KENNEDALE CITY COUNCIL AGENDA

REGULAR MEETING | MARCH 18, 2025 AT 5:30 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060

I. CALL TO ORDER

A. ROLL CALL

B. INVOCATION AND PLEDGES OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS
"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State under God; One and Indivisible."

II. PUBLIC COMMENT

The Kennedale City Council 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 Kennedale City Council 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. PRESENTATIONS

A. Mayoral Red Kettle Challenge update and appreciation by the Salvation Army

B. 2024 Community Leader Award - Laurie Sanders

C. Oath of Office issued to Firefighter Cameron Smith

D. Oath of Office issued to Police Officer Alejandro Cosme

E. 2024 City of Kennedale Fire Department Annual Report

F. 2024 City of Kennedale Police Department Annual Report

G. 2024 City of Kennedale City Secretary and Human Resources Department Annual Report

IV. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS
In addition to any items below, the Kennedale City Council, the presiding officer, and/or staff may give or receive reports regarding items of community interest, including, but not limited to, recognition of officials, citizens, staff, or departments; information regarding holiday schedules; and upcoming or attended events.

1. Updates from the City of Kennedale Mayor and City Council

2. Updates from the City of Kennedale City Manager

    a. Infrastructure Update

3. Financial Reports for the City and/or the EDC.

B. PUBLIC HEARING WITH ACTION AS NECESSARY

1. Conduct a Public Hearing and consider a proposed zoning change PZ Case #25-01 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. Take action to consider a proposed zoning change PZ Case #25-01 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.

C. 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. February 18, 2025 City Council Minutes.

2. March 7, 2025 and March 8, 2025 Special City Council Minutes.

3. Interlocal Agreement for Shared Library Services between the Cities of Arlington, Kennedale, and Mansfield.

4. PZ Case #25- 04 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.

5. PZ Case #25- 05 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.

6. PZ Case 25-06 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.

D. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

V. EXECUTIVE SESSION

IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. If, during the course of the meeting and discussion of any items covered by this notice, the Kennedale City Council determines that a Closed or Executive session of the Board is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 consultation with counsel on legal matters; Section 551.074 personnel matters (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests

a public hearing. Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the Kennedale City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

A. PURSUANT TO SECTION 551.087 - to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

1. Prospective 380 Agreements
2. 113 W. Kennedale Parkway - Current Dollar General Location

B. PURSUANT TO SECTION 551.074 - Personnel Matters, certain deliberations about officers and employees of the governmental body to be held in executive session.

1. Planning and Zoning Commission Place 2

VI. RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

VII. ADJOURNMENT

BOBBIE JO TAYLOR,
CITY SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE MARCH 18, 2025 KENNEDALE CITY COUNCIL 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 HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.A.

SUBJECT
Mayoral Red Kettle Challenge update and appreciation by the Salvation Army

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.B.

SUBJECT
2024 Community Leader Award - Laurie Sanders

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.C.

SUBJECT
Oath of Office issued to Firefighter Cameron Smith

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.D.

SUBJECT
Oath of Office issued to Police Officer Alejandro Cosme

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.E.

SUBJECT
2024 City of Kennedale Fire Department Annual Report

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Annual Report FY24 Fire Department	Annual Report FY24 Fire Department.pdf

City of KENNEDALE Texas
EST. 1887
YOU'RE HERE YOUR HOME

FIRE DEPARTMENT

2024 ANNUAL REPORT

Our Mission

The mission of our fire department is the protection of life and property of the citizens of Kennedale through public education, fire prevention code enforcement, and the response of highly trained professional emergency response personnel.

Our Vision

To be a progressive, innovative, and dynamic organization, committed to excellence in the delivery of all its services.

Core Values

Professional * Respect * Integrity * Dedication * Excellence

"We take PRIDE in what we do"

Fire Administration – 4 personnel

Fire Chief – Eric Peterson
Fire Captain – Joey Craddock
Inspector / Investigator – Hansen Paskell
Administration Assistant – Rebecca Lee

Fire Operations – 18 (three shifts)

Lieutenant – 3
Apparatus Operator – 3
Firefighter/Paramedic - 12

Fire Station Apparatus / Ambulances

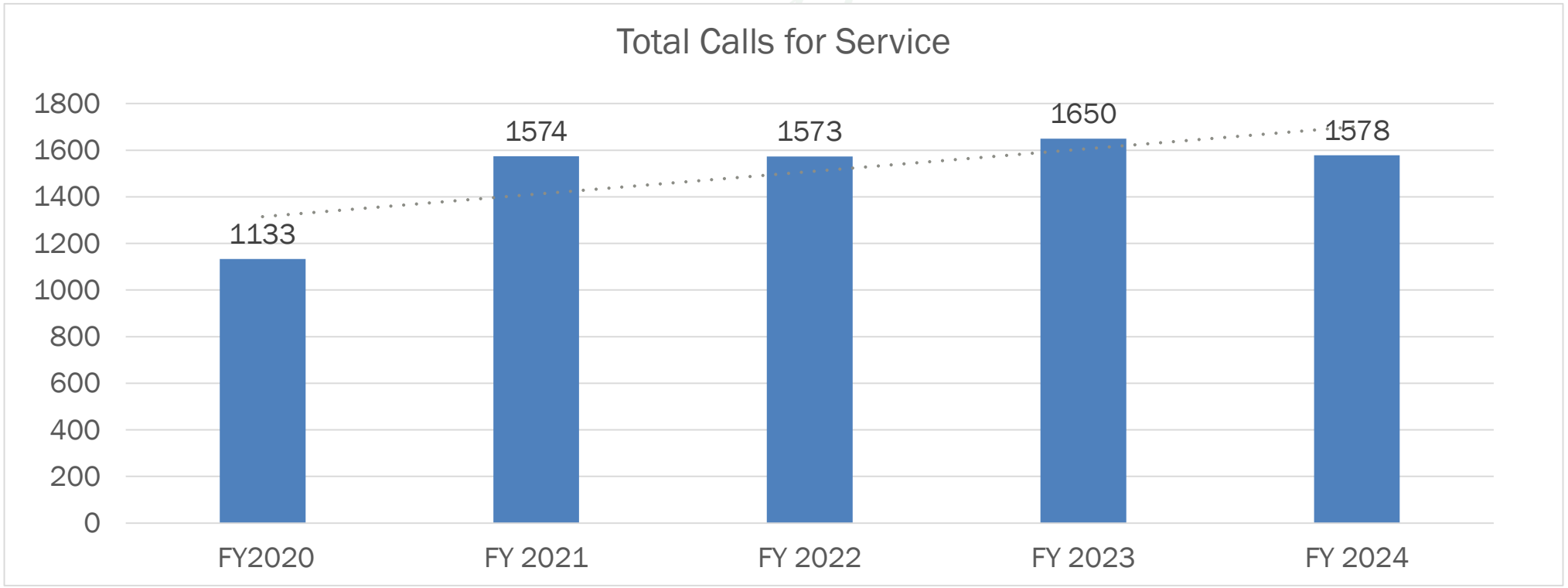
Engine 59
Brush 59
Medic 59

Engine 259 (reserve)
Medic 259 (reserve)
Utility 59 (special events)

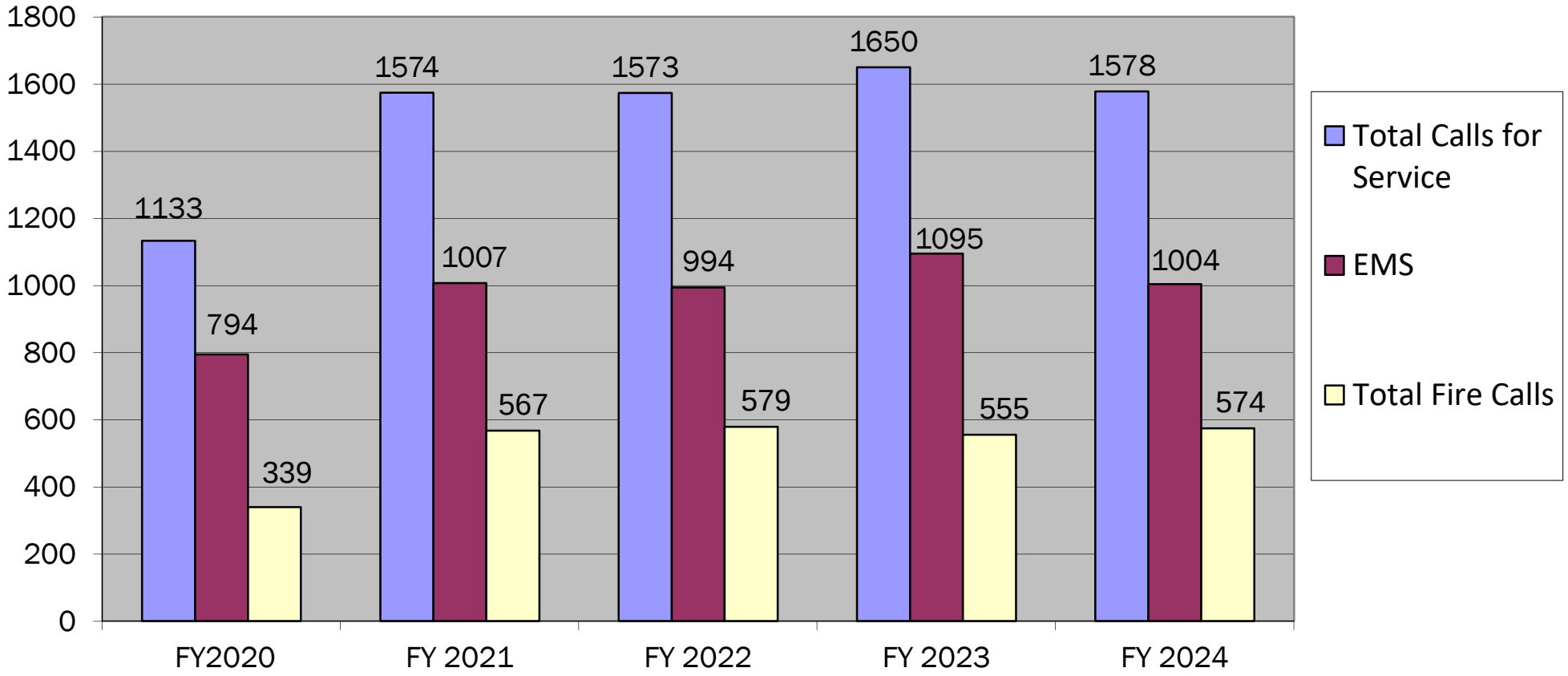
Total Calls for Service

Calls for service refer to the requests made to the fire department by members of the public for assistance with various issues or emergencies. In 2024 our total calls for service have decreased by 4.4%.

Total calls for service this year decreased to 1578.

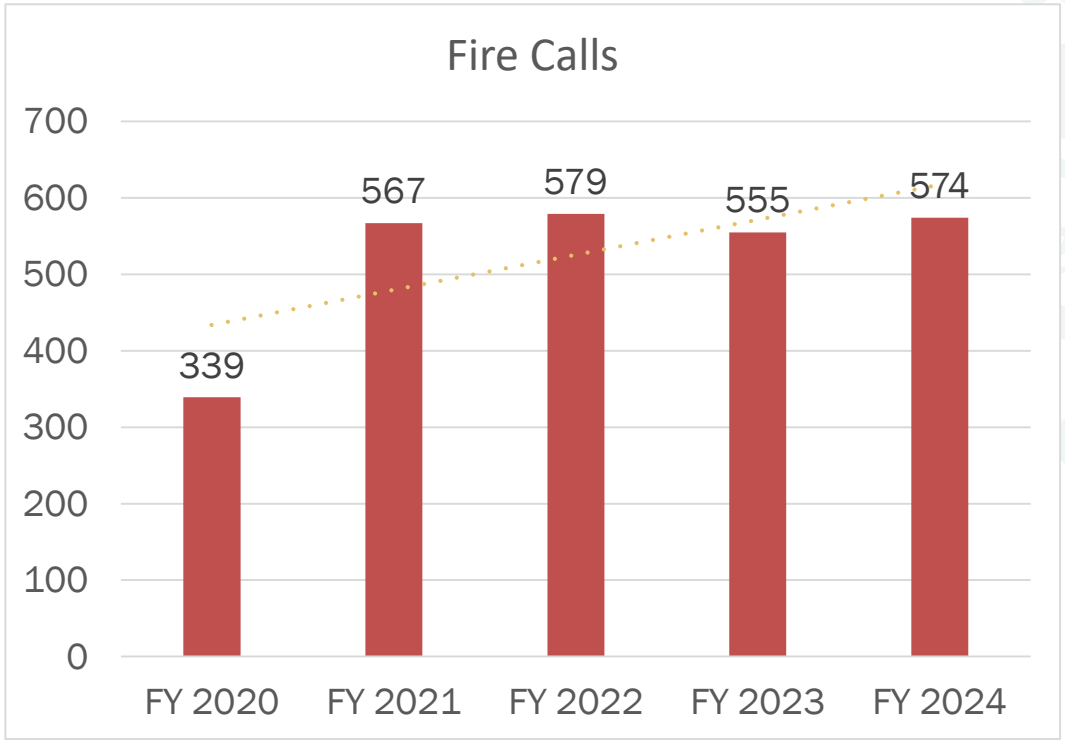


Calls for Service

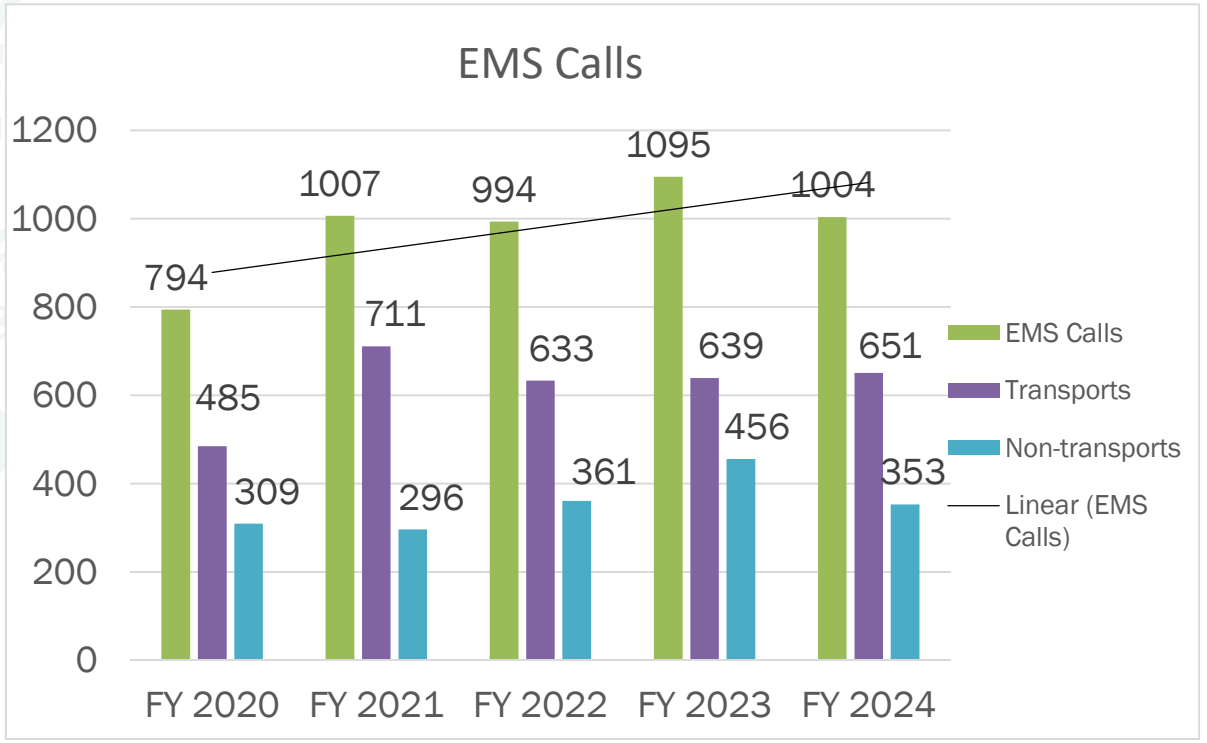


Calls for Service

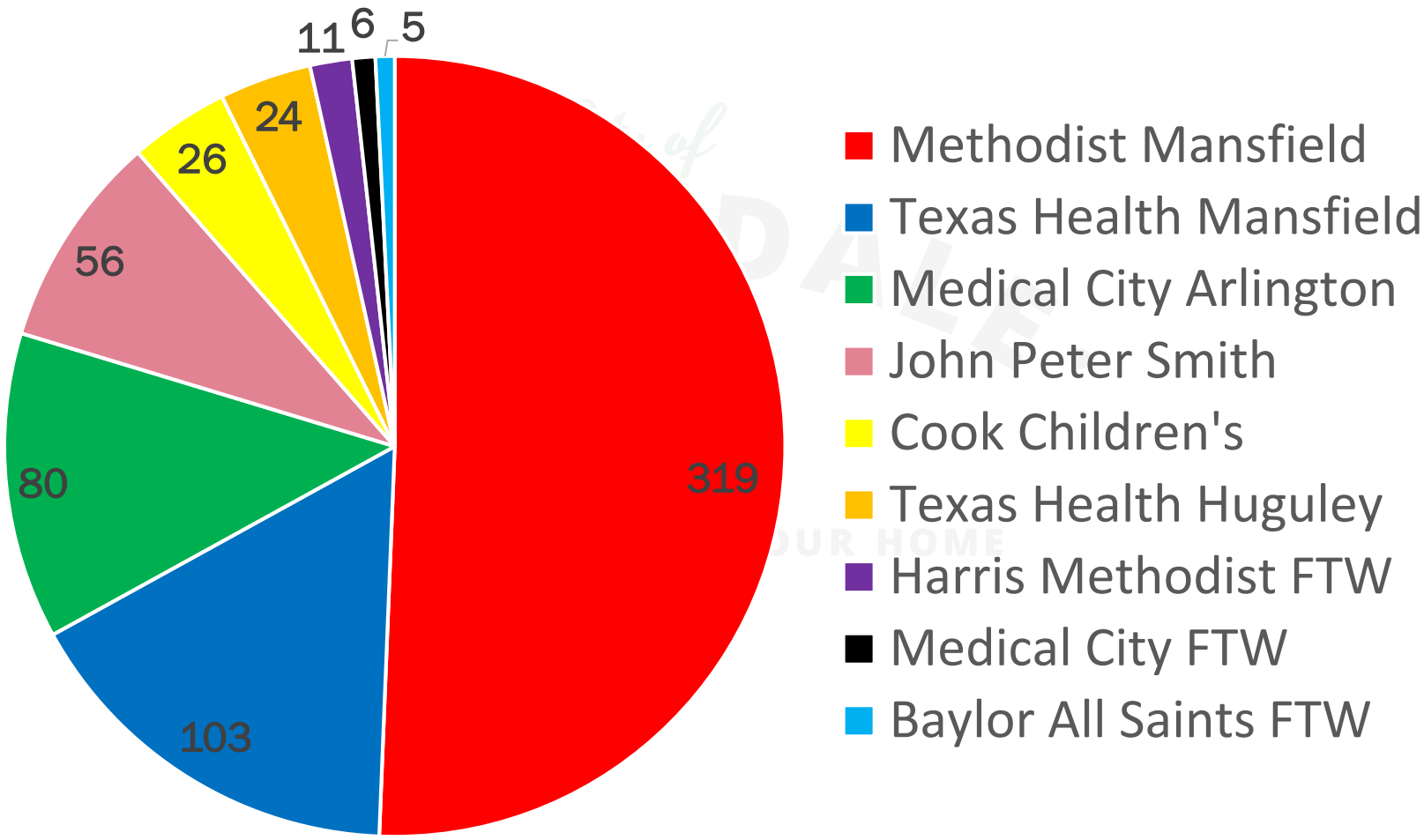
Fire Calls for Service have increased by 3.4%



Emergency Medical Services calls decreased by 8.3%, however transports increased by 1.9%



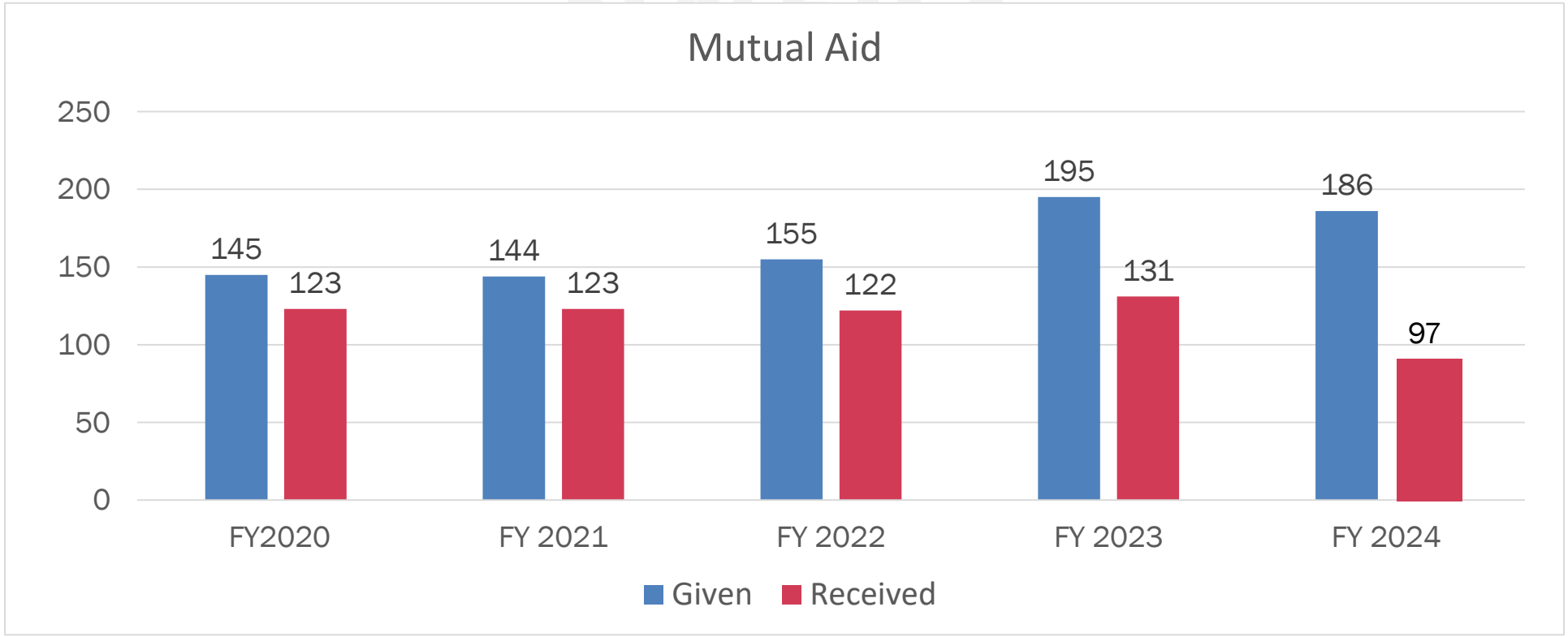
Ambulance Transport Destinations



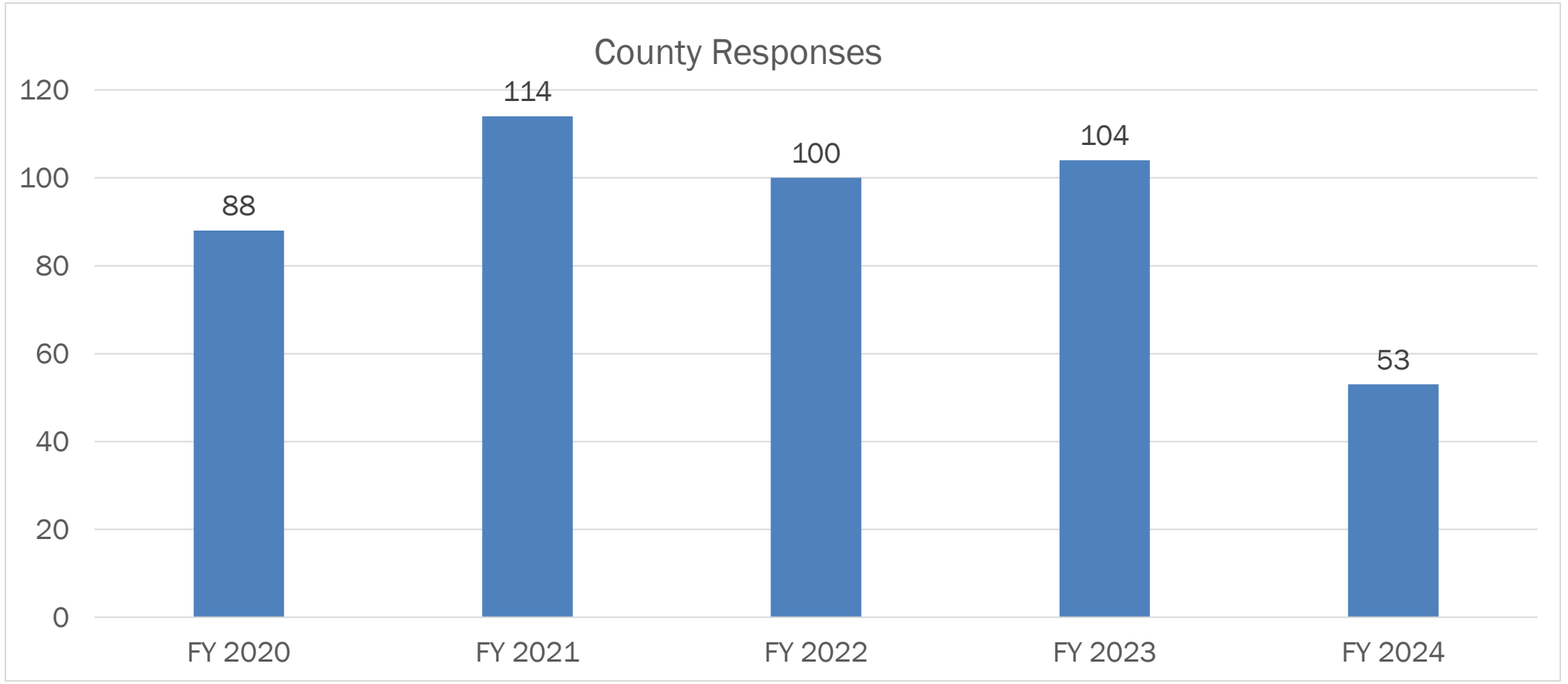
Total Transports - 651

Mutual Aid Responses

Mutual aid is a vital component of firefighting and emergency medical care. It refers to the practice of sharing resources and personnel between different fire departments and emergency services organizations in order to respond to a larger incidents or multiple calls in which our city is uncovered due to on previous calls.

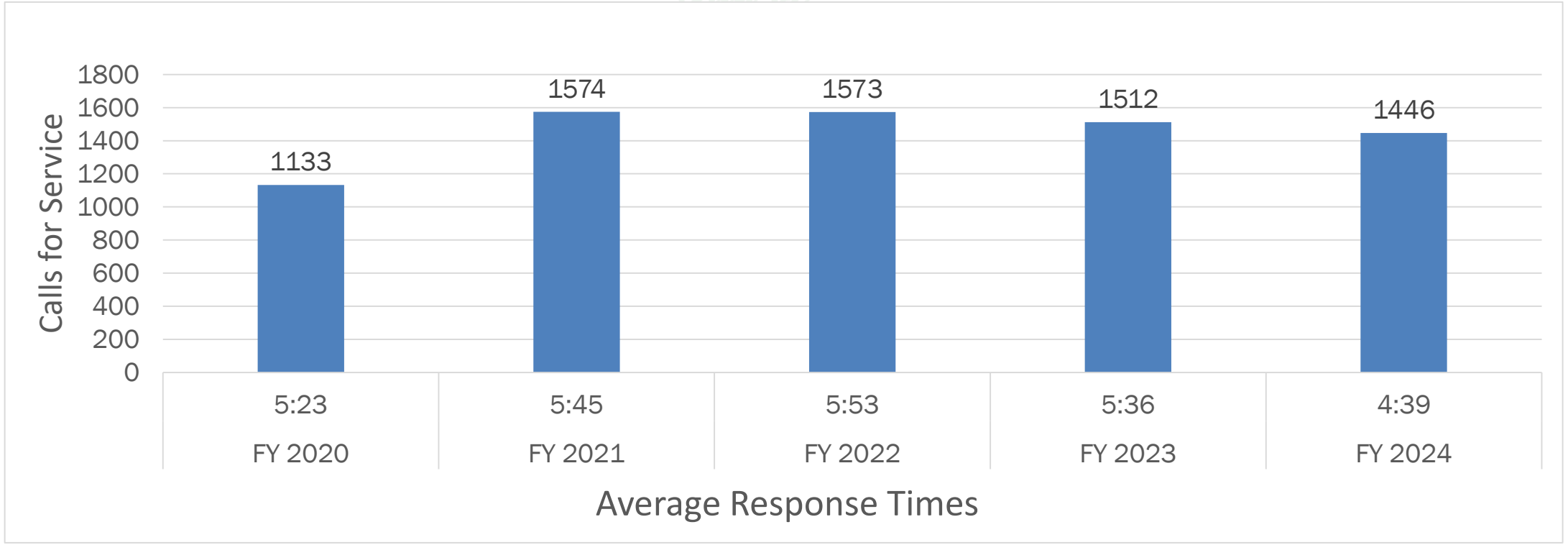


County Mutual Aid Responses (Given)



Response Times

Response time of emergency units is a measure of three individual components of the response sequence and can reveal a great deal of valuable information relating to service delivery.



Training

All of our Operations personnel maintain a Firefighter and Paramedic certification.

Minimum of 20 hours Fire continuing education
Minimum of 144 hours EMS continuing education

Advanced Certifications and Training

- Master Structural Fire Fighter — 2 personnel
- Fire Plans Examiner — 2 personnel
- Fire Instructor — 4 personnel
- Driver Operator — 2 personnel
- Fire Officer certification — 2 personnel
- Plans Examiner — 1 personnel

Fire Prevention

Fire Prevention efforts are an essential and effective strategy to minimize injuries and property loss in our community. The Fire Prevention Division is responsible for fire inspections, plans review, substandard housing, fire and arson investigations, and public fire safety education.

Fire Prevention – 115 Inspections

30 Fire Investigations

Fire Safety Programs

- Open House at our Fire Station
- Arthur Elementary
- Delany Elementary
- Kennedale Junior High
- Fellowship Academy
- Montessori Schools

New Equipment

City of KENNEDALE Texas EST. 1887
YOU'RE HERE YOUR HOME

Community Involvement

- Hometown Christmas - Fireworks
- Angel Tree
- Santa Around Town
- Kennedale BBQ Showdown
- Public Safety Open House
- Career Day
- Bark in the Park
- Kid Fish
- National Night Out
- 9-11 Memorial Event
- Trunk or Treat
- Veteran's Day Celebration
- Salvation Army Red Kettle
- Juneteenth Parade

Upcoming Goals

- Best Practices certification for Kennedale Fire Department
- Research and budget for a Quint – aerial ladder
- Increase Operations and Prevention staffing
- Increase Fire Officer / Leadership training
- Increase Community Fire Safety events
- Implement annual Citizens Fire Academy
- Open House at new Fire Station 59

Your Fire Department is on the move !

City of KENNEDALE Texas EST. 1887
YOU'RE HERE YOUR HOME

City of KENNEDALE Texas
EST. 1887
YOU'RE HERE YOUR HOME

ANY QUESTIONS?

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.F.

SUBJECT
2024 City of Kennedale Police Department Annual Report

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	FINAL The Kennedale Police Department Annual Presentation 2024 as of 03-13-2025	FINAL The Kennedale Police Department Annual Presentation 2024 as of 03-13-2025.pdf

City of KENNEDALE Texas EST. 1887

YOU'RE HERE YOUR HOME

THE KENNEDALE POLICE DEPARTMENT

Annual Report – 2023

City of KENNEDALE Texas EST. 1887

YOU'RE HERE YOUR HOME

MISSION STATEMENT

The Kennedale Police Department believes in community-oriented policing focusing on building TRUST, INTEGRITY, and PURPOSE with the intent to positively enhance the quality of life for our citizens, business owners, and visitors. Partnerships with our stakeholders will shape the priorities of our police agency.

CORE VALUES

- **We will treat everyone with dignity and respect**
- **We will be professional and progressive with a commitment to excellence**
- **We will be personally accountable for our actions at all times**
- **We will be role models for the community that we serve**

City of KENNEDALE Texas EST. 1887
YOU'RE HERE YOUR HOME

Chief's Message

It continues to be an honor and a privilege to serve the community that I call home.

As a resident of Kennedale, I have a vested interest in how well our police department performs. I continue to be amazed and proud of the members of our department. We have set very high standards for ourselves and thus far, I am happy to report that our officers have met those standards.

I am very proud of our accomplishments in 2024 and we will continue to seek new policing methods to improve our services. We will continue to serve the citizens of Kennedale with…

TRUST, INTEGRITY, and **PURPOSE.**

City of KENNEDALE Texas EST. 1887
YOU'RE HERE YOUR HOME

Management Team

Eric Carlson
Captain

Ryan Heath
Sergeant

Robert Yarbrough
Sergeant

Tim Scott
Sergeant

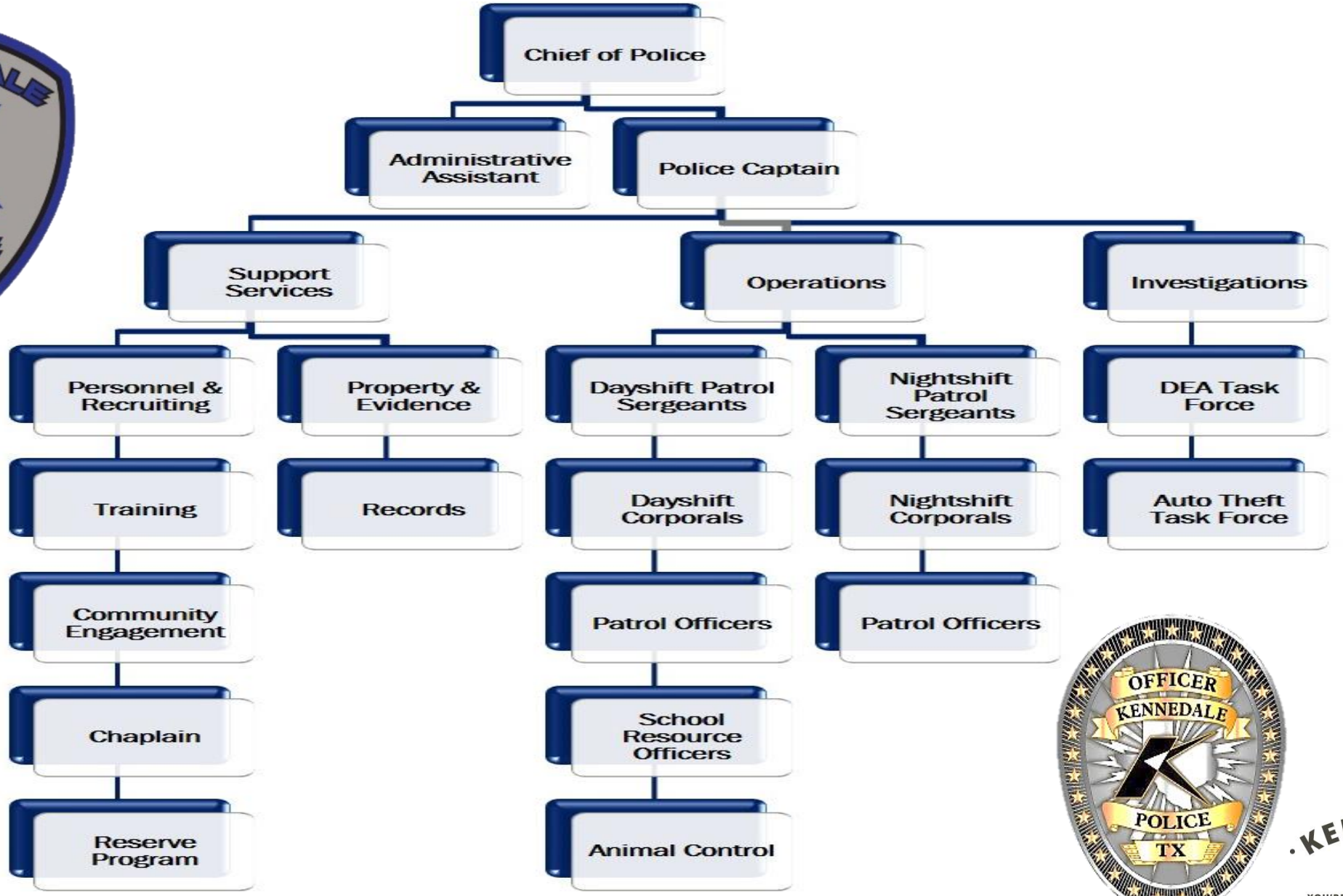
City of KENNEDALE Texas EST. 1887
YOU'RE HERE YOUR HOME

Staffing

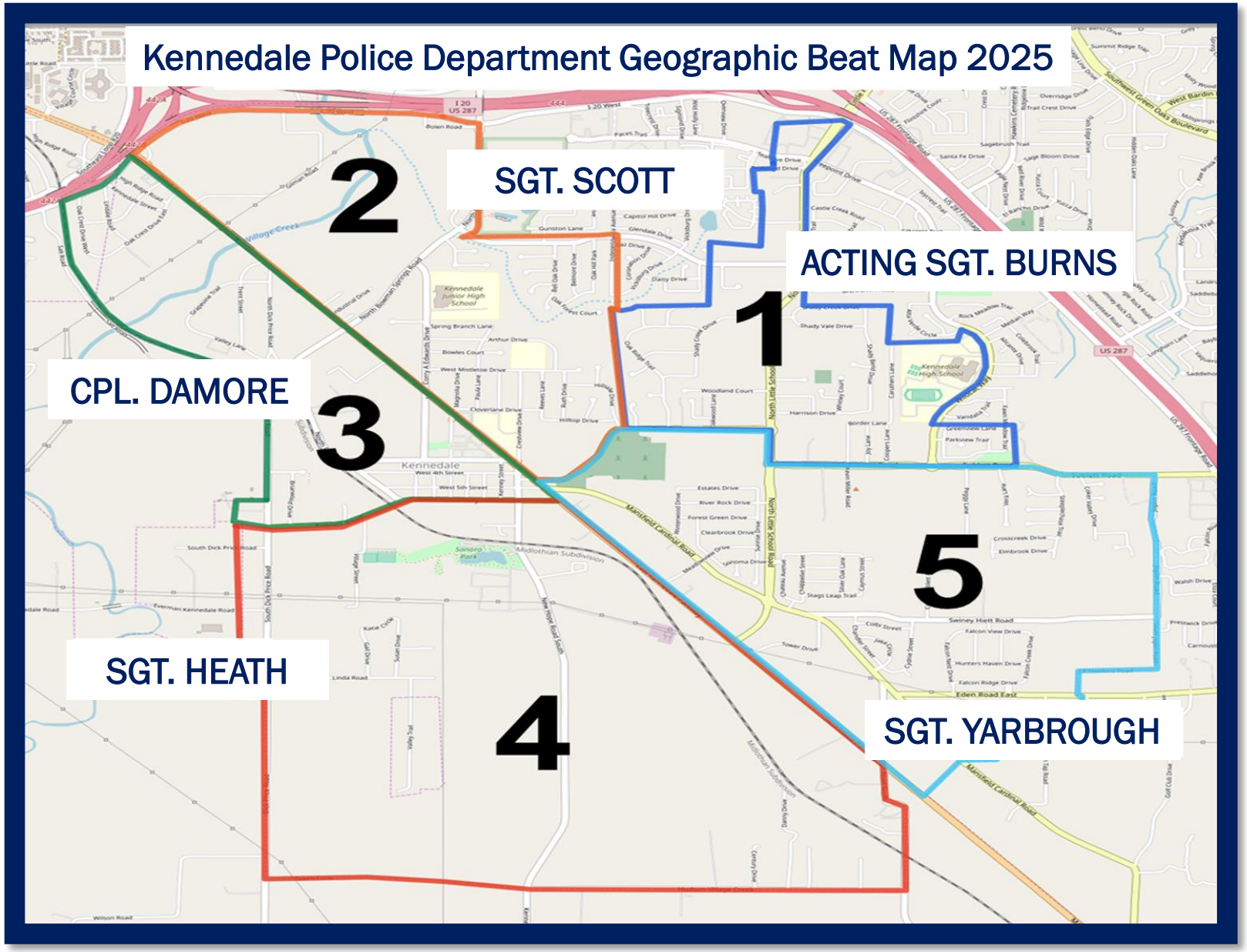
Positions				
POLICE CHIEF	1.0	1.0	1.0	1.0
POLICE CAPTAIN	1.0	1.0	1.0	1.0
SERGEANT	3.0	3.0	3.0	4.0
CORPORAL	1.0	1.0	3.0	4.0
DETECTIVE	2.0	2.0	2.0	2.0
OFFICER	8.0	8.0	6.0	4.0
COMMUNITY ENGAGEMENT OFFICER			1.0	1.0
AUTO THEFT TASK FORCE OFFICER	1.0	1.0	1.0	1.0
DEA TASK FORCE OFFICER	1.0	1.0	1.0	1.0
SCHOOL RESOURCE OFFICER	2.0	2.0	2.0	2.0
RESERVE POLICE OFFICER (NON-PAID)	1.0	1.0	1.0	1.0
ANIMAL CONTROL OFFICER	1.0	1.0	1.0	1.0
EVIDENCE/RECORDS CLERK	1.0	1.0	1.0	1.0
ADMINISTRATIVE ASSISTANT	1.0	1.0	1.0	1.0
TOTAL POLICE POSITIONS	**24.00**	**24.00**	**25.00**	**25.0**

City of KENNEDALE Texas EST. 1887
YOU'RE HERE YOUR HOME

Organizational Chart



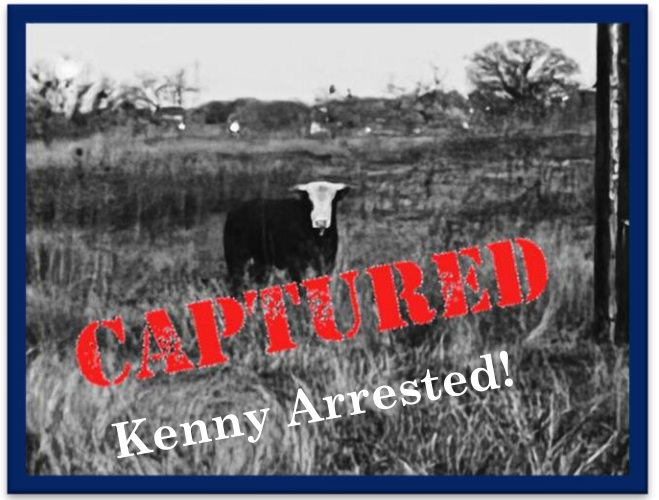
Geographic Responsibilities



City of KENNEDALE Texas EST. 1887
YOU'RE HERE YOUR HOME

2024 Year in Review

The department was very active again in 2024 with a number of accomplishments.



City of KENNEDALE Texas EST. 1887
YOU'RE HERE YOUR HOME

2024 Year in Review (cont.)

City of KENNEDALE Texas EST. 1887
YOU'RE HERE YOUR HOME

2024 Year in Review – Executive Level Training

FBI-LEEDA

Law Enforcement Executive Development Association

Certificate of Completion

Presented to

STEVEN CARLSON

For the succesful completion of the

921st Command Leadership Institute
Arlington, TX – June 17 – 21, 2024
28 Contact Hours

Dr. Joel Fitzgerald, Sr.
Joel F. Fitzgerald, Sr. Ph.D., President
FBI-LEEDA, Inc.

Jacques S. Battiste, Executive Director
FBI-LEEDA, Inc.

FBI-LEEDA

Law Enforcement Executive Development Association

Certificate of Completion

Presented to

ROBERT YARBROUGH

For the succesful completion of the

1077th Supervisor Leadership Institute
Arlington, TX – March 18 – 22, 2024
28 Contact Hours

Jacques S. Battiste, Executive Director
FBI-LEEDA, Inc.

Arlington Police Department

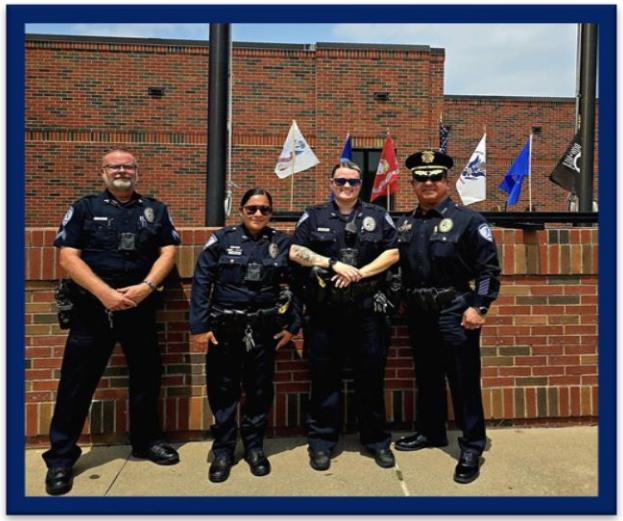
City of KENNEDALE Texas
EST. 1887
YOU'RE HERE YOUR HOME

2024 Year in Review - Events

911 Memorial

First Responder Day

School Details



KISD Memorial Day

Bicycle Safety Event

Bark in the Park

City of KENNEDALE Texas EST. 1887
YOU'RE HERE YOUR HOME

2024 Year in Review – Events (cont.)

Halloween Detail

Hometown Christmas

Trunk or Treat

City of KENNEDALE Texas EST. 1887
YOU'RE HERE YOUR HOME

2024 Year in Review – National Night Out

City of KENNEDALE Texas EST. 1887
YOU'RE HERE YOUR HOME

2024 Major Accomplishments - General

- Intern partnerships with Mansfield ISD & Texas Christian University Criminal Justice Programs
- Community Engagement outreach programs:
  - Faith and Blue
  - Business Crime Prevention Coalition
  - Peace Officer Angel Foundation
  - Dog Walker Watch
- Participation in Texas Rangers and Dallas Cowboys First Responder Appreciation Events
- New YouTube Channel

2024 Major Accomplishments
Hiring & Promotions

Almost full staffing all year long!

City of KENNEDALE Texas
EST. 1887
YOU'RE HERE YOUR HOME

By the Numbers

Calls for Service Comparison

YR 2022 – 5,029

YR 2023 – 5,142

YR 2024 – 4,225 **↓ 17.8%**

Average Committed Time per Call:

YR 2022 – 28:37 mins.

YR 2023 – 37:17 mins.

YR 2024 – 32:06 mins. **↓ 5.11 mins.**

Self-Initiated Traffic Enforcement:

YR 2021 – 1,839

YR 2022 – 3,823

YR 2023 – 5,720

YR 2024 – 7,962 **↑ 39.2%**

Traffic Violations:

YR 2022 – 1,226

YR 2023 – 2,100

YR 2024 – 3,086 **↑ 49.9%**

Business Checks

YR 2022 – 2,631

YR 2023 – 2,700

YR 2024 – 3,760 **↑ 39.3%**

City of KENNEDALE Texas EST. 1887
YOU'RE HERE YOUR HOME

Crime Statistics - 2024

SRS Summary Report

Printed On: 03/11/2025

Page 1 of 1

Beginning Date: 01/01/2024

Ending Date: 12/31/2024

Return A

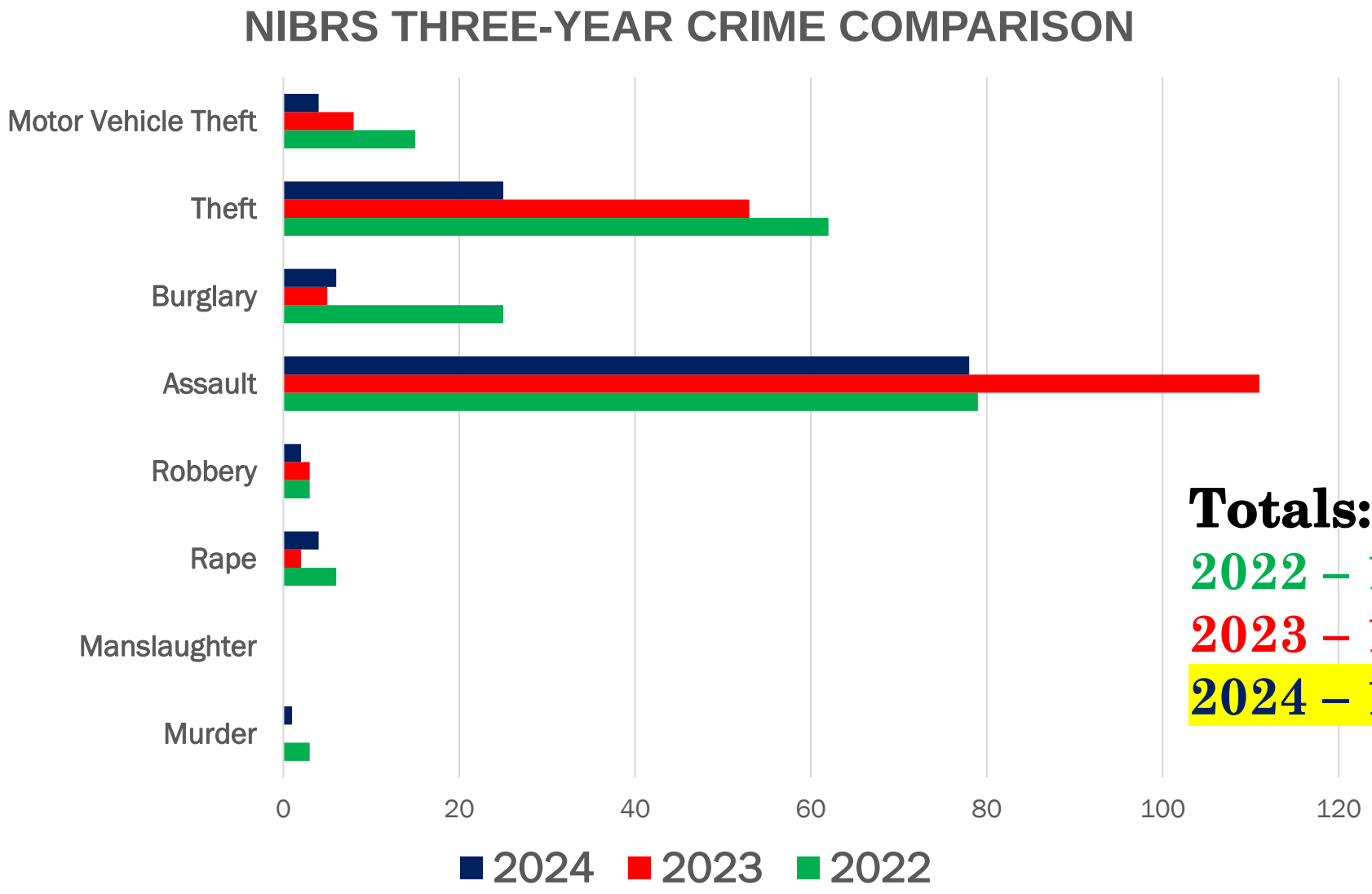
Agency: KENNEDALE PD

Classification of Offenses	Offenses Reported	Unfounded	Actual Offenses	Tot. Offenses Cleared	Clearances Involving Persons Under 18 Yr. of Age
Murder/NonNegligent Homicide(Total)	**1**	**0**	**1**	**0**	**0**
Manslaughter by Negligence(Total)	**0**	**0**	**0**	**0**	**0**
Rape(Total)	**4**	**0**	**4**	**1**	**0**
Rape	3	0	3	0	0
Attempted Rape	1	0	1	1	0
Robbery(Total)	**2**	**0**	**2**	**0**	**0**
Robbery - Firearm	2	0	2	0	0
Robbery - Knife or Cutting Instrument	0	0	0	0	0
Robbery - Other Dangerous Weapon	0	0	0	0	0
Robbery - StrongArm(Hands,Fists,Feet,etc)	0	0	0	0	0
Assault(Total)	**78**	**0**	**78**	**20**	**4**
Assault - Knife or Cutting Instrument	0	0	0	0	0
Assault - Firearm	11	0	11	6	3
Assault - Other Dangerous Weapon	0	0	0	0	0
Assault - StrongArm(Hands,Fists,Feet,etc)	0	0	0	0	0
Assault - Other(Simple, Not Aggravated)	67	0	67	14	1
Burglary(Total)	**6**	**0**	**6**	**0**	**0**
Burglary - Forcible Entry	5	0	5	0	0
Burglary - Unlawful Entry(No Force)	1	0	1	0	0
Burglary - Attempted Forcible Entry	0	0	0	0	0
Larceny(Total) - Theft(Excluding Motor Vehicles)	**25**	**0**	**25**	**2**	**0**
Motor Vehicle Theft(Total)	**4**	**0**	**4**	**0**	**0**
Motor Vehicle Theft - Autos	3	0	3	0	0
Motor Vehicle Theft - Trucks and Buses	1	0	1	0	0
Motor Vehicle Theft - Other Vehicles	0	0	0	0	0
Grand Total	**120**	**0**	**120**	**23**	**4**

City of KENNEDALE Texas EST. 1887

YOU'RE HERE YOUR HOME

Crime Statistics – Major Differences



Totals:

2022 – 193

2023 – 182

2024 – 120

City of KENNEDALE Texas EST. 1887

YOU'RE HERE YOUR HOME

Training Milestones

Training is critical in modern law enforcement:

- **Reduces liability**
- **Improves job performance**
- **Creates new avenues of learning, i.e., seeking additional training & college courses**

Total number of training hours - 2024:	**3,136**	**↑ 12%**
Total number of training hours - 2023:	**2,758**	
Average training hours per employee 2024:	**125.44**	**↑ 14%**
Average training hours per employee 2023:	**110.32**	

✪ **Monthly training target: 4 hours**

City of KENNEDALE Texas EST. 1887
YOU'RE HERE YOUR HOME

What's Next & 2025 Goals

- Citizens on Patrol (COP)
- Drone program
- Additional critical response training – H.B. 33
- Additional supervisor training and development
- Citizens Police Academy & Alumni Association
- Rank #1 for National Night Out
- Explore the International Chiefs of Police Accreditation
- Additional budgetary considerations to address growth and future needs

City of KENNEDALE Texas EST. 1887
YOU'RE HERE YOUR HOME

THANK YOU FOR YOUR ATTENTION!

City of KENNEDALE Texas
EST. 1887
YOU'RE HERE YOUR HOME

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.G.

SUBJECT
2024 City of Kennedale City Secretary and Human Resources Department Annual Report

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Office of The City Secretary 2024 Year ep	Office of The City Secretary 2024 Year ep.pdf
2.	Human Resources 2024 Year in	Human Resources 2024 Year in.pdf

City of KENNEDALE Texas
EST. 1887
YOU'RE HERE YOUR HOME

Office of The City Secretary
2024 Year in Review

Presented by Bobbie Jo Taylor, TRMC, CMC

City Secretary

What is a City Secretary?

Every city in Texas is required by law to have a city clerk/secretary. This position is the only position required by law once a city incorporates. Kennedale's City Secretary is appointed by action of the council upon recommendation by the City Manager. The duties of a city secretary are set by state law, and in a Home Rule Government, the City Charter. The City Secretary is an Officer of the City which provides for accessibility in local government, oversees elections, ensures that the city adheres to the Open Meetings Act and more.

City Secretary Objectives

- Uphold Public Trust in Kennedale's Local Government with respect, ethics, transparency, and without prejudice to staff, the public, and members of the council.
- Utilize management practices to stay abreast of the latest laws to ensure the integrity of the office.
- Maintain vital education in all aspects of the office including maintaining certifications and continuing education.
- Improve citizens' access to local government by providing accurate and timely information.

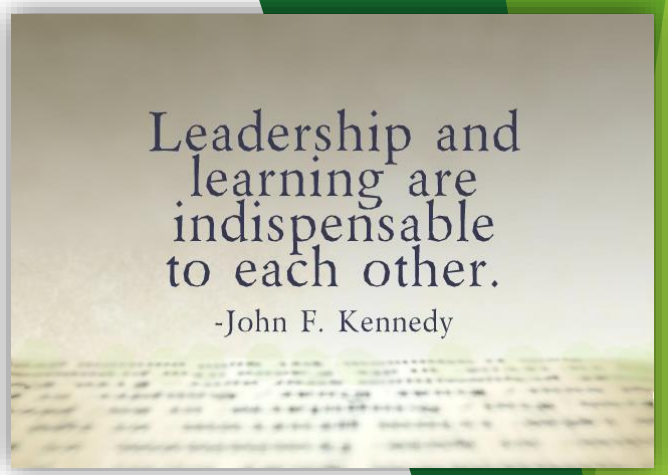
Legislative Related Duties

- Agenda, Agenda Packets, and Minutes
- Public Information Requests
- Records Management
- Election Administration
- Texas Alcoholic Beverage Commission Applications and BINGO
- Legal Notices
- Maintaining and updating municipal codes
- Maintaining the official city seal
- Attesting all official documents

2024 City Secretary Office By the Numbers

- 240 Public Information Requests – 10% increase from 2023
- Public Meetings Attended
  - 13 - City Council
  - 6 - EDC
  - 2 Planning and Zoning
  - 2 Keep Kennedale Beautiful
  - 1 Parks and Recreation
    - Totaling approximately 57 In Session Hours
- 14 Ordinances, 7 Resolutions, 13 Proclamations
- 44 Attested/Certified Documents
  - Includes Ordinances, Resolutions, Minutes, Interlocal Agreements and more
- 66 Citizen Comments (city council meetings only)

2024 City Secretary Training



- Obtained 2nd TRMC Re-Certification
- Obtained Master Municipal Clerk Designation
- TABC Training with the Yellow Rose Chapter of TMCA – new applications for Beer and Wine Sales
- Understanding new DOJ ruling on Disabilities
- Trained other departments on set-up and process of preparing for live public meetings.
- Trained other departments on CivicClerk Agenda Management Software
  - Training is ongoing. I have begun recording training session with step by step instruction, which can be viewed at later times, if needed.

2024 City Secretary Office Activity

- 2024 General Election/2024 Run-Off/Special Charter Election
  - Notices/Required Files (some notices are required in English, Spanish, and Vietnamese)
    - Ballot Approval – Print and Audio Files
    - Certificate of Election
    - Notice of Election
    - Statement of Election Official and Oath of Office Provided
    - Campaign Finance Reports uploaded to website
    - Approved Charter Certification sent to state per state law

2024 City Secretary Office Activity

- 2025 General Election
  - Website Compliance with HB 305
  - Secured Certified Translation Support for Spanish and Vietnamese notice requirements
  - Notice of Application to be placed on the ballot issued 12.16
  - Draft of Ordinance to call Election approved at January Council Meeting to Call May 3, 2025 Election
  - Candidate Filing Packet – available online and in print
    - Includes – Brief Overview of Election and required paperwork to file as a candidate
  - Full Election Candidate Packet – available online with print if requested
    - Includes – City Council Information, Meeting Information, City Charter, Election Calendar, Handbook for Mayors and Councilmembers, Filing Schedules and more

2024 City Secretary Office Activity

- Texas Municipal League (TML)
  - Hosted TML Region 8 Meeting
  - TML Conference - Worked with City Secretaries from Corpus Christi and Webster to create content for two TML Conference Sessions
    - Unveiling Dynamics of Election Services and Contracts
    - Navigating Ethical Leadership in a Complex World
- Record Management
  - Appointed Records Management Officer by Council Action
  - Gained Compliance with Texas State Library and Archives Commission (TSLAC)
  - In a joint effort with staff brought all stored records back in-house to digitally scan files, including 28 Boxes of City Secretary related materials.
- Garbage Request For Proposal Process
  - Drafted the Request for Proposal
  - Held Pre-Bid Meeting with Contractors
  - Bids Received for Review 12.27.2024

2024 City Secretary Office Activity

- Office Procedural Changes
  - Updated Agenda formatting
  - Public Information Data Sheets Updated
  - Master Ordinance and Resolution Listing Updated
- Assigned Duties
  - Liaison for information between City Staff and City Attorney re: Employee Investigations, including scheduling meetings with staff, uploading correspondence, and communications with City Attorney's Office
  - Acted as Board Secretary for Planning and Zoning during processing of new hire, including posting of agenda, attending meetings, facilitating citizen comments, and minutes
  - Worked with the Court Administrator to facilitate a clean up day for City Hall

City of KENNEDALE Texas EST. 1887

YOU'RE HERE YOUR HOME

Human Resources 2024 Year in Review

Presented by Bobbie Jo Taylor, TRMC, MMC

City Secretary

Mission Statement

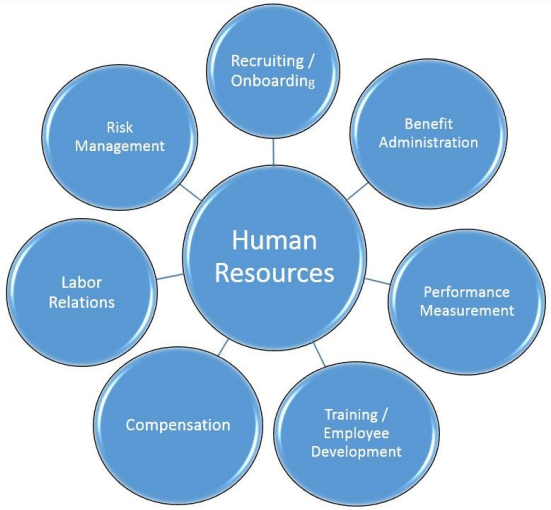
- The City of Kennedale's Human Resources Department provides guidance and assistance to all staff members within each department.

Vision Statement

- To provide exceptional human resource services for current, former, and future employees.

What does Human Resources do?

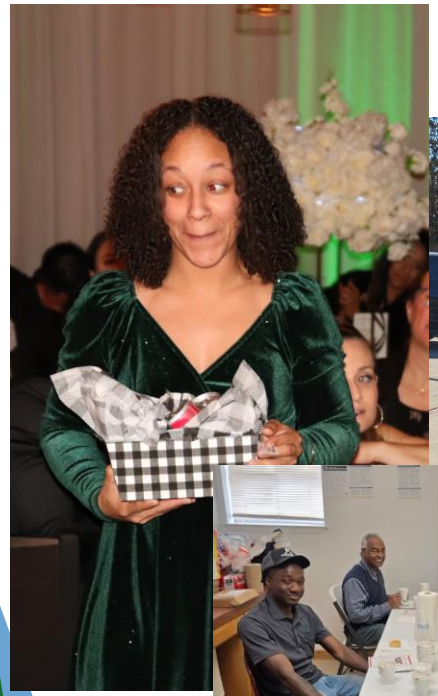
- Maintains recruitment and hiring processes
- Manages Classification and Compensation Plans
- Maintains Employment Records
- Employee Relations
- Comply with State, Federal, and Local Employment Laws
- Employee Onboarding and Exit Interviews
- Benefit Administration
- New Employee Training



2024 Human Resources By the Numbers

- 73 Current Employees
- 12 Monthly Employee Socials
- 4 Mandatory Employee Training Classes
  - Active Shooter
  - Stop the Bleed
  - Cyber Security
  - Sexual Harassment

2024 Human Resources
Employee Retention



- Step plan introduced in 25/26 Budget Year. 0% turn-over from 10/01-12/31
- 1 Retiree in 2025
- **2.74% Current Turn-over Rate**

2024 Human Resources Accomplishments

- Converted to manual verification of employment status to Everify
- Updated Exit Interview process
- Updated Employee Onboarding process
- Facilitated the Hiring Process of all new employees
- Completed exit interviews with all exiting employees
- Completed Open Enrollment with Brinson Benefits ensuring a timely and successful Open Enrollment Process
- Received the required training to be able to process new hire background checks

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.

SUBJECT
REPORTS AND ANNOUNCEMENTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.1.

SUBJECT
Updates from the City of Kennedale Mayor and City Council

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.2.

SUBJECT
Updates from the City of Kennedale City Manager

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.3.

SUBJECT
Financial Reports for the City and/or the EDC

ORIGINATED BY
Jonathan Horton, Finance Director

SUMMARY

RECOMMENDATION
No Action Required

ATTACHMENTS

1.	February Financial Report for Council	February Financial Report for Council.pdf

CITY OF KENNEDALE
MONTHLY FINANCIAL REPORT
Month Ended February 2025
EXECUTIVE OVERVIEW

TO	Mayor and Members of City Council Darrell Hull, City Manager
FROM	Jon Horton, Finance Director
DATE	March 18, 2025
SUBJECT	Monthly Financial Report for February 2025

Below is an overview of the monthly financial results for the current fiscal year through February. Detail schedules for each fund are attached for your review.

Results through February represent 41.7% of the fiscal year.

GENERAL FUND (01)

- ◊ Property tax revenues received year-to-date $5,961,682; 96.0% of total budget; prior year receipts through February were 96.2% of budget.
- ◊ Sales tax revenues received year-to-date $600,484; 25.1% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December; November in January
- ◊ Prior year sales tax receipts receipts through February were 26.8% of budget.
- ◊ General Fund expenditures year-to-date $4,835,803; 37.3% of total budget
- ◊ Fund Balance year-to-date is $7,462,537; 210 days of total budgeted expenditures and transfers out

WATER/SEWER FUND (10)

- ◊ *Water service sales year-to-date $975,907; 29.1% of budget
- ◊ *Sewer service sales year-to-date $808,196; 34.99% of budget
- ◊ Utility Billing and Operations expenditures year-to-date $2,750,185; 58.2% of total budget

STORMWATER FUND (07)

- ◊ *Drainage fees year-to-date $92,903; 33.2% of budget
- ◊ Stormwater Fund expenditures year-to-date $111,304; 42.09% of total budget
- ◊ Working Capital year-to-date is $805,010; 1,111 days of total budgeted expenditures and transfers out

EDC FUND (15)

- ◊ Sales tax revenues received year-to-date $199,886; 20.2% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December; November in January
- ◊ Rental fees for the Shopping Center year-to-date $148,600; 47.8% of total budget
- ◊ EDC Operations expenditures year-to-date $358,547; 30.4% of total budget
- ◊ EDC Town Shopping Center expenditures year-to-date $43,546; 16.1% of total budget
- ◊ Fund Balance year-to-date is $2,165,323; 650 days of total budgeted expenditures and transfers out.

*Indicates February activity was not available at time of publish.

City of Kennedale, TX

Budget Report for Short Fiscals

Group Summary

For Fiscal: 2024-2025 Period Ending: 02/28/2025

Progra…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 01 - GENERAL FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	12,409,117.00	12,409,117.00	994,485.45	8,079,412.39	-4,329,704.61	65.11%
Department: 00 - REVENUE Total:	**12,409,117.00**	**12,409,117.00**	**994,485.45**	**8,079,412.39**	**-4,329,704.61**	**65.11%**
Revenue Total:	**12,409,117.00**	**12,409,117.00**	**994,485.45**	**8,079,412.39**	**-4,329,704.61**	**65.11%**
Expense						
Department: 01 - CITY MANAGER						
01 - Operations	378,229.00	378,229.00	27,992.66	141,335.54	236,893.46	37.37%
Department: 01 - CITY MANAGER Total:	**378,229.00**	**378,229.00**	**27,992.66**	**141,335.54**	**236,893.46**	**37.37%**
Department: 02 - MAYOR AND COUNCIL						
01 - Operations	201,950.00	201,950.00	13,001.77	75,077.48	126,872.52	37.18%
Department: 02 - MAYOR AND COUNCIL Total:	**201,950.00**	**201,950.00**	**13,001.77**	**75,077.48**	**126,872.52**	**37.18%**
Department: 03 - CITY SECRETARY						
01 - Operations	215,458.00	215,458.00	12,723.57	81,331.93	134,126.07	37.75%
Department: 03 - CITY SECRETARY Total:	**215,458.00**	**215,458.00**	**12,723.57**	**81,331.93**	**134,126.07**	**37.75%**
Department: 04 - MUNICIPAL COURT						
01 - Operations	320,764.00	320,764.00	21,732.07	107,979.54	212,784.46	33.66%
Department: 04 - MUNICIPAL COURT Total:	**320,764.00**	**320,764.00**	**21,732.07**	**107,979.54**	**212,784.46**	**33.66%**
Department: 05 - HUMAN RESOURCES						
01 - Operations	210,081.00	210,081.00	54,351.18	106,958.87	103,122.13	50.91%
Department: 05 - HUMAN RESOURCES Total:	**210,081.00**	**210,081.00**	**54,351.18**	**106,958.87**	**103,122.13**	**50.91%**
Department: 07 - FINANCE						
01 - Operations	581,973.00	581,973.00	29,024.38	252,405.02	329,567.98	43.37%
Department: 07 - FINANCE Total:	**581,973.00**	**581,973.00**	**29,024.38**	**252,405.02**	**329,567.98**	**43.37%**
Department: 09 - POLICE						
01 - Operations	3,698,958.00	3,698,958.00	213,674.67	1,579,113.92	2,119,844.08	42.69%
02 - SRO Program	217,094.00	217,094.00	17,354.46	89,654.83	127,439.17	41.30%
Department: 09 - POLICE Total:	**3,916,052.00**	**3,916,052.00**	**231,029.13**	**1,668,768.75**	**2,247,283.25**	**42.61%**
Department: 10 - FIRE						
01 - Operations	3,346,070.00	3,346,070.00	212,439.94	1,060,203.95	2,285,866.05	31.69%
11 - Purchasing	7,500.00	7,500.00	0.00	8,800.59	-1,300.59	117.34%
Department: 10 - FIRE Total:	**3,353,570.00**	**3,353,570.00**	**212,439.94**	**1,069,004.54**	**2,284,565.46**	**31.88%**
Department: 12 - COMMUNITY DEVELOPMENT						
01 - Operations	693,806.00	693,806.00	33,362.39	192,525.60	501,280.40	27.75%
Department: 12 - COMMUNITY DEVELOPMENT Total:	**693,806.00**	**693,806.00**	**33,362.39**	**192,525.60**	**501,280.40**	**27.75%**
Department: 16 - SENIOR CITIZEN CENTER						
01 - Operations	101,900.00	101,900.00	3,332.36	43,011.77	58,888.23	42.21%
Department: 16 - SENIOR CITIZEN CENTER Total:	**101,900.00**	**101,900.00**	**3,332.36**	**43,011.77**	**58,888.23**	**42.21%**
Department: 17 - LIBRARY						
01 - Operations	590,536.00	590,536.00	35,171.72	183,914.22	406,621.78	31.14%
Department: 17 - LIBRARY Total:	**590,536.00**	**590,536.00**	**35,171.72**	**183,914.22**	**406,621.78**	**31.14%**
Department: 18 - COMMUNICATIONS						
01 - Operations	23,500.00	23,500.00	0.00	320.60	23,179.40	1.36%
Department: 18 - COMMUNICATIONS Total:	**23,500.00**	**23,500.00**	**0.00**	**320.60**	**23,179.40**	**1.36%**
Department: 20 - PUBLIC WORKS						
03 - Streets	1,379,928.00	1,379,928.00	71,899.43	442,117.36	937,810.64	32.04%
04 - Parks	112,500.00	112,500.00	2,937.39	15,957.31	96,542.69	14.18%

Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Department: 20 - PUBLIC WORKS Total:	**1,492,428.00**	**1,492,428.00**	**74,836.82**	**458,074.67**	**1,034,353.33**	**30.69%**
Department: 90 - NON DEPARTMENTAL						
01 - Operations	865,895.00	865,895.00	29,885.17	455,094.10	410,800.90	52.56%
Department: 90 - NON DEPARTMENTAL Total:	**865,895.00**	**865,895.00**	**29,885.17**	**455,094.10**	**410,800.90**	**52.56%**
Expense Total:	**12,946,142.00**	**12,946,142.00**	**778,883.16**	**4,835,802.63**	**8,110,339.37**	**37.35%**
Fund: 01 - GENERAL FUND Surplus (Deficit):	**-537,025.00**	**-537,025.00**	**215,602.29**	**3,243,609.76**	**3,780,634.76**	**-604.00%**
Fund: 02 - GENERAL DEBT SERVICE FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	2,906,789.00	2,906,789.00	171,698.46	2,297,962.42	-608,826.58	79.06%
Department: 00 - REVENUE Total:	**2,906,789.00**	**2,906,789.00**	**171,698.46**	**2,297,962.42**	**-608,826.58**	**79.06%**
Revenue Total:	**2,906,789.00**	**2,906,789.00**	**171,698.46**	**2,297,962.42**	**-608,826.58**	**79.06%**
Expense						
Department: 21 - DEBT SERVICE						
06 - Debt Service	2,603,769.00	2,603,769.00	387,530.00	2,313,583.26	290,185.74	88.86%
Department: 21 - DEBT SERVICE Total:	**2,603,769.00**	**2,603,769.00**	**387,530.00**	**2,313,583.26**	**290,185.74**	**88.86%**
Expense Total:	**2,603,769.00**	**2,603,769.00**	**387,530.00**	**2,313,583.26**	**290,185.74**	**88.86%**
Fund: 02 - GENERAL DEBT SERVICE FUND Surplus (Deficit):	**303,020.00**	**303,020.00**	**-215,831.54**	**-15,620.84**	**-318,640.84**	**-5.16%**
Fund: 04 - CAPITAL PROJECTS FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	128,200.00	128,200.00	804.46	52,042.51	-76,157.49	40.59%
Department: 00 - REVENUE Total:	**128,200.00**	**128,200.00**	**804.46**	**52,042.51**	**-76,157.49**	**40.59%**
Revenue Total:	**128,200.00**	**128,200.00**	**804.46**	**52,042.51**	**-76,157.49**	**40.59%**
Expense						
Department: 00 - REVENUE						
00 - Revenue	108,265.00	108,265.00	0.00	0.00	108,265.00	0.00%
Department: 00 - REVENUE Total:	**108,265.00**	**108,265.00**	**0.00**	**0.00**	**108,265.00**	**0.00%**
Expense Total:	**108,265.00**	**108,265.00**	**0.00**	**0.00**	**108,265.00**	**0.00%**
Fund: 04 - CAPITAL PROJECTS FUND Surplus (Deficit):	**19,935.00**	**19,935.00**	**804.46**	**52,042.51**	**32,107.51**	**261.06%**
Fund: 05 - CAPITAL REPLACEMENT FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	154,200.00	154,200.00	16,429.38	64,973.84	-89,226.16	42.14%
Department: 00 - REVENUE Total:	**154,200.00**	**154,200.00**	**16,429.38**	**64,973.84**	**-89,226.16**	**42.14%**
Revenue Total:	**154,200.00**	**154,200.00**	**16,429.38**	**64,973.84**	**-89,226.16**	**42.14%**
Expense						
Department: 30 - VEHICLE/COMPUTER REPLACEMENT						
17 - Vehicle Replacement	79,668.00	79,668.00	2,054.06	16,640.01	63,027.99	20.89%
Department: 30 - VEHICLE/COMPUTER REPLACEMENT Total:	**79,668.00**	**79,668.00**	**2,054.06**	**16,640.01**	**63,027.99**	**20.89%**
Expense Total:	**79,668.00**	**79,668.00**	**2,054.06**	**16,640.01**	**63,027.99**	**20.89%**
Fund: 05 - CAPITAL REPLACEMENT FUND Surplus (Deficit):	**74,532.00**	**74,532.00**	**14,375.32**	**48,333.83**	**-26,198.17**	**64.85%**
Fund: 07 - STORMWATER UTILITY FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	311,150.00	311,150.00	2,188.35	104,666.78	-206,483.22	33.64%
Department: 00 - REVENUE Total:	**311,150.00**	**311,150.00**	**2,188.35**	**104,666.78**	**-206,483.22**	**33.64%**
Revenue Total:	**311,150.00**	**311,150.00**	**2,188.35**	**104,666.78**	**-206,483.22**	**33.64%**
Expense						
Department: 35 - STORMWATER UTILITY FEE						
01 - Operations	264,474.00	264,474.00	19,803.84	111,303.90	153,170.10	42.09%

Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Department: 35 - STORMWATER UTILITY FEE Total:	**264,474.00**	**264,474.00**	**19,803.84**	**111,303.90**	**153,170.10**	**42.09%**
Expense Total:	**264,474.00**	**264,474.00**	**19,803.84**	**111,303.90**	**153,170.10**	**42.09%**
Fund: 07 - STORMWATER UTILITY FUND Surplus (Deficit):	**46,676.00**	**46,676.00**	**-17,615.49**	**-6,637.12**	**-53,313.12**	**-14.22%**
Fund: 10 - WATER/SEWER FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	14,736,006.00	14,736,006.00	67,775.55	2,253,242.89	-12,482,763.11	15.29%
Department: 00 - REVENUE Total:	**14,736,006.00**	**14,736,006.00**	**67,775.55**	**2,253,242.89**	**-12,482,763.11**	**15.29%**
Revenue Total:	**14,736,006.00**	**14,736,006.00**	**67,775.55**	**2,253,242.89**	**-12,482,763.11**	**15.29%**
Expense						
Department: 36 - WATER/SEWER						
01 - Operations	2,596,882.00	2,596,882.00	197,609.56	1,956,454.75	640,427.25	75.34%
06 - Debt Service	394,830.00	394,830.00	202,300.00	627,584.38	-232,754.38	158.95%
09 - Capital Projects	8,300,000.00	8,300,000.00	1,301.25	71,800.85	8,228,199.15	0.87%
15 - Utility Billing	2,126,675.00	2,126,675.00	288,063.31	687,668.82	1,439,006.18	32.34%
Department: 36 - WATER/SEWER Total:	**13,418,387.00**	**13,418,387.00**	**689,274.12**	**3,343,508.80**	**10,074,878.20**	**24.92%**
Department: 90 - NON DEPARTMENTAL						
00 - Revenue	805,185.00	805,185.00	63,161.25	316,680.47	488,504.53	39.33%
01 - Operations	0.00	0.00	1,113.26	106,061.17	-106,061.17	0.00%
Department: 90 - NON DEPARTMENTAL Total:	**805,185.00**	**805,185.00**	**64,274.51**	**422,741.64**	**382,443.36**	**52.50%**
Expense Total:	**14,223,572.00**	**14,223,572.00**	**753,548.63**	**3,766,250.44**	**10,457,321.56**	**26.48%**
Fund: 10 - WATER/SEWER FUND Surplus (Deficit):	**512,434.00**	**512,434.00**	**-685,773.08**	**-1,513,007.55**	**-2,025,441.55**	**-295.26%**
Fund: 12 - COURT SECURITY FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	9,235.00	9,235.00	739.45	4,205.56	-5,029.44	45.54%
Department: 00 - REVENUE Total:	**9,235.00**	**9,235.00**	**739.45**	**4,205.56**	**-5,029.44**	**45.54%**
Revenue Total:	**9,235.00**	**9,235.00**	**739.45**	**4,205.56**	**-5,029.44**	**45.54%**
Expense						
Department: 00 - REVENUE						
01 - Operations	-26,570.00	-26,570.00	0.00	20,570.00	-47,140.00	-77.42%
Department: 00 - REVENUE Total:	**-26,570.00**	**-26,570.00**	**0.00**	**20,570.00**	**-47,140.00**	**-77.42%**
Expense Total:	**-26,570.00**	**-26,570.00**	**0.00**	**20,570.00**	**-47,140.00**	**-77.42%**
Fund: 12 - COURT SECURITY FUND Surplus (Deficit):	**35,805.00**	**35,805.00**	**739.45**	**-16,364.44**	**-52,169.44**	**-45.70%**
Fund: 13 - CAPITAL BOND FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	356,600.00	356,600.00	56,206.51	945,592.69	588,992.69	265.17%
Department: 00 - REVENUE Total:	**356,600.00**	**356,600.00**	**56,206.51**	**945,592.69**	**588,992.69**	**265.17%**
Revenue Total:	**356,600.00**	**356,600.00**	**56,206.51**	**945,592.69**	**588,992.69**	**265.17%**
Expense						
Department: 11 - CAPITAL PROJ-FIRE STATION						
09 - Capital Projects	9,279,097.00	9,279,097.00	63,650.40	130,070.75	9,149,026.25	1.40%
Department: 11 - CAPITAL PROJ-FIRE STATION Total:	**9,279,097.00**	**9,279,097.00**	**63,650.40**	**130,070.75**	**9,149,026.25**	**1.40%**
Department: 42 - NEW HOPE ROAD						
09 - Capital Projects	0.00	0.00	7,719.31	54,772.67	-54,772.67	0.00%
Department: 42 - NEW HOPE ROAD Total:	**0.00**	**0.00**	**7,719.31**	**54,772.67**	**-54,772.67**	**0.00%**
Department: 43 - SAFE ROUTES TO SCHOOL						
09 - Capital Projects	0.00	0.00	199,067.54	561,520.39	-561,520.39	0.00%
Department: 43 - SAFE ROUTES TO SCHOOL Total:	**0.00**	**0.00**	**199,067.54**	**561,520.39**	**-561,520.39**	**0.00%**

Progra…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Department: 44 - 2019 TAX NOTES PROJECTS						
09 - Capital Projects	0.00	0.00	2,163.50	542,382.86	-542,382.86	0.00%
Department: 44 - 2019 TAX NOTES PROJECTS Total:	**0.00**	**0.00**	**2,163.50**	**542,382.86**	**-542,382.86**	**0.00%**
Department: 46 - 3 CTY ROAD/CIP 2008 & PRIOR						
09 - Capital Projects	1,500,000.00	1,500,000.00	0.00	0.00	1,500,000.00	0.00%
Department: 46 - 3 CTY ROAD/CIP 2008 & PRIOR Total:	**1,500,000.00**	**1,500,000.00**	**0.00**	**0.00**	**1,500,000.00**	**0.00%**
Department: 51 - SONORA PARK						
09 - Capital Projects	1,500,000.00	1,500,000.00	0.00	0.00	1,500,000.00	0.00%
Department: 51 - SONORA PARK Total:	**1,500,000.00**	**1,500,000.00**	**0.00**	**0.00**	**1,500,000.00**	**0.00%**
Expense Total:	**12,279,097.00**	**12,279,097.00**	**272,600.75**	**1,288,746.67**	**10,990,350.33**	**10.50%**
Fund: 13 - CAPITAL BOND FUND Surplus (Deficit):	**-11,922,497.00**	**-11,922,497.00**	**-216,394.24**	**-343,153.98**	**11,579,343.02**	**2.88%**
Fund: 14 - PARK DEDICATION FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	32,100.00	32,100.00	737.94	6,605.46	-25,494.54	20.58%
Department: 00 - REVENUE Total:	**32,100.00**	**32,100.00**	**737.94**	**6,605.46**	**-25,494.54**	**20.58%**
Revenue Total:	**32,100.00**	**32,100.00**	**737.94**	**6,605.46**	**-25,494.54**	**20.58%**
Expense						
Department: 51 - SONORA PARK						
09 - Capital Projects	100,000.00	100,000.00	0.00	27,561.42	72,438.58	27.56%
Department: 51 - SONORA PARK Total:	**100,000.00**	**100,000.00**	**0.00**	**27,561.42**	**72,438.58**	**27.56%**
Expense Total:	**100,000.00**	**100,000.00**	**0.00**	**27,561.42**	**72,438.58**	**27.56%**
Fund: 14 - PARK DEDICATION FUND Surplus (Deficit):	**-67,900.00**	**-67,900.00**	**737.94**	**-20,955.96**	**46,944.04**	**30.86%**
Fund: 15 - EDC4B FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	1,105,973.00	1,105,973.00	100,062.94	262,126.64	-843,846.36	23.70%
23 - TownCenter	310,807.00	310,807.00	27,798.37	148,600.15	-162,206.85	47.81%
Department: 00 - REVENUE Total:	**1,416,780.00**	**1,416,780.00**	**127,861.31**	**410,726.79**	**-1,006,053.21**	**28.99%**
Revenue Total:	**1,416,780.00**	**1,416,780.00**	**127,861.31**	**410,726.79**	**-1,006,053.21**	**28.99%**
Expense						
Department: 06 - ADMINISTRATION						
01 - Operations	1,178,393.00	1,178,393.00	62,128.67	358,547.48	819,845.52	30.43%
06 - Debt Service	168,213.00	168,213.00	5,112.20	35,865.04	132,347.96	21.32%
Department: 06 - ADMINISTRATION Total:	**1,346,606.00**	**1,346,606.00**	**67,240.87**	**394,412.52**	**952,193.48**	**29.29%**
Department: 53 - TOWN SHOPPING CENTER						
23 - TownCenter	106,740.00	270,740.00	4,102.57	43,545.63	227,194.37	16.08%
Department: 53 - TOWN SHOPPING CENTER Total:	**106,740.00**	**270,740.00**	**4,102.57**	**43,545.63**	**227,194.37**	**16.08%**
Expense Total:	**1,453,346.00**	**1,617,346.00**	**71,343.44**	**437,958.15**	**1,179,387.85**	**27.08%**
Fund: 15 - EDC4B FUND Surplus (Deficit):	**-36,566.00**	**-200,566.00**	**56,517.87**	**-27,231.36**	**173,334.64**	**13.58%**
Fund: 16 - COURT TECHNOLOGY FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	7,140.00	7,140.00	617.19	3,470.73	-3,669.27	48.61%
Department: 00 - REVENUE Total:	**7,140.00**	**7,140.00**	**617.19**	**3,470.73**	**-3,669.27**	**48.61%**
Revenue Total:	**7,140.00**	**7,140.00**	**617.19**	**3,470.73**	**-3,669.27**	**48.61%**

Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Expense						
Department: 00 - REVENUE						
00 - Revenue	10,000.00	10,000.00	1,260.00	1,909.89	8,090.11	19.10%
Department: 00 - REVENUE Total:	**10,000.00**	**10,000.00**	**1,260.00**	**1,909.89**	**8,090.11**	**19.10%**
Expense Total:	**10,000.00**	**10,000.00**	**1,260.00**	**1,909.89**	**8,090.11**	**19.10%**
Fund: 16 - COURT TECHNOLOGY FUND Surplus (Deficit):	**-2,860.00**	**-2,860.00**	**-642.81**	**1,560.84**	**4,420.84**	**-54.57%**
Fund: 18 - LOCAL YOUTH DIVERSION FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	685.00	685.00	33.08	155.60	-529.40	22.72%
Department: 00 - REVENUE Total:	**685.00**	**685.00**	**33.08**	**155.60**	**-529.40**	**22.72%**
Revenue Total:	**685.00**	**685.00**	**33.08**	**155.60**	**-529.40**	**22.72%**
Fund: 18 - LOCAL YOUTH DIVERSION FUND Total:	**685.00**	**685.00**	**33.08**	**155.60**	**-529.40**	**22.72%**
Fund: 21 - TIF #1 (NEW HOPE) FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	250,006.00	250,006.00	1,495.79	7,699.19	-242,306.81	3.08%
Department: 00 - REVENUE Total:	**250,006.00**	**250,006.00**	**1,495.79**	**7,699.19**	**-242,306.81**	**3.08%**
Revenue Total:	**250,006.00**	**250,006.00**	**1,495.79**	**7,699.19**	**-242,306.81**	**3.08%**
Expense						
Department: 06 - ADMINISTRATION						
01 - Operations	150,000.00	150,000.00	0.00	450.25	149,549.75	0.30%
06 - Debt Service	228,229.00	228,229.00	0.00	0.00	228,229.00	0.00%
Department: 06 - ADMINISTRATION Total:	**378,229.00**	**378,229.00**	**0.00**	**450.25**	**377,778.75**	**0.12%**
Expense Total:	**378,229.00**	**378,229.00**	**0.00**	**450.25**	**377,778.75**	**0.12%**
Fund: 21 - TIF #1 (NEW HOPE) FUND Surplus (Deficit):	**-128,223.00**	**-128,223.00**	**1,495.79**	**7,248.94**	**135,471.94**	**-5.65%**
Fund: 30 - HOTEL/MOTEL TAX FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	20,900.00	20,900.00	280.83	7,394.19	-13,505.81	35.38%
Department: 00 - REVENUE Total:	**20,900.00**	**20,900.00**	**280.83**	**7,394.19**	**-13,505.81**	**35.38%**
Revenue Total:	**20,900.00**	**20,900.00**	**280.83**	**7,394.19**	**-13,505.81**	**35.38%**
Expense						
Department: 06 - ADMINISTRATION						
01 - Operations	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00%
Department: 06 - ADMINISTRATION Total:	**15,000.00**	**15,000.00**	**0.00**	**0.00**	**15,000.00**	**0.00%**
Expense Total:	**15,000.00**	**15,000.00**	**0.00**	**0.00**	**15,000.00**	**0.00%**
Fund: 30 - HOTEL/MOTEL TAX FUND Surplus (Deficit):	**5,900.00**	**5,900.00**	**280.83**	**7,394.19**	**1,494.19**	**125.33%**
Fund: 31 - POLICE SEIZURE FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	160.00	160.00	62.25	292.25	132.25	182.66%
Department: 00 - REVENUE Total:	**160.00**	**160.00**	**62.25**	**292.25**	**132.25**	**182.66%**
Department: 09 - POLICE						
00 - Revenue	0.00	0.00	0.00	5,877.47	5,877.47	0.00%
Department: 09 - POLICE Total:	**0.00**	**0.00**	**0.00**	**5,877.47**	**5,877.47**	**0.00%**
Revenue Total:	**160.00**	**160.00**	**62.25**	**6,169.72**	**6,009.72**	**3,856.08%**

Progra…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Expense						
Department: 06 - ADMINISTRATION						
01 - Operations	0.00	0.00	0.00	1,155.99	-1,155.99	0.00%
Department: 06 - ADMINISTRATION Total:	**0.00**	**0.00**	**0.00**	**1,155.99**	**-1,155.99**	**0.00%**
Expense Total:	**0.00**	**0.00**	**0.00**	**1,155.99**	**-1,155.99**	**0.00%**
Fund: 31 - POLICE SEIZURE FUND Surplus (Deficit):	**160.00**	**160.00**	**62.25**	**5,013.73**	**4,853.73**	**3,133.58%**
Fund: 32 - LIBRARY BUILDING FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	210.00	210.00	2.83	101.30	-108.70	48.24%
Department: 00 - REVENUE Total:	**210.00**	**210.00**	**2.83**	**101.30**	**-108.70**	**48.24%**
Revenue Total:	**210.00**	**210.00**	**2.83**	**101.30**	**-108.70**	**48.24%**
Fund: 32 - LIBRARY BUILDING FUND Total:	**210.00**	**210.00**	**2.83**	**101.30**	**-108.70**	**48.24%**
Fund: 34 - LEOSE FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	3,790.00	3,790.00	1,604.57	1,626.61	-2,163.39	42.92%
Department: 00 - REVENUE Total:	**3,790.00**	**3,790.00**	**1,604.57**	**1,626.61**	**-2,163.39**	**42.92%**
Revenue Total:	**3,790.00**	**3,790.00**	**1,604.57**	**1,626.61**	**-2,163.39**	**42.92%**
Expense						
Department: 09 - POLICE						
01 - Operations	1,500.00	1,500.00	50.00	2,030.00	-530.00	135.33%
Department: 09 - POLICE Total:	**1,500.00**	**1,500.00**	**50.00**	**2,030.00**	**-530.00**	**135.33%**
Expense Total:	**1,500.00**	**1,500.00**	**50.00**	**2,030.00**	**-530.00**	**135.33%**
Fund: 34 - LEOSE FUND Surplus (Deficit):	**2,290.00**	**2,290.00**	**1,554.57**	**-403.39**	**-2,693.39**	**-17.62%**
Fund: 35 - DISASTER RECOVERY FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	1,300,000.00	1,300,000.00	5,389.75	29,154.31	-1,270,845.69	2.24%
Department: 00 - REVENUE Total:	**1,300,000.00**	**1,300,000.00**	**5,389.75**	**29,154.31**	**-1,270,845.69**	**2.24%**
Revenue Total:	**1,300,000.00**	**1,300,000.00**	**5,389.75**	**29,154.31**	**-1,270,845.69**	**2.24%**
Expense						
Department: 06 - ADMINISTRATION						
01 - Operations	1,250,000.00	1,250,000.00	6,345.00	73,000.00	1,177,000.00	5.84%
Department: 06 - ADMINISTRATION Total:	**1,250,000.00**	**1,250,000.00**	**6,345.00**	**73,000.00**	**1,177,000.00**	**5.84%**
Expense Total:	**1,250,000.00**	**1,250,000.00**	**6,345.00**	**73,000.00**	**1,177,000.00**	**5.84%**
Fund: 35 - DISASTER RECOVERY FUND Surplus (Deficit):	**50,000.00**	**50,000.00**	**-955.25**	**-43,845.69**	**-93,845.69**	**-87.69%**
Fund: 40 - GRANT FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	65.00	65.00	0.00	0.00	-65.00	0.00%
Department: 00 - REVENUE Total:	**65.00**	**65.00**	**0.00**	**0.00**	**-65.00**	**0.00%**
Department: 10 - FIRE						
00 - Revenue	0.00	0.00	0.00	89,266.51	89,266.51	0.00%
Department: 10 - FIRE Total:	**0.00**	**0.00**	**0.00**	**89,266.51**	**89,266.51**	**0.00%**
Department: 17 - LIBRARY						
00 - Revenue	0.00	0.00	0.00	336.00	336.00	0.00%
Department: 17 - LIBRARY Total:	**0.00**	**0.00**	**0.00**	**336.00**	**336.00**	**0.00%**
Revenue Total:	**65.00**	**65.00**	**0.00**	**89,602.51**	**89,537.51**	**37,850.02%**

Progra…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Expense						
Department: 17 - LIBRARY						
01 - Operations	0.00	0.00	19.97	137.92	-137.92	0.00%
Department: 17 - LIBRARY Total:	**0.00**	**0.00**	**19.97**	**137.92**	**-137.92**	**0.00%**
Expense Total:	**0.00**	**0.00**	**19.97**	**137.92**	**-137.92**	**0.00%**
Fund: 40 - GRANT FUND Surplus (Deficit):	**65.00**	**65.00**	**-19.97**	**89,464.59**	**89,399.59**	**37,637.83%**
Fund: 41 - PARK REC/OTHER DONATION FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	6,683.00	6,683.00	84.29	636.20	-6,046.80	9.52%
Department: 00 - REVENUE Total:	**6,683.00**	**6,683.00**	**84.29**	**636.20**	**-6,046.80**	**9.52%**
Revenue Total:	**6,683.00**	**6,683.00**	**84.29**	**636.20**	**-6,046.80**	**9.52%**
Expense						
Department: 09 - POLICE						
01 - Operations	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00%
Department: 09 - POLICE Total:	**8,000.00**	**8,000.00**	**0.00**	**0.00**	**8,000.00**	**0.00%**
Department: 10 - FIRE						
01 - Operations	10,000.00	10,000.00	-759.90	3,175.38	6,824.62	31.75%
Department: 10 - FIRE Total:	**10,000.00**	**10,000.00**	**-759.90**	**3,175.38**	**6,824.62**	**31.75%**
Department: 63 - BARK AT THE PARK						
01 - Operations	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00%
Department: 63 - BARK AT THE PARK Total:	**1,500.00**	**1,500.00**	**0.00**	**0.00**	**1,500.00**	**0.00%**
Expense Total:	**19,500.00**	**19,500.00**	**-759.90**	**3,175.38**	**16,324.62**	**16.28%**
Fund: 41 - PARK REC/OTHER DONATION FUND Surplus (Deficit):	**-12,817.00**	**-12,817.00**	**844.19**	**-2,539.18**	**10,277.82**	**19.81%**
Fund: 45 - ROADWAY IMPACT FEE FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	56,200.00	56,200.00	2,762.43	14,370.46	-41,829.54	25.57%
Department: 00 - REVENUE Total:	**56,200.00**	**56,200.00**	**2,762.43**	**14,370.46**	**-41,829.54**	**25.57%**
Revenue Total:	**56,200.00**	**56,200.00**	**2,762.43**	**14,370.46**	**-41,829.54**	**25.57%**
Expense						
Department: 71 - IMPACT FEE						
01 - Operations	107,525.00	107,525.00	8,960.43	51,300.15	56,224.85	47.71%
Department: 71 - IMPACT FEE Total:	**107,525.00**	**107,525.00**	**8,960.43**	**51,300.15**	**56,224.85**	**47.71%**
Expense Total:	**107,525.00**	**107,525.00**	**8,960.43**	**51,300.15**	**56,224.85**	**47.71%**
Fund: 45 - ROADWAY IMPACT FEE FUND Surplus (Deficit):	**-51,325.00**	**-51,325.00**	**-6,198.00**	**-36,929.69**	**14,395.31**	**71.95%**
Fund: 61 - WATER IMPACT FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	24,100.00	24,100.00	305.65	20,497.26	-3,602.74	85.05%
Department: 00 - REVENUE Total:	**24,100.00**	**24,100.00**	**305.65**	**20,497.26**	**-3,602.74**	**85.05%**
Revenue Total:	**24,100.00**	**24,100.00**	**305.65**	**20,497.26**	**-3,602.74**	**85.05%**
Expense						
Department: 00 - REVENUE						
00 - Revenue	30,000.00	30,000.00	2,500.00	12,500.00	17,500.00	41.67%
Department: 00 - REVENUE Total:	**30,000.00**	**30,000.00**	**2,500.00**	**12,500.00**	**17,500.00**	**41.67%**
Expense Total:	**30,000.00**	**30,000.00**	**2,500.00**	**12,500.00**	**17,500.00**	**41.67%**
Fund: 61 - WATER IMPACT FUND Surplus (Deficit):	**-5,900.00**	**-5,900.00**	**-2,194.35**	**7,997.26**	**13,897.26**	**-135.55%**
Fund: 62 - SEWER IMPACT FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	30,700.00	30,700.00	277.89	10,193.42	-20,506.58	33.20%

Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Department: 00 - REVENUE Total:	**30,700.00**	**30,700.00**	**277.89**	**10,193.42**	**-20,506.58**	**33.20%**
Revenue Total:	**30,700.00**	**30,700.00**	**277.89**	**10,193.42**	**-20,506.58**	**33.20%**
Expense						
Department: 00 - REVENUE						
00 - Revenue	60,000.00	60,000.00	5,000.00	25,000.00	35,000.00	41.67%
Department: 00 - REVENUE Total:	**60,000.00**	**60,000.00**	**5,000.00**	**25,000.00**	**35,000.00**	**41.67%**
Expense Total:	**60,000.00**	**60,000.00**	**5,000.00**	**25,000.00**	**35,000.00**	**41.67%**
Fund: 62 - SEWER IMPACT FUND Surplus (Deficit):	**-29,300.00**	**-29,300.00**	**-4,722.11**	**-14,806.58**	**14,493.42**	**50.53%**
Fund: 83 - TREE REFORESTATION FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	2,931.00	2,931.00	238.77	1,280.78	-1,650.22	43.70%
Department: 00 - REVENUE Total:	**2,931.00**	**2,931.00**	**238.77**	**1,280.78**	**-1,650.22**	**43.70%**
Revenue Total:	**2,931.00**	**2,931.00**	**238.77**	**1,280.78**	**-1,650.22**	**43.70%**
Fund: 83 - TREE REFORESTATION FUND Total:	**2,931.00**	**2,931.00**	**238.77**	**1,280.78**	**-1,650.22**	**43.70%**
Fund: 95 - EDC4B BOND RESERVE FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	5,457.00	5,457.00	397.06	2,129.89	-3,327.11	39.03%
Department: 00 - REVENUE Total:	**5,457.00**	**5,457.00**	**397.06**	**2,129.89**	**-3,327.11**	**39.03%**
Revenue Total:	**5,457.00**	**5,457.00**	**397.06**	**2,129.89**	**-3,327.11**	**39.03%**
Fund: 95 - EDC4B BOND RESERVE FUND Total:	**5,457.00**	**5,457.00**	**397.06**	**2,129.89**	**-3,327.11**	**39.03%**
Report Surplus (Deficit):	**-11,734,313.00**	**-11,898,313.00**	**-856,660.14**	**1,424,837.44**	**13,323,150.44**	**-11.98%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
01 - GENERAL FUND	-537,025.00	-537,025.00	215,602.29	3,243,609.76	3,780,634.76
02 - GENERAL DEBT SERVICE FUNE	303,020.00	303,020.00	-215,831.54	-15,620.84	-318,640.84
04 - CAPITAL PROJECTS FUND	19,935.00	19,935.00	804.46	52,042.51	32,107.51
05 - CAPITAL REPLACEMENT FUNE	74,532.00	74,532.00	14,375.32	48,333.83	-26,198.17
07 - STORMWATER UTILITY FUND	46,676.00	46,676.00	-17,615.49	-6,637.12	-53,313.12
10 - WATER/SEWER FUND	512,434.00	512,434.00	-685,773.08	-1,513,007.55	-2,025,441.55
12 - COURT SECURITY FUND	35,805.00	35,805.00	739.45	-16,364.44	-52,169.44
13 - CAPITAL BOND FUND	-11,922,497.00	-11,922,497.00	-216,394.24	-343,153.98	11,579,343.02
14 - PARK DEDICATION FUND	-67,900.00	-67,900.00	737.94	-20,955.96	46,944.04
15 - EDC4B FUND	-36,566.00	-200,566.00	56,517.87	-27,231.36	173,334.64
16 - COURT TECHNOLOGY FUND	-2,860.00	-2,860.00	-642.81	1,560.84	4,420.84
18 - LOCAL YOUTH DIVERSION FUI	685.00	685.00	33.08	155.60	-529.40
21 - TIF #1 (NEW HOPE) FUND	-128,223.00	-128,223.00	1,495.79	7,248.94	135,471.94
30 - HOTEL/MOTEL TAX FUND	5,900.00	5,900.00	280.83	7,394.19	1,494.19
31 - POLICE SEIZURE FUND	160.00	160.00	62.25	5,013.73	4,853.73
32 - LIBRARY BUILDING FUND	210.00	210.00	2.83	101.30	-108.70
34 - LEOSE FUND	2,290.00	2,290.00	1,554.57	-403.39	-2,693.39
35 - DISASTER RECOVERY FUND	50,000.00	50,000.00	-955.25	-43,845.69	-93,845.69
40 - GRANT FUND	65.00	65.00	-19.97	89,464.59	89,399.59
41 - PARK REC/OTHER DONATION	-12,817.00	-12,817.00	844.19	-2,539.18	10,277.82
45 - ROADWAY IMPACT FEE FUND	-51,325.00	-51,325.00	-6,198.00	-36,929.69	14,395.31
61 - WATER IMPACT FUND	-5,900.00	-5,900.00	-2,194.35	7,997.26	13,897.26
62 - SEWER IMPACT FUND	-29,300.00	-29,300.00	-4,722.11	-14,806.58	14,493.42
83 - TREE REFORESTATION FUND	2,931.00	2,931.00	238.77	1,280.78	-1,650.22
95 - EDC4B BOND RESERVE FUND	5,457.00	5,457.00	397.06	2,129.89	-3,327.11
Report Surplus (Deficit):	**-11,734,313.00**	**-11,898,313.00**	**-856,660.14**	**1,424,837.44**	**13,323,150.44**

CITY OF KENNEDALE
FISCAL YEAR TO DATE SUMMARY BY FUND
THROUGH FEBRUARY 28, 2025

Fund	**Beginning Balance as of 10/1/2024	FYTD Activity	Ending Balance	Average Daily Annual Exp	Days of Fund Balance	Reserve %
01 - GENERAL FUND*	4,218,927	3,243,609.76	7,462,536.76	35,468.88	210.40	58%
02 - GENERAL DEBT SERVICE FUND	945,637	(15,620.84)	930,016.16			
04 - CAPITAL PROJECTS FUND	215,569	52,042.51	267,611.51			
05 - CAPITAL REPLACEMENT FUND	(186,904)	48,333.83	(138,570.17)			
07 - STORMWATER UTILITY FUND*	811,647	(6,637.12)	805,009.88	724.59	1,110.99	
10 - WATER/SEWER FUND*	17,959,473	(1,513,007.55)	16,446,465.45	38,968.69	422.04	116%
12 - COURT SECURITY FUND	33,272	(16,364.44)	16,907.56			
13 - CAPITAL BOND FUND	19,918,926	(343,153.98)	19,575,772.02			
14 - PARK DEDICATION FUND	289,611	(20,955.96)	268,655.04			
15 - EDC4B FUND*	2,192,554	(27,231.36)	2,165,322.64	3,332.09	649.84	178%
16 - COURT TECHNOLOGY FUND	14,712	1,560.84	16,272.84			
18 - LOCAL YOUTH DIVERSION FU	9,680	155.60	9,835.60			
21 - TIF #1 (NEW HOPE) FUND	150,493	7,248.94	157,741.94			
30 - HOTEL/MOTEL TAX FUND	90,924	7,394.19	98,318.19			
31 - POLICE SEIZURE FUND	15,302	5,013.73	20,315.73			
32 - LIBRARY BUILDING FUND	(1,209)	101.30	(1,107.70)			
34 - LEOSE FUND	2,228	(403.39)	1,824.61			
35 - DISASTER RECOVERY FUND	111,361	(43,845.69)	67,515.31			
40 - GRANT FUND	(621,039)	89,464.59	(531,574.41)			
41 - PARK REC/OTHER DONATION	12,637	(2,539.18)	10,097.82			
45 - ROADWAY IMPACT FEE FUND	429,643	(36,929.69)	392,713.31			
61 - WATER IMPACT FUND	97,765	7,997.26	105,762.26			
62 - SEWER IMPACT FUND	109,605	(14,806.58)	94,798.42			
83 - TREE REFORESTATION FUND	82,313	1,280.78	83,593.78			
85 - UNCLAIMED PROPERTY FUND	334	-	334.00			
95 - EDC4B BOND RESERVE FUND	136,884	2,129.89	139,013.89			
Report Surplus (Deficit):	**47,040,345.00**	**1,424,837.44**	**48,465,182.44**			

**Unaudited

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.B.

SUBJECT
PUBLIC HEARING WITH ACTION AS NECESSARY

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.B.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 us 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)

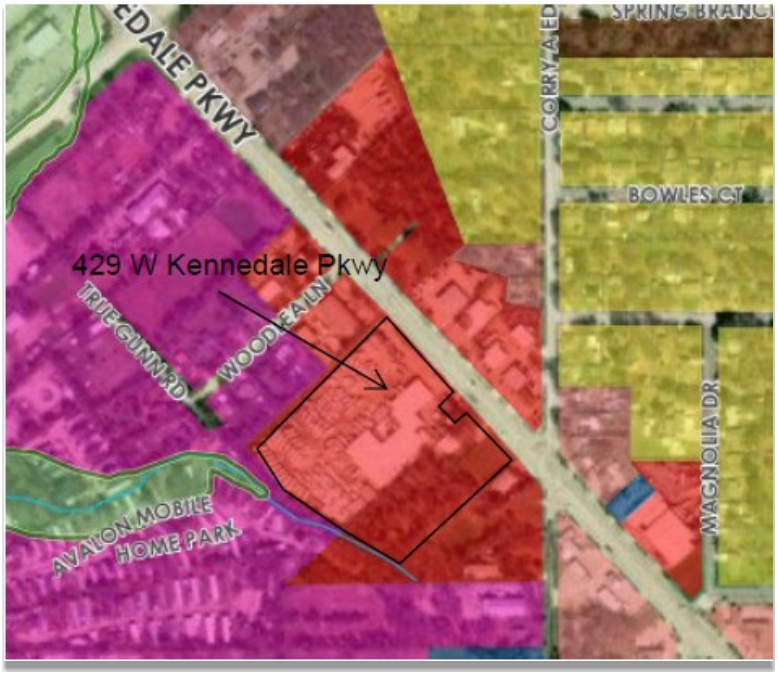


Exhibit B- Future Land Use Plan

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.

The Planning and Zoning Commission held a public hearing on Thursday, February 27, 2025, and recommended approval by a vote of 4-0.

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***

ORIGINATED BY NATHAN GONZALES

ATTACHMENTS

1.	PD Development Standards	PD Development Standards .pdf
2.	AIC Kennedale_Exterior Rendering	AIC Kennedale_Exterior Rendering.pdf
3.	2025.01.03_AIC Kennedale_Site Plan Overlay (1)	2025.01.03_AIC Kennedale_Site Plan Overlay (1).pdf
4.	409, 413, 429 W Kennedale Site Map (1)	409, 413, 429 W Kennedale Site Map (1).pdf
5.	Notarized Affidavit	Notarized Affidavit.pdf
6.	429 W Kennedale - Legal Description (1)	429 W Kennedale - Legal Description (1).pdf
7.	413 W Kennedale Pkwy - Legal Description (1)	413 W Kennedale Pkwy - Legal Description (1).pdf
8.	Publisher's Affidavit - P&Z Cases 25-01, 25-03, 25-04, 25-05	Publisher's Affidavit - P&Z Cases 25-01, 25-03, 25-04, 25-05.pdf
9.	413 W Kennedale Pkwy - Address List	413 W Kennedale Pkwy - Address List.pdf
10.	409 & 429 W Kennedale Pkwy Address List	409 & 429 W Kennedale Pkwy Address List.pdf
11.	413 W Kennedale Pkwy - 200' Buffer Map	413 W Kennedale Pkwy - 200' Buffer Map.pdf
12.	409 & 429 W Kennedale Pkwy 200' Buffer Map	409 & 429 W Kennedale Pkwy 200' Buffer Map.pdf
13.	Address Labels	Address Labels.pdf
14.	PZ Case 25-01 Revised 200' Buffer Letter	PZ Case 25-01 Revised 200' Buffer Letter.pdf

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.

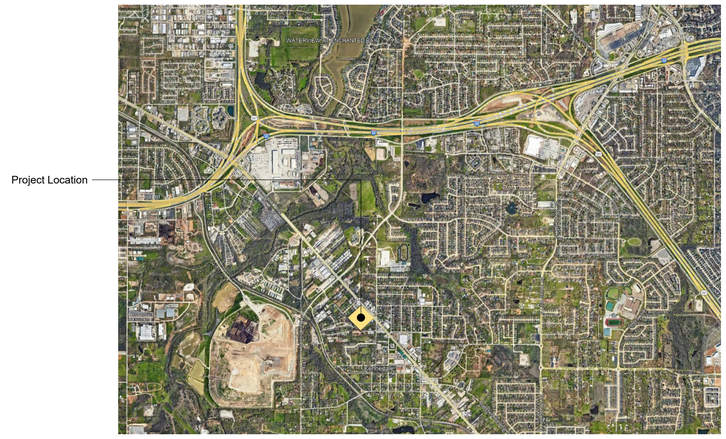
18. UNDEVELOPED AREA

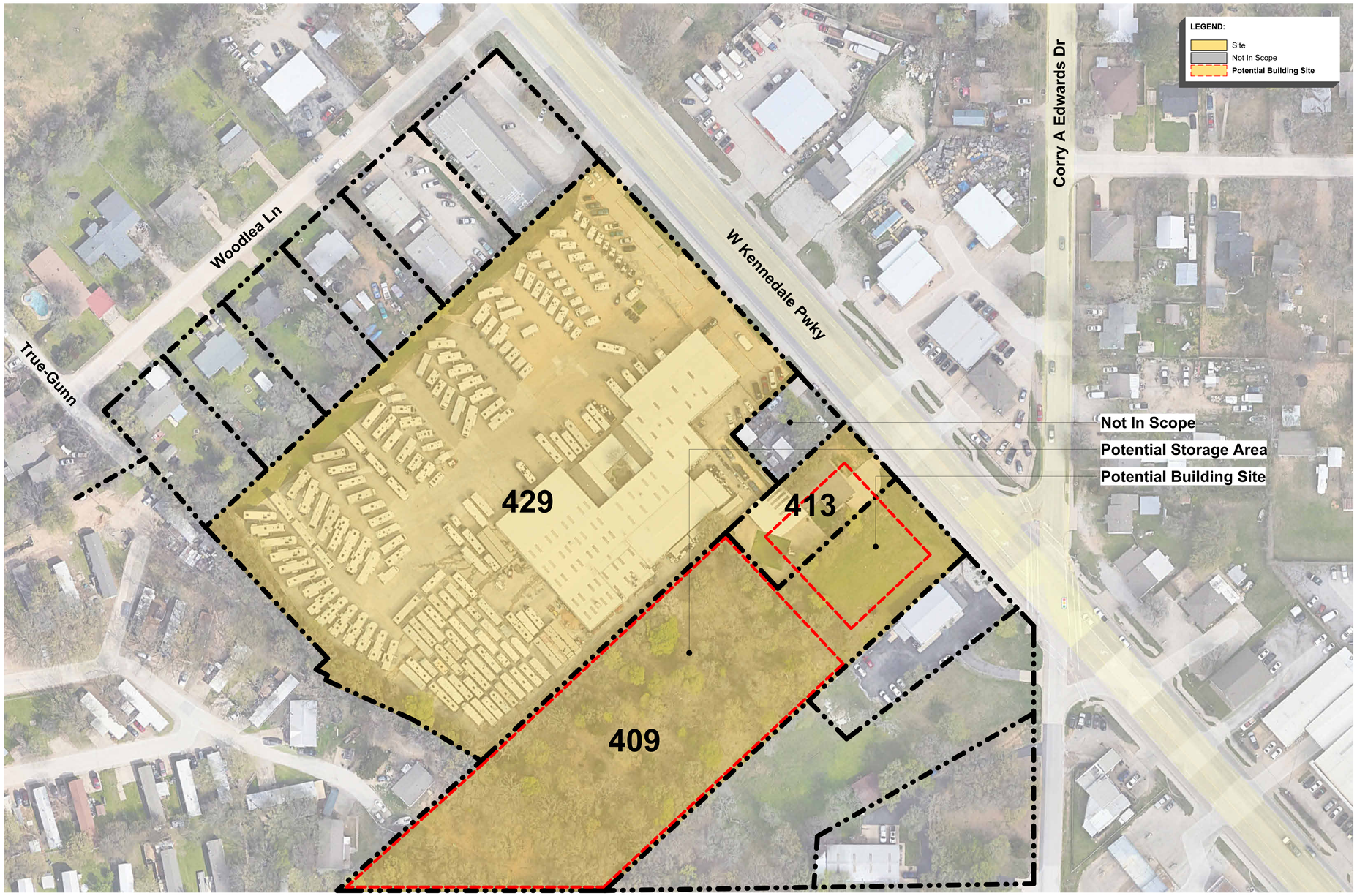
a. Future potential development of the undeveloped portion of the PD (409 & 413 W Kennedale Parkway) shall generally be developed as shown on the PD Site Plan with general offices and services, construction and building services and/or other permitted uses to be oriented along the W Kennedale Parkway 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.

m3 studio.works

FOR CONCEPTUAL PURPOSES ONLY

m3 studio





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

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

REVISIONS

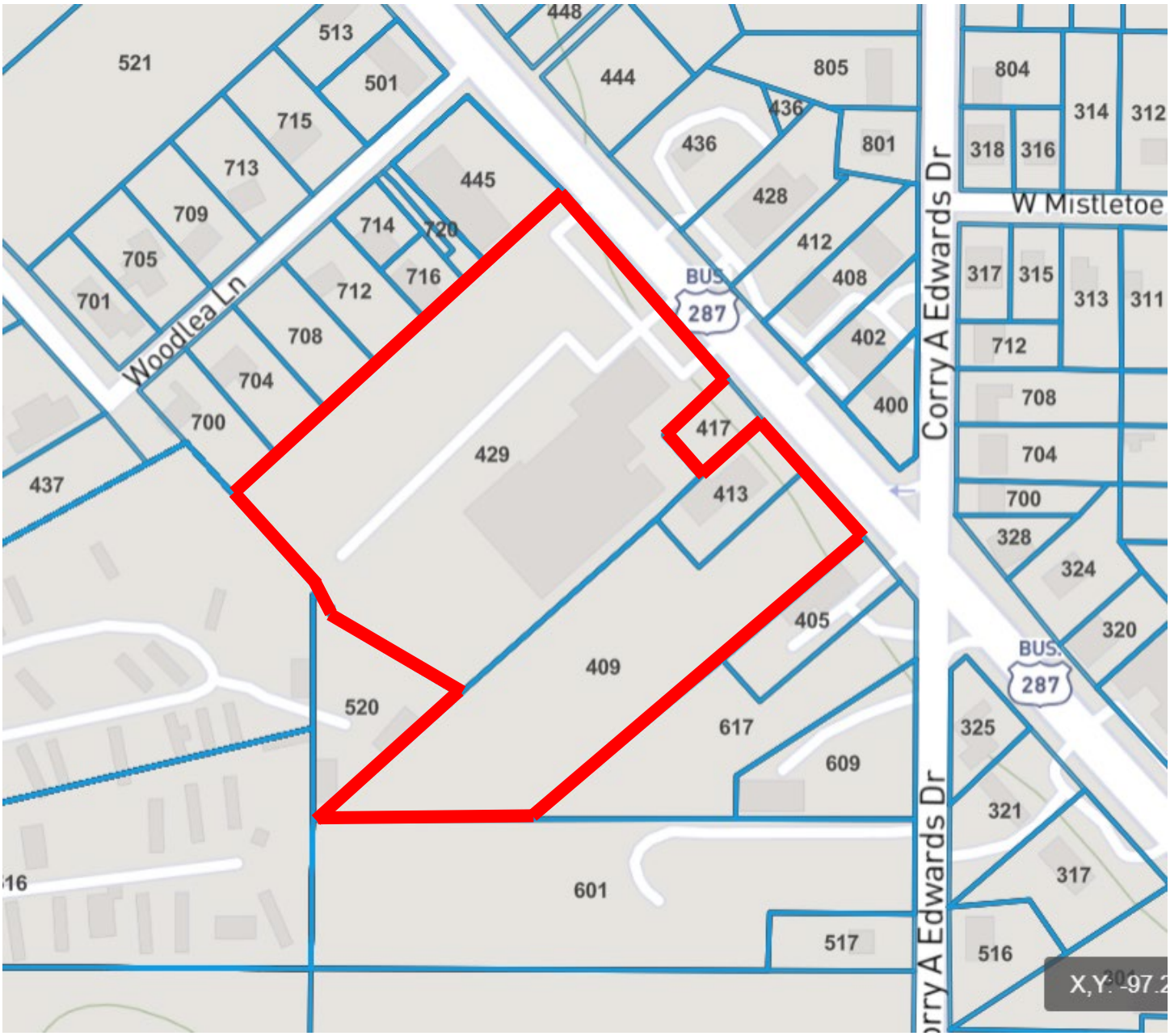
No.	DATE	DESCRIPTION

Architectural Site Plan

DATE
2024.01.3

AS-100

Site Map


521
513
501
715
713
709
705
701
Woodlea Ln
714
720
716
712
708
704
700
437
445
448
444
805
436
436
801
428
412
408
402
400
417
429
413
405
409
520
617
609
601
517
516
804
314
312
318
316
W Mistletoe
317
315
313
311
712
708
704
700
328
324
320
325
321
317
Corry A Edwards Dr
BUS
287
X,Y: -97.2

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

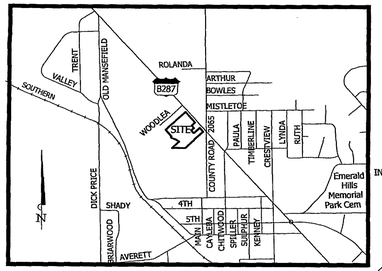
ON THIS 7th **DAY OF** Jan **, 20** 2025

Ann L Weaver

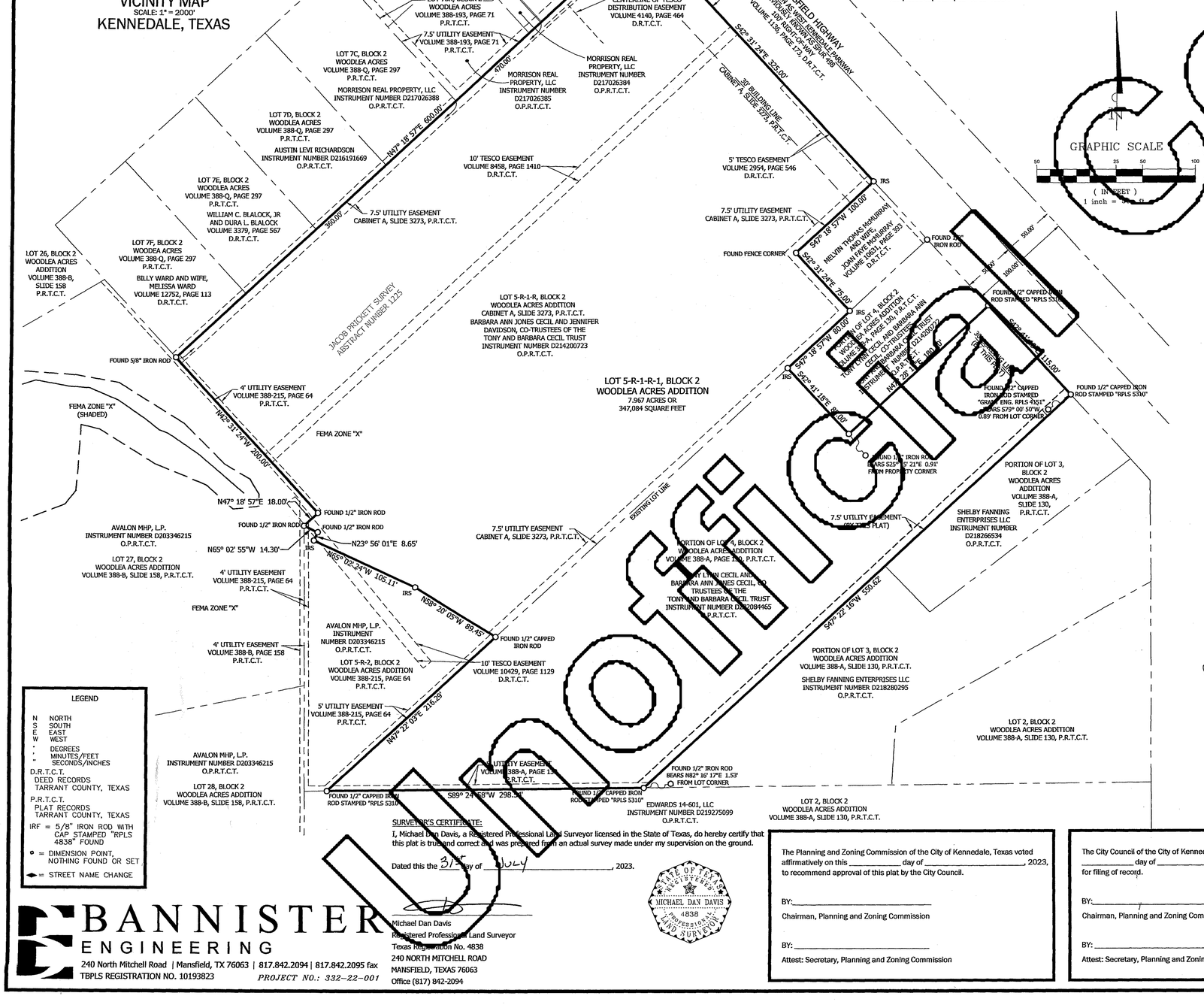
Notary Public, Tarrant County, Texas

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

All of Lot 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 for 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 Faye McMurray (hereinafter referred to as McMurray tract), as recorded in Volume 10631, 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 the 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 41 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: _____
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 11:58 AM
D224036495
PLAT
Pages: 4
Fees: $77.00
MARY LOUISE NICHOLSON
COUNTY CLERK

REPLAT OF
LOT 5-R-1-R, 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

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

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

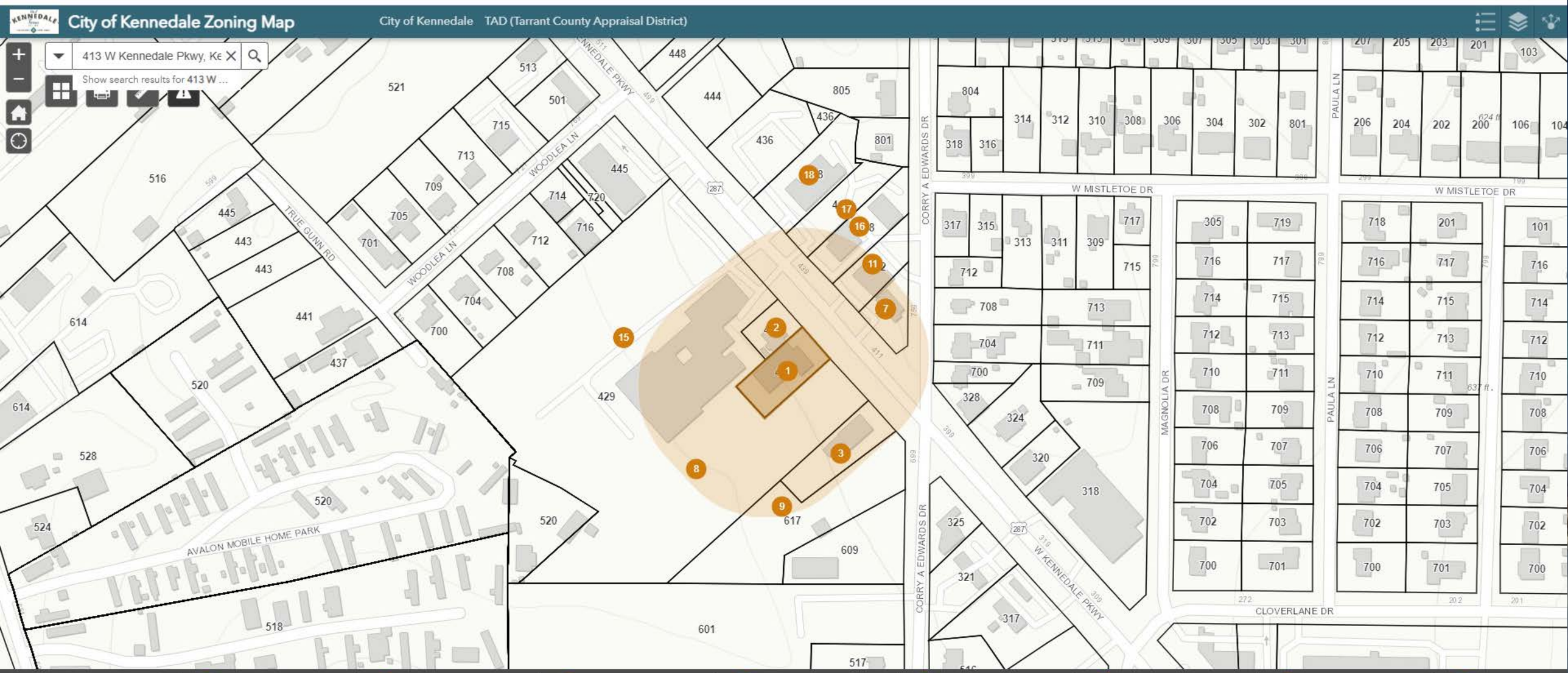
Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

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

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



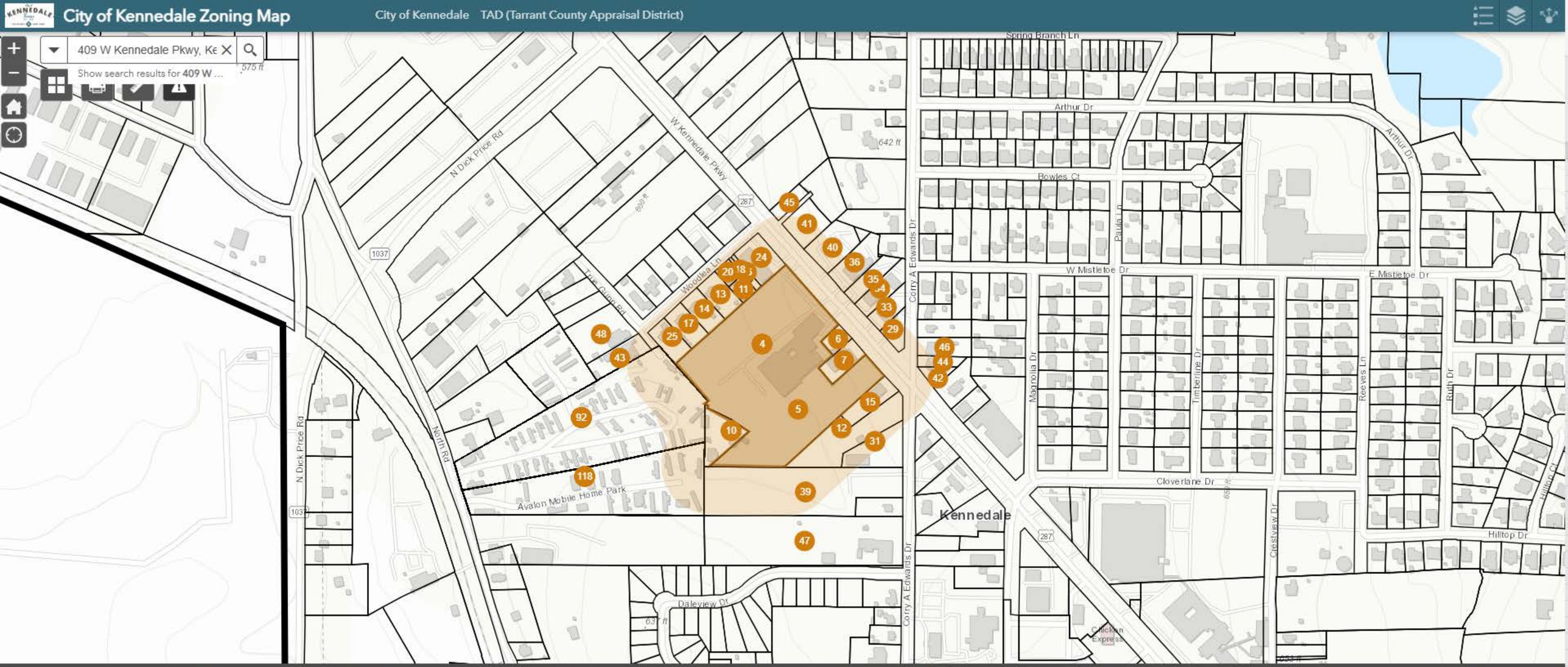
DOWNLOAD CSV

1 Feet: 9.46 630712 47685-2-4B 04479599	2 Feet: 91.82 648578 47685-2-5R1A 06256937	3 Feet: 198.96 620741 47685-2-3B 04479572	4 Feet: 242.21 618886 47685-1-1R1A-10 10195491	5 Feet: 242.21 644445 47685-1-1R1A-10 06056210	6 Feet: 242.21 618933 47685-1-1R1A-10 10187758	7 Feet: 242.21 619709 47685-1-1R1A-10 11805730	8 Feet: 262.92 630702 47685-2-4A 04479580

Incident Parcel

City of Kennedale Zoning Map

City of Kennedale TAD (Tarrant County Appraisal District)



DOWNLOAD CSV

1 Feet: 114.57 57776 47685-2-5R1R 06986056	2 Feet: 114.57 619424 47685-2-5R1R 10194096	3 Feet: 114.57 619425 47685-2-5R1R 10194134	4 Feet: 114.57 618802 47685-2-5R1R 09239715	5 Feet: 191.58 630702 47685-2-4A 04479580	6 Feet: 257.61 648578 47685-2-5R1A 06256937	7 Feet: 258.81 630712 47685-2-4B 04479599	8 Feet: 327.28 652789 47685-2-5R2 07428898

Incident ○ Parcel ◉

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

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

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.B.2.

SUBJECT
Take action to consider a proposed zoning change PZ Case #25-01 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

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Kennedale Parkway Zoning Ordinance.JMD (002)	Kennedale Parkway Zoning Ordinance.JMD (002).pdf

ORDINANCE NO. 780

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF KENNEDALE, TEXAS, BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE CITY OF KENNEDALE, BEING THREE TRACTS OF LAND CONSISTING OF APPROXIMATELY 8.29 ACRES, LOCATED AT 429 W KENNEDALE PARKWAY, 409 W KENNEDALE PARKWAY, AND 413 W KENNEDALE PARKWAY, FROM "PD" PLANNED DEVELOPMENT DISTRICT TO "OT-4" OLD TOWN MIXED-USE DISTRICT; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale, Texas (the "City"), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, the property owners of a certain tracts or parcels of land have requested a zoning classification change on the property from its current classification of "PD" Planned Development District to "OT-4" Old Town Mixed-Use District; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City on February 27, 2025, with respect to the requested approval described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City does hereby deem it advisable and in the public interest to amend the Unified Development Code, as amended, as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THAT:

SECTION 1.

The Unified Development Code, as amended, is hereby amended so that the permitted uses in the hereinafter described area shall be altered, changed and amended as shown and described below:

Three tracts of land, consisting of 8.29 acres, located at 429 W Kennedale Parkway, 409 W Kennedale Parkway, and 413 W Kennedale Parkway (the "Property"), as more fully described below and depicted in **Exhibit "A"** (attached and incorporated herein) shall be rezoned from "PD" Planned Development District to "OT-4" Old Town Mixed-Use District as depicted in **Exhibit "C"** Concept Plan (attached and incorporated herein).

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.

Lot 5-R-1-R-1, Block 2 of the Woodlea Acres Addition, Kennedale, Tarrant County, Texas; and commonly known as 429 W. Kennedale Parkway, Kennedale, Texas 76060.

SECTION 2.

The zoning districts and boundaries herein established have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the community. They have been designed to lessen congestion in the streets, to secure safety from fire, panic, flood and other dangers, to provide adequate light and air, to prevent overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provisions of transportation, water, sewerage, parks and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses allowed and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

SECTION 3.

The Development Standards for the Property, attached hereto as **Exhibit "B"**, is hereby approved and incorporated herein. The use of the Property described above shall be subject to the restrictions, terms, and conditions set forth in the Development Standards and the Concept Plan; shall conform to the permitted standards and regulations of the Unified Development Code; and shall conform to all applicable regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City.

Any further amendments to the permitted standards and regulations of the standards described herein shall require public hearings and approval by the Planning and Zoning Commission and the City Council.

SECTION 4.

The City Secretary is hereby directed to amend the official zoning map to reflect the

changes in classifications approved herein.

SECTION 5.

This Ordinance shall be cumulative of the Unified Development Code, as amended, and all other ordinances of the City affecting zoning and land use, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

SECTION 6.

All rights or remedies of the City are expressly saved as to any and all violations of the Unified Development Code, as amended, that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7.

It is hereby declared to be the intention of the City Council of the City that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid or unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 8.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 9.

The City Secretary of the City is hereby directed to publish the caption, the penalty clause, the publication clause, and the effective date of this Ordinance as provided by Section 3.10 of the Charter of the City.

SECTION 10.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THIS THE ON THIS ____DAY OF MARCH, 2025.

APPROVED:

_____
Brad Horton, Mayor

ATTEST:

_____
Bobbie Jo Taylor, City Secretary

EXHIBIT A
LEGAL DESCRIPTIONS

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

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

EXHIBIT B
PD 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 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 incompliance 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.
    c.
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.

18. UNDEVELOPED AREA

    a. 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.

EXHIBIT C
CONCEPT PLAN

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.C.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.C.1.

SUBJECT
February 18, 2025 City Council Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	February 18, 2025 City Council Minutes	February 18, 2025 City Council Minutes.docx

KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | FEBRUARY 18, 2025 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

Mayor Brad Horton called the meeting to order at 5:30 p.m.

A. ROLL CALL

The Mayor and all other members of the City Council were in attendance, thus constituting a quorum.

The City Manager, City Secretary, department directors, and other various staff were also present.

B. INVOCATION AND PLEDGES OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State under God; One and Indivisible."

Place 5 Nevarez offered the invocation, followed by the Pledges to the American and Texas flags led by Mayor Pro Tem Michels.

II. PUBLIC COMMENT

The Kennedale City Council 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 Kennedale City Council 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.

Sara Johnson, 221 Village St. City Council complaint.

III. PRESENTATIONS

A. Oath of Office Presented to Fire Captain Joey Craddock

Fire Chief Peterson issued the Oath of Office to Fire Captain Joey Craddock.

B. Presentation of the FBI-LEEDA Trilogy Award to City of Kennedale Police Department

A representative from FBI-LEEDA was in attendance to present Chief Holguin and the Police Department with the FBI-LEEDA Trilogy Award.

C. 2024 City of Kennedale Library, Communications, and Senior Center Annual Reports

Library and Communications Director Elizabeth Partridge presented the 2024 Annual Report, highlighting key updates across the Library, Senior Center, and Communications Department.

There has been a notable increase in library services, including a 45% rise in electronic material checkouts over the past three years, a 46% increase in library card issuance, a 110% increase in program attendance, and a 138% rise in summer reading program participation. The library also received the 2024 Achievement of Excellence in Libraries Award from the Texas Municipal Library Directors Association.

Senior Center activity has increased, with a 59% rise in meal orders and a 137% increase in breakfast participation. Overall, activities such as crafting, education, and arts have grown by 36%.

The Communications Department continues to engage citizens through various media platforms, including the city website, social media, and Nextdoor, ensuring effective communication and collaboration for events like Hometown Christmas.

D. 2024 City of Kennedale Municipal Court Annual Report

Court Administrator Bertha Vindel presented the 2024 Municipal Court Annual Report. She provided an overview of the municipal court's duties, which include the interpretation and adjudication of applicable state laws, hearings for property and animal seizures, dangerous dog cases, and serving as a mediator between citizens and police.

Ms. Vindel reported a significant 208% increase in court dates since 2021, with a 102% increase in court filings. Additional updates included the hiring of a new court clerk in 2024, the service of 2,276 customers at the court window, and 63,021 total transactions. Notably, the court hosted its first bicycle safety event and successfully implemented a new diversion program.

E. 2024 City of Kennedale Finance Department Annual Report

Finance Director Jonathan Horton presented the 2024 Finance Department Annual Report. Mr. Horton highlighted key accomplishments, including the completion of a Water Rate Study, the Annual Comprehensive Financial Report, new software implementation, and updates to finance policies. He also shared that the City of Kennedale received the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association. Additionally, the city's bond rating was upgraded from AA- to AA.

F. 2024 City of Kennedale Community Development Annual Report

Community Development Director Nathan Gonzales presented his departmental report, covering city planning, building inspections, code compliance, and other areas within the department. Mr. Gonzales highlighted the addition of a Planning Technician and a Code Compliance Officer to the development staff.

Key updates included the adoption of a new Comprehensive Plan in September 2024, the implementation of new permitting software, improved performance data

and tracking, and an expected increase in departmental revenue. Mr. Gonzales reported the following changes:

- A 24.4% increase in permit applications
- A 68.6% increase in permits and licenses
- A 28.2% rise in code complaints
- A 68.75% decrease in new residential projects
- No change in new commercial projects

IV. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

In addition to any items below, the Kennedale City Council, the presiding officer, and/or staff may give or receive reports regarding items of community interest, including, but not limited to, recognition of officials, citizens, staff, or departments; information regarding holiday schedules; and upcoming or attended events.

1. Updates from the City of Kennedale Mayor and City Council

The City Council and Mayor gave updates on items of public interest, including Black History Month, YMCA Chili Cook Off, and Coffee with the Mayor.

2. Updates from the City of Kennedale City Manager

   a. 380 Agreement with MKP and Associates

City Manager Darrell Hull advised that his meeting regarding the 380 Agreement with MKP had been rescheduled and that an update would be to the council in the near future.

3. Financial Reports for the City and/or the EDC

Finance Director Jonathan Horton gave an update on the City of Kennedale's financial outlook.

B. 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. January 21, 2025 City Council Minutes
2. 2024 Racial Profiling Report and the Texas Police Chiefs Association Recognition Program Annual Report from the Police Department

Mayor Pro Tem Michels made a motion to approve the consent agenda.

Place 5 Nevarez seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously

C. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

1. Discuss and take action to hire Westwood Engineering for any upcoming engineering projects. - Action Item

Place 1 Glover made a motion to approve Westwood Engineering for upcoming engineering projects.

Place 2 Kobeck seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously

2. Discuss and take action to fund a preliminary study for the design and construction of the baseball fields by Callahan and Freeman Architects. - Action Item

The City Council, City Manager, and representatives from Callahan and Freeman Architects discussed the funding for a preliminary study for the design and construction of the baseball fields. City Manager Hull advised that the funding of the project will be allocated from the voter-approved bond which had been issued previously. The Council continued discussion on the project, including options that would allow for the purchase of more land, and the upgrades to the fields.

Place 5 Nevarez made a motion to approve action to fund a preliminary study for the design and construction of the baseball fields by Callahan and Freeman Architects.

Place 1 Glover seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously

3. Discuss and take action on the approval of Amendment No. 1 for Valley Lane Streambank Stabilization. - Action Item

Director of Public Works Kristian Sugrim and the council discussed the amendment for the Valley Lane Streambank Stabilization Project. Mr. Sugrim advised the council that, as of April 2022, the City of Kennedale had submitted the Valley Lane Streambank Stabilization project application to the Texas Department of Emergency Management. The project will stabilize approximately 1,965 feet along Valley Lane from West Kennedale Parkway to West Dick Price Road. Mr. Sugrim stated that on January 6, 2023, the Texas Water Development Board approved Kennedale's final engineering feasibility report for the project, and subsequently approved a grant under the Flood Infrastructure Fund for $432,285. Mr. Sugrim and the council discussed the project's increased costs due to a requested environmental impact assessment by FEMA.

Place 1 Glover made a motion to approve Amendment No. 1 for Valley Lane Streambank Stabilization.

Mayor Pro Tem Michels seconded the motion.
No opposition, Place 2 Kobeck abstained
Vote: 4-0-1 Motion passed

4. Discuss and take action on an Interlocal Agreement with Tarrant County, Texas, for reconstruction of Eden Road S. from Kennedale Parkway to Hudson Village Creek. - Action Item

Mayor Pro Tem Michels motioned to approve an Interlocal Agreement with Tarrant County, Texas, for reconstruction of Eden Road S. from Kennedale Parkway to Hudson Village Creek.

Place 5 Nevarez seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously

5. Discuss and take action on an Interlocal Agreement with Tarrant County, Texas, for reconstruction of South New Hope Road from the railroad crossing to Hudson village Creek. - Action Item

Mayor Pro Tem Michels motioned to approve an Interlocal Agreement with Tarrant County, Texas, for reconstruction of South New Hope Road from the railroad crossing to Hudson village Creek.

Place 5 Nevarez seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously

6. Discuss and take action on an Interlocal Agreement with Tarrant County, Texas, for reconstruction of Swiney Hiett Rd., from Collette Sublett Rd. to Joplin Rd. - Action Item

Mayor Pro Tem Michels motioned to approve an Interlocal Agreement with Tarrant County, Texas, for reconstruction of Swiney Hiett Rd., from Collette Sublett Rd. to Joplin Rd.

Place 5 Nevarez seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously

V. EXECUTIVE SESSION

IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. If, during the course of the meeting and discussion of any items covered by this notice, the Kennedale City Council determines that a Closed or Executive session of the Board is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 consultation with counsel on legal matters; Section 551.074 personnel matters (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing. Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the Kennedale City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

A. PURSUANT TO SECTION 551.0171 - consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act, to discuss pending and contemplated litigation, or a settlement offer.

1. Code Enforcement complaint

B. PURSUANT TO SECTION 551.087 - to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

1. Prospective 380 Agreements

Place 1 Glover motioned to adjourn into executive session at 7:46 p.m.

Mayor Pro Tem Michels seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously

VI. RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

The council reconvened from executive session at 9:04 p.m.

VII. ADJOURNMENT

Place 5 Nevarez motioned to adjourn at 9:04 p.m.

Place 2 Kobeck seconded the motion.
There being no further business, Mayor Horton adjourned the meeting.

APPROVED: **ATTEST:**

MAYOR BRAD HORTON *CITY SECRETARY BOBBIE JO TAYLOR*

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.C.2.

SUBJECT
March 7, 2025 and March 8, 2025 Special City Council Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	March 7th and March 8th Special City Council Minutes	March 7th and March 8th Special City Council Minutes.docx

KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | MARCH 7, 2025 AT 9:00 AM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. MARCH 7, 2025 CALL TO ORDER - 9:00 A.M.

Mayor Brad Horton called the meeting to order at 9:00 a.m.

A. ROLL CALL

The Mayor and all other members of the City Council were in attendance, thus constituting a quorum.

The City Manager, City Secretary, and other various staff were also present.

B. INVOCATION AND PLEDGES OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State under God; One and Indivisible."

Place 5 Nevarez offered the invocation, followed by the Pledges to the American and Texas flags led by Mayor Pro Tem Michels.

II. PUBLIC COMMENT

The Kennedale City Council 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 Kennedale City Council 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.

No public comments.

III. REGULAR SESSION

A. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

1. Discuss and take action on the approval of the CDBG Waterline Improvements for North Road.

City Staff and the council discussed the application for grant funding. The City of Kennedale was awarded $170,000.00 from the Tarrant County 2024 Community Development Block Grant Program. The funding has been provided to upgrade a 6" asbestos cement waterline to an 8" PVC along North Road for about 1,250 LF. Staff advised that the most favorable bidder was EGW Services, with a base bid of $298,400.75.

Place 5 Nevarez made a motion to approve the CDBG Waterline Improvements for North Road.

Place 1 Glover seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously

2. Discuss and take action on approval of Amendment No. 1 for T4 Ground Storage Water Tank.

The council discussed with staff approvals for the replacement of the T4 ground storage water tank, located at 751 Caruthers Lane. Staff advised that Texas Aquastore was chosen after requests for proposals were submitted as the contractor to upgrade the 0.5MG tank to a 0.75MG for $963,919.00. Texas Aquastore however did not include the costs for piping, tank demolition, site grading, foundation removal and replacement, tank inspection/testing, permitting, and engineering in the proposal. Staff advised that Amendment No.1 submittal would address these unaccounted-for construction items.

Place 1 Glover made a motion to approve Amendment No. 1 for T4 Ground Storage Water Tank..

Mayor Pro Tem Michels seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously

3. Discuss and take action to authorize an agreement for new construction in Town Center.

City Manager Hull presented an agreement to the council to address new construction in Town Center. The council discussed the current contract with Hughes Commercial and the Kenendale EDC. Staff advised that in order to finance any construction in Town Center Hughes Commercial is required to seek approval by council action.

Place 5 Nevarez made a motion authorize an agreement for new construction in Town Center.

Place 1 Glover seconded the motion.
Place 2 Kobeck and Place 4 Gary opposed, No abstentions
Vote: 3-2 Motion carried

IV. WORK SESSION - CITY COUNCIL RETREAT

A. To establish City Council Priorities, Goals, and Vision for the City of Kennedale.

The City Council and City Mananger held a planning retreat with Mr. Alan E. Sims. The council discussed Kenendale's values and recognized the importance of

establishing values for the city. The Council also worked to implement a vision for the city and set a strategic plan.

V. ADJOURN UNTIL MARCH 8, 2025 - 9:00 A.M.

Mayor Horton adjourned the meeting at 3:10 p.m.

VI. MARCH 8, 2025 CALL TO ORDER - 9:00 A.M.

Mayor Horton called the meeting to order at 9:00 a.m.

A. ROLL CALL

The Mayor and all other members of the City Council were in attendance, thus constituting a quorum.

The City Manager and City Secretary were also present.

VII. PUBLIC COMMENT

The Kennedale City Council 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 Kennedale City Council 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.

No public comments.

VIII. WORK SESSION - CITY COUNCIL RETREAT

A. Continuation of discussion on City Council Priorities, Goals, and Vision for the City of Kennedale.

The council continued discussion with Faciitator Sims regarding setting priorities, goals, and a vision for the City of Kennedale.

IX. ADJOURN

Place 5 Nevarez motioned to adjourn at 1:20 p.m.

Place 1 Glover seconded the motion.
There being no further business, Mayor Horton adjourned the meeting.

APPROVED: **ATTEST:**

MAYOR BRAD HORTON *CITY SECRETARY BOBBIE JO TAYLOR*

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.C.3.

SUBJECT
Interlocal Agreement for Shared Library Services between the Cities of Arlington, Kennedale, and Mansfield

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	IA-Arlington-Mansfield_Kennedale Library Services No Red Line (CAO DRAFT 2.27.25	IA-Arlington-Mansfield_Kennedale Library Services No Red Line (CAO DRAFT 2.27.25.docx

Amended and Restated
Interlocal Agreement for Shared Library Services

WHEREAS, this Amended and Restated Interlocal Cooperation Agreement for Library Services ("Amended Agreement") dated as of March ___, 2025, is entered into by and between the City of Arlington ("Arlington"), the City of Kennedale ("Kennedale") and the City of Mansfield ("Mansfield"). Arlington, Kennedale and Mansfield are sometimes referred to individually as "Party" and collectively as "Parties."

RECITALS:

WHEREAS, the cities of Arlington, Kennedale, and Mansfield entered into an Interlocal Agreement on December 14, 2013, approved by Arlington, City Council as Resolution 13-249 on October 15, 2013, for the purpose of joining together to share an integrated library system (ILS System) to share the physical and digital library collection resources exclusively for residents of Arlington, Kennedale, and Mansfield ("Original Agreement"); and

WHEREAS, pursuant to authority granted by the Interlocal Cooperation Act §§ 791.001 et. Seq. of the Texas Government Code, the governing bodies of Arlington, Kennedale and Mansfield wish to amend and restate the Original Agreement and further find that this Amended Agreement is in the common interest of all parties; and

WHEREAS, Arlington, Kennedale and Mansfield in paying for the performance of governmental functions or in performing such governmental functions pursuant to this Amended Agreement shall make payments therefore only from current revenues legally available to such party; and

WHEREAS, the governing bodies of each entity believes that this Amended Agreement is necessary for the benefit of the public and that each party has the legal authority to provide the governmental function which is the subject of this Amended Agreement.

NOW THEREFORE, the parties agree as follows:

1. PURPOSE AND SCOPE:

The purpose of this Amended Agreement is to promote the efficient provision of reciprocal library borrowing services and necessary equipment and software purchases required to facilitate the shared system, in public libraries in the communities of Arlington, Kennedale and Mansfield. A host virtual server located at Arlington City Hall in the Library's IT division is the base of all operations related to the System. Subject to and in accordance with this Agreement, Mansfield and Kennedale will receive access and be linked to the System to the extent provided in Appendix "A" which is attached hereto and incorporated by reference herein as if fully set forth herein. Required ILS System software licenses (hereinafter "System", hardware and services shall be purchased by Arlington. Arlington will also

provide Kennedale and Mansfield with certain associated training services and administrative assistance. Kennedale and Mansfield shall execute any contract addendums necessary with the agreed upon System Supplier for purchase and maintenance of all required hardware and software to facilitate the shared System used by their libraries. Kennedale and Mansfield shall compensate Arlington for training services, administrative assistance and courier service as provided in this Amended Agreement.

2. TERM

This Amended Agreement shall commence on the date of its execution by all parties ("Effective Date") and remain in effect for one (1) year from the date of the Effective Date. After one year, the Amended Agreement shall automatically renew for successive one (1) year terms ("Renewal Period") and shall continue in full force and effect unless terminated by either party upon written notice. Such notice shall be given no later than ninety (90) days prior to the end of the renewal period.

3. SERVICES PROVIDED

3.1 Use of System.

Kennedale and Mansfield shall enjoy full use of the modules and features available on the base ILS System, including Acquisitions, Cataloging, Circulation, Online Public Access, Offline Circulation, Reports, Serials, Telephone Notification, and any others that may be added during subsequent System upgrades. Arlington is ultimately responsible for the quality and accuracy of the borrower, holdings and other System databases, and reserves the right to establish and implement standards and practices that will benefit all participants.

Kennedale and Mansfield shall enjoy full use of any new base System services and features covered by its annual maintenance payments to System Supplier. Kennedale and Mansfield will have the option to purchase new services and features that are not included with the base System but will consult with Arlington before doing so to determine if additional labor will be necessary to maintain the new module.

Kennedale and Mansfield will be responsible for carrying out routine operations of the various System modules. Arlington will provide necessary ongoing training on other system modules so that Kennedale and Mansfield staff can successfully carry out the operations themselves.

3.2. Telecommunications Access to System. Arlington shall maintain all telecommunications hardware, software, wiring and other equipment ("Telecommunications Equipment") at Arlington's public library necessary to provide Kennedale and Mansfield with a secure connection into and out of the System. Kennedale and Mansfield shall install and maintain any equipment needed for their internal operations within their respective libraries. Any changes in the manner in which Mansfield or Kennedale connects to the ILS server will be mutually agreed to by all parties.

3.3 System Customization. Arlington shall make all reasonable efforts to customize the System to support Mansfield's and Kennedale's special requirements, so long as such customization does not interfere with Arlington's use and enjoyment of the System. Arlington reserves the right to pass on any related System Supplier charges and to bill Kennedale or Mansfield for customization beyond that normally required for operation of the System. Such customization will be provided on a schedule mutually agreed to in writing by all parties.

3.4 System Maintenance and Upgrades.

The System Supplier will provide maintenance of System software and Arlington will provide maintenance and support for equipment located in Arlington. Arlington will install System patches, updates and new version releases that are made available by System Supplier. Such updates and releases will be installed when Arlington deems them to be stable and when their installation is beneficial to the libraries

System patches, updates, and new releases are generally included as part of Mansfield's and Kennedale's annual maintenance costs. In the event there are additional software or hardware costs associated with a new release, Arlington will purchase the necessary components. Kennedale and Mansfield will reimburse Arlington for its share of the additional costs on a mutually agreed upon schedule.

If Mansfield or Kennedale requests access to an optional System enhancement that is not provided as part of routine System upgrades and new releases, the requesting library shall reimburse Arlington for the costs associated with installing and maintaining these upgrades.

Kennedale and Mansfield are solely responsible for providing, maintaining, and updating their own local hardware and software necessary for use of the System as well as maintaining their connectivity components for access into the Arlington server. This also includes hardware/software upgrades required due to System upgrades, new releases and the implementation of additional optional System features. Arlington will notify Kennedale and Mansfield of local hardware and software upgrade requirements as far in advance as possible.

3.5. Service Support. Kennedale and Mansfield shall maintain an annual support and maintenance contract with the agreed upon System Supplier that covers basic software support and problem resolution. Neither Arlington nor the System Supplier shall guarantee services for circuit disruptions outside the control of Arlington or System Supplier.

3.6. Courier Services. Arlington shall provide Courier Services on a cost-recovery basis to deliver and return materials borrowed. The Courier schedule is developed by mutual agreement. Charges based on courier time and mileage are established prior to the beginning of each fiscal year and agreed to in writing each year. Arlington is not responsible for accidental loss or damage to materials shipped through the Courier Service or for missed or delayed deliveries due to mechanical failures or road conditions. Invoices will be sent by Arlington to Kennedale and Mansfield on an annual basis to recover courier costs.

3.7 Courier, Collection Development and IT Support Services. Costs for courier services and IT services will be provided by Arlington to Kennedale and Mansfield and will be billed annually. The compensation paid by Kennedale and Mansfield to Arlington for these services will be mutually agreed upon based on the previous year's labor and materials costs for maintaining the System and its services, as well as any relevant future projections.

3.8 Interlibrary loan and reciprocal borrowing. As part of consideration, and to further the purpose of this Amended Agreement , Arlington, Kennedale and Mansfield shall provide interlibrary loan and reciprocal borrowing services to one another at no charge either to the parties or their customers. **Reciprocal library borrowing services shall be limited to residents living within the respective municipal boundaries of Arlington, Kennedale and Mansfield only.** Policies regarding interlibrary loan and reciprocal borrowing services are established through mutual agreement by all parties. Fines and fees received by one library that relate to items owned by another library within this Amended Agreement shall be paid to that library on an annual basis, with payment made within 30 days of receiving the invoice.

4. DISCLAIMER OF WARRANTIES AND LIMITATION OF LIABILITY

Kennedale and Mansfield acknowledge that Arlington licenses its System from a third-party System Supplier. In addition, Kennedale and Mansfield acknowledge that operation of the System by Arlington is largely dependent on software license agreements and other documents required by the System Supplier or a respective manufacturer. All contracts, purchase agreements, leases, software licenses and other documents related to the System ("System Documents") are public documents on file in the City Secretary's Office of Arlington and are available for inspection and copying by Mansfield or Kennedale during normal business hours.

Kennedale and Mansfield understand and agree that Arlington does not grant Kennedale and Mansfield any right that is greater than or different from any right that Arlington may have under the System Documents. In addition, Kennedale and Mansfield understands and agrees that Arlington shall not be liable to Kennedale and Mansfield for any special, direct, indirect, incidental or consequential damages of any sort, including without limitation, damages to property or for personal injury, death, loss of profits or savings, loss of use or any other damages, whether based on strict liability or negligence and whether resulting from use of the system or otherwise, except for direct, specific damages for personal injury or property damage only to the extent caused by

Arlington's gross negligence or willful misconduct. The entities do not intend to waive nor do they waive any of its immunities under law.

Kennedale and Mansfield hereby acknowledge and represents that it has independently determined, without reliance on any representations that may or may not have been made by Arlington, that the size, design, capacity of the system and the manufacturer and supplier are satisfactory to Kennedale and Mansfield in all respects and for all intended purposes. Arlington has not made and does not hereby make any representation, warranty or covenant, written or oral, statutory, express or implied, as to any matter whatsoever, including, without limitation, the design, quality, capacity, material, workmanship, operation, condition, merchantability or fitness for a particular purpose, hidden or latent defect of the system or any portion thereof, or as to any patent, copyright, or trademark infringement. Arlington, Kennedale and Mansfield hereby waives any claim it may have regarding, without limitation, the design, capacity, material, workmanship, operation, condition, merchantability or fitness for a particular purpose, hidden or latent defect of the System or any portion thereof, and any claim it may have as to any patent, copyright or trademark infringement.

5. TERMINATION AND REMOVAL

5.1 By Either Party. Any party may terminate this Amended Agreement without cause and with thirty (30) written notice to all Parties. However, with the exception of the Arlington, termination by one Party does not affect the ability of the other Parties to remain in the Agreement. Kennedale and Mansfield as applicable shall pay Arlington all compensation due hereunder through the effective date of termination. No advance payments to Arlington received prior to the effective date of termination shall be refunded. Within ninety (90) days of the effective date of termination, and at Mansfield's and Kennedale's sole cost and expense, Arlington will provide Kennedale and Mansfield as applicable with an industry-standard copy of Mansfield's and Kennedale's database in MARC format or such other format reasonable requested by Kennedale and Mansfield and available to Arlington.

5.2. Default. Mansfield or Kennedale shall be in default under this Amended Agreement if either party as applicable (i) fails to pay any compensation or other amounts payable hereunder for a period of thirty (30) days or more (unless Arlington has given Kennedale and Mansfield written consent for additional time to pay such compensation or other amounts) following receipt by Kennedale and Mansfield of written notice thereof or (ii) takes any action that materially prevents Arlington from performing its duties and obligations hereunder (such as, for illustrative purposes only, restricting access for installation of the System) and such condition continues for a period of thirty (30) days or more following receipt by Kennedale or Mansfield of written notice thereof (collectively an "Event of Default")

5.3. Termination of System Documents. If any of the System Documents are terminated and such termination materially prevents Arlington from performance under this Amended Agreement , Arlington may immediately terminate this Amended Agreement upon provision of written notice to Kennedale and Mansfield.

5.4 Notice. All notices, consents, and approvals required or desired to be given by the Parties hereto shall be sent in writing and shall be deemed sufficiently given when same is hand-delivered or deposited in the United States Mail, sufficient postage prepared, registered, or certified mail, return receipt requested, addressed to the recipient at the address set forth below:

Arlington:

The City of Arlington
ATTN: Norma Zuniga, Director of Libraries
101 W Abram Street
Arlington Texas 76010

Kennedale:

The City of Kennedale
ATTN: Elizabeth Partridge, Library Director
405 Municipal Drive
Kennedale, Texas 76060

Mansfield:

The City of Mansfield
ATTN: Yolanda Botello, Director of Library and Historical Services
1200 E. Broad Street
Mansfield, Texas 76063

Kennedale and Mansfield shall provide Arlington with the name, direct phone number, facsimile number, and e-mail address of the respective Kennedale and Mansfield employees who will be responsible contacts for all issues involving this Amended Agreement. If responsible contact or contact information should change during the term or subsequent renewal terms of this Amended Agreement the notifying Party shall provide any changes or updated information to the other parties within thirty (30) business days.

6. MISCELLANEOUS

6.1 Ownership of Data Base. Arlington, Kennedale and Mansfield shall at all times retain sole ownership and use of their own database, including patron files and records.

6.2 No Waiver. The failure of either party to insist upon the performance of any provision or condition of this Amended Agreement or to exercise any right granted herein shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

6.3 Severability. If any provision of this Amended Agreement is held by a court of competent jurisdiction to be invalid, illegal or unenforceable, the validity, legality and enforceability or the remaining provisions shall not in any way be affected or impaired.

6.4 Force Majeure. The parties shall exercise their best efforts to meet their respective duties and obligations hereunder, but shall not be held liable for any delay in or omission of performance due to force majeure or other causes beyond their reasonable control, including, but not limited to, compliance with any state or federal law or regulation, acts of God, acts of omission, fires, strikes, lockouts, national disasters, wars, riots, material or labor restrictions, transportation problems or existing contractual obligations directly related to the subject matter of this Amended Agreement .

6.5 Venue and Jurisdiction. This Amended Agreement shall be construed in accordance with the laws of the State of Texas. Venue for any action brought on the basis of this Amended Agreement shall lie exclusively in state courts located in Tarrant, County, Texas or the United States District Court for the Northern District of Texas – Fort Worth Division.

6.6 System Documents Control. In the event of any conflict between this Amended Agreement and the System Documents, the System Documents shall control.

6.7 Governmental Immunity. It is expressly understood and agreed that, in the execution of this Amended Agreement , the Parties do not waive, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.

6.8 Assignment. This Amended Agreement and all rights and obligations herein shall not be assigned without written consent of Arlington.

6.9 Entirety of Agreement. This written instrument, including all Appendices attached hereto and any documents incorporated herein by reference, contains the entire understanding and agreement between Arlington, Kennedale, and Mansfield as to the matters contained herein. Any prior or contemporaneous oral or written agreement is hereby declared null and void to the extent in conflict with this Amended Agreement . This Amended Agreement may not be amended unless set forth in writing and signed by both parties.

REST OF PAGE LEFT INTENTIONALLY BLANK

SEPARATE SIGNATURE PAGE OF EACH CITY TO FOLLOW

CITY OF MANSFIELD, TEXAS

By: _____

ATTEST:

_____
, City Secretary

APPROVED AS TO FORM:
_____, City Attorney

By: _____

THE STATE OF _____ §

§ **CITY OF MANSFIELD'S**

COUNTY OF _____ § **Acknowledgment**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **_____.,** known to me (or proved to me on the oath of **_____** or through _____ (*description of identity card or other document*)) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for and as the act and deed of _____ and as Principal thereof, and for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20__.

[Seal]

_____
Notary Public In and For
The State of Texas

_____
My Commission Expires:

_____
Notary's Printed Name

CITY OF KENNEDALE, TEXAS

By: _____

ATTEST:

_____
, City Secretary

APPROVED AS TO FORM:
, City Attorney

By: _____

THE STATE OF _____ §

§ **CITY OF KENNEDALE'S**

COUNTY OF _____ § **Acknowledgment**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **_____.,** known to me (or proved to me on the oath of **_____** or through _____ (*description of identity card or other document*)) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for and as the act and deed of _____ and as Principal thereof, and for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20__.

[Seal]

_____
Notary Public In and For
The State of Texas

_____ _____
My Commission Expires: Notary's Printed Name

CITY OF ARLINGTON, TEXAS

By: _____
Norma Zuniga, Director of Libraries

ATTEST:

_____
Alex Busken, City Secretary

APPROVED AS TO FORM:
Molly Shortall, City Attorney

By: _____

THE STATE OF TEXAS §

§ **CITY OF ARLINGTON, TEXAS**

COUNTY OF TARRANT § **Acknowledgment**

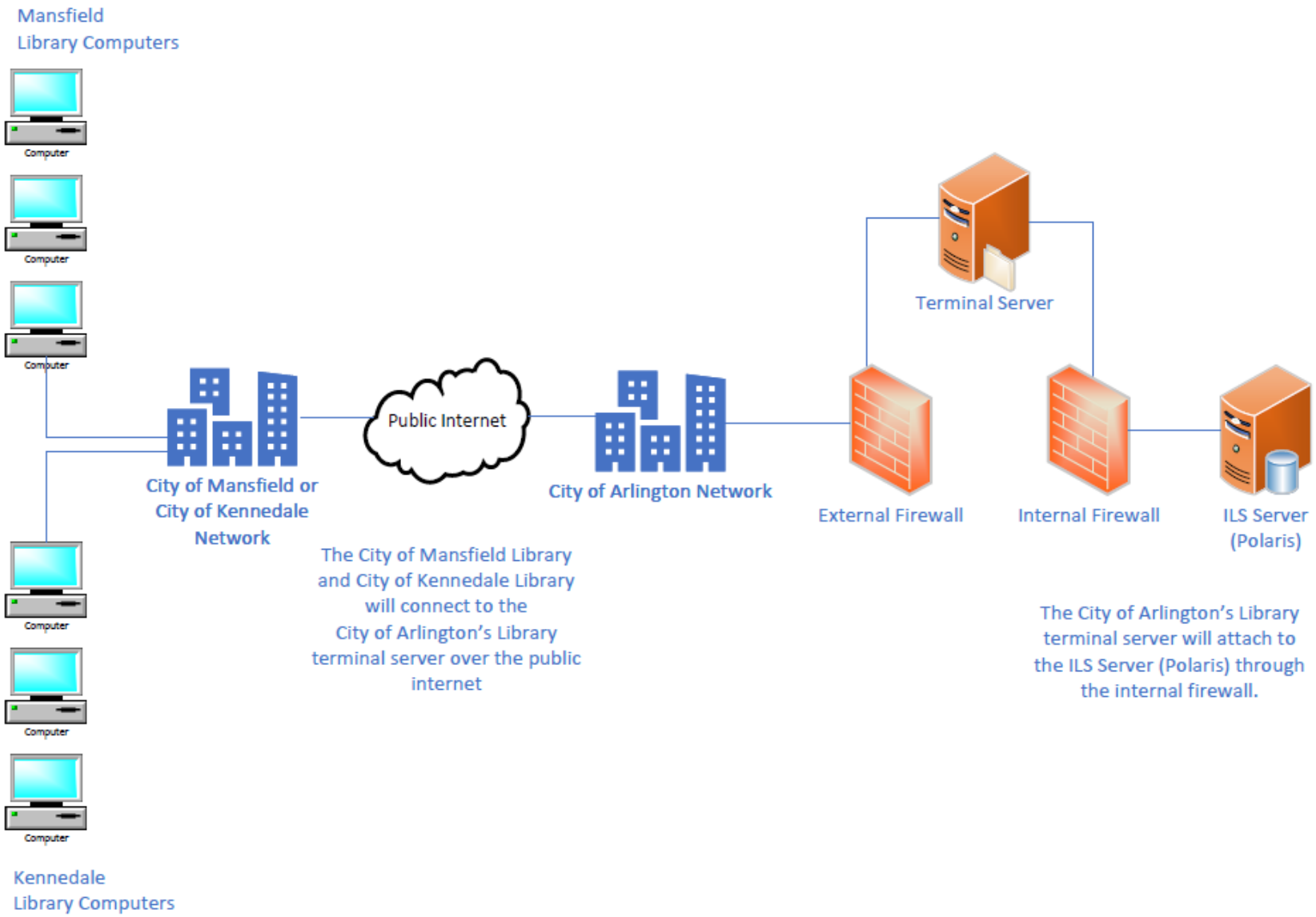
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for and as the act and deed of the **CITY OF ARLINGTON, TEXAS**, a municipal corporation of the State of Texas, Tarrant County, Texas, and as the _____ thereof, and for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20__.

_____
Notary Public In and For
[Seal] The State of Texas

_____ _____
My Commission Expires: Notary's Printed Name

Appendix A


Mansfield
Library Computers
Computer
Computer
Computer
Computer
Computer
Computer
Kennedale
Library Computers
City of Mansfield or
City of Kennedale
Network
Public Internet
City of Arlington Network
Terminal Server
External Firewall
Internal Firewall
ILS Server
(Polaris)
The City of Mansfield Library
and City of Kennedale Library
will connect to the
City of Arlington's Library
terminal server over the public
internet
The City of Arlington's Library
terminal server will attach to
the ILS Server (Polaris) through
the internal firewall.

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.C.4.

SUBJECT

PZ Case #25- 04 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.

The Planning and Zoning Commission held a public hearing on Thursday, February 27, 2025, and recommended approval by a vote of 4-0.

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

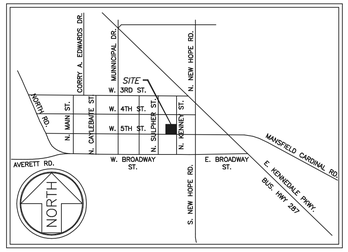
1.	124 W 5th Rev Replat Complete Review	124 W 5th Rev Replat Complete Review.pdf
2.	124 W 5thTaxCertificate	124 W 5thTaxCertificate.pdf
3.	124 West 5th Plat Application	124 West 5th Plat Application.pdf
4.	Address Labels	Address Labels.docx
5.	200' Addresses	200' Addresses.xls
6.	200' Buffer Map	200' Buffer Map.png
7.	PZ Case 25-04 200' Buffer Letter	PZ Case 25-04 200' Buffer Letter.docx
8.	Publisher's Affidavit - P&Z Cases 25-01, 25-03, 25-04, 25-05 (1)	Publisher's Affidavit - P&Z Cases 25-01, 25-03, 25-04, 25-05 (1).pdf

* N O T E S *

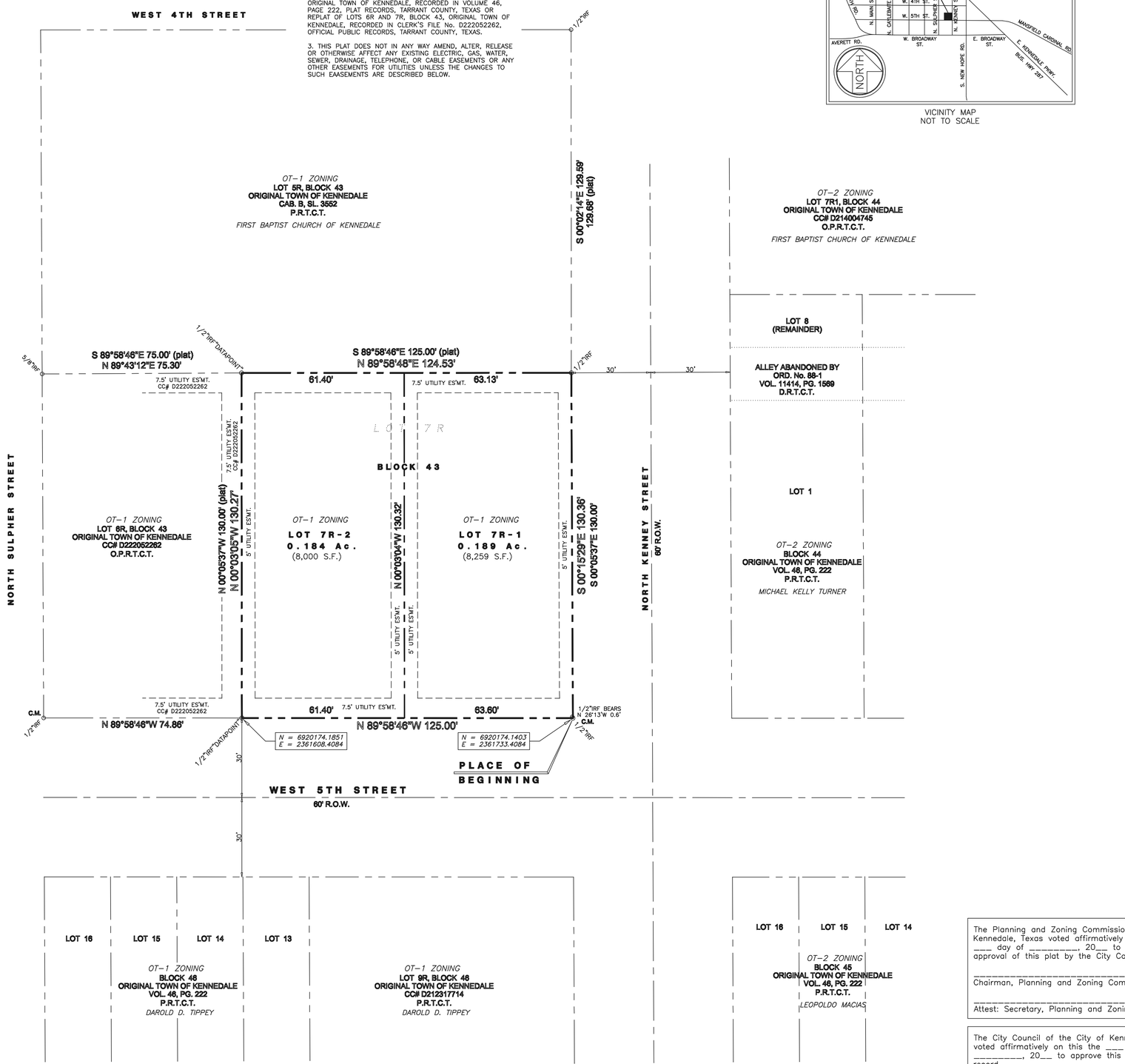
1. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE 4202 (NAD 83) AS DERIVED BY GPS.

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



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

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".

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

THIS PLAT RECORDED IN INSTRUMENT # _____ DATE _____

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

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

REQUESTED BY
BRACK VENTURES LLC

2900 ZINFANDEL LN
ARLINGTON TX 76001

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

0000124 W 5TH ST
0.373 ACRES

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

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.crombsesbeglobal.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

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

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

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
W 3RD ST
W 4TH ST
W 5TH ST
W BROADWAY ST
BROADWAY ST
E BROADWAY ST
E 5TH ST
SHORT ST
N MAIN ST
N CAYLEBAITE ST
MUNICIPAL DR
N SPILLER ST
N SULPHUR ST
N KENNEY ST
N NEW HOPE RD
W KENNEDALE PKWY
E KENNEDALE PKWY
Dollar General
DOWNLOAD CSV
1 Feet: 3.22
622682
22455-43-7R
42880147
2 Feet: 97.09
622858
22455-43-6R
42880139
3 Feet: 133.85
628402
22455-43-5R
41424085
4 Feet: 168.78
620186
22455-44-1-30
01498029
5 Feet: 174.11
629743
22455-46-9R
41621840
6 Feet: 201.79
628672
22455-46-13
01498150
7 Feet: 221.91
621703
22455-44-7R1
41702301
8 Feet: 237.78
619771
App State
Click to restore the map extent and layers visibility where you left off.
Parcel

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

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!

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.C.5.

SUBJECT
PZ Case #25- 05 To 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.

The Planning and Zoning Commission held a public hearing on Thursday, February 27, 2025, and recommended approval by a vote of 4-0.

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

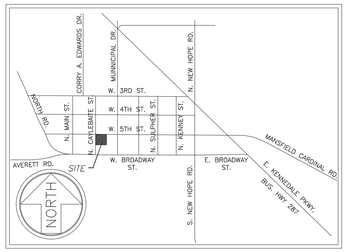
1.	110 Caylebaite Rev Replat 2-20-2025	110 Caylebaite Rev Replat 2-20-2025.pdf
2.	110 Caylebaite TaxCertificate	110 Caylebaite TaxCertificate.pdf
3.	110 Caylebaite Plat Application	110 Caylebaite Plat Application.pdf
4.	Warranty Deed	Warranty Deed.pdf
5.	200' Addresses (1)	200' Addresses (1).xls
6.	Address Labels (1)	Address Labels (1).docx
7.	200' Buffer Map (1)	200' Buffer Map (1).png
8.	PZ Case 25-05 200' Buffer Letter	PZ Case 25-05 200' Buffer Letter.docx
9.	Publisher's Affidavit - P&Z Cases 25-01, 25-03, 25-04, 25-05 (2)	Publisher's Affidavit - P&Z Cases 25-01, 25-03, 25-04, 25-05 (2).pdf

* 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

STEPHANIE NAILLON
OT–1 ZONING
LOT 1R, BLOCK 40
ORIGINAL TOWN OF KENNEDALE
VOL. 388-160, PG. 11
P.R.T.C.T.

JOSE R. OROZCO
OT–1 ZONING
LOT 3R, BLOCK 40
ORIGINAL TOWN OF KENNEDALE
VOL. 388-114, PG. 687
P.R.T.C.T.

WEST 5TH STREET
60' R.O.W.

30'

PLACE OF BEGINNING

N = 6920123.5205
E = 2360750.2770

1/2"RF

N 89°51'32"E 100.00'

C.M.

7.5' UTILITY ES'MT.

1/2"RF"WORTHY"

N 89°51'32"E 50.00'

C.M.

1/2"RF"WORTHY"

OT–1 ZONING
LOT 9, BLOCK 50
ORIGINAL TOWN OF KENNEDALE
VOL. 46, PG. 222
P.R.T.C.T.
LEQUETTA ANNETTE DAVIS

NORTH CAYLEBAITE STREET
60' R.O.W.

N 00°08'28"W 99.55'

7.5' UTILITY ES'MT.

OT–1 ZONING
LOT 13R, BLOCK 49
0.229 Ac.
(9,955 S.F.)

Lot 16 Lot 15 Lot 14 Lot 13

7.5' UTILITY ES'MT.

S 00°08'28"E 99.55'

LOT 11R
CHEROTICH LEITICH

LOT 9R
JANET LOPEZ CARDENAS

OT–1 ZONING
BLOCK 49
ORIGINAL TOWN OF KENNEDALE
CC# D210074813
O.P.R.T.C.T.

MUNICIPAL DRIVE
60' R.O.W.

20' ALLEY VACATED & ABANDONED BY ORD. No. 88-1
VOL. 11414, PG. 1569 D.R.T.C.T.

30'

30'

7.5' UTILITY ES'MT.

5/8"RF

24.56'

1/2"RF"WORTHY"

S 89°51'32"W 100.00'

20' ALLEY VACATED & ABANDONED BY ORD. No. 88-1
VOL. 11414, PG. 1569 D.R.T.C.T.

1/2"RFS

N = 6920023.9708
E = 2360750.5219

N 00°08'28"W 100.00'

OT–1 ZONING
LOT 7R, BLOCK 50
ORIGINAL TOWN OF KENNEDALE
CAB. A, SL. 8275
P.R.T.C.T.
2021 SAJAR, LLC

OT–1 ZONING
BLOCK 49
ORIGINAL TOWN OF KENNEDALE
VOL. 46, PG. 222
P.R.T.C.T.
YESENIA VICTOR

OT–1 ZONING
LOT 4R, BLOCK 49
ORIGINAL TOWN OF KENNEDALE
CC# D212002812
O.P.R.T.C.T.
NICHOLAS J. VIRNOCHE

OT–1 ZONING
LOT 8R, BLOCK 49
ORIGINAL TOWN OF KENNEDALE
CAB. A, SL. 3782
P.R.T.C.T.
JAIME FUENTEZ

LOT 1 LOT 2 LOT 3

5/8"RF"MOSS"

WEST BROADWAY ST.
100' R.O.W.

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

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".

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

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 Gonzales Deputy

TAX ASSESSOR-COLLECTOR
TARRANT COUNTY, TEXAS

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.crombsesbcglobal.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

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
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

DOWNLOAD CSV

1	2	3	4	5	6	7	8
Feet: 4.16	Feet: 77.37	Feet: 102.3	Feet: 120.99	Feet: 127.85	Feet: 145.91	Feet: 163.44	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

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

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!

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.C.6.

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.

The Planning and Zoning Commission considered the final plat on Thursday, February 27, 2025, and recommended approval by a vote of 4-0.

RECOMMENDATION

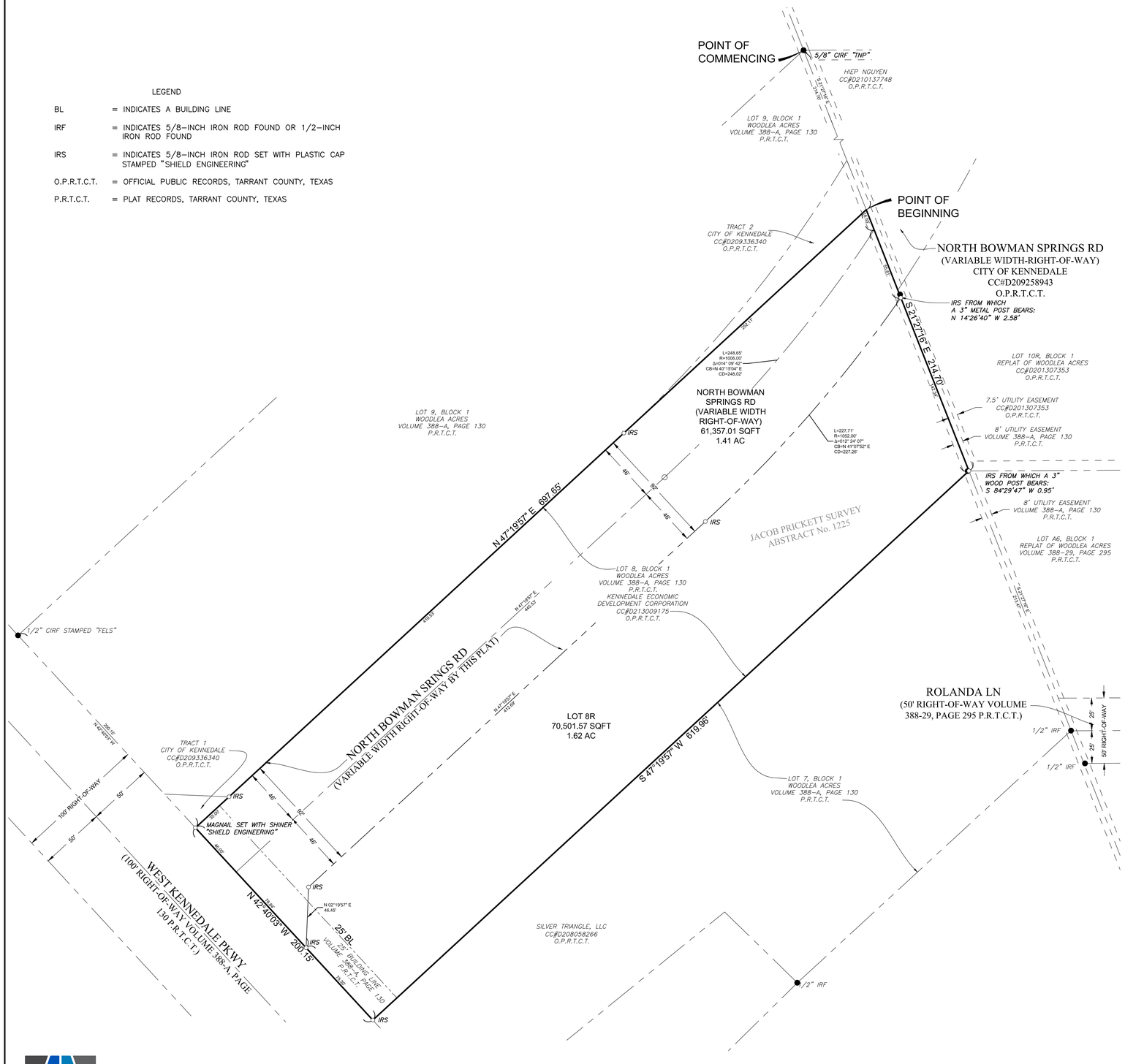
Staff recommends approval.

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.

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

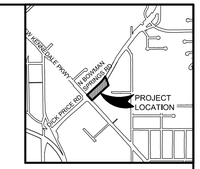
_____
ATTEST: SECRATARY, PLANING AND ZONING COMMISSION

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



VICINITY MAP
1"=2000'

0 40 80
GRAPHIC SCALE IN FEET

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

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

PREPARED Nov. 2020

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
COPYRIGHT © 2020 by SHIELD ENGINEERING GROUP PLLC, TBPE F-11039 & TBPLS 10193890

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.D.

SUBJECT
ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.A.

SUBJECT
PURSUANT TO SECTION 551.087 - to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.A.1.

SUBJECT
Prospective 380 Agreements

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.A.2.

SUBJECT
113 W. Kennedale Parkway - Current Dollar General Location

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.B.

SUBJECT
PURSUANT TO SECTION 551.074 - Personnel Matters, certain deliberations about officers and employees of the governmental body to be held in executive session.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 18, 2025
AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.B.1.

SUBJECT
Planning and Zoning Commission Place 2

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS