEST LINE OF SAID 2.657 ACRE TRACT AND BEING THE WESTERNMOST SOUTHWEST CORNER OF SAID LOT 7 AND TRACT II, THE NORTHEAST CORNER OF SAID 4.655 ACRE TRACT, AND ALSO BEING THE SOUTHEAST CORNER OF SAID 4.821 ACRE TRACT, CONTINUING WITH THE WEST LINE OF SAID LOT 7 AND TRACT II AND THE EAST LINE OF SAID 4.821 ACRE TRACT FOR A TOTAL DISTANCE OF 2661.95 FEET TO THE PLACE OF BEGINNING AND CONTAINING 90.689 ACRES.

Victory Village Vicinity Map

Project Narrative for Zoning Change and PD

Habitat for Humanity: Victory Village

Introduction

Texas Raceway, also known as the Kennedale Drag Strip, has a rich history dating back to 1961. Over the years it became a well-known spot for local and regional drag racing events. In 2014 the property owners and the City of Kennedale agreed that the drag racing track would cease operations and that the property could be redeveloped for single family residences and other uses as described in the City's comprehensive land use plan.

Trinity Habitat for Humanity is seeking a zoning change to allow for the development of the property into residential lots while following the City's comprehensive plan.

Zoning Change Objectives

The primary objectives of the Zoning Change:

- Change from existing C2 General Commercial District to a Planned Development for single family residences with a mix of lot and house sizes
- To align with the city's future land use plan for medium density residential.

Planned Development (PD) Qualifying Conditions

Per section 9.2 of the Unified Development Code, the PD meets the requirements as follows:

- *Unified Control* - the development will have one (1) owner.
- *Minimum Acreage* of 5 acres is met with the site being approximately 90 acres.
- *Recognized benefits* that are included with this development are as follows:
    - *Extensive landscaping beyond the site plan requirements…*
    - *Preservation, enhancement, or restoration of natural resources (trees, slopes, wetland areas, views, etc.)*
    - *Provision of open space or public plazas or features*
    - *Effective transition between higher and lower density uses, and/or between non-residential and residential uses; or allowing incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach;*
    - *Mitigation to offset impacts on public facilities (such as street improvements)*
- *Compatibility with Adjacent Uses* should be met with having residential adjacent to existing residential.
- *Comprehensive Plans* are being followed.

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Topographic is a national full-service Design, Land Surveying, Engineering and Environmental consulting firm.

Project Scope

The Habitat for Humanity: Victory Village's scope will include the following:

City Infrastructure

Through a developer's agreement, there are plans to include infrastructure and right of way for future city projects:

- Extend a sewer main through the site to service this property and all upstream future development to match the city's master plan.
- Preserve right of way for future extension of Little School Road through site.
- Provide a linear park and trail system to connect with Sonora Park.
- Provide amenities in the park in line with the City's vision for recreation opportunities, which could include sports fields, gazebos, and picnic areas.

Timeline

Based on previous discussions with the city and others, the plan is for subdivision design to be performed and then reviewed and approved by the City by the end of the first quarter of 2026.

- Break ground on Phase 1 during the second quarter of 2026 and complete construction of Phase 1 by the end of the second quarter of 2027.
- Break ground on Phase 2 in the fourth quarter of 2028 and complete construction of Phase 2 by the end of 2029.

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Topographic is a national full-service Design, Land Surveying, Engineering and Environmental consulting firm.

Residential Development

Habitat for Humanity's proposed improvements for the site will include approximately 246 lots to serve the growing city's needs. This development will follow the city's subdivision ordinance while being laid out to provide access to the new linear park and trail system.

Table of modifications

Modification	Existing	Proposed
Zoning Classification	C2 General Commercial District	PD
Side Yard Setback on Type A Lots (Table 3.3)	5.0'	7.5'
Landscaping (13.2.A)	None	1 tree per table 13.4 C and 3 shrubs per table 13.4 E
Street Trees (13.7.B.1)	Street trees shall be planted along all street frontages at the rate of one (1) tree for every 40 linear feet or fraction thereof, of street frontage as measured at the front property line.	1 tree per lot.
Screening (13.8.G.3)	Playgrounds, Ballfields, Tennis Courts, and Swimming Pools. Playgrounds, ballfields, tennis courts, or swimming pools, when adjacent to any residential use or district, shall be screened with shrubs (one per three feet) or masonry wall. Screening shall be at least two (2) feet in height.	Screening omitted due to Floodplain concerns.

**Note: all references are to the City of Kennedale, Texas Unified Development Code amended September 2, 2021.*

Conclusion

In conclusion, the planned development represents a significant step forward in enhancing the city's infrastructure and residential capacity. The proposed improvements by Habitat for Humanity, including the sport fields, linear park, and trail system, will not only meet the current and future needs of the city's residents but also promote a sense of community and offer recreational opportunities.

Sincerely,

Rob Foster, P.E.

481 Winscott Road, Suite 200 | Benbrook, TX 76126 | T 817.744.7512 | F 817.744.7554
Topographic is a national full-service Design, Land Surveying, Engineering and Environmental consulting firm.

SCALE: 1" = 100'

100' 0' 50' 100' 200'

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINER LINE
- EASEMENT
- OHE — OVERHEAD ELECTRIC
- ASPHALT PAVEMENT
- EDGE OF GRAVEL
- BARBED WIRE FENCE
- UTILITY POLE
- GUY WIRE
- TELEPHONE VAULT
- FIBER OPTIC VAULT
- TELEPHONE PEDESTAL
- PROPOSED PAVEMENT
- WOOD FENCE
- CHAIN LINK FENCE
- CBL — BURIED CABLE
- EX — W — BURIED WATER
- GAS — BURIED GAS
- UGE — BURIED ELECTRIC
- EX — SS — BURIED SEWER LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER VAULT
- GAS METER
- GAS VALVE
- PROPOSED WATER
- PROPOSED SANITARY SEWER

VOLUME 4215, PAGE 315
D.R.T.C.T.

10o. 7.5' UTILITY EASEMENT
CABINET A, SLIDE 5932
P.R.T.C.T.

POND

LOT 7
RACEWAY ESTATES
CABINET A, SLIDE 5932
P.R.T.C.T.

90.689 ACRES
3,950,409 SQ. FT.

HM REAL ESTATE MANAGEMENT, LTD.
TRACT II
INSTRUMENT NO. D203464548
O.P.R.T.C.T.

ZAK CAPITAL, LLC
CALLED 17.950 ACRES
INSTRUMENT NO. D223167671
O.P.R.T.C.T.

ZONE "X" (SEE GENERAL NOTE 4)

FLOOD ZONE "AE" (SEE GENERAL NOTE 4)

FLOOD ZONE LIMIT OF DETAILED STUDY (SEE GENERAL NOTE 4)

10o. 7.5' UTILITY EASEMENT
CABINET A, SLIDE 5932
P.R.T.C.T.

FLOOD ZONE "A" (SEE GENERAL NOTE 4)

EXISTING MODELED 100-YR FEMA FLOODPLAIN

PROPOSED TRAIL

130' PIPELINE EASEMENT
TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE
VOLUME 3694, PAGE 322, D.R.T.C.T.

PROPOSED FIELD

10m. BARNETT GATHERING, L.P.
20' PERMANENT EASEMENT
INSTRUMENT NO. D211220657
O.P.R.T.C.T.

ZONE "X" (SEE GENERAL NOTE 4)

PROPOSED CHANNEL

FUTURE ROAD

10o. VARIABLE WIDTH PERMANENT WATER LINE EASEMENT
INSTRUMENT NO. D212018105
O.P.R.T.C.T.

THOMAS CHRISTOPHER SIMONS
TRACT 2
CALLED 4.014 ACRES
INSTRUMENT NO. D223200617
O.P.R.T.C.T.

10o. 7.5' UTILITY EASEMENT
CABINET A, SLIDE 5932
P.R.T.C.T.

HOWARD WAYNE & JUANN HULL
CALLED 3.991 ACRES
INSTRUMENT NO. D224002801
O.P.R.T.C.T.

ALAINA DANIELLE BOYCE
TRACT 1
CALLED 3.175 ACRES
INSTRUMENT NO. D224091572
O.P.R.T.C.T.

10t. 5' UTILITY EASEMENT
CABINET A, SLIDE 2059
P.R.T.C.T.

10o. 7.5' UTILITY EASEMENT
CABINET A, SLIDE 5932
P.R.T.C.T.

10t. 7.5' UTILITY EASEMENT
CABINET A, SLIDE 2059
P.R.T.C.T.

10o. 7.5' UTILITY EASEMENT
CABINET A, SLIDE 5932
P.R.T.C.T.

10o. 7.5' UTILITY EASEMENT
CABINET A, SLIDE 5932
P.R.T.C.T.

ERIKA & JOEL OLIVAS
CALLED 2.33 ACRES
INSTRUMENT NO. D220128175
O.P.R.T.C.T.

DAVID R. BELL JR.
CALLED 2.128 ACRES
INSTRUMENT NO. D210258889
O.P.R.T.C.T.

ALAINA DANIELLE BOYCE
TRACT 2
CALLED 3.175 ACRES
INSTRUMENT NO. D224091572
O.P.R.T.C.T.

LOT 3

LOT 4
RACEWAY ESTATES
CABINET A, SLIDE 2059
P.R.T.C.T.

VICTOR GALINDO
CALLED 1.00 ACRES
INSTRUMENT NO. D223112820
O.P.R.T.C.T.

10o. 7.5' UTILITY EASEMENT
CABINET A, SLIDE 5932
P.R.T.C.T.

KENNEDALE NEW HOPE ROAD

50' R.O.W.

R.O.W. — R.O.W.

15.0' LANE — 15.0' LANE

9.0' STREET PARKING — 12.0' FIRE PASSING LANE — 9.0' STREET PARKING

TYPICAL SECTION

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT RD, STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 18409
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

VICTORY VILLAGE - PHASE 1
KENNEDALE, TARRANT COUNTY, TEXAS

SITE PLAN

NO.	DATE	REVISION DESCRIPTION

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS FINAL CONSTRUCTION DRAWINGS.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF ROBERT D. FOSTER, P.E. TEXAS REGISTRATION NO. 146079

SHEET NO.

C1.0

S:\CIVIL\TRINITY_HABITAT\KENNEDALE_DRAG_STRIP\CIVIL\PLAN_SHEETS_PH 1\KDS-SITE PLAN-PH1.DWG 2/6/2025 9:11 AM madeline.beichler

STAFF REPORT
TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: FEBRUARY 27, 2025
AGENDA ITEM NUMBER: PUBLIC HEARING ITEM III.C.3.

SUBJECT

PZ Case #25- 04 To conduct a public hearing and consider a replat of property located at 124 W 5th St., Lots 7R-1 & 7R-2, Block 43, Original Town of Kennedale, being a revision of Lot 7R, Block 43, Original Town of Kennedale, Kennedale, Tarrant County, Texas.

ORIGINATED BY NATHAN GONZALES

SUMMARY

The replat will take an existing larger lot and split it into two traditional OT-1 lots. The owner plans to build a duplex on each lot, similar to the new structure building on the adjacent lot to the west. These two new lots and structures will complete the block and provide an updated, uniform look in the area. Additionally, the proposed construction is consistent with our adopted Comprehensive Plan, further diversifying housing options in Kennedale.

The replat meets the city's zoning requirements.

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

McClatchy

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	634325	Print Legal Ad-IPL02163090 - IPL0216309		$105.01	1	70 L

Attention: Ashley Wolfe

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDALE, TX 760602249

citysecretary@cityofkennedale.com

CITY OF KENNEDALE
NOTICE OF PUBLIC HEARING

The Kennedale PLANNING AND ZONING COMMISSION will hold public hearingS for the following cases on Thursday, February 27, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060, SUBSEQUENT PUBLIC HEARINGS for these cases WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON mARCH 18, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

pz case #25-01 to conduct a public hearing and consider a PROPOSED ZONING CHANGE FROM "OT-4 – OLD TOWN sub-district 4" to a "pd-planned development" for 409 W KENNEDALE PKWY, BLOCK 2, lot 4a, 413 W KENNEDALE PKWY, BLOCK 2, LOT 4B, AND 429 W KENNEDALE PKWY, BLOCK 2, lot 5R1R, of the WOODLEA acres ADDITION OF THE CITY OF KENNEDALE, Tarrant county, Texas, 76060.

pz case #25-03 to conduct a public hearing and consider a PROPOSED ZONING CHANGE FROM "C2–GENERAL COMMERCIAL DISTRICT" AND "R2–SINGLE FAMILY RESIDENTIAL DISTRICT"to a "pd-planned development" for 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 1B;, 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 7B IMPROVEMENTS;, 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 7B LESS IMPROVEMENTS;, 3830 KENNEDALE NEW HOPE, RICHEY, ROBERT C SURVEY ABSTRACT 1327 TRACT 1B, OF THE CITY OF KENNEDALE, Tarrant county, Texas, 76060.

PZ CASE #25- 04 to conduct a public hearing and consider a replat of property located at 124 w 5th ST, LOTS 7r-1 & 7r-2, block 43, original town of kennedale, being a revision of lot 7r, block 43, original town of kennedale, kennedale, tarrant county, texas.

PZ CASE #25- 05 to conduct a public hearing and consider a replat of property located at 110 caylebaite, lot 13r, block 49, original town of kennedale, being a revision of lots 13, 14, 15, 16, block 43, original town of kennedale, kennedale, tarrant county, texas.

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.

IPL0216309
Feb 7 2025

THE STATE OF TEXAS
COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared Mary Castro, 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:
02/07/25

Mary Castro

Sworn to and subscribed before me this 7th day of February in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina, residing in Beaufort County

AMY L. ROBBINS
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 11-03-32

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

NOTICE OF PUBLIC HEARING

February 5, 2025

The Kennedale Planning and Zoning Commission will hold a specially called public hearing for the following case on Thursday, February 27, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

> **PZ CASE #25-04 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF PROPERTY LOCATED AT 124 W 5TH ST, LOTS 7R-1 & 7R-2, BLOCK 43, ORIGINAL TOWN OF KENNEDALE, BEING A REVISION OF LOT 7R, BLOCK 43, ORIGINAL TOWN OF KENNEDALE, KENNEDALE, TARRANT COUNTY, TEXAS.**

A second public hearing for this case will be held before City Council on Tuesday, March 18, 2025, 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.

Sincerely,

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

cityofkennedale.maps.arcgis.com/apps/webappviewer/index.html?id=eff39a6f3b794b9a98ff991676e42432

City of Kennedale Zoning Map

City of Kennedale TAD (Tarrant County Appraisal District)

124 W 5th St, Kennedale, T

Show search results for 124 W ...

Layer List

Layers

- Overlay Districts - Floodplain
- Overlay Districts - Business 287 and Interstate 20/820 Loop
- Zoning (View)
- TAD Parcels
- KennedaleCityLimits
- Aerials2019

DOWNLOAD CSV

1	2	3	4	5	6	7	8
Feet: 3.22	Feet: 97.09	Feet: 133.85	Feet: 168.78	Feet: 174.11	Feet: 201.79	Feet: 221.91	Feet: 237.78
622682	622858	628402	620186	629743	628672	621703	619771
22455-43-7R	22455-43-6R	22455-43-5R	22455-44-1-30	22455-46-9R	22455-46-13	22455-44-7R1	22455-42-4-31
42880147	42880139	41424085	01498029	41621840	01498150	41702301	01497960

App State

Click to restore the map extent and layers visibility where you left off.

ncident Parcel

OWNER_NAME	OWNER_ADDR	OWNER_CITY	OWNER_ZI
AFFORDABLE ATTRACTIVE REALTY L	2501 CENTENNIAL DR # 109	ARLINGTON, TX	76011
ARF WIRELESS LLC	209 CANTERBURY ST	EULESS, TX	76039
BELL, NANCY	PO BOX 364	KENNEDALE, TX	76060
BENAVIDES, ROSA	5330 EVERMAN KENNEDALE RD	FORT WORTH, TX	76140
BLAKEWAY, JOHN	PO BOX 570	KENNEDALE, TX	76060
BLYTHE, ROBERT	109 N NEW HOPE RD	KENNEDALE, TX	76060
BOYD, JERRY D	200 W 5TH ST	KENNEDALE, TX	76060
BRETT INVESTMENTS LLC	PO BOX 570	KENNEDALE, TX	76060
BURNS, MEGAN	347 SPRING BRANCH LN	KENNEDALE, TX	76060
EGGERT, PEGGY	124 W 5TH ST	KENNEDALE, TX	76060
FIRST BAPT CHURCH KENNEDALE	PO BOX 295	KENNEDALE, TX	76060
KARMA YOGI LLC	105 W KENNEDALE PKWY	KENNEDALE, TX	76060
MACIAS, LEOPOLDO	112 W BROADWAY ST	KENNEDALE, TX	76060
MEDINA, DANIEL	105 N SULPHUR ST	KENNEDALE, TX	76060
MORENO, DENIA	101 KENNEY ST	KENNEDALE, TX	76060
PUGLIESE, BRYANT	3402 IVY GLEN DR	MCKINNEY, TX	75071
RODRIGUEZ, JOE P	209 W 4TH ST	KENNEDALE, TX	76060
SANTOS, GEORGE L	128 W BROADWAY ST	KENNEDALE, TX	76060
TIPPEY, DAROLD D	121 W 5TH ST	KENNEDALE, TX	76060
TURNER, PAT	PO BOX 245	KENNEDALE, TX	76060
VRV CORPORATION	PO BOX 425	KENNEDALE, TX	76060
VSBUILDERS INC	2900 ZINFANDEL LN	ARLINGTON, TX	76001
CITY OF KENNEDALE	405 MUNICIPAL DR	KENNEDALE, TX	76060

P

AFFORDABLE ATTRACTIVE REALTY L
2501 CENTENNIAL DR # 109
ARLINGTON, TX 76011

ARF WIRELESS LLC
209 CANTERBURY ST
EULESS, TX 76039

BELL, NANCY
PO BOX 364
KENNEDALE, TX 76060

BENAVIDES, ROSA
5330 EVERMAN KENNEDALE RD
FORT WORTH, TX 76140

BLAKEWAY, JOHN
PO BOX 570
KENNEDALE, TX 76060

BLYTHE, ROBERT
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KENNEDALE, TX 76060

BOYD, JERRY D
200 W 5TH ST
KENNEDALE, TX 76060

BRETT INVESTMENTS LLC
PO BOX 570
KENNEDALE, TX 76060

BURNS, MEGAN
347 SPRING BRANCH LN
KENNEDALE, TX 76060

EGGERT, PEGGY
124 W 5TH ST
KENNEDALE, TX 76060

FIRST BAPT CHURCH KENNEDALE
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KENNEDALE, TX 76060

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105 W KENNEDALE PKWY
KENNEDALE, TX 76060

MACIAS, LEOPOLDO
112 W BROADWAY ST
KENNEDALE, TX 76060

MEDINA, DANIEL
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KENNEDALE, TX 76060

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VSBUILDERS INC
2900 ZINFANDEL LN
ARLINGTON, TX 76001

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDALE, TX 76060

City of Kennedale
Replat Application

APPLICANT NAME: Brack Ventures, LLC DATE: 1/27/2025

CURRENT LEGAL DESCRIPTION: Lot 7R, Block 43 O.T. Kennedale ACRES: 0.373

CURRENT ZONING: OT-1 PROPOSED ZONING: _____

BEING PLATTED AS: SUBDIVISION NAME Original Town of Kennedale

LOTS: 7R-1 & 7R-2 BLOCKS: 43 PHASES: _____

PROPERTY ADDRESS: 124 W. 5th Street

APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: _____

PROJECT CONTACT INFORMATION

OWNER OF RECORD: Brack Ventures, LLC

ADDRESS: 2900 Zinfandel Lane PHONE: 682.472.0094
(mailing)
CITY: Arlington STATE: TX ZIP: 76001

SURVEYOR: Coombs Land Surveying, Inc.

ADDRESS: P.O. Box 6160 PHONE: 817.781.7961
(mailing)
CITY: Fort Worth STATE: TX ZIP: 76115

ENGINEER: _____

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

DEVELOPER: _____

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

not less than seven and one-half (7½) feet in width shall be provided along each side of all rear property lines or on the contained side of perimeter lots. If necessary for the extension of water or sewer mains, storm drainage or other utilities, easements of greater width may be required, or additional easements may be required, along lot lines or across lots. In all cases, easements shall connect with easements already established in adjoining properties or extend to connect with a public right-of-way. No lot shall be shown with an easement which prevents proper development and full utilization of the lot as a suitable building site for the intended zoning district.

N/A **Permanent structure encroachments.**

Any permanent structures which encroach any building setback lines and will remain after completion of the development shall be shown on the drawing with appropriate dimensions.

____ **Existing Street Right of Way dimensioned**

The width of all existing and proposed public street rights-of-way shall be shown on the plat drawing and be consistent with the minimum requirements contained in the design manual and the master thoroughfare plan. Dimensions shall be shown for all curves. The distance from the centerline of any existing roadway of a boundary street to the proposed subdivision shall be shown to determine the adequacy of right-of-way along the route and to determine if additional right-of-way is necessary to accommodate the proposed street. Sufficient iron pins shall be found or set and shown on the drawing together with dimensions to adequately describe all perimeter streets.

PROPOSED INFORMATION

____ **Sub-division boundary in heavy lines**

The proposed subdivision boundary lines shall be shown in heavy lines so as to provide a differentiation with the internal features of the area being proposed for platting. The location and dimensions of all boundary lines of the property shall be expressed to the nearest hundredth foot.

____ **Drainage & Utility Easements labeled and dimensioned**

The location and dimension of all existing or proposed easements shall be shown on the plat drawing indicating whether such easement is for any specific purpose. Utility easements for the use of public utilities of not less than seven and one-half (7½) feet in width shall be provided along each side of all rear property lines or on the contained side of perimeter lots. If necessary for the extension of water or sewer mains, storm drainage or other utilities, easements of greater width may be required, or additional easements may be required, along lot lines or across lots. In all cases, easements shall connect with easements already established in adjoining properties or extend to connect with a public right-of-way. No lot shall be shown with an easement which prevents proper development and full utilization of the lot as a suitable building site for the intended zoning district.

____ **Lot and Blocks labeled in consecutive order**

All lots and blocks shall be consecutively numbered, or lettered in alphabetical order. The blocks in subdivisions bearing the same name shall be numbered or lettered consecutively through the several sections or phases. Lettering for blocks shall be larger and bolder than lot numbers or circled to make identification clear. Any lot or block which is planned as an out-parcel shall be numbered and designated on the plat with notation regarding any development restrictions.

____ **Setback lines labeled or noted**

N/A **Flood Plain Features shown**

ADDITIONAL INFORMATION

Plat notes and conditions.

When appropriate, the drawing shall contain a listing of any plat notes and plat conditions in a readily identifiable location with each note numbered consecutively.

N/A **Public Use Areas.**

The location and dimensions of all property proposed to be set aside for park use, or other public or common reservation shall be shown on the plat drawing, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation.

Street names.

All existing and proposed street names shall be shown on the plat drawing. New street names shall be sufficiently different in sound and in spelling from other road names in the city so as to not cause confusion. A road which is, or is planned as a continuation of, an existing road shall bear the same name.

Metes and bounds description.

A written metes and bounds description of the property shall be shown on the plat drawing that will readily determine the location, bearing and length of all perimeter boundary lines, and be capable of reproducing such lines upon the ground with a closure error of less than 1:25,000. The legal description shall include reference to an original survey or subdivision corner, and the Texas NAD83 State Plane Coordinate System. The legal description shall include the acreage of the total area of the proposed subdivision and be consistent with the subdivision boundary, and information to show the last instrument conveying title to each parcel of property involved in the proposed subdivision, giving grantee and land records reference. The legal description will also be shown in its entirety on a separate eight and one-half (8½) X eleven (11) or eight and one-half (8½) X fourteen (14) inch sheet of bond paper to meet the filing requirements of the county clerk.

Lot dimensions.

The exact dimensions of all proposed or existing lots and the perimeter boundary of the subdivision shall be shown on the plat drawing.

Lot areas.

The area for each lot expressed in square feet shall be shown on the plat drawing. (This information may be shown in tabular form on the plat or on a separate sheet.)

Irregular side lot lines.

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

N/A **Drainage easements.**

The location of any drainage easements, if applicable, shall be shown on the plat drawing. If the subdivision or a portion thereof is located in the one-hundred-year flood prone area, the developer will be required to comply with the provisions of the flood damage prevention ordinance.

N/A **County certification.**

Any certification block required by the county clerk's office for filing shall be shown on the plat drawing.

Dedication certificate.

Every replat, amending plat, minor plat, or final plat shall contain an owner's certificate of Dedication as follows:

KNOW ALL MEN BY THESE PRESENTS:

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

_____

Signature of Owner

STATE OF TEXAS }{
COUNTY OF TARRANT }{

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

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

_____ _____

Notary Public in and for Tarrant County

My commission expires:_____/_____/_____

_____ **City council approval certification.**

Every replat or final plat shall contain a certificate of approval by the city council as will amending and minor plats when appropriate. The certificate of approval by the city council shall not be less than two (2) inches high and four (4) inches wide and contain the information shown below. A similar certificate without the voting statement will be provided for the city administrator approval of amending and minor plats when appropriate.

The City Council of the City of Kennedale, Texas voted affirmatively on this _____ day of _____, 20_____, to approve of this Plat for filing of record.

_____ _____

Mayor, City of Kennedale

_____ _____

Attest: City Secretary

Who is the primary contact for this project?

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

Select only ONE primary contact.

☐ Owner Phone _____ Email _____

☐ Developer Phone _____ Email _____

☒ Surveyor Phone 817.781.7961 Email ron.crombs@sbcglobal.net

☐ Engineer Phone _____ Email _____

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

2 single family homes

APPLICANT SIGNATURE: _____ DATE: _____

OWNER SIGNATURE: _____ DATE: 1/25/25

SURVEYOR SIGNATURE: _____ DATE: 1/25/25

ENGINEER SIGNATURE: _____ DATE: _____

DEVELOPER SIGNATURE: _____ DATE: _____

Re-Plat Check List

This check list is for your use and is not required to be submitted with your application.

The application packet shall include all documents listed below, and no final plat will be reviewed by the city until all required documents are submitted in a completed format and all fees have been paid.

If plans require resubmittal, you must schedule a meeting with the Public Works Department to review the plan comments **before** resubmitting the plans for review.

	Items to be submitted
	1) **Final plat application** (this document) – One copy shall be submitted. The application must include the property owner's signature.
	2) **Final plat drawing** – Six **folded** paper copies and a PDF version shall be submitted for review by city staff. The final plat drawing shall contain required information listed in Article 26 of the Unified Development Code (UDC). Plats shall also conform to the City of Kennedale Subdivision Design criteria contained in Article 15 of the Kennedale UDC.
	3) **Taxes and liens paid certificates** – An official copy of the tax certificates for the property/properties to be platted must be submitted with your application. An official copy can be obtained from the Tarrant County tax assessor's office. NOTE: tax certificates are not available through the Tarrant Appraisal District or a sub-courthouse.
	4) **Drainage study** – The drainage study with engineering drawings shall conform to the technical specifications contained in the Public Works design manual, available on the City of Kennedale website and from Public Works staff. Two paper copies and a PDF version of the drainage study should be submitted.
	5) **Engineering/construction drawings** – The applicant or the applicant's engineer shall submit construction plans for all public improvements along with the final plat for approval by the city. The engineering drawings shall conform to the requirements of the design manual and shall be prepared and sealed by a registered professional engineer, licensed to practice in the state. **Three (3) paper copies of the engineering/construction drawings and a PDF version shall be submitted.**
	6) **City-developer agreement, if required** – This agreement shall be negotiated between the city and the developer.
	7) **Sign-off from Oncor and Atmos** – Applicant shall submit a signed statement from Oncor and from Atmos. The statement must indicate whether each company has reviewed the plat and, if the plat has not been approved by the company, the statement from Oncor or Atmos representative should also indicate any concerns he or she may have about the plat.
	8) Any additional plans required by the Public Works Department, Fire Department, or Engineers.
	NOTE: Plans (items 4 and 5 listed above) must have been already reviewed and approved by the Public Works Department before they are included with a plat application; plans that have not been approved will not be accepted. Plat applications submitted without approved plans will be considered incomplete.

City of Kennedale Replat Check List

GENERAL INFORMATION

_____ **Map Sheet Size.**

Map sheets shall be of such size as are acceptable for filing in the office of county clerk and shall not exceed twenty-four (24) X thirty-six (36) inches, but may be eighteen (18) X twenty-four (24) inches, with a binding margin of not less than one and one-half (1½) inches on the left side of the sheets. Sheets shall be numbered in sequence if more than one (1) sheet is used and an index sheet provided with match lines.

_____ **Acceptable scale: 1" = 50', 1" = 100', or 1" = 200'.**

The drawing shall be prepared at a numerical scale no greater than one (1) inch equals one hundred (100) feet. At the discretion of the director of development and enforcement, the plat may be drawn at a numerically smaller scale, i.e. one (1) foot equals fifty (50) feet, one (1) inch equals forty (40) feet, etc., if the plat can still be drawn on the required sheet size. A graphic scale symbol shall be placed on the drawing.

_____ **North Arrow & graphic scale in close proximity**

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

_____ **Vicinity Map**

A small vicinity location map shall be shown on the plat drawing. The vicinity location map shall be drawn at an approximate scale of one (1) inch equals two thousand (2,000) feet and show sufficient streets, collector and arterial street names, and major features of the surrounding area to locate the area being subdivided.

_____ **Title includes City, County, State, Survey Name, Total Gross Acreage**

_____ **Subdivision name.**

The name of the proposed subdivision with predominantly larger letters than those used elsewhere shall be shown on the drawing, within the title block. The proposed name of the subdivision shall not be a duplication of any existing subdivision name, whether by spelling or pronunciation, or similar to any other subdivision within the city unless the proposed subdivision is contiguous with a subsequent filing or a replat of an existing subdivision. The planning and zoning commission shall have final authority to require a change in the proposed name of the subdivision.

The date on which the drawing was prepared shall be shown on the plat drawing.

_____ **Appropriate Title, i.e. "Replat of ..."**

In addition to the name of the subdivision shall be an entry indicating whether the plat is a preliminary plat, final plat, replat, minor plat, or amending plat.

_____ **Name & Address of Owner of Record, Sub-divider, Engineer, Surveyor, & Planner**

The name and address of the current legal owner, and the name, address, and telephone number of the developer, if other than the owner, shall be shown on the plat drawing.

N/A **City Limits boundaries (where applicable)**

The location of the corporate limit boundaries of the city or any adjacent city shall be shown on the plat drawing where applicable.

_____ **Surveyor's certification.**

Every final plat drawing shall contain a surveyor's certification of compliance by a professional land surveyor registered in the state. The certification of compliance shall not be less than one and one-half (1½) inches high

and four (4) inches wide and contain the following information:

KNOW ALL MEN BY THESE PRESENTS:
That I, _____, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

_____
Signature

_____/_____/_____
Date

Phone Number_____/_____/_____

(Affix Seal)

_____ **Certificate of approval box for Planning and Zoning Commission**

Every replat or final plat shall contain a certificate of approval by the planning and zoning commission as will amending and minor plats when appropriate. The certificate of approval by the planning and zoning commission shall not be less than two (2) inches high and four and one-half (4½) inches wide and contain the following information:

The Planning and Zoning Commission of the City of Kennedale, Texas voted affirmatively on this _____ day of _____, 20_____, to recommend approval of this Plat by the City Council.

_____ _____
Chairman, Planning and Zoning Commission

_____ _____
Attest: Secretary, Planning and Zoning Commission

ADJACENT PROPERTY (within 100')

_____ **Adjacent Property, platted & unplatted property with legal description with owner of record, volume & page deed recorded, including street intersections**

All property lines, streets and easements on lands immediately adjacent to and contiguous with the perimeter of the proposed subdivision shall be shown for an area extending one hundred (100) feet of the perimeter with the names of the owners as shown in the most current tax assessor's files. If the adjacent properties are platted, the names of adjoining subdivisions and the names of adjoining streets are to be shown.

_____ **Existing easements**

The location and dimension of all existing or proposed easements shall be shown on the plat drawing indicating whether such easement is for any specific purpose. Utility easements for the use of public utilities of

TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcountytx.gov
In God We Trust

RICK D. BARNES
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00042880147
AD NUMBER: 22455 43 7R
CERTIFICATE NO : 141864413

DATE : 1/27/2025
FEE : $10.00

COLLECTING AGENCY
RICK D. BARNES
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION
KENNEDALE, CITY OF ADDITION BL
OCK 43 LOT 7R

0000124 W 5TH ST
0.373 ACRES

REQUESTED BY
BRACK VENTURES LLC

2900 ZINFANDEL LN
ARLINGTON TX 76001

PROPERTY OWNER
BRACK VENTURES LLC

2900 ZINFANDEL LN
ARLINGTON TX 76001

YEAR	TAX UNIT	AMOUNT DUE
2024	CITY OF KENNEDALE	$0.00
2024	JPS HEALTH NETWORK	$0.00
2024	KENNEDALE ISD	$0.00
2024	Tarrant County	$0.00
2024	TARRANT COUNTY COLLEGE	$0.00
	TOTAL	$0.00

ISSUED TO : BRACK VENTURES LLC
ACCOUNT NUMBER: 00042880147
TOTAL CERTIFIED TAX: $0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

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

Lena Gonzalez Deputy

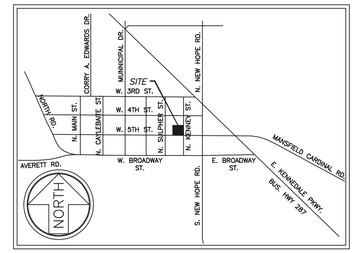
TAX ASSESSOR-COLLECTOR
TARRANT COUNTY, TEXAS

* N O T E S *

1. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202 (NAD 83) AS DERIVED BY GPS.

2. THIS PLAT DOES NOT IN ANY WAY AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING RESTRICTIONS OR COVENANTS SET FORTH BY THE ORIGINAL PLAT OF THE ORIGINAL TOWN OF KENNEDALE, RECORDED IN VOLUME 46, PAGE 222, PLAT RECORDS, TARRANT COUNTY, TEXAS OR REPLAT OF LOTS 6R AND 7R, BLOCK 43, ORIGINAL TOWN OF KENNEDALE, RECORDED IN CLERK'S FILE No. D222052262, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.

3. THIS PLAT DOES NOT IN ANY WAY AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, OR CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.



VICINITY MAP
NOT TO SCALE

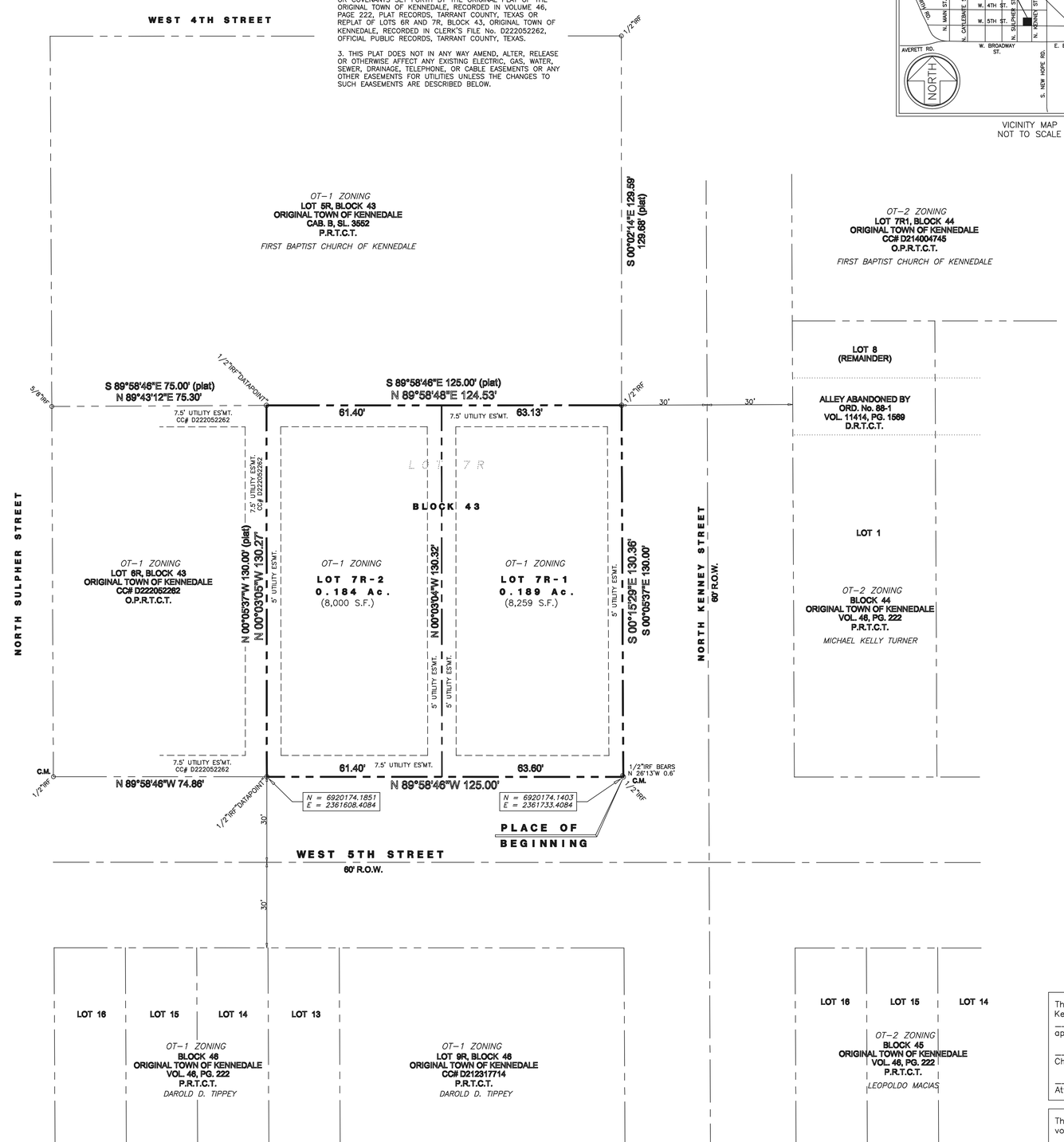
IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET
W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
C.M. DENOTES CONTROLLING MONUMENT

Coombs Land Surveying, Inc.
P.O. Box 6160 Fort Worth Texas 76115
(817) 920-7600
T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 24-0109
GF No. NONE

* N O T E *

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP No. 48439C0340 K DATED SEPTEMBER 25, 2009 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR TARRANT COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE "X".



20 0 20 40 60
GRAPHIC SCALE - FEET
SCALE: 1" = 20'

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, BRACK VENTURES, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain tract of land located in the CANDAZA ROSE SURVEY, ABSTRACT No. 1285, City of Kennedale, Tarrant County, Texas, being all of Lot 7R, Block 43, Original Town of Kennedale, an addition to the City of Kennedale, Tarrant County, Texas according to the plat recorded in Clerk's File No. D222052262 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Southeast corner of said Lot 7R, lying in the North right-of-way line of West 5th Street (a 60-foot wide right-of-way) at its intersection with the West right-of-way line of North Kenney Street (a 60-foot wide right-of-way) and from which a 1/2-inch iron rod found bears N 26° 13' W, 0.6 feet:

THENCE N 89° 58' 46" W, 125.00 feet along the South boundary line of said Lot 7R with the said North right-of-way line of West 5th Street to a 1/2-inch iron rod found with yellow plastic cap stamped "DATAPOINT" at the Southwest corner of said Lot 7R, being the Southeast corner of Lot 6R, said BLock 43;

THENCE N 00° 03' 05" W, 130.27 feet along the common boundary line between said Lots 6R and 7R to a 1/2-inch iron rod found with yellow plastic cap stamped "DATAPOINT" at the Northwest corner of said Lot 7R, lying in the South boundary line of Lot 5R, Block 43, Original Town of Kennedale, an addition to the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 3552 of the Plat Records of Tarrant County, Texas;

THENCE N 89° 58' 48" E, 124.53 feet along the common boundary line between said Lots 5R and 7R to a 1/2-inch iron rod found at the Southeast corner of said Lot 7R, lying in the aforesaid West right-of-way line of North Kenney Street;

THENCE S 00° 15' 29" E, 130.36 feet along the East boundary line of said Lot 7R with the said West right-of-way line of North Kenney Street to the PLACE OF BEGINNING, containing 0.373 acre (16,259 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BRACK VENTURES, LLC, acting by and through the undersigned, its duly authorized agent, do hereby certify that we are the legal owner of the above described tract of land and do hereby convey to the public use: the streets, alleys, rights-of-way, easements, and any other public areas shown on this plat.

BRACK VENTURES, LLC

_____
BY: YORLENY VANESSA SOLIS, MEMBER

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned Notary Public in and for said County and State on this day personally appeared YORLENY VANESSA SOLIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

_____
NOTARY PUBLIC
STATE OF TEXAS

My commission expires:

___/___/____

SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ronald W. Coombs, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

_____
RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294

8/6/2022
Date

(817) 920-7600
Phone Number

The Planning and Zoning Commission of the City of Kennedale, Texas voted affirmatively on this the ____ day of _____, 20__ to recommend approval of this plat by the City Council

_____
Chairman, Planning and Zoning Commission

_____
Attest: Secretary, Planning and Zoning Commission

The City Council of the City of Kennedale, Texas voted affirmatively on this the ____ day of _____, 20__ to approve this plat for filing of record.

_____
Mayor, City of Kennedale

_____
Attest: City Secretary

REPLAT OF

LOTS 7R-1 & 7R-2, BLOCK 43 ORIGINAL TOWN OF KENNEDALE

AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
BEING A REVISION OF LOT 7R, BLOCK 43, ORIGINAL TOWN OF KENNEDALE, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CLERK'S FILE No. D222052262, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P.O. BOX 6160
FORT WORTH, TEXAS 76115
(817) 920-7600
e-mail: ron.coombs@sbcglobal.net

OWNER/DEVELOPER:
BRACK VENTURES, LLC
2900 ZINFANDEL LANE
ARLINGTON, TEXAS 76001
(682) 472-0094
vsbuilders.inc@gmail.com

2 LOTS 0.373 ACRE

JANUARY 27, 2025

THIS PLAT RECORDED IN INSTRUMENT # _____ DATE _____

STAFF REPORT
TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: FEBRUARY 27, 2025
AGENDA ITEM NUMBER: PUBLIC HEARING ITEM III.C.4.

SUBJECT
PZ Case #25- 05 To conduct a public hearing and consider a replat of property located at 110 Caylebaite, Lot 13R, Block 49, Original Town of Kennedale, being a revision of Lots 13, 14, 15, 16, Block 43, Original Town of Kennedale, Kennedale, Tarrant County, Texas.

ORIGINATED BY NATHAN GONZALES

SUMMARY

This replat consolidates four small slivers of land into one official lot. The existing trailer has long been an eyesore in the area and has been the subject of several code compliance cases over the years. The property was recently sold and the new owner will be relocating the trailer out of the city. A new residential structure will then be rebuilt on the newly replatted lot. The owner proposes to build a duplex on the lot.

The replat meets the city's zoning requirements.

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

McClatchy

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	634325	Print Legal Ad-IPL02163090 - IPL0216309		$105.01	1	70 L

Attention: Ashley Wolfe

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDALE, TX 760602249

citysecretary@cityofkennedale.com

CITY OF KENNEDALE
NOTICE OF PUBLIC HEARING

The Kennedale PLANNING AND ZONING COMMISSION will hold public hearingS for the following cases on Thursday, February 27, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060, SUBSEQUENT PUBLIC HEARINGS for these cases WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON mARCH 18, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

pz case #25-01 to conduct a public hearing and consider a PROPOSED ZONING CHANGE FROM "OT-4 – OLD TOWN sub-district 4" to a "pd-planned development" for 409 W KENNEDALE PKWY, BLOCK 2, lot 4a, 413 W KENNEDALE PKWY, BLOCK 2, LOT 4B, AND 429 W KENNEDALE PKWY, BLOCK 2, lot 5R1R, of the WOODLEA acres ADDITION OF THE CITY OF KENNEDALE, Tarrant county, Texas, 76060.

pz case #25-03 to conduct a public hearing and consider a PROPOSED ZONING CHANGE FROM "C2–GENERAL COMMERCIAL DISTRICT" AND "R2–SINGLE FAMILY RESIDENTIAL DISTRICT"to a "pd-planned development" for 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 1B;, 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 7B IMPROVEMENTS;, 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 7B LESS IMPROVEMENTS;, 3830 KENNEDALE NEW HOPE, RICHEY, ROBERT C SURVEY ABSTRACT 1327 TRACT 1B, OF THE CITY OF KENNEDALE, Tarrant county, Texas, 76060.

PZ CASE #25- 04 to conduct a public hearing and consider a replat of property located at 124 w 5th ST, LOTS 7r-1 & 7r-2, block 43, original town of kennedale, being a revision of lot 7r, block 43, original town of kennedale, kennedale, tarrant county, texas.

PZ CASE #25- 05 to conduct a public hearing and consider a replat of property located at 110 caylebaite, lot 13r, block 49, original town of kennedale, being a revision of lots 13, 14, 15, 16, block 43, original town of kennedale, kennedale, tarrant county, texas.

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.

IPL0216309
Feb 7 2025

THE STATE OF TEXAS
COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared Mary Castro, 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:
02/07/25

Mary Castro

Sworn to and subscribed before me this 7th day of February in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina, residing in Beaufort County

AMY L. ROBBINS
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 11-03-32

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

NOTICE OF PUBLIC HEARING

February 5, 2025

The Kennedale Planning and Zoning Commission will hold a specially called public hearing for the following case on Thursday, February 27, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

> **PZ CASE #25-05 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF PROPERTY LOCATED AT 110 CAYLEBAITE, LOT 13R, BLOCK 49, ORIGINAL TOWN OF KENNEDALE, BEING A REVISION OF LOTS 13, 14, 15, 16, BLOCK 43, ORIGINAL TOWN OF KENNEDALE, KENNEDALE, TARRANT COUNTY, TEXAS.**

A second public hearing for this case will be held before City Council on Tuesday, March 18, 2025, 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.

Sincerely,

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

cityofkennedale.maps.arcgis.com/apps/webappviewer/index.html?id=eff39a6f3b794b9a98ff991676e42432

City of Kennedale Zoning Map

City of Kennedale TAD (Tarrant County Appraisal District)

DOWNLOAD CSV

1 Feet: 4.16	2 Feet: 77.37	3 Feet: 102.3	4 Feet: 120.99	5 Feet: 127.85	6 Feet: 145.91	7 Feet: 163.44	8 Feet: 166.89
628462	655633	628689	629766	655302	628514	651190	655314
22455-49-13	22455-49-11R	22455-49-1	22455-49-4R	22455-49-9R	22455-50-9	22455-49-8R	22455-50-7R
01498347	41507746	01498304	41581814	41507738	01498428	07053681	41523563

App State

Click to restore the map extent and layers visibility where you left off.

Incident Parcel

OWNER_NAME	OWNER_ADDR	OWNER_CITY	OWNER_ZI
2021 SAJAR LLC	7858 PARK FALLS CT	FORT WORTH, TX	76137
CARDENAS, JANET LOPEZ	307 W 5TH ST	KENNEDALE, TX	76060
DAVIS, LEQUETTA	109 CAYLEBAITE ST	KENNEDALE, TX	76060
ELROD, MARTHA J	213 W 5TH ST	KENNEDALE, TX	76060
FIRST UNITED METH CH KENNEDALE	229 W 4TH ST	KENNEDALE, TX	76060
FLOYD, PATRICIA J	7334 GIBSON CEMETERY RD	MANSFIELD, TX	76063
FRANKLIN, TRACEE LOWERY	315 W BROADWAY ST	KENNEDALE, TX	76060
FUENTES, JAIME	300 W BROADWAY ST	KENNEDALE, TX	76060
GREENFIELD, DANNY	203 N CAYLEBAITE ST	KENNEDALE, TX	76060
HAIR, KENNETH A	7008 BROOKS AVE	RICHLAND HILLS, TX	76118
HAMPTON, MARK	311 W 4TH ST	KENNEDALE, TX	76060
HELLIF HOLDINGS LLC	420 JOHNSON RD UNIT 101	KELLER, TX	76248
NAILLON, STEPHANIE	3830 W 6TH ST # 2	FORT WORTH, TX	76107
OROZCO, JOSE	201 MUNICIPAL DR	KENNEDALE, TX	76060
RHODES, RAYMOND P	321 W BROADWAY ST	KENNEDALE, TX	76060
SINSLEY, MELYNDA	2 MATINEE CT	ALISO VIEJO, CA	92656
STOVALL, JAMILA	311 W 5TH ST	KENNEDALE, TX	76060
TAMRAKAR, SUJINA	302 W BROADWAY ST	KENNEDALE, TX	76060
TIPPEY, DAROLD D	121 W 5TH ST	KENNEDALE, TX	76060
VICTOR, YESENIA	312 W BROADWAY ST	KENNEDALE, TX	76060
WARN, LINDA	PO BOX 93	KENNEDALE, TX	76060
WINTERS, OLLIE G	PO BOX 653	KENNEDALE, TX	76060
CITY OF KENNEDALE	405 MUNICIPAL DR	KENNEDALE, TX	76060

P

2021 SAJAR LLC
7858 PARK FALLS CT
FORT WORTH, TX 76137

CARDENAS, JANET LOPEZ
307 W 5TH ST
KENNEDALE, TX 76060

DAVIS, LEQUETTA
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312 W BROADWAY ST
KENNEDALE, TX 76060

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PO BOX 93
KENNEDALE, TX 76060

WINTERS, OLLIE G
PO BOX 653
KENNEDALE, TX 76060

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDALE, TX 76060

City of Kennedale
Replat Application

APPLICANT NAME: Brack Ventures, LLC DATE: 1/27/2025

CURRENT LEGAL DESCRIPTION: Lots 13-16, Block 49, O.T. Kennedale ACRES: 0.229

CURRENT ZONING: OT-1 PROPOSED ZONING: _____

BEING PLATTED AS: SUBDIVISION NAME Original Town of Kennedale

LOTS: 13R BLOCKS: 49 PHASES: _____

PROPERTY ADDRESS: 110 Caylebaite Street

APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: _____

PROJECT CONTACT INFORMATION

OWNER OF RECORD: Brack Ventures, LLC

ADDRESS: 2900 Zinfandel Lane PHONE: 682.472.0094
(mailing)
CITY: Arlington STATE: TX ZIP: 76001

SURVEYOR: Coombs Land Surveying, Inc.

ADDRESS: P.O. Box 6160 PHONE: 817.781.7961
(mailing)
CITY: Fort Worth STATE: TX ZIP: 76115

ENGINEER: _____

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

DEVELOPER: _____

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

not less than seven and one-half (7½) feet in width shall be provided along each side of all rear property lines or on the contained side of perimeter lots. If necessary for the extension of water or sewer mains, storm drainage or other utilities, easements of greater width may be required, or additional easements may be required, along lot lines or across lots. In all cases, easements shall connect with easements already established in adjoining properties or extend to connect with a public right-of-way. No lot shall be shown with an easement which prevents proper development and full utilization of the lot as a suitable building site for the intended zoning district.

N/A **Permanent structure encroachments.**

Any permanent structures which encroach any building setback lines and will remain after completion of the development shall be shown on the drawing with appropriate dimensions.

Existing Street Right of Way dimensioned

The width of all existing and proposed public street rights-of-way shall be shown on the plat drawing and be consistent with the minimum requirements contained in the design manual and the master thoroughfare plan. Dimensions shall be shown for all curves. The distance from the centerline of any existing roadway of a boundary street to the proposed subdivision shall be shown to determine the adequacy of right-of-way along the route and to determine if additional right-of-way is necessary to accommodate the proposed street. Sufficient iron pins shall be found or set and shown on the drawing together with dimensions to adequately describe all perimeter streets.

PROPOSED INFORMATION

Sub-division boundary in heavy lines

The proposed subdivision boundary lines shall be shown in heavy lines so as to provide a differentiation with the internal features of the area being proposed for platting. The location and dimensions of all boundary lines of the property shall be expressed to the nearest hundredth foot.

Drainage & Utility Easements labeled and dimensioned

The location and dimension of all existing or proposed easements shall be shown on the plat drawing indicating whether such easement is for any specific purpose. Utility easements for the use of public utilities of not less than seven and one-half (7½) feet in width shall be provided along each side of all rear property lines or on the contained side of perimeter lots. If necessary for the extension of water or sewer mains, storm drainage or other utilities, easements of greater width may be required, or additional easements may be required, along lot lines or across lots. In all cases, easements shall connect with easements already established in adjoining properties or extend to connect with a public right-of-way. No lot shall be shown with an easement which prevents proper development and full utilization of the lot as a suitable building site for the intended zoning district.

Lot and Blocks labeled in consecutive order

All lots and blocks shall be consecutively numbered, or lettered in alphabetical order. The blocks in subdivisions bearing the same name shall be numbered or lettered consecutively through the several sections or phases. Lettering for blocks shall be larger and bolder than lot numbers or circled to make identification clear. Any lot or block which is planned as an out-parcel shall be numbered and designated on the plat with notation regarding any development restrictions.

Setback lines labeled or noted

N/A **Flood Plain Features shown**

ADDITIONAL INFORMATION

Plat notes and conditions.

When appropriate, the drawing shall contain a listing of any plat notes and plat conditions in a readily identifiable location with each note numbered consecutively.

N/A **Public Use Areas.**

The location and dimensions of all property proposed to be set aside for park use, or other public or common reservation shall be shown on the plat drawing, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation.

Street names.

All existing and proposed street names shall be shown on the plat drawing. New street names shall be sufficiently different in sound and in spelling from other road names in the city so as to not cause confusion. A road which is, or is planned as a continuation of, an existing road shall bear the same name.

Metes and bounds description.

A written metes and bounds description of the property shall be shown on the plat drawing that will readily determine the location, bearing and length of all perimeter boundary lines, and be capable of reproducing such lines upon the ground with a closure error of less than 1:25,000. The legal description shall include reference to an original survey or subdivision corner, and the Texas NAD83 State Plane Coordinate System. The legal description shall include the acreage of the total area of the proposed subdivision and be consistent with the subdivision boundary, and information to show the last instrument conveying title to each parcel of property involved in the proposed subdivision, giving grantee and land records reference. The legal description will also be shown in its entirety on a separate eight and one-half (8½) X eleven (11) or eight and one-half (8½) X fourteen (14) inch sheet of bond paper to meet the filing requirements of the county clerk.

Lot dimensions.

The exact dimensions of all proposed or existing lots and the perimeter boundary of the subdivision shall be shown on the plat drawing.

Lot areas.

The area for each lot expressed in square feet shall be shown on the plat drawing. (This information may be shown in tabular form on the plat or on a separate sheet.)

Irregular side lot lines.

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

N/A **Drainage easements.**

The location of any drainage easements, if applicable, shall be shown on the plat drawing. If the subdivision or a portion thereof is located in the one-hundred-year flood prone area, the developer will be required to comply with the provisions of the flood damage prevention ordinance.

N/A **County certification.**

Any certification block required by the county clerk's office for filing shall be shown on the plat drawing.

Dedication certificate.

Every replat, amending plat, minor plat, or final plat shall contain an owner's certificate of Dedication as follows:

KNOW ALL MEN BY THESE PRESENTS:

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

_____

Signature of Owner

STATE OF TEXAS }{
COUNTY OF TARRANT }{

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

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

_____ _____

Notary Public in and for Tarrant County

My commission expires:_____/_____/_____

_____ **City council approval certification.**

Every replat or final plat shall contain a certificate of approval by the city council as will amending and minor plats when appropriate. The certificate of approval by the city council shall not be less than two (2) inches high and four (4) inches wide and contain the information shown below. A similar certificate without the voting statement will be provided for the city administrator approval of amending and minor plats when appropriate.

The City Council of the City of Kennedale, Texas voted affirmatively on this _____ day of _____, 20_____, to approve of this Plat for filing of record.

_____ _____

Mayor, City of Kennedale

_____ _____

Attest: City Secretary

Who is the primary contact for this project?

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

Select only ONE primary contact.

☐ Owner Phone _____ Email _____

☐ Developer Phone _____ Email _____

☒ Surveyor Phone 817.781.7961 Email ron.crombs@sbcglobal.net

☐ Engineer Phone _____ Email _____

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

1 duplex

APPLICANT SIGNATURE: _____ DATE: _____

OWNER SIGNATURE: _____ DATE: 1/25/25

SURVEYOR SIGNATURE: _____ DATE: 1/25/25

ENGINEER SIGNATURE: _____ DATE: _____

DEVELOPER SIGNATURE: _____ DATE: _____

Re-Plat Check List

This check list is for your use and is not required to be submitted with your application.

The application packet shall include all documents listed below, and no final plat will be reviewed by the city until all required documents are submitted in a completed format and all fees have been paid.

If plans require resubmittal, you must schedule a meeting with the Public Works Department to review the plan comments **before** resubmitting the plans for review.

	Items to be submitted
	1) **Final plat application** (this document) – One copy shall be submitted. The application must include the property owner's signature.
	2) **Final plat drawing** – Six **folded** paper copies and a PDF version shall be submitted for review by city staff. The final plat drawing shall contain required information listed in Article 26 of the Unified Development Code (UDC). Plats shall also conform to the City of Kennedale Subdivision Design criteria contained in Article 15 of the Kennedale UDC.
	3) **Taxes and liens paid certificates** – An official copy of the tax certificates for the property/properties to be platted must be submitted with your application. An official copy can be obtained from the Tarrant County tax assessor's office. NOTE: tax certificates are not available through the Tarrant Appraisal District or a sub-courthouse.
	4) **Drainage study** – The drainage study with engineering drawings shall conform to the technical specifications contained in the Public Works design manual, available on the City of Kennedale website and from Public Works staff. Two paper copies and a PDF version of the drainage study should be submitted.
	5) **Engineering/construction drawings** – The applicant or the applicant's engineer shall submit construction plans for all public improvements along with the final plat for approval by the city. The engineering drawings shall conform to the requirements of the design manual and shall be prepared and sealed by a registered professional engineer, licensed to practice in the state. **Three (3) paper copies of the engineering/construction drawings and a PDF version shall be submitted.**
	6) **City-developer agreement, if required** – This agreement shall be negotiated between the city and the developer.
	7) **Sign-off from Oncor and Atmos** – Applicant shall submit a signed statement from Oncor and from Atmos. The statement must indicate whether each company has reviewed the plat and, if the plat has not been approved by the company, the statement from Oncor or Atmos representative should also indicate any concerns he or she may have about the plat.
	8) Any additional plans required by the Public Works Department, Fire Department, or Engineers.
	NOTE: Plans (items 4 and 5 listed above) must have been already reviewed and approved by the Public Works Department before they are included with a plat application; plans that have not been approved will not be accepted. Plat applications submitted without approved plans will be considered incomplete.

City of Kennedale Replat Check List

GENERAL INFORMATION

_____ **Map Sheet Size.**

Map sheets shall be of such size as are acceptable for filing in the office of county clerk and shall not exceed twenty-four (24) X thirty-six (36) inches, but may be eighteen (18) X twenty-four (24) inches, with a binding margin of not less than one and one-half (1½) inches on the left side of the sheets. Sheets shall be numbered in sequence if more than one (1) sheet is used and an index sheet provided with match lines.

_____ **Acceptable scale: 1" = 50', 1" = 100', or 1" = 200'.**

The drawing shall be prepared at a numerical scale no greater than one (1) inch equals one hundred (100) feet. At the discretion of the director of development and enforcement, the plat may be drawn at a numerically smaller scale, i.e. one (1) foot equals fifty (50) feet, one (1) inch equals forty (40) feet, etc., if the plat can still be drawn on the required sheet size. A graphic scale symbol shall be placed on the drawing.

_____ **North Arrow & graphic scale in close proximity**

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

_____ **Vicinity Map**

A small vicinity location map shall be shown on the plat drawing. The vicinity location map shall be drawn at an approximate scale of one (1) inch equals two thousand (2,000) feet and show sufficient streets, collector and arterial street names, and major features of the surrounding area to locate the area being subdivided.

_____ **Title includes City, County, State, Survey Name, Total Gross Acreage**

_____ **Subdivision name.**

The name of the proposed subdivision with predominantly larger letters than those used elsewhere shall be shown on the drawing, within the title block. The proposed name of the subdivision shall not be a duplication of any existing subdivision name, whether by spelling or pronunciation, or similar to any other subdivision within the city unless the proposed subdivision is contiguous with a subsequent filing or a replat of an existing subdivision. The planning and zoning commission shall have final authority to require a change in the proposed name of the subdivision.

The date on which the drawing was prepared shall be shown on the plat drawing.

_____ **Appropriate Title, i.e. "Replat of ..."**

In addition to the name of the subdivision shall be an entry indicating whether the plat is a preliminary plat, final plat, replat, minor plat, or amending plat.

_____ **Name & Address of Owner of Record, Sub-divider, Engineer, Surveyor, & Planner**

The name and address of the current legal owner, and the name, address, and telephone number of the developer, if other than the owner, shall be shown on the plat drawing.

N/A **City Limits boundaries (where applicable)**

The location of the corporate limit boundaries of the city or any adjacent city shall be shown on the plat drawing where applicable.

_____ **Surveyor's certification.**

Every final plat drawing shall contain a surveyor's certification of compliance by a professional land surveyor registered in the state. The certification of compliance shall not be less than one and one-half (1½) inches high

and four (4) inches wide and contain the following information:

KNOW ALL MEN BY THESE PRESENTS:

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

_____
Signature

_____/_____/_____
Date

Phone Number_____/_____/_____

(Affix Seal)

_____ **Certificate of approval box for Planning and Zoning Commission**

Every replat or final plat shall contain a certificate of approval by the planning and zoning commission as will amending and minor plats when appropriate. The certificate of approval by the planning and zoning commission shall not be less than two (2) inches high and four and one-half (4½) inches wide and contain the following information:

The Planning and Zoning Commission of the City of Kennedale, Texas voted affirmatively on this _____ day of _____, 20_____, to recommend approval of this Plat by the City Council.

_____ _____
Chairman, Planning and Zoning Commission

_____ _____
Attest: Secretary, Planning and Zoning Commission

ADJACENT PROPERTY (within 100')

_____ **Adjacent Property, platted & unplatted property with legal description with owner of record, volume & page deed recorded, including street intersections**

All property lines, streets and easements on lands immediately adjacent to and contiguous with the perimeter of the proposed subdivision shall be shown for an area extending one hundred (100) feet of the perimeter with the names of the owners as shown in the most current tax assessor's files. If the adjacent properties are platted, the names of adjoining subdivisions and the names of adjoining streets are to be shown.

_____ **Existing easements**

The location and dimension of all existing or proposed easements shall be shown on the plat drawing indicating whether such easement is for any specific purpose. Utility easements for the use of public utilities of

GENERAL WARRANTY DEED
(CASH)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GF# **ATD-15-6000152500007L**

Date: **1/13/2025**

Grantor: **Melynda Sinsley, a single woman**

Grantor's Mailing Address: _____

Grantee: **Brack Ventures LLC**

Grantee's Mailing Address: **2900 Zinfadel Ln., Arlington, TX 76001**

Consideration: TEN AND NO/100-------($10.00)------DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

Property (including any improvements):

0.38797 acres, more or less, being Lots 13, 14, 15 and 16, Block 49, of the Original Town of Kennedale, an addition to the City of Kennedale, Tarrant County, Texas, according to that certain Plat recorded in Volume 46, Page 222, Plat Records, Tarrant County, Texas.

Commonly known as: 110 N Caylebaite Street, Kennedale, TX 76060

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of **TARRANT** County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

When the context requires, singular nouns and pronouns include the plural.

Melynda Sinsley

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Tarrant

This instrument was acknowledged before me on the 10 day of January, 2025 by **Melynda Sinsley.**

AMY BRINDLE
Notary Public, State of Texas
Comm. Expires 09-06-2027
Notary ID 12872948-3

Notary Public, State of Texas
Notary's Name(printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:

Brack Ventures LLC

2900 Zinfadel Ln., Arlington, TX 76001

TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcountytx.gov
In God We Trust

RICK D. BARNES
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00001498347
AD NUMBER: 22455 49 13 20
CERTIFICATE NO : 141864215

DATE : 1/27/2025
FEE : $10.00

COLLECTING AGENCY

RICK D. BARNES
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

SINSLEY MELYNDA

21852 TICONDEROGA LN
LAKE FOREST CA 92630

PROPERTY DESCRIPTION

KENNEDALE, CITY OF ADDITION BL
OCK 49 LOT 13 THRU 16 & PT OF
CLOSED ALLEY 1982 GOLDCREST 14
X 84
0000110 CAYLEBAITE ST
0.2066 ACRES

PROPERTY OWNER

SINSLEY MELYNDA

21852 TICONDEROGA LN
LAKE FOREST CA 92630

YEAR	TAX UNIT	AMOUNT DUE
2024	CITY OF KENNEDALE	$0.00
2024	Tarrant County	$0.00
2024	JPS HEALTH NETWORK	$0.00
2024	TARRANT COUNTY COLLEGE	$0.00
2024	KENNEDALE ISD	$0.00
	TOTAL	$0.00

ISSUED TO : SINSLEY MELYNDA
ACCOUNT NUMBER: 00001498347
TOTAL CERTIFIED TAX: $0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

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

Lena Gonzalez Deputy

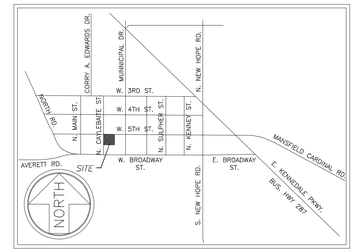
TAX ASSESSOR-COLLECTOR
TARRANT COUNTY, TEXAS

* N O T E S *

1. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202 (NAD 83) AS DERIVED BY GPS.

2. THIS PLAT DOES NOT IN ANY WAY AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING RESTRICTIONS OR COVENANTS SET FORTH BY THE ORIGINAL PLAT OF THE ORIGINAL TOWN OF KENNEDALE, RECORDED IN VOLUME 46, PAGE 222, PLAT RECORDS, TARRANT COUNTY, TEXAS OR REPLAT OF LOTS 6R AND 7R, BLOCK 43, ORIGINAL TOWN OF KENNEDALE, RECORDED IN CLERK'S FILE No. D222052262, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.

3. THIS PLAT DOES NOT IN ANY WAY AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, OR CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.



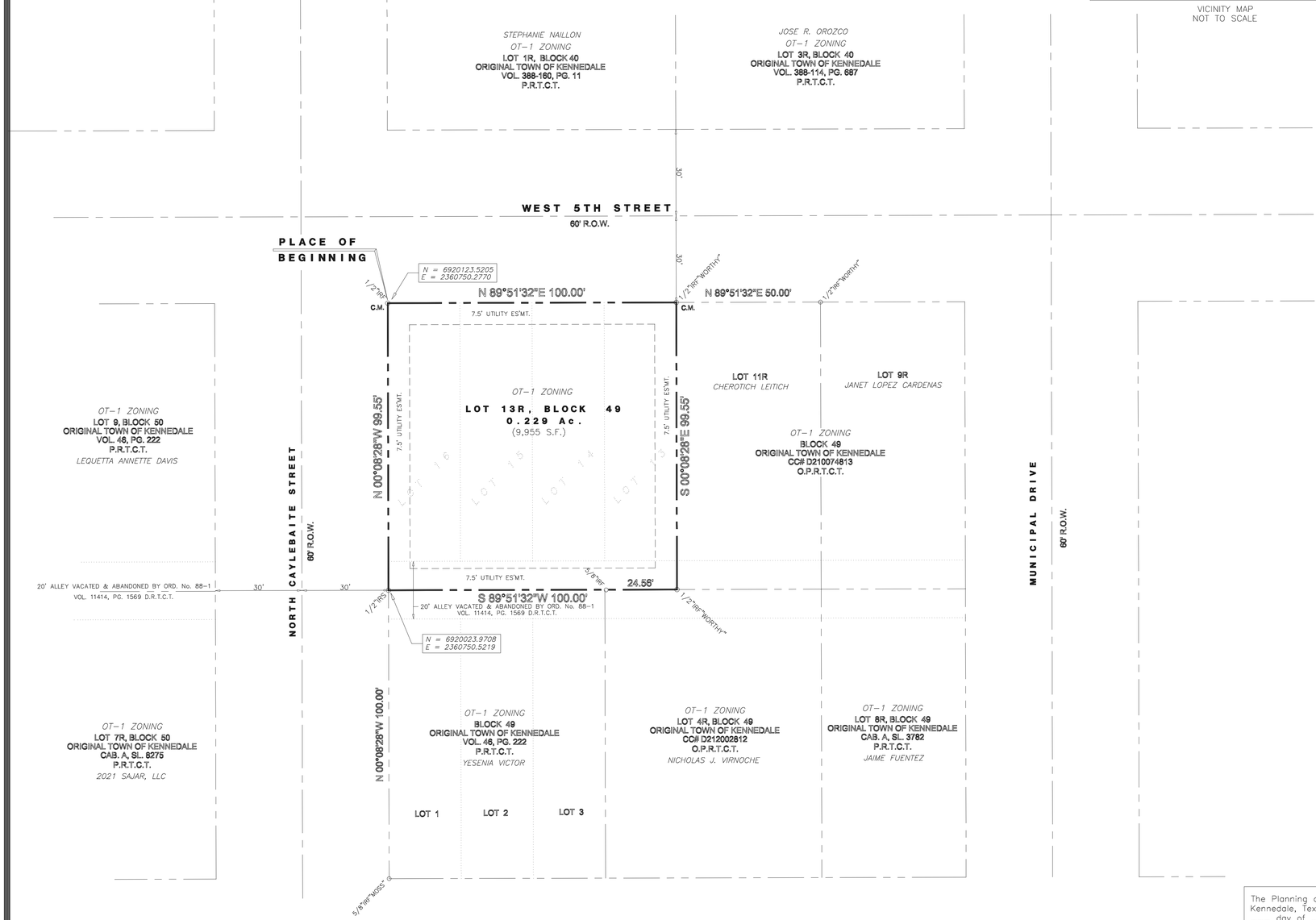
VICINITY MAP
NOT TO SCALE

IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET
W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
C.M. DENOTES CONTROLLING MONUMENT

Coombs Land Surveying, Inc.
P.O. Box 6160 Fort Worth Texas 76115
(817) 920-7600
T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 25-0004
GF No. NONE

* N O T E *
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP No. 48439C0340 K DATED SEPTEMBER 25, 2009 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR TARRANT COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE "X".



20 0 20 40 60
GRAPHIC SCALE – FEET
SCALE: 1" = 20'

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, BRACK VENTURES, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain tract of land located in the CANDAZA ROSE SURVEY, ABSTRACT No. 1285, City of Kennedale, Tarrant County, Texas, being all of Lots 13, 14, 15 and 16, Block 49, Original Town of Kennedale, an addition to the City of Kennedale, Tarrant County, Texas according to the plat recorded in Volume 46, Page 222 of the Plat Records of Tarrant County, Texas and a portion of the North one-half of a 20-foot wide public alley vacated and abandoned by City Ordinance 88-1, recorded in Volume 11414, Page 1569 of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Northwest corner of said Lot 16, lying the South right-of-way line of West 5th Street (a 60-foot wide right-of-way) at its intersection with the East right-of-way line of North Caylebaite Street (a 60-foot wide right-of-way);

THENCE N 89° 51' 32" E, 100.00 feet along the North boundary line of said Block 49 with the said South right-of-way line of West 5th Street to a 1/2-inch iron rod found with red plastic cap stamped "WORTHY" at the Northeast corner of said Lot 13, being the Northwest corner of Lot 11R, Block 49, Original Town of Kennedale, an addition to the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Clerk's File No. D210074813 of the Official Public Records of Tarrant County, Texas;

THENCE S 00° 08' 28" E, 99.55 feet along the common boundary line between said Lots 11R and 13 to a 1/2-inch iron rod found with red plastic cap stamped "WORTHY" at the Southeast corner of said Lot 13, lying in the North boundary line of Lot 4R, Block 49, Original Town of Kennedale, an addition to the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Clerk's File No. D212002812 of the Official Public Records of Tarrant County, Texas;

THENCE S 89° 51' 32" W, at 24.56 feet passing a 5/8-inch iron rod found at the Northwest corner of said Lot 4R and continuing in all a total distance of 100.00 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the aforesaid East right-of-way line of North Caylebaite Street and lying N 00° 33' 42" E, 100.00 feet along said right-of-way line from a 5/8-inch iron rod found with yellow plastic cap stamped "MOSS" at the Southwest corner of said BLock 49;

THENCE N 00° 08' 28" W, 99.55 feet along the said East right-of-way line of North Caylebaite Street to the PLACE OF BEGINNING, containing 0.229 acre (9,955 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BRACK VENTURES, LLC, acting by and through the undersigned, its duly authorized agent, do hereby certify that we are the legal owner of the above described tract of land and do hereby convey to the public use: the streets, alleys, rights-of-way, easements, and any other public areas shown on this plat.

BRACK VENTURES, LLC

_____
BY: YORLENY VANESSA SOLIS, MEMBER

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned Notary Public in and for said County and State on this day personally appeared YORLENY VANESSA SOLIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

_____
NOTARY PUBLIC
STATE OF TEXAS

My commission expires:

__/__/____

SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ronald W. Coombs, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

_____
RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294

8/6/2022
Date

(817) 920-7600
Phone Number

The Planning and Zoning Commission of the City of Kennedale, Texas voted affirmatively on this the ___ day of _____, 20__ to recommend approval of this plat by the City Council

_____
Chairman, Planning and Zoning Commission

_____
Attest: Secretary, Planning and Zoning Commission

The City Council of the City of Kennedale, Texas voted affirmatively on this the ___ day of _____, 20__ to approve this plat for filing of record.

_____
Mayor, City of Kennedale

_____
Attest: City Secretary

REPLAT OF

LOT 13R, BLOCK 49
ORIGINAL TOWN OF KENNEDALE

AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
BEING A REVISION OF LOTS 13, 14, 15 & 16, BLOCK 49, ORIGINAL TOWN OF KENNEDALE, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CLERK'S FILE No. D222052262, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS AND A PORTION OF THE NORTH ONE-HALF OF A PUBLIC ALLEY VACATED AND ABANDONED BY ORDINANCE 88-1 RECORDED IN VOLUME 11414, PAGE 1569 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P.O. BOX 6160
FORT WORTH, TEXAS 76115
(817) 920-7600
e-mail: ron.coombs@sbcglobal.net

OWNER/DEVELOPER:
BRACK VENTURES, LLC
2900 ZINFANDEL LANE
ARLINGTON, TEXAS 76001
(682) 472-0094
vsbuilders.inc@gmail.com

THIS PLAT RECORDED IN INSTRUMENT # _____ DATE _____

1 LOT 0.229 ACRE

FEBRUARY 20, 2025