



KENNEDALE CITY COUNCIL AGENDA

REGULAR MEETING | MAY 20, 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. 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. Announcement of Budget Workshop with the City Council and City Staff to be held on June 2, 2025, 5:30 p.m.
3. Financial Reports for the City and/or the EDC.

B. PUBLIC HEARINGS WITH ACTION AS NECESSARY

1. Conduct a Public Hearing on a proposed zoning change PZ Case #25-03 from "C2-GENERAL COMMERCIAL DISTRICT" AND "R2-SINGLE FAMILY RESIDENTIAL DISTRICT" to a "PD-PLANNED DEVELOPMENT DISTRICT" for 3780 Kennedale New Hope, Raceway Estates Addition, Lot 1B,; 3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Improvements, ;3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Less Improvements, ; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B,; Snider, Joel Survey Abstract 1448 Tract 3A03 City of Kennedale, Tarrant County, Texas, formerly known as Kennedale Raceway.

2. Take action to consider a proposed zoning change PZ Case #25-03 from “C2–GENERAL COMMERCIAL DISTRICT” AND “R2–SINGLE FAMILY RESIDENTIAL DISTRICT” to a “PD-PLANNED DEVELOPMENT DISTRICT” for 3780 Kennedale New Hope, Raceway Estates Addition, Lot 1B,; 3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Improvements, ;3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Less Improvements, ; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B,; Snider, Joel Survey Abstract 1448 Tract 3A03 City of Kennedale, Tarrant County, Texas, formerly known as Kennedale Raceway.

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. April 15, 2025, City Council Minutes
2. May 1, 2025, City Council Minutes
3. May 13, 2025, City Council Minutes.

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

1. Discuss the curb extensions that were installed through the Safe Route to School program.

IV. 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.

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

VI. ADJOURNMENT



BOBBIE JO TAYLOR,
CITY SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE MAY 20, 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: MAY 20, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.A.

SUBJECT
REPORTS AND ANNOUNCEMENTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MAY 20, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.A.1.

SUBJECT

Updates from the City of Kenendale Mayor and City Council.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MAY 20, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.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: MAY 20, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.A.2.a.

SUBJECT

Announcement of Budget Workshop with the City Council and City Staff to be held on June 2, 2025, 5:30 p.m.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MAY 20, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.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.	07 April Report for Council	07 April Report for Council.pdf
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CITY OF KENNEDALE

MONTHLY FINANCIAL REPORT

Month Ended April 2025

EXECUTIVE OVERVIEW

TO Mayor and Members of City Council
Darrell Hull, City Manager

FROM Jon Horton, Finance Director

DATE May 20, 2025

SUBJECT Monthly Financial Report for April 2025

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

Results through April represent 58.33% of the fiscal year.

GENERAL FUND (01)

- ◇ Property tax revenues received year-to-date \$6,116,428; 98.5% of total budget; prior year receipts through April were 98.3% of budget.
- ◇ Sales tax revenues received year-to-date \$1,105,360; 46.2% 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 April were 45.9% of budget.
- ◇ General Fund expenditures year-to-date \$6,509,326; 50.3% of total budget
- ◇ Fund Balance year-to-date is \$7,047,646; 199 days of total budgeted expenditures and transfers out

WATER/SEWER FUND (10)

- ◇ *Water service sales year-to-date \$1,674,332; 50.0% of budget
- ◇ *Sewer service sales year-to-date \$1,410,968; 61.1% of budget
- ◇ Utility Billing and Operations expenditures year-to-date \$3,468,260; 73.4% of total budget

STORMWATER FUND (07)

- ◇ *Drainage fees year-to-date \$162,809; 58.2% of budget
- ◇ Stormwater Fund expenditures year-to-date \$158,243; 59.8% of total budget
- ◇ Working Capital year-to-date is \$809,625; 1,117 days of total budgeted expenditures and transfers out

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$367,966; 37.2% 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 \$167,709; 53.9% of total budget
- ◇ EDC Operations expenditures year-to-date \$469,896; 39.9% of total budget
- ◇ *EDC Town Shopping Center expenditures year-to-date \$47,706; 17.6% of total budget
- ◇ Fund Balance year-to-date is \$2,146,987; 644 days of total budgeted expenditures and transfers out.

*Indicates April 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: 04/30/2025

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	519,390.38	9,338,045.46	-3,071,071.54	75.25%
Department: 00 - REVENUE Total:	12,409,117.00	12,409,117.00	519,390.38	9,338,045.46	-3,071,071.54	75.25%
Revenue Total:	12,409,117.00	12,409,117.00	519,390.38	9,338,045.46	-3,071,071.54	75.25%
Expense						
Department: 01 - CITY MANAGER						
01 - Operations	378,229.00	378,229.00	28,109.93	195,222.95	183,006.05	51.62%
Department: 01 - CITY MANAGER Total:	378,229.00	378,229.00	28,109.93	195,222.95	183,006.05	51.62%
Department: 02 - MAYOR AND COUNCIL						
01 - Operations	201,950.00	201,950.00	12,805.13	114,505.86	87,444.14	56.70%
Department: 02 - MAYOR AND COUNCIL Total:	201,950.00	201,950.00	12,805.13	114,505.86	87,444.14	56.70%
Department: 03 - CITY SECRETARY						
01 - Operations	215,458.00	215,458.00	13,153.82	129,247.62	86,210.38	59.99%
Department: 03 - CITY SECRETARY Total:	215,458.00	215,458.00	13,153.82	129,247.62	86,210.38	59.99%
Department: 04 - MUNICIPAL COURT						
01 - Operations	320,764.00	320,764.00	32,911.73	168,292.75	152,471.25	52.47%
Department: 04 - MUNICIPAL COURT Total:	320,764.00	320,764.00	32,911.73	168,292.75	152,471.25	52.47%
Department: 05 - HUMAN RESOURCES						
01 - Operations	210,081.00	210,081.00	305.62	112,587.66	97,493.34	53.59%
Department: 05 - HUMAN RESOURCES Total:	210,081.00	210,081.00	305.62	112,587.66	97,493.34	53.59%
Department: 07 - FINANCE						
01 - Operations	581,973.00	581,973.00	58,266.74	356,029.02	225,943.98	61.18%
Department: 07 - FINANCE Total:	581,973.00	581,973.00	58,266.74	356,029.02	225,943.98	61.18%
Department: 09 - POLICE						
01 - Operations	3,698,958.00	3,698,958.00	224,857.45	2,026,256.66	1,672,701.34	54.78%
02 - SRO Program	217,094.00	217,094.00	18,908.99	125,797.32	91,296.68	57.95%
Department: 09 - POLICE Total:	3,916,052.00	3,916,052.00	243,766.44	2,152,053.98	1,763,998.02	54.95%
Department: 10 - FIRE						
01 - Operations	3,346,070.00	3,346,070.00	219,267.16	1,512,472.04	1,833,597.96	45.20%
11 - Purchasing	7,500.00	7,500.00	0.00	12,688.89	-5,188.89	169.19%
Department: 10 - FIRE Total:	3,353,570.00	3,353,570.00	219,267.16	1,525,160.93	1,828,409.07	45.48%
Department: 12 - COMMUNITY DEVELOPMENT						
01 - Operations	693,806.00	693,806.00	70,347.57	301,433.92	392,372.08	43.45%
Department: 12 - COMMUNITY DEVELOPMENT Total:	693,806.00	693,806.00	70,347.57	301,433.92	392,372.08	43.45%
Department: 16 - SENIOR CITIZEN CENTER						
01 - Operations	101,900.00	101,900.00	3,003.31	49,252.37	52,647.63	48.33%
Department: 16 - SENIOR CITIZEN CENTER Total:	101,900.00	101,900.00	3,003.31	49,252.37	52,647.63	48.33%
Department: 17 - LIBRARY						
01 - Operations	590,536.00	590,536.00	35,475.77	255,010.35	335,525.65	43.18%
Department: 17 - LIBRARY Total:	590,536.00	590,536.00	35,475.77	255,010.35	335,525.65	43.18%
Department: 18 - COMMUNICATIONS						
01 - Operations	23,500.00	23,500.00	4,327.56	5,488.53	18,011.47	23.36%
Department: 18 - COMMUNICATIONS Total:	23,500.00	23,500.00	4,327.56	5,488.53	18,011.47	23.36%
Department: 20 - PUBLIC WORKS						
03 - Streets	1,379,928.00	1,379,928.00	73,535.51	585,134.34	794,793.66	42.40%
04 - Parks	112,500.00	112,500.00	8,024.20	27,500.60	84,999.40	24.44%

Budget Report for Short Fiscals

For Fiscal: 2024-2025 Period Ending: 04/30/2025

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	81,559.71	612,634.94	879,793.06	41.05%
Department: 90 - NON DEPARTMENTAL						
01 - Operations	865,895.00	865,895.00	36,977.52	532,405.55	333,489.45	61.49%
Department: 90 - NON DEPARTMENTAL Total:	865,895.00	865,895.00	36,977.52	532,405.55	333,489.45	61.49%
Expense Total:	12,946,142.00	12,946,142.00	840,278.01	6,509,326.43	6,436,815.57	50.28%
Fund: 01 - GENERAL FUND Surplus (Deficit):	-537,025.00	-537,025.00	-320,887.63	2,828,719.03	3,365,744.03	-526.74%
Fund: 02 - GENERAL DEBT SERVICE FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	2,906,789.00	2,906,789.00	18,867.95	2,363,003.00	-543,786.00	81.29%
Department: 00 - REVENUE Total:	2,906,789.00	2,906,789.00	18,867.95	2,363,003.00	-543,786.00	81.29%
Revenue Total:	2,906,789.00	2,906,789.00	18,867.95	2,363,003.00	-543,786.00	81.29%
Expense						
Department: 21 - DEBT SERVICE						
06 - Debt Service	2,603,769.00	2,603,769.00	2,250.00	2,315,833.26	287,935.74	88.94%
Department: 21 - DEBT SERVICE Total:	2,603,769.00	2,603,769.00	2,250.00	2,315,833.26	287,935.74	88.94%
Expense Total:	2,603,769.00	2,603,769.00	2,250.00	2,315,833.26	287,935.74	88.94%
Fund: 02 - GENERAL DEBT SERVICE FUND Surplus (Deficit):	303,020.00	303,020.00	16,617.95	47,169.74	-255,850.26	15.57%
Fund: 04 - CAPITAL PROJECTS FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	128,200.00	128,200.00	25,974.72	89,508.44	-38,691.56	69.82%
Department: 00 - REVENUE Total:	128,200.00	128,200.00	25,974.72	89,508.44	-38,691.56	69.82%
Revenue Total:	128,200.00	128,200.00	25,974.72	89,508.44	-38,691.56	69.82%
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	25,974.72	89,508.44	69,573.44	449.00%
Fund: 05 - CAPITAL REPLACEMENT FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	154,200.00	154,200.00	15,923.88	95,575.16	-58,624.84	61.98%
Department: 00 - REVENUE Total:	154,200.00	154,200.00	15,923.88	95,575.16	-58,624.84	61.98%
Revenue Total:	154,200.00	154,200.00	15,923.88	95,575.16	-58,624.84	61.98%
Expense						
Department: 30 - VEHICLE/COMPUTER REPLACEMENT						
17 - Vehicle Replacement	79,668.00	79,668.00	2,005.99	20,651.99	59,016.01	25.92%
Department: 30 - VEHICLE/COMPUTER REPLACEMENT Total:	79,668.00	79,668.00	2,005.99	20,651.99	59,016.01	25.92%
Expense Total:	79,668.00	79,668.00	2,005.99	20,651.99	59,016.01	25.92%
Fund: 05 - CAPITAL REPLACEMENT FUND Surplus (Deficit):	74,532.00	74,532.00	13,917.89	74,923.17	391.17	100.52%
Fund: 07 - STORMWATER UTILITY FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	311,150.00	311,150.00	1,977.98	156,221.47	-154,928.53	50.21%
Department: 00 - REVENUE Total:	311,150.00	311,150.00	1,977.98	156,221.47	-154,928.53	50.21%
Revenue Total:	311,150.00	311,150.00	1,977.98	156,221.47	-154,928.53	50.21%
Expense						
Department: 35 - STORMWATER UTILITY FEE						
01 - Operations	264,474.00	264,474.00	24,437.94	158,242.64	106,231.36	59.83%

Budget Report for Short Fiscals

For Fiscal: 2024-2025 Period Ending: 04/30/2025

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	24,437.94	158,242.64	106,231.36	59.83%
Expense Total:	264,474.00	264,474.00	24,437.94	158,242.64	106,231.36	59.83%
Fund: 07 - STORMWATER UTILITY FUND Surplus (Deficit):	46,676.00	46,676.00	-22,459.96	-2,021.17	-48,697.17	-4.33%
Fund: 10 - WATER/SEWER FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	14,736,006.00	14,736,006.00	109,414.45	3,341,538.28	-11,394,467.72	22.68%
Department: 00 - REVENUE Total:	14,736,006.00	14,736,006.00	109,414.45	3,341,538.28	-11,394,467.72	22.68%
Revenue Total:	14,736,006.00	14,736,006.00	109,414.45	3,341,538.28	-11,394,467.72	22.68%
Expense						
Department: 36 - WATER/SEWER						
01 - Operations	2,596,882.00	2,596,882.00	198,099.12	2,349,661.49	247,220.51	90.48%
06 - Debt Service	394,830.00	394,830.00	0.00	627,584.38	-232,754.38	158.95%
09 - Capital Projects	8,300,000.00	8,300,000.00	1,119.90	72,920.75	8,227,079.25	0.88%
15 - Utility Billing	2,126,675.00	2,126,675.00	262,771.42	1,010,339.92	1,116,335.08	47.51%
Department: 36 - WATER/SEWER Total:	13,418,387.00	13,418,387.00	461,990.44	4,060,506.54	9,357,880.46	30.26%
Department: 90 - NON DEPARTMENTAL						
00 - Revenue	805,185.00	805,185.00	63,161.25	443,002.97	362,182.03	55.02%
01 - Operations	0.00	0.00	975.52	108,258.95	-108,258.95	0.00%
Department: 90 - NON DEPARTMENTAL Total:	805,185.00	805,185.00	64,136.77	551,261.92	253,923.08	68.46%
Expense Total:	14,223,572.00	14,223,572.00	526,127.21	4,611,768.46	9,611,803.54	32.42%
Fund: 10 - WATER/SEWER FUND Surplus (Deficit):	512,434.00	512,434.00	-416,712.76	-1,270,230.18	-1,782,664.18	-247.88%
Fund: 12 - COURT SECURITY FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	9,235.00	9,235.00	626.72	5,567.30	-3,667.70	60.28%
Department: 00 - REVENUE Total:	9,235.00	9,235.00	626.72	5,567.30	-3,667.70	60.28%
Revenue Total:	9,235.00	9,235.00	626.72	5,567.30	-3,667.70	60.28%
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	626.72	-15,002.70	-50,807.70	-41.90%
Fund: 13 - CAPITAL BOND FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	356,600.00	356,600.00	48,982.67	1,312,765.25	956,165.25	368.13%
Department: 00 - REVENUE Total:	356,600.00	356,600.00	48,982.67	1,312,765.25	956,165.25	368.13%
Revenue Total:	356,600.00	356,600.00	48,982.67	1,312,765.25	956,165.25	368.13%
Expense						
Department: 11 - CAPITAL PROJ-FIRE STATION						
09 - Capital Projects	9,279,097.00	9,279,097.00	187,540.66	827,827.51	8,451,269.49	8.92%
Department: 11 - CAPITAL PROJ-FIRE STATION Total:	9,279,097.00	9,279,097.00	187,540.66	827,827.51	8,451,269.49	8.92%
Department: 42 - NEW HOPE ROAD						
09 - Capital Projects	0.00	0.00	0.00	54,772.67	-54,772.67	0.00%
Department: 42 - NEW HOPE ROAD Total:	0.00	0.00	0.00	54,772.67	-54,772.67	0.00%
Department: 43 - SAFE ROUTES TO SCHOOL						
09 - Capital Projects	0.00	0.00	119,120.61	687,602.25	-687,602.25	0.00%
Department: 43 - SAFE ROUTES TO SCHOOL Total:	0.00	0.00	119,120.61	687,602.25	-687,602.25	0.00%

Budget Report for Short Fiscals

For Fiscal: 2024-2025 Period Ending: 04/30/2025

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	0.00	664,031.86	-664,031.86	0.00%
Department: 44 - 2019 TAX NOTES PROJECTS Total:	0.00	0.00	0.00	664,031.86	-664,031.86	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	306,661.27	2,234,234.29	10,044,862.71	18.20%
Fund: 13 - CAPITAL BOND FUND Surplus (Deficit):	-11,922,497.00	-11,922,497.00	-257,678.60	-921,469.04	11,001,027.96	7.73%
Fund: 14 - PARK DEDICATION FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	32,100.00	32,100.00	799.40	8,396.90	-23,703.10	26.16%
Department: 00 - REVENUE Total:	32,100.00	32,100.00	799.40	8,396.90	-23,703.10	26.16%
Revenue Total:	32,100.00	32,100.00	799.40	8,396.90	-23,703.10	26.16%
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	799.40	-19,164.52	48,735.48	28.22%
Fund: 15 - EDC4B FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	1,105,973.00	1,105,973.00	77,113.50	450,666.70	-655,306.30	40.75%
23 - TownCenter	310,807.00	310,807.00	0.00	167,709.06	-143,097.94	53.96%
Department: 00 - REVENUE Total:	1,416,780.00	1,416,780.00	77,113.50	618,375.76	-798,404.24	43.65%
Revenue Total:	1,416,780.00	1,416,780.00	77,113.50	618,375.76	-798,404.24	43.65%
Expense						
Department: 06 - ADMINISTRATION						
01 - Operations	1,178,393.00	1,178,393.00	63,455.42	469,895.61	708,497.39	39.88%
06 - Debt Service	168,213.00	168,213.00	110,475.65	146,340.69	21,872.31	87.00%
Department: 06 - ADMINISTRATION Total:	1,346,606.00	1,346,606.00	173,931.07	616,236.30	730,369.70	45.76%
Department: 53 - TOWN SHOPPING CENTER						
23 - TownCenter	106,740.00	270,740.00	0.00	47,706.62	223,033.38	17.62%
Department: 53 - TOWN SHOPPING CENTER Total:	106,740.00	270,740.00	0.00	47,706.62	223,033.38	17.62%
Expense Total:	1,453,346.00	1,617,346.00	173,931.07	663,942.92	953,403.08	41.05%
Fund: 15 - EDC4B FUND Surplus (Deficit):	-36,566.00	-200,566.00	-96,817.57	-45,567.16	154,998.84	22.72%
Fund: 16 - COURT TECHNOLOGY FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	7,140.00	7,140.00	516.33	4,599.36	-2,540.64	64.42%
Department: 00 - REVENUE Total:	7,140.00	7,140.00	516.33	4,599.36	-2,540.64	64.42%
Revenue Total:	7,140.00	7,140.00	516.33	4,599.36	-2,540.64	64.42%

Budget Report for Short Fiscals

For Fiscal: 2024-2025 Period Ending: 04/30/2025

Program...	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	1,919.98	4,729.86	5,270.14	47.30%
Department: 00 - REVENUE Total:	10,000.00	10,000.00	1,919.98	4,729.86	5,270.14	47.30%
Expense Total:	10,000.00	10,000.00	1,919.98	4,729.86	5,270.14	47.30%
Fund: 16 - COURT TECHNOLOGY FUND Surplus (Deficit):	-2,860.00	-2,860.00	-1,403.65	-130.50	2,729.50	4.56%
Fund: 18 - LOCAL YOUTH DIVERSION FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	685.00	685.00	25.40	224.78	-460.22	32.81%
Department: 00 - REVENUE Total:	685.00	685.00	25.40	224.78	-460.22	32.81%
Revenue Total:	685.00	685.00	25.40	224.78	-460.22	32.81%
Fund: 18 - LOCAL YOUTH DIVERSION FUND Total:	685.00	685.00	25.40	224.78	-460.22	32.81%
Fund: 21 - TIF #1 (NEW HOPE) FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	250,006.00	250,006.00	1,436.35	10,862.65	-239,143.35	4.34%
Department: 00 - REVENUE Total:	250,006.00	250,006.00	1,436.35	10,862.65	-239,143.35	4.34%
Revenue Total:	250,006.00	250,006.00	1,436.35	10,862.65	-239,143.35	4.34%
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	1,436.35	10,412.40	138,635.40	-8.12%
Fund: 30 - HOTEL/MOTEL TAX FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	20,900.00	20,900.00	6,168.08	13,939.50	-6,960.50	66.70%
Department: 00 - REVENUE Total:	20,900.00	20,900.00	6,168.08	13,939.50	-6,960.50	66.70%
Revenue Total:	20,900.00	20,900.00	6,168.08	13,939.50	-6,960.50	66.70%
Expense						
Department: 06 - ADMINISTRATION						
01 - Operations	15,000.00	15,000.00	1,826.67	1,980.45	13,019.55	13.20%
Department: 06 - ADMINISTRATION Total:	15,000.00	15,000.00	1,826.67	1,980.45	13,019.55	13.20%
Expense Total:	15,000.00	15,000.00	1,826.67	1,980.45	13,019.55	13.20%
Fund: 30 - HOTEL/MOTEL TAX FUND Surplus (Deficit):	5,900.00	5,900.00	4,341.41	11,959.05	6,059.05	202.70%
Fund: 31 - POLICE SEIZURE FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	160.00	160.00	61.62	441.56	281.56	275.98%
Department: 00 - REVENUE Total:	160.00	160.00	61.62	441.56	281.56	275.98%
Department: 09 - POLICE						
00 - Revenue	0.00	0.00	0.00	7,961.04	7,961.04	0.00%
Department: 09 - POLICE Total:	0.00	0.00	0.00	7,961.04	7,961.04	0.00%
Revenue Total:	160.00	160.00	61.62	8,402.60	8,242.60	5,251.63%

Budget Report for Short Fiscals

For Fiscal: 2024-2025 Period Ending: 04/30/2025

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	61.62	7,246.61	7,086.61	4,529.13%
Fund: 32 - LIBRARY BUILDING FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	210.00	210.00	1.93	125.56	-84.44	59.79%
Department: 00 - REVENUE Total:	210.00	210.00	1.93	125.56	-84.44	59.79%
Revenue Total:	210.00	210.00	1.93	125.56	-84.44	59.79%
Fund: 32 - LIBRARY BUILDING FUND Total:	210.00	210.00	1.93	125.56	-84.44	59.79%
Fund: 34 - LEOSE FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	3,790.00	3,790.00	4.71	1,638.33	-2,151.67	43.23%
Department: 00 - REVENUE Total:	3,790.00	3,790.00	4.71	1,638.33	-2,151.67	43.23%
Revenue Total:	3,790.00	3,790.00	4.71	1,638.33	-2,151.67	43.23%
Expense						
Department: 09 - POLICE						
01 - Operations	1,500.00	1,500.00	0.00	2,030.00	-530.00	135.33%
Department: 09 - POLICE Total:	1,500.00	1,500.00	0.00	2,030.00	-530.00	135.33%
Expense Total:	1,500.00	1,500.00	0.00	2,030.00	-530.00	135.33%
Fund: 34 - LEOSE FUND Surplus (Deficit):	2,290.00	2,290.00	4.71	-391.67	-2,681.67	-17.10%
Fund: 35 - DISASTER RECOVERY FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	1,300,000.00	1,300,000.00	4,450.68	40,793.83	-1,259,206.17	3.14%
Department: 00 - REVENUE Total:	1,300,000.00	1,300,000.00	4,450.68	40,793.83	-1,259,206.17	3.14%
Revenue Total:	1,300,000.00	1,300,000.00	4,450.68	40,793.83	-1,259,206.17	3.14%
Expense						
Department: 06 - ADMINISTRATION						
01 - Operations	1,250,000.00	1,250,000.00	273,523.37	369,737.12	880,262.88	29.58%
Department: 06 - ADMINISTRATION Total:	1,250,000.00	1,250,000.00	273,523.37	369,737.12	880,262.88	29.58%
Expense Total:	1,250,000.00	1,250,000.00	273,523.37	369,737.12	880,262.88	29.58%
Fund: 35 - DISASTER RECOVERY FUND Surplus (Deficit):	50,000.00	50,000.00	-269,072.69	-328,943.29	-378,943.29	-657.89%
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	6,263.82	95,530.33	95,530.33	0.00%
Department: 10 - FIRE Total:	0.00	0.00	6,263.82	95,530.33	95,530.33	0.00%
Department: 17 - LIBRARY						
00 - Revenue	0.00	0.00	20,000.00	20,336.00	20,336.00	0.00%
Department: 17 - LIBRARY Total:	0.00	0.00	20,000.00	20,336.00	20,336.00	0.00%
Revenue Total:	65.00	65.00	26,263.82	115,866.33	115,801.33	78,255.89%

Budget Report for Short Fiscals

For Fiscal: 2024-2025 Period Ending: 04/30/2025

Program...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Expense						
Department: 10 - FIRE						
01 - Operations	0.00	0.00	150,332.97	150,332.97	-150,332.97	0.00%
Department: 10 - FIRE Total:	0.00	0.00	150,332.97	150,332.97	-150,332.97	0.00%
Department: 17 - LIBRARY						
01 - Operations	0.00	0.00	6,235.00	6,404.33	-6,404.33	0.00%
Department: 17 - LIBRARY Total:	0.00	0.00	6,235.00	6,404.33	-6,404.33	0.00%
Expense Total:	0.00	0.00	156,567.97	156,737.30	-156,737.30	0.00%
Fund: 40 - GRANT FUND Surplus (Deficit):	65.00	65.00	-130,304.15	-40,870.97	-40,935.97	62,878.42%
Fund: 41 - PARK REC/OTHER DONATION FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	6,683.00	6,683.00	177.29	928.29	-5,754.71	13.89%
Department: 00 - REVENUE Total:	6,683.00	6,683.00	177.29	928.29	-5,754.71	13.89%
Revenue Total:	6,683.00	6,683.00	177.29	928.29	-5,754.71	13.89%
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	0.00	3,175.38	6,824.62	31.75%
Department: 10 - FIRE Total:	10,000.00	10,000.00	0.00	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	0.00	3,175.38	16,324.62	16.28%
Fund: 41 - PARK REC/OTHER DONATION FUND Surplus (Deficit):	-12,817.00	-12,817.00	177.29	-2,247.09	10,569.91	17.53%
Fund: 45 - ROADWAY IMPACT FEE FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	56,200.00	56,200.00	618.65	24,274.68	-31,925.32	43.19%
Department: 00 - REVENUE Total:	56,200.00	56,200.00	618.65	24,274.68	-31,925.32	43.19%
Revenue Total:	56,200.00	56,200.00	618.65	24,274.68	-31,925.32	43.19%
Expense						
Department: 71 - IMPACT FEE						
01 - Operations	107,525.00	107,525.00	8,960.43	69,221.01	38,303.99	64.38%
Department: 71 - IMPACT FEE Total:	107,525.00	107,525.00	8,960.43	69,221.01	38,303.99	64.38%
Expense Total:	107,525.00	107,525.00	8,960.43	69,221.01	38,303.99	64.38%
Fund: 45 - ROADWAY IMPACT FEE FUND Surplus (Deficit):	-51,325.00	-51,325.00	-8,341.78	-44,946.33	6,378.67	87.57%
Fund: 61 - WATER IMPACT FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	24,100.00	24,100.00	263.34	21,161.90	-2,938.10	87.81%
Department: 00 - REVENUE Total:	24,100.00	24,100.00	263.34	21,161.90	-2,938.10	87.81%
Revenue Total:	24,100.00	24,100.00	263.34	21,161.90	-2,938.10	87.81%
Expense						
Department: 00 - REVENUE						
00 - Revenue	30,000.00	30,000.00	2,500.00	17,500.00	12,500.00	58.33%
Department: 00 - REVENUE Total:	30,000.00	30,000.00	2,500.00	17,500.00	12,500.00	58.33%
Expense Total:	30,000.00	30,000.00	2,500.00	17,500.00	12,500.00	58.33%
Fund: 61 - WATER IMPACT FUND Surplus (Deficit):	-5,900.00	-5,900.00	-2,236.66	3,661.90	9,561.90	-62.07%

Budget Report for Short Fiscals

For Fiscal: 2024-2025 Period Ending: 04/30/2025

Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 62 - SEWER IMPACT FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	30,700.00	30,700.00	225.39	10,773.19	-19,926.81	35.09%
Department: 00 - REVENUE Total:	30,700.00	30,700.00	225.39	10,773.19	-19,926.81	35.09%
Revenue Total:	30,700.00	30,700.00	225.39	10,773.19	-19,926.81	35.09%
Expense						
Department: 00 - REVENUE						
00 - Revenue	60,000.00	60,000.00	5,000.00	35,000.00	25,000.00	58.33%
Department: 00 - REVENUE Total:	60,000.00	60,000.00	5,000.00	35,000.00	25,000.00	58.33%
Expense Total:	60,000.00	60,000.00	5,000.00	35,000.00	25,000.00	58.33%
Fund: 62 - SEWER IMPACT FUND Surplus (Deficit):	-29,300.00	-29,300.00	-4,774.61	-24,226.81	5,073.19	82.69%
Fund: 83 - TREE REFORESTATION FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	2,931.00	2,931.00	215.79	1,817.55	-1,113.45	62.01%
Department: 00 - REVENUE Total:	2,931.00	2,931.00	215.79	1,817.55	-1,113.45	62.01%
Revenue Total:	2,931.00	2,931.00	215.79	1,817.55	-1,113.45	62.01%
Fund: 83 - TREE REFORESTATION FUND Total:	2,931.00	2,931.00	215.79	1,817.55	-1,113.45	62.01%
Fund: 95 - EDC4B BOND RESERVE FUND						
Revenue						
Department: 00 - REVENUE						
00 - Revenue	5,457.00	5,457.00	358.86	3,022.53	-2,434.47	55.39%
Department: 00 - REVENUE Total:	5,457.00	5,457.00	358.86	3,022.53	-2,434.47	55.39%
Revenue Total:	5,457.00	5,457.00	358.86	3,022.53	-2,434.47	55.39%
Fund: 95 - EDC4B BOND RESERVE FUND Total:	5,457.00	5,457.00	358.86	3,022.53	-2,434.47	55.39%
Report Surplus (Deficit):	-11,734,313.00	-11,898,313.00	-1,466,130.02	363,579.33	12,261,892.33	-3.06%

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	-320,887.63	2,828,719.03	3,365,744.03
02 - GENERAL DEBT SERVICE FUND	303,020.00	303,020.00	16,617.95	47,169.74	-255,850.26
04 - CAPITAL PROJECTS FUND	19,935.00	19,935.00	25,974.72	89,508.44	69,573.44
05 - CAPITAL REPLACEMENT FUND	74,532.00	74,532.00	13,917.89	74,923.17	391.17
07 - STORMWATER UTILITY FUND	46,676.00	46,676.00	-22,459.96	-2,021.17	-48,697.17
10 - WATER/SEWER FUND	512,434.00	512,434.00	-416,712.76	-1,270,230.18	-1,782,664.18
12 - COURT SECURITY FUND	35,805.00	35,805.00	626.72	-15,002.70	-50,807.70
13 - CAPITAL BOND FUND	-11,922,497.00	-11,922,497.00	-257,678.60	-921,469.04	11,001,027.96
14 - PARK DEDICATION FUND	-67,900.00	-67,900.00	799.40	-19,164.52	48,735.48
15 - EDC4B FUND	-36,566.00	-200,566.00	-96,817.57	-45,567.16	154,998.84
16 - COURT TECHNOLOGY FUND	-2,860.00	-2,860.00	-1,403.65	-130.50	2,729.50
18 - LOCAL YOUTH DIVERSION FUND	685.00	685.00	25.40	224.78	-460.22
21 - TIF #1 (NEW HOPE) FUND	-128,223.00	-128,223.00	1,436.35	10,412.40	138,635.40
30 - HOTEL/MOTEL TAX FUND	5,900.00	5,900.00	4,341.41	11,959.05	6,059.05
31 - POLICE SEIZURE FUND	160.00	160.00	61.62	7,246.61	7,086.61
32 - LIBRARY BUILDING FUND	210.00	210.00	1.93	125.56	-84.44
34 - LEOSE FUND	2,290.00	2,290.00	4.71	-391.67	-2,681.67
35 - DISASTER RECOVERY FUND	50,000.00	50,000.00	-269,072.69	-328,943.29	-378,943.29
40 - GRANT FUND	65.00	65.00	-130,304.15	-40,870.97	-40,935.97
41 - PARK REC/OTHER DONATION	-12,817.00	-12,817.00	177.29	-2,247.09	10,569.91
45 - ROADWAY IMPACT FEE FUND	-51,325.00	-51,325.00	-8,341.78	-44,946.33	6,378.67
61 - WATER IMPACT FUND	-5,900.00	-5,900.00	-2,236.66	3,661.90	9,561.90
62 - SEWER IMPACT FUND	-29,300.00	-29,300.00	-4,774.61	-24,226.81	5,073.19
83 - TREE REFORESTATION FUND	2,931.00	2,931.00	215.79	1,817.55	-1,113.45
95 - EDC4B BOND RESERVE FUND	5,457.00	5,457.00	358.86	3,022.53	-2,434.47
Report Surplus (Deficit):	-11,734,313.00	-11,898,313.00	-1,466,130.02	363,579.33	12,261,892.33



CITY OF KENNEBEC
FISCAL YEAR TO DATE SUMMARY BY FUND
THROUGH APRIL 30, 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	2,828,719.03	7,047,646.03	35,468.88	198.70	54%
02 - GENERAL DEBT SERVICE FUND	945,637	47,169.74	992,806.74			
04 - CAPITAL PROJECTS FUND	215,569	89,508.44	305,077.44			
05 - CAPITAL REPLACEMENT FUND	(186,904)	74,923.17	(111,980.83)			
07 - STORMWATER UTILITY FUND*	811,647	(2,021.17)	809,625.83	724.59	1,117.36	
10 - WATER/SEWER FUND*	17,959,473	(1,270,230.18)	16,689,242.82	38,968.69	428.27	117%
12 - COURT SECURITY FUND	33,272	(15,002.70)	18,269.30			
13 - CAPITAL BOND FUND	19,918,926	(921,469.04)	18,997,456.96			
14 - PARK DEDICATION FUND	289,611	(19,164.52)	270,446.48			
15 - EDC4B FUND*	2,192,554	(45,567.16)	2,146,986.84	3,332.09	644.34	177%
16 - COURT TECHNOLOGY FUND	14,712	(130.50)	14,581.50			
18 - LOCAL YOUTH DIVERSION FU	9,680	224.78	9,904.78			
21 - TIF #1 (NEW HOPE) FUND	150,493	10,412.40	160,905.40			
30 - HOTEL/MOTEL TAX FUND	90,924	11,959.05	102,883.05			
31 - POLICE SEIZURE FUND	15,302	7,246.61	22,548.61			
32 - LIBRARY BUILDING FUND	(1,209)	125.56	(1,083.44)			
34 - LEOSE FUND	2,228	(391.67)	1,836.33			
35 - DISASTER RECOVERY FUND	111,361	(328,943.29)	(217,582.29)			
40 - GRANT FUND	(621,039)	(40,870.97)	(661,909.97)			
41 - PARK REC/OTHER DONATION	12,637	(2,247.09)	10,389.91			
45 - ROADWAY IMPACT FEE FUND	429,643	(44,946.33)	384,696.67			
61 - WATER IMPACT FUND	97,765	3,661.90	101,426.90			
62 - SEWER IMPACT FUND	109,605	(24,226.81)	85,378.19			
83 - TREE REFORESTATION FUND	82,313	1,817.55	84,130.55			
85 - UNCLAIMED PROPERTY FUND	334	-	334.00			
95 - EDC4B BOND RESERVE FUND	136,884	3,022.53	139,906.53			
Report Surplus (Deficit):	47,040,345.00	363,579.33	47,403,924.33			

**Unaudited

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MAY 20, 2025

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM III.B.

SUBJECT

PUBLIC HEARINGS WITH ACTION AS NECESSARY

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MAY 20, 2025

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.B.1.

SUBJECT

Conduct a Public Hearing and consider a proposed zoning change PZ Case #25-03 from "C2-GENERAL COMMERCIAL DISTRICT" AND "R2-SINGLE FAMILY RESIDENTIAL DISTRICT" to a "PD-PLANNED DEVELOPMENT DISTRICT" for 3780 Kennedale New Hope, Raceway Estates Addition, Lot 1B;; 3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Improvements, ;3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Less Improvements, ; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B;; Snider, Joel Survey Abstract 1448 Tract 3A03 City of Kennedale, Tarrant County, Texas.

ORIGINATED BY NATHAN GONZALES

SUMMARY

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

CURRENT STATUS OF PROPERTY

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

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

Plan as well as address previous issues raised.

The proposed development will create 246 single-family lots constructed over two phases. Residential lot sizes consist of a mix of 50' and 60' wide lots. Similarly, street widths are sized appropriately to accommodate on-street parking while providing enough room for emergency vehicles to pass through. The development includes a large portion of park and open space, which will be dedicated to the city.

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

SURROUNDING PROPERTIES & NEIGHBORHOOD

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

STAFF REVIEW

ZONING REVIEW

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

LAND USE COMPATIBILITY

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

COMPREHENSIVE PLAN CONSISTENCY

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

Growth Management Goals

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

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

The proposed development accomplishes **Objective 1** of the Comprehensive Plan's growth

management goals by providing and locating a mix of medium-density single-family housing in accordance with the Future Land Use Plan.

Future Land Use Goals

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

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

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

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

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

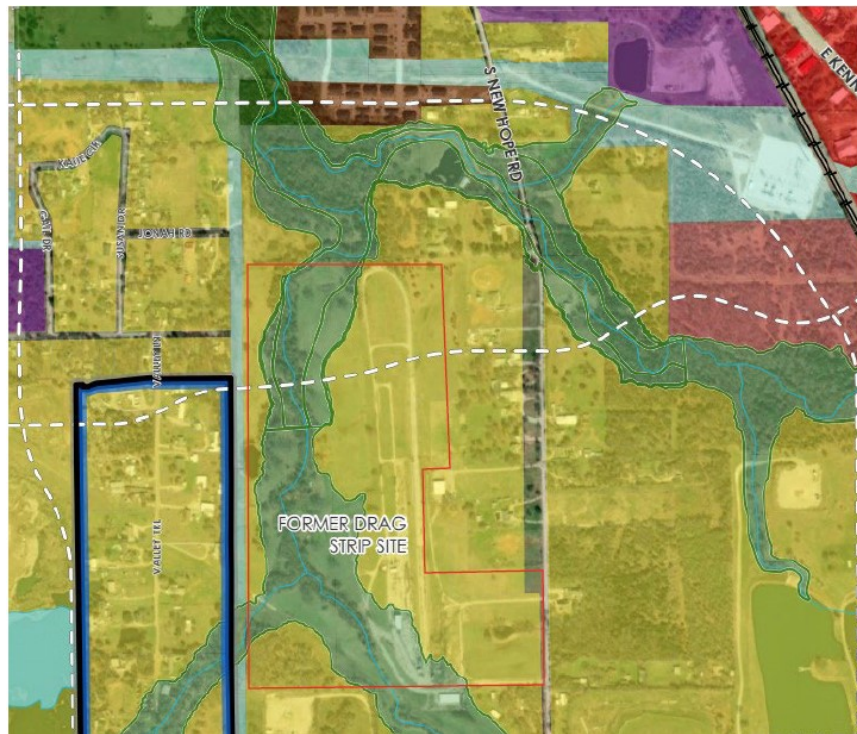


Exhibit A- Subject Property Depicted in the Future Land Use Plan

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

Transportation Goals

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

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

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

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

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

Housing Goals

The Comprehensive Plan's housing goal is depicted below:

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

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

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

OBJECTIVE 2: Maintain and improve the existing housing stock.

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

Strategies

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

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

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

Parks and Open Space Goals

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

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

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

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

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

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

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

On February 27, 2025, the Planning and Zoning Commission held a public hearing 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 Comprehensive 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

As of May 12, 2025, city staff have received petitions from property owners within the 200-foot buffer who are opposed to the zoning case and development project. As a result, this case will require a supermajority from the City Council for approval.

Project Narrative for Zoning Change and PD

Habitat for Humanity: Victory Village

Introduction

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

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

Zoning Change Objectives

The primary objectives of the Zoning Change:

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

Planned Development (PD) Qualifying Conditions

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

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

Project Scope

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

City Infrastructure

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

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

Timeline

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

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

Residential Development

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

Table of modifications

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

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

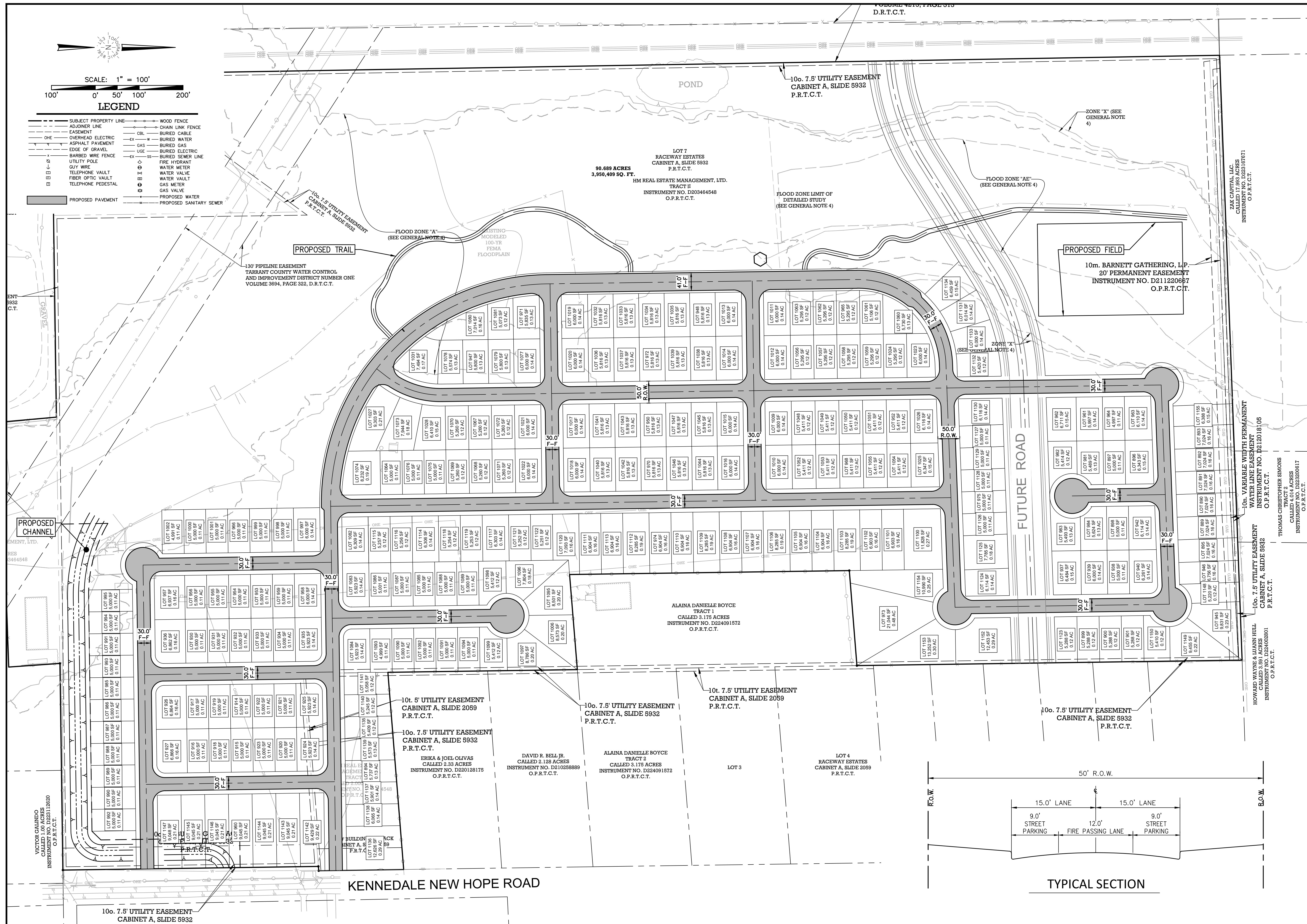
Conclusion

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

Sincerely,



Rob Foster, P.E.

[illegible]

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

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

**VICTORY VILLAGE
PLANNED DEVELOPMENT DISTRICT STANDARDS**

1. Name of Planned Development District.

This planned development district (the “**District**”) will be known as “**PD – Victory Village**”.

2. District Property.

The property included within this District (the “**Property**”) is legally described on Exhibit A attached.

3. Purpose.

The purpose of this District is to provide for a single-family residential development with a mixture of lot sizes in accordance with an approved comprehensive development plan. The District will (a) encourage innovation in land development in terms of variety, design, layout, and type of structures constructed; (b) promote the efficient use of land to facilitate a more economic arrangement of buildings, circulation systems, land use, and utilities; (c) provide the opportunity to mix compatible uses or residential types; (d) preserve and protect significant natural features and open space; (e) promote efficient provision of public services and utilities; (f) minimize adverse traffic impacts and accommodate safe and efficient pedestrian access and circulation; and (g) encourage development of convenient recreational facilities.

4. Qualifying Conditions.

The District will provide (a) a variety of housing types; (b) preservation of natural resources (trees, slopes, wetland areas, and views); (c) provision of open space or public plazas or features; (d) efficient consolidation of poorly dimensioned parcels or property with difficult site conditions; (e) effective transition between higher and lower density uses; and (f) shared vehicular and pedestrian access between properties or uses. The District is compatible with the Comprehensive Plan.

5. Conceptual Plan.

A conceptual plan for the development of the Property (the “**Conceptual Plan**”) is attached as Exhibit B. The Conceptual Plan shows general uses, thoroughfares, a preliminary lot arrangement, and potential locations of Recreational Facilities (defined below).

6. Permitted Uses.

a. Single-Family. The Property may be used for residential purposes, the construction and use of single family detached dwellings (each, a “**House**”), and other uses permitted under the R-3 residential zoning classification.

b. Recreation. The Property may be used for recreational, sports, gardening, and other outdoor and community activities, including but not limited to walking, bicycling, outdoor sports (including football, baseball, basketball, soccer, tennis, and pickle ball), operating a community garden, and hosting outdoor family or community gatherings (each, a “**Recreational Use**”). Activities involving firearms or fireworks are not permitted. Food trucks and other vendors may operate temporarily in connection with a permitted Recreational Use.

Improvements, equipment, and facilities related to Recreational Uses may be installed, constructed, maintained, repaired, removed, and replaced on the Property (collectively, “**Recreational Facilities**”), including but not limited to parks, playgrounds, walking and bicycle trails, gardens, sports fields or play areas, picnic and other outdoor gathering areas, pavilions and gazebos, tables, outdoor park grills, water fountains, bathroom facilities, playground equipment, exercise stations, bicycle racks, vegetable or flower gardens, and storage facilities used in connection with any outdoor activities. Vehicle parking areas (either paved or unpaved) may be developed for users of the Recreational Facilities.

c. Utilities. The Property be used for the installation, construction, maintenance, repair, removal, replacement and use of pipelines, pump stations, drains, detention ponds, filters, wiring, transformers, meters, poles, towers, and other above or below ground improvements and facilities (collectively, “**Utility Facilities**”) for water, sanitary sewer, storm sewer and drainage, electricity, natural gas, cable and telecommunications, wireless communications, and other utilities serving the Property or other properties (collectively, “**Utilities**”).

d. Public Dedication. Portions of the Property may be deeded or dedicated to the City or other public entities from time to time for Utility easement areas, parkland, or other purposes and on terms and conditions as agreed between the owner of that portion of the Property and the City or other public entity.

7. Single-Family Development. The Property may be subdivided, developed, and used for single family residential purposes subject to the following requirements.

a. Subdivision. The Property may be subdivided into various residential lots (each, a “**Lot**”) that meet the requirements for either “**Type A Lots**” or “**Type B Lots**” as noted below. The chart below shows the minimum lot width/frontage and the minimum lot area for each Type of Lot.

	Type A Lots	Type B Lots
Minimum Lot Width/Frontage	60’	50’
Minimum Lot Area	6000 square feet	5000 square feet

Lots fronting onto curvilinear streets, cul-de-sacs, and eyebrows may have the front lot width reduced, provided that the lot width must be met at the front building line.

Additionally, the lot depth on Lots fronting onto curvilinear streets, cul-de-sacs, or eyebrows may be reduced by up to 10%, but must still meet the minimum lot area requirement for the applicable Type of Lot.

A reduction in the required lot width/frontage or lot area of up to five percent (5%) for the applicable Type of Lot may be granted where those requirements would result in an inefficient subdivision design or create an undue hardship or safety concern.

The Property may be subdivided in one or more phases so long as each residential Lot created meets the requirements for the applicable Type of Lot noted above. If the Property is platted in phases, then each platted phase must include a sufficient number of Type A Lots so that at least twenty percent (20%) of all Lots that have been or are being platted out of the Property are Type A Lots. The final dimensions of each Lot may vary from that shown on the Conceptual Plan so long as the requirements described in this Section are met (including without limitation the minimum percent of Type A Lots). Type A Lots will be spread throughout the Property.

The requirements for Type A Lots and Type B Lots do not apply to any lot created for other than residential use (easements, common areas, open space, public access, etc.) (each, a “**Non-Residential Lot**”). No House may be constructed on any Non-Residential Lot.

b. Infrastructure. Streets, curbs, gutters, and sidewalks (with any related street signs, traffic lights, or streetlights) and Utility Facilities serving the Property or other properties may be installed on the Property.

c. Building Size and Lot Coverage Requirements. No more than one (1) House may be located on any Lot. The chart below shows the minimum square feet of living area in each House and the maximum lot coverage based on the Type of Lot on which the House is located.

	Type A Lots	Type B Lots
Minimum Living Area	1250 square feet	1100 square feet
Maximum Lot Coverage	50%	50%

d. Setbacks. No House may be constructed on a Lot within the applicable front, rear, or side yard setback area (measured from the applicable lot line) as shown on the chart set out below. The side street setback requirements apply only to corner lots.

	Type A Lots	Type B Lots
Front Yard Setback	20'	20'
Rear Yard Setback	15'	15'
Side Yard Setback	5'	5'
Side Street Setback (for corner lots)	10'	10'

A reduction in the required front or rear building setback requirements may be granted of up to five feet (5') for Lots situated along cul-de-sacs or curvilinear streets, or where the building setback requirement would result in an inefficient subdivision design or create an undue hardship or safety concern.

Air conditioning compressors may not be installed within the required side yard setback area.

e. Facade or Color Repetition.

Neither the front façade nor the primary color of a House may be repeated on the Houses on the Lots to the right or the left of a particular design or color, or the Houses across from those three Lots on the opposite side of the street.

	Facade/Color A not allowed	Facade/Color A used	Facade/Color A not allowed	
--	----------------------------------	------------------------------------	----------------------------------	--

← Street →

	Facade/Color A not allowed	Facade/Color A not allowed	Facade/Color A not allowed	
--	----------------------------------	----------------------------------	----------------------------------	--

Corner House Example

	Facade/Color A not allowed	Facade/Color A used	↑ Street ↓	Facade/Color A not allowed	
--	----------------------------------	------------------------------------	------------------	----------------------------------	--

← Street →

	Facade/Color A not allowed	Facade/Color A not allowed		Facade/Color A not allowed	
--	----------------------------------	----------------------------------	--	----------------------------------	--

Front façades will be deemed sufficiently different if any three of the following elements are met:

- Different number of full stories.
- Change in the roofline that is at least 40% of the width of the front elevation.

- c. Change in the roof pitch of at least two (2) units of change as measured by its horizontal span (e.g., 6/12 pitch to 8/12 pitch).
- d. Inclusion or exclusion of a front porch or front entry structure.
- e. Change in relative location of a front porch or front entry structure, or an increase or decrease (at least 10%) in the size of front porch or front entry structure.
- f. Different number or location of dormers.
- g. Garage recessed or projected by a minimum increment of four (4) feet.
- h. Change in the number of front-facing garage doors.
- i. Change in exterior materials covering 50% or more of the wall coverage on the front façade (excluding window and door openings).
- j. Inclusion or exclusion of a bay window that projects a minimum of one (1) foot from the front wall.
- k. Different number of windows.

The primary color restriction applies to painted areas on the front façade of a House that are more than fifty percent (50%) of the total area of the front façade. Use of similar brick, stone, or naturally stained wood is not restricted.

f. Exterior Materials.

The surface of at least eighty percent (80%) of the exterior of each House must be constructed of masonry (as defined in the Unified Development Code), fiber cement siding, or wood siding. The calculation will be made based on the total surface area of the first floor of the House, excluding the area covered by doors and windows, and will be measured from the foundation up to the eave area or twelve feet (12') in height, whichever is less.

g. Accessory Building Requirements.

Accessory buildings and uses as are permitted under the R-3 residential zoning classification are permitted on the Property. No accessory building may be constructed on a residential Lot without a principal structure. No accessory building may be greater than fifteen feet (15') in height or have a floor area that exceeds ten percent (10%) of the rear yard area. An accessory structure may not be located closer than five feet (5') to a side or rear lot line.

h. Parking Requirements.

All Houses must provide at a minimum either a two (2) car garage (attached or detached) or a one (1) car garage and at least one (1) parking area located behind the front building line.

i. Sidewalks.

Sidewalks must be installed along the front lot line of each residential Lot and along the street-side lot lines of each corner residential Lot prior to the occupancy of any House on that Lot. If not installed along with the initial development of the Property, the required sidewalks along a Lot must be constructed by the home builder at the time of construction.

of the House. Each sidewalk must be at least three feet (3') in width and must tie into any existing sidewalk on adjacent Lots.

8. Streets.

a. **Little School Road.** The Property includes an area one hundred feet (100') in width (extending from the eastern border of the Property to the western border of the Property) for the proposed extension of Little School Road as shown on the City's current master thoroughfare plan (the "**Little School Road Extension**"). A plat of any portion of the Property that includes any portion of the Little School Road Extension must reflect the proposed location of the Little School Road Extension, and no portion of any residential Lot may be included within that area.

b. **Other Streets.** The plat of the Property (or the plat for the first phase of the development of the Property, if developed in phases) must provide for at least two (2) separate streets for access between New Hope Road and the Property (the "**Access Streets**"). All residential Lots in the Property must have access to and from New Hope Road through an Access Street.

9. Screening / Entry Wall / Subdivision Sign.

An Entry Wall (defined below) may be installed adjacent and parallel to all portions of the Property that touch Arterial or Collector Streets (defined below). No portion of an Entry Wall may encroach into the public right of way. "**Entry Wall**" means a screening wall constructed of brick, stone, concrete, fired masonry, or exposed aggregate tilt-wall type material that is no more than eight feet (8') tall, with columns no more than twenty feet (20') apart. "**Arterial or Collector Streets**" means (1) New Hope Road and (2) Little School Road (or the area to be included within the proposed Little School Road Extension). Each Entry Wall must be located either within an easement area designated on a Lot or within a separately platted common area lot. Entry Walls may include a permanent sign identifying the subdivision. Final design and location of the Entry Wall will be reviewed and approved along with the preliminary plat for the Property.

10. Other Requirements.

Unless specifically provided otherwise in these Planned Development District Standards, the development standards stipulated for the R-3 residential zoning district will apply to the Property.

Exhibit A

Legal Description of Property

Exhibit B

Conceptual Plan

PROPERTY DESCRIPTION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE N 00° 46' 09" W WITH THE EAST LINE OF SAID 4.655 ACRE TRACT, PASSING AT A DISTANCE OF 128.49 FEET A 1/2" IRON ROD FOUND IN THE NORTHWEST LINE OF SAID 2.657 ACRE TRACT AND BEING THE WESTERNMOST SOUTHWEST CORNER OF SAID LOT 7 AND TRACT II, THE NORTHEAST CORNER OF SAID 4.655 ACRE TRACT, AND ALSO BEING THE SOUTHEAST CORNER OF SAID 4.821 ACRE TRACT, CONTINUING WITH THE WEST LINE OF SAID LOT 7 AND TRACT II AND THE EAST LINE OF SAID 4.821 ACRE TRACT FOR A TOTAL DISTANCE OF 2661.95 FEET TO THE PLACE OF BEGINNING AND CONTAINING 90.689 ACRES.

Victory Village Vicinity Map

Single Family Residential



Victory Village Vicinity Map



Google Earth

Image Landsat / Copernicus

K 500

1000 ft



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

Attention: Ashley Wolfe

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 760602249

citysecretary@cityofkenneale.com

CITY OF KENNEDALE NOTICE OF PUBLIC HEARINGS

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

PZ CASE #25-03 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "C2-GENERAL COMMERCIAL DISTRICT" AND "R2-SINGLE FAMILY RESIDENTIAL DISTRICT" TO A "PD-PLANNED DEVELOPMENT" FOR 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 1B; 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 7B IMPROVEMENTS; 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 7B LESS IMPROVEMENTS; 3830 KENNEDALE NEW HOPE, RICHEY, ROBERT C SURVEY ABSTRACT 1327 TRACT 1B; SNIDER, JOEL SURVEY ABSTRACT 1448 TRACT 3A03 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARINGS TO OFFER PUBLIC COMMENTS OR PROVIDE WRITTEN COMMENTS PRIOR TO THE MEETING TO: COMMUNITY DEVELOPMENT DEPARTMENT, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, PLEASE CALL (817) 985-2135.
IPL0216410
Feb 7 2025

THE STATE OF TEXAS COUNTY OF TARRANT

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

1 insertion(s) published on:

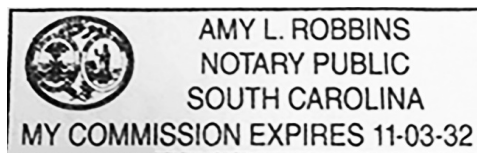
02/07/25

Mary Castro

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

Amy Robbins

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



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



City of Kennedale Zoning Map

City of Kennedale TAD (Tarrant County Appraisal District)



Layer List

Layers

☐ Overlay Districts - Floodplain

☐ Overlay Districts - Business 287 and Interstate 20/820 Loop

☐ Zoning (View)

☒ TAD Parcels

☒ KennedaleCityLimits

☒ Aerials2019

DOWNLOAD CSV

1 Feet: 4.62

637065
33323-7B
40011526

2 Feet: 4.62

58730
33323-7B
40011518

3 Feet: 306.41

58182
33323-7A
07603266

4 Feet: 397.15

57879
33323-2
06771696

5 Feet: 627

649818
33323-3
06771718

6 Feet: 642.06

255706
33323-1A2
40749363

7 Feet: 728.89

649579
33323-4
06771726

8 Feet: 747.63

650328
33323-1A1
06771688

OWNER_NAME	OWNER_ADDR	OWNER_CITY	OWNER_ZI
ARNOLD, EUNICE	KENNEDALE NEW HOPE RD	KENNEDALE, TX	76060
BELL, DAVID R	KENNEDALE NEW HOPE RD	KENNEDALE, TX	76060
BRODIE, LINDA GAIL	VALLEY TR	KENNEDALE, TX	76060
CHEEK, JAMES RICHARD	VALLEY TR	KENNEDALE, TX	76060
COX, LOYD B	LINDA RD	KENNEDALE, TX	76060
DROMGOOLE, CARY	KENNEDALE NEW HOPE RD	KENNEDALE, TX	76060
EDDLEMON, COREY	VALLEY TRL	KENNEDALE, TX	76060
EVANS, GEORGE	BYERS AVE	FORT WORTH, TX	76107
FINCHER, RUSSELL W	PO BOX	KENNEDALE, TX	76060
GORKA, JOSEPH	JONAH RD	KENNEDALE, TX	76060
HM REAL ESTATE MANAGEMENT LTD	NEW HOPE RD BOX#	KENNEDALE, TX	76060
HUDSON, JANICE	GLEN AMERICA DR #	DALLAS, TX	75225
HULL, BRANDON	S NEW HOPE RD	KENNEDALE, TX	76060
HULL, HOWARD W	PO BOX	KENNEDALE, TX	76060
HULL, RAWDY	S NEW HOPE RD	KENNEDALE, TX	76060
JOHNSTON, JEREMY	JONAH RD	KENNEDALE, TX	76060
LOWERY, LUCILLE	PO BOX	KENNEDALE, TX	76060
MACDONNELL, FREDERICK	S NEW HOPE RD	KENNEDALE, TX	76060
MARTIN, CYNTHIA E	VALLEY TR	KENNEDALE, TX	76060
MARTIN, NATHAN C	S NEW HOPE RD	KENNEDALE, TX	76060
MAXWELL, ADAM	PO BOX	KENNEDALE, TX	76060
MAXWELL, ADAM	PO BOX	KENNEDALE, TX	76060
MCKELVY, JAMES F	VALLEY TR UNIT	KENNEDALE, TX	76060
MILLER, MICHAEL L	LINDA RD	KENNEDALE, TX	76060
NORWOOD, DEMETRIC	SOUTH NEW HOPE RD	KENNEDALE, TX	76060
OLIVAS, ERIKA	SHOAL CREEK DR	ARLINGTON, TX	76001
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX	DALLAS, TX	75313
PIERCE, WILLIAM	VALLEY TR	KENNEDALE, TX	76060
ROCK SOLID INVESTMENTS LLC - S	HINTON DR	MANSFIELD, TX	76063
SIMONS, THOMAS	S NEW HOPE RD	KENNEDALE, TX	76060
SOLIMAN, CICIL ETAL	PO BOX	COLLEYVILLE, TX	76034
SPENCER, LISA RENEA	VALLEY TR	KENNEDALE, TX	76060
SWINEY, JUDY	BARBARA LN	BURLESON, TX	76028
TARRANT PROPERTIES INC	W PIONEER PKWY STE	ARLINGTON, TX	76013
CITY OF KENNEDALE	405 MUNICIPAL DRIVE	KENNEDALE, TX	76060
KENNEDALE ISD	W KENNEDALE PKWY	KENNEDALE, TX	76060

ARNOLD, EUNICE



KENNEDALE, TX 76060

BELL, DAVID R



KENNEDALE, TX 76060

BRODIE, LINDA GAIL



KENNEDALE, TX 76060

CHEEK, JAMES RICHARD



KENNEDALE, TX 76060

COX, LOYD B



KENNEDALE, TX 76060

DROMGOOLE, CARY



KENNEDALE, TX 76060

EDDLEMON, COREY



KENNEDALE, TX 76060

EVANS, GEORGE



FORT WORTH, TX 76107

FINCHER, RUSSELL W



KENNEDALE, TX 76060

GORKA, JOSEPH



KENNEDALE, TX 76060

HM REAL ESTATE MANAGEMENT LTD



KENNEDALE, TX 76060

HUDSON, JANICE



DALLAS, TX 75225

HULL, BRANDON



KENNEDALE, TX 76060

HULL, HOWARD W



KENNEDALE, TX 76060

HULL, RAWDY



KENNEDALE, TX 76060

JOHNSTON, JEREMY



KENNEDALE, TX 76060

LOWERY, LUCILLE



KENNEDALE, TX 76060

MACDONNELL, FREDERICK



KENNEDALE, TX 76060

MARTIN, CYNTHIA E



KENNEDALE, TX 76060

MARTIN, NATHAN C



KENNEDALE, TX 76060

MAXWELL, ADAM



KENNEDALE, TX 76060

MAXWELL, ADAM



KENNEDALE, TX 76060

MCKELVY, JAMES F



KENNEDALE, TX 76060

MILLER, MICHAEL L



KENNEDALE, TX 76060

NORWOOD, DEMETRIC



KENNEDALE, TX 76060

OLIVAS, ERIKA



ARLINGTON, TX 76001

ONCOR ELECTRIC DELIVERY CO LLC



DALLAS, TX 75313

PIERCE, WILLIAM



KENNEDALE, TX 76060

ROCK SOLID INVESTMENTS LLC - S



MANSFIELD, TX 76063

SIMONS, THOMAS



KENNEDALE, TX 76060

SOLIMAN, CICIL ETAL

[REDACTED]

COLLEYVILLE, TX 76034

SPENCER, LISA RENE

[REDACTED]

KENNEDALE, TX 76060

SWINEY, JUDY

[REDACTED]

BURLESON, TX 76028

TARRANT PROPERTIES INC

[REDACTED]

ARLINGTON, TX 76013

CITY OF KENNEDALE

[REDACTED]

KENNEDALE, TX 76060

KENNEDALE ISD

[REDACTED]

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 #25-03 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "C2-GENERAL COMMERCIAL DISTRICT" AND "R2-SINGLE FAMILY RESIDENTIAL DISTRICT" TO A "PD-PLANNED DEVELOPMENT" FOR 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 1B;; 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 7B IMPROVEMENTS;; 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 7B LESS IMPROVEMENTS;; 3830 KENNEDALE NEW HOPE, RICHEY, ROBERT C SURVEY ABSTRACT 1327 TRACT 1B;; SNIDER, JOEL SURVEY ABSTRACT 1448 TRACT 3A03 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

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



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	Cols	Depth
19300	658563	Print Legal Ad-IPL02306400 - IPL0230640	PZ CASE #25-03	1	39 L

Attention: Ashley Wolfe

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 760602249

citysecretary@cityofkenneedale.com

City of Kennedale Notice of Public Hearing

The Kennedale CITY COUNCIL will hold a public hearing for the following case on TUESDAY, MAY 20, 2025 at 5:30 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

PZ CASE #25-03 to conduct a public hearing and consider a PROPOSED ZONING CHANGE FROM "C2-GENERAL COMMERCIAL DISTRICT" AND "R2-SINGLE FAMILY RESIDENTIAL DISTRICT" to a "PD-PLANNED DEVELOPMENT" for 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 1B.; 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 7B IMPROVEMENTS.; 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 7B LESS IMPROVEMENTS.; 3830 KENNEDALE NEW HOPE, RICHEY, ROBERT C SURVEY ABSTRACT 1327 TRACT 1B.; SNIDER, JOEL SURVEY ABSTRACT 1448 TRACT 3a03 OF THE CITY OF KENNEDALE, Tarrant county, Texas, 76060.

Interested persons are encouraged to attend the public hearings to offer public comments or provide written comments prior to the meeting to: community development department, 405 Municipal Drive, Kennedale, TX, 76060. For more information, please call (817) 985-2135.

IPL0230640
Apr 30 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:

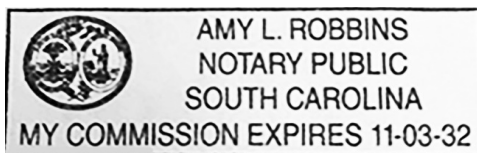
04/30/25

Mary Castro

Sworn to and subscribed before me this 1st day of May
in the year of 2025

Amy Robbins

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



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

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Parcel 0

SITUS_ADDR	OWNER_NAME	OWNER_ADDR	OWNER_CITY	OWNER_ZIP
[REDACTED]	ARNOLD, EUNICE	3903 KENNEDALE NEW HOPE RD	KENNEDALE, TX	76060
[REDACTED]	BELL, DAVID R	3750 KENNEDALE NEW HOPE RD	KENNEDALE, TX	76060
[REDACTED]	BRODIE, LINDA GAIL	4253 VALLEY TR	KENNEDALE, TX	76060
[REDACTED]	CHEEK, JAMES RICHARD	4127 VALLEY TR	KENNEDALE, TX	76060
[REDACTED]	COX, LOYD B	309 LINDA RD	KENNEDALE, TX	76060
[REDACTED]	DIAZ, KARLA	300 JONAH RD	KENNEDALE, TX	76060
[REDACTED]	GOZA, GUY	3835 KENNEDALE NEW HOPE RD	KENNEDALE, TX	76060
[REDACTED]	EDDLEMON, COREY	4225 VALLEY TRL	KENNEDALE, TX	76060
[REDACTED]	EDDLEMON, COREY	4239 VALLEY TRL	KENNEDALE, TX	76060
[REDACTED]	EVANS, GEORGE	5631 BYERS AVE	FORT WORTH, TX	76107
[REDACTED]	FINCHER, RUSSELL W	PO BOX 372	KENNEDALE, TX	76060
JONAH RD	GORKA, JOSEPH	301 JONAH RD	KENNEDALE, TX	76060
[REDACTED] NEW HOPE RD	HM REAL ESTATE MANAGEMENT LTD	PO BOX 820576	FORT WORTH, TX	76182
KENNEDALE NEW HOPE RD	HUDSON, JANICE	7777 GLEN AMERICA DR # 363	DALLAS, TX	75225
[REDACTED] HOPE RD	ROAN, JOHN	510 STEEPLECHASE	KENNEDALE, TX	76060
[REDACTED] HOPE RD	HULL, HOWARD W	PO BOX 1242	KENNEDALE, TX	76060
[REDACTED] HOPE RD	HULL, RAWDY	460 S NEW HOPE RD	KENNEDALE, TX	76060
[REDACTED] RD	JOHNSTON, JEREMY	299 JONAH RD	KENNEDALE, TX	76060
[REDACTED] NEW HOPE RD	LOWERY-WATSON SALLIE	5620 PECAN CIR	ALVARADO, TX	76009
[REDACTED] HOPE RD	MACDONNELL, FREDERICK	530 S NEW HOPE RD	KENNEDALE, TX	76060
[REDACTED] TR	MARTIN, CYNTHIA E	4344 VALLEY TR	KENNEDALE, TX	76060
[REDACTED] HOPE RD	MARTIN, NATHAN C	550 S NEW HOPE RD	KENNEDALE, TX	76060
[REDACTED] NEW HOPE RD	BOYCE, ALAINA	3701 GRAMMERCY PARK DR	ARLINGTON, TX	76015
[REDACTED] TR	MCKELVY, JAMES F	4344 VALLEY TR UNIT B	KENNEDALE, TX	76060
[REDACTED]	MILLER, MICHAEL L	301 LINDA RD	KENNEDALE, TX	76060
[REDACTED] HOPE RD	NORWOOD, DEMETRIC	600 SOUTH NEW HOPE RD	KENNEDALE, TX	76060
[REDACTED] NEW HOPE RD	OLIVAS, ERIKA	3760 KENNEDALE NEW HOPE RD	KENNEDALE, TX	76060
[REDACTED] NEW HOPE RD	ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX	75313
[REDACTED] TR	PIERCE, WILLIAM	4011 VALLEY TR	KENNEDALE, TX	76060
[REDACTED] RD	HARBOR, LAURA	300 LINDA RD	KENNEDALE, TX	76060
[REDACTED] RD	SIMONS, THOMAS	408 S NEW HOPE RD	KENNEDALE, TX	76060
[REDACTED] NEW HOPE RD	SOLIMAN, CICIL ETAL	PO BOX 1767	COLLEYVILLE, TX	76034
[REDACTED] TR	SPENCER, LISA RENEA	4105 VALLEY TR	KENNEDALE, TX	76060
[REDACTED] NEW HOPE RD	SWINEY, JUDY	545 BARBARA LN	BURLESON, TX	76028
[REDACTED] TR	TARRANT PROPERTIES INC	2620 W PIONEER PKWY STE 102	ARLINGTON, TX	76013



April 29, 2025

To Whom It May Concern;

The Kennedale City Council will hold a public hearing to discuss the following case on Tuesday, May 20, 2025, at 5:30 PM. The meeting will be held in the City Council Chambers in City Hall, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

PZ CASE #25-03 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "C2-GENERAL COMMERCIAL DISTRICT" AND "R2-SINGLE FAMILY RESIDENTIAL DISTRICT" TO A "PD-PLANNED DEVELOPMENT" FOR 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 1B;; 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 7B IMPROVEMENTS;; 3780 KENNEDALE NEW HOPE, RACEWAY ESTATES ADDITION, LOT 7B LESS IMPROVEMENTS;; 3830 KENNEDALE NEW HOPE, RICHEY, ROBERT C SURVEY ABSTRACT 1327 TRACT 1B;; SNIDER, JOEL SURVEY ABSTRACT 1448 TRACT 3A03 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

We are sending notification to those who own real property within 200 feet of the request in case they wish to attend the public hearing 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 817-985-2105 or permits@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,

Nathaniel Gonzales
Community Development Director
817-985-2135



NOTICE OF PUBLIC HEARING

Kennedale ISD
120 W Kennedale Parkway
Kennedale, TX 76060

April 29, 2025

The Kennedale City Council will hold a public hearing to discuss the following case on Tuesday, May 20, 2025, at 5:30 PM. The meeting will be held in the City Council Chambers in City Hall, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

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Sincerely,

Nathaniel Gonzales
Community Development Director
817-985-2135

Date: February 2025

Objection to City of Kennedale – Case#25-03

Proposed zoning change from C2-General Commercial District and R2-Single Family Residential District to PD-Planned Development for 3780 Kennedale New Hope, Raceway Estate Addition, Lot 1B; 3780 Kennedale New Hope, Raceway Estate Addition, Lot 7B Improvements; 3780 Kennedale New Hope, Raceway Estate Addition, Lot B Less Improvements; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B; Snider Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant County, Texas 76060.

The undersigned Kennedale residents within 200 feet strongly object to the above-mentioned development.

Name/Signature	Address	Acres
Bawdy Hill Teri Hull		1.24
Russell Wayne Krohn		1.20
Nathan C. Martin		2.75
David Ray Bell Jr.		2.2
Duy Dora		1
Rotor Galindo		95 Rd. 1
Luann Duce		3.74
Howard W. Duff		1.291
Luann Duce		2.128
Tracy W. Duff		2.128 not within 200 ft.
Luckie McHardin		1.30
Nancy Carroll		1.75
Lisa Spencer		1.3
James Richard Cheek		4.5
James Richard Cheek		4.5
Elisabeth Woods		1
Michael L Miller		1/2
Joel Olivas		Rd. 2.33

Date: February 2025

Objection to City of Kennedale – Case#25-03

Proposed zoning change from C2-General Commercial District and R2-Single Family Residential District to PD-Planned Development for 3780 Kennedale New Hope, Raceway Estate Addition, Lot 1B; 3780 Kennedale New Hope, Raceway Estate Addition, Lot 7B Improvements; 3780 Kennedale New Hope, Raceway Estate Addition, Lot B Less Improvements; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B; Snider Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant County, Texas 76060.

The undersigned Kennedale residents within 200 feet strongly object to the above-mentioned development.

Name/Signature	Address	Acres
JEFF + GRACE MORRIS		2 not within 200 ft.
Demetric Norwood		2.25
George Evans		1.83
George Evans		1.5
		2
		2
Linda Sail Brodie		4
Karla M. Diaz		2.50
Andres M. Diaz		1.25
Jeremy Joseph Johnston		1.667
Thomas Christopher Simmons		8.9
Chuck Murre (Texas Farm Supply)		3.5
Cheyanne Avila & John Ruan		1.3
James F. Mckelvey		4
James F. Mckelvey		1.2
James F. Mckelvey		2
James F. Mckelvey		1/2
Josep J Goolka		

Date: February 2025

Objection to City of Kennedale – Case#25-03

Proposed zoning change from C2-General Commercial District and R2-Single Family Residential District to PD-Planned Development for 3780 Kennedale New Hope, Raceway Estate Addition, Lot 1B; 3780 Kennedale New Hope, Raceway Estate Addition, Lot 7B Improvements; 3780 Kennedale New Hope, Raceway Estate Addition, Lot B Less Improvements; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B; Snider Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant County, Texas 76060.

The undersigned Kennedale residents within 200 feet strongly object to the above-mentioned development.

Name/Signature	Address	Acres
Janice Lee Hudson <i>jlh</i>	[REDACTED]	45.48

<i>Ryon Ray</i>	[REDACTED]	



**OFFICE OF THE CITY SECRETARY
RECIPT**

405 MUNICIPAL DRIVE | KENNEDALE, TX 76060
OFFICE: 817-985-2102 | FAX: 817-478-7169

March 3, 2025

Confirmation of Receipt

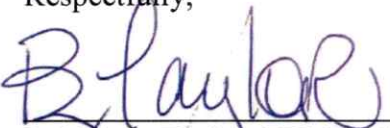
The following documents were submitted to the Office of the City Secretary on March 3, 2025

28 – Zoning Change Written Protest Individual Forms with Signatures RE: Zoning Case #25.03

3 – Master Signature Page Listings RE: Zoning Case #25.03

Please be advised these documents have not been certified or verified. This document only serves as a receipt of such petition listed above.

Respectfully,



Bobbie Jo Taylor, TRMC, CMC
City Secretary

This is to confirm Jeri Hull has turned in an Objection to City of Kennedale in regards to Case #25-03 for the proposed zoning change from C2-General Commercial District and R2-Single Family Residential District to PD-Planned Development for Kennedale New Hope, Raceway Estate Addition.

I Bobbie Jo Taylor at Kennedale City Hall confirm I have received a total of 31 pages to turn into the City Management for review of this petition.

1 stapled packet of 15 pages - 1 signature page + 14 individual signatures
1 stapled packet of 13 pages - 1 signature page + 12 individual signatures
1 stapled packet of 3 pages - 1 signature page + 2 individual signatures

B. Taylor

Signature of recipient at Kennedale City Hall

Date 3/3/25

J. Hull

Signature of submitter, Jeri Hull

Date 3/3/25

Date: February 2025

Objection to City of Kennedale – Case#25-03

Proposed zoning change from C2-General Commercial District and R2-Single Family Residential District to PD-Planned Development for 3780 Kennedale New Hope, Raceway Estate Addition, Lot 1B; 3780 Kennedale New Hope, Raceway Estate Addition, Lot 7B Improvements; 3780 Kennedale New Hope, Raceway Estate Addition, Lot B Less Improvements; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B; Snider Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant County, Texas 76060.

The undersigned Kennedale residents within 200 feet strongly object to the above-mentioned development.

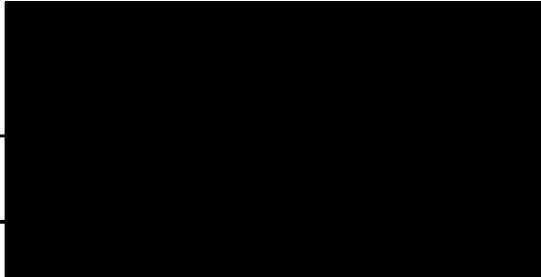
Name/Signature	Address	Acres
JEFF + GRACE MORRIS		2 ^{not within 200 ft.}
Demetric Norwood		2.25
George Ewan		1.83
George Ewan		1.5
George Ewan		2
George Ewan		2
Linda Sail Brodie		4
Karla M. Diaz		2.50
Andrew M. Diaz		1.25
Jeremy Joseph Johnston		1.667
Christopher Thomas Simons		8.9
Chuck Miller (Texas Farm Supply)		3.5
Cheyenne Hill & John Ragan		1.3
James F. McKelvey		
JAMES F. MCKELVEY		THAT 12
James F. McKelvey		2
James F. McKelvey		1/2
Josep J Goika		

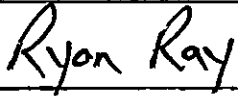
Date: February 2025

Objection to City of Kennedale – Case#25-03

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The undersigned Kennedale residents within 200 feet strongly object to the above-mentioned development.

Name/Signature	Address	Acres
Janice Lee Hudson 		45.48



Date: February 2025

Objection to City of Kennedale – Case#25-03

Proposed zoning change from C2-General Commercial District and R2-Single Family Residential District to PD-Planned Development for 3780 Kennedale New Hope, Raceway Estate Addition, Lot 1B; 3780 Kennedale New Hope, Raceway Estate Addition, Lot 7B Improvements; 3780 Kennedale New Hope, Raceway Estate Addition, Lot B Less Improvements; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B; Snider Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant County, Texas 76060.

The undersigned Kennedale residents within 200 feet strongly object to the above-mentioned development.

Name/Signature	Address	Acres
Bowdy Hill Teri Hull		1.29
Russell Wayne Rusher		1.20
Nathan C. Martin		2.75
David Ray Bell Jr.		2.2
Duy Doga		1
Rolando Galindo		Rd. 1
Luann Duce		3.74
Howard W Duff		1.291
Luann Duce		2.128
Luann Duce		2.178 not within 200 ft
Elizabeth McHardy		1.30
Nancy Carroll		1.75
Lisa Spencer		1.3
James Richard Cheek		4.5
James Richard Cheek		4.5
Elisha Woods		1
Michael L Miller		1/2
Joel Olivas		2.33

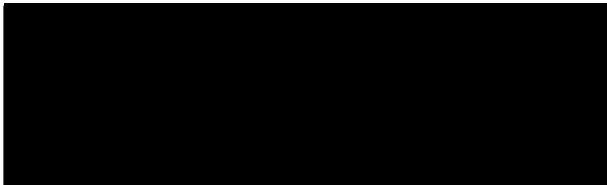
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The undersigned resident within 200 feet object to the above referenced development.

Name: Jeri Hull

Address:



Signature: Jeri Hull

Date: 2/27/25

Witness: [Signature]

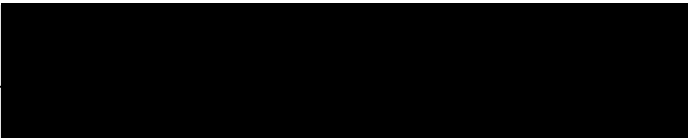
1.2.15

Objection to City of Kennedale – Case#25-03

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The undersigned resident within 200 feet object to the above referenced development.

Name: Russell Wayne Facher

Address: 

Signature: Russell Wayne Facher

Date: 2-15-25

Witness: Joni Hull

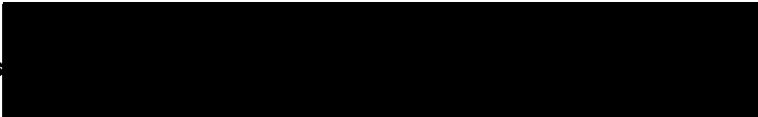
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The undersigned resident within 200 feet object to the above referenced development.

Name: Nathan C. Martin

Address



Signature: [Handwritten Signature]

Date: 2-15-25

Witness: [Handwritten Signature]

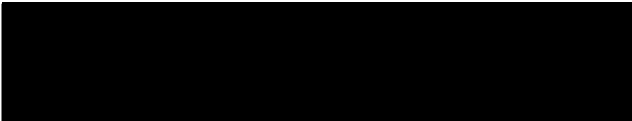
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The undersigned resident within 200 feet object to the above referenced development.

Name: David Ray Bell Jr.

Address:



Signature:

[Handwritten Signature]

Date:

2-15-25

Witness:

[Handwritten Signature]

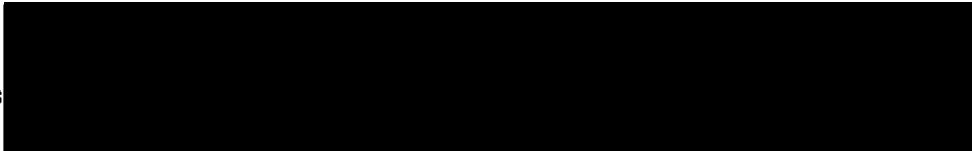
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The undersigned resident within 200 feet object to the above referenced development.

Name: Guy Gora

Address



Signature: Guy Gora

Date: 2/15/25

Witness: Jmi Hall

1.6.15

Objection to City of Kennedale -- Case#25-03

Proposed zoning change from C2-General Commercial District and R2-Single Family Residential District to PD-Planned Development for 3780 Kennedale New Hope, Raceway Estate Addition, Lot 1B; 3780 Kennedale New Hope, Raceway Estate Addition, Lot 7B Improvements; 3780 Kennedale New Hope, Raceway Estate Addition, Lot B Less Improvements; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B; Snider Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant County, Texas 76060.

The undersigned resident within 200 feet object to the above referenced development.

Name: VICTOR GALINDO

Address: 

Signature: Victor Galindo

Date: 2-15-25

Witness: Jmi Hull

1.7.15

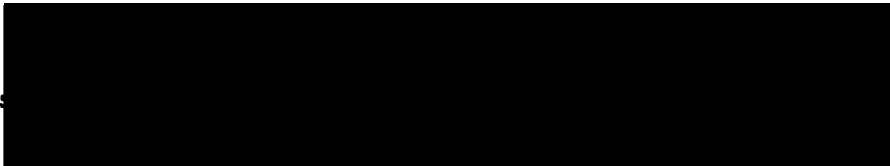
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The undersigned resident within 200 feet object to the above referenced development.

Name: Luann Hull

Address:



Signature: Luann Hull

Date: 2-15-25

Witness:

Joni Hull

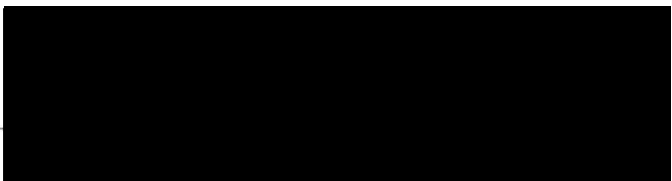
1.8.15

Objection to City of Kennedale – Case#25-03

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The undersigned resident within 200 feet object to the above referenced development.

Name: Frederick M. MacDonnell

Address: 

Signature: Frederick M MacDonnell

Date: 2/21/25

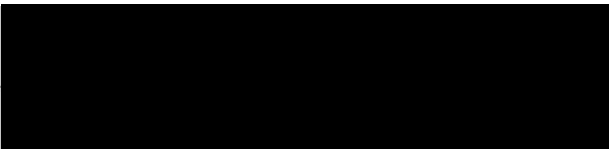
Witness: Jmi Hull

Objection to City of Kennedale – Case#25-03

Proposed zoning change from C2-General Commercial District and R2-Single Family Residential District to PD-Planned Development for 3780 Kennedale New Hope, Raceway Estate Addition, Lot 1B; 3780 Kennedale New Hope, Raceway Estate Addition, Lot 7B Improvements; 3780 Kennedale New Hope, Raceway Estate Addition, Lot B Less Improvements; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B; Snider Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant County, Texas 76060.

The undersigned resident within 200 feet object to the above referenced development.

Name: Nancy Carroll

Address: 

Signature: Nancy Carroll

Date: 2-21-25

Witness: Jiri Hall

Objection to City of Kennedale – Case#25-03

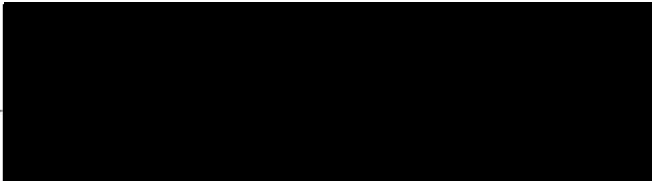
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The undersigned resident within 200 feet object to the above referenced development.

Name:

Lisa Spencer Lisa Spencer

Address:



Signature:

Lisa Spencer

Date:

2-22-25

Witness:

Joni Hull

1-11-25

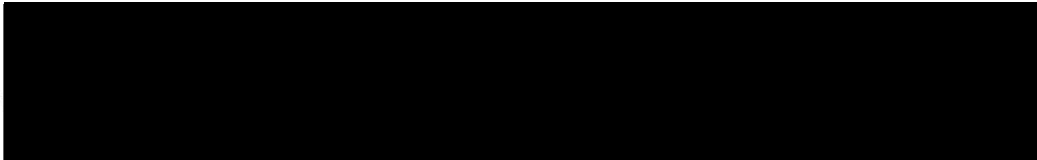
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The undersigned resident within 200 feet object to the above referenced development.

Name: James Richard Cheek

Address:



Signature: James R. Cheek

Date: 2/22/25

Witness: Jiri Hull

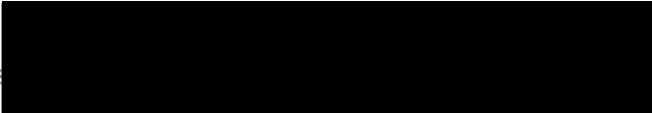
1.12.15

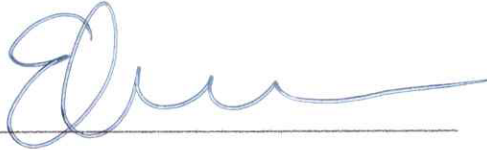
Objection to City of Kennedale – Case#25-03

Proposed zoning change from C2-General Commercial District and R2-Single Family Residential District to PD-Planned Development for 3780 Kennedale New Hope, Raceway Estate Addition, Lot 1B; 3780 Kennedale New Hope, Raceway Estate Addition, Lot 7B Improvements; 3780 Kennedale New Hope, Raceway Estate Addition, Lot B Less Improvements; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B; Snider Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant County, Texas 76060.

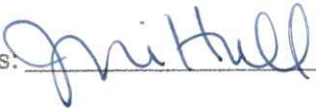
The undersigned resident within 200 feet object to the above referenced development.

Name: Elisha Woodson

Address: 

Signature: 

Date: 2/22/25

Witness: 

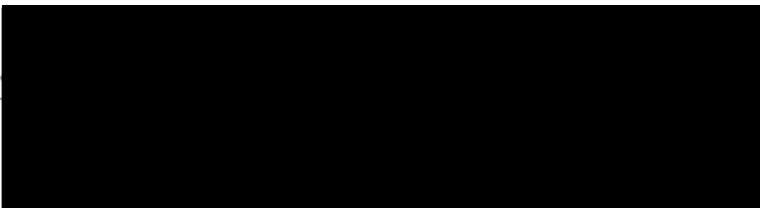
1.13.15

Objection to City of Kennedale – Case#25-03

Proposed zoning change from C2-General Commercial District and R2-Single Family Residential District to PD-Planned Development for 3780 Kennedale New Hope, Raceway Estate Addition, Lot 1B; 3780 Kennedale New Hope, Raceway Estate Addition, Lot 7B Improvements; 3780 Kennedale New Hope, Raceway Estate Addition, Lot B Less Improvements; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B; Snider Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant County, Texas 76060.

The undersigned resident within 200 feet object to the above referenced development.

Name: Michael L Miller

Address: 

Signature: Michael L Miller

Date: 2/22/25

Witness: Opri Hall

1.14.15

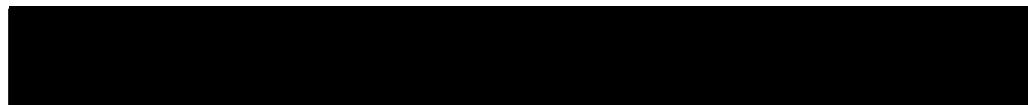
Objection to City of Kennedale – Case#25-03

Proposed zoning change from C2-General Commercial District and R2-Single Family Residential District to PD-Planned Development for 3780 Kennedale New Hope, Raceway Estate Addition, Lot 1B; 3780 Kennedale New Hope, Raceway Estate Addition, Lot 7B Improvements; 3780 Kennedale New Hope, Raceway Estate Addition, Lot B Less Improvements; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B; Snider Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant County, Texas 76060.

The undersigned resident within 200 feet object to the above referenced development.

Name: JOE Olivas

Address:



Signature: Joe Olivas

Date: 3/1/2025

Witness: Janie Hull

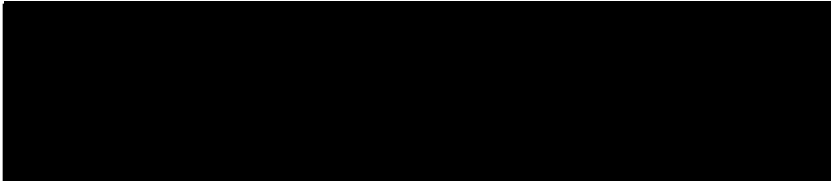
Objection to City of Kennedale – Case#25-03

Proposed zoning change from C2-General Commercial District and R2-Single Family Residential District to PD-Planned Development for 3780 Kennedale New Hope, Raceway Estate Addition, Lot 1B; 3780 Kennedale New Hope, Raceway Estate Addition, Lot 7B Improvements; 3780 Kennedale New Hope, Raceway Estate Addition, Lot B Less Improvements; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B; Snider Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant County, Texas 76060.

The undersigned resident within 200 feet object to the above referenced development.

Name: Janice Lee Hudson

Address:



Signature:

A handwritten signature in cursive script that reads "J. Hudson".

Date: 3/2/25

Witness: Russell Stephens

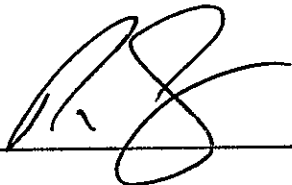
Objection to City of Kennedale – Case#25-03

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The undersigned resident within 200 feet object to the above referenced development.

Name: Ryon Ray

Address: 

Signature: 

Date: 3-2-25

Witness: Joni Hull

Objection to City of Kennedale – Case#25-03

Proposed zoning change from C2-General Commercial District and R2-Single Family Residential District to PD-Planned Development for 3780 Kennedale New Hope, Raceway Estate Addition, Lot 1B; 3780 Kennedale New Hope, Raceway Estate Addition, Lot 7B Improvements; 3780 Kennedale New Hope, Raceway Estate Addition, Lot B Less Improvements; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B; Snider Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant County, Texas 76060.

The undersigned resident ~~within 200 feet~~ object to the above referenced development.

Name: JEFFREY A. MORRIS

Address: _____

Signature: _____

Date: 3/22/25

Witness: _____

1-2-13

Objection to City of Kennedale – Case#25-03

Proposed zoning change from C2-General Commercial District and R2-Single Family Residential District to PD-Planned Development for 3780 Kennedale New Hope, Raceway Estate Addition, Lot 1B; 3780 Kennedale New Hope, Raceway Estate Addition, Lot 7B Improvements; 3780 Kennedale New Hope, Raceway Estate Addition, Lot B Less Improvements; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B; Snider Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant County, Texas 76060.

The undersigned resident within 200 feet object to the above referenced development.

Name: Demetric Norwood

Address: _____

Signature: _____

Date: 2/22/25

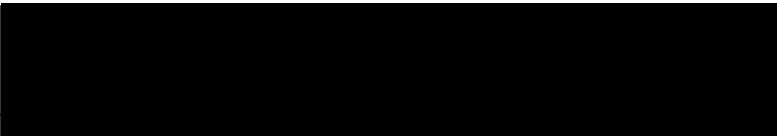
Witness: Smithall

Objection to City of Kennedale -- Case#25-03

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The undersigned resident within 200 feet object to the above referenced development.

Name: George Evans

Address: 

Signature: George A. Evans

Date: 2-22-25

Witness: Joni Hill

Objection to City of Kennedale – Case#25-03

Proposed zoning change from C2-General Commercial District and R2-Single Family Residential District to PD-Planned Development for 3780 Kennedale New Hope, Raceway Estate Addition, Lot 1B; 3780 Kennedale New Hope, Raceway Estate Addition, Lot 7B Improvements; 3780 Kennedale New Hope, Raceway Estate Addition, Lot B Less Improvements; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B; Snider Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant County, Texas 76060.

The undersigned resident within 200 feet object to the above referenced development.

Name: Cory Edlenon

Address: 

Signature: 

Date: 2/23/25

Witness: Smithell

Objection to City of Kennedale – Case#25-03

Proposed zoning change from C2-General Commercial District and R2-Single Family Residential District to PD-Planned Development for 3780 Kennedale New Hope, Raceway Estate Addition, Lot 1B; 3780 Kennedale New Hope, Raceway Estate Addition, Lot 7B Improvements; 3780 Kennedale New Hope, Raceway Estate Addition, Lot B Less Improvements; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B; Snider Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant County, Texas 76060.

The undersigned resident within 200 feet object to the above referenced development.

Name: LINDA GAIL BRODIE

Address



Signature: Linda Gail Brodie

Date: 2-23-2025

Witness: Griffith

Objection to City of Kennedale – Case#25-03

Proposed zoning change from C2-General Commercial District and R2-Single Family Residential District to PD-Planned Development for 3780 Kennedale New Hope, Raceway Estate Addition, Lot 1B; 3780 Kennedale New Hope, Raceway Estate Addition, Lot 7B Improvements; 3780 Kennedale New Hope, Raceway Estate Addition, Lot B Less Improvements; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B; Snider Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant County, Texas 76060.

The undersigned resident within 200 feet object to the above referenced development.

Name: Andres + Karla Diaz

Address: _____

Signature: Karla Diaz

Date: 2/23/2025

Witness: Elisha Woodson

1.7.13

Objection to City of Kennedale – Case#25-03

Proposed zoning change from C2-General Commercial District and R2-Single Family Residential District to PD-Planned Development for 3780 Kennedale New Hope, Raceway Estate Addition, Lot 1B; 3780 Kennedale New Hope, Raceway Estate Addition, Lot 7B Improvements; 3780 Kennedale New Hope, Raceway Estate Addition, Lot B Less Improvements; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B; Snider Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant County, Texas 76060.

The undersigned resident within 200 feet object to the above referenced development.

Name: Jeremy Joseph Johnston

Address:



Signature:

Jeremy Joseph Johnston

Date:

2/23/2025

Witness:

G. L. W. W.

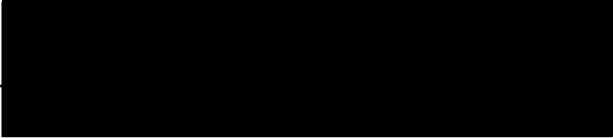
1-8-13

Objection to City of Kennedale – Case#25-03

Proposed zoning change from C2-General Commercial District and R2-Single Family Residential District to PD-Planned Development for 3780 Kennedale New Hope, Raceway Estate Addition, Lot 1B; 3780 Kennedale New Hope, Raceway Estate Addition, Lot 7B Improvements; 3780 Kennedale New Hope, Raceway Estate Addition, Lot B Less Improvements; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B; Snider Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant County, Texas 76060.

The undersigned resident within 200 feet object to the above referenced development.

Name: Christopher Thomas Simons

Address: 

Signature: CS

Date: 2/23/25

Witness: Eli Shale Woodson

1.9.13

Objection to City of Kennedale – Case#25-03

Proposed zoning change from C2-General Commercial District and R2-Single Family Residential District to PD-Planned Development for 3780 Kennedale New Hope, Raceway Estate Addition, Lot 1B; 3780 Kennedale New Hope, Raceway Estate Addition, Lot 7B Improvements; 3780 Kennedale New Hope, Raceway Estate Addition, Lot B Less Improvements; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B; Snider Joel Survey Abstract 1448 Tract 3A03 of the City of Kennedale, Tarrant County, Texas 76060.

The undersigned resident within 200 feet object to the above referenced development.

Name: Chuck Milne

Address:



Signature: Chuck Milne

Date: 2/24/25

Witness: Jiri Hall

1.10.13

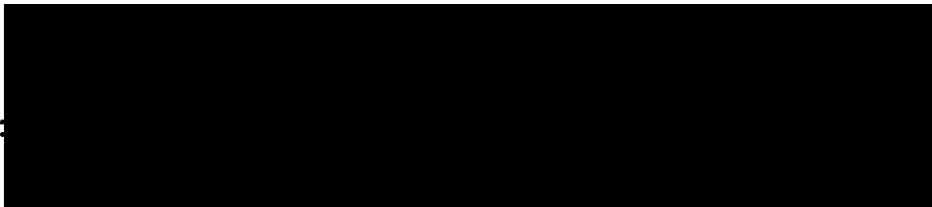
Objection to City of Kennedale – Case#25-03

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The undersigned resident within 200 feet object to the above referenced development.

Name: Cheyenne Hull & John Roan

Address:



Signature:

Cheyenne Hull & John Roan

Date:

2/24/25

Witness:

Spriestull

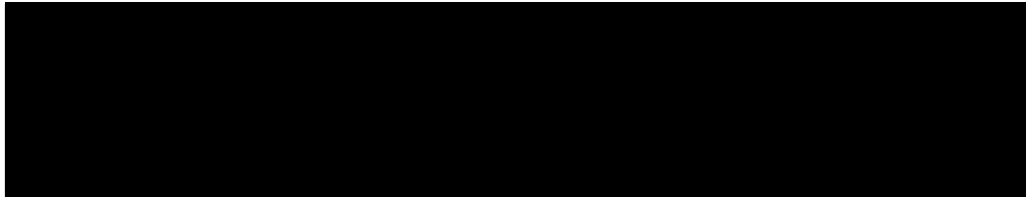
Objection to City of Kennedale – Case#25-03

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The undersigned resident within 200 feet object to the above referenced development.

Name: JAMES F MCKELLY

Address:



Signature: James F McKelly

Date: 2/28/25

Witness: Jeremy Johnston

1.12.13

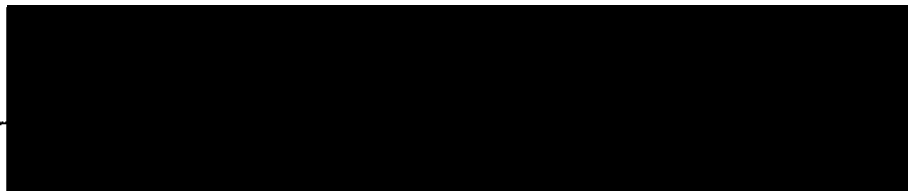
Objection to City of Kennedale – Case#25-03

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The undersigned resident within 200 feet object to the above referenced development.

Name: Joseph J Gorya

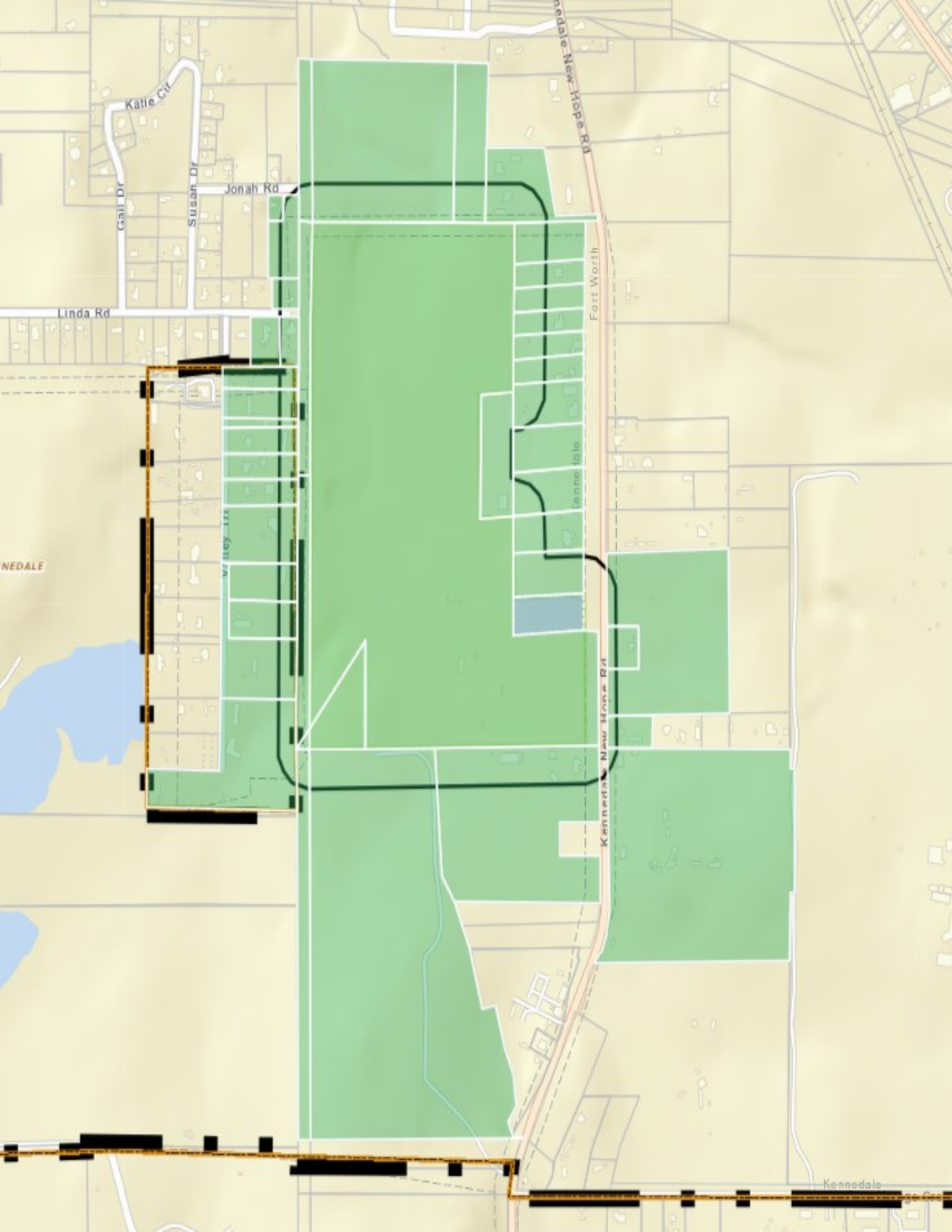
Address: _____



Signature: [Handwritten Signature]

Date: 2/29/2025

Witness: Jeremy Johnston



Katie Cir

Gail Dr

Susan Dr

Jonah Rd

Linda Rd

KENNEDEALE

W 11th St

Kennedale New Hope Rd

Fort Worth

Kennedale New Hope Rd

Kennedale

3780 Kennedale New Hope Rd Zoning Change Protest Verification								
Property Address	Total Acres per TAD	Acres Counted	Owner	Name of Signature	Does Name Match TAD?	Counted Protest Y/N	Sqyd in Buffer from GIS	Notes
[REDACTED]	45.48	3.67	Janice Lee Hudson	J. Hudson	Y	Y	159865.20	
	18.301	2.33	Ray, Ryon	Ryon Ray	Y	Y	101494.80	Final Plat lists 18.301 acres which differs from petition, TAD not showing parcel
	1.29	0.06480716	Jeri Hull, Rawdy Hull	J. Hull	Y	Y	2823.00	
	1.25	0.06085859	Russell W Fincher, Debbie Fincher	Russell Wayne Fincher	Y	Y	2651	
	2.234	0.095	Martin, Nathan C	Nathan C Martin	Y	Y	4167	
	2	0.098	David Ray Bell	David Ray Bell	Y	Y	4298	
	0.967	0.7855831	Guy Goza	Guy Goza	Y	Y	3422	
	1	1	Victor Galindo	Victor Galindo	Y	Y		
	3.74	1.66	Luann Hull	Luann Hull	Y	Y	72309.6	
	2.128	0.10734619	Luann Hull	Luann Hull	Y	Y	4676	
	1.29	0.06471534	Luann Hull	Luann Hull	Y	Y	2819	
	1.33	0.6411846	Macdonnell, Frederick	Frederick M. MacDonnell	Y	Y	2793	
	0.66	0	Nancy Carroll	Nancy Carroll	Y	N	0	Not in 200ft buffer
	1.33	0	Lisa Spencer	Lisa Spencer	Y	N	1658	portion located in buffer, Property in ETJ, not counted per legal
	3.26107	0	James Richard Cheek	James R. Cheek	Y	N	3787	portion located in buffer, Property in ETJ, not counted per legal
	1.41281	0	James Richard Cheek	James R. Cheek	Y	N	1719	portion located in buffer, Property in ETJ, not counted per legal
	0.953	0	Elisha Woodson	E.Woodson	Y	N	0	Not in 200ft buffer
	0.547763	0.00068871	Miller, Michael L	Michael Miller	Y	Y	30	
Kennedale New Hope Rd	2.32	2.18	Olivas, Erika & Joel	Joel Olivas	Y	Y	94960.8	
S New Hope Rd	2.23	0.02	Norwood, Demetric & Jennifer	Demetric Nortwood	Y	Y	103.8	
Valley Trail	1.83	0.08	Evans, George & Glenda	George Evans	Y		374.6	portion located in buffer, Property in ETJ, not counted per legal
valley Trail	1.5	0.34	Evans, George & Glenda	George Evans	Y	N	1653.8	portion located in buffer, Property in ETJ, not counted per legal
Valley Trail	2	0.48	Eddlemon, Corey & Leigh	Corey Eddlemen	Y	N		portion located in buffer, Property in ETJ, not counted per legal
Valley Trail	2	4.46	Eddlemon, Corey & Leigh	Corey Eddlemen	Y	N		portion located in buffer, Property in ETJ, not counted per legal
Jonah Rd	2.1284	0	Diaz, Karla & Andres		Y	N		Not in 200ft buffer
Jonah	1.66	0.97	Johnston, Jeremy & Lindsey	Jeremey Joseph Johnston	Y	Y		
Jonah	0.61	0.35	Diaz, Karla & Andres	Karla Diaz	Y	Y		TAD parcel smaller than GIS reference
S New Hope Rd	4	0.91	Simons, Thomas Christopher	Thomas Simons	Y	Y		3 TAD lists with same address, 4-acre track used
S New Hope Rd	3	0	Morris Donna D Estate	unable to read signature	unk	N		Not in 200ft buffer
S New Hope Rd	0.86	0.45	Roan, John	Cheyanne & John Roan	Y	Y		
Valley	unk	0	Mckelvy, James	James McKelvy	Y	N	6184	portion located in buffer, Property in ETJ, not counted per legal, no acreage in TAD
Jonah Rd	0.309	0.01	Gorka, JosephY	Joseph Gorka	Y	Y	41.3	
Subject Properties to be rezoned		91.61						
Total Acreage of Subject Property + 200ft Buffer		134.75						
200 FT Buffer Acreage		43.14						
20% Protest of Acreage Needed		8.63						
Total Uncertified		113.622043						
Total Certified		20.82818369						

MEETING DATE: MAY 20, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM III.B.2.

SUBJECT

Take action to consider a proposed zoning change PZ Case #25-03 from “C2–GENERAL COMMERCIAL DISTRICT” AND “R2–SINGLE FAMILY RESIDENTIAL DISTRICT” to a “PD-PLANNED DEVELOPMENT DISTRICT” for 3780 Kennedale New Hope, Raceway Estates Addition, Lot 1B,; 3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Improvements, ;3780 Kennedale New Hope, Raceway Estates Addition, Lot 7B Less Improvements, ; 3830 Kennedale New Hope, Richey, Robert C Survey Abstract 1327 Tract 1B,; Snider, Joel Survey Abstract 1448 Tract 3A03 City of Kennedale, Tarrant County, Texas, formerly known as Kennedale Raceway.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MAY 20, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.C.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MAY 20, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.C.1.

SUBJECT
April 15, 2025, City Council Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	April 15, 2025 City Council Minutes	April 15, 2025 City Council Minutes.pdf
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KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | APRIL 15, 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.

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.

Bryant Griffith, 912 Greenfield Ct., spoke regarding possible City Council ethics violations.

Sara Johnson, 221 Village Ct., expressed a complaint regarding Mayor Horton.

III. PRESENTATIONS

Mayor Horton moved the Proclamation declaring April 2025 as Child Abuse Prevention month to the beginning of the presentations. All other presentations were delivered as listed on the agenda.

A. Recognition of the Kennedale Wildcat's State Championship Men's Basketball Team.

Mayor Brad Horton, City Council and City Staff presented the Kennedale Wildcat's State Championship Men's Basketball Team with certificates in recognition of their State Championship Title.

B. Recognition of the Keep Texas Beautiful 2025 Gold Star presented to Keep Kennedale Beautiful.

The Keep Kennedale Beautiful Board was recognized by the City Council for being awarded the Keep Texas Beautiful 2025 Gold Star.

- C. Proclamation Declaring April 2025 as Child Abuse Prevention Month in the City of Kennedale.

The Mayor and City Council presented a Proclamation Declaring April 2025 as Child Abuse Prevention Month in the City of Kennedale.

- D. Proclamation Declaring May 2025 as Building Safety Month in the City of Kennedale.

Mayor Horton and the City Council presented a proclamation to Community Development Director Nathan Gonzales declaring May 2025 as Building Safety Month.

- E. 2024 City of Kennedale Public Works Annual Report.

Director of Public Works Kristian Sugrim presented the 2024 Annual Departmental Report to the City Council, outlining the department's achievements, projects, and ongoing commitment to the City of Kennedale.

Mr. Sugrim began by reaffirming the department's mission: to preserve and enhance public safety and quality of life for Kennedale residents by delivering exceptional services in planning, engineering, operations, and maintenance of public infrastructure.

He highlighted several key infrastructure improvements completed over the past year, including upgrades to Collett Sublett Road and Swiney Hiatt Road, as well as multiple smaller concrete panel replacements across the city. Additional enhancements include SCADA programming upgrades, sanitary sewer system repairs, and improvements to the parks' system. The department also carried out cleanup and beautification projects along Kennedale Parkway, Oak Ridge Trail, Story Walk, and Eden Road.

The report also addressed regulatory compliance efforts with the Texas Commission on Environmental Quality. Mr. Sugrim noted that the department successfully renewed the MS4 permit and completed the Consumer Confidence Report, which has been made available to the public.

In addition to infrastructure and compliance, the department actively participated in community events throughout the year. Public Works hosted the annual KidFish event at Sonora Park and supported several other city events, including Hometown Christmas, Bring-It, TX Trash-Off, Touch-a-Truck, and more, in collaboration with other city departments.

- F. 2024 City of Kennedale Economic Development Corporation Annual Report.

Chelsea Petty presented the 2024 City of Kennedale Economic Development Corporation Annual Report. Ms. Petty highlighted city events that saw a great increase in attendance during the previous year, including a 10-fold increase in kid

fisherman at KidFish which hosted 3,000 people during the event, and noted that more than 6,000 people attended Hometown Christmas in 2024.

Ms. Petty advised the council and public of new businesses that had opened or would be opening soon including: AJ's Tackle Box, Beard's Towing, A new facility at Southwest Ambulance, Chipotle Mexican Grill, the YMCA, Equipmentshare, The Learning Experience, Glider Express, Texas Damage, and LBK Roofing. Ms. Petty announced that the DG Fresh Market, Small Offices/Warehouse on Corry Edwards, RV Sales, two restaurants with outdoor dining and a Hotel have started the planning process of coming to Kennedale.

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 congratulating Ms. Bertha Vindel and the Municipal Court for receiving a Municipal Traffic Safety Initiatives (MTSI) Award for their commitment to traffic safety from the Texas Municipal Courts Education Center (TMCEC), attendance at the TML Regional 8 meeting, a Mayor's Meeting with Everman and Forrest Hill to address a possible extension of a roadway, and congratulated the Kennedale Wildcats State Basketball Champions.

2. Updates from the City of Kennedale City Manager.

a. Basin B Interceptor Sewer Line

b. Hillside Sewer Line

c. Ground Storage Water Tank.

City Manager Darrell Hull provided an update on several key infrastructure projects currently in progress or expected to begin soon, such as the Basin B Interceptor Sewer Line, the Hillside Sewer Line and an update to the Ground Storage Tank. Mr. Hull noted the water tank had been taken down and was on par to be completed by the end of August.

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

Finance Director Jonathan Horton gave a review of the City of Kennedale financials to the City Council. The review highlighted property tax revenues which were received year to date at 97.8% of the projected budget, sales tax revenue, and the balance of the funds. The General Fund balance year-to-date is at 209 days of total budgeted expenditures per Mr. Horton.

a. Quarterly Investment Reports.

Mr. Horton then reviewed the Quarterly Investment Report with the Council. Mr. Horton advised that the report presents an overview of the City of Kennedale's investment portfolio and shows how the portfolio was structured and performed during the previous quarter.

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. March 18, 2025 City Council Minutes.
2. Interlocal Agreement for Administrative Costs Funding for Section 5310 between the Fort Worth Transportation Authority and the City of Kennedale.
3. Amended Minutes of the March 7th and March 8th Special City Council Meeting.

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 on the approval of the independent auditor's Annual Comprehensive Financial Report (ACFR) for the Fiscal Year ended September 30, 2024" by Forvis Mazars LLP. - Action Item

Forvis Mazars appeared before the Council to present the independent auditor's Annual Comprehensive Financial Report for the Fiscal Year ending September 30, 2024. It was noted in the presentation that the City and the EDC have both received an unmodified clean opinion based on the current policies of the administration and carried out by the staff.

City Councilmember Place 4 Gary asked how long the City had used this firm to conduct the city audits. Finance Director Horton advised that this was the first year that Mr. Dan Barron has been the engagement partner for the city audit and the firm has been utilized by the city for approximately four (4) years.

Place 1 Glover motioned to approve the independent auditor's Annual Comprehensive Finance Report for the Fiscal Year ended September 30, 2024, as presented.

Place 2 Kobeck seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

2. Discuss and Take Action on a Proposed Budget Amendment. - Action Item

Finance Director Horton presented a proposed amendment to the city's budget, outlining several areas in need of funding. These included the completion of software implementation for the Court, Finance, Human Resources, Permitting, and Code Enforcement departments, as well as transitioning the city's current IT platform to a Cloud-based system. Additional proposed expenditures included citywide updates to streetlights, the purchase of a new vehicle for the Fire Department, costs associated with the City Council Retreat held in March 2025, expenditures from the Police Seizure Funds, and payment of impact fees owed to the City of Fort Worth.

Ben Singleton from NetGenius attended the meeting to answer questions about the proposed move of city emails to the Cloud. He explained that this upgrade would allow city staff to remain responsive via email even if the network were to go down. Councilmember Gary asked whether funding for this update was included in the fiscal year 2024 budget, and it was confirmed that the necessary funds had indeed been allocated.

The Council also discussed the proposed updates to streetlights across Kennedale. City Manager Hull noted that the Police Department is currently conducting a survey to identify areas of greatest concern. When Councilmember Kobeck asked whether the project could be deferred to the next budget year, Mr. Hull reminded the Council that streetlight improvements had been designated a priority during the March retreat. He also stated that current cost savings in the existing budget would allow the city to move forward with the project this year.

Another point of discussion centered on the impact fees owed to the City of Fort Worth. Finance Director Horton reported that Fort Worth had completed a reconciliation for fiscal years 2019 through 2023 and determined that Kennedale owes \$98,920.51 in previously unbilled impact fees. Mr. Horton mentioned that negotiations are underway with Fort Worth to potentially reduce the amount owed. In response, Councilmember Glover raised concerns about the timeliness of the invoices and requested that City Attorney Adkins review the contract. Attorney Adkins stated he would need additional time to investigate and provide an informed response.

Place 1 Glover motioned to approve the budget amendment pending a review by legal council.

Place 5 Nevarez seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

3. Discuss and take action to amend policies on Donations and Eligibility of Public Funds. - Action Item

Bryant Griffith, 912 Greenfield Ct., spoke in favor of an amendment to the Donations and Eligibility of Public Funds policy.

James Connor, 501 W. 3rd St., spoke in favor of an amendment to the Donations and Eligibility of Public Funds policies.

Place 1 Glover explained that he had requested the item be added to the agenda to promote transparency in the use of taxpayer funds. He expressed concern about a situation in which the Kennedale Economic Development Corporation (EDC) had provided funding to a business owner who later made in-kind donations to candidates in the general election. Mr. Glover noted that several other cities have adopted similar policies through ethics codes and donor transparency measures. He requested that the Council direct the City Attorney to begin drafting a formal policy.

Mayor Horton voiced concerns that such a policy might impact the community donations to events like Hometown Christmas. He asked whether the City Attorney had reviewed the proposed document. City Attorney Adkins responded that he had not reviewed the policy since the Council had not previously asked him to render a legal opinion on it.

Mr. Glover asked the Council to consider a statement of purpose for the proposed policy, which reads: *"This policy is intended to ensure that no donor can gain preferential access to public resources and that no public official is unduly influenced by campaign contributions."*

Place 2 Kobeck inquired whether there was any relevant case law supporting such a policy. Attorney Adkins replied that a substantial body of law exists in Texas concerning ethics policies. Place 4 Gary asked for clarification on whether the proposed policy would apply to existing or future economic development agreements, and what specific types of funds it would cover. Mr. Glover clarified that the immediate goal was to establish alignment with the intent of the policy.

Ms. Kobeck also asked whether there was any indication that this type of activity had occurred within the city. The Council proceeded to discuss public concerns that had been raised about campaign financing and the use of public funds.

Mr. Gary noted that he had signed a conflict of interest disclosure with his employer prior to his candidacy and agreed a policy review was necessary. However, he questioned the timing of the proposal and asked for clarification on whom the policy would affect. Mr. Glover replied that the policy would apply to "Elected Officials."

Place 5 Nevarez asked whether an ordinance would have binding authority going forward. Attorney Adkins explained that if the policy were to be added to the city charter, he would conduct a full legal review before it could be placed on the ballot for a charter amendment. He added that the Council could not enact a policy that conflicts with state law and noted that the city's current charter already includes provisions on conflicts of interest.

Following extended discussion, the Council reached a consensus to direct City Manager Hull to collaborate with the City Attorney on developing an action plan and draft policy to be considered by the Council at a future meeting.

4. Discuss and take action on a 380-Agreement with MM Hospitality, LLC. - Action Item

James Connor, 501 W. 3rd St., spoke against approval of the 380-Agreement with MM Hospitality, LLC.

City Manager Darrell Hull presented the proposed 380 Agreement to the City Council, highlighting the potential economic benefits of offering a tax incentive for the development. Mr. Hull explained that the investment would generate both sales tax and Hotel Occupancy Tax (HOT) revenue for the city. He noted that 380 Agreements are commonly used by municipalities across Texas as a strategic tool to encourage growth and attract new development.

The Council discussed the proposed agreement and the anticipated financial impact that a new hotel could bring to Kennedale in the near future.

Place 5 Nevarez motioned to approve the 380-Agreement with MM Hospitality, LLC.

Place 1 Glover 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.

Place 2 Kobeck asked the City Attorney whether the Executive Session complied with the Texas Open Meetings Act. City Attorney Carvan Adkins confirmed that it did, stating that a letter of certification had been filed with the City Secretary affirming the session's compliance.

Place 1 Glover motioned to adjourn into executive session at 9:16 p.m.

Place 5 Nevarez seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

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

Description:

1. Planning and Zoning Commission Un-Expired Term Vacancy.

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

The City Council adjourned from Executive Session at 9:45 p.m.

VII. ADJOURNMENT

Place 5 Nevarez motioned to adjourn at 9:46 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: MAY 20, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.C.2.

SUBJECT

May 1, 2025, City Council Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	May 1, 2025, Special Called City Council Meeting Minutes	May 1, 2025, Special Called City Council Meeting Minutes.pdf
2.	Notice of Dismissal, SC-32403202 - Entered into the record_Redacted	Notice of Dismissal, SC-32403202 - Entered into the record_Redacted.pdf
3.	Notice of Dismissal, SC-32408451 - Entered into the record_Redacted	Notice of Dismissal, SC-32408451 - Entered into the record_Redacted.pdf
4.	Notice of Dismissal, SC-32408452 - Entered into the record_Redacted	Notice of Dismissal, SC-32408452 - Entered into the record_Redacted.pdf
5.	Notice of Dismissal, SC-32408453 - Entered into the record_Redacted	Notice of Dismissal, SC-32408453 - Entered into the record_Redacted.pdf
6.	Notice of Dismissal, SC-32504130 - Entered into the record_Redacted	Notice of Dismissal, SC-32504130 - Entered into the record_Redacted.pdf

KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | MAY 1, 2025 AT 6:00 PM

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

I. CALL TO ORDER

Mayor Brad Horton called the meeting to order at 6:00 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.

Mayor Horton changed the order of the agenda and requested a motion to enter into Executive Session.

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

1. Planning and Zoning Commission Unexpired Term - Interviews

Place 1 Glover motioned to enter into Executive Session for the purpose of Interviewing Planning and Zoning Commission Candidates AT 6:02 p.m.

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

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

Mayor Horton reconvened the meeting at 7:12 p.m.

Place 5 Nevarez motioned to appoint Jeff Madrid to the Planning and Zoning Commission to fill the vacancy.

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

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.

After the motion, Mayor Horton returned to the Public Comment portion of the agenda.

Philip Wallace, 304 Arthur Dr. spoke about an email sent by Mayor Horton, which was released through a public information request. Mr. Wallace stated that he felt the contents of the email were unflattering.

Bryant Griffith, 917 Greenfield Ct. expressed concerns about what he considers to be harassment and other unconstitutional behavior by certain members of the City Council. Eric Elam, Kennedale, Texas addressed the council regarding Texas Penal Code 37.08, which pertains to false reports to peace officers or law enforcement authorities.

III. REGULAR SESSION

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

1. Discuss and take action on a proposal for interior design services for the YMCA Kennedale location as approved by the Kennedale EDC.

City Manager Darrell Hull presented the proposal to the Council, explaining that the contract represents a partnership to assess the building's interior spaces moving forward, with the goal of addressing existing code violations. The assessment will outline the necessary actions and how best to secure the building.

Place 5 Nevarez clarified that the funding for the proposal was authorized and provided by the Economic Development Corporation (EDC).

Place 2 Kobeck emphasized that the proposal pertains solely to the design phase and is intended to secure professional services to evaluate and report on the current condition of the building.

Place 1 Glover motioned to approve a proposal for interior design services for the YMCA Kennedale location as approved by the Kennedale EDC.

Place 5 Nevarez second the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

2. Discuss and take action if necessary regarding a complaint filed on members of the Kennedale City Council.

James Connor, 501 W. 3rd. St., expressed concern over a released email and requested the council open an investigation.

Bryant Griffith, 912 Greenfield Ct., raised a complaint regarding a potential conflict of interest involving Place 4 Council Member Gary.

City Manager Hull recommended that the council enter into executive session to discuss the complaint with legal counsel, but no motion was made by the council to do so.

Mayor Horton requested that previously dismissed ethics complaints be entered into the record and attached to the minutes. He also referenced a December 2023 conversation with Mr. Hull concerning risk of an IRS audit and concerns related to a transaction he considered questionable. Horton emphasized his desire not to be involved, and Hull confirmed the statements were accurate, referring the matter to the city attorney.

Concerns were raised about the potential hiring of former council member Austin Dagenhart as a consultant, which some claimed violated the city charter's two-year restriction. Hull recalled a meeting where this was discussed and advised that Mr. Horton had stated he wanted to avoid any unethical actions.

The city attorney clarified that any potential criminal violations of the Public Information Act or the Open Meetings Act would need to be referred to the district attorney's office. While the city charter allows for council investigations, the attorney advised that campaign finance issues should go through the Ethics Commission and criminal matters through the appropriate legal authorities.

Mayor Horton stated that any investigation should also include actions by previous council members dating back to July 2023.

Place 1 Council Member Glover asked whether determining unethical behavior was within the council's power. The attorney responded that although there is no ordinance in place, the charter permits investigations.

Place 4 Council Member Gary advised Bryant Griffith to pursue the complaint through the Ethics Commission.

Place 5 Council Member Nevarez expressed opposition to the council investigating itself and suggested hiring a third-party firm to conduct any investigation. He also recommended that the council adopt a formal ethics ordinance.

Place 2 Council Member Kobeck asked who would be responsible for hiring the third party, and City Manager Hull recommended selecting an outside firm with experience in local government.

Mr. Hull also confirmed that the district attorney's Elections Integrity Unit had reviewed the matters submitted and declined to file any charges. The district attorney's office ultimately took no formal action to initiate an investigation.

During the continued discussion, City Manager Hull advised that the council needed to clearly define ethics and stated that the same complaints are raised year after year without resolution. He emphasized that the council must take action to finally address these concerns.

Place 2 Council Member Kobeck stated that any firm hired to conduct an investigation must be completely independent and have no connections to anyone involved in the complaints or the investigation.

Mr. Hull requested that the council give direction to the City Attorney, Carvan Adkins, to locate and retain a qualified outside firm to handle the investigation. He stressed that citizens are calling for transparency and accountability, and the council has a responsibility to respond. City Manager Hull added that the council should establish guidelines relating to ethics and moral turpitude.

Place 2 Kobeck made a motion to task the City Attorney with retaining outside legal counsel to investigate the matter.

Place 5 Nevarez seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

VI. ADJOURNMENT

APPROVED:

ATTEST:

MAYOR BRAD HORTON

CITY SECRETARY BOBBIE JO TAYLOR

TEXAS ETHICS COMMISSION

P.O. Box 12070, Capitol Station
Austin, Texas 78711-2070

Randall H. Erben
Chair

Chris Flood
Vice Chair

J.R. Johnson
Executive Director



Commissioners

Chad M. Craycraft
Mary K. "Katie" Kennedy
Patrick W. Mizell
Richard S. Schmidt
Joseph O. Slovacek
Steven D. Wolens

March 14, 2024

Mr. Persons Bryant Griffith, IV

SENT BY EMAIL

Re: Notice of Dismissal, SC-32403202

Dear Mr. Griffith:

We received your complaint on March 12, 2024. The Texas Ethics Commission (TEC) may only accept a complaint if it meets certain legal requirements set by state law. In order to meet the legal requirements, a sworn complaint must state on its face an allegation that, if true, constitutes a violation of a rule adopted by or a law administered and enforced by the TEC. Tex. Gov't Code § 571.122. For the reason stated below, your complaint must be dismissed because it does not comply with this legal requirement.

Your complaint alleges that the respondent violated Section 258.004 of the Election Code, the Code of Fair Campaign Practices. Subscription to the Code of Fair Campaign Practices by a candidate or a political committee is voluntary, and Chapter 258 of the Election Code is specifically exempt from any civil cause of action or enforcement. Tex. Elec. Code §§ 258.007, 258.009. Therefore, the TEC cannot consider allegations of violations of Chapter 258 of the Election Code. Your complaint did not otherwise make an allegation that, if true, would constitute a violation of any law enforced by the TEC.

This complaint is hereby dismissed for failure to state an allegation that, if true, would constitute a violation of a law enforced by the Commission.

If you have any questions, please contact me at the above address.

Sincerely,

/s/ Nicholas Espinosa

Nicholas Espinosa
Director of Enforcement

www.ethics.state.tx.us

(512) 463-5800 • TDD (800) 735-2989
Promoting Public Confidence in Government

FINDING OF NO JURISDICTION:

/s/ J.R. Johnson

J.R. Johnson
Executive Director

Enclosures: Complaint (original to complainant, copy to respondent)
Rules Concerning Sworn Complaints

c: Mr. Brad Horton

NE:mc

SWORN COMPLAINT BEFORE THE TEXAS ETHICS COMMISSION

Section 571.122 of the Government Code requires that a sworn complaint be filed on a form prescribed by the Texas Ethics Commission and include specific information.

- You must complete a separate sworn complaint form for each respondent.
- You must allege a violation of a law that is within the Texas Ethics Commission's jurisdiction, listed on p. 2. More information and instructions for this form can be found at <https://www.ethics.state.tx.us/tec/sworn.html>.
- A person filing a frivolous or bad faith complaint may be subject to a civil penalty.

Please completely fill out this form.

Failure to complete this form properly will cause your complaint to be noncompliant and returned.

OFFICE USE ONLY

Docket Number

SC-32403202

Date Hand-delivered or Date Postmarked

**Electronically Received
03/12/2024
Texas Ethics Commission**

I. IDENTITY OF COMPLAINANT

1 COMPLAINANT NAME (REQUIRED)	MS / MRS / MR Mr. NICKNAME	FIRST Persons LAST Griffith	MI Bryant SUFFIX IV
2 COMPLAINANT PHYSICAL ADDRESS (REQUIRED)	ADDRESS [REDACTED] APT / SUITE # Kennedale CITY TX STATE 76060 ZIP CODE (Full home or business address, including street, city, state, and zip code)		
3 COMPLAINANT MAILING ADDRESS (REQUIRED)	ADDRESS APT / SUITE # CITY STATE ZIP CODE (Full street or mailing address, including city, state, and zip code)		
4 COMPLAINANT CONTACT NUMBER (REQUIRED)	AREA CODE [REDACTED]	CONTACT NUMBER [REDACTED]	5 COMPLAINANT E-MAIL ADDRESS (REQUIRED IF KNOWN) [REDACTED]

II. IDENTITY OF RESPONDENT

6 RESPONDENT NAME (REQUIRED)	MS / MRS / MR Mr. NICKNAME	FIRST Brad LAST Horton	MI SUFFIX
7 RESPONDENT POSITION OR (REQUIRED)	Candidate for Mayor, Kennedale TX		
8 RESPONDENT PHYSICAL ADDRESS (REQUIRED)	ADDRESS 405 Municipal Dr APT / SUITE # CITY Kennedale, Texas STATE TX ZIP CODE 76060 (Full home or business address, including street, city, state, and zip code)		
9 RESPONDENT MAILING ADDRESS (REQUIRED)	ADDRESS APT / SUITE # CITY STATE ZIP CODE (Full street or mailing address, including city, state, and zip code)		
10 RESPONDENT CONTACT NUMBER (REQUIRED)	AREA CODE 8179852105	CONTACT NUMBER [REDACTED]	11 RESPONDENT E-MAIL ADDRESS (REQUIRED IF KNOWN) (If unknown, please state that) unknown

III. NATURE OF ALLEGED VIOLATION

Page 2

Include the specific law(s) or rule(s) alleged to have been violated. YOU MUST ALLEGE A VIOLATION OF A LAW THAT IS WITHIN THE COMMISSION'S JURISDICTION. The Texas Ethics Commission has jurisdiction to enforce only the following laws: (1) Title 15 of the Election Code; (2) Chapters 302, 303, 305, 572 and 2004 of the Gov't Code; (3) § 334.025 and § 335.055 of the Local Gov't Code; (4) Chapter 159 of the Local Gov't Code, in connection with a county judicial officer who elects to file a financial statement with the commission; and (5) § 2152.064 and § 2155.003 of the Gov't Code.

Please completely fill out this form.

Failure to complete this form properly will cause your complaint to be noncompliant and returned.

Mr. Brad Horton has engaged in unfair campaign practices by launching personal attacks against other candidates and elected officials. He has violated Election Code Title 15. Sec. 258 the Code of Fair Campaign Practices despite having voluntarily pledged to conduct the campaign in accordance with the principles and practices.

Specifically, Mr. Horton has violated subsections (1), (2), and (4) by launching personal attacks against myself and the Mayor, Jan Joplin knowingly and intentionally engaging in defamatory behavior making unsubstantiated allegations of fraud and bribery. In doing so Mr. Horton has also violated subsection (5) by dishonestly and unethically practicing tactics that undermine our system of free elections. In his refusal to accept the verdict of (2) investigating authorities clearing the accused of any and all wrongdoing, Mr. Horton has also violated subsection (7) and refuses to repudiate methods and tactics that he has pledged to not use or condone.

ATTACH ADDITIONAL PAGES AS NEEDED

IV. STATEMENT OF FACTS

Page 3

You must state the facts constituting the alleged violation(s), including the dates on which or the period of time in which the alleged violation(s) occurred. Identify allegations of fact not personally known to you, but alleged on information and belief. Use simple, concise, and direct statements. You must state facts that, if true, would constitute a violation of a law within the Commission's jurisdiction and allege facts to sufficiently indicate the manner and means by which each alleged violation occurred.

Please completely fill out this form.

Failure to complete this form properly will cause your complaint to be noncompliant and returned.

Mr. Brad Horton previously served as City Council Place 2. This past December he violated the Department of Justice's ethics policy as a federal employee for the IRS as a forensic fraud investigator. He leveraged his employment to both coerce and dissuade my requests for him to follow charter law regarding attendance. "It would be a shame if the IRS investigated him if he doesn't back off", a sworn statement that can be obtained from witness, City Manager Mr. Darrell Hull. He proceeded to use his position as an IRS agent to speak on the record and engage in defamatory behavior by personally attacking myself and the Mayor, Jan Joplin accusing us of fraud and bribery. It didn't stop there, Mr. Horton then proceeded to contact several Tarrant County elected officials via email to cause further damage through defamatory actions furthering his allegations. Following his campaign announcement for Mayor, he then posted a video knowingly and intentionally continuing to engage in the defamatory behavior following (2) investigations (by the Attorney General and District Attorney) clearing the accused of any wrongdoing. He was made aware and yet continues to launch these attacks insisting guilt of the accused. He engaged in this behavior despite having signed the Code of Fair Campaign Practices voluntarily endorsing, subscribing to, and solemnly pledging himself to conduct the campaign in accordance with the principles and practices and refuses to publicly repudiate the behavior and conduct.

ATTACH ADDITIONAL PAGES AS NEEDED

V. LISTING OF DOCUMENTS AND OTHER MATERIALS

Page 4

You must list all documents and other materials filed with this complaint. Additionally, list all other documents and other materials that are relevant to this complaint and that are within your knowledge, including their location, if known. Relevant documents that are available to you or in your possession must be included.

Please completely fill out this form.

Failure to complete this form properly will cause your complaint to be noncompliant and returned.

Mr. Griffith's Signed Copy of the Fair Campaign Practices
Mr. Horton's Signed Copy of the Fair Campaign Practices
Title 15. Sec 258 Fair Campaign Practices

ATTACH ADDITIONAL PAGES AS NEEDED

TEXAS ETHICS COMMISSION

P.O. Box 12070, Capitol Station
Austin, Texas 78711-2070

Randall H. Erben
Chair

Chris Flood
Vice Chair

J.R. Johnson
Executive Director



Commissioners

Chad M. Craycraft
Mary K. "Katie" Kennedy
Patrick W. Mizell
Richard S. Schmidt
Joseph O. Slovacek
Steven D. Wolens

August 20, 2024

Mr. Chad Wandel

SENT BY EMAIL

Re: Notice of Dismissal, SC-32408451

Dear Mr. Wandel:

We received your complaint on August 15, 2024. The Texas Ethics Commission (TEC) may only accept a complaint if it meets certain legal requirements set by state law. In order to meet the legal requirements, a sworn complaint must state on its face an allegation that, if true, constitutes a violation of a rule adopted by or a law administered and enforced by the TEC. Tex. Gov't Code § 571.122. A sworn complaint must also allege facts that provide sufficient detail to reasonably place the respondent on notice of the law violated and of the manner and means by which the violation allegedly occurred and to afford the respondent a basis on which to prepare a response. 1 Tex. Admin. Code § 12.61. The statement of facts must include the date on which or period of time in which the alleged violations occurred. *Id.* For the reasons stated below, your complaint must be dismissed because it does not comply with these legal requirements. Your complaint also fails to satisfy other technical form requirements, which are also explained below.

Your complaint includes an allegation that the respondent did not disclose political contributions from a PAC. However, you did not allege facts to show when the activity took place, and that any of the activities by the PAC constituted a reportable contribution by the respondent. Under the law, a candidate is not required to disclose a political contribution from a PAC if the candidate does not give prior consent or approval for the expenditures made by the PAC.¹ In addition to failing to include any period of time, your complaint did not allege any facts to show that the respondent gave prior consent or approval for any of the alleged political advertising. Similarly, your complaint also alleges that the respondent failed to disclose political expenditures made in connection with his own campaign, but you fail to include any date or period of time to

¹ "Direct campaign expenditure" means a campaign expenditure that does not constitute a campaign contribution by the person making the expenditure. A campaign expenditure does not constitute a contribution by the person making the expenditure to a candidate or officeholder if the expenditure is made without the prior consent or approval of the candidate or officeholder on whose behalf the expenditure is made. Tex. Elec. Code § 251.001(8). If the PAC made "direct campaign expenditures" for the candidates, then the candidates would not be required to disclose those expenditures as contributions.

indicate when the expenditures were made.² As mentioned below, you also failed to include any campaign finance reports and copies of the political advertising that is in your possession.

Your complaint includes an allegation that the respondent made statements on social media related to a police report that could constitute a threat/voter suppression. The TEC, as a civil regulatory agency, does not have jurisdiction over allegations of threats and voter suppression, which are criminal laws. Therefore, these allegations, if true, would not constitute a violation of any law enforced by the TEC and cannot be considered.

In order to meet the form requirements, a sworn complaint must include all documents or other material available to the complainant that are relevant to the allegation, a list of all documents or other material within the knowledge of the complainant and available to the complainant that are relevant to the allegation but that are not in the possession of the complainant, including the location of the documents, if known, and a list of all documents or other material within the knowledge of the complainant that are unavailable to the complainant and that are relevant to the complaint, including the location of the documents, if known. Tex. Gov't Code § 571.122. You indicate in the sworn complaint that you have multiple relevant documents in your possession; however, you did not include the documents and list them on page 4 of the sworn complaint form (Part V. Listing of Documents and Other Materials). Since the documents are relevant and are in your possession, they must be included with the sworn complaint. You also did not include a copy of any campaign finance reports filed by the respondent or include the location of the reports.

A sworn complaint must include the telephone number of the respondent. Tex. Gov't Code § 571.122. The telephone number you provided does not appear to belong to the respondent. If you do not know the respondent's telephone number, then please include facts to indicate that reasonable efforts were made to ascertain a telephone number, and indicate from where you obtained the telephone number you are providing.

A sworn complaint must be filed on the form prescribed by the TEC and be accompanied by a properly completed and executed affidavit. Tex. Gov't Code § 571.122(c). The complaint must be accompanied by an affidavit stating that the information contained in the complaint is either correct or that the complainant has good reason to believe and does believe that the violation occurred. *Id.* Your complaint does not comply with this requirement because it does not include a fully completed and executed affidavit. On page 5 of the sworn complaint form (Part VI. Affidavit Based on Personal Knowledge), you completed only the unsworn declaration section at the bottom and failed to complete the top portion. You must print and sign your name in the top portion to swear that you are a resident, that you have knowledge of the facts, and that the information contained in the complaint is true and correct.

For the reasons stated above, the complaint cannot be accepted and is hereby dismissed. The dismissal of this complaint does not preclude you from filing a new complaint against the

² A political expenditure is not considered to have been made until the amount is readily determinable by the person making the expenditure. Tex. Elec. Code § 254.035(a). If the character of an expenditure is such that under normal business practice the amount is not disclosed until receipt of a periodic bill, the expenditure is not considered made until the date the bill is received. *Id.* § 254.035(b). Thus, it is possible that, even if political advertising is distributed and observed in one reporting period, the expenditures related to the advertising might not be required to be disclosed until a subsequent reporting period.

respondent with additional information or relevant facts not alleged in this complaint. If you choose to file a new complaint, then you must submit a complete complaint form with a new affidavit or unsworn declaration.

If you have any questions, please contact me at the above address.

Sincerely,

/s/ Nicholas Espinosa

Nicholas Espinosa
Director of Enforcement

FINDING OF NO JURISDICTION:

/s/ J.R. Johnson

J.R. Johnson
Executive Director

NE:mc

Enclosures: Complaint (original to complainant, copy to respondent)
TEC Rules Concerning Sworn Complaints

c: Mr. Brad Horton

SENT BY EMAIL

SWORN COMPLAINT BEFORE THE TEXAS ETHICS COMMISSION

Section 571.122 of the Government Code requires that a sworn complaint be filed on a form prescribed by the Texas Ethics Commission and include specific information.

- You must complete a separate sworn complaint form for each respondent.
- You must allege a violation of a law that is within the Texas Ethics Commission's jurisdiction, listed on p. 2. More information and instructions for this form can be found at <https://www.ethics.state.tx.us/tec/sworn.html>.
- A person filing a frivolous or bad faith complaint may be subject to a civil penalty.

Please completely fill out this form.
Failure to complete this form properly will cause your complaint to be noncompliant and returned.

OFFICE USE ONLY

Docket Number

SC-32408451

Date Hand-delivered or Date Postmarked

RECEIVED

AUG 15 2024

Texas Ethics Commission

I. IDENTITY OF COMPLAINANT

1 COMPLAINANT NAME (REQUIRED)	MS / MRS / MR Mr. NICKNAME	FIRST Chad LAST	MI A SUFFIX
2 COMPLAINANT PHYSICAL ADDRESS (REQUIRED)	APT / SUITE # CITY STATE ZIP CODE Kennedal Texas 76060 (Full home or business address, including street, city, state, and zip code)		
3 COMPLAINANT MAILING ADDRESS ☒ (check if same as above) (REQUIRED)	ADDRESS APT / SUITE # CITY STATE ZIP CODE (Full street or mailing address, including city, state, and zip code)		
4 COMPLAINANT TELEPHONE NUMBER (REQUIRED)	AREA CODE PHONE NUMBER EXT	5 COMPLAINANT E-MAIL ADDRESS (REQUIRED IF KNOWN)	

II. IDENTITY OF RESPONDENT

6 RESPONDENT NAME (REQUIRED)	MS / MRS / MR MR NICKNAME	FIRST Brad LAST	MI Horton SUFFIX
7 RESPONDENT POSITION OR TITLE (REQUIRED)	Mayor - Kennedale Texas		
8 RESPONDENT PHYSICAL ADDRESS (REQUIRED)	ADDRESS APT / SUITE # CITY STATE ZIP CODE 405 Municipal Drive Kennedale Texas 76060 (Full home or business address, including street, city, state, and zip code)		
9 RESPONDENT MAILING ADDRESS ☒ (check if same as above)	ADDRESS APT / SUITE # CITY STATE ZIP CODE (Full street or mailing address, including city, state, and zip code)		
10 RESPONDENT TELEPHONE NUMBER (REQUIRED)	AREA CODE PHONE NUMBER EXT	11 RESPONDENT E-MAIL ADDRESS (REQUIRED IF KNOWN) (if unknown, please state that)	bhorton@cityofkennedale.com

GO TO PAGE 2

III. NATURE OF ALLEGED VIOLATION

Page 2

Include the specific law(s) or rule(s) alleged to have been violated. YOU MUST ALLEGE A VIOLATION OF A LAW THAT IS WITHIN THE COMMISSION'S JURISDICTION. The Texas Ethics Commission has jurisdiction to enforce only the following laws: (1) Title 15 of the Election Code; (2) Chapters 302, 303, 305, 572 and 2004 of the Gov't Code; (3) § 334.025 and § 335.055 of the Local Gov't Code; (4) Chapter 159 of the Local Gov't Code, in connection with a county judicial officer who elects to file a financial statement with the commission; and (5) § 2152.064 and § 2155.003 of the Gov't Code.

Please completely fill out this form.

Failure to complete this form properly will cause your complaint to be noncompliant and returned.

Candidate failed to report numerous (any) contributions from the "Save Kennedale PAC" including multiple flyers,

mailers, postage, social media campaigns, large signs, a TV commercial, broadcasting fees.

Additionally the candidate has failed to disclose all of his expenditures related to his campaign including

photography services, website domains, website hosting and signs.

Candidate also created and used resources with 2 other candidates for City Council, none of which have been

reported in finance reports. (I have all the hard copies of the flyer/mailers and I have all the text messages)

The candidate had also posted his signs outside the jurisdiction where he was running (have photo evidence to support this)

Mr Horton has also made statements from his campaign facebook page that related in a police report filling and made statements to an individual that could/should be considered a threat/voter suppression. I can provide that individuals contact information when required.

I have created a report from his campaign finance reports that clearly shows the contributions are missing and the Save Kennedale PAC is operated by one of his named donors, Rockie Gilley who knows that these contributions must be reported.

ATTACH ADDITIONAL PAGES AS NEEDED

IV. STATEMENT OF FACTS

Page 3

You must state the facts constituting the alleged violation(s), including the dates on which or the period of time in which the alleged violation(s) occurred. Identify allegations of fact not personally known to you, but alleged on information and belief. Use simple, concise, and direct statements. You must state facts that, if true, would constitute a violation of a law within the Commission's jurisdiction and allege facts to sufficiently indicate the manner and means by which each alleged violation occurred.

Please completely fill out this form.

Failure to complete this form properly will cause your complaint to be noncompliant and returned.

ATTACH ADDITIONAL PAGES AS NEEDED

Page 4

Please completely fill out this form.

[illegible]

Form provided by Texas Ethics Commission

TEXAS ETHICS COMMISSION

P.O. Box 12070, Capitol Station
Austin, Texas 78711-2070

Randall H. Erben
Chair

Chris Flood
Vice Chair

J.R. Johnson
Executive Director



Commissioners

Chad M. Craycraft
Mary K. "Katie" Kennedy
Patrick W. Mizell
Richard S. Schmidt
Joseph O. Slovacek
Steven D. Wolens

August 20, 2024

Mr. Chad Wandel

SENT BY EMAIL

Re: Notice of Dismissal, SC-32408452

Dear Mr. Wandel:

We received your complaint on August 15, 2024. The Texas Ethics Commission (TEC) may only accept a complaint if it meets certain legal requirements set by state law. In order to meet the legal requirements, a sworn complaint must state on its face an allegation that, if true, constitutes a violation of a rule adopted by or a law administered and enforced by the TEC. Tex. Gov't Code § 571.122. A sworn complaint must also allege facts that provide sufficient detail to reasonably place the respondent on notice of the law violated and of the manner and means by which the violation allegedly occurred and to afford the respondent a basis on which to prepare a response. 1 Tex. Admin. Code § 12.61. The statement of facts must include the date on which or period of time in which the alleged violations occurred. *Id.* For the reasons stated below, your complaint must be dismissed because it does not comply with these legal requirements. Your complaint also fails to satisfy other technical form requirements, which are also explained below.

Your complaint includes an allegation that the respondent did not disclose political contributions from a PAC. However, you did not allege facts to show when the activity took place, and that any of the activities by the PAC constituted a reportable contribution by the respondent. Under the law, a candidate is not required to disclose a political contribution from a PAC if the candidate does not give prior consent or approval for the expenditures made by the PAC.¹ In addition to failing to include any period of time, your complaint did not allege any facts to show that the respondent gave prior consent or approval for any of the alleged political advertising. Similarly, your complaint also alleges that the respondent failed to disclose political expenditures made in connection with his own campaign, but you fail to include any date or period of time to

¹ "Direct campaign expenditure" means a campaign expenditure that does not constitute a campaign contribution by the person making the expenditure. A campaign expenditure does not constitute a contribution by the person making the expenditure to a candidate or officeholder if the expenditure is made without the prior consent or approval of the candidate or officeholder on whose behalf the expenditure is made. Tex. Elec. Code § 251.001(8). If the PAC made "direct campaign expenditures" for the candidates, then the candidates would not be required to disclose those expenditures as contributions.

indicate when the expenditures were made.² As mentioned below, you also failed to include any campaign finance reports and copies of the political advertising that is in your possession.

Your complaint includes an allegation that the respondent placed political advertising signs outside the jurisdiction for which he was a candidate. This allegation, if true, would not constitute a violation of any law enforced by the TEC. However, regarding the allegation that the signs failed to include a highway right-of-way notice, you must include a picture showing both the front and back side of any sign you wish for the TEC to consider. Because you did not include any pictures of the signs, and a date or period of time in which the signs were observed, this allegation cannot be accepted.

In order to meet the form requirements, a sworn complaint must include all documents or other material available to the complainant that are relevant to the allegation, a list of all documents or other material within the knowledge of the complainant and available to the complainant that are relevant to the allegation but that are not in the possession of the complainant, including the location of the documents, if known, and a list of all documents or other material within the knowledge of the complainant that are unavailable to the complainant and that are relevant to the complaint, including the location of the documents, if known. Tex. Gov't Code § 571.122. You indicate in the sworn complaint that you have multiple relevant documents in your possession; however, you did not include the documents and list them on page 4 of the sworn complaint form (Part V. Listing of Documents and Other Materials). Since the documents are relevant and are in your possession, they must be included with the sworn complaint. You also did not include a copy of any campaign finance reports filed by the respondent or include the location of the reports.

A sworn complaint must be filed on the form prescribed by the TEC and be accompanied by a properly completed and executed affidavit. Tex. Gov't Code § 571.122(c). The complaint must be accompanied by an affidavit stating that the information contained in the complaint is either correct or that the complainant has good reason to believe and does believe that the violation occurred. *Id.* Your complaint does not comply with this requirement because it does not include a fully completed and executed affidavit. On page 5 of the sworn complaint form (Part VI. Affidavit Based on Personal Knowledge), you completed only the unsworn declaration section at the bottom and failed to complete the top portion. You must print and sign your name in the top portion to swear that you are a resident, that you have knowledge of the facts, and that the information contained in the complaint is true and correct.

For the reasons stated above, the complaint cannot be accepted and is hereby dismissed. The dismissal of this complaint does not preclude you from filing a new complaint against the respondent with additional information or relevant facts not alleged in this complaint. If you choose to file a new complaint, then you must submit a complete complaint form with a new affidavit or unsworn declaration.

² A political expenditure is not considered to have been made until the amount is readily determinable by the person making the expenditure. Tex. Elec. Code § 254.035(a). If the character of an expenditure is such that under normal business practice the amount is not disclosed until receipt of a periodic bill, the expenditure is not considered made until the date the bill is received. *Id.* § 254.035(b). Thus, it is possible that, even if political advertising is distributed and observed in one reporting period, the expenditures related to the advertising might not be required to be disclosed until a subsequent reporting period.

If you have any questions, please contact me at the above address.

Sincerely,

/s/ Nicholas Espinosa

Nicholas Espinosa
Director of Enforcement

FINDING OF NO JURISDICTION:

/s/ J.R. Johnson

J.R. Johnson
Executive Director

NE:mc

Enclosures: Complaint (original to complainant, copy to respondent)
TEC Rules Concerning Sworn Complaints

c: Mr. Chris Gary

SENT BY EMAIL

SWORN COMPLAINT BEFORE THE TEXAS ETHICS COMMISSION

Section 571.122 of the Government Code requires that a sworn complaint be filed on a form prescribed by the Texas Ethics Commission and include specific information.

- You must complete a separate sworn complaint form for each respondent.
- You must allege a violation of a law that is within the Texas Ethics Commission's jurisdiction, listed on p. 2. More information and instructions for this form can be found at <https://www.ethics.state.tx.us/tec/sworn.html>.
- A person filing a frivolous or bad faith complaint may be subject to a civil penalty.

OFFICE USE ONLY

Docket Number

SC-32408452

Date Hand-delivered or Date Postmarked

RECEIVED

AUG 15 2024

Texas Ethics Commission

***Please completely fill out this form.
Failure to complete this form properly will cause your
complaint to be noncompliant and returned.***

I. IDENTITY OF COMPLAINANT

1 COMPLAINANT NAME (REQUIRED)	MS / MRS / MR MR NICKNAME	FIRST Chad LAST	MI A SUFFIX
2 COMPLAINANT PHYSICAL ADDRESS (REQUIRED)	APT / SUITE # Kennedale CITY TX STATE 76060 ZIP CODE		
3 COMPLAINANT MAILING ADDRESS ☒ (check if same as above) (REQUIRED)	ADDRESS APT / SUITE # CITY STATE ZIP CODE (Full street or mailing address, including city, state, and zip code)		
4 COMPLAINANT TELEPHONE NUMBER (REQUIRED)	AREA CODE 817	PHONE NUMBER 985-2105	EXT 2105
5 COMPLAINANT E-MAIL ADDRESS (REQUIRED IF KNOWN)	cgary@cityofkennedale.com		

II. IDENTITY OF RESPONDENT

6 RESPONDENT NAME (REQUIRED)	MS / MRS / MR Mr NICKNAME	FIRST Chris LAST	MI Gary SUFFIX
7 RESPONDENT POSITION OR TITLE (REQUIRED)	Kennedale City Council Place 4		
8 RESPONDENT PHYSICAL ADDRESS (REQUIRED)	ADDRESS 405 Municiple Drive Kennedale Texas 76060 APT / SUITE # CITY STATE ZIP CODE (Full home or business address, including street, city, state, and zip code)		
9 RESPONDENT MAILING ADDRESS ☒ (check if same as above)	ADDRESS APT / SUITE # CITY STATE ZIP CODE (Full street or mailing address, including city, state, and zip code)		
10 RESPONDENT TELEPHONE NUMBER (REQUIRED)	AREA CODE 817	PHONE NUMBER 985-2105	EXT 2105
11 RESPONDENT E-MAIL ADDRESS (REQUIRED IF KNOWN) (if unknown, please state that)	cgary@cityofkennedale.com		

GO TO PAGE 2

III. NATURE OF ALLEGED VIOLATION

Page 2

Include the specific law(s) or rule(s) alleged to have been violated. YOU MUST ALLEGE A VIOLATION OF A LAW THAT IS WITHIN THE COMMISSION'S JURISDICTION. The Texas Ethics Commission has jurisdiction to enforce only the following laws: (1) Title 15 of the Election Code; (2) Chapters 302, 303, 305, 572 and 2004 of the Gov't Code; (3) § 334.025 and § 335.055 of the Local Gov't Code; (4) Chapter 159 of the Local Gov't Code, in connection with a county judicial officer who elects to file a financial statement with the commission; and (5) § 2152.064 and § 2155.003 of the Gov't Code.

Please completely fill out this form.

Failure to complete this form properly will cause your complaint to be noncompliant and returned.

Mr Chris Gary has failed to declare a number of contributions on his campaign finance reports. After review of all of his finance reports, Mr. Gary has failed to report contributions from the "Save Kennedale PAC" for items of flyers, mailers, postage, social media campaigns, text message campaigns and large campaign signage.

MrGary's reports also failed to show his individual flyers, website hosting fees, website domain fees and other similar expenditures.

I have the physical 5 phiscal mailers/flyers sent out by the "Save Kennedale PAC" along with the 7 text message blasts paid for by the PAC. Mr. Gary also sent out an individual campaign flyer of his own that is not accounted for in his finance reports. Additionally, the production work for the photos and flyer design have not been accoutned for and none fo the social media campagins, social media posts or work done by the PAC have been reported.

Additionally Mr. Gary placed signs outside the jurisdiction for which he was running (have the photos) and his signs did not included the required right of way text. (I have the photos of those as well)

ATTACH ADDITIONAL PAGES AS NEEDED

IV. STATEMENT OF FACTS

Page 3

You must state the facts constituting the alleged violation(s), including the dates on which or the period of time in which the alleged violation(s) occurred. Identify allegations of fact not personally known to you, but alleged on information and belief. Use simple, concise, and direct statements. You must state facts that, if true, would constitute a violation of a law within the Commission's jurisdiction and allege facts to sufficiently indicate the manner and means by which each alleged violation occurred.

Please completely fill out this form.

Failure to complete this form properly will cause your complaint to be noncompliant and returned.

ATTACH ADDITIONAL PAGES AS NEEDED

V. LISTING OF DOCUMENTS AND OTHER MATERIALS

Page 4

You must list all documents and other materials filed with this complaint. Additionally, list all other documents and other materials that are relevant to this complaint and that are within your knowledge, including their location, if known. Relevant documents that are available to you or in your possession must be included.

Please completely fill out this form.

Failure to complete this form properly will cause your complaint to be noncompliant and returned.

ATTACH ADDITIONAL PAGES AS NEEDED

VI. AFFIDAVIT BASED ON PERSONAL KNOWLEDGE

Page 5

(Execute this affidavit if the acts alleged are within your direct personal knowledge.)

Please completely fill out this form.

Failure to complete this form properly will cause your complaint to be noncompliant and returned.

I, _____, complainant,
swear that I am a resident of the state of Texas. I swear that I have knowledge of the
facts alleged in this complaint. I declare under penalty of perjury that the foregoing
is true and correct and that the information contained in this complaint is true and
correct.

Signature of Complainant (Declarant)

**In addition to the portion above, please also complete EITHER
the Notary section OR the Unsworn Declaration section below.**

NOTARY SECTION

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said _____, this the _____ day of
(Complainant)

_____, 20 _____, to certify which, witness my hand and seal of office.

Signature of officer administering oath

Printed name of officer administering oath

Title of officer administering oath

OR

UNSWORN DECLARATION SECTION

My name is Chad Wandel, and my date of birth is _____.

My address is _____, Kennedale, TX, 76060, US.
(city) (state) (zip code) (country)

Executed in Tarrant County, State of Texas, on the 15 day of August, 2024.

Signature of Complainant (Declarant)

VII. AFFIDAVIT BASED ON INFORMATION AND BELIEF

Page 6

(Execute this affidavit if the acts alleged are not within your direct personal knowledge, but are based on reasonable belief.)

Please completely fill out this form.

Failure to complete this form properly will cause your complaint to be noncompliant and returned.

I, _____, complainant, swear that I am a resident of the state of Texas. I swear that I have reason to believe and do believe that the violation alleged in this complaint has occurred. The source of my information and belief is (state below):

Signature of Complainant (Declarant)

In addition to the portion above, please also complete EITHER the Notary section OR the Unsworn Declaration section below.

NOTARY SECTION

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said _____, this the _____ day of _____
(Complainant)

_____, 20 _____, to certify which, witness my hand and seal of office.

Signature of officer administering oath

Printed name of officer administering oath

Title of officer administering oath

OR

UNSWORN DECLARATION SECTION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____
(street) (city) (state) (zip code) (country)

Executed in _____ County, State of _____, on the _____ day of _____, 20_____.

Signature of Complainant (Declarant)

Mayor and Council Members Ms. Kobeck and Mr. Gary.

Below you will see a complaint I received last week with an attachment. I want to share with you the complaint and give you an opportunity to see this before we have our council meeting scheduled for Tuesday Aug. 20th. I also want you to know I have spoken with our legal advisor C. Adkins about the complaint. We both agree to move this forward to allow the council to be aware of the complaint and to give direction on the process of the complaint. We both agree this is not a council investigation or any part of the council responsibility to have involvement. Carvan will recommend for this to be given back to the complainant and to give information where he can file his complaint, if desired.

If you would like to meet I will clear my schedule to meet with you.



Darrell Hull
CITY MANAGER

dhull@cityofkennedale.com

O: 817.985.2102

C: 817.565.4531

405 Municipal Drive, Kennedale, TX 7606

www.CityofKennedale.com

CONFIDENTIALITY NOTICE: This electronic transmission and any documents, attachments, writing sent with it may contain information that is confidential, proprietary, and/or privileged. It is intended for the sole use of the intended recipient. Any disclosure, copying, distribution, or the taking of any action concerning the contents of this communication or any attachment(s) by anyone other than the intended recipients is strictly prohibited. If you have received this communication in error, please promptly notify the sender by reply email and destroy the original message and any documents, attachments, or other writings.

From: Chad Wandel [REDACTED]

Sent: Friday, August 9, 2024 12:21 PM

To: Jeff Nevarez <jnevarez@cityofkennedale.com>; Darrell Hull

<dhull@cityofkennedale.com>

Subject: Campaign Finance Reporting and Potential Criminal Activity

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sirs

I always do an audit of campaign finance reports every election year, and this year was no different. However, this year's reports revealed some preliminary findings that are rather shocking and frankly deserve the full scrutiny of an actual audit and investigation.

I have attached to this email an excel spread sheet composed of all the line items reported in every filing from the 3 winning candidates. You can verify with the scans provided on the City's website.

Let's start with just the simple Math problem in Thelma's reports. In her final report, she shows \$450.50 remaining in her campaign account. When you add all her distinct credits (\$2825) and subtract her distinct debts (\$2978.03), her account should show a - \$153.03. This is a discrepancy of \$693.53. Clearly something is already wrong here.

I suspect that there are several missing donations, cash and like kind, missing from all 3 candidates reports...in fact we know there are thousands of dollars missing.

For starters, the amounts paid by each candidate to Minutemen printing is grossly under the costs to provide all the small signs placed by each candidate let alone the large, oversized signs used as well.

If you select the "Missing Reporting Items" tab, you will see several images for flyers (Item #'s 1-4). These physical flyers/mailers were mailed to every address in Kennedale (after also being hand placed in mailboxes before the police were notified of persons tampering with mailboxes). None of these candidates reported the costs of printing these physical flyers or postage to mail these flyers.

If you look at Item # 6 you will see an ICANN registry page for one of the candidate's campaign websites. All three candidates had custom domains and professionally made websites. None of the candidates reported any costs/fees for registering the domain names, the costs of hosting the websites or the costs of the design/development of the websites used for their campaigns. You can see clearly on all advertisements (including the small campaign sign photos), these websites were used.

Item #'s 7-13 are joint text message campaigns. While each candidate did report expenditures for text message campaigns, NO expenditures were listed for jointly utilized text message campaigns, and on these messages the individual candidates were not listed as the payer of the advertisements. The "Save Kennedale PAC" is listed as paying for many items used by all three candidates; However, no candidate ever reported receiving any donations, cash or like kind, from the "Save Kennedale PAC".

And lastly, look at Item # 14-16. These items relate to media work performed for each candidate in the form of Professional Head Shots, Production Costs to create and film a TV Commercial and the broadcasting costs related to the TV commercial

TEXAS ETHICS COMMISSION

P.O. Box 12070, Capitol Station
Austin, Texas 78711-2070

Randall H. Erben
Chair

Chris Flood
Vice Chair

J.R. Johnson
Executive Director



Commissioners

Chad M. Craycraft
Mary K. "Katie" Kennedy
Patrick W. Mizell
Richard S. Schmidt
Joseph O. Slovacek
Steven D. Wolens

August 20, 2024

Mr. Chad Wandel

SENT BY EMAIL

Re: Notice of Dismissal, SC-32408453

Dear Mr. Wandel:

We received your complaint on August 15, 2024. The Texas Ethics Commission (TEC) may only accept a complaint if it meets certain legal requirements set by state law. In order to meet the legal requirements, a sworn complaint must state on its face an allegation that, if true, constitutes a violation of a rule adopted by or a law administered and enforced by the TEC. Tex. Gov't Code § 571.122. A sworn complaint must also allege facts that provide sufficient detail to reasonably place the respondent on notice of the law violated and of the manner and means by which the violation allegedly occurred and to afford the respondent a basis on which to prepare a response. 1 Tex. Admin. Code § 12.61. The statement of facts must include the date on which or period of time in which the alleged violations occurred. *Id.* For the reasons stated below, your complaint must be dismissed because it does not comply with these legal requirements. Your complaint also fails to satisfy other technical form requirements, which are also explained below.

Your complaint includes an allegation that the respondent did not disclose political contributions from a PAC. However, you did not allege facts to show when the activity took place, and that any of the activities by the PAC constituted a reportable contribution by the respondent. Under the law, a candidate is not required to disclose a political contribution from a PAC if the candidate does not give prior consent or approval for the expenditures made by the PAC.¹ In addition to failing to include any period of time, your complaint did not allege any facts to show that the respondent gave prior consent or approval for any of the alleged political advertising. Similarly, your complaint also alleges that the respondent failed to disclose political expenditures made in connection with her own campaign, but you fail to include any date or period of time to

¹ "Direct campaign expenditure" means a campaign expenditure that does not constitute a campaign contribution by the person making the expenditure. A campaign expenditure does not constitute a contribution by the person making the expenditure to a candidate or officeholder if the expenditure is made without the prior consent or approval of the candidate or officeholder on whose behalf the expenditure is made. Tex. Elec. Code § 251.001(8). If the PAC made "direct campaign expenditures" for the candidates, then the candidates would not be required to disclose those expenditures as contributions.

indicate when the expenditures were made.² As mentioned below, you also failed to include any campaign finance reports and copies of the political advertising that is in your possession.

Your complaint includes an allegation that the respondent's campaign finance report "contains a donor that used different addresses from her 2 counterparts when making her donations." It is not clear what allegation you are making and how this constitutes a violation of any law. Therefore, this allegation cannot be considered because it does not provide sufficient detail to reasonably place the respondent on notice of the law violated and of the manner and means by which the violation allegedly occurred.

In order to meet the form requirements, a sworn complaint must include all documents or other material available to the complainant that are relevant to the allegation, a list of all documents or other material within the knowledge of the complainant and available to the complainant that are relevant to the allegation but that are not in the possession of the complainant, including the location of the documents, if known, and a list of all documents or other material within the knowledge of the complainant that are unavailable to the complainant and that are relevant to the complaint, including the location of the documents, if known. Tex. Gov't Code § 571.122. You indicate in the sworn complaint that you have multiple relevant documents in your possession; however, you did not include the documents and list them on page 4 of the sworn complaint form (Part V. Listing of Documents and Other Materials). Since the documents are relevant and are in your possession, they must be included with the sworn complaint. You also did not include a copy of any campaign finance reports filed by the respondent or include the location of the reports.

A sworn complaint must be filed on the form prescribed by the TEC and be accompanied by a properly completed and executed affidavit. Tex. Gov't Code § 571.122(c). The complaint must be accompanied by an affidavit stating that the information contained in the complaint is either correct or that the complainant has good reason to believe and does believe that the violation occurred. *Id.* Your complaint does not comply with this requirement because it does not include a fully completed and executed affidavit. On page 5 of the sworn complaint form (Part VI. Affidavit Based on Personal Knowledge), you completed only the unsworn declaration section at the bottom and failed to complete the top portion. You must print and sign your name in the top portion to swear that you are a resident, that you have knowledge of the facts, and that the information contained in the complaint is true and correct.

For the reasons stated above, the complaint cannot be accepted and is hereby dismissed. The dismissal of this complaint does not preclude you from filing a new complaint against the respondent with additional information or relevant facts not alleged in this complaint. If you choose to file a new complaint, then you must submit a complete complaint form with a new affidavit or unsworn declaration.

² A political expenditure is not considered to have been made until the amount is readily determinable by the person making the expenditure. Tex. Elec. Code § 254.035(a). If the character of an expenditure is such that under normal business practice the amount is not disclosed until receipt of a periodic bill, the expenditure is not considered made until the date the bill is received. *Id.* § 254.035(b). Thus, it is possible that, even if political advertising is distributed and observed in one reporting period, the expenditures related to the advertising might not be required to be disclosed until a subsequent reporting period.

If you have any questions, please contact me at the above address.

Sincerely,

/s/ Nicholas Espinosa

Nicholas Espinosa
Director of Enforcement

FINDING OF NO JURISDICTION:

/s/ J.R. Johnson

J.R. Johnson
Executive Director

NE:mc

Enclosures: Complaint (original to complainant, copy to respondent)
TEC Rules Concerning Sworn Complaints

c: Ms. Thelma Kobeck

SENT BY EMAIL

SWORN COMPLAINT BEFORE THE TEXAS ETHICS COMMISSION

Section 571.122 of the Government Code requires that a sworn complaint be filed on a form prescribed by the Texas Ethics Commission and include specific information.

- You must complete a separate sworn complaint form for each respondent.
- You must allege a violation of a law that is within the Texas Ethics Commission's jurisdiction, listed on p. 2. More information and instructions for this form can be found at <https://www.ethics.state.tx.us/tec/sworn.html>.
- A person filing a frivolous or bad faith complaint may be subject to a civil penalty.

OFFICE USE ONLY

Docket Number

SC-32408453

Date Hand-delivered or Date Postmarked

**RECEIVED
AUG 15 2024**

Texas Ethics Commission

***Please completely fill out this form.
Failure to complete this form properly will cause your
complaint to be noncompliant and returned.***

I. IDENTITY OF COMPLAINANT

1 COMPLAINANT NAME (REQUIRED)	MS / MRS / MR	FIRST	MI		
	MR	Chad	A		
	NICKNAME	LAST	SUFFIX		
		Wandel			
2 COMPLAINANT PHYSICAL ADDRESS (REQUIRED)	ADDRESS	APT / SUITE #	CITY	STATE	ZIP CODE
	Kennedal Texas 76060 (Full home or business address, including street, city, state, and zip code)				
3 COMPLAINANT MAILING ADDRESS ☒ (check if same as above) (REQUIRED)	ADDRESS	APT / SUITE #	CITY	STATE	ZIP CODE
	(Full street or mailing address, including city, state, and zip code)				
4 COMPLAINANT TELEPHONE NUMBER (REQUIRED)	AREA CODE	PHONE NUMBER	EXT	5 COMPLAINANT E-MAIL ADDRESS (REQUIRED IF KNOWN)	

II. IDENTITY OF RESPONDENT

6 RESPONDENT NAME (REQUIRED)	MS / MRS / MR	FIRST	MI		
	MRS	Thelma			
	NICKNAME	LAST	SUFFIX		
		Kobeck			
7 RESPONDENT POSITION OR TITLE (REQUIRED)	Kennedale City Council Place 2				
8 RESPONDENT PHYSICAL ADDRESS (REQUIRED)	ADDRESS	APT / SUITE #	CITY	STATE	ZIP CODE
	405 Munciple Drive Kennedale Texas 76060 (Full home or business address, including street, city, state, and zip code)				
9 RESPONDENT MAILING ADDRESS ☒ (check if same as above)	ADDRESS	APT / SUITE #	CITY	STATE	ZIP CODE
	(Full street or mailing address, including city, state, and zip code)				
10 RESPONDENT TELEPHONE NUMBER (REQUIRED)	AREA CODE	PHONE NUMBER	EXT	11 RESPONDENT E-MAIL ADDRESS (REQUIRED IF KNOWN) (if unknown, please state that)	tkobeck@cityofkennedale.com
	817-985-2105				

GO TO PAGE 2

III. NATURE OF ALLEGED VIOLATION

Page 2

Include the specific law(s) or rule(s) alleged to have been violated. YOU MUST ALLEGE A VIOLATION OF A LAW THAT IS WITHIN THE COMMISSION'S JURISDICTION. The Texas Ethics Commission has jurisdiction to enforce only the following laws: (1) Title 15 of the Election Code; (2) Chapters 302, 303, 305, 572 and 2004 of the Gov't Code; (3) § 334.025 and § 335.055 of the Local Gov't Code; (4) Chapter 159 of the Local Gov't Code, in connection with a county judicial officer who elects to file a financial statement with the commission; and (5) § 2152.064 and § 2155.003 of the Gov't Code.

Please completely fill out this form.

Failure to complete this form properly will cause your complaint to be noncompliant and returned.

After reviewing Mrs. Kobeck's campaign finance reports there are a number of irregularities and missing contributions from her records. To start, Mrs Kobeck's final reports states she has \$540.50 ending balance, however the sum of her incomes (donations - loans) and the reductions of her expenditures places Mrs Kobeck's actual balance at \$-153.03. She has clearly failed to report some kind of cash donations to allow her positive balance.

Additionally, Mrs. Kobeck participated with two (2) other candidates to create flyers and mailers, social media campaigns, text messaging campaigns and signage that was paid for by the "Save Kennedale PAC" yet has failed to be reported on any of her campaign finance reports. I have the 5 physical mailers sent out as well as the numerous text message blasts as evidence of their existence and use.

Mrs Kobeck has also failed to report expenditures for her campaign website, webhosting and email services or her photography services

Her finance report also contains a donor that used different addresses from her 2 counterparts when making her donations. (just odd)

ATTACH ADDITIONAL PAGES AS NEEDED

IV. STATEMENT OF FACTS

Page 3

You must state the facts constituting the alleged violation(s), including the dates on which or the period of time in which the alleged violation(s) occurred. Identify allegations of fact not personally known to you, but alleged on information and belief. Use simple, concise, and direct statements. You must state facts that, if true, would constitute a violation of a law within the Commission's jurisdiction and allege facts to sufficiently indicate the manner and means by which each alleged violation occurred.

Please completely fill out this form.

Failure to complete this form properly will cause your complaint to be noncompliant and returned.

ATTACH ADDITIONAL PAGES AS NEEDED

V. LISTING OF DOCUMENTS AND OTHER MATERIALS

Page 4

You must list all documents and other materials filed with this complaint. Additionally, list all other documents and other materials that are relevant to this complaint and that are within your knowledge, including their location, if known. Relevant documents that are available to you or in your possession must be included.

Please completely fill out this form.

Failure to complete this form properly will cause your complaint to be noncompliant and returned.

ATTACH ADDITIONAL PAGES AS NEEDED

VI. AFFIDAVIT BASED ON PERSONAL KNOWLEDGE

Page 5

(Execute this affidavit if the acts alleged are within your direct personal knowledge.)

Please completely fill out this form.

Failure to complete this form properly will cause your complaint to be noncompliant and returned.

I, _____, complainant,
swear that I am a resident of the state of Texas. I swear that I have knowledge of the
facts alleged in this complaint. I declare under penalty of perjury that the foregoing
is true and correct and that the information contained in this complaint is true and
correct.

Signature of Complainant (Declarant)

**In addition to the portion above, please also complete EITHER
the Notary section OR the Unsworn Declaration section below.**

NOTARY SECTION

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said _____, this the _____ day of
(Complainant)

_____, 20 _____, to certify which, witness my hand and seal of office.

Signature of officer administering oath

Printed name of officer administering oath

Title of officer administering oath

OR

UNSWORN DECLARATION SECTION

My name is Chad Wandel, and my date of birth is .

My address is , Kennedale, TX, 76060, US.
(street) (city) (state) (zip code) (country)

Executed in Tarrant County, State of TX, on the 15 day of August, 2024.

Signature of Complainant (Declarant)

VII. AFFIDAVIT BASED ON INFORMATION AND BELIEF**Page 6**

(Execute this affidavit if the acts alleged are not within your direct personal knowledge, but are based on reasonable belief.)

Please completely fill out this form.

Failure to complete this form properly will cause your complaint to be noncompliant and returned.

I, _____, complainant, swear that I am a resident of the state of Texas. I swear that I have reason to believe and do believe that the violation alleged in this complaint has occurred. The source of my information and belief is (state below):

Signature of Complainant (Declarant)

In addition to the portion above, please also complete EITHER the Notary section OR the Unsworn Declaration section below.

NOTARY SECTION

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said _____, this the _____ day of _____
(Complainant)

_____, 20 _____, to certify which, witness my hand and seal of office.

Signature of officer administering oath

Printed name of officer administering oath

Title of officer administering oath

OR

UNSWORN DECLARATION SECTION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____
(street) (city) (state) (zip code) (country)

Executed in _____ County, State of _____, on the _____ day of _____, 20_____.

Signature of Complainant (Declarant)

<dhull@cityofkennedale.com>

Subject: Campaign Finance Reporting and Potential Criminal Activity

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sirs

I always do an audit of campaign finance reports every election year, and this year was no different. However, this year's reports revealed some preliminary findings that are rather shocking and frankly deserve the full scrutiny of an actual audit and investigation.

I have attached to this email an excel spread sheet composed of all the line items reported in every filing from the 3 winning candidates. You can verify with the scans provided on the City's website.

Let's start with just the simple Math problem in Thelma's reports. In her final report, she shows \$450.50 remaining in her campaign account. When you add all her distinct credits (\$2825) and subtract her distinct debts (\$2978.03), her account should show a - \$153.03. This is a discrepancy of \$693.53. Clearly something is already wrong here.

I suspect that there are several missing donations, cash and like kind, missing from all 3 candidates reports...in fact we know there are thousands of dollars missing.

For starters, the amounts paid by each candidate to Minutemen printing is grossly under the costs to provide all the small signs placed by each candidate let alone the large, oversized signs used as well.

If you select the "Missing Reporting Items" tab, you will see several images for flyers (Item #'s 1-4). These physical flyers/mailers were mailed to every address in Kennedale (after also being hand placed in mailboxes before the police were notified of persons tampering with mailboxes). None of these candidates reported the costs of printing these physical flyers or postage to mail these flyers.

If you look at Item # 6 you will see an ICANN registry page for one of the candidate's campaign websites. All three candidates had custom domains and professionally made websites. None of the candidates reported any costs/fees for registering the domain names, the costs of hosting the websites or the costs of the design/development of the websites used for their campaigns. You can see clearly on all advertisements (including the small campaign sign photos), these websites were used.

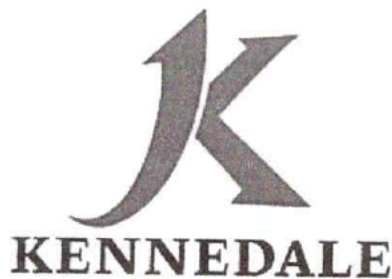
Item #'s 7-13 are joint text message campaigns. While each candidate did report expenditures for text message campaigns, NO expenditures were listed for jointly utilized text message campaigns, and on these messages the individual candidates were not listed as the payer of the advertisements. The "Save Kennedale PAC" is listed as paying for many items used by all three candidates; However, no candidate ever reported receiving any donations, cash or like kind, from the "Save Kennedale PAC".

And lastly, look at Item # 14-16. These items relate to media work performed for each candidate in the form of Professional Head Shots, Production Costs to create and film a TV Commercial and the broadcasting costs related to the TV commercial

Mayor and Council Members Ms. Kobeck and Mr. Gary.

Below you will see a complaint I received last week with an attachment. I want to share with you the complaint and give you an opportunity to see this before we have our council meeting scheduled for Tuesday Aug. 20th. I also want you to know I have spoken with our legal advisor C. Adkins about the complaint. We both agree to move this forward to allow the council to be aware of the complaint and to give direction on the process of the complaint. We both agree this is not a council investigation or any part of the council responsibility to have involvement. Carvan will recommend for this to be given back to the complainant and to give information where he can file his complaint, if desired.

If you would like to meet I will clear my schedule to meet with you.



Darrell Hull
CITY MANAGER

dhull@cityofkennedale.com

O: 817.985.2102

C: 817.565.4531

405 Municipal Drive, Kennedale, TX 7606

www.CityofKennedale.com

CONFIDENTIALITY NOTICE: This electronic transmission and any documents, attachments, writing sent with it may contain information that is confidential, proprietary, and/or privileged. It is intended for the sole use of the intended recipient. Any disclosure, copying, distribution, or the taking of any action concerning the contents of this communication or any attachment(s) by anyone other than the intended recipients is strictly prohibited. If you have received this communication in error, please promptly notify the sender by reply email and destroy the original message and any documents, attachments, or other writings.

From: Chad Wandel <[REDACTED]>

Sent: Friday, August 9, 2024 12:21 PM

To: Jeff Nevarez <jnevarez@cityofkennedale.com>; Darrell Hull

Texas Ethics Commission Statement of Respondent's Rights

Preliminary Review

The Texas Ethics Commission (Commission) is required to conduct a preliminary review when it receives a written complaint that conforms with legal and technical form requirements and that alleges a violation of a law under the Commission's jurisdiction. Upon receipt of a sworn complaint, the Commission is required to immediately attempt to notify the person against whom the complaint is filed (the "respondent") by telephone or email. Not later than the fifth business day after the date a complaint is filed, the Commission is required to send written notice to both the person who filed the complaint (the "complainant") and the respondent stating whether the complaint complies with the form requirements and, if applicable, whether the Commission's executive director accepts jurisdiction over the complaint.

At any stage of a proceeding, the Commission is required to dismiss a complaint to the extent the complaint alleges a statement, registration, or report violates a law or rule if: (1) the respondent has filed a corrected or amended statement, registration, or report before the Commission accepts jurisdiction over the complaint; and (2) the corrected or amended statement, registration, or report remedies the alleged violation.

If the sworn complaint does not comply with the form requirements, the complainant may resubmit the complaint not later than the 21st day after the date the notice letter is mailed. If the complaint is not resubmitted within the 21-day period, then that complaint will be dismissed.

If the executive director determines that the Commission does not have jurisdiction over the violation alleged in the sworn complaint, the complaint will be dismissed. The complainant or respondent may request that the Commission review the executive director's determination of no jurisdiction. The request for review must be filed not later than the 30th day after the date the complainant or respondent receives the executive director's determination.

If the sworn complaint complies with the form requirements and the Commission's executive director accepts jurisdiction over the complaint, the notice letter will indicate whether the complaint will be processed as a Category One violation or Category Two violation. If the alleged violation is a Category One violation, the respondent must respond to the notice of the complaint not later than 10 business days after receiving the notice. If the alleged violation is a Category Two violation, the respondent must respond to the notice of the complaint not later than 25 business days after receiving the notice. **The response must be in writing, admit or deny the allegations set forth in the complaint, and be signed by the respondent. A respondent's failure to timely respond constitutes a separate Category One violation for which a separate civil penalty may be assessed.** The Commission or executive director may, on its own motion or on the reasonable request of a respondent, extend any deadline for action relating to a sworn complaint, motion, preliminary review hearing, or formal hearing.

The preliminary review is the initial investigation phase in the process. The preliminary review also presents the Commission and the respondent their first chance to resolve and settle a sworn complaint. Generally, proceedings at a preliminary review hearing performed by the Commission, a

sworn complaint, and documents and any additional evidence relating to the processing, preliminary review, or preliminary review hearing are confidential and may not be disclosed by Commission members and staff.

A respondent has the right to be represented by counsel retained by the respondent in any proceeding of a complaint. A respondent may by writing submitted to the Commission designate an agent with whom the Commission staff may communicate regarding the complaint. The Commission, at least quarterly until final disposition of a complaint, shall notify the person who filed the complaint and each person who is a subject of the complaint, if any, of the status of the sworn complaint. The Commission is also required to notify both the complainant and respondent of any final disposition of a complaint.

During the preliminary review process, the Commission staff may submit to the respondent written questions reasonably intended to lead to the discovery of matters relevant to the investigation. The respondent must respond to written questions within 15 business days of receiving them.

During a preliminary review, the law allows the Commission to subpoena records or testimony, under certain circumstances. Before requesting a subpoena, Commission staff must make a written request for the production of documents. The person from whom documents are requested must either produce the documents or allow their inspection, submit objections in writing that the requests are unreasonable, improper, or unnecessary to investigate the complaint, or submit in writing that no items were identified that respond to the request after a diligent search.

If the person from whom documents are requested does not produce the documents, Commission staff may request that the Commission issue a subpoena. When requesting a subpoena from the Commission, Commission staff must provide any response or objection from the person to whom the subpoena is directed. A copy of any subpoena issued must be delivered to the respondent, and a respondent has the right to quash a subpoena as provided by law. A subpoenaed witness who attends a Commission hearing is entitled to the same mileage and per diem payments as a witness who appears before a grand jury. A person who provides subpoenaed documents to the Commission is entitled to reimbursement from the Commission for the person's reasonable cost of producing the documents. The Commission's ability to issue subpoenas on application by Commission staff continues through the preliminary review hearing. If a person to whom a subpoena is directed refuses to appear, refuses to answer inquiries, or fails or refuses to produce books, records, or other documents that were under the person's control when the demand was made, the Commission shall report that fact to a district court in Travis County. The district court shall enforce the subpoena by attachment proceedings for contempt in the same manner as the court enforces a subpoena issued by the court.

The complaint will be dismissed if there is credible evidence that no violation occurred. If there is credible evidence that a violation did occur, the Commission may offer a proposed agreed resolution to the respondent. Not later than the 120th day after the later of the date the Commission receives the respondent's response to the initial notice of complaint or the respondent's response to written questions, the Commission is required to offer the proposed agreed resolution or dismiss the complaint. If the respondent refuses to accept the proposed resolution or requests a hearing, the Commission must schedule a preliminary review hearing.

Preliminary Review Hearing

Commission rules require Commission staff to provide notice of a preliminary review hearing to a respondent and complainant at least 45 days before the date of the hearing that includes: (1) the date, time, place, and nature of the hearing; (2) a statement of the legal authority and jurisdiction under which the hearing is to be held; (3) a reference to the particular sections of the statutes and rules involved; and (4) a short and plain statement of the factual matters asserted.

Commission rules also require Commission staff to provide the following documents to the respondent at least 30 days before the hearing: (1) a list of proposed witnesses and a brief statement of the nature of their expected testimony; and (2) copies of all documents expected to be used or introduced as exhibits. **The respondent is also required to provide the same information to Commission staff at least 30 days before the hearing.** If either Commission staff or the respondent do not comply with these requirements, the Commission may reschedule the hearing or proceed with the hearing but exclude that evidence, unless there is a showing of good cause why the information was not provided. A person entitled to receive notice may waive that right by filing a written waiver with the executive director.

At or after the time the Commission provides notice of a preliminary review hearing, the Commission may submit to the complainant and the respondent written questions and require those questions to be answered under oath within a reasonable time. The Commission may also subpoena documents and examine witnesses. Counsel for the respondent may subpoena a witness to a preliminary review hearing in the same manner as an attorney may issue a subpoena in a proceeding in a county or district court.

At a preliminary review hearing, the respondent has the right to:

- (1) appear in person, and with the assistance of legal counsel if desired;
- (2) present an opening and closing statement; and
- (3) present any written or oral evidence or information relevant to the complaint, including a written statement, examination and cross-examination of witnesses.

During a preliminary review hearing the Commission may consider all submitted evidence related to the complaint, may review any documents or material related to the complaint, and shall determine, by vote of at least six Commissioners, whether there is credible evidence that provides cause for the Commission to conclude that a violation within the jurisdiction of the Commission has occurred.

A respondent may waive the right to a hearing. **If a respondent fails to appear at a hearing, the Commission may proceed in the respondent's absence and may find credible evidence of the violations alleged in the complaint and may issue a final order imposing a civil penalty.** The final order will end the case, unless appealed. A respondent has the right to appeal a final order issued by the Commission. To appeal a final decision of the Commission, the respondent or the respondent's agent may file a petition in a district court in Travis County or in the county in which the respondent resides. The petition must be filed not later than the 30th business day after the date the respondent received the final decision.

Resolution of Preliminary Review Hearing

If there is credible evidence for the Commission to determine that a violation has occurred, the Commission is required to resolve and settle the complaint to the extent possible. The Commission may impose a civil penalty of not more than \$5,000 or triple the amount at issue under a law administered and enforced by the Commission, whichever amount is more, for a delay in complying with a Commission order or for a violation of a law administered and enforced by the Commission. Commission staff will send the respondent a proposed resolution within 10 days after the conclusion of the preliminary review hearing. Unlike a final order issued if a respondent fails to appear or waives their right to a hearing, the proposed order issued after a preliminary review hearing requires the respondent's agreement to become final. If the Commission and respondent cannot reach a resolution the matter will be set for a formal hearing, which is not confidential.

The resolution process is prescribed by Commission rule. Within 30 days of receiving the proposed resolution, the respondent must return to the Commission either: 1) the proposed resolution signed by the respondent; 2) a written counter offer; or 3) a written request that the matter be set for a formal hearing. Commission staff will report to the Commission any written counter offer, staff's recommendation to accept or reject the counter offer, if any, or any written request from the respondent that a matter be set for a formal hearing. Commission staff may request that the Commission set a matter for a formal hearing if the respondent does not reply to the proposed resolution following a preliminary review hearing within 30 days of receiving the proposed resolution.

If there is a finding that there is credible evidence for the Commission to determine that a violation has not occurred, the Commission must dismiss the complaint. If there is a finding that there is insufficient credible evidence for the Commission to determine whether a violation has occurred, the Commission must either dismiss the complaint or promptly conduct a formal hearing.

The executive director must dismiss a complaint if the Commission does not order a formal hearing within 180 days after the conclusion of a preliminary review hearing.

TEXAS ETHICS COMMISSION

P.O. Box 12070, Capitol Station
Austin, Texas 78711-2070

Randall H. Erben
Chair

Chris Flood
Vice Chair

J.R. Johnson
Executive Director



Commissioners

Sean Gorman
Patrick W. Mizell
Geanie W. Morrison
Richard S. Schmidt
Joseph O. Slovacek
Mark Strama

April 16, 2025

Mr. Persons Bryant Griffith IV

SENT BY EMAIL

Re: Notice of Noncompliant Complaint, SC-32504130

Dear Mr. Griffith:

The Texas Ethics Commission ("TEC") received sworn complaint SC-32504130 on April 9, 2025. The complaint does not comply with the legal and technical form requirements for a sworn complaint filed with the TEC.

The TEC must reject a complaint if it does not comply with certain legal and technical form requirements. These requirements are meant to guarantee fairness and due process to all persons involved. An individual must be a resident of this state to be eligible to file a sworn complaint with the TEC. Tex. Gov't Code § 571.122(b-1). In order to verify residency status, a copy of one of the following documents must be attached to the complaint: (1) the complainant's driver's license or personal identification certificate issued under Chapter 521, Transportation Code, or commercial driver's license issued under Chapter 522, Transportation Code; or (2) a utility bill, bank statement, government check, paycheck or other government document that shows the name and address of the complainant; and is dated not more than 30 days before the date on which the complaint is filed. *Id.* The copy of your driver's license that was submitted with the complaint is expired. Therefore, it cannot be used to verify your residency status. If you choose to re-file the sworn complaint, please provide a current copy of your driver's license that is not expired.

Further, in order to meet the legal requirements, a sworn complaint must state on its face an allegation that, if true, constitutes a violation of a law enforced by the TEC. Tex. Gov't Code § 571.122(d). A sworn complaint must also allege facts that provide sufficient detail to reasonably place the respondent on notice of the law violated and of the manner and means by which the violation allegedly occurred and to afford the respondent a basis on which to prepare a response. 1 Tex. Admin. Code § 12.14(a). Your complaint does not comply with these legal requirements as to the following allegations.

www.ethics.state.tx.us

(512) 463-5800 • TDD (800) 735-2989

Promoting Public Confidence in Government

To start, the complaint alleges that the respondent, as a candidate for mayor of Kennedale, Texas, operated as a PAC based on his joint campaign activity with other candidates who were running for Kennedale City Council. A political committee means two or more persons acting in concert with a principal purpose of accepting political contributions or making political expenditures. The term does not include a group composed exclusively of two or more individual filers or political committees required to file reports under this title who make reportable expenditures for a joint activity. Tex. Elec. Code § 251.001(12). Since the respondent and the other individuals identified in this allegation were candidates required to file campaign finance reports under Title 15 of the Election Code, their joint campaign activity does not meet the definition of a political committee. Therefore, the allegations related to Sections 253.031 and 253.037 of the Election Code will not be considered.¹

The complaint also alleges that the respondent misrepresented the purpose of his political expenditure to the political consulting firm Valor Strategies. Specifically, the complaint alleges that the disclosed expenditure for political advertising, including push cards, road signs, yard signs, website design and maintenance, was in fact for “strategic campaign management and political consulting.” This allegation is based on a Facebook post by the owner of Valor Strategies, Matt Armstrong, which states in pertinent part, “We did it Rockie Gilley! Never had a doubt brother and we will replace the other 2 next May!” Not only does this post not identify what services were provided by Valor Strategies, but the comment was not directed at the respondent. Rather, the comment was directed at the treasurer of the Save Kennedale PAC. Furthermore, even though the respondent thanked Mr. Armstrong in a Facebook post related to his election, the post does not state what he was thanking him for, and Mr. Armstrong’s name was just one of numerous people he acknowledged in his post. Therefore, the complaint contains insufficient facts to allege that the expenditure he made to Valor Strategies was disclosed incorrectly. For this reason, this allegation will not be considered.

Because the sworn complaint does not comply with the legal and technical form requirements discussed above, it cannot be accepted. If you wish to re-file this complaint, you must make the indicated changes. The revised complaint must be received by the TEC no later than 21 days after the date of this letter. I have enclosed the original complaint, and a copy of the rules for filing a sworn complaint. **You must submit a complete sworn complaint with a new affidavit or unsworn declaration.** The sworn complaint form is available at <https://www.ethics.state.tx.us/enforcement/> on our website. Please read the instructions carefully. If the complaint is properly filed, you will receive a “Notice of Complaint” and a summary of the next few steps of the sworn complaint procedure. If the complaint is not resubmitted by the deadline, you will receive a “Notice of Dismissal.” If the re-submitted complaint is again insufficient, you will receive another “Notice of Noncompliant Complaint.”

¹ In connection with the allegation that you were operating as a political committee, the complaint cites Section 253.001 of the Election Code and Section 20.61 of the TEC Rules. Section 253.001 of the Election Code prohibits a person from making or authorizing a political contribution or expenditure in the name of or on behalf of another without properly disclosing the identity of the person actually making or authorizing the political contribution or expenditure. However, there are no facts alleged indicating that you made or authorized any political contributions or expenditures in the name of another. Additionally, Section 20.61 of the TEC Rules pertains to reporting the purpose of a political expenditure, which is unrelated to whether individuals are acting as a political committee.

Page 3

Please note that at this stage in the process, TEC members and staff are required by law to keep the complaint and all documents relating to it strictly confidential. If you have any questions, feel free to contact me.

Sincerely,

/s/ Carmen Dalpiaz

Carmen Dalpiaz
Assistant General Counsel

SLV:mc

Enclosures: Copy of Sworn Complaint
TEC Rules Concerning Sworn Complaints

c: Mr. Brad Horton

SENT BY EMAIL

SWORN COMPLAINT BEFORE THE TEXAS ETHICS COMMISSION

Section 571.122 of the Government Code requires that a sworn complaint be filed on a form prescribed by the Texas Ethics Commission and include specific information.

- You must complete a separate sworn complaint form for each respondent.
- You must allege a violation of a law that is within the Texas Ethics Commission's jurisdiction, listed on p. 2. More information and instructions for this form can be found at <https://www.ethics.state.tx.us/tec/sworn.html>.
- A person filing a frivolous or bad faith complaint may be subject to a civil penalty.

Please completely fill out this form.

Failure to complete this form properly will cause your complaint to be noncompliant and returned.

OFFICE USE ONLY

Docket Number

SC-32504130

Date Hand-delivered or Date Postmarked

**Electronically Received
04/09/2025
Texas Ethics Commission**

I. IDENTITY OF COMPLAINANT

1 COMPLAINANT NAME (REQUIRED)	MS / MRS / MR Mr. NICKNAME	FIRST Persons LAST Griffith	MI Bryant SUFFIX IV
2 COMPLAINANT PHYSICAL ADDRESS (REQUIRED)	ADDRESS Kennedale APT / SUITE # Texas CITY 76060 STATE 76060 ZIP CODE (Full home or business address, including street, city, state, and zip code)		
3 COMPLAINANT MAILING ADDRESS (REQUIRED)	ADDRESS APT / SUITE # CITY STATE ZIP CODE (Full street or mailing address, including city, state, and zip code)		
4 COMPLAINANT CONTACT NUMBER (REQUIRED)	AREA CODE 817 CONTACT NUMBER 9852105 EXT 315	5 COMPLAINANT E-MAIL ADDRESS (REQUIRED IF KNOWN)	[REDACTED]

II. IDENTITY OF RESPONDENT

6 RESPONDENT NAME (REQUIRED)	MS / MRS / MR Mr. NICKNAME	FIRST Brad LAST Horton	MI SUFFIX
7 RESPONDENT POSITION OR (REQUIRED)	Mayor, Kennedale TX		
8 RESPONDENT PHYSICAL ADDRESS (REQUIRED)	ADDRESS 405 Municipal Dr APT / SUITE # Kennedale, Texas CITY TX STATE 76060 ZIP CODE (Full home or business address, including street, city, state, and zip code)		
9 RESPONDENT MAILING ADDRESS (REQUIRED)	ADDRESS APT / SUITE # CITY STATE ZIP CODE (Full street or mailing address, including city, state, and zip code)		
10 RESPONDENT CONTACT NUMBER (REQUIRED)	AREA CODE 817 CONTACT NUMBER 9852105 EXT 315	11 RESPONDENT E-MAIL ADDRESS (REQUIRED IF KNOWN) (If unknown, please state that)	[REDACTED]

III. NATURE OF ALLEGED VIOLATION

Page 2

Include the specific law(s) or rule(s) alleged to have been violated. YOU MUST ALLEGE A VIOLATION OF A LAW THAT IS WITHIN THE COMMISSION'S JURISDICTION. The Texas Ethics Commission has jurisdiction to enforce only the following laws: (1) Title 15 of the Election Code; (2) Chapters 302, 303, 305, 572 and 2004 of the Gov't Code; (3) § 334.025 and § 335.055 of the Local Gov't Code; (4) Chapter 159 of the Local Gov't Code, in connection with a county judicial officer who elects to file a financial statement with the commission; and (5) § 2152.064 and § 2155.003 of the Gov't Code.

Please completely fill out this form.

Failure to complete this form properly will cause your complaint to be noncompliant and returned.

This complaint alleges multiple violations of Title 15 of the Texas Election Code, which falls under the jurisdiction of the Texas Ethics Commission. First, the activities described constitute a violation of Texas Election Code §253.031(b), which prohibits unauthorized political expenditures by individuals or groups not properly registered as political committees. The Save Kennedale PAC, under the direction of Treasurer Rockie Gilley, appears to have made coordinated expenditures to benefit three candidates—Brad Horton, Chris Gary, and Thelma Kobek—without the candidates reporting such support and without the PAC clearly delineating those expenditures as contributions. This conduct may also violate §253.037(a), which requires that both the contributor and recipient report coordinated campaign expenditures. Additionally, the complaint alleges a violation of Texas Election Code §254.031(a)(3) and (6), which require campaign finance reports to include an accurate description of the purpose of each expenditure. In this case, payments made to Valor Strategies were labeled as being for "marketing materials" or "printing services," when they were, on information and belief, actually payments for political consulting and campaign management—an intentional mischaracterization that, if true, would also violate §254.041, the statute prohibiting knowingly filing false campaign finance reports.

ATTACH ADDITIONAL PAGES AS NEEDED

IV. STATEMENT OF FACTS

Page 3

You must state the facts constituting the alleged violation(s), including the dates on which or the period of time in which the alleged violation(s) occurred. Identify allegations of fact not personally known to you, but alleged on information and belief. Use simple, concise, and direct statements. You must state facts that, if true, would constitute a violation of a law within the Commission's jurisdiction and allege facts to sufficiently indicate the manner and means by which each alleged violation occurred.

Please completely fill out this form.

Failure to complete this form properly will cause your complaint to be noncompliant and returned.

Between approximately January and May 2024, the Save Kennedale PAC publicly endorsed three candidates in the Kennedale municipal elections: Brad Horton (for Mayor), Chris Gary, and Thelma Kobek (for City Council). During this time, campaign finance filings from both the PAC and the candidates show expenditures made to Matt Armstrong and his company, Valor Strategies. These payments were reported as being for marketing or printed materials. However, based on public statements and available information—including a Facebook post made by Mr. Armstrong in which he congratulated the elected candidates and stated, "Next time we'll get the other two"—it is evident that Armstrong was serving as a campaign manager or political strategist for all three candidates. Despite this, none of the candidates reported receiving in-kind or financial contributions from the PAC, nor did they accurately disclose the nature of their expenditures to Valor Strategies. Additionally, during the May 2024 swearing-in ceremony, Mayor Horton publicly acknowledged and thanked PAC Treasurer Rockie Gilley, further confirming the Save Kennedale PAC's direct involvement in the campaign. These facts, taken together, demonstrate a coordinated political effort that involved shared vendors, strategic planning, and public promotion of a slate of candidates—without proper disclosure or registration as a political committee, and with likely false reporting of expenditures. If substantiated, these facts would constitute violations of §§ 253.031(b), 253.037(a), 254.031(a)(3) and (6), and 254.041 of the Texas Election Code.

ATTACH ADDITIONAL PAGES AS NEEDED

V. LISTING OF DOCUMENTS AND OTHER MATERIALS

Page 4

You must list all documents and other materials filed with this complaint. Additionally, list all other documents and other materials that are relevant to this complaint and that are within your knowledge, including their location, if known. Relevant documents that are available to you or in your possession must be included.

Please completely fill out this form.

Failure to complete this form properly will cause your complaint to be noncompliant and returned.

(2) Screenshot of acceptance speech originally delivered during council meeting, then posted by Brad Horton on his Facebook

(1) Screenshot of congratulatory message posted by Matt Armstrong on his Facebook acknowledging a coordinated effort

(3) PDFs of the Save Kennedale PAC campaign filings

(2) Campaign financials from Thelma Kobek

(2) Campaign financials from Brad Horton

(2) Campaign financials from Chris Gary

(1) Formal Complaint Letter

ATTACH ADDITIONAL PAGES AS NEEDED

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MAY 20, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.C.3.

SUBJECT
May 13, 2025, City Council Minutes.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	May 13, 2025 Special Called Minutes	May 13, 2025 Special Called Minutes.pdf
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KENNEDALE CITY COUNCIL MINUTES

SPECIAL MEETING | MAY 13, 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.

III. REGULAR SESSION

A. CONSENT AGENDA

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

1. Acceptance of the Certification to the Mayor and Council of the Official Returns for the May 3, 2025, City of Kennedale General Election.
2. City of Kennedale – Ordinance No. 782: An ordinance of the City Council certifying the election results for the May 3, 2025, General Election.
3. City of Kennedale – Ordinance No. 783: An ordinance of the City Council ordering a runoff election for the office of City Council Place 3, to be held on June 7, 2025.

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

IV. PRESENTATIONS

- A. Issue Certification of Election, Statement of Elected Official, and Issue the Oath of Office to City Council Member Place 1 David Glover.

City Secretary, Bobbie Jo Taylor, issued the Oath of Office, Statement of Elected Official and presented the Certification of Election to City Councilmember Place 1 David Glover.

- B. Issue Certification of Election, Statement of Elected Official, and Issue the Oath of Office to City Council Member Place 5 Jeff Nevarez.

City Secretary, Bobbie Jo Taylor, issued the Oath of Office, Statement of Elected Official and presented the Certification of Election to City Councilmember Place 5 Jeff Nevarez.

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.

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

VII. ADJOURNMENT

Place 5 Nevarez motioned to adjourn at 5:35 p.m.

Mayor Pro Tem Michels 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: MAY 20, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.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: MAY 20, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.D.1.

SUBJECT

Discuss the curb extensions that were installed through the Safe Route to School program.

ORIGINATED BY

SUMMARY

TxDOT uses bump-outs as part of their Safe Routes to School (SRTS) program to improve pedestrian safety around schools. Bump-outs, also known as sidewalk extensions, help create more space for pedestrians to walk safely and make them more visible to drivers. These features are designed to make it easier and safer for students to walk or bike to school.

Here's a more detailed look at how bump-outs work and their role in SRTS:

Purpose: Bump-outs are primarily used to reduce the distance pedestrians have to cross the street, improve visibility, and narrow the travel lane, which can help slow down traffic.

Implementation: Bump-outs are typically implemented at intersections, often where there are crosswalks, by extending the sidewalk into the street.

Benefits:

Increased safety: By reducing the distance and widening the pedestrian crossing space, bump-outs can significantly reduce the risk of accidents.

Improved visibility: Bump-outs make it easier for both pedestrians and drivers to see each other, further enhancing safety.

Slower traffic: The narrowing effect of bump-outs can lead to drivers slowing down, which can be particularly beneficial in school zones.

Encourages active transportation: By creating safer and more comfortable walking and biking paths, bump-outs can encourage students to walk or bike to school, promoting physical activity and reducing traffic congestion.

SRTS and Bump-outs:

TxDOT's Safe Routes to School program provides funding and guidance for projects like bump-outs, aiming to create safer and more accessible pathways for students to travel to and from school.

RECOMMENDATION

ATTACHMENTS

1.	SRTS	SRTS.docx
2.	SRTS Engineering	SRTS Engineering.pdf
3.	SRTS_Del_Kdale	SRTS_Del_Kdale.pdf

SRTS

Bulb-Outs/Curb Extension/Bump-Out

- Reduces pedestrian crossing distance
- Improve visibility
- Improves pedestrian safety
- Slows turning vehicles
- Appears to widen sidewalk – narrower roadway

Reasoning for SRTS:

A nationwide initiative to:

- Enable & encourage children/parents to walk/ride to school
- A way to decrease childhood obesity
- Decrease air pollution
- Decrease in pedestrian injury by 44%

Cloverlane Dr.

36' W (face of curb-curb)

Std. car width = 5.8'

Bulb-Out = 6' W; 12'

Std. School Bus width = 8.5'

Driving Width = 24'

Std. Fire Truck width = 8' – 10'

Mistletoe Dr:

30' W

Repercussions of removing curb extensions:

- Potential legal consequences
- Return of funds
- Laws prohibit altering/removing the devices without proper authorization; failure to comply could result in fines/penalties

- Need to be replaced with other means of traffic calming devices; i.e. grid lines
- Because of maintenance, gridlines were found to be costly

Historical Data:

- In 2014, NCTCOG received a Transportation Infrastructure Generating Economic Recovery (TIGER) grant.
- Delaney Elementary and James Arthur Intermediate were selected, as a call for project, in 2017
- Two meetings were held (at Delaney Elem.) on 2/10/17 and 3/7/17
- Crash data and traffic counts were included from 2009 to 2014 (no pedestrian or bicycle crashes in the area, and only four vehicular crashes)
- Survey results were incorporated into the project design
- Local stakeholders: NCTCOG, KISD, City of Kennedale, and TxDOT

Funding: (\$1,104,695.00)

State: 80% (\$883,756.00) City: 20% (\$220,039.00)

Base Bid: \$1,413,557.00

V. Recommendations

The following recommendations are divided into the five Es of SRTS—Engineering, Education, Enforcement, Encouragement, and Evaluation—and are intended to address the key issues identified in the previous section as the primary obstacles to enabling and encouraging more students to safely walk and bicycle to school.

Engineering

Engineering measures include the design, construction and maintenance of physical infrastructure that can improve the safety and comfort of students walking and bicycling in and around the school campus. Descriptions and images of these improvement types that are recommended in this plan can be found in **Appendix E**.

City of Kennedale:

1. **Sidewalks:** Construct sidewalks on Cloverlane, Mistletoe, Paula, Timberline, Crestview, and Reeves (see **Exhibit 11** on page 22 for specific locations). Sidewalks are only proposed for one side of the street on Paula, Timberline, Crestview, and Reeves due to the relatively low traffic volumes on the streets (which allows for more opportunities for pedestrians to cross the street to get to the sidewalk), the additional costs of installing sidewalks on both sides of the street, and the available right-of-way based on a preliminary assessment using county parcel data. More detailed design and engineering, as well as resident input, is needed to finalize this proposal.
2. **Crosswalks:** Stripe seven high visibility crosswalks and nine conventional “transverse” crosswalks on Cloverlane and Mistletoe to direct pedestrians to the appropriate location to cross the street, and improve motorist awareness that pedestrians may be crossing at those locations (see **Exhibit 11** on page 22 for specific locations).
3. **Curb Extensions:** Construct curb extensions (also known as “bulb-outs”) on Cloverlane and Mistletoe to reduce the distance for students and parents crossing the street, and prevent parents from parking too close to crosswalks and intersections. See **Exhibit 11** on page 22 for specific locations, and **Exhibit 12** for an illustration of what the improvements to Cloverlane would look like.
4. **NO PARKING Signs:** Install No Parking signs on Paula, Timberline, Crestview and Reeves to deter parents and other motorists from parking too close to the intersections of those streets with Cloverlane and Mistletoe, thereby improving the visibility of pedestrians crossing at these locations.²
5. **Stop Signs:** Install a stop sign for vehicles leaving the Delaney Elementary school driveway at Cloverlane and Timberline; all-way stop signs at Cloverlane and Reeves; and a stop sign for vehicles turning right onto Reeves from Hilltop.
 - a. *Stop sign at school driveway:* Currently, the only stop sign at Cloverlane and Timberline/the school driveway is for vehicles on Timberline; therefore, it is unclear whether vehicles on Cloverlane or in the school driveway have the right-of-way. Furthermore, most parents that walk to pick up their child cross at various locations in and around the Cloverlane/Timberline intersection. As a result, a crossing guard often moves from the eastern school crosswalk to this intersection to help with crossing and direct traffic. By installing a stop sign for the school driveway as well as marked

² This recommendation would also reinforce Texas Transportation Code - TRANSP § 545.302, which states that drivers may not stand or park their vehicle within 15 feet of a fire hydrant, within 20 feet of a crosswalk at an intersection, and within 30 feet on the approach to a flashing signal, stop sign, yield sign, or traffic control signal located at the side of the roadway.

Delaney Elementary School and Arthur Intermediate School

Kennedale, TX

Safe Routes to School Plan



2018



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I. Project Background

Over the past generation, student travel to school by walking and bicycling has declined dramatically across the United States: in 1969, nearly 50 percent of all children walked or biked to school, compared to 13 percent in 2009. Simultaneously, childhood obesity has more than tripled. There is a growing body of research that has linked these trends with fundamental infrastructure changes in our communities that discourage people from walking, including suburban sprawl, increasing speed and volume of motor vehicle traffic, and roads designed without consideration of pedestrian safety or comfort.

Safe Routes to School (SRTS) is a nationwide initiative dedicated to reversing these trends and encouraging more children to walk and bicycle to school. SRTS employs the “five Es” to meet these goals:

Engineering: Engineering measures include the design, construction and maintenance of physical infrastructure that can improve the safety and comfort of students walking and bicycling in and around the school campus.

Education: Educational programs as part of SRTS efforts teach students bicycle, pedestrian, and traffic safety skills, and teach drivers how to drive safely around schools and share the road.

Enforcement: These are strategies to deter the unsafe behavior of drivers, bicyclists and pedestrians, and encourage all road users to obey traffic laws and share the road.

Encouragement: Encouragement programs serve to promote walking and biking as safe and healthy forms of transportation. Encouragement strategies are intended to be fun and generate excitement and enthusiasm about walking and bicycling.

Evaluation: Evaluation of the SRTS plan is important to understanding whether the plan is being implemented, the effectiveness of the recommended projects and activities, and to identify any needed adjustments. Evaluation could measure the number of infrastructure projects constructed, the before and after shift in travel mode share (number or percent of students walking and bicycling), and whether there was a change in attitudes toward walking and bicycling.

North Central Texas Council of Governments (NCTCOG) received a Transportation Infrastructure Generating Economic Recovery (TIGER) grant in 2014 to address a number of factors related to school siting and transportation to schools. As part of that effort, NCTCOG conducted walking safety audits and developed SRTS plans for four schools in North Texas, including James F. Delaney Elementary School and James A. Arthur Intermediate School in Kennedale, TX.

The purpose of this SRTS plan is to identify measures, including both infrastructure projects and programmatic activities that will make it safer and more enjoyable for students to walk and bicycle to school from nearby neighborhoods, and from the schools to the TownCenter area. These recommended measures will serve as an action plan which, when carried out by the local project stakeholders, will encourage and enable more students to walk and bicycle to school and to nearby destinations as part of school-related activities. The local stakeholders include the City of Kennedale, the Texas Department of Transportation (TxDOT) Fort Worth District, Kennedale Independent School District (ISD), and the Delaney and Arthur school communities. The SRTS project team and implementing agencies are summarized in **Exhibit 1**.

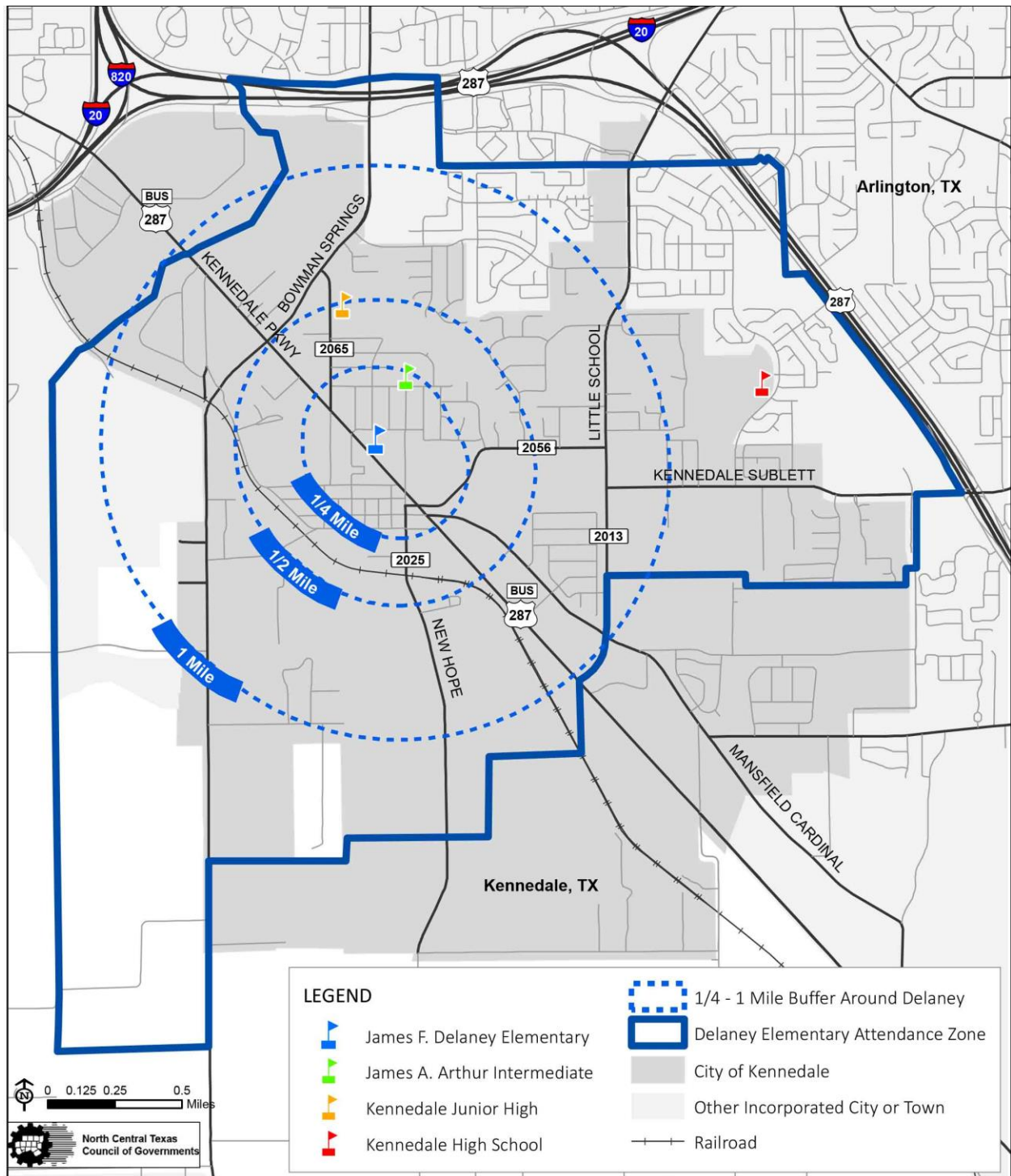
The project was initiated when staff at the City of Kennedale nominated Delaney Elementary and Arthur Intermediate for NCTCOG's technical assistance opportunity because they had heard from neighbors on Crestview Drive about safety issues. Two meetings were held in the spring of 2017 at Delaney Elementary through which a project team was assembled, consisting of staff from the City of Kennedale Police Department and Planning Department, the Principal of Delaney Elementary, a representative from Arthur Intermediate, staff from Kennedale ISD, and the Delaney Elementary Parent Teacher Organization (PTO) President. During these meetings, the major routes that students use to walk and bicycle to school were confirmed, and existing barriers that limit walking and bicycling, as well as potential opportunities, were identified.

Subsequently, a walking safety audit was conducted by NCTCOG and City of Kennedale staff to evaluate these routes and existing barriers, and identify potential opportunities. A survey was also distributed to parents at Delaney Elementary and Arthur Intermediate to assess how students currently get to and from school, and what the greatest issues are affecting parents' decision to allow their child to walk or bike. The result of these activities is a list of recommended projects and activities intended to make walking and bicycling to Delaney Elementary and Arthur Intermediate, and to destinations to the south of Kennedale Parkway (BUS 287), a safe and appealing alternative to driving. This SRTS Plan should be updated at regular intervals to reflect changes in priorities, leadership, and conditions.

EXHIBIT 1 - SRTS PROJECT TEAM AND IMPLEMENTING AGENCIES

Organization	Role/Responsibility	Contact
City of Kennedale	Engineering and Enforcement	Larry Hoover, Streets Superintendent E: lhoover@cityofkennedale.com P: 817-538-7375
		Tommy Williams, Police Chief, Kennedale Police Department E: twilliams@cityofkennedale.com
		Delvin Starling, School Resource Officer (SRO) E: starlingd@kisdtx.net , dstarling@cityofkennedale.com P: 817-422-8055
James F. Delaney Elementary School	Education and Encouragement	Katina Martinez, Principal E: martinezk@kisdtx.net P: 817-563-8401
		Julie Webb, PTO President
James A. Arthur Intermediate School	Education and Encouragement	Sandi Manning, Secretary E: mannings@kisdtx.net P: 817-563-8302
Texas Department of Transportation - Fort Worth District	Engineering	Korin Adkins, Transportation Engineer E: Korin.Adkins@txdot.gov
Kennedale Independent School District	Engineering, Education, and Encouragement	Erin Jamison, Public Relations Coordinator E: jamisone@kisdtx.net

II. School Profile



James F. Delaney Elementary and James A. Arthur Intermediate School are located in the City of Kennedale, TX and Kennedale Independent School District. Located 10 miles southeast of downtown Fort Worth, the community has been characterized as a mix of rural, small town, and suburban environments.

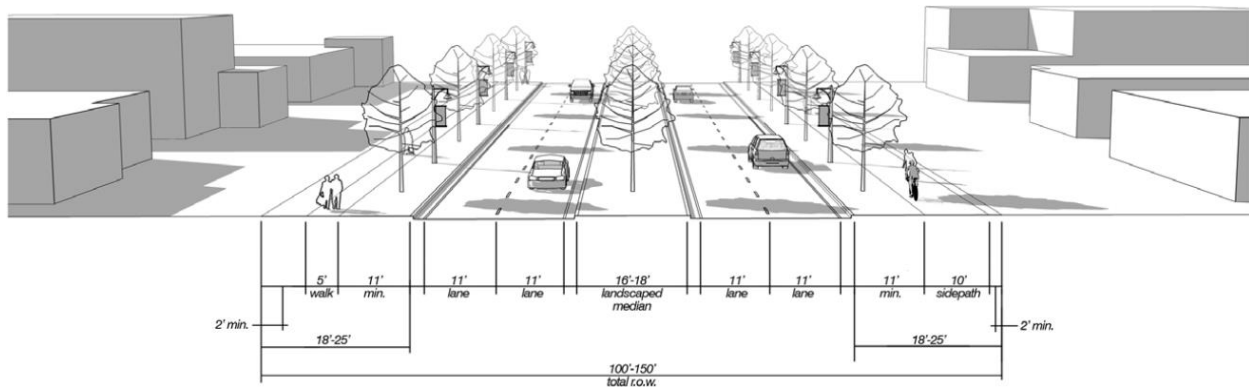
School Neighborhood

Kennedale was established in 1882 at the location of the present city park. The community had a public school by 1890 located on the site of the current administration building, next to the present-day Delaney Elementary. BUS 287 (formerly Highway 34) was constructed in 1934, following a line straight through the school district and bypassing the center of the original settlement along the railway (now Union Pacific). Most of the business activity gradually migrated away from the historic business district on Broadway Street to this roadway, now known as Kennedale Parkway.

Today, the vast majority of Kennedale's traffic is funneled to and along Kennedale Parkway (BUS 287), a four-lane principal arterial with a center double left turn lane that runs adjacent to Delaney Elementary and the Kennedale ISD Administration Building. A series of mostly two-lane roads with a rural cross section distribute this traffic to the various areas of the city.¹

The TownCenter district identified in the Kennedale Comprehensive Plan encompasses Delaney Elementary and the Kennedale ISD offices, as well as the civic and commercial institutions on the south side of Kennedale Parkway. These include the City Hall, Library, Police Station, and TownCenter Park. The goal of this district is to provide a central place for civic activity in Kennedale. Buildings should be attached, forming a continuous street wall; be oriented toward the street; and have small or no setbacks. The Future Transportation Plan in the Comprehensive Plan identifies Kennedale Parkway as a "Parkway" classification. An example of the Parkway thoroughfare type provided in the Comprehensive Plan is shown in **Exhibit 2**.

EXHIBIT 2 - EXAMPLE OF PARKWAY THOROUGHFARE TYPE IN COMPREHENSIVE PLAN



School Demographics

Delaney Elementary School serves students in grades pre-kindergarten to fourth, while Arthur Intermediate School serves students in grades fifth and sixth. As of the 2015-2016 school year, Delaney Elementary had 713 students, and Arthur Intermediate had 431 students. The following exhibits show the percentage of students by grade, the percentage of students considered economically disadvantaged, and the ethnic distribution of students, according to the Texas Education Agency 2015-2016 School Report Cards and Texas Academic Performance Reports.

¹ Kennedale Comprehensive Plan Update. (2012, March).

EXHIBIT 3 - DELANEY ELEMENTARY STUDENT DEMOGRAPHICS (2015-2016)

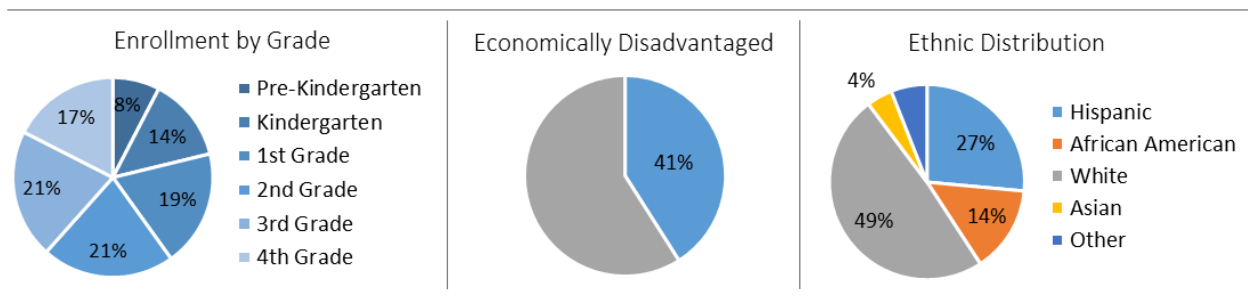
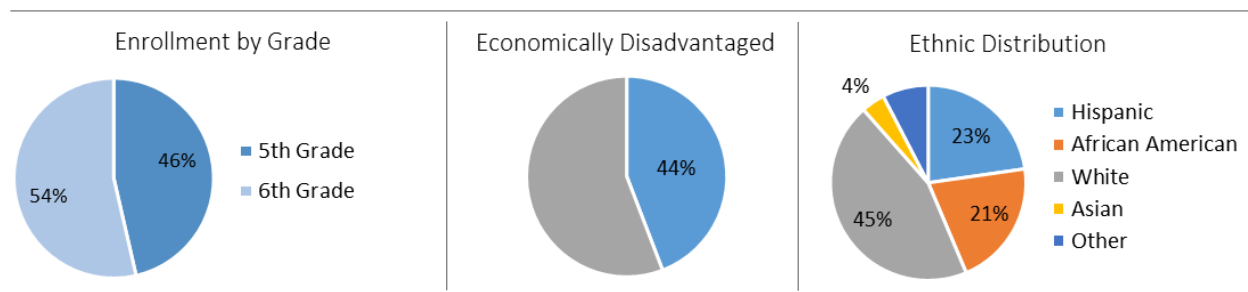


EXHIBIT 4 - ARTHUR INTERMEDIATE STUDENT DEMOGRAPHICS (2015-2016)



III. Current School Travel Environment

Student Travel Mode

As of the 2016-2017 school year, six school buses serve Delaney Elementary. The way in which students currently travel to and from school was determined through parent surveys, which were sent home with students at Delaney Elementary and Arthur Intermediate in the spring of 2017. Of those sent out, 220 surveys were returned to Delaney Elementary and 16 returned to Arthur Intermediate. In general, the vast majority of students arrive at and leave school in a school bus or private family vehicle. There is only a slight increase in walking and bicycling rates for students that live within one-quarter mile of school. The following exhibits display student mode share for both schools, as well as for Delaney students that were reported as living within one-quarter mile of school. Due to the limited sample size of Arthur Intermediate parent responses, the same analysis was not conducted for that school.

Delaney Elementary

EXHIBIT 5 - TYPICAL MODE OF ARRIVAL AND DEPARTURE - ALL STUDENTS

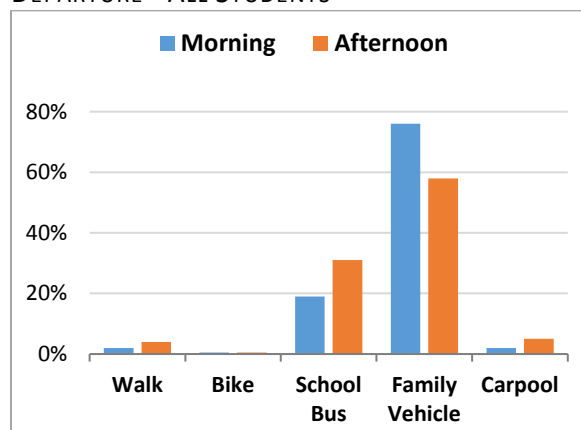
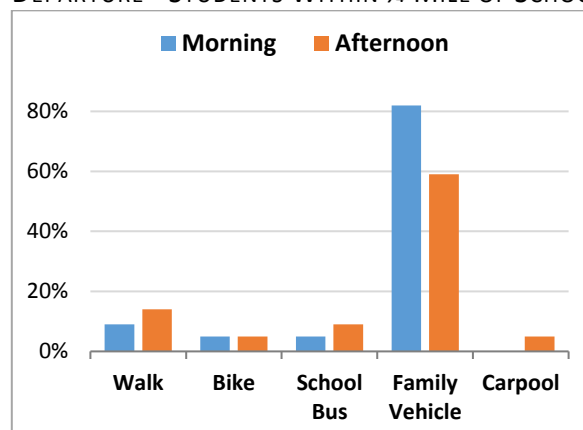
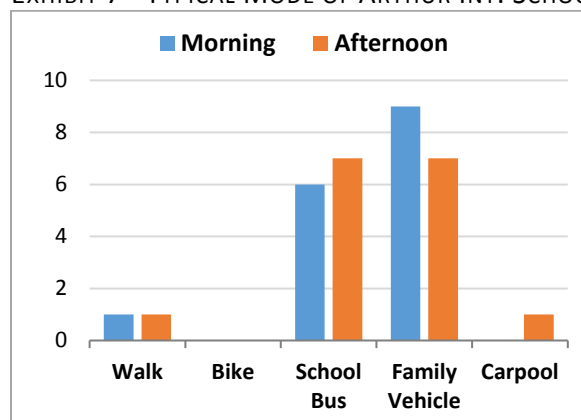


EXHIBIT 6 - TYPICAL MODE OF ARRIVAL AND DEPARTURE - STUDENTS WITHIN ¼ MILE OF SCHOOL



Arthur Intermediate

EXHIBIT 7 - TYPICAL MODE OF ARTHUR INT. SCHOOL ARRIVAL AND DEPARTURE



School Hours

Delaney Elementary

Delaney Elementary opens at 7:30 am, the first bell rings at 7:55 am and students must be in their classrooms by 8:10 am. Students are dismissed at 3:30 pm, and afternoon activities such as ACE and Chess Club end between 4:15 and 5:30 pm.

Pre-K Annex

The Pre-K Annex next to Delaney Elementary has two sessions: a morning session that goes from 8:00 to 11:30 am, and an afternoon session from 12:00 to 3:30 pm.

Arthur Intermediate School

The morning bell for Arthur Intermediate is at 8:15 am, but students may start arriving as early as 7:30 am for breakfast. Students are dismissed at 3:45 pm.

Drop-off and Pick-up Procedures

Delaney Elementary

The following drop-off and pick-up procedures were taken from the James F. Delaney 2016-2017 Procedural Manual, and may be subject to change.

Morning Drop-Off:

In the morning, all cars and buses entering the Delaney Elementary campus to drop off students must enter on the Kennedale Parkway side of the building. Buses are the only vehicles that are allowed to drop off students at the gym doors facing Kennedale Parkway. All other cars must drop off students at the following doors, depending on the time of arrival:

- Before 7:45 am: Door 4 (north door) only.
- From 7:45 - 8 am: Door 2 (west) or Door 4 (north), or parents have the option of parking in the lot on the south side of the school and walking up to Door 1 (south) with their child.
- After 8 am: Door 1 (south) only.

See **Exhibit 8** on page 9 for a map of the door locations.

Afternoon Pick-Up:

During afternoon dismissal time, the eastern “entrance only” school driveway on Kennedale Parkway is blocked off with cones and cars must enter through the western driveways located in front of the Kennedale ISD administration building. The purpose of the pick-up procedure is to get as many cars in the pick-up line off of Kennedale Parkway as possible. The afternoon dismissal and pick-up procedure is as follows:

- All third and fourth grade students, along with younger siblings, are to be picked up on the Door 2 (west) side of the building.
- All kindergarten, first and second grade students are to be picked up on the Door 4 (north) side of the building, which faces Cloverlane.
- Parents that wish to walk up to the school to collect students may use Door 5 (east) only, which faces the side parking lot and football field. Parents may park in the side parking lot or on Cloverlane Drive for walk-up dismissal.

- All students that walk home exit from Door 3, are escorted to the crosswalk on Cloverlane, and assisted with crossing by the school crossing guards.
- School buses pick up students on the east side of the school building, to the north of the pre-kindergarten annex.

Exhibit 8 provides a visualization of the pick-up procedure for Delaney Elementary.

Pre-Kindergarten Annex

Pre-kindergarten students may be dropped off at the pre-kindergarten annex door on the north side of the building.

Arthur Intermediate

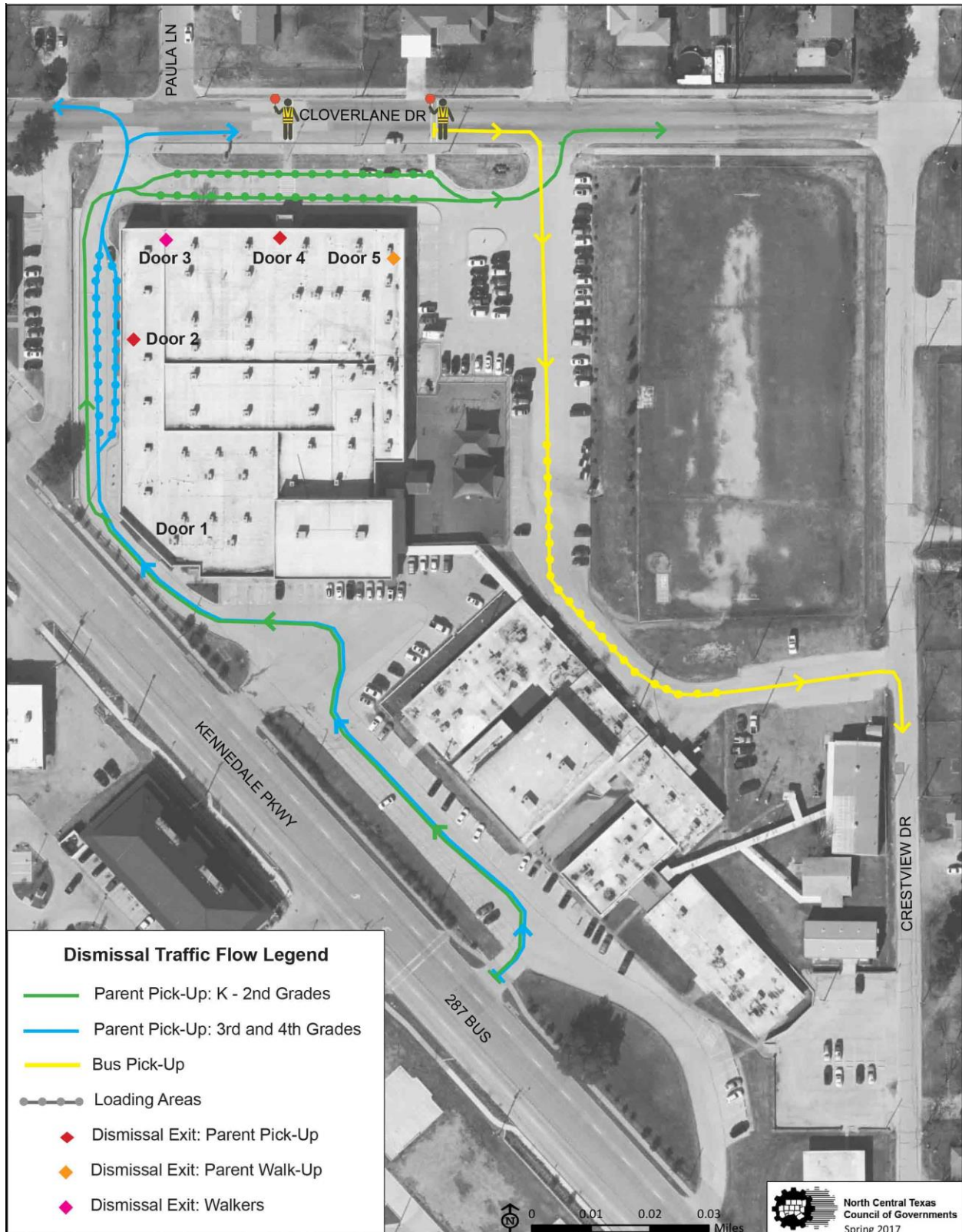
Mistletoe is one-way westbound during arrival and dismissal times (7:45 - 8:45 am and 3:15 - 4:15 pm). The entrance for students arriving at and leaving school is the front door facing Mistletoe. In the interest of student and faculty safety, the school parking lots are not to be used for parents or daily traffic patterns. The parking lot on the west side of the school is to be used for bus drop-off and pick-up only, and is one-way going north.

In the afternoon, cones are set out to prevent parents from parking adjacent to the front doors on Mistletoe, from using the parking lot/driveway on Mistletoe, and to improve visibility at the intersection of Mistletoe and Crestview.

Crossing Guards

For Delaney Elementary, two school custodians serve as the crossing guards at the two mid-block crosswalks on Cloverlane. For Arthur Intermediate, no crossing guards were observed in the morning, but two were observed on Mistletoe for the afternoon dismissal.

EXHIBIT 8 - DELANEY ELEMENTARY DISMISSAL TRAFFIC PROCEDURE



IV. Evaluating Issues and Opportunities

Existing issues and opportunities were identified through (1) a survey of parents at Delaney Elementary and Arthur Intermediate, (2) meetings with school and community stakeholders, (3) a questionnaire filled out by the principal of Delaney Elementary, (4) an analysis of crash data and traffic counts, and (5) a walking safety audit. The following sections detail the findings of each of these activities, and summarize the key issues and opportunities.

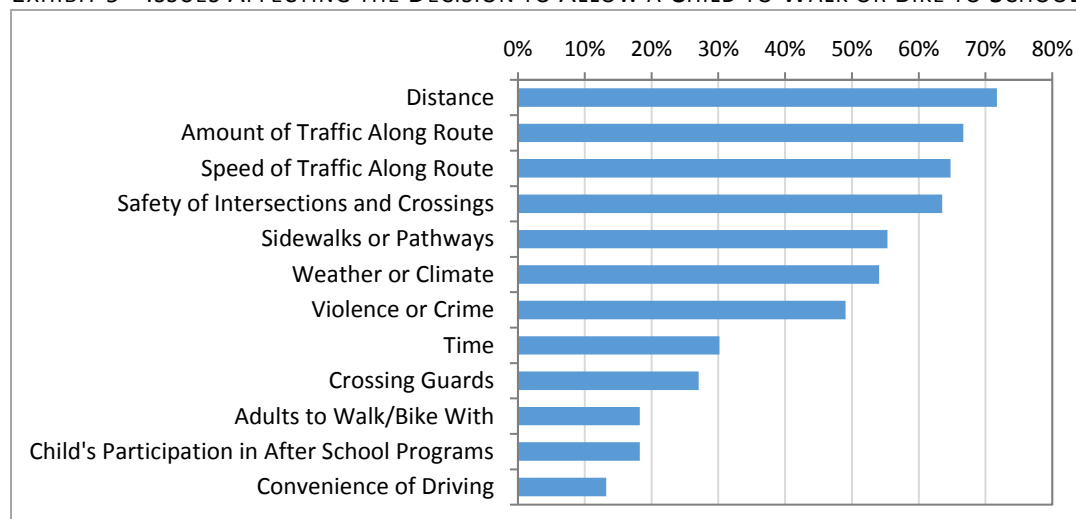
Parent Survey Results

In addition to identifying current student travel mode, another goal of the parent surveys was to identify the major issues that affect parents' decision to allow their child to walk or bicycle to/from school. Due to the proximity of the two schools, and the limited number of parent surveys received from Arthur Intermediate, the issues for both schools were evaluated together. A summary of the percentage of respondents that selected an issue is shown in **Exhibit 9**.

The top issues affecting the decision of parents to allow their child to walk or bike to/from school were as follows (number of respondents, N=159; multiple choices were allowed):

1. Distance (72%)
2. Amount of Traffic along Route (67%)
3. Speed of Traffic along Route (65%)
4. Safety of Intersections and Crossings (64%)
5. Sidewalks or Pathways (55%)
6. Weather or Climate (54%)

EXHIBIT 9 - ISSUES AFFECTING THE DECISION TO ALLOW A CHILD TO WALK OR BIKE TO SCHOOL



Additional issues were identified or expanded upon in the comments section of the parent survey. A list of all of the comments can be found in **Appendix B**. Below is a sample of the most commonly expressed comments:

- *If we lived closer to the schools both our children would walk to and from school.*

- *There is way too much traffic in our neighborhood and even though we have asked for speed bumps nothing happens. People drive WAY too fast in surrounding neighborhood --> Hillside Dr.*
- *My children would walk if there were crossing guards at the major intersections.*
- *Intersections in the area are far too dangerous. Stop signs and speed limits are not enforced.*
- *My main concern is the lack of sidewalks near our neighborhood - if my child had a buddy to walk with - or enough sidewalk room for a stroller so I could walk with, then I would allow it.*
- *Kennedale needs sidewalks especially in school zones.*
- *Walkers should be released daily BEFORE car line. The kids should be allowed to reach a safe distance away from the school before all the cars in the first line are released. There are some days that I see the second line of car riders released before the walkers are even out the door. Major safety concern.*
- *The reasons my child doesn't walk home from school is safety. Drivers are not cautious. My #1 concern is abduction.*

Current Community Concerns

The school community's concerns related to walking and bicycling around Delaney Elementary and Arthur Intermediate were identified through a questionnaire given to the principal of Delaney Elementary, and during two meetings that were held at Delaney Elementary on February 10 and March 7, 2017. The school questionnaire asked school administrative staff to describe any traffic safety concerns in the school vicinity that are a concern for student walkers, the frequency that they hear of the concern and from whom.

Through the questionnaire, two locations that parents and staff frequently express concern about to the school principal were identified: (1) anywhere on Kennedale Parkway, and (2) anywhere on Cloverlane Drive. Also in the questionnaire, the principal was asked to identify any destinations near the school that teachers are interested in taking students to. The principal identified the following destinations: TownCenter Park, library, and police station.

The following issues were determined during the two school meetings:

- City staff nominated the schools for the technical assistance because neighbors had complained about safety issues on Paula Street and traffic speeds in the neighborhood in general from Arthur to Hillside.
- On-street parking reduces visibility and contributes to congestion.
- There is a lack of sidewalks, especially on Kennedale Parkway (BUS 287) and across from Arthur Intermediate.
- Arthur has limited parking, so parent parking during pick-up time spills into residential areas.
- Last year a custodian performing crossing guard duties on Cloverlane was struck by a car. Crossing guards could use training and are currently asked to direct traffic in addition to regular crossing guard duties.
- Speeding on Kennedale Parkway, Cloverlane, Hilltop, and Mistletoe is a problem.
- Parent compliance with pickup/drop-off procedures is spotty.
- Cell phone use while driving occurs.
- Parents and some students do not use the crosswalks.
- The crossing of Kennedale Parkway is considered unsafe. Teachers take students on walking field trips across Kennedale Parkway to the library or park, and would also like to access the shops for lunch.
- There is a major safety issue where Reeves Lane turns into Hilltop Drive, and with speeding on Hilltop Drive.

Crash Data and Traffic Counts

Based on crash data from 2009 to 2014 provided by the Texas Department of Transportation, there were no bicycle or pedestrian crashes in the project area, and only four vehicular crashes: two on Reeves Lane at Cloverlane and Hilltop, one mid-block on Kennedale Parkway in front of Delaney Elementary, and one on Crestview to the north of Kennedale Parkway. In 2016 and 2017, the City of Kennedale conducted traffic counts on Kennedale Parkway, Cloverlane Drive, and Crestview Drive. All three roadways were found to have relatively low traffic volumes and ample capacity. These traffic counts, as well as the locations of the vehicular crashes and other existing traffic conditions can be found in **Exhibit 10**.

EXHIBIT 10 - EXISTING TRAFFIC CONDITIONS



Walking Safety Audit

Overview and Route

A walking safety audit was conducted by staff from NCTCOG and the City of Kennedale on April 12, 2017 during arrival and dismissal times, with the purpose of identifying barriers and opportunities for walking and bicycling to Delaney Elementary and Arthur Intermediate, and from the schools to Kennedale TownCenter. Maps of the safety audit walking routes and observation locations can be found in **Appendix C**, and the audit tool (checklist) in **Appendix D**.

Key Observations

Delaney Elementary:

- In the morning, 10 student pedestrians, one student bicyclist, and four other pedestrians were observed on Cloverlane. In the afternoon, 30 student pedestrians, one student bicyclist, and 29 other pedestrians were observed on Cloverlane. Additionally, two students and two other pedestrians were observed crossing mid-block on Kennedale Parkway toward Chicken Express.
- Parents park too close to crosswalks and intersections, thereby limiting pedestrian visibility. Turning movement conflicts cause safety issues on Cloverlane Drive in front of Delaney Elementary and at the intersection of Cloverlane, Timberline, and the school driveway.
- A crossing guard/custodian stood at the Cloverlane/Timberline/school driveway intersection to direct traffic and assist with crossing.
- The crossing guards/custodians left to go back inside before drop-off and pick-up had ended and when students were still crossing the street.
- Students were not observed using the eastern school crosswalk, only the one in front of the entrance. Most of the parents that walk up to pick up their kids did not cross at the eastern school crosswalk, and instead usually crossed at the Cloverlane/Timberline intersection.
- The curb on the south side of Cloverlane in front of the school driveway is painted red for No Parking, but parent loading still occurred there.
- There is a lack of pedestrian access to the school building from Kennedale Parkway, and many vehicular conflicts occur at the western school driveway on Kennedale Parkway.



Arthur Intermediate:

- The only sidewalks around Arthur Intermediate are adjacent to the school on Mistletoe.
- In the morning, very few students were observed using the crosswalk to cross Mistletoe, and instead most chose to cross Mistletoe at Crestview or Reeves. The same occurred in the afternoon.
- Many parents were observed parking on or very close to the school crosswalk and intersections, limiting visibility of students walking and other vehicles.
- Related to the one-way direction of traffic on Mistletoe during school arrival and dismissal times, it was unclear where the one-way direction started (particularly at Reeves and Mistletoe), some of the signs were obscured by overgrown vegetation, and some drivers were observed going against the one-way traffic.
- There is a lack of signage at the driveway entrances on the north side of the school to indicate exit only, bus only, etc. A crossing guard assisting with bus drop-off reported that some drivers speed through the bus loading area on the west side of the school going the wrong way, or try to pass the buses.



Other:

- In both the morning and afternoon, cones are set out on Cloverlane to prevent parents from parking on or too close to the crosswalks.
- Speeding was observed on Cloverlane and Mistletoe.
- There are no sidewalks on any of the streets between the two schools. Many of the driveways are blocked by parked vehicles, forcing pedestrians to walk out in the street. Observers saw several students—both pedestrians and bicyclists—nearly get hit by cars.
- To get from Delaney Elementary to TownCenter across Kennedale Parkway, students and staff would currently have to walk an additional 0.3 miles to cross at the nearest signalized intersection at Crestview/New Hope Road.
- The bicycle rack on the north side of Delaney Elementary, when occupied by a bicycle, partially obstructs the sidewalk.
- Many parents were observed talking on their cell phones while driving.
- Before the schools were dismissed, at least a half dozen high school students were dropped off by a school bus at the intersection of Cloverlane and Crestview, and were observed walking north on Crestview.
- Signage: All of the school crossing signs and most of the school speed limit signs have not been updated to the bright yellow-green standard in the current MUTCD, which has been shown to improve driver awareness and the safety of pedestrians crossing the street.



- At both school campuses, there is a need for improved ADA accessibility (curb ramps) between the school entrances and the crosswalks.
- Frequent high-speed turns at the intersection of Reeves and Cloverlane were observed.
- There is a significant vehicular safety issue where Reeves Lane curves east and becomes Hilltop Drive. This in turn impacts pedestrian safety: drivers take the turn too quickly, or make sharp turns into the other lane and oncoming traffic. Cars parked on Hilltop near the turn force drivers to go around them at an unsafe spot. Several near head-on collisions were observed.



Vehicle making a three-point U-turn nearly backs into a student bicycling in the street.



Key Issues and Opportunities

Based on the findings from the parent surveys, school questionnaire, project team meetings, crash data and traffic count assessment, and the walking safety audit, the following seven key issues were identified as impacting students' ability to safely and comfortably walk and bicycle to Delaney Elementary and Arthur Intermediate, and the community destinations around Delaney Elementary.

1. Amount and Speed of Traffic Around the Schools

- Amount of traffic along route and speed of traffic along route were identified as issues by 67 percent and 65 percent of parent survey respondents, respectively.
- City staff had nominated the schools for the technical assistance opportunity after receiving complaints from neighbors regarding safety issues on Paula Street and traffic speeds in the neighborhood in general from Arthur to Hillside.
- Speeding on Kennedale Parkway, Cloverlane, Hilltop, and Mistletoe was reported by the school community to be a problem.

2. Safety of Intersections and Crossings

2a. Intersection and Crossing Safety in General:

- Sixty-four percent of parents identified the Safety of Intersections and Crossings as an issue impacting their decision to allow their child to walk or bike to school.
- At meetings it was reported that on-street parking reduces visibility and contributes to congestion.
- During the safety audit, several issues and opportunities impacting crossing safety were identified, including vehicles parking too close to crosswalks and intersections, the lack of high visibility crosswalks, and crossing signs that could be updated to current MUTCD standards to improve motorist awareness.

2b. School Crosswalks on Cloverlane:

- Last year a crossing guard/custodian was struck by a car.
- The school puts out cones on Cloverlane to prevent parents from parking in No Parking areas and too close to crosswalks. Despite the cones and the curb painted red for No Parking, parent drop-off was still observed on the south side of Cloverlane.
- Students were not observed using the eastern school crosswalk, only the one in front of the school entrance. Most of the parents that walk up to pick up their kids did not cross at the eastern crosswalk, and instead usually crossed in the middle of the Cloverlane/Timberline intersection.
- In the afternoon, one of the crossing guards stands at the intersection of Cloverlane, Timberline, and the school driveway to assist with crossing and direct traffic.

2c. School Crosswalk on Mistletoe:

- Most students chose to cross Mistletoe at Crestview or Reeves, instead of at the crosswalk.
- The school puts out cones at the intersection of Mistletoe and Crestview to prevent parents from parking too close to the intersection and blocking visibility.

2d. Kennedale Parkway – Mid-Block Crossing Between Delaney Elementary and TownCenter:

- Crossing Kennedale Parkway near the entrance to Delaney Elementary was identified as unsafe during the school meetings. Teachers take students on walking field trips across Kennedale Parkway to the library, park, and police station, and would like to access the shops in TownCenter for lunch.
- Students and staff currently have to walk an additional 0.3 miles to cross at the nearest signalized intersection at Crestview/New Hope Road.

2e. Intersections of Reeves with Cloverlane and Hilltop:

- During the school meetings, a major safety issue was identified where Reeves Lane turns into Hilltop Drive. The principal requested that NCTCOG and City staff focus on this area during the safety audit.
- Between 2009 and 2014, there were two TxDOT-reportable vehicular crashes on Reeves Lane—one at Cloverlane Drive and the other at Hilltop Drive.
- Frequent high-speed turns were observed at the intersection of Reeves and Cloverlane.
- During the safety audit, a significant vehicular safety issue was identified where Reeves Lane curves east and becomes Hilltop Drive: drivers take the turn too quickly, or make sharp turns into the other lane/oncoming traffic. Cars parked near the turn on Hilltop force drivers to go around them at a dangerous spot. Several near head-on collisions were observed. These issues in turn impact the safety of pedestrians walking in this area.

3. Along the Route to School: Sidewalks and Weather

- Sidewalks or Pathways were identified as an issue by 55 percent of the parent survey respondents.
- Thirty-eight parents said that they would allow their child to walk or bike to school if there were sidewalks.
- Weather or Climate was identified as an issue by 54 percent of parent survey respondents.
- It was noted during the school meetings that there is a lack of sidewalks, especially on Kennedale Parkway and across from Arthur Intermediate.
- There are no sidewalks on the streets between the two schools except those adjacent to Arthur Intermediate on Mistletoe and on Cloverlane Drive between Paula Street and Crestview Drive.
- Many residential driveways are blocked by parked vehicles, forcing pedestrians to walk in the street.
- Safety audit observers saw several students nearly get hit by vehicles.

4. Campus Sidewalks and Drop-Off/Pick-Up Procedures

- A parent survey respondent reported that cars in the Delaney pick-up line are sometimes released before all students have been safely escorted to the crosswalk.
- School administrators reported that parent compliance with drop-off/pick-up procedures is not as high as they would like.
- There is a lack of pedestrian access to Delaney Elementary entrance from Kennedale Parkway.
- In the morning, many vehicular and pedestrian conflicts were observed at Delaney's western school driveway on Kennedale Parkway, including cars entering, exiting, parking, backing up, and parents walking students across the parking lot. This driveway is blocked off by cones in the afternoon.
- It is unclear where the one-way direction on Cloverlane starts (particularly at Reeves and Mistletoe), some of the One Way signs were obscured by overgrown vegetation, and some drivers were observed going against the one-way traffic.
- There is a lack of signage at the driveway entrances on the north side of the Arthur Intermediate campus to indicate exit only, bus only, etc.

5. Distance

Distance was identified as the greatest issue impacting parents' decision to allow their child to walk or bicycle to school.

6. Personal Safety and Crime

Forty-nine percent of parent survey respondents identified Violence or Crime as an issue impacting their decision to allow their child to walk or bike to school.

V. Recommendations

The following recommendations are divided into the five Es of SRTS—Engineering, Education, Enforcement, Encouragement, and Evaluation—and are intended to address the key issues identified in the previous section as the primary obstacles to enabling and encouraging more students to safely walk and bicycle to school.

Engineering

Engineering measures include the design, construction and maintenance of physical infrastructure that can improve the safety and comfort of students walking and bicycling in and around the school campus. Descriptions and images of these improvement types that are recommended in this plan can be found in **Appendix E**.

City of Kennedale:

1. **Sidewalks:** Construct sidewalks on Cloverlane, Mistletoe, Paula, Timberline, Crestview, and Reeves (see **Exhibit 11** on page 22 for specific locations). Sidewalks are only proposed for one side of the street on Paula, Timberline, Crestview, and Reeves due to the relatively low traffic volumes on the streets (which allows for more opportunities for pedestrians to cross the street to get to the sidewalk), the additional costs of installing sidewalks on both sides of the street, and the available right-of-way based on a preliminary assessment using county parcel data. More detailed design and engineering, as well as resident input, is needed to finalize this proposal.
2. **Crosswalks:** Stripe seven high visibility crosswalks and nine conventional “transverse” crosswalks on Cloverlane and Mistletoe to direct pedestrians to the appropriate location to cross the street, and improve motorist awareness that pedestrians may be crossing at those locations (see **Exhibit 11** on page 22 for specific locations).
3. **Curb Extensions:** Construct curb extensions (also known as “bulb-outs”) on Cloverlane and Mistletoe to reduce the distance for students and parents crossing the street, and prevent parents from parking too close to crosswalks and intersections. See **Exhibit 11** on page 22 for specific locations, and **Exhibit 12** for an illustration of what the improvements to Cloverlane would look like.
4. **NO PARKING Signs:** Install No Parking signs on Paula, Timberline, Crestview and Reeves to deter parents and other motorists from parking too close to the intersections of those streets with Cloverlane and Mistletoe, thereby improving the visibility of pedestrians crossing at these locations.²
5. **Stop Signs:** Install a stop sign for vehicles leaving the Delaney Elementary school driveway at Cloverlane and Timberline; all-way stop signs at Cloverlane and Reeves; and a stop sign for vehicles turning right onto Reeves from Hilltop.
 - a. *Stop sign at school driveway:* Currently, the only stop sign at Cloverlane and Timberline/the school driveway is for vehicles on Timberline; therefore, it is unclear whether vehicles on Cloverlane or in the school driveway have the right-of-way. Furthermore, most parents that walk to pick up their child cross at various locations in and around the Cloverlane/Timberline intersection. As a result, a crossing guard often moves from the eastern school crosswalk to this intersection to help with crossing and direct traffic. By installing a stop sign for the school driveway as well as marked

² This recommendation would also reinforce Texas Transportation Code - TRANSP § 545.302, which states that drivers may not stand or park their vehicle within 15 feet of a fire hydrant, within 20 feet of a crosswalk at an intersection, and within 30 feet on the approach to a flashing signal, stop sign, yield sign, or traffic control signal located at the side of the roadway.

- crosswalks at this intersection, the crossing guard should no longer need to direct traffic, and the safety of parents and students already crossing at this location would be improved.
- b. *All-way stop signs at Cloverlane and Reeves:* Currently, only the vehicles on Cloverlane are required to stop. The intent of installing all-way stop signs here is to slow traffic on Reeves, and slow the speed at which vehicles make turns at this intersection.
 - c. *Stop sign for Hilltop at Reeves:* The intent of this recommendation is to slow traffic on Hilltop and the rate at which vehicles make right turns onto Reeves, thereby calming traffic and helping to prevent head-on collisions.
6. Reeves and Hilltop Curve Safety Improvements: In addition to a stop sign, it is recommended that centerline striping be installed at the blind curve where Reeves turns into Hilltop, as well as a blind curve warning sign on Reeves, and a No Parking sign on Hilltop. These improvements are intended to discourage high-speed turns, and help prevent potential head-on collisions caused by vehicles encroaching into the oncoming traffic lane as they make the turn.
7. School Crossing and Speed Limit Signs:
- a. Update school crossing signs and school speed limits sign to be MUTCD compliant (bright yellow/green).
 - b. Reverse the direction that the existing school crossing sign located on the south side of Mistletoe between Reeves and Crestview faces (currently faces west), so that the school crossing signs on both sides of the street are facing the direction of one-way traffic.
 - c. When the new high-visibility crosswalk is installed at the intersection of Cloverlane and Timberline, move the existing crossing signs at the eastern mid-block crosswalk to that location.
8. One Way Signs Along Mistletoe:
- a. To improve visibility of the signs and compliance with the one way traffic during school arrival and dismissal, relocate the existing One Way, No Left Turn, and No Right Turn signs at the intersections of Mistletoe and Paula, Timberline, and Crestview to the near right corner of the intersection facing traffic, next to the stop sign, per Section 2B.40 of the Texas MUTCD (2012). If sufficient funds should be made available in the future, install secondary signs on the far left side of the intersection.
 - b. Install a new One Way sign next to the stop sign at the intersection of Mistletoe and Reeves.
 - c. Move the existing Do Not Enter signs on Mistletoe east of the intersection with Paula closer to that intersection to improve visibility.

City of Kennedale and TxDOT:

- 9. Conduct a study for the installation of a mid-block crosswalk and pedestrian hybrid beacon on Kennedale Parkway between Cloverlane Drive and Crestview Drive/New Hope Road.
- 10. If found to be warranted, install a pedestrian hybrid beacon with a high-visibility crosswalk and pedestrian refuge island mid-block on Kennedale Parkway (see **Exhibit 11** on page 22 for a possible location).

TxDOT:

11. Install temporary speed feedback displays next to the school speed limit signs on Kennedale Parkway, programmed to be active only during the school zone hours.
12. Conduct a feasibility study to replace the two-way left-turn lane on Kennedale Parkway between Cloverlane Drive and Crestview Drive/New Hope Road with a raised median. The raised median would provide a refuge for pedestrians crossing the street, as well as prevent vehicles from turning left at undesirable locations.

Kennedale ISD:

13. Traffic Control Signage:
 - a. Install a Do Not Enter sign at the most north/western driveway to Delaney Elementary on Kennedale Parkway to help reduce vehicular-vehicular and vehicular-pedestrian conflicts in the parking lot on the south side of Delaney Elementary.
 - b. Install a Do Not Enter sign at the northwestern school driveway to Arthur Intermediate off of Arthur Drive to reduce conflicts in the bus loading zone and make it clearer that the parking lot on the west side of the school is one way going north.
14. Install ADA curb ramps at the existing crosswalks on the Delaney Elementary School campus, parallel to Cloverlane.
15. Construct a sidewalk on the south side of Delaney Elementary to connect the school entrance to the existing sidewalks on Kennedale Parkway.

City of Kennedale, Kennedale ISD, and Delaney Elementary:

16. Plant trees on or adjacent to school property on Cloverlane and Crestview to calm traffic, remind parents and other motorists that this is a residential/elementary school setting, improve air quality, and reduce the heating effect caused by impermeable surfaces around the school. The planting of trees would help to address the issue of “Weather or Climate” that was identified as a deterrent to walking and bicycling to school by 54 percent of the parent survey respondents.

EXHIBIT 11 - RECOMMENDED IMPROVEMENTS

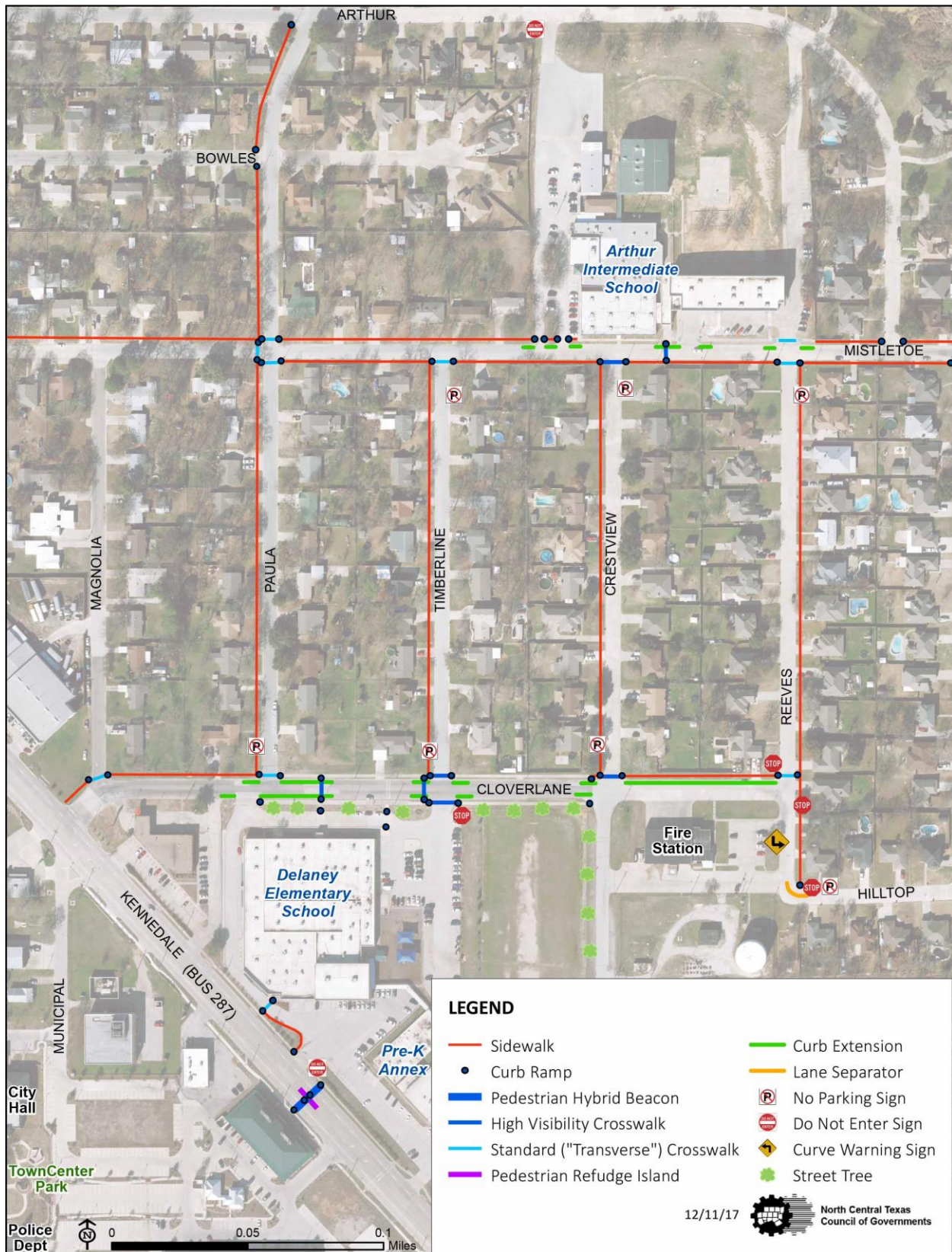


EXHIBIT 12 - VISUALIZING THE RECOMMENDATIONS FOR CLOVERLANE DRIVE

EXISTING:



PROPOSED IMPROVEMENTS:



EXHIBIT 13 - RECOMMENDED INFRASTRUCTURE IMPROVEMENTS BY RESPONSIBLE ENTITY

Implementation Timeframe:
Short Term (0-2 years)
Medium Term (2-5 years)
Long Term (5+ years)

Responsible Entity	Improvement Type	Quantity	Approx. Length (linear feet)	Location(s)	Issue(s) (p. 17)
City of Kennedale	High Visibility Crosswalk	1	24	Mid-block on Mistletoe between Crestview and Reeves	2C
City of Kennedale	High Visibility Crosswalk	1	30	South side of the Mistletoe/Crestview intersection	2A
City of Kennedale	High Visibility Crosswalk	1	24	Mid-block on Cloverlane between Paula and Timberline	2B
City of Kennedale	High Visibility Crosswalk	3	24, 40, and 24	North, south, and west sides of the Cloverlane/Timberline intersection	2B
City of Kennedale	High Visibility Crosswalk	1	30	North side of the Cloverlane/Crestview intersection	2A

Kennedale Safe Routes to School Plan

Responsible Entity	Improvement Type	Quantity	Approx. Length (linear feet)	Location(s)	Issue(s) (p. 17)
City of Kennedale	Standard ("Transverse") Crosswalk	9	30 (each)	At the intersections of Mistletoe and Paula (3), Mistletoe and Timberline (1), Mistletoe and Reeves (2), Cloverlane and Magnolia (1), Cloverlane and Paula (1), and Cloverlane and Reeves (1)	2A, 2E
City of Kennedale	Centerline Striping	1	TBD	Where Reeves Lane and Hilltop Drive curve to meet	2E
City of Kennedale	BLIND CURVE AHEAD Sign	2	N/A	On Reeves Lane as it approaches Hilltop Drive	2E
City of Kennedale	STOP Signs	4	N/A	A stop sign for the school driveway at Cloverlane and Timberline, a stop sign for Hilltop where it meets Reeves, and all-way stop signs at Cloverlane and Reeves	1, 2B, 2C
City of Kennedale	NO PARKING Signs	7	N/A	Near intersections or curves on Paula, Timberline, Crestview, Reeves, and Hilltop	2A
City of Kennedale	Move Existing ONE WAY and NO TURN Signs	4	N/A	Existing signs at the intersections of Mistletoe with Paula, Timberline, and Crestview—move to the near right side of the intersection	4
City of Kennedale	Move Existing DO NOT ENTER Signs	2	N/A	Existing signs on Mistletoe east of Paula—move so that they are nearer to, or at the intersection with Paula	4
City of Kennedale	New ONE WAY Sign	1	N/A	Next to the stop sign at the intersection of Mistletoe and Reeves	4
City of Kennedale	Updated School Crossing Signs	11	N/A	Existing school crossing signs around Delaney Elementary and Arthur Intermediate	2A
City of Kennedale	Updated School Speed Limit Signs	5	N/A	All school zone speed limit signs for Delaney Elementary and Arthur Intermediate that have not already been updated	1
City of Kennedale	Sidewalks (5 ft. min)	N/A	1,400	West side of Paula Street between Arthur Drive and Cloverlane Drive	3
City of Kennedale	Sidewalks (5 ft. min)	N/A	800	West side of Timberline Drive	3
City of Kennedale	Sidewalks (5 ft. min)	N/A	800	West side of Crestview Drive between Mistletoe Drive and Cloverlane Drive	3
City of Kennedale	Sidewalks (5 ft. min)	N/A	1,010	East side of Reeves Lane	3
City of Kennedale	Sidewalks (5 ft. min)	N/A	1,660	North side of Mistletoe Drive from Corry A Edwards Drive to the existing sidewalks on the school campus, and from the school campus to Ruth Drive	3
City of Kennedale	Sidewalks (5 ft. min)	N/A	870	South side of Mistletoe Drive from Paula Street to Crestview Drive, and from Reeves Lane to Ruth Drive	3
City of Kennedale	Sidewalks (7 ft. min)	N/A	290	South side of Mistletoe Drive from Crestview Drive to Reeves Lane	3

Responsible Entity	Improvement Type	Quantity	Approx. Length (linear feet)	Location(s)	Issue(s) (p. 17)
City of Kennedale	Sidewalks (5 ft. min)	N/A	660	North side of Cloverlane Drive from Kennedale Parkway to Paula Street, and from Crestview Drive to Reeves Lane	3
City of Kennedale	Curb Extensions	18	960	Various locations along Mistletoe Drive and Cloverlane Drive	1, 2A, 2B, 2C
City of Kennedale	Curb Installation	1	120	South side of Cloverlane Drive between Timberline and Crestview	3
City of Kennedale	New ADA Curb Ramps	37	N/A	Various locations on Paula, Mistletoe, Cloverlane, and Reeves	2, 3
City of Kennedale	Upgraded ADA Curb Ramps	7	N/A	Various locations on Cloverlane Drive.	2, 3
TxDOT	Speed Feedback Display	2	N/A	Along Kennedale Parkway to accompany the existing school zone speed limit signs	1
City and TxDOT	Pedestrian Hybrid Beacon	1	N/A	Mid-block on Kennedale Parkway (BUS 287) adjacent to Delaney Elementary	2D
City and TxDOT	High Visibility Crosswalk	1	50	Mid-block on Kennedale Parkway at the proposed pedestrian hybrid beacon	2D
City and TxDOT	Pedestrian Refuge Island	1	TBD	Mid-block on Kennedale Parkway at the proposed pedestrian hybrid beacon	2D
City and TxDOT	New ADA Curb Ramps	4	N/A	Mid-block on Kennedale Parkway at the proposed pedestrian hybrid beacon	2D
City and TxDOT	Upgraded ADA Curb Ramps	2	N/A	Kennedale Parkway (BUS 287) at the north/western school driveway	2D, 3
Kennedale ISD	DO NOT ENTER Signs	2	N/A	At two driveway entrances for Delaney Elementary and Arthur Intermediate	4
Kennedale ISD	Sidewalks (5 ft. min)	N/A	120	From Kennedale Parkway to the Delaney administrative office entrance	4
Kennedale ISD	Standard ("Transverse") Crosswalk	1	25	Connecting the proposed sidewalk off of Kennedale Parkway to Delaney's administrative office entrance	4
Kennedale ISD	New ADA Curb Ramps	5	N/A	Various locations on the north and south side of Delaney Elementary	4
City, ISD, and Delaney EL	Street Trees	10-15	N/A	Along Cloverlane Drive and Crestview Drive, on or adjacent to school property	1, 3

EXHIBIT 14 - RECOMMENDED INFRASTRUCTURE IMPROVEMENTS BY TYPE, BY LOCATION

Sidewalks

Improvement Type	Location(s)	Approx. Length (linear feet)	Responsible Entity	Issue(s) (p. 17)
Sidewalks (5 ft. min)	From Kennedale Parkway to the Delaney office entrance	120	Kennedale ISD	4
Sidewalks (5 ft. min)	West side of Paula Street between Arthur Drive and Cloverlane Drive	1,400	City of Kennedale	3

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Sidewalks (5 ft. min)	West side of Timberline Drive	800	City of Kennedale	3
Sidewalks (5 ft. min)	West side of Crestview Drive between Mistletoe Drive and Cloverlane Drive	800	City of Kennedale	3
Sidewalks (5 ft. min)	East side of Reeves Lane	1,010	City of Kennedale	3
Sidewalks (5 ft. min)	North side of Cloverlane Drive from Kennedale Parkway to Paula Street, and from Crestview Drive to Reeves Lane	660	City of Kennedale	3
Sidewalks (5 ft. min)	North side of Mistletoe Drive from Corry A Edwards Drive to the existing sidewalks on the school campus, and from the school campus to Ruth Drive	1,660	City of Kennedale	3
Sidewalks (5 ft. min)	South side of Mistletoe Drive from Paula Street to Crestview Drive, and from Reeves Lane to Ruth Drive	870	City of Kennedale	3
Sidewalks (7 ft. min)	South side of Mistletoe Drive from Crestview Drive to Reeves Lane	290	City of Kennedale	3
Curb Installation	South side of Cloverlane Drive between Timberline and Crestview	120	City of Kennedale	3

Typical Unit Costs:³

- New Sidewalk: \$55 (SY)
- Curb: \$20 (LF)

Crossing Improvements

Improvement Type and Quantity	Location(s)	Approx. Length (linear feet)	Responsible Entity	Issue(s) (p. 17)
Pedestrian Hybrid Beacon (1), Refuge Island (1), High Visibility Crosswalk (1), and Curb Ramps (4)	Mid-block on Kennedale Parkway (BUS 287) adjacent to Delaney Elementary	N/A	City of Kennedale and TxDOT	2D
High Visibility Crosswalk (1)	Mid-block on Mistletoe between Crestview and Reeves	24	City of Kennedale	2C
High Visibility Crosswalk (1)	South side of the Mistletoe/Crestview intersection	30	City of Kennedale	2A
High Visibility Crosswalk (1)	Mid-block on Cloverlane between Paula and Timberline	24	City of Kennedale	2B
High Visibility Crosswalk (3)	North, south, and west sides of the Cloverlane/Timberline intersection	24, 30 and 50	City of Kennedale	2B
High Visibility Crosswalk (1)	North side of the Cloverlane/Crestview intersection	30	City of Kennedale	2A
Standard ("Transverse") Crosswalk (9)	At the intersections of Mistletoe and Paula (3), Mistletoe and Timberline (1), Mistletoe and Reeves (2), Cloverlane and Magnolia (1), Cloverlane and Paula (1), and Cloverlane and Reeves (1)	30 (each)	City of Kennedale	2A, 2E

³ Typical unit costs are the 3-month (May 2017 - July 2017) statewide item average prices taken from the Texas Department of Transportation's Average Low Bid Unit Prices website: <http://www.txdot.gov/business/letting-bids/average-low-bid-unit-prices.html>

Kennedale Safe Routes to School Plan

Standard ("Transverse") Crosswalk (1)	Connecting the proposed sidewalk off of Kennedale Parkway to Delaney's administrative office entrance	25	Kennedale ISD	4
Curb Extensions (18)	Various locations along Mistletoe Drive and Cloverlane Drive	960	City of Kennedale	1, 2A, 2B, 2C
New ADA Curb Ramps (37)	Various locations on Paula, Mistletoe, Cloverlane, and Reeves	N/A	City of Kennedale	2, 3
Upgraded ADA Curb Ramps (7)	Various locations on Cloverlane Drive.	N/A	City of Kennedale	2, 3
Upgraded ADA Curb Ramps (2)	Along Kennedale Parkway at the north/western school driveway, connecting the proposed school sidewalk to the proposed pedestrian hybrid beacon	N/A	City of Kennedale and TxDOT	2D, 3
New ADA Curb Ramps (5)	Various locations on the north and south side of Delaney Elementary	N/A	Kennedale ISD	4

Typical Unit Costs:

- Pedestrian Hybrid Beacon/HAWK: \$125,000 (location)
- High Visibility Crosswalk: \$1,200 (crossing)
- Standard Transverse Crosswalk: \$12 (LF)
- New ADA Curb Ramp: \$2,000 (EA)
- Pedestrian Refuge Island: \$65 (SY)
- Curb: \$20 (LF)
- Remove Curb: \$4 (LF)
- Sod: \$4 (SY)

Cost Estimate to Perform a Midblock Pedestrian Crossing Warrant Study:⁴

- Fee (Including Data Collection): \$3,500 - \$4,500
- Fee (Data Collection Done by Others): \$2,500 - \$3,500

Traffic Control Measures

Improvement Type and Quantity	Location(s)	Approx. Length (linear feet)	Responsible Entity	Issue(s) (p. 17)
STOP Signs (4)	At the school driveway at Cloverlane and Timberline (1), at Hilltop where it meets Reeves (1), and all-way stop signs at Cloverlane and Reeves (2)	N/A	City of Kennedale	1, 2B, 2E
NO PARKING Signs (13)	Near intersections or curves on Paula, Timberline, Crestview, Reeves, Hilltop	N/A	City of Kennedale	2A
School Crossing Signs (11)	Existing school crossing signs around Delaney Elementary and Arthur Intermediate should be upgraded to current MUTCD standards	N/A	City of Kennedale	2A
DO NOT ENTER Signs (2)	At two driveway entrances for Delaney and Arthur	N/A	Kennedale ISD	4
Blind Curve Ahead Sign (1)	On Reeves Lane as it approaches Hilltop Drive	N/A	City of Kennedale	2E
Centerline Striping	Where Reeves Lane and Hilltop Drive curve to meet	TBD	City of Kennedale	2E

Typical Unit Costs:

- Signs: \$1,000 (EA)

⁴ Estimates provided by a consultant that performs warrant analyses for NCTCOG's Regional Traffic Signal Retiming Program.

Traffic Calming Measures

Improvement Type and Quantity	Location(s)	Approx. Length (linear feet)	Responsible Entity	Issue(s) (p. 17)
School Zone Speed Limit Signs (5)	All school zone speed limit signs for Delaney Elementary and Arthur Intermediate that have not already been updated	N/A	City of Kennedale	1
Speed Feedback Display (2)	Along Kennedale Parkway to accompany the existing school zone speed limit signs	N/A	TxDOT	1
Street Trees (15)	Along Cloverlane Drive and Crestview Drive, on or adjacent to school property	N/A	City of Kennedale and Kennedale ISD	1, 3

Typical Unit Costs:

- Speed Humps: \$2,500 (EA)
- Signs: \$1,000 (EA)
- Flashing Beacon: \$5,000 (EA)
- Tree (30 Gal): \$330 (EA)

Future Engineering Studies

As opportunities become available, the City should evaluate ways to shorten distances between homes and the schools (Issue 5), such as by installing a walking path between Arthur Drive and Oak Forest Court and/or Oak Ridge Trail.

Education, Enforcement, Encouragement, and Evaluation

Not all of the barriers identified for enabling and encouraging more students to walk and bicycle to school can be addressed through engineering measures alone. The following are steps that can be taken to implement Safe Routes to School through education, enforcement, encouragement, and evaluation. They are summarized in **Exhibit 15**.

Education

Educational programs as part of SRTS efforts teach students bicycle, pedestrian, and traffic safety skills, and teach drivers how to drive safely around schools and share the road.

Educating Students:

It is recommended that curriculum programs be implemented in school to teach children the basics regarding pedestrian and bicycle safety. This information may also help them to eventually become better drivers. Available curriculums that schools can use include the Look Out Texans School Kits (www.lookouttexans.org/school-resources), which includes lesson plans for grades third through fifth, and sixth through eighth, and reflects Texas Essential Knowledge and Skills (TEKS) standards for physical and health education. A resource with a bicycling focus is BikeTexas SafeCyclist curriculum (www.biketexas.org/education).



Educating Parents:

One of the key issues identified was unsafe parent and driver behavior. Educational materials should also be provided to parents on leading by example (e.g., walking to the crosswalk before crossing), avoiding unsafe behaviors near schools (e.g., making U-turns, speeding), and yielding to pedestrians and bicyclists. An example of this type of educational material is NCTCOG's *School Zone Safety Tips* flyer, which is available for download at www.lookouttexans.org/school-resources.

Educating Teachers:

Another issue identified in the parent survey is that cars in the dismissal queue line at Delaney Elementary are sometimes dismissed before student walkers have finished crossing the street (Cloverlane). All teachers and school staff that assist with school dismissal should be educated to always hold the line of cars until all of the students have finished crossing the street.

Enforcement

Enforcement includes strategies to deter the unsafe behavior of drivers, bicyclists and pedestrians, and encourage all road users to obey traffic laws and share the road.

Recognizing that the City of Kennedale Police Department has limited resources that must be used efficiently, it is recommended that a police officer or a Senior Resource Officer be present during arrival and dismissal at the start of the school year, and on a few days throughout the year, to promote and enforce good traffic behaviors (e.g., obeying the speed limits, no texting or talking on the phone while the vehicle is moving, yield to pedestrians in crosswalks, not stopping or parking on or close to intersections or crosswalks, etc.). The use of personnel should be coordinated between the City and ISD. It may be beneficial for police officers on these days to assist the school custodians with crossing guard duty and conduct training.

Finally, it was observed during the walking audit that the custodians/crossing guards at Delaney Elementary would go back into the school even when there were still students that needed to cross the street during school arrival and dismissal. It is recommended that they continue to assist students with crossing until 8:10 am, and in the afternoon until at least 3:50 pm.

Encouragement

Encouragement programs serve to generate excitement and promote walking and biking as fun, safe, and healthy forms of transportation.

In the short term, the schools should encourage parents to carpool to lessen traffic congestion around the schools. Once more sidewalks have been installed in the surrounding neighborhoods, the schools' promotion of walking and biking would help mitigate the stigma that can sometimes be associated with this activity.

One of the most successful ways of generating enthusiasm for walking and biking is to designate specific days or weeks during the year as special encouragement days, such as the National Walk and Bike to School days held in early October and May of each year (www.walkbiketoschool.org). As part of these events, mileage clubs and contests can be established to encourage children to increase their levels of activity in general, and to walk and bike to school specifically. These events should also be accompanied by educational activities such as bicycle rodeos, which are events that teach bicycle safety skills.



Students and parents participate in a Walking School Bus as part of Walk to School Day 2016 at Timberview Middle School in Fort Worth. (Source: Facebook)

Fear of violence and other threats to personal safety, as well as a desire for there to be someone their child could walk with, were identified in the parent survey as issues and opportunities to allowing their child to walk and bicycle to school. Ongoing programs such as “walking school buses” or “bicycle trains”—in which alternating students and alternating parent volunteers meet at a central location and walk or bicycle to school—have been shown to improve safety by walking or biking in organized groups under adult supervision. The SRTS National Partnership has an easy to follow guide to getting started called [Step by Step: How to Start a Walking School Bus Program at Your School](http://www.saferoutespartnership.org/resources/toolkit/step-step).⁵

⁵ <http://www.saferoutespartnership.org/resources/toolkit/step-step>

Another technique to address the concern about crime is corner captains, in which adult volunteers are stationed on key street corners to increase the presence of responsible adults and watch over children as they walk and bicycle to school. The school's administrative staff or Parent Teacher Association (PTA) can be instrumental in connecting parents and recruiting volunteers.

Evaluation

Evaluation of the SRTS program is important to understand the effectiveness of the program, identify improvements that are needed, and ensure the program can continue in the long term. Evaluation activities include measuring the number of infrastructure projects that have been constructed or programs that have been implemented. Evaluation activities can also measure the change in mode shares (the percentage that drive, bike, walk, bus) and attitudes towards walking and bicycling after the implementation of the SRTS plan. Specific evaluation metrics might include the following:

- Number and percentage of students walking and bicycling to school
- Number of students that receive walking and bicycling education
- Number of encouragement events that have been held throughout the year
- Dollar amount of grants received and/or City general funds dedicated
- Number of infrastructure projects that have been implemented

It is recommended that the City of Kennedale, Delaney Elementary, and Arthur Intermediate track the implementation of the projects and programs that are recommended in this plan in a five-year follow-up report.

EXHIBIT 15 - RECOMMENDED NON-INFRASTRUCTURE PROGRAMS AND ACTIVITIES

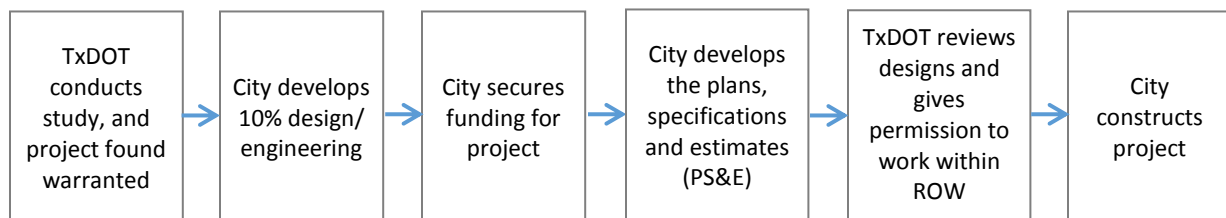
E	Program or Activity	Responsible Entity	Timeframe	Issue Addressed (if applicable) (p. 17)
Education	Educating Students	Delaney EL and Arthur INT	Ongoing	N/A
Education	Educating Parents	Delaney EL, Arthur INT, and City Police Dept.	Ongoing	1, 2, 4
Education	Educating Teachers	Delaney EL	Ongoing	4
Enforcement	Enforcing Safe Traffic Behaviors Around Schools	City Police Dept. and Kennedale ISD	Ongoing	1, 2, 4
Enforcement	Adjusting Custodian/ Crossing Guard Times	Delaney EL	Short-Term	2B, 2C, 4
Encouragement	Encourage Carpooling	Delaney EL	Short-Term	1
Encouragement	Establish a Walking School Bus or Bike Train	Delaney EL and Arthur INT	Medium- to Long-Term	1, 6
Encouragement	Host Walk and Bike to School Events	Delaney EL and Arthur INT	Medium- to Long-Term	1, 6
Evaluation	Track Implementation of Projects and Programs	Delaney EL, Arthur INT, and City of Kennedale	Long-Term	N/A

VI. Next Steps

Project Implementation and Prioritization

Based on feedback from the City of Kennedale and TxDOT staff, the priority for implementation should first be the crossing improvements on Kennedale Parkway; however, this does not preclude other recommendations in this plan from being implemented as well should funding become available. Kennedale Parkway (BUS 287) is a state-owned facility; therefore, the implementation of these crossing improvements will require a collaborative approach. The crosswalk and pedestrian hybrid beacon will require a warrant study to be conducted to demonstrate the need. As the school was built before the roadway, it is recommended that TxDOT take the lead in conducting the study. Assuming that a pedestrian hybrid beacon is found warranted, an example process for installing the project is as follows:

EXHIBIT 16 - EXAMPLE PROCESS FOR IMPLEMENTING CROSSING IMPROVEMENTS ON KENNEDALE PARKWAY



It is also recommended that the City conduct a resident survey and/or public meeting on the recommended sidewalks on Paula, Timberline, Crestview, and Reeves.

Funding Strategies

Funding is needed to plan and implement physical improvements, hold events, purchase incentives, and develop and implement educational programs and materials. Possible funding sources include, but are not limited to:

Federal Funds

Federal transportation funds are available through the Transportation Alternatives programs and Congestion Mitigation and Air Quality Improvement Program (CMAQ), administered by NCTCOG for urbanized areas in North Texas with populations over 200,000. That includes the portion of Kennedale in which improvements are being recommended as part of this plan. The Transportation Alternatives program is a reimbursement and local match program, whereby the community pays 100 percent of the costs of the project that is selected for funding, and is reimbursed for 80 percent of those costs. The last Transportation Alternatives Call for Projects was in 2017, during which the Regional Transportation Council allocated \$12.2 million to 22 SRTS projects. The next Call for Projects is not anticipated until 2019 or 2020; however, it would benefit the community to begin preparing now, as applications typically score higher if they demonstrate public involvement and support, have adopted SRTS plans, and have some amount of engineering and design completed. For more information on available funding and future Calls for Projects, go to www.nctcog.org/tap.

State Funding Sources

The Highway Safety Improvement Program (HSIP) is for highway safety projects that eliminate or reduce the number of fatalities and serious injuries on all public roads. Submitted project proposals are evaluated within several categories of work, including Intersections and Pedestrians. Improvements to prevent pedestrian crashes, such as pedestrian signals, pedestrian hybrid beacon, pedestrian crosswalk, and sidewalks are eligible under the Pedestrian category. Projects are evaluated using a Safety Improvement Index (SII), and are selected and managed by TxDOT's Traffic Operations Division. For more information, go to <http://www.txdot.gov/inside-txdot/forms-publications/publications/highway-safety.html>.

Local Funding Sources

Locally, infrastructure is paid for through the City's yearly budget for maintenance and capital projects. For FY 2017-2018, the City had \$65,000 programmed for street maintenance, and \$22,000 for signs, fences, and sidewalk maintenance-- \$7,000 of which was programmed to replace street signs that do not meet state standards.

Texas Trees Foundation

The motto of the Texas Trees Foundation is "The Greening of North Central Texas". The Foundation sustains a tree planting initiative for neighborhood parkways and medians, schools and other public open spaces. Their website encourages members of neighborhood associations, church, schools, non-profit organizations, or municipalities to contact them with inquiries about getting trees. For more information, visit <http://www.texastrees.org/>.

Health Organizations

Tarrant County Public Health

One of the goals of the Tarrant County Voices for Health program is to improve walkability surrounding Tarrant County elementary school neighborhoods. One of the ways they have worked to meet that goal is by engaging multiple partners in a Safe Routes to School effort for Christine C. Moss Elementary School. For more information: <http://access.tarrantcounty.com/en/public-health/tarrant-county-voices-for-health.html>.

Cook Children's

Safe Kids Tarrant County (SKTC) is a local coalition and nationally-recognized community partnership led by Cook Children's Community Health Outreach department. SKTC is dedicated to preventing unintentional childhood injury which is the number one killer of children ages 14 and under. For more information: <https://www.cookchildrens.org/health-resources/safety/Pages/default.aspx>.

Corporations and Businesses

Local corporations and businesses may be able to provide cash, prizes, and/or donations, such as printing services, through community giving or other donation programs. Parents or other members of stakeholder teams may be a good personal source for contacting companies.

Parents and Individuals

Statistically, individuals give more money than corporations and foundations combined. A local fund drive can quickly reach a large number of people if outreach is conducted by stakeholder team members. Many SRTS programs have also raised funds by holding special events, often using a related themed event such as a

walkathon, bicycling event, or health fair. These funds could be used for rewards or incentives to encourage walking and bicycling to school, or for smaller-scale projects like tree plantings.

VII. Appendices

- A. Meeting Minutes
- B. Parent Survey - Additional Findings
- C. Walking Audit Map
- D. Audit Tool (Checklist)
- E. Engineering Improvements – Glossary

A. Meeting Minutes

Meeting Minutes

Subject	Kennedale Delaney Elementary Safe Routes to School Kick-Off Meeting	Date	Friday – February 10, 2017
Facilitator	NCTCOG	Time	2:30 pm – 3:30 pm
Location	James F. Delaney Elementary School	Recorded by	Kathryn Rush
Attendees	Katina Martinez (Principal, Delaney Elementary), Rachel Roberts (City of Kennedale), Shawn Conrad (NCTCOG), and Kathryn Rush (NCTCOG).		

Meeting Purpose	The purpose of this meeting was to provide an introduction to the Safe Routes to School technical assistance that NCTCOG staff would be providing to the Delaney Elementary School in Kennedale, as well as bring together the major stakeholders.
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Discussion Items
Kathryn Rush gave an introduction to the Safe Routes to School technical assistance project, including the purpose, scope of work and timeline. Below is a summary of the topics discussed. Existing Transportation Information and Issues: • Rachel Roberts with the City of Kennedale nominated Delaney Elementary and Arthur Intermediate for the technical assistance because they had heard from neighbors on Crestview Dr. about safety issues. • The school's custodians perform crosswalk duty on Cloverlane Dr. Last year a crossing guard/custodian was struck by a car. There are no crossing guards on Kennedale Pkwy. • According to Principal Martinez, approximately 60 percent of students are transported to and from school by private vehicle, and 40 percent by school bus. NCTCOG staff observed three bicycles in the bicycle parking corral on the north side of the school when they arrived for the meeting. • Principal Martinez was unsure of how many students, if any, cross Kennedale Pkwy on their way to or from school, but said that each year teachers take students on walking field trips across Kennedale Pkwy to the library or park. • Principal Martinez mentioned that there are issues with vehicles speeding on Kennedale Pkwy and Cloverlane Dr. • Rachel Roberts noticed the traffic counts for Kennedale Pkwy on one of the maps provided by NCTCOG, and said that police have done recent traffic counts on Kennedale Pkwy that she could provide to NCTCOG. • The following additional issues were observed by Principal Martinez: ○ Need for flashing yellow lights on Cloverlane Dr. (already present on Kennedale Pkwy) ○ Issues with parents on their cell phones in the school zone ○ Adequately training crossing guards ○ Need to educate parents. Crime is not as much of an issue as traffic. Other People That Should Be Included in the SRTS Team: Principal Martinez recommended that the Principal for Arthur Intermediate and the PTO President should also be included in the effort. She said that she would reach out to the Arthur Intermediate Principal. NCTCOG requested that she provide the contact information for any relevant stakeholders, as well as information on current school operations and transportation, in the school questionnaire provided by NCTCOG staff.

Should NCTCOG Staff Give a Presentation to the School Board at the End of the Project?

Principal Martinez thought it may be good to present to the school board. Rachel Roberts also thought it would be beneficial to present to the City Council, to make it more of a priority for them.

Would it be Possible to Survey Students or Parents?

As part of Safe Routes to School planning, it is beneficial to survey students or parents about how students currently get to school and what the major barriers to walking and bicycling are. This can be done by either surveying students in class through a hand-raising tally, or by sending a survey home with students for parents to fill out—this could either be a print survey or a link could be made available to parents online. Principal Martinez said that parents aren't great at online, so it would be best to send it home with students. She also remarked that teachers typically know how their students get to school. NCTCOG staff said they would send her the link to the parent survey created by the National Center for Safe Routes to School.

NCTCOG staff went over potential dates for the next Safe Routes to School meeting—which would include a more in-depth discussion of existing conditions—and requested that Principal Martinez and Rachel Roberts send their preferred dates in the next couple of days.

Action Item(s)			
	Item	Responsibility	Target Completion Date
1	Schedule date of next Safe Routes to School Team Meeting	Kathryn Rush	
2	Return completed school questionnaire to Kathryn Rush	Principal Martinez	By next team meeting
3	Check on traffic counts for Kennedale Pkwy. documented by Kennedale police	Rachel Roberts	By next team meeting
4	Send Principal Martinez links to Safe Routes to School student travel tally and parent survey forms	Kathryn Rush	
5	Send home parent survey forms with students	Principal Martinez	By next team meeting
6	Contact principal of Arthur Intermediate to invite to participate in initiative	Principal Martinez	By next team meeting

Next Meeting

Date: March 7, 2017

Time: 2:30 – 3:30 pm

Location: James F. Delaney Elementary School

Meeting Minutes

Subject	Kennedale Delaney Elementary Safe Routes to School Kick-Off Meeting	Date	Tuesday – March 7, 2017
Facilitator	NCTCOG	Time	2:30 pm – 3:30 pm
Location	James F. Delaney Elementary School	Recorded by	Shawn Conrad
Attendees	Rachel Roberts (City of Kennedale), Erin Jamison (Kennedale ISD), Rufus Clark (Kennedale Police Department), Delvin Starling (Kennedale Police Department), Katina Martinez (Delaney Elementary), Tommy Williams (Kennedale Police Department), Sandy Wesch (NCTCOG), Sandi Manning (Arthur Intermediate), Julie Webb (Delaney PTO), Shawn Conrad (NCTCOG), Kathryn Rush (NCTCOG).		

Meeting Purpose	The purpose of this meeting was to review existing conditions that impact the safety and comfort of walking and bicycling to and from Delaney Elementary and Arthur Intermediate, in order to prioritize the areas to observe as part of the safety audit.
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Discussion Items
Shawn Conrad gave an introduction to NCTCOG and the Safe Routes to School technical assistance project. Kathryn Rush and Shawn Conrad facilitated a discussion about current issues around the schools affecting students' ability to bicycle and walk to school. The group discussed how pickup and drop-off occurs at both schools and illustrated traffic flows on maps. Identified issues included: • Cut-through traffic speeding through the school zone, especially from BUS 287. • On-street parking reducing visibility and contributing to congestion • Lack of sidewalks, especially on Kennedale Parkway and directly across from Arthur Intermediate • Truck traffic from I 20 taking BUS 287 to Kennedale Parkway • Congestion around the schools • Arthur has limited parking, so parent parking during pick-up spills over into the residential areas. • Drop-off occurring at the high school at the same time affects drop-off at Delaney Elementary and Arthur Intermediate • Crossing guards could use training and are currently asked to direct traffic in addition to regular crossing guard duties • Crossing BUS 287 is unsafe • Speeding on Kennedale Parkway, Cloverlane, Hilltop, and Mistletoe • Parent compliance with pickup/drop-off procedures • Cell phone use while driving • Parents and students not using crosswalks Identified opportunities/ideas included: • Technological solutions • Reduce school zone speed limit to 20 • Longer school zone • Traffic signal or mid-block pedestrian signal on BUS 287 Mr. Williams stated that he would be able to have one or two police officers attend the safety audit.

Action Item(s)			
	Item	Responsibility	Target Completion Date
1	Send out invitation to participate in the safety audit.	Kathryn Rush	
2	Conduct safety audit on April 12 th	Safe Routes to School Team	

Next Meeting

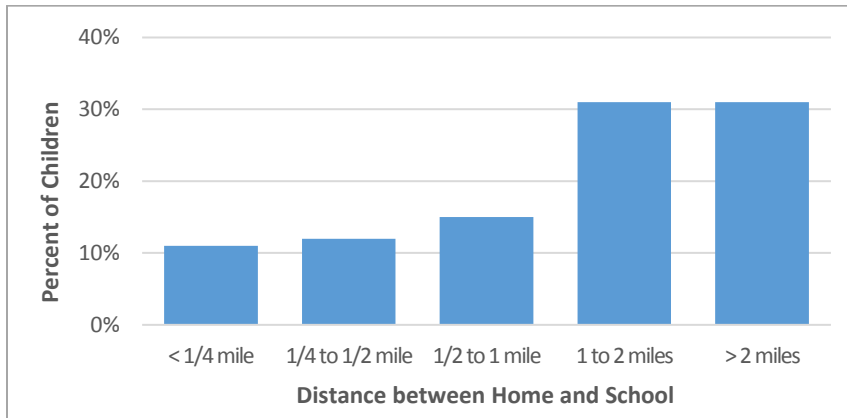
Date: April 12, 2017

Time: 2:30 – 5:00 pm

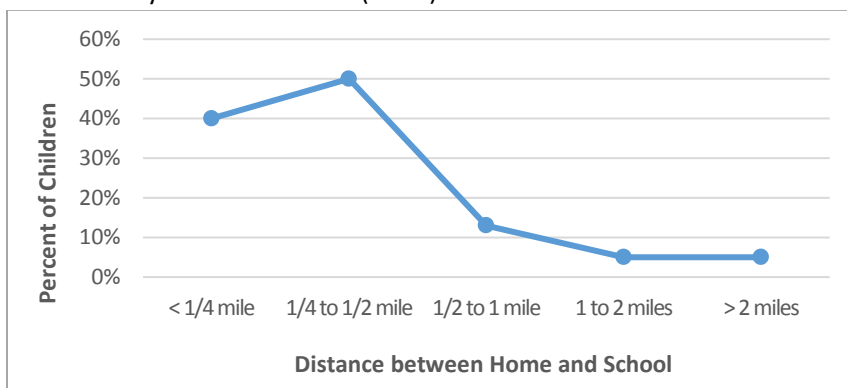
Location: James F. Delaney Elementary School

B. Parent Survey - Additional Findings

Delaney Elementary: Parent estimate of distance from child's home to school: (N=204)



Delaney Elementary: Percent of children who have asked for permission to walk or bike to/from school by distance they live from school: (N=29)



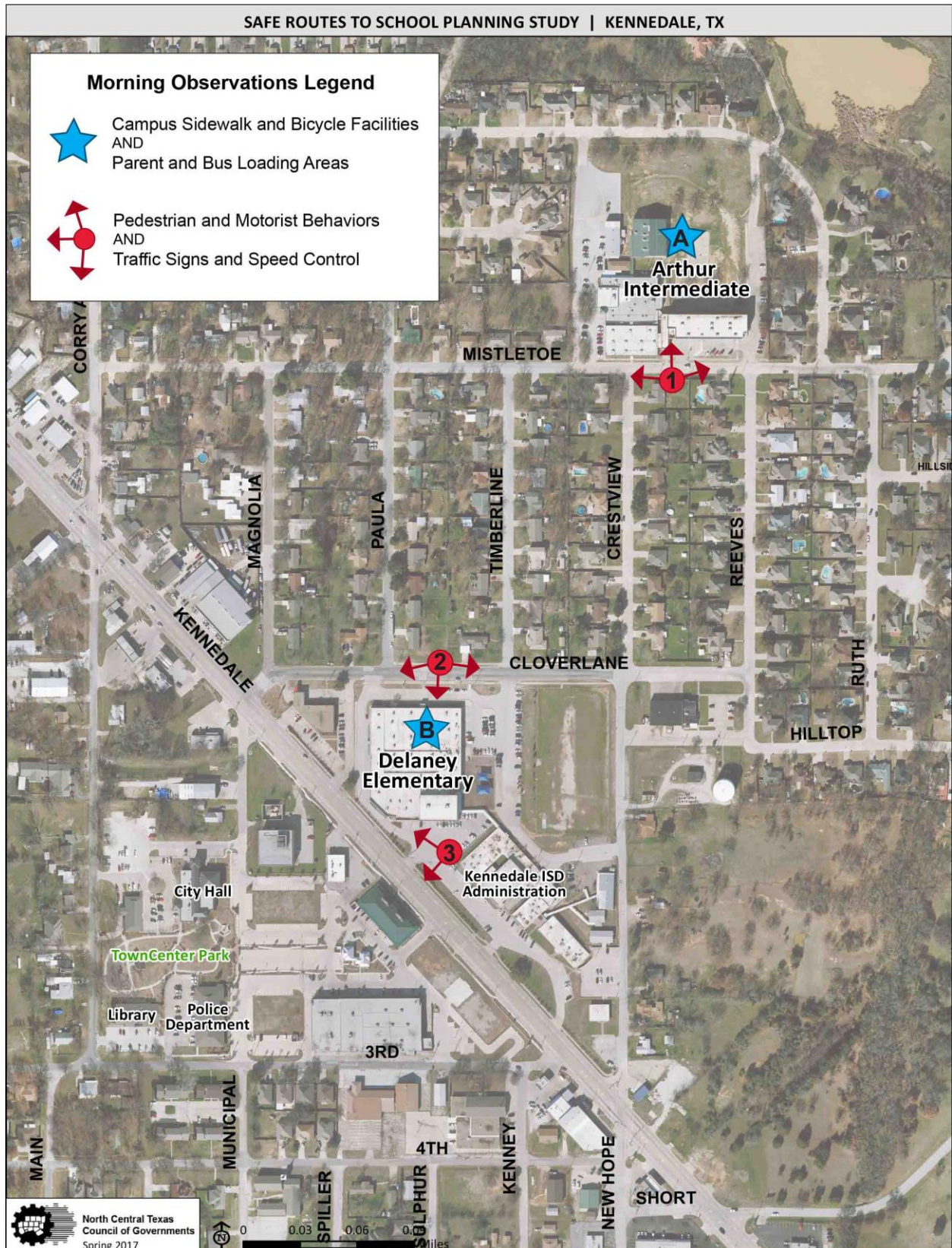
Comments:

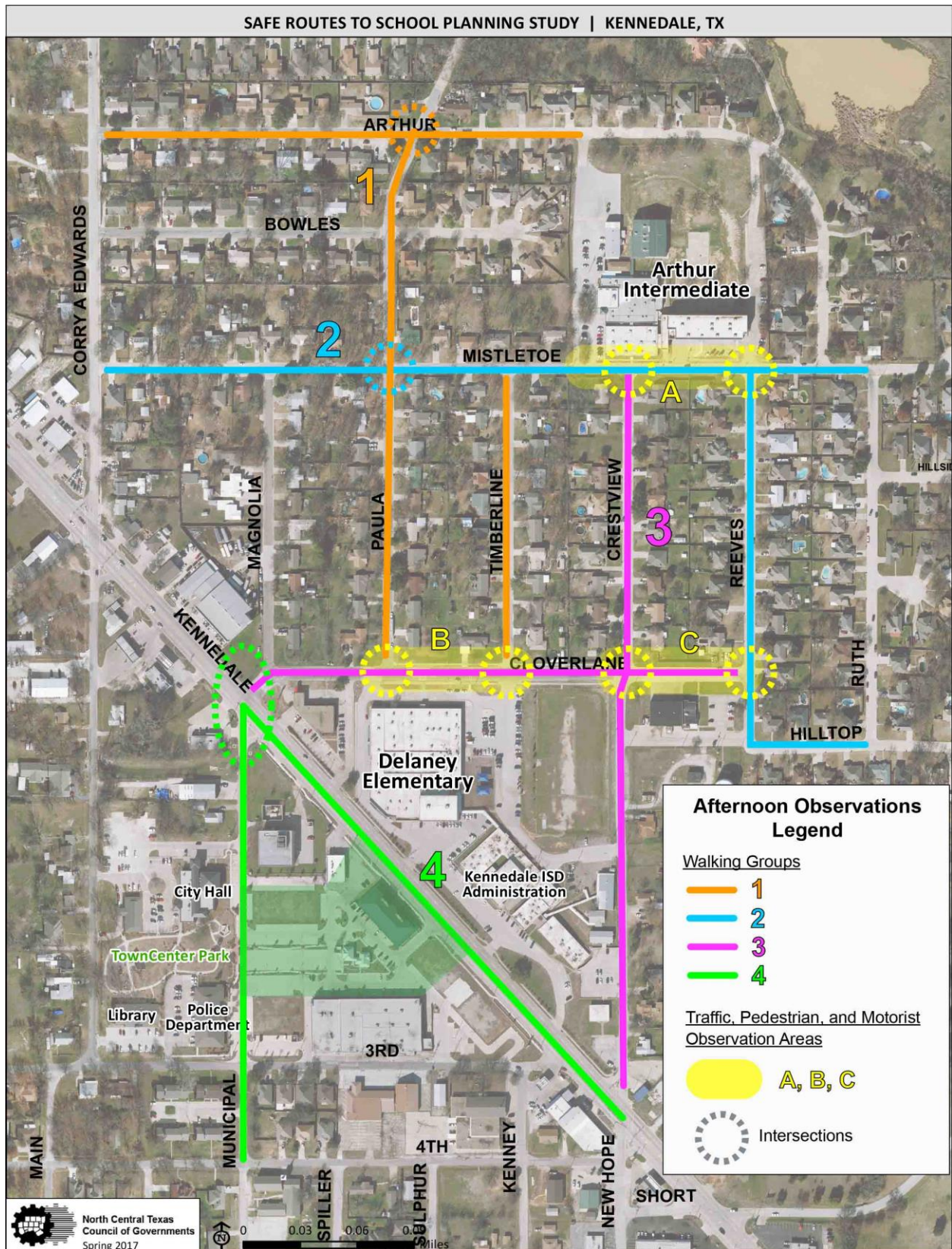
- My only concern with her walking home is the light at Kennedale Pkwy and New Hope Rd. There is no crossing guard to help her across the intersection. And train tracks by our house
- My son enjoys riding a bike and he walks and plays soccer which is healthy for him
- My children are 7 and 10 year old girls. I would not feel safe with them walking anywhere alone or with an adult. They also do not stay at home alone at all.
- There is way too much traffic in our neighborhood and even though we have asked for speed bumps nothing happens. People drive WAY too fast in surrounding neighborhood --> Hillside Dr
- (Note next to "Very Healthy": Except for safety factor). I do not feel that it is safe for children to walk to school by themselves.
- (Note next to "School Bus": Daycare).
- My children would walk if there were crossing guards at the major intersections.
- It is a good idea that you all are encouraging walking and biking.
- My child has no sidewalks and her path would be along business 287. She will not walk/bike.

- My main concern is the lack of sidewalks near our neighborhood - if my child had a buddy to walk with - or enough sidewalk room for a stroller so I could walk with, then I would allow it.
- NO SIDEWALKS!!!
- es un poco peligroso para los niños por el tráfico. (It is a bit dangerous for children due to the traffic.)
- When I am off work and weather is nice I usually walk my child to school - at this age now I do not allow him to go alone
- Walks to and from grandma's with her, which is down the street from the school.
- (Note next to Walk (Leave from school): They walk to the middle school). (Note next to "I would not feel comfortable at any grade": Not all the way home).
- Intersections in the area are far too dangerous. Stop signs and speed limits are not enforced.
- My child goes to daycare before and after school since there is nobody to be at home with him during that time.
- My child is bullied on the bus and at school, why would I want him walking alone.
- Walkers should be released daily BEFORE care line. The kids should be allowed to reach a safe distance away from the school before all the cars in the first line are released. There are some days that I see the 2nd line of car riders released before the walkers are even out the door. Major safety concern
- (Note under "How does child leave school": Daycare). (Note next to "Healthy": But not safe - He already gets enough activity daily; I'm not concerned about walking home being healthy).
- (Note next to "I would not feel comfortable at any grade": Not enough sidewalks on the route).
- If we lived closer I would let my child ride her bike next year. (4th grade)
- Overall reason is distance. If we were closer to the school I would feel comfortable. (The technology now allows me to watch until my kids reach their destination)
- A child should never be allowed to walk or bike with all the crime nowadays.
- When child reaches 12, may ride or walk. Before then she won't
- If we lived closer to the schools both our children would walk to and from school.
- I wouldn't allow my kids at any time to walk to or from school.
- Solo por seguridad no puedo permitir que mis hijos carminen o vallan en vicileta. (For safety reasons I cannot allow my children to bike or walk.)
- My child has walked to school since Kinder. We feel so lucky to live right near the school so that he gets this luxury.
- (Note next to "More than 20 minutes": An HR!).
- (Note next to Q. 11: he is only 4 yr).
- I wouldn't let my kids walk to or from school ever.
- My child is "healthy" and gets exercise other ways than walking home from school. The route is not safe for a 5 year old to walk unsupervised.
- (Note next to "Unhealthy": In the Texas heat walking nearly an hour home could be a health hazard.)
In order to change or improve many of the topics listed above we would need to add another elementary school in Kennedale between Patterson and Delaney. If my children and I lived in the same neighborhood as the school I would certainly be more inclined to allow them to walk or ride their bikes weather permitting. At this time we live 2 miles away which is roughly a 40 minute walk to school. My children would need to take parts of Kennedale Sublett Rd. that do not have sidewalks. The most dangerous area being the portion of Kennedale Sublett Rd that runs along Emerald Hills Memorial Park Cemetery.

- The reasons my child doesn't walk home from school is safety. Drivers are not cautious. My #1 concern is abduction.
- Too far, no sidewalk, lots of traffic.
- (Note next to "Very Unhealthy": wrote in and checked a box that read "Could be deadly").
- (Note next to "Transit": Daycare bus).
- Kennedale needs sidewalks especially in school zones
- Would have to have a crossing guard at Treepoint and Pennsylvania to consider walking/riding to school.

C. Walking Audit Map





D. Audit Tool (Checklist)

WALKING AND BICYCLING SCHOOL SAFETY AUDIT

Name: _____ Date: _____ Time: _____

Traffic Signs & Speed Control	Yes	No	N/A	Comment
a. Is there a designated school speed zone? (Identify the locations of the school zone signs on your map)				If Yes, what is the speed limit? _____
b. Are there any issues with the school zone signs? ☐ Too close to school ☐ Too far from school ☐ Sign is faded or broken ☐ Sign is obstructed by vegetation ☐ Other (please explain)				
c. Are there School Crossing signs, flashing beacons, or 'No Parking' signs or pavement markings around the school? (Identify on your map)				
d. Are there currently other speed/traffic control measures used around the school (e.g., different pavement surfaces, speed bumps, or speed tables)?				
e. Are the traffic signs and speed control measures around the school adequate and effective?				

OTHER OBSERVATIONS:

WALKING AND BICYCLING SCHOOL SAFETY AUDIT

Name: _____ Date: _____ Time: _____

Identify on your map the flow of vehicular and bus drop-off/pick-up traffic.

Parent & Bus Loading Areas	Yes	No	N/A	Comment
a. Are there signs indicating parent pick-up/drop-off areas?				
b. Are bus driveways physically separated from parent pick-up/drop-off areas?				
c. Is there a continuous sidewalk adjacent to the loading area(s) leading to the school entrance?				
d. Are sidewalks acceptable (e.g., are they wide enough to accommodate peak periods of pedestrian traffic, is the surface smooth, etc.)?				
e. Are there accessible ramps for wheelchairs, with a detectable warning surface?				
f. Do students have to cross parking lots or traffic lanes to get to the school from the loading area(s)?				
g. Do teachers or a safety patrol assist with the drop-off/pick-up process? Is this effective?				
h. Are loading areas well lit?				
i. Is parent loading occurring only in designated areas? If not, note the non-designated areas.				
j. *Does the designated parent loading area have an organized/moving queue? Or do parents seem to be stuck until the entire line moves?				
k. Does the parent loading/pick-up queue wrap out of the designated area, and impact adjacent streets?				
l. Are school buses staged single-file?				
m. If buses are "double-stacked" for loading areas, are measures taken for the safety of students needing to cross in front of or behind buses?				

*Questions as part of NCTCOG's Idle-Free School Zone Program.

OTHER OBSERVATIONS:

WALKING AND BICYCLING SCHOOL SAFETY AUDIT

Name: _____ Date: _____ Time: _____

From sidewalks in the public right-of-way, how do students walking and bicycling get to the school entrance from all directions? (Only evaluate those pedestrian and bicycle facilities on school property.)

Campus Sidewalks & Bicycle Facilities	Yes	No	N/A	Comment
a. Are school gates or fences appropriately located to provide direct and convenient access for pedestrians to and from the school grounds?				
b. Are pedestrians clearly directed to crossing points?				
c. Are crossing points for pedestrians properly signed and/or marked?				
d. Where it's necessary for students to cross the path of motor vehicles on the school grounds, are they assisted by such safety measures as crossing guards, safety patrols, raised or striped pedestrian walkways, etc?				
e. Are sidewalks acceptable (are they wide enough to accommodate peak periods of student traffic, is the surface smooth, etc.)?				
f. Are there any formal or informal off-street paths or cut-throughs ("goat trails") on the school grounds?				
g. Is there bicycle parking on the school site?				If Yes, how many spaces are there? _____ Does the bicycle parking appear to be in good condition? _____
h. Is the location of bicycle parking in reasonable proximity to the school entrance and along a sidewalk or bike path to the school?				
i. Is the bicycle parking area well-lit and in an area of good visibility?				

OTHER OBSERVATIONS:

WALKING AND BICYCLING SCHOOL SAFETY AUDIT

Name: _____ Date: _____ Time: _____

Intersections

Intersection Cross Streets: _____

Issue	Yes	No	N/A	Comment
a. What is the traffic control device? (2-way stop, 4-way stop, traffic light, etc.)				
b. Are there pedestrian walk signals for all crossing directions?				
c. Does the push button work and is it reachable by a person in a wheelchair?				
d. Is there sufficient crossing time, and a countdown feature?				
e. Is there a crossing guard present to assist students with crossing the street?				
f. Are there accessible curb ramps for wheelchair access on all corners?				Number of curb ramps per corner: _____
g. Do the ramps have detectable warning strips?				
h. Presence and condition of the pedestrian landing area (5x5-ft. flat section at the top of the ramp).				
i. Are there painted crosswalks for all crossing directions?				
j. Are the curb ramps contained within the crosswalk markings?				
k. Are crosswalks wide enough to accommodate peak pedestrian traffic?				
l. Is the visibility of the crosswalks adequate during the day and night?				
m. Are there barriers present that could prevent a driver from seeing a child preparing to cross the street (e.g., utility boxes, vegetation, parked vehicles, signage, or fences)?				
n. Do cars park or wait, blocking the vision of other motorists, bicyclists, and pedestrians?				
o. Is the pedestrian crossing adequately lit?				
p. Do wide curb radii lengthen pedestrian crossing distances and encourage high-speed right turns?				
q. Do turning vehicles pose a hazard to pedestrians crossing the street?				

OTHER OBSERVATIONS:

RECOMMENDATIONS:

WALKING AND BICYCLING SCHOOL SAFETY AUDIT

Name: _____ Date: _____ Time: _____

Intersections and Crossings

Intersection Cross Streets: _____

Does the intersection or crossing present challenges for students walking to and from school, and why?

- ☐ Width of road
- ☐ Too many lanes
- ☐ Large number of cars
- ☐ Large number of turning vehicles
- ☐ Wide curb radii that lengthens crossing distances and encourages high-speed right turns
- ☐ High posted speed limit
- ☐ No crosswalk markings
Identify on map which crossing directions should have crosswalks to improve safety and identify a route to school
- ☐ Faded crosswalk marking
- ☐ Crosswalks are not wide enough to accommodate peak pedestrian traffic
- ☐ No curb ramp for wheelchair users
Identify on map which corners do not have curb ramps
- ☐ No tactile strip for vision-impaired pedestrians
Identify on map which corners do not have curb ramps with tactile strips
- ☐ No stop sign
- ☐ No traffic light
- ☐ No pedestrian signal on traffic light
- ☐ No pedestrian countdown on traffic light
- ☐ "Walk phase" of traffic light not long enough
- ☐ Crossing is not adequately lit
- ☐ Drivers exceed the posted speed limit
- ☐ Drivers do not yield to pedestrians
- ☐ Drivers don't come to a complete stop
- ☐ Drivers cannot see pedestrians at corners
What barriers are preventing them from seeing pedestrians (e.g., utility boxes, vegetation, parked cars, signage, or fences)?
- ☐ Other (please describe)

WALKING AND BICYCLING SCHOOL SAFETY AUDIT

Name: _____ Date: _____ Time: _____

Streets

Street Name: _____

Posted Speed Limit: _____ School Zone Speed Limit (if applicable): _____ Number of Travel Lanes: _____

Relative Traffic Volume Level (*High, Medium, or Low): _____

**High would refer to busy arterials, Medium to collectors or high volume residential streets, Low to quiet residential streets.*

Issue	Yes	No	N/A	Comment
a. Are sidewalks present and continuous without gaps? (If no, identify on map where sidewalks are missing)				
b. Are sidewalks well maintained (free of cracks and holes, standing water, debris)?				
c. Are sidewalks obstructed (poles, vegetation, etc.)?				
d. Are sidewalks wide enough to accommodate peak periods of pedestrian traffic?				Sidewalk width: _____
e. Are there accessible ramps for wheelchairs?				
f. Are there any conflicts between bicycles and pedestrians on the sidewalks?				
g. Are the sidewalks adequately lit for pedestrians to see, be seen, and feel safe?				
h. Does the number of driveways intersecting sidewalks make the route dangerous or undesirable for pedestrian travel?				
i. Is there a buffer between the sidewalk and adjacent travel lane?				
j. What is the landscaping like? Is it conducive to promoting walking and biking? Does it block sidewalks or ability to see traffic?				
k. Is traffic speed or volume a problem for pedestrians? Please describe.				
l. Are there abandoned buildings or cars along the route to school?				
m. Does (actual or suspected) crime take place in the area?				
n. Do any homes have scary or loose dogs?				

OTHER OBSERVATIONS:

RECOMMENDATIONS:

WALKING AND BICYCLING SCHOOL SAFETY AUDIT

Name: _____ Date: _____ Time: _____

Pedestrian and Motorist Observed Behaviors

Location of Observation: _____

Number of Pedestrians Observed:Number of Bicyclists Observed:

Students:

Students:

Other:

Other:

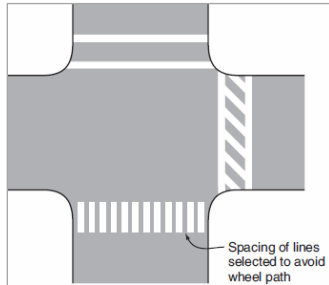
Issue	Yes	Location / Comment
Pedestrians walking in the street	☐	
Students running across the street	☐	
Children or adults not obeying crossing guards (if available)	☐	
Children entering the street or travel lanes from between parked cars, unaccompanied by adult	☐	
Students or other pedestrians cross the street at places other than marked crosswalks.	☐	If so, where?
Bicyclists do not follow proper traffic laws (e.g., stopping at traffic signals and stop signs)	☐	
Crossing guards promoting unsafe behaviors	☐	
Parent loading or unloading occurs in undesignated areas	☐	If so, where?
Parents park in areas designated as "No Parking"	☐	
Drivers stop or park, blocking crosswalks	☐	
Drivers not yielding to pedestrians in crosswalks?	☐	
Drivers not obeying crossing guards (if available)?	☐	
Speeding in the school zone	☐	
Distracted driving (e.g., talking on the phone or texting)	☐	
Did you witness any conflicts, collisions or near-collisions between motorists and pedestrians?	☐	
Are there any informal off-street paths or cut-throughs (i.e., "goat trails")?	☐	

OTHER OBSERVATIONS:

E. Engineering Improvements - Glossary

Crosswalks

Marked crosswalks alert drivers approaching and traveling through the intersection of the potential presence of pedestrians. Marked crosswalks also direct legal pedestrian movements to desirable crossing points (Texas MUTCD, Section 3B.18). Shown below clockwise from the top are the three primary types of crosswalk markings: transverse, diagonal, and longitudinal (also known as continental or ladder).

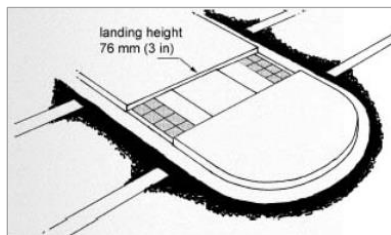


Source: Texas MUTCD

The types of crosswalk markings can be classified as basic or high visibility. Basic crosswalks consist of two transverse lines. High visibility markings consist of diagonal or longitudinal lines parallel to traffic flow with or without transverse lines. An FHWA study found that continental markings were detected at about twice the distance upstream as transverse markings during daytime conditions, which meant that drivers traveling at 30 mph had eight additional seconds of awareness of crossing pedestrians.⁶ High-visibility crosswalk markings (such as longitudinal or continental markings) should be installed for all crosswalks at non-intersection locations, areas with lots of pedestrian traffic, and intersections with conflicts between vehicular and pedestrian movements.

Median Pedestrian Refuge Island

Refuge Islands provide pedestrians and bicyclists a refuge area within intersection and midblock crossings, and on wide thoroughfares, provide a location for pedestrians or bicyclists to wait partially through their crossing. They also break up crosswalks at complex multilane intersections into shorter and easier sections for pedestrians to cross. By reducing the crosswalk distance, refuge islands reduce pedestrian exposure to vehicle traffic, thereby improving safety and comfort (ITE, 2010, *Designing Walkable Urban Thoroughfares*).



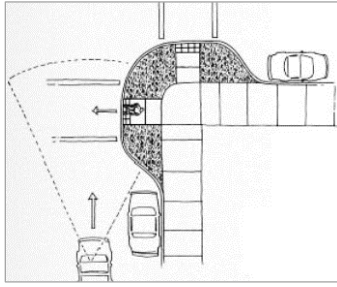
Source: FHWA, 2017

Curb Extensions

Also known as “bulb-outs”, curb extensions extend the line of the curb into the traveled way, reducing the width of the street. Curb extensions not only shorten crossing distance and improve driver and pedestrian visibility, they

⁶ Fitzpatrick, Kay; Chrysler, Susan T.; Iragavarapu, Vichika; & Sug Park, Eun. (2010). Crosswalk marking field visibility study. FHWA-HRT-10-068. Federal Highway Administration, McLean, VA.

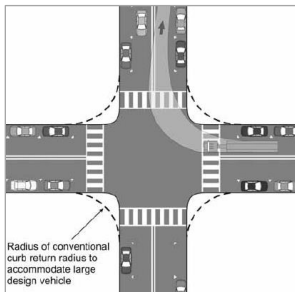
also prevent parking at intersection corners and near mid-block crosswalks (ITE, 2010, *Designing Walkable Urban Thoroughfares*).



Source: FHWA, 2017

Curb Return Radii

The curb return is the curved connection where the curbs of two streets intersect. The radius of the curve varies, with larger radii used to facilitate the turning of large trucks and buses. Larger radius corners increase the length of pedestrian crosswalks, and increase vehicular turning speeds. In designing the curb extensions at street and driveway intersections, the smallest practical curb-return radii should be used to increase motorist visibility of pedestrians waiting to cross the street, reduce pedestrian crossing distance, and reduce the speed of turning vehicles and severity of crashes if they occur. With smaller curb radii, the occasional turn made by large trucks can be accommodated with slower speeds and some encroachment into the opposing traffic lanes (ITE, 2010, *Designing Walkable Urban Thoroughfares*). The selection of curb radii ranging from 15 to 25 feet is preferable.



Source: Kimley-Horn and Associates, Inc.

ADA Curb Ramp

Two curb ramps should be installed at intersection corners whenever possible. Best practices for curb ramp design are as follows:⁷

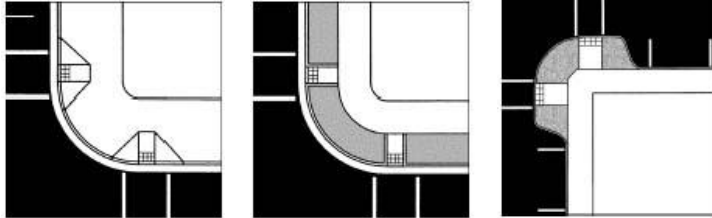
- The ramp, or ramp run, must be at least 36 inches wide, not including flared sides.
- Ramp runs shall have a running slope not steeper than 1:12.
- There must be landings provided at the top of curb ramps. The length of the landing area must be 36 inches minimum, and the width at least as wide as the curb ramp, excluding flared sides.
- The ramp run must have detectable warnings (i.e., dome-shaped bumps) that extend the full width of the ramp and a minimum depth of 24 inches.
- Ramps must have flared sides if people are required to walk across them. Curb ramp flares shall not be steeper than 1:10.
- The curb ramp should be placed within the marked crosswalk.

⁷ Texas Department of Licensing and Regulation. (2012, March 15). 2012 TAS (Texas Accessibility Standards). Texas Government Code, Chapter 469.

Civil Rights Division of the United States Department of Justice. (2007). The ADA Best Practices Tool Kit for State and Local Governments: Chapter 6, Curb Ramps and Pedestrian Crossings Under Title II of the ADA.

- The curb ramp should be aligned with the crosswalk, so there is a straight path of travel from the top of the ramp to the center of the roadway to the curb ramp on the other side.

The following images from FHWA are examples of good design for perpendicular curb ramps—ramps that are generally perpendicular to the curb.



Source: FHWA (2001), Designing Sidewalks and Trails for Access.

Lane Separators and Channelizing Devices

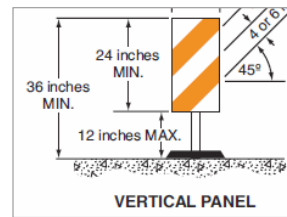
Lane separators are used to channelize road users (e.g., to divide opposing vehicular traffic lanes) (Texas MUTCD). For the purposes of this plan, the lane separator might consist of centerline striping, retroreflective raised pavement markers, and a Turn sign (W1-1) with an advisory speed plaque (W13-1P) of 15 mph or less (or other speed as determined by an engineering study). Additional signs may be needed upon further study (e.g., Chevron Alignment signs (W1-8) or Stay in Lane sign (R4-9)). If, upon further evaluation, it is found that there is still a high risk of head-on collisions, additional lane separation measures may be considered, such as retroreflective vertical panels.



Source: FHWA (2014)



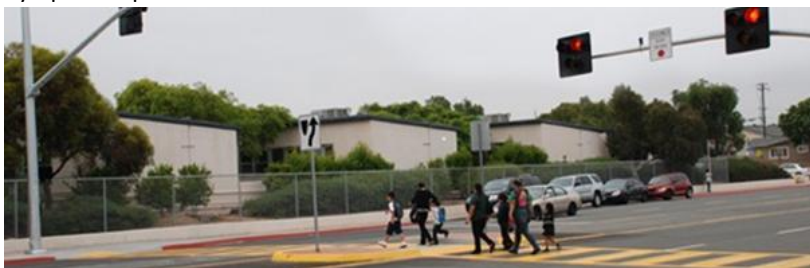
Source: Texas MUTCD



Source: Texas MUTCD

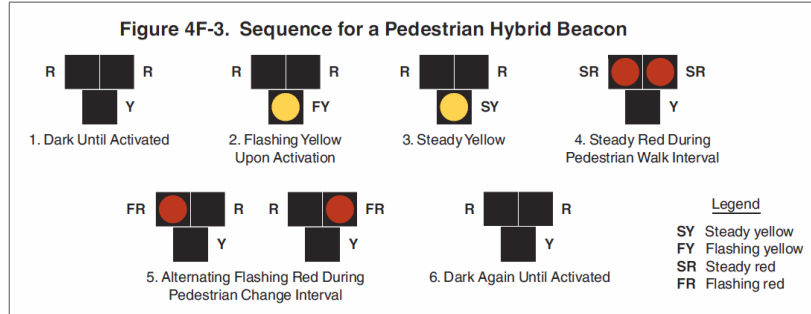
Pedestrian Hybrid Beacon

The pedestrian hybrid beacon (also known as the High intensity Activated crossWalk (or HAWK)) is a pedestrian-activated warning device located on the roadside or on mast arms over midblock pedestrian crossings. The pedestrian hybrid beacon is an intermediate option between the operational requirements and effects of a rectangular rapid flash beacon and a full pedestrian signal because it provides a positive stop control in areas without the high pedestrian traffic volumes that typically warrant the installation of a signal. The installation of a pedestrian hybrid beacon has been shown to reduce pedestrian crashes by 69 percent, and total roadway crashes by up to 29 percent.⁸



⁸ Federal Highway Administration. (2017). Pedestrian hybrid beacon. FHWA-SA-12-012. Retrieved from https://safety.fhwa.dot.gov/provencountermeasures/fhwa_sa_12_012.cfm

Source: City of Chula Vista, CA



Source: Texas MUTCD

School Signs that Meet Current MUTCD Standards (bright yellow-green)

Under the 2011 Texas Manual on Uniform Traffic Control Devices (MUTCD) all school warning signs, including any supplemental plaques, shall have a fluorescent yellow-green background with a black legend and border.

Existing Signs:



Fluorescent Yellow-Green Signs:



Fluorescent yellow-green signs are more conspicuous than standard yellow signs. As a result, drivers detect them from greater distances than standard yellow signs, enabling them to respond to situations earlier (i.e., slowing down or yielding to pedestrians). By alerting drivers sooner that special caution is needed, fluorescent yellow-green signs significantly improve the safety of students who walk and bicycle to school.⁹

No Parking Signs

Under Texas law, drivers may not park within 20 feet of a crosswalk at an intersection or within 30 feet on the approach to a stop sign or traffic control signal (Texas MUTCD). For the purposes of this plan, No Parking signs should be placed 20-30 feet from intersections, where indicated in the maps to do so. As an alternate to the use of arrows to show designated restriction zones, the Texas MUTCD gives the option that word messages such as HERE TO CORNER, THIS SIDE OF SIGN, or BETWEEN SIGNS may be used.

⁹ American Traffic Safety Services Association. (2006). Putting safety in the Safe Routes to School Program: A school administrator's guide. Fredericksburg, VA.

Kennedale Safe Routes to School Plan



Source: Texas MUTCD