



## KENNEDALE CITY COUNCIL AGENDA

REGULAR MEETING | SEPTEMBER 16, 2025 AT 5:30 PM  
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

### I. CALL TO ORDER

#### A. ROLL CALL

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

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

### II. PUBLIC COMMENT

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

### III. PRESENTATIONS

- A. 2025 National Night Out Proclamation
- B. Monarch Migration Day Proclamation
- C. 2025 Hispanic Heritage Month Proclamation
- D. 2025 Senior Center Month Proclamation
- E. 2025 Library Card Sign Up Proclamation

### IV. PUBLIC HEARING

- A. PZ Case #25-11 To conduct a Public Hearing on a request to replat the property located at 625 Grapevine Tr., Oak Crest Addition, Block 13, Lot BR of the City of Kennedale, Tarrant County, Texas, 76060.
- B. PZ Case #25-12 To conduct a Public Hearing on a request replat the property located at 220 Spring Branch, Ruiz Addition, Block AQ, Lot 1R of the City of Kennedale, Tarrant County, Texas, 76060.
- C. PZ Case #25-13 To conduct a public hearing on a on a proposed zoning change from "UV Urban Village District" to "C2 General Commercial District" for 600 W Kennedale Pkwy, Woodlea Acres Addition, Block 1, Lot 8 of the City of Kennedale, Tarrant County, Texas, 76060.

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

**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. August 19, 2025 City Council Minutes
2. August 27, 2025 City Council Special Budget Meeting Minutes
3. PZ Case #25-11 To consider and take action on a request to replat the property located at 625 Grapevine Tr., Oak Crest Addition, Block 13, Lot BR of the City of Kennedale, Tarrant County, Texas, 76060.
4. PZ Case #25-12 To consider and take action on a request replat the property located at 220 Spring Branch, Ruiz Addition, Block AQ, Lot 1R of the City of Kennedale, Tarrant County, Texas, 76060.

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

1. Facility Rental Fees
2. Consider and take action on a Development Agreement with RMC Capital, LLC, for the RMC Business Park, located at 317 S New Hope Rd, Kennedale, TX 76060.
3. Amendment No.1 for Briar Ct./Hillside Sanitary Sewer Improvements
4. Investment Policy Update — Changes to Appendix B, List of Approved Broker/Dealers
5. Ordinance # 790- PZ Case #25-13 To Consider and take action on a proposed zoning change from "UV Urban Village District" to "C2 General Commercial District" for 600 W Kennedale Pkwy, Woodlea Acres Addition, Block 1, Lot 8 of the City of Kennedale, Tarrant County, Texas, 76060.

**VI. 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. Section 551.071 consultation with counsel on legal matters**

Description: Consult with the City Attorney regarding the Investigation.

**B. PURSUANT TO SECTION 551.074 - Personnel Matters, certain deliberations about officers and employees of the governmental body to be held in executive session. Section 551.071 consultation with counsel on legal matters**

Description: Discussion regarding vacancy for City Council Member Place 4

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

**VIII. ADJOURNMENT**



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BARBARA DAHL,  
CITY SECRETARY

**CERTIFICATION:** I DO HEREBY CERTIFY THAT THE SEPTEMBER 16, 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.

# PROCLAMATION

October 7, 2025

## ~ NATIONAL NIGHT OUT ~

WHEREAS, the National Association of Town Watch (NATW) sponsors a national community-building campaign on Tuesday, October 7, 2025 entitled “National Night Out”; and

WHEREAS, the National Night Out campaign provides an opportunity for neighbors in your city to join over 38 million neighbors across 18 thousand communities from all 50 states, U.S. territories and military bases worldwide; and

WHEREAS, National Night Out is an annual community-building campaign that promotes strong police community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live and work; and

WHEREAS, neighbors in the City of Kennedale, Texas, assist the Kennedale Police Department through joint community-building efforts and support National Night Out 2025; and

WHEREAS, it is essential that all neighbors of the City of Kennedale come together with police and work together to build a safer, more caring community; and

THEREFORE, we do hereby call upon all neighbors of the City of Kennedale to join the Kennedale Police Department and the National Association of Town Watch in support for National Night Out on Tuesday, October 7, 2025.

FURTHER, let it be resolved that we do hereby proclaim on Tuesday, September 16, 2025, the State of Texas and the neighborhoods of Kennedale celebrate Tuesday, October 7, 2025, as “National Night Out” in the City of Kennedale, Texas.

**NOW, THEREFORE, I, BRAD HORTON, MAYOR OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, do hereby proclaim October 7, 2025 as:**

## ~ NATIONAL NIGHT OUT ~

IN TESTIMONY, WHEREOF, I have hereunto set my hand and caused the Seal of the City of Kennedale, Texas to be affixed this 16<sup>th</sup> day of September 2025.

\_\_\_\_\_  
Mayor, Brad Horton

Attest;

\_\_\_\_\_  
City Secretary, Barbara Dahl

**PROCLAMATION**  
**~MONARCH MIGRATION DAY~**  
**September 27, 2025**

**~ MONARCH MIGRATION DAY ~**

**WHEREAS**, the monarch butterfly is an iconic North American species whose multigenerational migration and metamorphosis from caterpillar to butterfly has captured the imagination of millions of Americans; and

**WHEREAS**, our great state of Texas and city of Kennedale is within the monarch migration route which begins in Canada and ends in Mexico, a 3,000-mile journey that peaks in October; and

**WHEREAS**, the North American monarch population has declined by more than 90 percent in the past two decades due to habitat loss and environmental stress; and

**WHEREAS**, businesses and residents along with local government have a critical role to play to help save the monarch butterfly by providing monarch friendly habitat within landscapes, public parks, medians, community gardens and municipal buildings that serve as community hubs; and

**WHEREAS**, Texas Parks and Wildlife has partnered with the Texas Department of Transportation, the National Wildlife Federation and the Lady Bird Johnson Wildflower Center to promote the expansion of milkweed and nectar-producing pollinator gardens across our state; and

**WHEREAS**, the Keep Kennedale Beautiful Commission has agreed to lead the charge, encouraging and educating the community in creating "monarch way stations", to sustain monarchs along their annual migration routes and produce habitats so that these magnificent butterflies will once again flourish.

**NOW, THEREFORE, I, BRAD HORTON, MAYOR OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS**, do hereby proclaim September 27, 2025 as:

**~MONARCH MIGRATION DAY~**

In Kennedale, Texas, and I call upon all businesses and residents to commit to help restore habitat for the monarch by making simple landscape changes, grow milkweed or other nectar producing plants to promote the well-being and migration of this beautiful North American species.

IN TESTIMONY, WHEREOF, I have hereunto set my hand and caused the Seal of the City of Kennedale, Texas to be affixed this 16<sup>th</sup> day of September 2025.

\_\_\_\_\_  
Mayor, Brad Horton

Attest;

\_\_\_\_\_  
City Secretary, Barbara Dahl



**PROCLAMATION**  
***HISPANIC HERITAGE MONTH***  
**September 2025**

**WHEREAS**, each year, Americans observe National Hispanic Heritage Month from September 15 to October 15 by celebrating the histories, cultures, and contributions of American citizens whose ancestors came from Spain, Mexico, the Caribbean, and Central and South America; and

**WHEREAS**, the observance begins on September 15 to align with the independence days of several Latin American countries, including Costa Rica, El Salvador, Guatemala, Honduras, and Nicaragua. Mexico and Chile also celebrate their independence during this period; and

**WHEREAS**, the official theme for 2025, “Collective Heritage: Honoring the Past, Inspiring the Future,” encourages us to celebrate the traditions and history that have shaped Hispanic identity while looking forward to the promise of future generations; and

**WHEREAS**, Hispanic Americans continue to enrich our nation's character and shape our shared future through their strong commitment to family, faith, hard work, and service. They have made profound contributions as leaders, entrepreneurs, artists, and innovators in every sector of society; and

**WHEREAS**, during this month, we celebrate the vibrant and diverse cultures that have enhanced our national life, and we recognize the immeasurable impact of the Hispanic community on our local community of KENNEDALE; and

**NOW, THEREFORE**, be it resolved that I, BRAD HORTON, MAYOR OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, do hereby proclaim September 15 through October 15, 2025, as Hispanic Heritage Month in KENNEDALE, TARRANT COUNTY, TEXAS, and call upon all residents to join in observing this month with appropriate ceremonies, activities, and programs.

~ ***HISPANIC HERITAGE MONTH*** ~

IN TESTIMONY, WHEREOF, I have hereunto set my hand and caused the Seal of the City of Kennedale, Texas to be affixed this 16<sup>th</sup> day of September 2025.

\_\_\_\_\_  
Mayor, Brad Horton

Attest;

\_\_\_\_\_  
City Secretary, Barbara Dahl





**PROCLAMATION**  
***SENIOR CENTER MONTH***  
**September 2025**

**WHEREAS**, older Americans are significant members of our society, investing their wisdom and experience to help enrich and strengthen our community; and

**Whereas**, the KENNEDALE SENIOR CENTER has acted as a catalyst for mobilizing the creativity, energy, vitality, and commitment of the older residents of KENNEDALE, TEXAS; and

**Whereas**, through the wide array of services, programs, and activities, senior centers empower older citizens of KENNEDALE, TEXAS to contribute to their own health and well-being and the health and well-being of their fellow citizens of all ages; and

**Whereas**, KENNEDALE SENIOR CENTER has been a community partner in ensuring that older adults in our community are able to stay connected, safe and healthy; and

**Whereas**, the KENNEDALE SENIOR CENTER affirms the dignity, self-worth, and independence of older persons by facilitating their decisions and actions; tapping their experiences, skills, and knowledge; and enabling their continued contributions to the community;

**NOW, THEREFORE**, I BRAD HORTON, MAYOR OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, do hereby proclaim September 2025 National Senior Center Month and call upon all citizens to recognize the special contributions of the senior center participants and the special efforts of the staff and volunteers who work every day to enhance the well-being of the older citizens of our community.

~ ***SENIOR CENTER MONTH*** ~

IN TESTIMONY, WHEREOF, I have hereunto set my hand and caused the Seal of the City of Kennedale, Texas to be affixed this 16<sup>th</sup> day of September 2025.

\_\_\_\_\_  
Mayor, Brad Horton

Attest;

\_\_\_\_\_  
City Secretary, Barbara Dahl



**PROCLAMATION**  
***LIBRARY CARD SIGN UP MONTH***  
**September 2025**

**WHEREAS**, libraries are foundational to education, imagination, and opportunity, offering everything from early literacy programs to digital tools that support lifelong learning and personal growth;

**WHEREAS**, libraries welcome all people, serving as inclusive and accessible community hubs that connect individuals across cultures, generations, and experiences;

**WHEREAS**, libraries curate collections and design programs that reflect the diversity of the populations they serve, ensuring equitable access to information, technology, and culture for all;

**WHEREAS**, libraries help individuals navigate life's challenges by providing trusted information, digital access, job search support, and connections to essential services;

**WHEREAS**, libraries contribute to thriving local economies by equipping job seekers, entrepreneurs, students, and creators with tools and training to succeed;

**WHEREAS**, in times of both crisis and calm, libraries and their staff remain steadfast in supporting and strengthening their communities;

**WHEREAS**, library resources help households save money, reduce waste, and make sustainable choices, all through the simple power of a shared public good;

**WHEREAS**, a library card opens doors to endless possibilities, from books and technology to lifelong learning and imagination;

**NOW, THEREFORE**, be it resolved that I, BRAD HORTON, MAYOR OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, do hereby proclaim September 2025 as Library Card Sign-up Month in Kennedale, Texas, and encourage all residents to sign up for a library card and explore the endless possibilities it offers.

~ ***LIBRARY CARD SIGN UP MONTH*** ~

IN TESTIMONY, WHEREOF, I have hereunto set my hand and caused the Seal of the City of Kennedale, Texas to be affixed this 16<sup>th</sup> day of September 2025.

\_\_\_\_\_  
Mayor, Brad Horton

Attest;

\_\_\_\_\_  
City Secretary, Barbara Dahl

## STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

**MEETING DATE:** SEPTEMBER 16, 2025

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM V.B.3.

### SUBJECT

PZ Case #25-11 to conduct a public hearing and take action on a replat of the property located at 625 Grapevine Tr., Oak Crest Addition, Block 13, Lot BR of the City of Kennedale, Tarrant County, Texas, 76060.

### ORIGINATED BY NATHAN GONZALES

#### SUMMARY

The proposed replat will place existing structures of this industrial site on individual lots. No future roadway, easements, or utilities are required or proposed.

The replat meets the city's zoning requirements and has been reviewed and approved by city staff.

The Planning and Zoning Commission conducted a public hearing on August 28, 2025, and recommended approval by a vote of 3-0, with 2 members being absent.

### RECOMMENDATION

Staff recommends approval.

### ATTACHMENTS

|    |                                                                 |                                                                     |
|----|-----------------------------------------------------------------|---------------------------------------------------------------------|
| 1. | 625 Grapevine Tr Replat App                                     | 625 Grapevine Tr Replat App.pdf                                     |
| 2. | 625 Grapevine Tr Approved Re PLAT-7-21-25                       | 625 Grapevine Tr Approved Re PLAT-7-21-25.pdf                       |
| 3. | 625 Grapevine - DRAINAGE                                        | 625 Grapevine - DRAINAGE.pdf                                        |
| 4. | PZ Case 25-11 200' Buffer Letter Draft                          | PZ Case 25-11 200' Buffer Letter Draft.docx                         |
| 5. | Address Labels (3)                                              | Address Labels (3).docx                                             |
| 6. | Address List                                                    | Address List.xlsx                                                   |
| 7. | 200' Buffer Map (3)                                             | 200' Buffer Map (3).png                                             |
| 8. | 08.28.2025 - Publisher's Affidavit - P&Z Case 25-11,25-12,25-13 | 08.28.2025 - Publisher's Affidavit - P&Z Case 25-11,25-12,25-13.pdf |
| 9. | Owner's Affidavit                                               | Owner's Affidavit.pdf                                               |



12953

## City of Kennedale Replat Application

APPLICANT NAME: Grant Engineering, Inc. DATE: 5-19-2025  
CURRENT LEGAL DESCRIPTION: Lot B-R, Block 13, Oak Crest Addition ACRES: 2.6764  
CURRENT ZONING: I PROPOSED ZONING: I  
BEING PLATTED AS: SUBDIVISION NAME OAK CREST ADDITION  
LOTS: \_\_\_\_\_ BLOCKS: 13 PHASES: \_\_\_\_\_  
Lots B-R1, B-R2, B-R3, B-R4, B-R5, B-R6  
PROPERTY ADDRESS: 625 Grapevine Trail  
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: Grant Engineering, Inc.  
2751 Park Hill Drive, Fort Worth, TX 76109

### PROJECT CONTACT INFORMATION

OWNER OF RECORD: Valley Lane Industrial Park, L.L.C. Zack Etheredge,  
Partner  
ADDRESS: 1635 Rogers Road PHONE: 817-533-6040  
(mailing)  
CITY: Fort Worth STATE: TX ZIP: 76107

SURVEYOR: Grant Engineering, Inc. John A. Grant, III, R.P.L.S. 4151  
ADDRESS: 2751 Park Hill Drive PHONE: 817-923-3131  
(mailing)  
CITY: Fort Worth STATE: TX ZIP: 76109

ENGINEER: Grant Engineering, Inc. John A. Grant, III, P.E. 48538  
ADDRESS: 2751 Pa PHONE: 817-923-3131  
(mailing)  
CITY: Fort Worth STATE: TX ZIP: 76109

DEVELOPER: NO PROPOSED IMPROVEMENTS  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
(mailing)  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_



**Who is the primary contact for this project?**

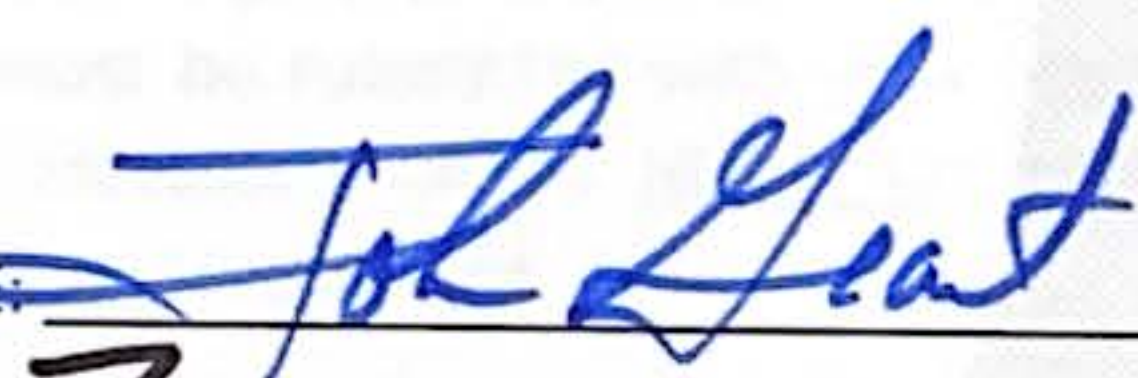
*All communication regarding this plat application will be made with the primary contact.*

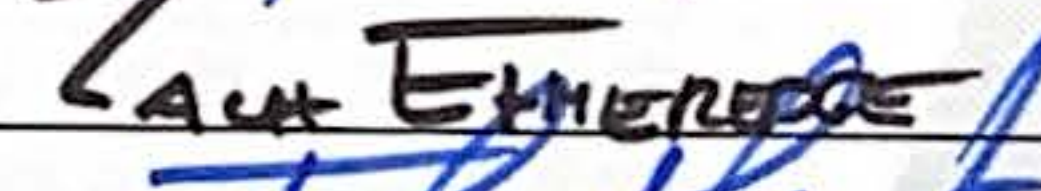
*Select only **ONE** primary contact.*

- ☐ Owner Phone 210-393-6734 Email ZACH@MOPACMANAGEMENT.COM
- ☐ Developer Phone \_\_\_\_\_ Email \_\_\_\_\_
- ☒ Surveyor Phone 817-923-3131 Email jagran13@aol.com
- ☐ Engineer Phone \_\_\_\_\_ Email \_\_\_\_\_

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

OWNER WANTS TO SUBDIVIDE LOT B-R INTO 6 LOTS, EACH OF WHICH  
WILL CONTAIN ONE OF SIX EXISTING BUILDINGS. THERE ARE NO  
PLANS FOR CONSTRUCTION. LAND USE WILL NOT CHANGE.

APPLICANT SIGNATURE:  DATE: \_\_\_\_\_

OWNER SIGNATURE:  DATE: 2/24/25

SURVEYOR SIGNATURE:  DATE: \_\_\_\_\_

ENGINEER SIGNATURE:  DATE: \_\_\_\_\_

DEVELOPER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



## Re-Plat Check List

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

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

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

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



# City of Kennedale Replat Check List

## GENERAL INFORMATION

### ✓ Map Sheet Size.

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

### ✓ Acceptable scale: 1" = 50', 1" = 100', or 1" = 200'.

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

### ✓ North Arrow & graphic scale in close proximity

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

### ✓ Vicinity Map

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

### ✓ Title includes City, County, State, Survey Name, Total Gross Acreage

### ✓ Subdivision name.

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

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

### ✓ Appropriate Title, i.e. "Replat of ..."

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

### ✓ Name & Address of Owner of Record, Sub-divider, Engineer, Surveyor, & Planner

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

### NA City Limits boundaries (where applicable)

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

### ✓ Surveyor's certification.

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



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

**KNOW ALL MEN BY THESE PRESENTS:**

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

\_\_\_\_\_  
Signature

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Date

Phone Number \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
(Affix Seal)

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

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

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

\_\_\_\_\_  
Chairman, Planning and Zoning Commission

\_\_\_\_\_  
Attest: Secretary, Planning and Zoning Commission

**ADJACENT PROPERTY (within 100')**



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

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



**Existing easements**

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



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

\_\_\_\_\_ **Permanent structure encroachments.**

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

\_\_\_\_\_ **Existing Street Right of Way dimensioned**

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

## **PROPOSED INFORMATION**

✓ \_\_\_\_\_ **Sub-division boundary in heavy lines**

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

\_\_\_\_\_ **Drainage & Utility Easements labeled and dimensioned**

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

✓ \_\_\_\_\_ **Lot and Blocks labeled in consecutive order**

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

\_\_\_\_\_ **Setback lines labeled or noted**



\_\_\_\_\_ Flood Plain Features shown

## **ADDITIONAL INFORMATION**

### **\_\_\_\_\_ Plat notes and conditions.**

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

### **\_\_\_\_\_ Public Use Areas.**

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

### **✓ \_\_\_\_\_ Street names.**

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

### **\_\_\_\_\_ Metes and bounds description.**

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

### **✓ \_\_\_\_\_ Lot dimensions.**

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

### **✓ \_\_\_\_\_ Lot areas.**

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

### **✓ \_\_\_\_\_ Irregular side lot lines.**

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

### **\_\_\_\_\_ Drainage easements.**

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

### **✓ \_\_\_\_\_ County certification.**

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

### **✓ \_\_\_\_\_ Dedication certificate.**



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

KNOW ALL MEN BY THESE PRESENTS:

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

\_\_\_\_\_  
Signature of Owner

STATE OF TEXAS     }  
COUNTY OF TARRANT }{

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

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

\_\_\_\_\_

Notary Public in and for Tarrant County

My commission expires: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

\_\_\_\_\_  
**City council approval certification.**

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

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

\_\_\_\_\_  
Mayor, City of Kennedale

\_\_\_\_\_  
Attest: City Secretary





# TARRANT COUNTY TAX OFFICE

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

RICK D. BARNES  
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004473310  
AD NUMBER: 30390 13 BR  
CERTIFICATE NO : 143167579

**COLLECTING AGENCY**

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

**REQUESTED BY**

BLAIR ANN D

4924 TANGLEWOOD DR  
BURLESON TX 760281215

DATE : 5/28/2025

FEE : \$10.00

**PROPERTY DESCRIPTION**

OAK CREST ADDITION BLOCK 13 LO  
T BR

0000625 GRAPEVINE TR  
2.803 ACRES

**PROPERTY OWNER**

BLAIR ANN D

4924 TANGLEWOOD DR  
BURLESON TX 760281215

PAGE 1 OF 1

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

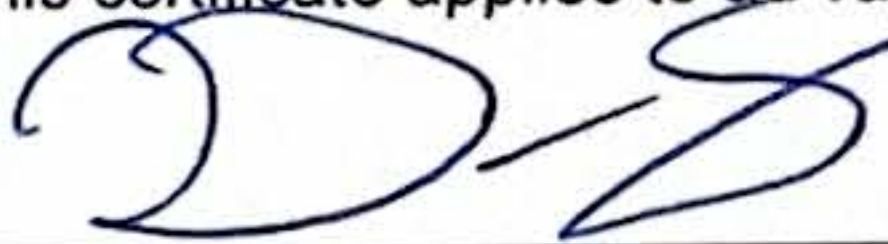
ISSUED TO : BLAIR ANN D

ACCOUNT NUMBER: 00004473310

TOTAL CERTIFIED TAX: \$0.00

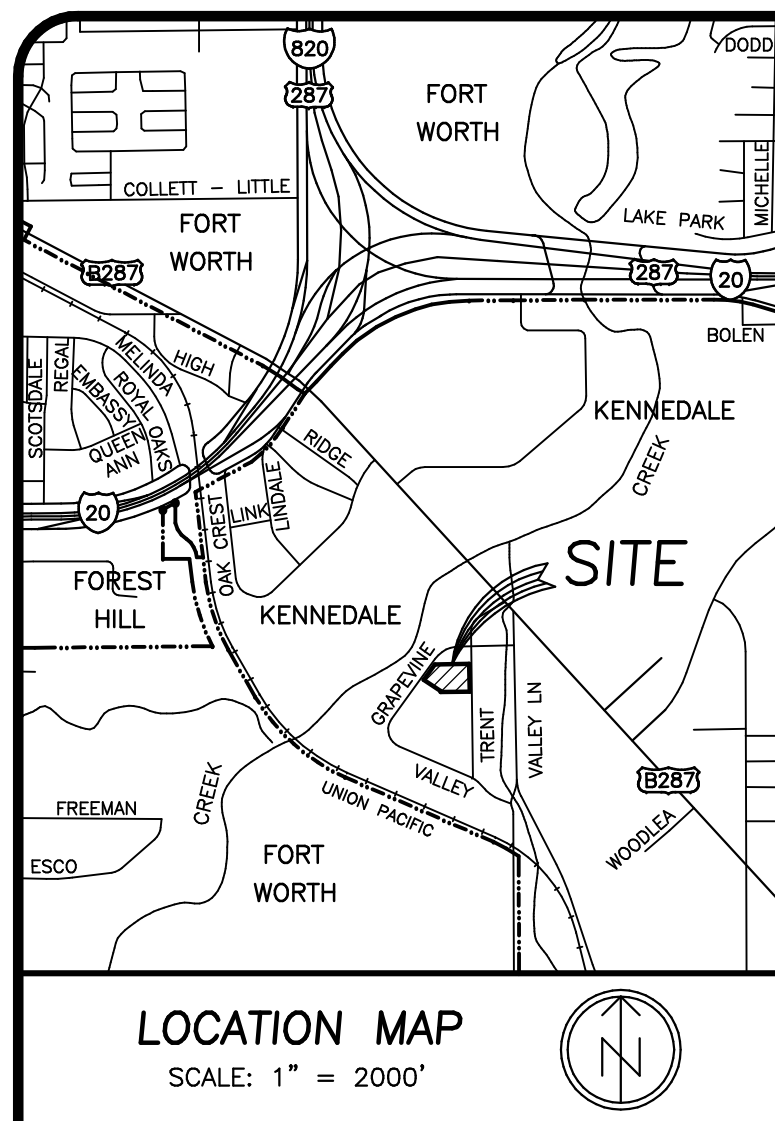
As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become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

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

  
Deputy





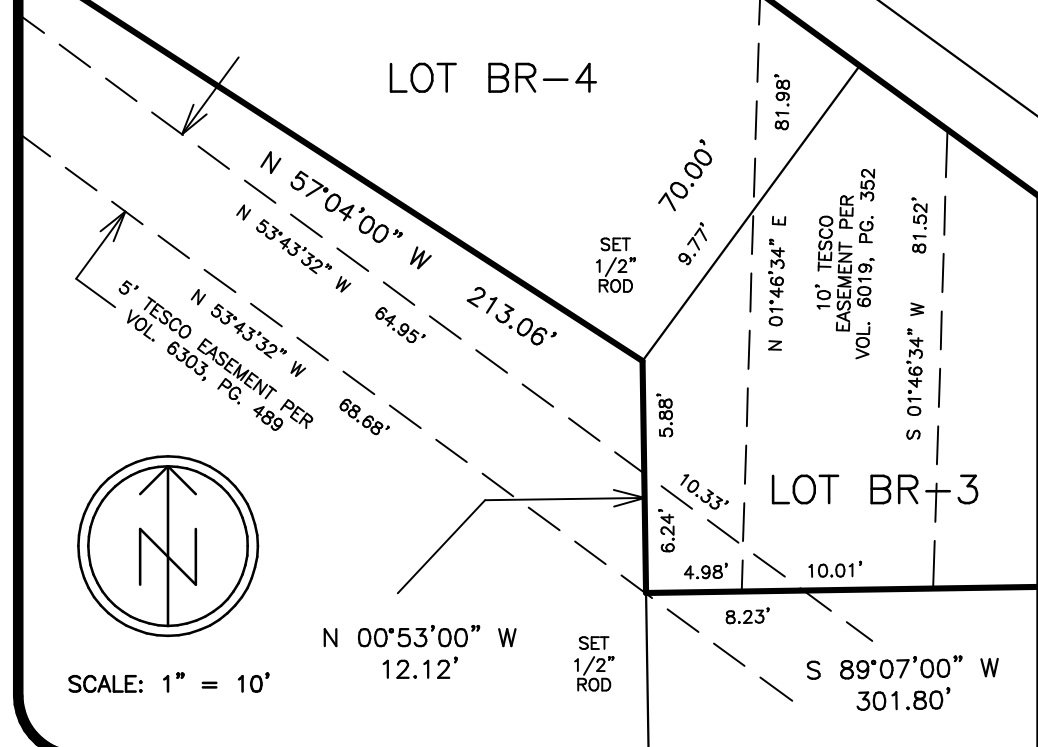


**OWNER:**  
VALLEY LANE INDUSTRIAL PARK, LLC  
1635 ROGERS ROAD  
FORT WORTH, TEXAS 76107  
817-533-6040  
ZACH ETHEREDGE, PARTNER

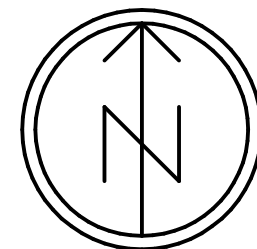
**SURVEYOR:**  
GRANT ENGINEERING, INC.  
2751 PARK HILL DRIVE  
FORT WORTH, TEXAS 76109  
817-923-3131 VOICE  
817-923-4141 FAX  
jagrants@aol.com

OAK CREST  
VOLUME 388-C  
PAGE 81  
LOT 1  
BLOCK 14  
RIG PROPERTIES  
LLC  
CLERK'S FILE NO. D206104233

**EASEMENT DETAIL**



**GENERAL PLAT NOTES**  
THE BASIS OF BEARINGS USED TO PREPARE THIS SURVEY IS THE PLAT RECORDED IN VOLUME 388-C, PAGE 81, PLAT RECORDS, TARRANT COUNTY, TEXAS.  
THE PURPOSE OF THIS REPLAT IS TO CREATE SIX (6) LEGAL LOTS OF RECORD FROM ONE PREVIOUSLY PLATTED LOT.  
FLOODPLAIN STATEMENT:  
ALL OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE AE, COMMUNITY PANEL 48439C0340K, EFF. DATE 09-25-09  
CONTROLLING MONUMENTS:  
1/2" STEEL ROD AT THE MOST EASTERLY CORNER OF LOT 1, BLOCK 14  
5/8" STEEL ROD AT THE MOST EASTERLY CORNER OF LOT 3, BLOCK 14  
1/2" STEEL ROD AT THE POINT OF CURVATURE IN THE SOUTHEAST LINE OF LOT 1, BLOCK 11  
TESCO DENOTES TEXAS ELECTRIC SERVICE COMPANY



SCALE: 1" = 30'  
0 10 20 50 100

OAK CREST  
VOLUME 388-C, PAGE 81  
LOT 1  
BLOCK 11  
SCALIA PROPERTIES LLC  
CLERK'S FILE NO. D219014517

GRAPEVINE TRAIL  
(50' RIGHT-OF-WAY)  
N 36°19'00" E 200.00'

LOT BR-6  
15,350 SF  
0.3524 AC.  
LOT BR-5  
15,763 SF  
0.3619 AC.  
LOT BR-4  
14,888 SF  
0.3418 AC.  
LOT BR-3  
26,990 SF  
0.6196 AC.

OAK CREST  
VOLUME 388-109, PAGE 78  
LOT D  
BLOCK 13  
U M ABRASIVES INC.  
VOLUME 6668, PAGE 915

OAK CREST  
VOL. 388-C, P. 81  
LOT 6  
BLOCK 13  
U M ABRASIVES INC.  
VOLUME 6668, PAGE 915

OAK CREST  
VOLUME 388-C, PAGE 81  
LOT 2  
BLOCK 11  
SCALIA PROPERTIES LLC  
CLERK'S FILE NO. D219014517

OAKCREST  
VOLUME 388-109, PAGE 78  
LOT C  
BLOCK 13  
J. REFUGIO VARGAS  
CLERK'S FILE NO. D214017288

OAK CREST  
VOLUME 388-C, PAGE 81  
LOT 3  
BLOCK 11  
SCALIA PROPERTIES LLC  
CLERK'S FILE NO. D219014517

OAK CREST  
VOLUME 388-181, PAGE 37  
LOT 4-A  
BLOCK 11  
PENNINGTON FAMILY LP  
CLERK'S FILE NO. D213182500

**OWNER'S DEDICATION**  
STATE OF TEXAS  
COUNTY OF TARRANT  
KNOW ALL MEN BY THESE PRESENTS THAT VALLEY LANE INDUSTRIAL PARK, LLC, ZACH ETHEREDGE, PARTNER, IS THE LEGAL OWNER OF THE ABOVE DESCRIBED TRACT OF LAND:  
BEING ALL OF LOT B-R, BLOCK 13, OAK CREST ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-118, PAGE 63, PLAT RECORDS, TARRANT COUNTY, TEXAS.  
AND DOES HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS ITS PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:  
LOTS BR-1, BR-2, BR-3, BR-4, BR-5, & BR-6, BLOCK 13  
OAK CREST ADDITION  
AN ADDITION TO THE CITY OF KENNEDALE  
TARRANT COUNTY, TEXAS  
AND DOES HEREBY CONVEY TO THE PUBLIC FOR PUBLIC USE; THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT. IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

**ACKNOWLEDGMENT**  
STATE OF TEXAS  
COUNTY OF TARRANT  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED ZACH ETHEREDGE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
MY COMMISSION EXPIRES: \_\_\_\_\_



JOHN A. GRANT, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR 4151

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, TO APPROVE OF THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF KENNEDALE

ATTEST: CITY SECRETARY

**REPLAT  
LOTS B-R1, B-R2, B-R3,  
B-R4, B-R5, & B-R6, BLOCK 13  
OAK CREST ADDITION**

TO THE  
**CITY OF KENNEDALE  
TARRANT COUNTY, TEXAS**

A REVISION OF  
LOT B-R, BLOCK 13  
OAK CREST ADDITION  
AS RECORDED IN  
VOLUME 388-118, PAGE 63  
PLAT RECORDS, TARRANT COUNTY, TEXAS

MAY, 2025  
2.6764 ACRES  
6 LOTS

**Grant Engineering, Inc.**

Engineers Surveyors Planners  
2751 Park Hill Drive Fort Worth, Texas 76109-1426 817-923-3131  
Firm Registration No. 100919-00

OAKCREST  
VOLUME 388-182, PAGE 19

PORTION OF  
LOT 1-R-1  
BLOCK 12

J. REFUGIO VARGAS  
CLERK'S FILE NO. D214017284

OAKCREST  
VOLUME 388-182, PAGE 19

PORTION OF  
LOT 1-R-1  
BLOCK 12

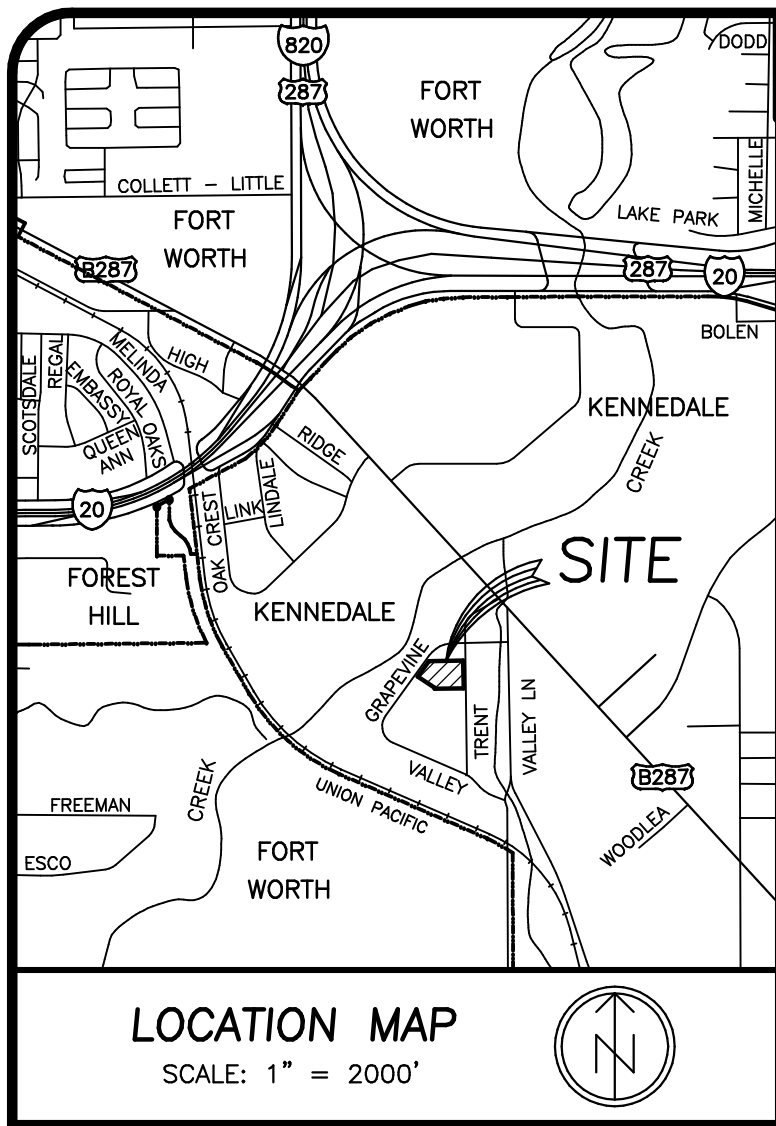
DELIA KATYRIA VELEZ OROPEZA  
CLERK'S FILE NO. D225040437

OAK CREST  
CABINET B, SLIDE 1195

LOT 3R1  
BLOCK 12

MARIA TOBAR BENITEZ  
CLERK'S FILE NO. D216245157



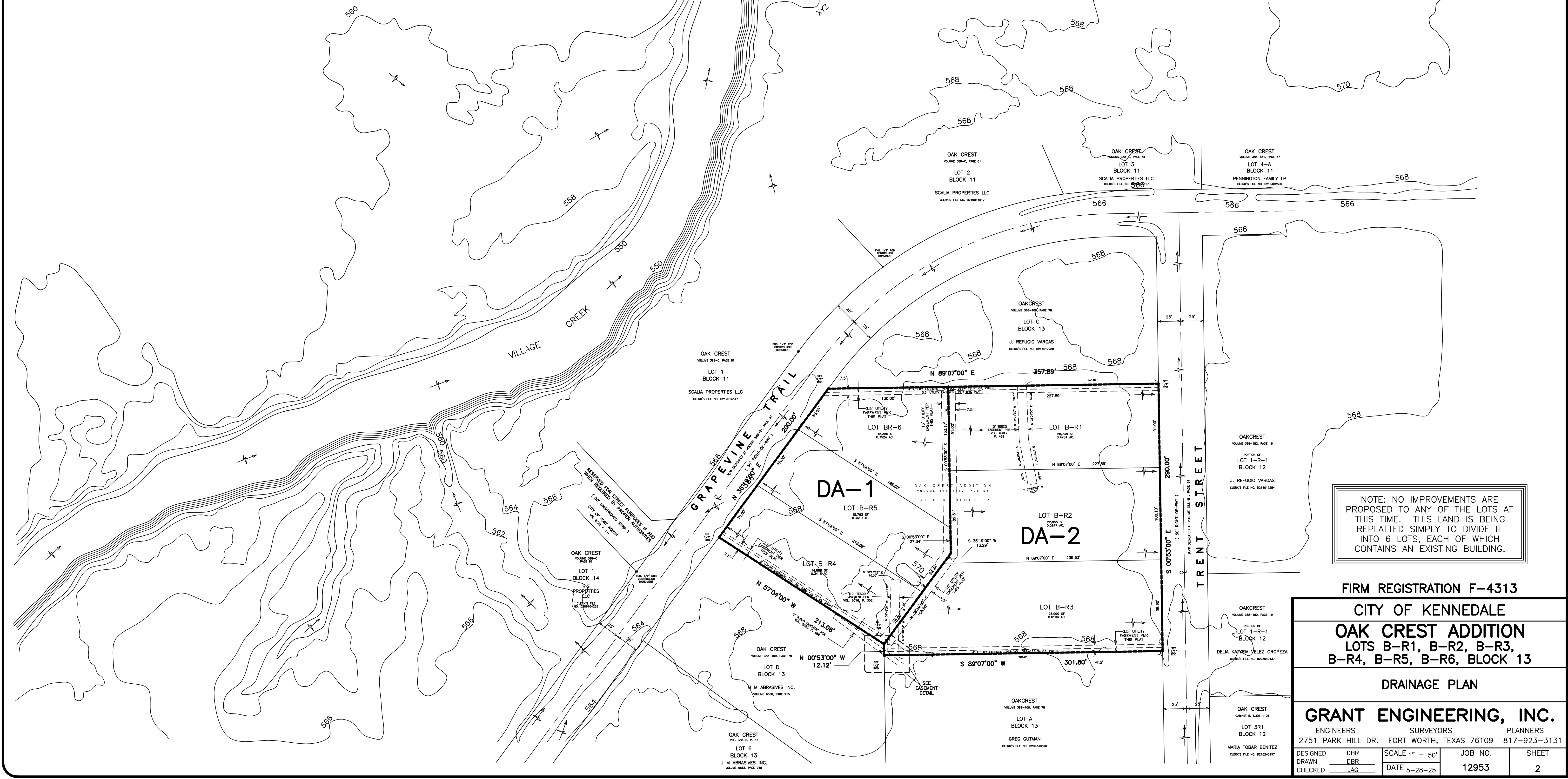
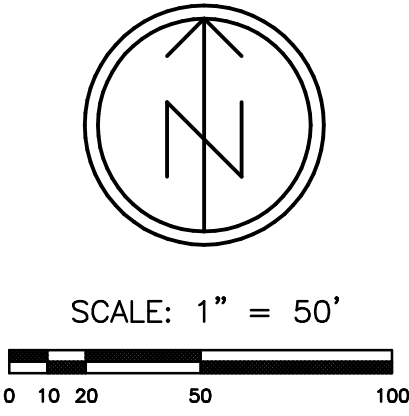


| PRE DEVELOPMENT DRAINAGE CALCULATIONS |               |      |            |                        |                      |                       |                        |                    |                     |                      |
|---------------------------------------|---------------|------|------------|------------------------|----------------------|-----------------------|------------------------|--------------------|---------------------|----------------------|
| Q=CIA                                 | DRAINAGE AREA | C    | AREA acres | t <sub>c</sub> minutes | i <sub>5</sub> in/hr | i <sub>25</sub> in/hr | i <sub>100</sub> in/hr | Q <sub>5</sub> cfs | Q <sub>25</sub> cfs | Q <sub>100</sub> cfs |
|                                       | 1             | 0.65 | 1.056      | 10                     | 5.71                 | 7.50                  | 9.14                   | 3.92               | 5.15                | 6.27                 |
|                                       | 2             | 0.62 | 1.620      | 10                     | 5.71                 | 7.50                  | 9.14                   | 5.74               | 7.53                | 9.18                 |

| POST DEVELOPMENT DRAINAGE CALCULATIONS |               |      |            |                        |                      |                       |                        |                    |                     |                      |
|----------------------------------------|---------------|------|------------|------------------------|----------------------|-----------------------|------------------------|--------------------|---------------------|----------------------|
| Q=CIA                                  | DRAINAGE AREA | C    | AREA acres | t <sub>c</sub> minutes | i <sub>5</sub> in/hr | i <sub>25</sub> in/hr | i <sub>100</sub> in/hr | Q <sub>5</sub> cfs | Q <sub>25</sub> cfs | Q <sub>100</sub> cfs |
|                                        | 1             | 0.65 | 1.056      | 10                     | 5.71                 | 7.50                  | 9.14                   | 3.92               | 5.15                | 6.27                 |
|                                        | 2             | 0.62 | 1.620      | 10                     | 5.71                 | 7.50                  | 9.14                   | 5.74               | 7.53                | 9.18                 |

Rainfall Intensities based on Table A-9, Johnson County, per lswn design Manual

NOTE: NO IMPROVEMENTS ARE PROPOSED TO ANY OF THE LOTS AT THIS TIME. THIS LAND IS BEING REPLATTED SIMPLY TO DIVIDE IT INTO 6 LOTS, EACH OF WHICH CONTAINS AN EXISTING BUILDING.



FIRM REGISTRATION F-4313

CITY OF KENNEDALE

OAK CREST ADDITION

LOTS B-R1, B-R2, B-R3, B-R4, B-R5, B-R6, BLOCK 13

DRAINAGE PLAN

GRANT ENGINEERING, INC.

ENGINEERS SURVEYORS PLANNERS

2751 PARK HILL DR. FORT WORTH, TEXAS 76109 817-923-3131

DESIGNED DBR SCALE 1" = 50' JOB NO. SHEET

DRAWN DBR DATE 5-28-25 12953 2

CHECKED JAG





## NOTICE OF PUBLIC HEARING

August 8, 2025

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on Thursday, August 28, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

**PZ CASE #25-11 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 625 GRAPEVINE TR, OAK CREST ADDITION, BLOCK 13, LOT BR OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.**

A second public hearing for this case will be held before City Council on Tuesday, September 16, 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](mailto:ngonzales@cityofkennedale.com).

The agenda will be posted at 72 hours before the meeting at [www.cityofkennedale.com/agendas](http://www.cityofkennedale.com/agendas) and the meeting calendar is published at [www.cityofkennedale.com/cal](http://www.cityofkennedale.com/cal).

Sincerely,

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



BLAIR ANN D  
2075 TRAILWOOD DR W  
BURLESON, TX 76028

U M ABRASIVES INC  
PO BOX 15097  
SCOTTSDALE , AZ 85267

GUTMAN GREG  
6211 W NORTHWEST HWY # 2605  
DALLAS, TX 75225

RIG PROPERTIES LLC  
1455 W TRINITY MILLS RD  
CARROLLTON, TX 75006

FORT WORTH CITY OF  
200 TEXAS ST  
FORT WORTH, TX 76102-6311

TOBAR MARIA D B  
834 TRENT ST  
KENNEDEALE, TX 76060

OROPEZA DELIA KATYRIA VELEZ  
532 W BOYCE AVE  
FORT WORTH, TX 76115

CITY OF KENNEDALE  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060

SCALIA PROPERTIES LLC  
3419 WESTMINSTER #346  
DALLAS, TX 75205

BENITEZ MARIA TOBAR  
1937 NW DALLAS ST  
GRAND PRAIRIE, TX 75050

VARGAS J REFUGIO  
6209 FOX RUN RD  
ARLINGTON, TX 76016



| situsaddress         | displayname                 |
|----------------------|-----------------------------|
| 625 GRAPEVINE TR     | BLAIR ANN D                 |
| 6727 OAK CREST DR E  | FORT WORTH CITY OF          |
| 811 W KENNEDALE PKWY | SCALIA PROPERTIES LLC       |
| 831 TRENT ST         | U M ABRASIVES INC           |
| 834 TRENT ST         | TOBAR MARIA D B             |
| 836 TRENT ST         | BENITEZ MARIA TOBAR         |
| 837 TRENT ST         | GUTMAN GREG                 |
| 840 TRENT ST         | OROPEZA DELIA KATYRIA VELEZ |
| 847 TRENT ST         | VARGAS J REFUGIO            |
| 851 GRAPEVINE TR     | RIG PROPERTIES LLC          |
|                      | CITY OF KENNEDALE           |



| owner address               | city          | state | zip        |
|-----------------------------|---------------|-------|------------|
| 2075 TRAILWOOD DR W         | BURLESON      | TX    | 76028      |
| 200 TEXAS ST                | FORT WORTH    | TX    | 76102-6311 |
| 3419 WESTMINSTER #346       | DALLAS        | TX    | 75205      |
| PO BOX 15097                | SCOTTSDALE    | AZ    | 85267      |
| 834 TRENT ST                | KENNEDALE     | TX    | 76060      |
| 1937 NW DALLAS ST           | GRAND PRAIRIE | TX    | 75050      |
| 6211 W NORTHWEST HWY # 2605 | DALLAS        | TX    | 75225      |
| 532 W BOYCE AVE             | FORT WORTH    | TX    | 76115      |
| 6209 FOX RUN RD             | ARLINGTON     | TX    | 76016      |
| 1455 W TRINITY MILLS RD     | CARROLLTON    | TX    | 75006      |
| 405 MUNICIPAL DR            | KENNEDALE     | TX    | 76060      |



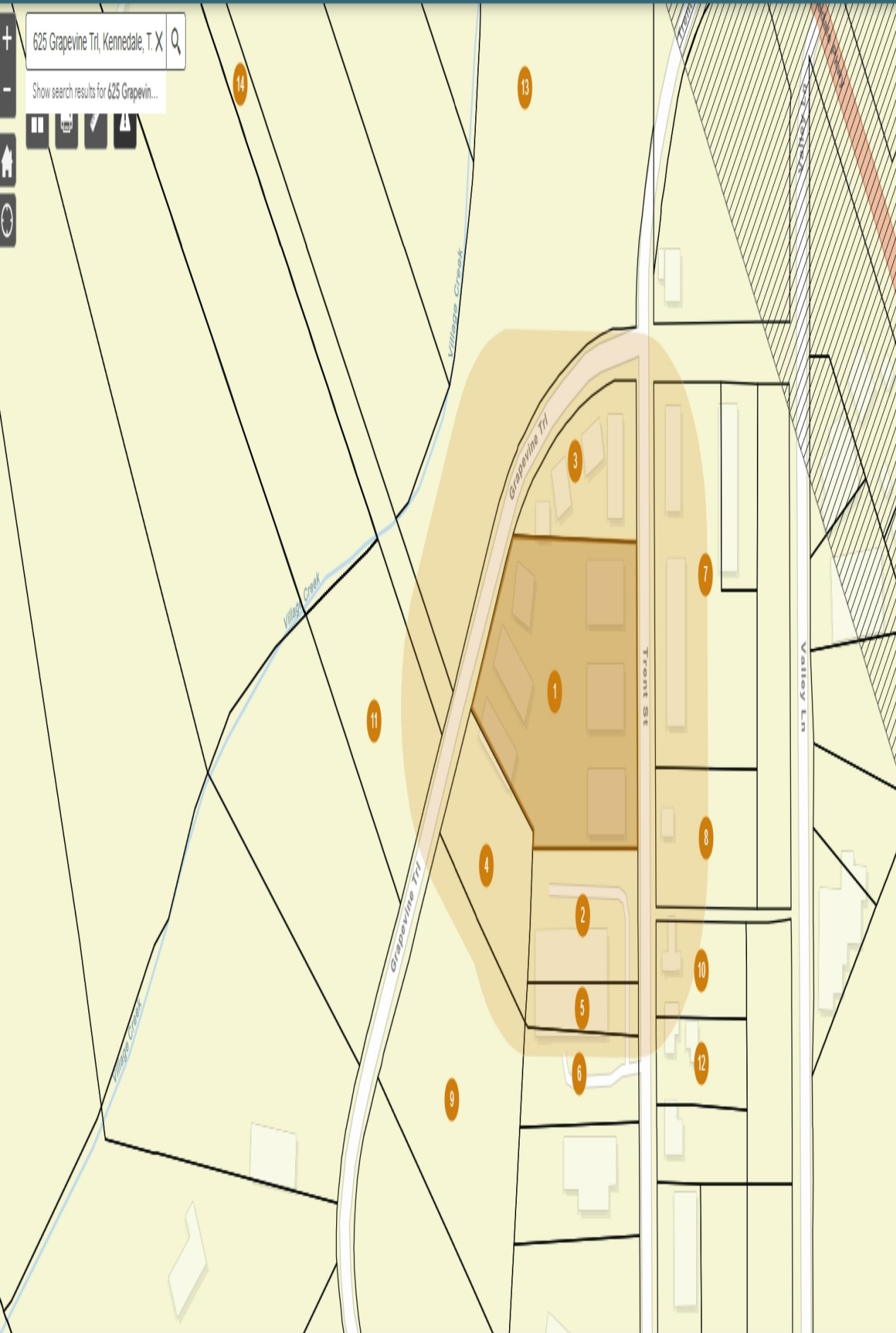
625 Grapevine Trl, Kennedale, T. X

Show search results for 625 Grapevin...

## Layer List

### Layers

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



DOWNLOAD CSV



1 Feet: 1.03

BLAIR ANN D  
625 GRAPEVINE TR

2 Feet: 227.37

GUTMAN GREG  
837 TRENT ST

3 Feet: 228.94

VARGAS J REFUGIO  
847 TRENT ST

4 Feet: 252.89

U M ABRASIVES INC  
831 TRENT ST

5 Feet: 311.13

GUTMAN GREG  
847 TRENT ST

6 Feet: 371

GUTMAN GREG  
847 TRENT ST

7 Feet: 441.01

VARGAS J REFUGIO  
844 TRENT ST

8 Feet: 450.09

OROPEZA DELIA KATYRA  
840 TRENT ST



## AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification        | Order PO   | Cols | Depth |
|-----------|--------------|-----------------------|------------|------|-------|
| 42572     | IPL0259967   | Legal Ad - IPL0259967 | P&Z Aug.28 | 1.0  | 58.0L |

ATTENTION: CITY OF KENNEDALE IP  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060-2249  
citysecretary@cityofkennedale.com;bjtaylor@cityofkennedale.com;bdahl@cityofkennedale.com

### CITY OF KENNEDALE

#### NOTICE OF PUBLIC HEARING

THE KENNEDALE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON THURSDAY, AUGUST 28, 2025 AT 6:00 PM FOR THE FOLLOWING CASE IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060, WITH A SUBSEQUENT PUBLIC HEARING FOR THE CASE WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON SEPTEMBER 16, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE #25-11 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 625 GRAPEVINE TR, OAK CREST ADDITION, BLOCK 13, LOT BR OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE #25-12 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 220 SPRING BRANCH, RUIZ ADDITION, BLOCK A, LOT 1R OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE# 25-13 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "UV URBAN VILLAGE DISTRICT" TO "C2 GENERAL COMMERCIAL DISTRICT" FOR 600 W KENNEDALE PKWY, WOODLEA ACRES ADDITION, BLOCK 1, LOT 8 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.

IPL0259967  
Aug 3 2025

THE STATE OF TEXAS  
COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared the undersigned, 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:

1.0 insertion(s) published on:  
08/03/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Sherry Chasteen*



Sherry Chasteen

*Amanda Rodela*



Sworn to and subscribed before  
me on

Aug 4, 2025, 9:36 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®



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IPL0259967  
Aug 3 2025



CITY OF KENNEDALE  
PLANNING & ZONING

OWNER AFFIDAVIT (Only required if applicant is applying on behalf of the owner)

Case # PZ # 25-000486 Replat

Property Address: 625 Grapevine Trail

Legal Description: Lot B-R, Block 13, Oak Crest Addition

Applicant: Grant Engineering, Inc., John A. Grant, III,

Type of PZ request: Replat

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

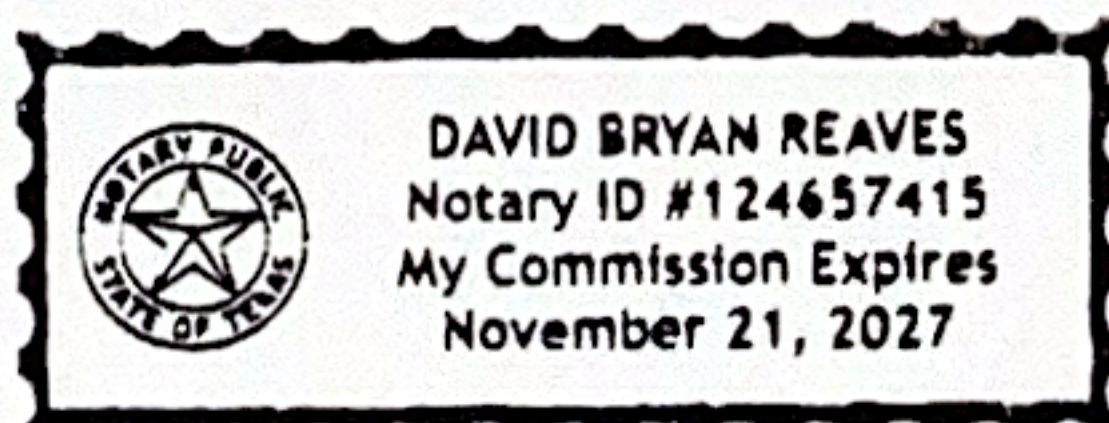
Owner Signature: Zach Etheredge

Date: 6-25-25

\*\*\*\*\*

SWORN TO and Subscribed before me by Zach Etheredge

ON THIS 25<sup>th</sup> DAY OF June, 2025



David Bryan Reaves

Notary Public, Tarrant County, Texas



## STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

**MEETING DATE:** SEPTEMBER 16, 2025

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM V.B.4.

### SUBJECT

PZ Case #25-12 To conduct a public hearing and take action on a replat of the property located at 220 Spring Branch, Ruiz Addition, Block AQ, Lot 1R of the City of Kennedale, Tarrant County, Texas, 76060.

**ORIGINATED BY** NATHAN GONZALES

### SUMMARY

This replat will subdivide an existing parcel into (3) individual residential lots, currently zoned R-3. The owner plans to build a single-family home on one of the lots in the near future. The remaining two lots may be built at a later date in the future. Each lot will be accessible through a fire apparatus access drive, ensuring that no lots created are landlocked. The owner will construct the drive and has been advised the drive would need to be built to support the weight of a fire truck. The maintenance of the access road will remain the responsibility of the property owner, and not the city.

The Planning and Zoning Commission conducted a public hearing on August 28, 2025, and recommended approval by a vote of 3-0, with two members being absent.

### RECOMMENDATION

Staff has reviewed the replat to ensure it meets city requirements and recommends approval.

### ATTACHMENTS

|    |                                                                     |                                                                         |
|----|---------------------------------------------------------------------|-------------------------------------------------------------------------|
| 1. | RUIZ ADDITION REPLAT 8-11-25                                        | RUIZ ADDITION REPLAT 8-11-25.pdf                                        |
| 2. | 220 Spring Branch Tax Certificate                                   | 220 Spring Branch Tax Certificate.pdf                                   |
| 3. | Address Labels (4)                                                  | Address Labels (4).docx                                                 |
| 4. | PZ Case 25-12 200' Buffer Letter Draft                              | PZ Case 25-12 200' Buffer Letter Draft.docx                             |
| 5. | 200' Addresses                                                      | 200' Addresses.xlsx                                                     |
| 6. | 200' Buffer Map (4)                                                 | 200' Buffer Map (4).png                                                 |
| 7. | 08.28.2025 - Publisher's Affidavit - P&Z Case 25-11,25-12,25-13 (1) | 08.28.2025 - Publisher's Affidavit - P&Z Case 25-11,25-12,25-13 (1).pdf |









TARRANT COUNTY TAX OFFICE

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

RICK D. BARNES  
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00040389995  
AD NUMBER: 36736 A 1R  
CERTIFICATE NO : 142919380

COLLECTING AGENCY

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

REQUESTED BY  
RUIZ LIVING TRUST

114 ARTHUR DR  
KENNE DALE TX 76060

DATE : 5/2/2025

FEE : \$10.00

PROPERTY DESCRIPTION

RUIZ ADDITION BLOCK A LOT 1R

PAGE 1 OF 1

0000220 SPRING BRANCH LN  
0.88 ACRES

PROPERTY OWNER

RUIZ LIVING TRUST

114 ARTHUR DR  
KENNE DALE TX 76060

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

ISSUED TO : RUIZ LIVING TRUST  
ACCOUNT NUMBER: 00040389995  
TOTAL CERTIFIED TAX: \$0.00

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

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

Deputy





RUIZ LIVING TRUST  
114 ARTHUR DR  
KENNEDEALE, TX 76060

VILLAIRE GLORIA M  
208 ARTHUR DR  
KENNEDEALE, TX 76060

GREENFIELD FAMILY TRUST THE  
210 ARTHUR DR  
KENNEDEALE, TX 76060

FOLMAR ZOLA MAE  
214 ARTHUR DR  
KENNEDEALE, TX 76060

PUCKETT PAMELA J  
216 ARTHUR DR  
KENNEDEALE, TX 76060

RAMOS CAMILO  
218 ARTHUR DR  
KENNEDEALE, TX 76060

GOSSETT SANDRA FAYE  
PO BOX 1  
KENNEDEALE, TX 76060

LTR INVESTMENTS LLC  
2312 VAUGHN BLVD  
FORT WORTH, TX 76105

MCCLOUD HENREDON G  
6750 BRIAR RD  
AZLE, TX 76020

GARCIA ANGELICA  
301-303 SPRING BRANCH LN  
KENNEDEALE, TX 76060

SOLARES JASSON  
2318 BONNER LN  
ARLINGTON, TX 76014

BLIND LIVING TRUST THE  
1904 SAIL FISH DR  
MANSFIELD, TX 76063

SMITH DOUGLAS GAYLE  
306 SPRING BRANCH LN  
KENNEDEALE, TX 76060

WILLIAMS TINA K  
308 SPRING BRANCH LN  
KENNEDEALE, TX 76060

KENNEDEALE ISD  
120 W KENNEDEALE PKWY  
KENNEDEALE, TX 76060

CITY OF KENNEDEALE  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060





## NOTICE OF PUBLIC HEARING

August 8, 2025

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on Thursday, August 28, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

**PZ CASE #25-12 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 220 SPRING BRANCH, RUIZ ADDITION, BLOCK AQ, LOT 1R OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.**

A second public hearing for this case will be held before City Council on Tuesday, September 16, 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](mailto:ngonzales@cityofkennedale.com).

The agenda will be posted at 72 hours before the meeting at [www.cityofkennedale.com/agendas](http://www.cityofkennedale.com/agendas) and the meeting calendar is published at [www.cityofkennedale.com/cal](http://www.cityofkennedale.com/cal).

Sincerely,

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



| situsaddress           | displayname                 | address                  |
|------------------------|-----------------------------|--------------------------|
| 114 ARTHUR DR          | RUIZ LIVING TRUST           | 114 ARTHUR DR            |
| 208 ARTHUR DR          | VILLAIRE GLORIA M           | 208 ARTHUR DR            |
| 210 ARTHUR DR          | GREENFIELD FAMILY TRUST THE | 210 ARTHUR DR            |
| 214 ARTHUR DR          | FOLMAR ZOLA MAE             | 214 ARTHUR DR            |
| 216 ARTHUR DR          | PUCKETT PAMELA J            | 216 ARTHUR DR            |
| 218 ARTHUR DR          | RAMOS CAMILO                | 218 ARTHUR DR            |
| 300 ARTHUR DR          | GOSSETT SANDRA FAYE         | PO BOX 1                 |
| 221 SPRING BRANCH LN   | LTR INVESTMENTS LLC         | 2312 VAUGHN BLVD         |
| 300 SPRING BRANCH LN   | MCCLLOUD HENREDON G         | 6750 BRIAR RD            |
| 301 SPRING BRANCH LN   | GARCIA ANGELICA             | 301-303 SPRING BRANCH LN |
| 304 SPRING BRANCH LN   | SOLARES JASSON              | 2318 BONNER LN           |
| 305 SPRING BRANCH LN   | BLIND LIVING TRUST THE      | 1904 SAIL FISH DR        |
| 306 SPRING BRANCH LN   | SMITH DOUGLAS GAYLE         | 306 SPRING BRANCH LN     |
| 310 SPRING BRANCH LN   | WILLIAMS TINA K             | 308 SPRING BRANCH LN     |
| 930 CORRY A EDWARDS DR | KENNEDALE ISD               | 120 W KENNEDALE PKWY     |
|                        | CITY OF KENNEDALE           | 405 MUNICIPAL DR         |



| city       | state | zip   |
|------------|-------|-------|
| KENNEDALE  | TX    | 76060 |
| KENNEDALE  | TX    | 76060 |
| KENNEDALE  | TX    | 76060 |
| KENNEDALE  | TX    | 76060 |
| KENNEDALE  | TX    | 76060 |
| KENNEDALE  | TX    | 76060 |
| KENNEDALE  | TX    | 76060 |
| FORT WORTH | TX    | 76105 |
| AZLE       | TX    | 76020 |
| KENNEDALE  | TX    | 76060 |
| ARLINGTON  | TX    | 76014 |
| MANSFIELD  | TX    | 76063 |
| KENNEDALE  | TX    | 76060 |
| KENNEDALE  | TX    | 76060 |
| KENNEDALE  | TX    | 76060 |
| KENNEDALE  | TX    | 76060 |





220 Spring Branch Ln, Kennedal X

Show search results for 220 Spring Br...

Layer List

Layers

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

|                                                                                                              |                                                                                         |                                                                                          |                                                                                         |                                                                                     |                                                                                      |                                                                                          |                                                                               |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| <div>DOWNLOAD CSV</div> <div>1 Feet: 0.22</div> <div>RUIZ LIVING TRUST</div> <div>220 SPRING BRANCH LN</div> | <div>2 Feet: 154.44</div> <div>MCCLOUD HENREDON G</div> <div>300 SPRING BRANCH LN</div> | <div>3 Feet: 159.11</div> <div>LTR INVESTMENTS LLC</div> <div>221 SPRING BRANCH LN</div> | <div>4 Feet: 189.28</div> <div>MCCLOUD HENREDON G</div> <div>302 SPRING BRANCH LN</div> | <div>5 Feet: 223.96</div> <div>SOLARES JASSON</div> <div>304 SPRING BRANCH LN</div> | <div>6 Feet: 252.01</div> <div>GARCIA ANGELICA</div> <div>301 SPRING BRANCH LN</div> | <div>7 Feet: 258.84</div> <div>SMITH DOUGLAS GAYLE</div> <div>306 SPRING BRANCH LN</div> | <div>8 Feet: 282.43</div> <div>FOLMAR ZOLA MAE</div> <div>214 ARTHUR DR</div> |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|



## AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification        | Order PO   | Cols | Depth |
|-----------|--------------|-----------------------|------------|------|-------|
| 42572     | IPL0259967   | Legal Ad - IPL0259967 | P&Z Aug.28 | 1.0  | 58.0L |

ATTENTION: CITY OF KENNEDALE IP  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060-2249  
citysecretary@cityofkennedale.com;bjtaylor@cityofkennedale.com;bdahl@cityofkennedale.com

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IPL0259967  
Aug 3 2025

THE STATE OF TEXAS  
COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared the undersigned, 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:

1.0 insertion(s) published on:  
08/03/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Sherry Chasteen*



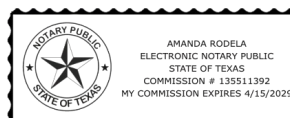
Sherry Chasteen

*Amanda Rodela*



Sworn to and subscribed before  
me on

Aug 4, 2025, 9:36 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®



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IPL0259967  
Aug 3 2025



## STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

**MEETING DATE:** SEPTEMBER 16, 2025

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM V.C.4.

### SUBJECT

PZ Case #25-13 to consider a request and take action on a proposed zoning change from "UV Urban Village District" to "C2 General Commercial District" for 600 W Kennedale Pkwy, Woodlea Acres Addition, Block 1, Lot 8 of the City of Kennedale, Tarrant County, Texas, 76060.

**ORIGINATED BY** NATHAN GONZALES

### SUMMARY

| BACKGROUND AND OVERVIEW          |                                                                    |
|----------------------------------|--------------------------------------------------------------------|
| Request                          | Zoning Change from "UV-Urban Village" to "C-2 Commercial District" |
| Applicant                        | Darrell Hull, Kennedale Economic Development Corp.                 |
| Location                         | 600 W Kennedale Pkwy                                               |
| Surrounding Uses                 | Commercial, Industrial, Residential                                |
| Surrounding Zoning               | C-2, OT-4, I-Industrial, R1, R3                                    |
| Future Land Use Plan Designation | Entertainment District                                             |

### CURRENT STATUS OF PROPERTY

The property at 600 W Kennedale Pkwy is a narrow piece of undeveloped land, currently zoned UV-Urban Village. The property was previously zoned as C-2 Commercial; however, the zoning was changed to UV after the city received a proposal for a mixed-use site at the same location. The property was never developed as such and has sat in the same condition for many years (See Exhibit A).



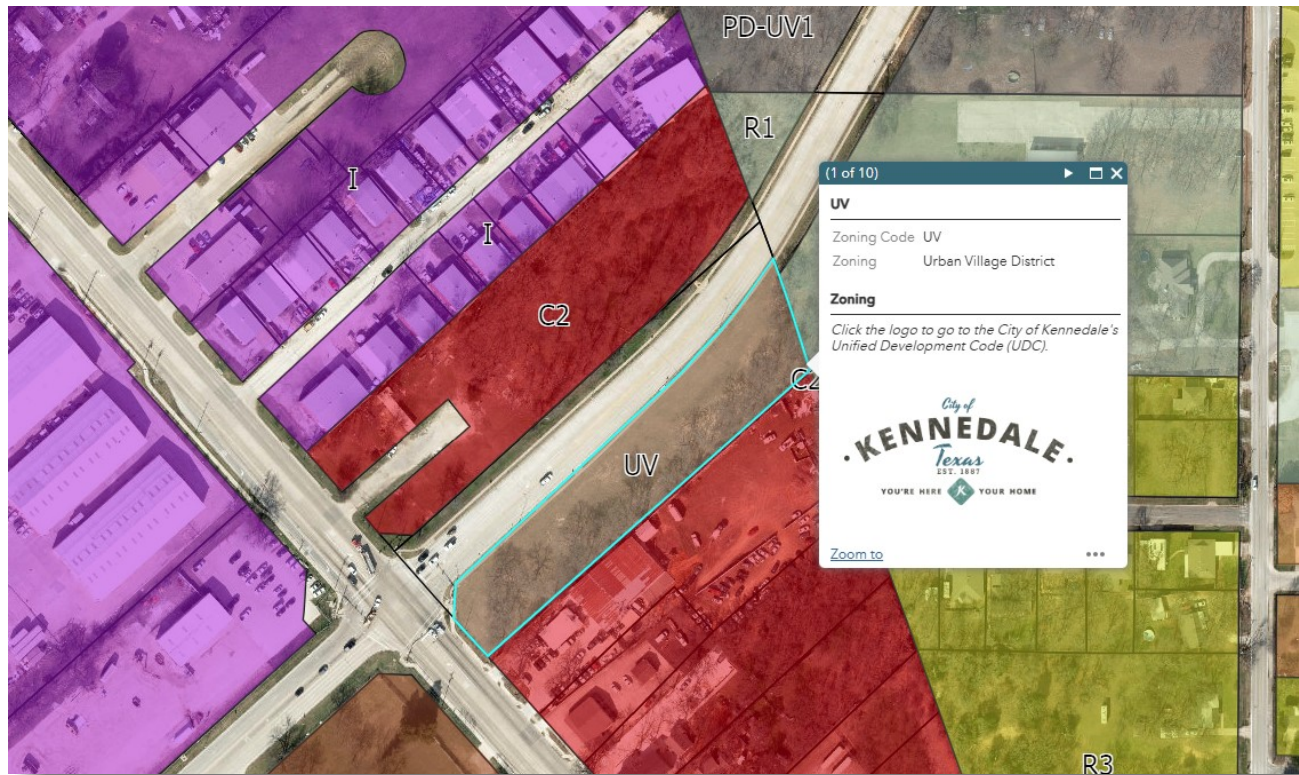


Exhibit A- 600 W Kennedale Parkway

## **SURROUNDING PROPERTIES & NEIGHBORHOOD**

The property is surrounded by a variety of zoning districts. To the south is a commercial automotive business, zoned C-2. To the southwest is a large undeveloped parcel owned by a church and zoned OT-4. Across the street to the north is an undeveloped parcel zoned C-2. To the northwest sits Driver Pipeline at the corner, zoned I-Industrial. The east and northeast, adjacent to the subject property, are two residential properties zoned R-1 and R-3, with the R-1 property consisting of the nearby church.

## **STAFF REVIEW**

## **ZONING REVIEW**

The city's EDC is currently negotiating the sale and 380-agreement with a local developer who plans to build three separate buildings with retail and restaurant offerings. One of the buildings closer to the parkway will contain a drive-through service. A concept plan has been provided for your review. The current UV-Urban Village zoning would not permit a drive-through, and the site itself would need to contain a village center, something difficult to provide given the irregularity of the narrow strip of land. A rezone to C-2 would allow for drive-through, among many other offerings. If the zoning change is approved, a variance will be sought to reduce the rear and side yard setbacks, allowing the site to be developed while providing enough room for required fire lanes along Bowman Springs.

## **LAND USE COMPATIBILITY**

As the properties to the south and north are similarly zoned C-2, a rezone to C-2 at the subject property would be compatible with surrounding uses. The popular intersection of Kennedale Parkway, Bowman Springs, and Dick Price Road is an ideal location for retail and restaurant land uses, including drive-through service.

## **COMPREHENSIVE PLAN CONSISTENCY**



The city's unanimously adopted Comprehensive Plan recommends redeveloping areas surrounding TownCenter and along Kennedale Parkway to provide more retail opportunities (See Page 57):

**OBJECTIVE 2:** Redevelop TownCenter and the surrounding areas including Old Town and property along Kennedale Parkway (BUS 287) to include more retail opportunities.

Similarly, the city's Future Land Use Plan envisions the area where the subject property is located to fall within the limits of a future Entertainment District, where retail and restaurant lands would be compatible (See Page 56):



600 W Kennedale Parkway

Staff finds the proposed rezone to be consistent with the Comprehensive Plan.

The Planning and Zoning Commission conducted a public hearing on August 28, 2025, and recommended approval by a vote of 3-0, with 2 members absent.



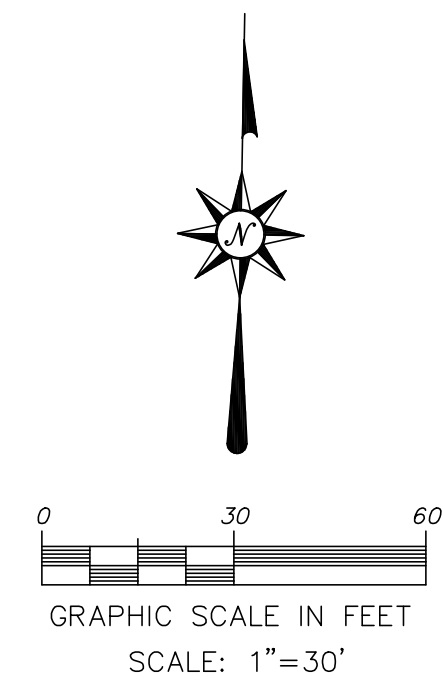
**STAFF RECOMMENDATION**

Staff recommends approval.

**RECOMMENDATION****ATTACHMENTS**

|    |                                                                          |                                                                              |
|----|--------------------------------------------------------------------------|------------------------------------------------------------------------------|
| 1. | 600 w kennedale pkwy kennedale multi-tenant building layout concept plan | 600 w kennedale pkwy kennedale multi-tenant building layout concept plan.pdf |
| 2. | Site Posting 600 W Kennedale Pkwy                                        | Site Posting 600 W Kennedale Pkwy.jpg                                        |
| 3. | 600 W Kennedale Pkwy Address Labels                                      | 600 W Kennedale Pkwy Address Labels.docx                                     |
| 4. | PZ Case 25-13 200' Buffer Letter                                         | PZ Case 25-13 200' Buffer Letter.docx                                        |
| 5. | 600 W Kennedale Pkwy 200' Buffer Addresses                               | 600 W Kennedale Pkwy 200' Buffer Addresses.xlsx                              |
| 6. | 600 W Kennedale Pkwy 200' Buffer Map                                     | 600 W Kennedale Pkwy 200' Buffer Map.png                                     |
| 7. | 08.28.2025 - Publisher's Affidavit - P&Z Case 25-11,25-12,25-13 (2)      | 08.28.2025 - Publisher's Affidavit - P&Z Case 25-11,25-12,25-13 (2).pdf      |

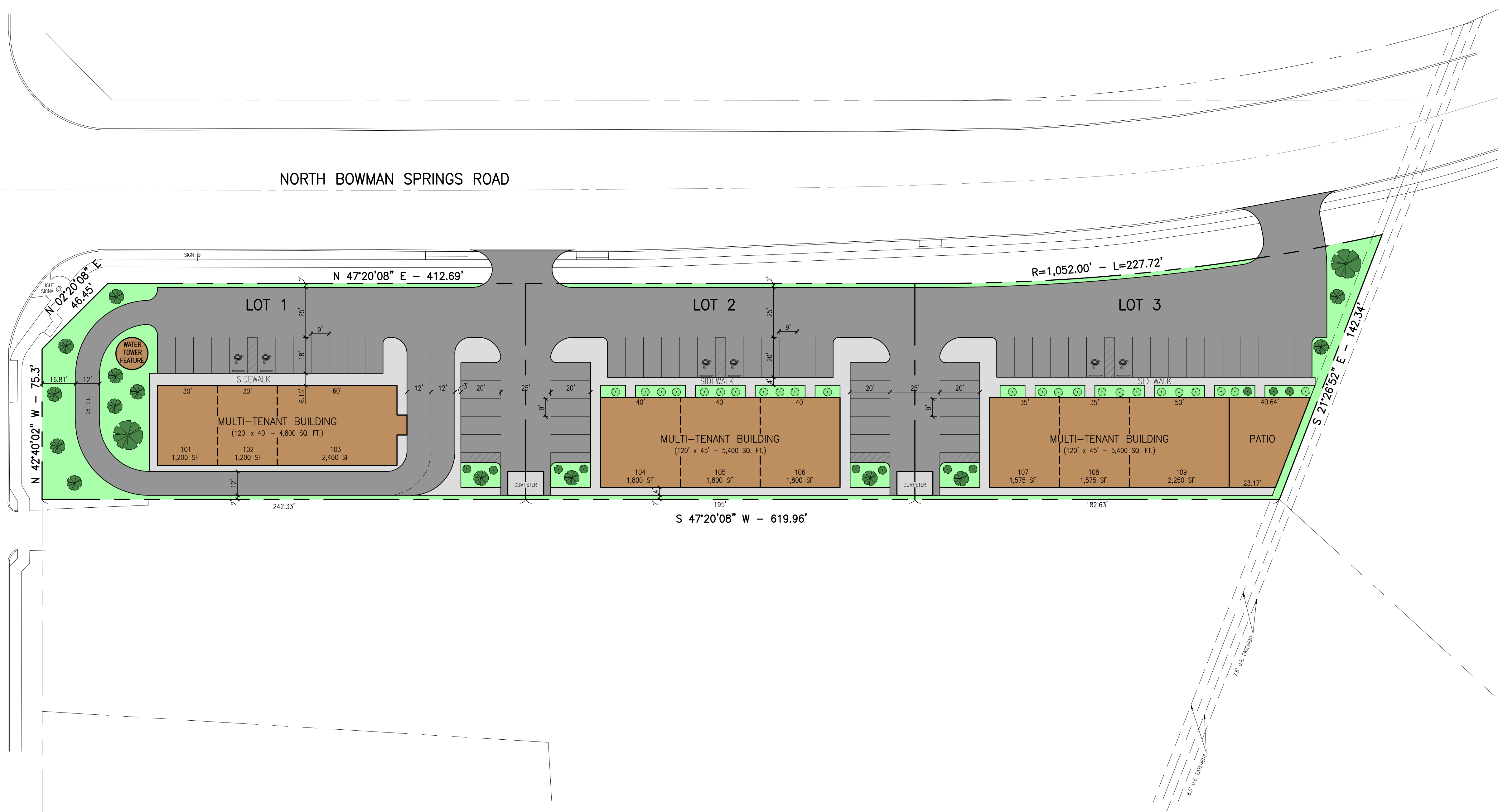




SITE PLAN 1- (DT 1)

WEST KENNEDALE PARKWAY

NORTH BOWMAN SPRINGS ROAD



LYNNENGINEERING



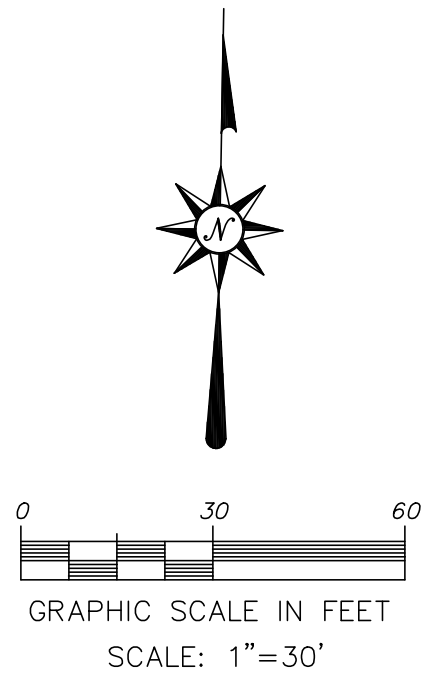
1705 WEST NW HWY. STE. 255  
GRAPEVINE, TEXAS 76051  
PH: (469) 283-2625

KENNEDALE MULTI-TENANT  
BUILDING LAYOUT  
600 WEST KENNEDALE PARKWAY  
KENNEDALE, TEXAS 76060

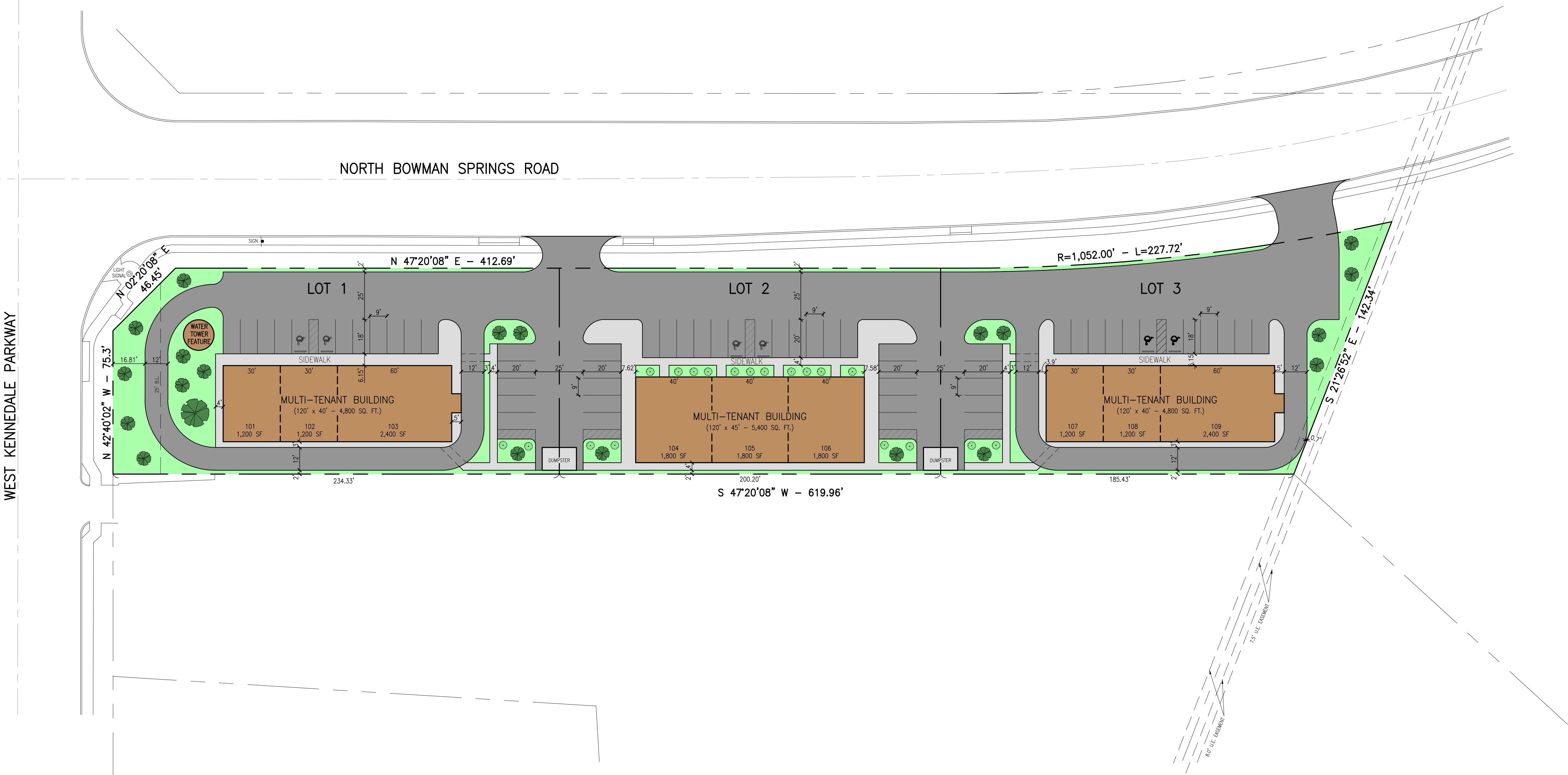
SITE PLAN - ALTERNATE A

PROJECT NAME:





SITE PLAN 2- (DT 2)



LYNNENGINEERING



1705 WEST NW HWY. STE. 255  
GRAPEVINE, TEXAS 76051  
PH: (469) 283-2625

KENNEDALE MULTI-TENANT  
BUILDING LAYOUT  
600 WEST KENNEDALE PARKWAY  
KENNEDALE, TEXAS 76060

SITE PLAN - ALTERNATE B

PROJECT NAME:



**CITY OF KENNEDALE**  
**A ZONING CHANGE**  
**IS REQUESTED**  
**FOR THIS SITE**  
**FOR INFORMATION, CALL:**  
**817-985-2135**





BUI NGOC D & NGOCANH T TRAN  
410 ROLANDA LN  
KENNEDEALE, TX 76060

DALMAN PROPERTY LLC  
528 W KENNEDALE PKWY  
KENNEDEALE, TX 76060

DRIVER RE KENNEDALE LLC  
1200 N UNION BOWER RD  
IRVING, TX 75061

GALVAN COATING LLC  
2730 SW HULEN ST  
BURLESON, TX 76028

KENNEDALE CITY OF  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060

KENNEDALE ECONOMIC DEVELOPMENT  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060

KENNEDALE INDUSTRIAL PARTNERS LLC  
6839 CASA LOMA AVE  
DALLAS, TX 75214

MCA FINANCIAL SOLUTIONS LLC  
2500 DALLAS PKWY SUITE 533  
PLANO, TX 75093

MCKUIN RON  
6800 RICKEY LN  
ARLINGTON, TX 76001

MINISTERIOS LA FAMILIA  
700 NORTH RD  
KENNEDEALE, TX 76060

NEW MILLENNIUM MINISTRIES INC  
PO BOX 172637  
ARLINGTON, TX 76003

NGO TIEN THOI  
6444 WALNUT HILL LN  
DALLAS, TX 75230

NGUYEN HIEP  
4115 SRUFSIDE CT  
ARLINGTON, TX 76016

PLYMOUTH HOLDINGS LLC  
PO BOX 540308  
GRAND PRAIRIE, TX 75054

SILVER TRIANGLE LLC  
410 ROLANDA ST  
KENNEDEALE, TX 76060

TRAN BEN VAN  
825 PENNSYLVANIA AVE  
KENNEDEALE, TX 76060





## NOTICE OF PUBLIC HEARING

August 8, 2025

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on Thursday, August 28, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

**PZ CASE# 25-13 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "UV URBAN VILLAGE DISTRICT" TO "C2 GENERAL COMMERCIAL DISTRICT" FOR 600 W KENNEDALE PKWY, WOODLEA ACRES ADDITION, BLOCK 1, LOT 8 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.**

A second public hearing for this case will be held before City Council on Tuesday, September 16, 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](mailto:ngonzales@cityofkennedale.com).

The agenda will be posted at 72 hours before the meeting at [www.cityofkennedale.com/agendas](http://www.cityofkennedale.com/agendas) and the meeting calendar is published at [www.cityofkennedale.com/cal](http://www.cityofkennedale.com/cal).

Sincerely,

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



displayname

BUI NGOC D & NGOCANH T TRAN REVOCABLE LIVING TRUST  
DALMAN PROPERTY LLC  
DRIVER RE KENNEDALE LLC  
GALVAN COATING LLC  
KENNEDEALE CITY OF  
KENNEDEALE ECONOMIC DEVELOPMENT CORP  
KENNEDEALE INDUSTRIAL PARTNERS LLC  
MCA FINANCIAL SOLUTIONS LLC  
MCKUIN RON  
MINISTERIOS LA FAMILIA  
NEW MILLENNIUM MINISTRIES INC  
NGO TIEN THOI  
NGUYEN HIEP  
PLYMOUTH HOLDINGS LLC  
SILVER TRIANGLE LLC  
TRAN BEN VAN

address

410 ROLANDA LN  
528 W KENNEDALE PKWY  
1200 N UNION BOWER RD  
2730 SW HULEN ST  
405 MUNICIPAL DR  
405 MUNICIPAL DR  
6839 CASA LOMA AVE  
2500 DALLAS PKWY SUITE 533  
6800 RICKEY LN  
700 NORTH RD  
PO BOX 172637  
6444 WALNUT HILL LN  
4115 SRUFSIDE CT  
PO BOX 540308  
410 ROLANDA ST  
825 PENNSYLVANIA AVE



| city          | state | zip code | situsaddress           |
|---------------|-------|----------|------------------------|
| KENNEDALE     | TX    | 76060    | 410 ROLANDA LN         |
| KENNEDALE     | TX    | 76060    | 528 W KENNEDALE PKWY   |
| IRVING        | TX    | 75061    | 615 W KENNEDALE PKWY   |
| BURLESON      | TX    | 76028    | 110 INDUSTRIAL DR      |
| KENNEDALE     | TX    | 76060    | W KENNEDALE PKWY       |
| KENNEDALE     | TX    | 76060    | 600 W KENNEDALE PKWY   |
| DALLAS        | TX    | 75214    | 108 INDUSTRIAL DR      |
| PLANO         | TX    | 75093    | 120 INDUSTRIAL DR      |
| ARLINGTON     | TX    | 76001    | 112 INDUSTRIAL DR      |
| KENNEDALE     | TX    | 76060    | 537 W KENNEDALE PKWY   |
| ARLINGTON     | TX    | 76003    | 929 CORRY A EDWARDS DR |
| DALLAS        | TX    | 75230    | 532 W KENNEDALE PKWY   |
| ARLINGTON     | TX    | 76016    | 933 BOWMAN SPRINGS RD  |
| GRAND PRAIRIE | TX    | 75054    | 114 INDUSTRIAL DR      |
| KENNEDALE     | TX    | 76060    | 536 W KENNEDALE PKWY   |
| KENNEDALE     | TX    | 76060    | 616 W KENNEDALE PKWY   |

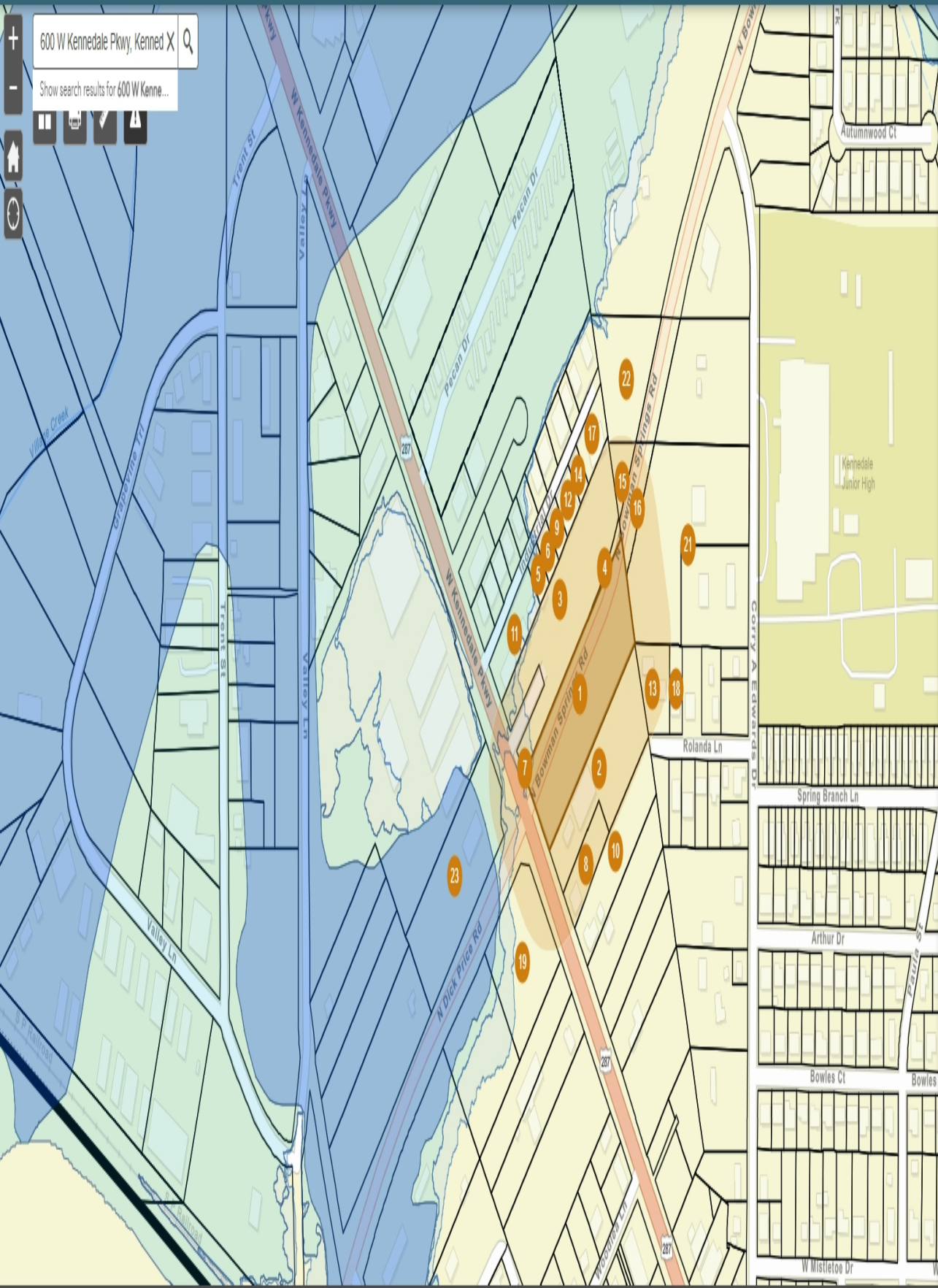






# City of Kennedale Zoning Map

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)
- ☒ KennedaleCityLimits
- ☒ TAD Parcels
- ☐ Aerials2019

|              |                                                                   |                                                               |                                                        |                                                          |                                                                     |                                                           |                                                          |                                                         |
|--------------|-------------------------------------------------------------------|---------------------------------------------------------------|--------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------|
| DOWNLOAD CSV | 1 Feet: 1.02<br>KENNEDEALE ECONOMIC DE...<br>600 W KENNEDALE PKWY | 2 Feet: 181.98<br>SILVER TRIANGLE LLC<br>536 W KENNEDALE PKWY | 3 Feet: 213.86<br>TRAN BEN VAN<br>616 W KENNEDALE PKWY | 4 Feet: 282.39<br>KENNEDEALE CITY OF<br>W KENNEDALE PKWY | 5 Feet: 327.61<br>KENNEDEALE INDUSTRIAL PAR...<br>108 INDUSTRIAL DR | 6 Feet: 331.93<br>GALVAN COATING LLC<br>110 INDUSTRIAL DR | 7 Feet: 334.07<br>KENNEDEALE CITY OF<br>W KENNEDALE PKWY | 8 Feet: 341.84<br>NGO TIEN THOI<br>532 W KENNEDALE PKWY |
|--------------|-------------------------------------------------------------------|---------------------------------------------------------------|--------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------|



## AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification        | Order PO   | Cols | Depth |
|-----------|--------------|-----------------------|------------|------|-------|
| 42572     | IPL0259967   | Legal Ad - IPL0259967 | P&Z Aug.28 | 1.0  | 58.0L |

ATTENTION: CITY OF KENNEDALE IP  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060-2249  
citysecretary@cityofkennedale.com;bjtaylor@cityofkennedale.com;bdahl@cityofkennedale.com

### CITY OF KENNEDALE

#### NOTICE OF PUBLIC HEARING

THE KENNEDALE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON THURSDAY, AUGUST 28, 2025 AT 6:00 PM FOR THE FOLLOWING CASE IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060, WITH A SUBSEQUENT PUBLIC HEARING FOR THE CASE WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON SEPTEMBER 16, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE #25-11 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 625 GRAPEVINE TR, OAK CREST ADDITION, BLOCK 13, LOT BR OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE #25-12 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 220 SPRING BRANCH, RUIZ ADDITION, BLOCK A, LOT 1R OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE# 25-13 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "UV URBAN VILLAGE DISTRICT" TO "C2 GENERAL COMMERCIAL DISTRICT" FOR 600 W KENNEDALE PKWY, WOODLEA ACRES ADDITION, BLOCK 1, LOT 8 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.

IPL0259967  
Aug 3 2025

THE STATE OF TEXAS  
COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared the undersigned, 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:

1.0 insertion(s) published on:  
08/03/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Sherry Chasteen*



Sherry Chasteen

*Amanda Rodela*



Sworn to and subscribed before  
me on

Aug 4, 2025, 9:36 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®



**CITY OF KENNEDALE  
NOTICE OF PUBLIC HEARING**

THE KENNEDALE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON THURSDAY, AUGUST 28, 2025 AT 6:00 PM FOR THE FOLLOWING CASE IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060, WITH A SUBSEQUENT PUBLIC HEARING FOR THE CASE WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON SEPTEMBER 16, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

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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.  
IPL0259967  
Aug 3 2025



**ORDINANCE NO. 790**

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF KENNEDALE, TEXAS, BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE CITY OF KENNEDALE, BEING A PARCEL OF LAND, LOCATED AT 600 W KENNEDALE PARKWAY FROM “UV” URBAN VILLAGE TO “C-2” COMMERCIAL DISTRICT; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the property owner of a certain tract or parcel of land have requested a zoning classification change on the property from its current classification of “UV” Urban Village to “C-2” General Commercial; and

**WHEREAS**, a public hearing was duly held by the Planning and Zoning Commission of the City on August 28, 2025, and the City Council of the City of Kennedale held a public hearing on September 16, 2025, with respect to the zoning change described herein; and

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

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

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



## **SECTION 1.**

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

Being a parcel of land, located at 600 W Kennedale Parkway, City of Kennedale, Tarrant County, Texas, 76060 (the “Properties”), as more fully depicted in attached Exhibit “1” (attached and incorporated herein) shall be rezoned from “UV” Urban Village to “C-2” General Commercial.

## **SECTION 2.**

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

## **SECTION 3.**

The use of the Property described above shall conform to all applicable regulations contained in the Uniform Development Code and all other applicable and pertinent ordinances of the City. Any further amendments to the permitted standards and regulations of the standards shall require public hearings and approval by the Planning and Zoning Commission and the City Council.

## **SECTION 4.**

The City Secretary is hereby directed to amend the official zoning map to reflect the changes in classifications approved herein.

## **SECTION 5.**

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



## **SECTION 6.**

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

## **SECTION 7.**

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

## **SECTION 8.**

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

## **SECTION 9.**

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

## **SECTION 10.**

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THIS THE ON THIS 16<sup>th</sup> DAY OF September, 2025.**

**APPROVED:**

---

**MAYOR, BRAD HORTON**



**ATTEST:**

CITY SECRETARY, BARBARA DAHL



**EXHIBIT 1**

600 W KENNEDALE PKWY, WOODLEA ACRES ADDITION,  
BLOCK 1, LOT 8 OF THE CITY OF KENNEDALE, TARRANT COUNTY,  
TEXAS, 76060

## STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

---

**MEETING DATE:** SEPTEMBER 16, 2025

**AGENDA ITEM NUMBER:** REPORTS AND ANNOUNCEMENTS ITEM V.A.

**SUBJECT**  
REPORTS AND ANNOUNCEMENTS

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**



**STAFF REPORT**  
**TO THE HONORABLE MAYOR AND CITY COUNCIL**

---

**MEETING DATE:** SEPTEMBER 16, 2025

**AGENDA ITEM NUMBER:** REPORTS AND ANNOUNCEMENTS ITEM V.A.1.

**SUBJECT**  
Updates from the City of Kennedale Mayor and City Council

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

**STAFF REPORT**  
**TO THE HONORABLE MAYOR AND CITY COUNCIL**

---

**MEETING DATE:** SEPTEMBER 16, 2025

**AGENDA ITEM NUMBER:** REPORTS AND ANNOUNCEMENTS ITEM V.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:** SEPTEMBER 16, 2025

**AGENDA ITEM NUMBER:** REPORTS AND ANNOUNCEMENTS ITEM V.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. | 11 August Report for Council | 11 August Report for Council.pdf |
|----|------------------------------|----------------------------------|



# CITY OF KENNEDALE

## MONTHLY FINANCIAL REPORT

### Month Ended August 2025

### EXECUTIVE OVERVIEW

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

**FROM** Jon Horton, Finance Director

**DATE** September 16, 2025

**SUBJECT** Monthly Financial Report for August 2025

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

Results through August represent 91.67% of the fiscal year.

#### GENERAL FUND (01)

- ◇ \*\*Property tax revenues received year-to-date \$6,434,134; 103.6% of total budget; prior year receipts through August were 101.9% of budget.
- ◇ Sales tax revenues received year-to-date \$2,231,488; 93.3% 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 August were 82.5% of budget.
- ◇ General Fund expenditures year-to-date \$11,155,501; 84.4% of total budget
- ◇ Fund Balance year-to-date is \$5,143,660; 145 days of total budgeted expenditures and transfers out

#### WATER/SEWER FUND (10)

- ◇ \*Water service sales year-to-date \$2,728,340; 81.4% of budget
- ◇ \*Sewer service sales year-to-date \$2,030,546; 87.9% of budget
- ◇ Utility Billing and Operations expenditures year-to-date \$4,406,054; 93.3% of total budget

#### STORMWATER FUND (07)

- ◇ \*Drainage fees year-to-date \$232,452; 83% of budget
- ◇ Stormwater Fund expenditures year-to-date \$234,029; 88.5% of total budget
- ◇ Working Capital year-to-date is \$843,197; 1,164 days of total budgeted expenditures and transfers out

#### EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$743,308.66; 75.16% 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 \$270,438; 87.0% of total budget
- ◇ EDC Operations expenditures year-to-date \$894,786; 66.5% of total budget
- ◇ \*EDC Town Shopping Center expenditures year-to-date \$69,748; 25.8% of total budget
- ◇ Fund Balance year-to-date is \$2,396,197; 719 days of total budgeted expenditures and transfers out.

\*\*Indicates detail was not available at time of publish. August activity is not included in system output.

\*Indicates August activity was not available at time of publish.





City of Kennedale, TX

# Budget Report Group Summary

For Fiscal: 2024-2025 Period Ending: 08/31/2025

| Department;Progra...                                           | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity  | Fiscal<br>Activity   | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used |
|----------------------------------------------------------------|--------------------------|-------------------------|---------------------|----------------------|----------------------------------------|-----------------|
| <b>Fund: 01 - GENERAL FUND</b>                                 |                          |                         |                     |                      |                                        |                 |
| <b>Revenue</b>                                                 |                          |                         |                     |                      |                                        |                 |
| 00 - REVENUE                                                   | 12,409,117.00            | 12,409,117.00           | 544,784.26          | 12,055,876.97        | -353,240.03                            | 97.15%          |
| <b>Revenue Total:</b>                                          | <b>12,409,117.00</b>     | <b>12,409,117.00</b>    | <b>544,784.26</b>   | <b>12,055,876.97</b> | <b>-353,240.03</b>                     | <b>97.15%</b>   |
| <b>Expense</b>                                                 |                          |                         |                     |                      |                                        |                 |
| 01 - CITY MANAGER                                              | 378,229.00               | 378,229.00              | 28,995.54           | 322,187.46           | 56,041.54                              | 85.18%          |
| 02 - MAYOR AND COUNCIL                                         | 201,950.00               | 213,950.00              | 39,266.77           | 166,001.38           | 47,948.62                              | 77.59%          |
| 03 - CITY SECRETARY                                            | 215,458.00               | 215,458.00              | 23,333.05           | 215,455.50           | 2.50                                   | 100.00%         |
| 04 - MUNICIPAL COURT                                           | 320,764.00               | 356,164.00              | 34,630.51           | 300,110.62           | 56,053.38                              | 84.26%          |
| 05 - HUMAN RESOURCES                                           | 210,081.00               | 211,011.00              | 14,740.04           | 168,753.80           | 42,257.20                              | 79.97%          |
| 07 - FINANCE                                                   | 581,973.00               | 629,703.00              | 28,388.11           | 518,317.39           | 111,385.61                             | 82.31%          |
| 09 - POLICE                                                    | 3,916,052.00             | 3,916,052.00            | 236,442.85          | 3,489,682.59         | 426,369.41                             | 89.11%          |
| 10 - FIRE                                                      | 3,353,570.00             | 3,448,570.00            | 350,780.06          | 2,738,662.23         | 709,907.77                             | 79.41%          |
| 12 - COMMUNITY DEVELOPMENT                                     | 693,806.00               | 693,806.00              | 76,374.60           | 536,240.82           | 157,565.18                             | 77.29%          |
| 16 - SENIOR CITIZEN CENTER                                     | 101,900.00               | 101,900.00              | 3,808.61            | 64,255.54            | 37,644.46                              | 63.06%          |
| 17 - LIBRARY                                                   | 590,536.00               | 590,536.00              | 88,311.46           | 501,544.33           | 88,991.67                              | 84.93%          |
| 18 - COMMUNICATIONS                                            | 23,500.00                | 23,500.00               | 1,851.00            | 7,783.23             | 15,716.77                              | 33.12%          |
| 20 - PUBLIC WORKS                                              | 1,492,428.00             | 1,542,428.00            | 110,947.23          | 1,034,371.92         | 508,056.08                             | 67.06%          |
| 90 - NON DEPARTMENTAL                                          | 865,895.00               | 904,698.00              | 34,351.55           | 1,092,133.89         | -187,435.89                            | 120.72%         |
| <b>Expense Total:</b>                                          | <b>12,946,142.00</b>     | <b>13,226,005.00</b>    | <b>1,072,221.38</b> | <b>11,155,500.70</b> | <b>2,070,504.30</b>                    | <b>84.35%</b>   |
| <b>Fund: 01 - GENERAL FUND Surplus (Deficit):</b>              | <b>-537,025.00</b>       | <b>-816,888.00</b>      | <b>-527,437.12</b>  | <b>900,376.27</b>    | <b>1,717,264.27</b>                    | <b>-110.22%</b> |
| <b>Fund: 02 - GENERAL DEBT SERVICE FUND</b>                    |                          |                         |                     |                      |                                        |                 |
| <b>Revenue</b>                                                 |                          |                         |                     |                      |                                        |                 |
| 00 - REVENUE                                                   | 2,906,789.00             | 2,906,789.00            | 0.00                | 2,496,114.50         | -410,674.50                            | 85.87%          |
| <b>Revenue Total:</b>                                          | <b>2,906,789.00</b>      | <b>2,906,789.00</b>     | <b>0.00</b>         | <b>2,496,114.50</b>  | <b>-410,674.50</b>                     | <b>85.87%</b>   |
| <b>Expense</b>                                                 |                          |                         |                     |                      |                                        |                 |
| 21 - DEBT SERVICE                                              | 2,603,769.00             | 2,603,769.00            | 415,875.76          | 2,741,175.19         | -137,406.19                            | 105.28%         |
| <b>Expense Total:</b>                                          | <b>2,603,769.00</b>      | <b>2,603,769.00</b>     | <b>415,875.76</b>   | <b>2,741,175.19</b>  | <b>-137,406.19</b>                     | <b>105.28%</b>  |
| <b>Fund: 02 - GENERAL DEBT SERVICE FUND Surplus (Deficit):</b> | <b>303,020.00</b>        | <b>303,020.00</b>       | <b>-415,875.76</b>  | <b>-245,060.69</b>   | <b>-548,080.69</b>                     | <b>-80.87%</b>  |
| <b>Fund: 04 - CAPITAL PROJECTS FUND</b>                        |                          |                         |                     |                      |                                        |                 |
| <b>Revenue</b>                                                 |                          |                         |                     |                      |                                        |                 |
| 00 - REVENUE                                                   | 128,200.00               | 128,200.00              | 17,276.41           | 161,972.76           | 33,772.76                              | 126.34%         |
| <b>Revenue Total:</b>                                          | <b>128,200.00</b>        | <b>128,200.00</b>       | <b>17,276.41</b>    | <b>161,972.76</b>    | <b>33,772.76</b>                       | <b>126.34%</b>  |
| <b>Expense</b>                                                 |                          |                         |                     |                      |                                        |                 |
| 00 - REVENUE                                                   | 108,265.00               | 108,265.00              | 0.00                | 0.00                 | 108,265.00                             | 0.00%           |
| <b>Expense Total:</b>                                          | <b>108,265.00</b>        | <b>108,265.00</b>       | <b>0.00</b>         | <b>0.00</b>          | <b>108,265.00</b>                      | <b>0.00%</b>    |
| <b>Fund: 04 - CAPITAL PROJECTS FUND Surplus (Deficit):</b>     | <b>19,935.00</b>         | <b>19,935.00</b>        | <b>17,276.41</b>    | <b>161,972.76</b>    | <b>142,037.76</b>                      | <b>812.50%</b>  |
| <b>Fund: 05 - CAPITAL REPLACEMENT FUND</b>                     |                          |                         |                     |                      |                                        |                 |
| <b>Revenue</b>                                                 |                          |                         |                     |                      |                                        |                 |
| 00 - REVENUE                                                   | 154,200.00               | 154,200.00              | 14,627.99           | 154,736.94           | 536.94                                 | 100.35%         |
| <b>Revenue Total:</b>                                          | <b>154,200.00</b>        | <b>154,200.00</b>       | <b>14,627.99</b>    | <b>154,736.94</b>    | <b>536.94</b>                          | <b>100.35%</b>  |
| <b>Expense</b>                                                 |                          |                         |                     |                      |                                        |                 |
| 30 - VEHICLE/COMPUTER REPLACEMENT                              | 79,668.00                | 79,668.00               | 2,113.87            | 28,783.83            | 50,884.17                              | 36.13%          |
| <b>Expense Total:</b>                                          | <b>79,668.00</b>         | <b>79,668.00</b>        | <b>2,113.87</b>     | <b>28,783.83</b>     | <b>50,884.17</b>                       | <b>36.13%</b>   |
| <b>Fund: 05 - CAPITAL REPLACEMENT FUND Surplus (Deficit):</b>  | <b>74,532.00</b>         | <b>74,532.00</b>        | <b>12,514.12</b>    | <b>125,953.11</b>    | <b>51,421.11</b>                       | <b>168.99%</b>  |
| <b>Fund: 07 - STORMWATER UTILITY FUND</b>                      |                          |                         |                     |                      |                                        |                 |
| <b>Revenue</b>                                                 |                          |                         |                     |                      |                                        |                 |
| 00 - REVENUE                                                   | 311,150.00               | 311,150.00              | 0.00                | 265,578.99           | -45,571.01                             | 85.35%          |

## Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

| Department;Progra...                                         | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity   | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used |
|--------------------------------------------------------------|--------------------------|-------------------------|--------------------|----------------------|----------------------------------------|-----------------|
| <b>Revenue Total:</b>                                        | <b>311,150.00</b>        | <b>311,150.00</b>       | <b>0.00</b>        | <b>265,578.99</b>    | <b>-45,571.01</b>                      | <b>85.35%</b>   |
| <b>Expense</b>                                               |                          |                         |                    |                      |                                        |                 |
| 35 - STORMWATER UTILITY FEE                                  | 264,474.00               | 264,474.00              | 18,222.84          | 234,029.00           | 30,445.00                              | 88.49%          |
| <b>Expense Total:</b>                                        | <b>264,474.00</b>        | <b>264,474.00</b>       | <b>18,222.84</b>   | <b>234,029.00</b>    | <b>30,445.00</b>                       | <b>88.49%</b>   |
| <b>Fund: 07 - STORMWATER UTILITY FUND Surplus (Deficit):</b> | <b>46,676.00</b>         | <b>46,676.00</b>        | <b>-18,222.84</b>  | <b>31,549.99</b>     | <b>-15,126.01</b>                      | <b>67.59%</b>   |
| <b>Fund: 10 - WATER/SEWER FUND</b>                           |                          |                         |                    |                      |                                        |                 |
| <b>Revenue</b>                                               |                          |                         |                    |                      |                                        |                 |
| 00 - REVENUE                                                 | 14,736,006.00            | 14,736,006.00           | 60,652.68          | 6,090,082.20         | -8,645,923.80                          | 41.33%          |
| <b>Revenue Total:</b>                                        | <b>14,736,006.00</b>     | <b>14,736,006.00</b>    | <b>60,652.68</b>   | <b>6,090,082.20</b>  | <b>-8,645,923.80</b>                   | <b>41.33%</b>   |
| <b>Expense</b>                                               |                          |                         |                    |                      |                                        |                 |
| 36 - WATER/SEWER                                             | 13,418,387.00            | 13,418,387.00           | 917,723.97         | 5,394,184.45         | 8,024,202.55                           | 40.20%          |
| 90 - NON DEPARTMENTAL                                        | 805,185.00               | 805,185.00              | 63,502.28          | 807,316.75           | -2,131.75                              | 100.26%         |
| <b>Expense Total:</b>                                        | <b>14,223,572.00</b>     | <b>14,223,572.00</b>    | <b>981,226.25</b>  | <b>6,201,501.20</b>  | <b>8,022,070.80</b>                    | <b>43.60%</b>   |
| <b>Fund: 10 - WATER/SEWER FUND Surplus (Deficit):</b>        | <b>512,434.00</b>        | <b>512,434.00</b>       | <b>-920,573.57</b> | <b>-111,419.00</b>   | <b>-623,853.00</b>                     | <b>-21.74%</b>  |
| <b>Fund: 12 - COURT SECURITY FUND</b>                        |                          |                         |                    |                      |                                        |                 |
| <b>Revenue</b>                                               |                          |                         |                    |                      |                                        |                 |
| 00 - REVENUE                                                 | 9,235.00                 | 9,235.00                | 573.52             | 8,425.72             | -809.28                                | 91.24%          |
| <b>Revenue Total:</b>                                        | <b>9,235.00</b>          | <b>9,235.00</b>         | <b>573.52</b>      | <b>8,425.72</b>      | <b>-809.28</b>                         | <b>91.24%</b>   |
| <b>Expense</b>                                               |                          |                         |                    |                      |                                        |                 |
| 00 - REVENUE                                                 | -26,570.00               | -26,570.00              | 2,028.93           | 22,598.93            | -49,168.93                             | -85.05%         |
| <b>Expense Total:</b>                                        | <b>-26,570.00</b>        | <b>-26,570.00</b>       | <b>2,028.93</b>    | <b>22,598.93</b>     | <b>-49,168.93</b>                      | <b>-85.05%</b>  |
| <b>Fund: 12 - COURT SECURITY FUND Surplus (Deficit):</b>     | <b>35,805.00</b>         | <b>35,805.00</b>        | <b>-1,455.41</b>   | <b>-14,173.21</b>    | <b>-49,978.21</b>                      | <b>-39.58%</b>  |
| <b>Fund: 13 - CAPITAL BOND FUND</b>                          |                          |                         |                    |                      |                                        |                 |
| <b>Revenue</b>                                               |                          |                         |                    |                      |                                        |                 |
| 00 - REVENUE                                                 | 356,600.00               | 356,600.00              | 0.00               | 1,713,799.23         | 1,357,199.23                           | 480.59%         |
| <b>Revenue Total:</b>                                        | <b>356,600.00</b>        | <b>356,600.00</b>       | <b>0.00</b>        | <b>1,713,799.23</b>  | <b>1,357,199.23</b>                    | <b>480.59%</b>  |
| <b>Expense</b>                                               |                          |                         |                    |                      |                                        |                 |
| 11 - CAPITAL PROJ-FIRE STATION                               | 9,279,097.00             | 9,279,097.00            | 664,690.28         | 1,956,667.09         | 7,322,429.91                           | 21.09%          |
| 42 - NEW HOPE ROAD                                           | 0.00                     | 0.00                    | 0.00               | 54,772.67            | -54,772.67                             | 0.00%           |
| 43 - SAFE ROUTES TO SCHOOL                                   | 0.00                     | 0.00                    | 2,446.80           | 475,806.39           | -475,806.39                            | 0.00%           |
| 44 - 2019 TAX NOTES PROJECTS                                 | 0.00                     | 0.00                    | 0.00               | 666,104.36           | -666,104.36                            | 0.00%           |
| 46 - 3 CTY ROAD/CIP 2008 & PRIOR                             | 1,500,000.00             | 1,500,000.00            | 162,309.81         | 185,292.95           | 1,314,707.05                           | 12.35%          |
| 51 - SONORA PARK                                             | 1,500,000.00             | 1,500,000.00            | 0.00               | 18,000.00            | 1,482,000.00                           | 1.20%           |
| <b>Expense Total:</b>                                        | <b>12,279,097.00</b>     | <b>12,279,097.00</b>    | <b>829,446.89</b>  | <b>3,356,643.46</b>  | <b>8,922,453.54</b>                    | <b>27.34%</b>   |
| <b>Fund: 13 - CAPITAL BOND FUND Surplus (Deficit):</b>       | <b>-11,922,497.00</b>    | <b>-11,922,497.00</b>   | <b>-829,446.89</b> | <b>-1,642,844.23</b> | <b>10,279,652.77</b>                   | <b>13.78%</b>   |
| <b>Fund: 14 - PARK DEDICATION FUND</b>                       |                          |                         |                    |                      |                                        |                 |
| <b>Revenue</b>                                               |                          |                         |                    |                      |                                        |                 |
| 00 - REVENUE                                                 | 32,100.00                | 32,100.00               | 0.00               | 16,146.38            | -15,953.62                             | 50.30%          |
| <b>Revenue Total:</b>                                        | <b>32,100.00</b>         | <b>32,100.00</b>        | <b>0.00</b>        | <b>16,146.38</b>     | <b>-15,953.62</b>                      | <b>50.30%</b>   |
| <b>Expense</b>                                               |                          |                         |                    |                      |                                        |                 |
| 51 - SONORA PARK                                             | 100,000.00               | 100,000.00              | 0.00               | 27,561.42            | 72,438.58                              | 27.56%          |
| <b>Expense Total:</b>                                        | <b>100,000.00</b>        | <b>100,000.00</b>       | <b>0.00</b>        | <b>27,561.42</b>     | <b>72,438.58</b>                       | <b>27.56%</b>   |
| <b>Fund: 14 - PARK DEDICATION FUND Surplus (Deficit):</b>    | <b>-67,900.00</b>        | <b>-67,900.00</b>       | <b>0.00</b>        | <b>-11,415.04</b>    | <b>56,484.96</b>                       | <b>16.81%</b>   |
| <b>Fund: 15 - EDC4B FUND</b>                                 |                          |                         |                    |                      |                                        |                 |
| <b>Revenue</b>                                               |                          |                         |                    |                      |                                        |                 |
| 00 - REVENUE                                                 | 1,416,780.00             | 1,416,780.00            | 113,023.67         | 1,168,176.68         | -248,603.32                            | 82.45%          |
| <b>Revenue Total:</b>                                        | <b>1,416,780.00</b>      | <b>1,416,780.00</b>     | <b>113,023.67</b>  | <b>1,168,176.68</b>  | <b>-248,603.32</b>                     | <b>82.45%</b>   |
| <b>Expense</b>                                               |                          |                         |                    |                      |                                        |                 |
| 06 - ADMINISTRATION                                          | 1,346,606.00             | 1,346,606.00            | 95,390.51          | 894,786.26           | 451,819.74                             | 66.45%          |
| 53 - TOWN SHOPPING CENTER                                    | 106,740.00               | 270,740.00              | 0.00               | 69,747.53            | 200,992.47                             | 25.76%          |
| <b>Expense Total:</b>                                        | <b>1,453,346.00</b>      | <b>1,617,346.00</b>     | <b>95,390.51</b>   | <b>964,533.79</b>    | <b>652,812.21</b>                      | <b>59.64%</b>   |
| <b>Fund: 15 - EDC4B FUND Surplus (Deficit):</b>              | <b>-36,566.00</b>        | <b>-200,566.00</b>      | <b>17,633.16</b>   | <b>203,642.89</b>    | <b>404,208.89</b>                      | <b>-101.53%</b> |



## Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

| Department;Progra...                                        | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used  |
|-------------------------------------------------------------|--------------------------|-------------------------|--------------------|--------------------|----------------------------------------|------------------|
| <b>Fund: 16 - COURT TECHNOLOGY FUND</b>                     |                          |                         |                    |                    |                                        |                  |
| <b>Revenue</b>                                              |                          |                         |                    |                    |                                        |                  |
| 00 - REVENUE                                                | 7,140.00                 | 7,140.00                | 468.28             | 6,938.10           | -201.90                                | 97.17%           |
| <b>Revenue Total:</b>                                       | <b>7,140.00</b>          | <b>7,140.00</b>         | <b>468.28</b>      | <b>6,938.10</b>    | <b>-201.90</b>                         | <b>97.17%</b>    |
| <b>Expense</b>                                              |                          |                         |                    |                    |                                        |                  |
| 00 - REVENUE                                                | 10,000.00                | 10,000.00               | 656.00             | 5,538.64           | 4,461.36                               | 55.39%           |
| <b>Expense Total:</b>                                       | <b>10,000.00</b>         | <b>10,000.00</b>        | <b>656.00</b>      | <b>5,538.64</b>    | <b>4,461.36</b>                        | <b>55.39%</b>    |
| <b>Fund: 16 - COURT TECHNOLOGY FUND Surplus (Deficit):</b>  | <b>-2,860.00</b>         | <b>-2,860.00</b>        | <b>-187.72</b>     | <b>1,399.46</b>    | <b>4,259.46</b>                        | <b>-48.93%</b>   |
| <b>Fund: 18 - LOCAL YOUTH DIVERSION FUND</b>                |                          |                         |                    |                    |                                        |                  |
| <b>Revenue</b>                                              |                          |                         |                    |                    |                                        |                  |
| 00 - REVENUE                                                | 685.00                   | 685.00                  | 0.00               | 436.71             | -248.29                                | 63.75%           |
| <b>Revenue Total:</b>                                       | <b>685.00</b>            | <b>685.00</b>           | <b>0.00</b>        | <b>436.71</b>      | <b>-248.29</b>                         | <b>63.75%</b>    |
| <b>Fund: 18 - LOCAL YOUTH DIVERSION FUND Total:</b>         | <b>685.00</b>            | <b>685.00</b>           | <b>0.00</b>        | <b>436.71</b>      | <b>-248.29</b>                         | <b>63.75%</b>    |
| <b>Fund: 21 - TIF #1 (NEW HOPE) FUND</b>                    |                          |                         |                    |                    |                                        |                  |
| <b>Revenue</b>                                              |                          |                         |                    |                    |                                        |                  |
| 00 - REVENUE                                                | 250,006.00               | 250,006.00              | 26,708.14          | 295,035.79         | 45,029.79                              | 118.01%          |
| <b>Revenue Total:</b>                                       | <b>250,006.00</b>        | <b>250,006.00</b>       | <b>26,708.14</b>   | <b>295,035.79</b>  | <b>45,029.79</b>                       | <b>118.01%</b>   |
| <b>Expense</b>                                              |                          |                         |                    |                    |                                        |                  |
| 06 - ADMINISTRATION                                         | 378,229.00               | 378,229.00              | 0.00               | 450.25             | 377,778.75                             | 0.12%            |
| <b>Expense Total:</b>                                       | <b>378,229.00</b>        | <b>378,229.00</b>       | <b>0.00</b>        | <b>450.25</b>      | <b>377,778.75</b>                      | <b>0.12%</b>     |
| <b>Fund: 21 - TIF #1 (NEW HOPE) FUND Surplus (Deficit):</b> | <b>-128,223.00</b>       | <b>-128,223.00</b>      | <b>26,708.14</b>   | <b>294,585.54</b>  | <b>422,808.54</b>                      | <b>-229.74%</b>  |
| <b>Fund: 30 - HOTEL/MOTEL TAX FUND</b>                      |                          |                         |                    |                    |                                        |                  |
| <b>Revenue</b>                                              |                          |                         |                    |                    |                                        |                  |
| 00 - REVENUE                                                | 20,900.00                | 20,900.00               | 0.00               | 29,534.10          | 8,634.10                               | 141.31%          |
| <b>Revenue Total:</b>                                       | <b>20,900.00</b>         | <b>20,900.00</b>        | <b>0.00</b>        | <b>29,534.10</b>   | <b>8,634.10</b>                        | <b>141.31%</b>   |
| <b>Expense</b>                                              |                          |                         |                    |                    |                                        |                  |
| 06 - ADMINISTRATION                                         | 15,000.00                | 15,000.00               | 0.00               | 27,889.88          | -12,889.88                             | 185.93%          |
| <b>Expense Total:</b>                                       | <b>15,000.00</b>         | <b>15,000.00</b>        | <b>0.00</b>        | <b>27,889.88</b>   | <b>-12,889.88</b>                      | <b>185.93%</b>   |
| <b>Fund: 30 - HOTEL/MOTEL TAX FUND Surplus (Deficit):</b>   | <b>5,900.00</b>          | <b>5,900.00</b>         | <b>0.00</b>        | <b>1,644.22</b>    | <b>-4,255.78</b>                       | <b>27.87%</b>    |
| <b>Fund: 31 - POLICE SEIZURE FUND</b>                       |                          |                         |                    |                    |                                        |                  |
| <b>Revenue</b>                                              |                          |                         |                    |                    |                                        |                  |
| 00 - REVENUE                                                | 160.00                   | 160.00                  | 0.00               | 1,581.27           | 1,421.27                               | 988.29%          |
| 09 - POLICE                                                 | 0.00                     | 0.00                    | 0.00               | 7,961.04           | 7,961.04                               | 0.00%            |
| <b>Revenue Total:</b>                                       | <b>160.00</b>            | <b>160.00</b>           | <b>0.00</b>        | <b>9,542.31</b>    | <b>9,382.31</b>                        | <b>5,963.94%</b> |
| <b>Expense</b>                                              |                          |                         |                    |                    |                                        |                  |
| 06 - ADMINISTRATION                                         | 0.00                     | 22,000.00               | 10,500.00          | 22,452.20          | -452.20                                | 102.06%          |
| <b>Expense Total:</b>                                       | <b>0.00</b>              | <b>22,000.00</b>        | <b>10,500.00</b>   | <b>22,452.20</b>   | <b>-452.20</b>                         | <b>102.06%</b>   |
| <b>Fund: 31 - POLICE SEIZURE FUND Surplus (Deficit):</b>    | <b>160.00</b>            | <b>-21,840.00</b>       | <b>-10,500.00</b>  | <b>-12,909.89</b>  | <b>8,930.11</b>                        | <b>59.11%</b>    |
| <b>Fund: 32 - LIBRARY BUILDING FUND</b>                     |                          |                         |                    |                    |                                        |                  |
| <b>Revenue</b>                                              |                          |                         |                    |                    |                                        |                  |
| 00 - REVENUE                                                | 210.00                   | 210.00                  | 90.17              | 361.70             | 151.70                                 | 172.24%          |
| <b>Revenue Total:</b>                                       | <b>210.00</b>            | <b>210.00</b>           | <b>90.17</b>       | <b>361.70</b>      | <b>151.70</b>                          | <b>172.24%</b>   |
| <b>Fund: 32 - LIBRARY BUILDING FUND Total:</b>              | <b>210.00</b>            | <b>210.00</b>           | <b>90.17</b>       | <b>361.70</b>      | <b>151.70</b>                          | <b>172.24%</b>   |
| <b>Fund: 34 - LEOSE FUND</b>                                |                          |                         |                    |                    |                                        |                  |
| <b>Revenue</b>                                              |                          |                         |                    |                    |                                        |                  |
| 00 - REVENUE                                                | 3,790.00                 | 3,790.00                | 0.00               | 1,677.42           | -2,112.58                              | 44.26%           |
| <b>Revenue Total:</b>                                       | <b>3,790.00</b>          | <b>3,790.00</b>         | <b>0.00</b>        | <b>1,677.42</b>    | <b>-2,112.58</b>                       | <b>44.26%</b>    |
| <b>Expense</b>                                              |                          |                         |                    |                    |                                        |                  |
| 09 - POLICE                                                 | 1,500.00                 | 1,500.00                | 0.00               | 2,030.00           | -530.00                                | 135.33%          |
| <b>Expense Total:</b>                                       | <b>1,500.00</b>          | <b>1,500.00</b>         | <b>0.00</b>        | <b>2,030.00</b>    | <b>-530.00</b>                         | <b>135.33%</b>   |
| <b>Fund: 34 - LEOSE FUND Surplus (Deficit):</b>             | <b>2,290.00</b>          | <b>2,290.00</b>         | <b>0.00</b>        | <b>-352.58</b>     | <b>-2,642.58</b>                       | <b>-15.40%</b>   |

## Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

| Department;Progra...                                              | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity   | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used   |
|-------------------------------------------------------------------|--------------------------|-------------------------|--------------------|----------------------|----------------------------------------|-------------------|
| <b>Fund: 35 - DISASTER RECOVERY FUND</b>                          |                          |                         |                    |                      |                                        |                   |
| <b>Revenue</b>                                                    |                          |                         |                    |                      |                                        |                   |
| 00 - REVENUE                                                      | 1,300,000.00             | 1,300,000.00            | 0.00               | 65,313.99            | -1,234,686.01                          | 5.02%             |
| <b>Revenue Total:</b>                                             | <b>1,300,000.00</b>      | <b>1,300,000.00</b>     | <b>0.00</b>        | <b>65,313.99</b>     | <b>-1,234,686.01</b>                   | <b>5.02%</b>      |
| <b>Expense</b>                                                    |                          |                         |                    |                      |                                        |                   |
| 06 - ADMINISTRATION                                               | 1,250,000.00             | 1,250,000.00            | 235,957.27         | 1,379,453.69         | -129,453.69                            | 110.36%           |
| <b>Expense Total:</b>                                             | <b>1,250,000.00</b>      | <b>1,250,000.00</b>     | <b>235,957.27</b>  | <b>1,379,453.69</b>  | <b>-129,453.69</b>                     | <b>110.36%</b>    |
| <b>Fund: 35 - DISASTER RECOVERY FUND Surplus (Deficit):</b>       | <b>50,000.00</b>         | <b>50,000.00</b>        | <b>-235,957.27</b> | <b>-1,314,139.70</b> | <b>-1,364,139.70</b>                   | <b>-2,628.28%</b> |
| <b>Fund: 40 - GRANT FUND</b>                                      |                          |                         |                    |                      |                                        |                   |
| <b>Revenue</b>                                                    |                          |                         |                    |                      |                                        |                   |
| 00 - REVENUE                                                      | 65.00                    | 65.00                   | 0.00               | 0.00                 | -65.00                                 | 0.00%             |
| 10 - FIRE                                                         | 0.00                     | 0.00                    | 33,919.49          | 716,641.02           | 716,641.02                             | 0.00%             |
| 17 - LIBRARY                                                      | 0.00                     | 0.00                    | 0.00               | 37,642.50            | 37,642.50                              | 0.00%             |
| <b>Revenue Total:</b>                                             | <b>65.00</b>             | <b>65.00</b>            | <b>33,919.49</b>   | <b>754,283.52</b>    | <b>754,218.52</b>                      | <b>60,436.18%</b> |
| <b>Expense</b>                                                    |                          |                         |                    |                      |                                        |                   |
| 10 - FIRE                                                         | 0.00                     | 0.00                    | 7,914.65           | 214,507.34           | -214,507.34                            | 0.00%             |
| 17 - LIBRARY                                                      | 0.00                     | 0.00                    | 13,356.43          | 43,354.51            | -43,354.51                             | 0.00%             |
| <b>Expense Total:</b>                                             | <b>0.00</b>              | <b>0.00</b>             | <b>21,271.08</b>   | <b>257,861.85</b>    | <b>-257,861.85</b>                     | <b>0.00%</b>      |
| <b>Fund: 40 - GRANT FUND Surplus (Deficit):</b>                   | <b>65.00</b>             | <b>65.00</b>            | <b>12,648.41</b>   | <b>496,421.67</b>    | <b>496,356.67</b>                      | <b>63,725.65%</b> |
| <b>Fund: 41 - PARK REC/OTHER DONATION FUND</b>                    |                          |                         |                    |                      |                                        |                   |
| <b>Revenue</b>                                                    |                          |                         |                    |                      |                                        |                   |
| 00 - REVENUE                                                      | 6,683.00                 | 6,683.00                | 0.00               | 1,563.76             | -5,119.24                              | 23.40%            |
| <b>Revenue Total:</b>                                             | <b>6,683.00</b>          | <b>6,683.00</b>         | <b>0.00</b>        | <b>1,563.76</b>      | <b>-5,119.24</b>                       | <b>23.40%</b>     |
| <b>Expense</b>                                                    |                          |                         |                    |                      |                                        |                   |
| 09 - POLICE                                                       | 8,000.00                 | 8,000.00                | 0.00               | 4,597.50             | 3,402.50                               | 57.47%            |
| 10 - FIRE                                                         | 10,000.00                | 10,000.00               | 0.00               | 3,175.38             | 6,824.62                               | 31.75%            |
| 63 - BARK AT THE PARK                                             | 1,500.00                 | 1,500.00                | 0.00               | 775.00               | 725.00                                 | 51.67%            |
| <b>Expense Total:</b>                                             | <b>19,500.00</b>         | <b>19,500.00</b>        | <b>0.00</b>        | <b>8,547.88</b>      | <b>10,952.12</b>                       | <b>43.84%</b>     |
| <b>Fund: 41 - PARK REC/OTHER DONATION FUND Surplus (Deficit):</b> | <b>-12,817.00</b>        | <b>-12,817.00</b>       | <b>0.00</b>        | <b>-6,984.12</b>     | <b>5,832.88</b>                        | <b>54.49%</b>     |
| <b>Fund: 45 - ROADWAY IMPACT FEE FUND</b>                         |                          |                         |                    |                      |                                        |                   |
| <b>Revenue</b>                                                    |                          |                         |                    |                      |                                        |                   |
| 00 - REVENUE                                                      | 56,200.00                | 56,200.00               | 0.00               | 35,350.88            | -20,849.12                             | 62.90%            |
| <b>Revenue Total:</b>                                             | <b>56,200.00</b>         | <b>56,200.00</b>        | <b>0.00</b>        | <b>35,350.88</b>     | <b>-20,849.12</b>                      | <b>62.90%</b>     |
| <b>Expense</b>                                                    |                          |                         |                    |                      |                                        |                   |
| 71 - IMPACT FEE                                                   | 107,525.00               | 107,525.00              | 8,960.43           | 105,062.73           | 2,462.27                               | 97.71%            |
| <b>Expense Total:</b>                                             | <b>107,525.00</b>        | <b>107,525.00</b>       | <b>8,960.43</b>    | <b>105,062.73</b>    | <b>2,462.27</b>                        | <b>97.71%</b>     |
| <b>Fund: 45 - ROADWAY IMPACT FEE FUND Surplus (Deficit):</b>      | <b>-51,325.00</b>        | <b>-51,325.00</b>       | <b>-8,960.43</b>   | <b>-69,711.85</b>    | <b>-18,386.85</b>                      | <b>135.82%</b>    |
| <b>Fund: 61 - WATER IMPACT FUND</b>                               |                          |                         |                    |                      |                                        |                   |
| <b>Revenue</b>                                                    |                          |                         |                    |                      |                                        |                   |
| 00 - REVENUE                                                      | 24,100.00                | 24,100.00               | 0.00               | 27,092.95            | 2,992.95                               | 112.42%           |
| <b>Revenue Total:</b>                                             | <b>24,100.00</b>         | <b>24,100.00</b>        | <b>0.00</b>        | <b>27,092.95</b>     | <b>2,992.95</b>                        | <b>112.42%</b>    |
| <b>Expense</b>                                                    |                          |                         |                    |                      |                                        |                   |
| 00 - REVENUE                                                      | 30,000.00                | 30,000.00               | 2,500.00           | 27,500.00            | 2,500.00                               | 91.67%            |
| 06 - ADMINISTRATION                                               | 0.00                     | 98,920.51               | 0.00               | 0.00                 | 98,920.51                              | 0.00%             |
| <b>Expense Total:</b>                                             | <b>30,000.00</b>         | <b>128,920.51</b>       | <b>2,500.00</b>    | <b>27,500.00</b>     | <b>101,420.51</b>                      | <b>21.33%</b>     |
| <b>Fund: 61 - WATER IMPACT FUND Surplus (Deficit):</b>            | <b>-5,900.00</b>         | <b>-104,820.51</b>      | <b>-2,500.00</b>   | <b>-407.05</b>       | <b>104,413.46</b>                      | <b>0.39%</b>      |
| <b>Fund: 62 - SEWER IMPACT FUND</b>                               |                          |                         |                    |                      |                                        |                   |
| <b>Revenue</b>                                                    |                          |                         |                    |                      |                                        |                   |
| 00 - REVENUE                                                      | 30,700.00                | 30,700.00               | 0.00               | 16,206.00            | -14,494.00                             | 52.79%            |
| <b>Revenue Total:</b>                                             | <b>30,700.00</b>         | <b>30,700.00</b>        | <b>0.00</b>        | <b>16,206.00</b>     | <b>-14,494.00</b>                      | <b>52.79%</b>     |



**Budget Report**

**For Fiscal: 2024-2025 Period Ending: 08/31/2025**

| Department;Progra...                            |  | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity | Fiscal<br>Activity | Variance<br>Favorable<br>(Unfavorable) | Percent<br>Used |
|-------------------------------------------------|--|--------------------------|-------------------------|--------------------|--------------------|----------------------------------------|-----------------|
| <b>Expense</b>                                  |  |                          |                         |                    |                    |                                        |                 |
| 00 - REVENUE                                    |  | 60,000.00                | 60,000.00               | 5,000.00           | 55,000.00          | 5,000.00                               | 91.67%          |
| Expense Total:                                  |  | 60,000.00                | 60,000.00               | 5,000.00           | 55,000.00          | 5,000.00                               | 91.67%          |
| Fund: 62 - SEWER IMPACT FUND Surplus (Deficit): |  | -29,300.00               | -29,300.00              | -5,000.00          | -38,794.00         | -9,494.00                              | 132.40%         |
| <b>Fund: 83 - TREE REFORESTATION FUND</b>       |  |                          |                         |                    |                    |                                        |                 |
| <b>Revenue</b>                                  |  |                          |                         |                    |                    |                                        |                 |
| 00 - REVENUE                                    |  | 2,931.00                 | 2,931.00                | 0.00               | 3,609.29           | 678.29                                 | 123.14%         |
| Revenue Total:                                  |  | 2,931.00                 | 2,931.00                | 0.00               | 3,609.29           | 678.29                                 | 123.14%         |
| Fund: 83 - TREE REFORESTATION FUND Total:       |  | 2,931.00                 | 2,931.00                | 0.00               | 3,609.29           | 678.29                                 | 123.14%         |
| <b>Fund: 95 - EDC4B BOND RESERVE FUND</b>       |  |                          |                         |                    |                    |                                        |                 |
| <b>Revenue</b>                                  |  |                          |                         |                    |                    |                                        |                 |
| 00 - REVENUE                                    |  | 5,457.00                 | 5,457.00                | 0.00               | 6,002.14           | 545.14                                 | 109.99%         |
| Revenue Total:                                  |  | 5,457.00                 | 5,457.00                | 0.00               | 6,002.14           | 545.14                                 | 109.99%         |
| Fund: 95 - EDC4B BOND RESERVE FUND Total:       |  | 5,457.00                 | 5,457.00                | 0.00               | 6,002.14           | 545.14                                 | 109.99%         |
| Report Surplus (Deficit):                       |  | -11,734,313.00           | -12,299,096.51          | -2,889,246.60      | -1,240,255.61      | 11,058,840.90                          | 10.08%          |

## Fund Summary

| Fund                             | Original<br>Total Budget | Current<br>Total Budget | Period<br>Activity   | Fiscal<br>Activity   | Variance<br>Favorable<br>(Unfavorable) |
|----------------------------------|--------------------------|-------------------------|----------------------|----------------------|----------------------------------------|
| 01 - GENERAL FUND                | -537,025.00              | -816,888.00             | -527,437.12          | 900,376.27           | 1,717,264.27                           |
| 02 - GENERAL DEBT SERVICE FUND   | 303,020.00               | 303,020.00              | -415,875.76          | -245,060.69          | -548,080.69                            |
| 04 - CAPITAL PROJECTS FUND       | 19,935.00                | 19,935.00               | 17,276.41            | 161,972.76           | 142,037.76                             |
| 05 - CAPITAL REPLACEMENT FUND    | 74,532.00                | 74,532.00               | 12,514.12            | 125,953.11           | 51,421.11                              |
| 07 - STORMWATER UTILITY FUND     | 46,676.00                | 46,676.00               | -18,222.84           | 31,549.99            | -15,126.01                             |
| 10 - WATER/SEWER FUND            | 512,434.00               | 512,434.00              | -920,573.57          | -111,419.00          | -623,853.00                            |
| 12 - COURT SECURITY FUND         | 35,805.00                | 35,805.00               | -1,455.41            | -14,173.21           | -49,978.21                             |
| 13 - CAPITAL BOND FUND           | -11,922,497.00           | -11,922,497.00          | -829,446.89          | -1,642,844.23        | 10,279,652.77                          |
| 14 - PARK DEDICATION FUND        | -67,900.00               | -67,900.00              | 0.00                 | -11,415.04           | 56,484.96                              |
| 15 - EDC4B FUND                  | -36,566.00               | -200,566.00             | 17,633.16            | 203,642.89           | 404,208.89                             |
| 16 - COURT TECHNOLOGY FUND       | -2,860.00                | -2,860.00               | -187.72              | 1,399.46             | 4,259.46                               |
| 18 - LOCAL YOUTH DIVERSION FUND  | 685.00                   | 685.00                  | 0.00                 | 436.71               | -248.29                                |
| 21 - TIF #1 (NEW HOPE) FUND      | -128,223.00              | -128,223.00             | 26,708.14            | 294,585.54           | 422,808.54                             |
| 30 - HOTEL/MOTEL TAX FUND        | 5,900.00                 | 5,900.00                | 0.00                 | 1,644.22             | -4,255.78                              |
| 31 - POLICE SEIZURE FUND         | 160.00                   | -21,840.00              | -10,500.00           | -12,909.89           | 8,930.11                               |
| 32 - LIBRARY BUILDING FUND       | 210.00                   | 210.00                  | 90.17                | 361.70               | 151.70                                 |
| 34 - LEOSE FUND                  | 2,290.00                 | 2,290.00                | 0.00                 | -352.58              | -2,642.58                              |
| 35 - DISASTER RECOVERY FUND      | 50,000.00                | 50,000.00               | -235,957.27          | -1,314,139.70        | -1,364,139.70                          |
| 40 - GRANT FUND                  | 65.00                    | 65.00                   | 12,648.41            | 496,421.67           | 496,356.67                             |
| 41 - PARK REC/OTHER DONATION     | -12,817.00               | -12,817.00              | 0.00                 | -6,984.12            | 5,832.88                               |
| 45 - ROADWAY IMPACT FEE FUND     | -51,325.00               | -51,325.00              | -8,960.43            | -69,711.85           | -18,386.85                             |
| 61 - WATER IMPACT FUND           | -5,900.00                | -104,820.51             | -2,500.00            | -407.05              | 104,413.46                             |
| 62 - SEWER IMPACT FUND           | -29,300.00               | -29,300.00              | -5,000.00            | -38,794.00           | -9,494.00                              |
| 83 - TREE REFORESTATION FUND     | 2,931.00                 | 2,931.00                | 0.00                 | 3,609.29             | 678.29                                 |
| 95 - EDC4B BOND RESERVE FUND     | 5,457.00                 | 5,457.00                | 0.00                 | 6,002.14             | 545.14                                 |
| <b>Report Surplus (Deficit):</b> | <b>-11,734,313.00</b>    | <b>-12,299,096.51</b>   | <b>-2,889,246.60</b> | <b>-1,240,255.61</b> | <b>11,058,840.90</b>                   |





**CITY OF KENNEBEC  
FISCAL YEAR TO DATE SUMMARY BY FUND  
THROUGH AUGUST 31, 2025**

| <b>Fund</b>                      | <b>Beginning<br/>Balance as of<br/>10/1/2024</b> | <b>FYTD Activity</b>  | <b>Ending Balance</b> | <b>Average Daily<br/>Annual Exp</b> | <b>Days of Fund<br/>Balance</b> | <b>Reserve %</b> |
|----------------------------------|--------------------------------------------------|-----------------------|-----------------------|-------------------------------------|---------------------------------|------------------|
| 01 - GENERAL FUND*               | 4,218,927                                        | 924,732.79            | 5,143,659.79          | 35,468.88                           | 145.02                          | 40%              |
| 02 - GENERAL DEBT SERVICE FUND   | 945,637                                          | (235,755.36)          | 709,881.64            |                                     |                                 |                  |
| 04 - CAPITAL PROJECTS FUND       | 215,569                                          | 161,972.76            | 377,541.76            |                                     |                                 |                  |
| 05 - CAPITAL REPLACEMENT FUND    | (186,904)                                        | 125,953.11            | (60,950.89)           |                                     |                                 |                  |
| 07 - STORMWATER UTILITY FUND*    | 811,647                                          | 31,549.99             | 843,196.99            | 724.59                              | 1,163.69                        |                  |
| 10 - WATER/SEWER FUND*           | 17,959,473                                       | (111,419.00)          | 17,848,054.00         | 38,968.69                           | 458.01                          | 125%             |
| 12 - COURT SECURITY FUND         | 33,272                                           | (14,173.21)           | 19,098.79             |                                     |                                 |                  |
| 13 - CAPITAL BOND FUND           | 19,918,926                                       | (1,642,844.23)        | 18,276,081.77         |                                     |                                 |                  |
| 14 - PARK DEDICATION FUND        | 289,611                                          | (11,415.04)           | 278,195.96            |                                     |                                 |                  |
| 15 - EDC4B FUND*                 | 2,192,554                                        | 203,642.89            | 2,396,196.89          | 3,332.09                            | 719.13                          | 197%             |
| 16 - COURT TECHNOLOGY FUND       | 14,712                                           | 1,399.46              | 16,111.46             |                                     |                                 |                  |
| 18 - LOCAL YOUTH DIVERSION FU    | 9,680                                            | 436.71                | 10,116.71             |                                     |                                 |                  |
| 21 - TIF #1 (NEW HOPE) FUND      | 150,493                                          | 294,585.54            | 445,078.54            |                                     |                                 |                  |
| 30 - HOTEL/MOTEL TAX FUND        | 90,924                                           | 1,644.22              | 92,568.22             |                                     |                                 |                  |
| 31 - POLICE SEIZURE FUND         | 15,302                                           | (12,909.89)           | 2,392.11              |                                     |                                 |                  |
| 32 - LIBRARY BUILDING FUND       | (1,209)                                          | 361.70                | (847.30)              |                                     |                                 |                  |
| 34 - LEOSE FUND                  | 2,228                                            | (352.58)              | 1,875.42              |                                     |                                 |                  |
| 35 - DISASTER RECOVERY FUND      | 111,361                                          | (1,341,139.70)        | (1,229,778.70)        |                                     |                                 |                  |
| 40 - GRANT FUND                  | (621,039)                                        | 496,421.67            | (124,617.33)          |                                     |                                 |                  |
| 41 - PARK REC/OTHER DONATION     | 12,637                                           | (6,984.12)            | 5,652.88              |                                     |                                 |                  |
| 45 - ROADWAY IMPACT FEE FUND     | 429,643                                          | (69,711.85)           | 359,931.15            |                                     |                                 |                  |
| 61 - WATER IMPACT FUND           | 97,765                                           | (407.05)              | 97,357.95             |                                     |                                 |                  |
| 62 - SEWER IMPACT FUND           | 109,605                                          | (38,794.00)           | 70,811.00             |                                     |                                 |                  |
| 83 - TREE REFORESTATION FUND     | 82,313                                           | 3,609.29              | 85,922.29             |                                     |                                 |                  |
| 85 - UNCLAIMED PROPERTY FUND     | 334                                              | -                     | 334.00                |                                     |                                 |                  |
| 95 - EDC4B BOND RESERVE FUND     | 136,884                                          | 6,002.14              | 142,886.14            |                                     |                                 |                  |
| <b>Report Surplus (Deficit):</b> | <b>47,040,345.00</b>                             | <b>(1,233,593.76)</b> | <b>45,806,751.24</b>  |                                     |                                 |                  |

**STAFF REPORT**  
**TO THE HONORABLE MAYOR AND CITY COUNCIL**

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**MEETING DATE:** SEPTEMBER 16, 2025

**AGENDA ITEM NUMBER:** CONSENT AGENDA ITEM V.B.

**SUBJECT**  
CONSENT AGENDA

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**





**STAFF REPORT**  
**TO THE HONORABLE MAYOR AND CITY COUNCIL**

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**MEETING DATE:** SEPTEMBER 16, 2025

**AGENDA ITEM NUMBER:** CONSENT AGENDA ITEM V.B.1.

**SUBJECT**  
August 19, 2025 City Council Minutes

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

|    |                                                |                                                     |
|----|------------------------------------------------|-----------------------------------------------------|
| 1. | August 19, 2025 Kennedale City Council Minutes | August 19, 2025 Kennedale City Council Minutes.docx |
|----|------------------------------------------------|-----------------------------------------------------|

# KENNEDALE CITY COUNCIL MINUTES

## REGULAR MEETING

| 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060 | AUGUST 19, 2025 AT 5:30 PM  
CITY COUNCIL CHAMBERS |

### I. CALL TO ORDER

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

#### A. ROLL CALL

Mayor Brad Horton- Present  
Council Member Place 1- David Glover- Present  
Council Member Place 2- Thelma Kobeck- Present  
Mayor Pro Tem/Place 3- Kenneth Michels- Present  
Council Member Place 4- VACANT  
Council Member Place 5- Jeff Nevarez- Present

All Council members were present constituting a quorum.

#### 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 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.*

There were no comments from the public

### III. PUBLIC HEARING

- A. **PZ CASE# 25-09** To conduct a public hearing and consider a proposed zoning change from "C-2 GENERAL COMMERCIAL DISTRICT" and "R-3 SINGLE FAMILY RESIDENTIAL DISTRICT" to an "I – INDUSTRIAL DISTRICT" for the properties located at 426 S DICK PRICE RD, 516 S DICK PRICE RD, 520 S DICK PRICE RD, 606 S DICK PRICE RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

There were no comments from the public.

Chuck Marsh, Civil Engineer, with Weaver Consultants, presented on behalf the applicant Waste Connections aka Texas Regional Landfill Company LP. They spoke in regards to rezone 5 tracks from Residential C-2 and R-3 to Industrial District. This will create a more convent citizens drop off center. They are planning on building a new



office building. They are planning to rezone approximately 10 acres. They do have an application in Texas Commission for Environmental and Quality for a potential transfer station but this is not included with this proposal and it is outside of these properties. They do want to relocate the main entrance about 800 feet to the North as a safety improvement. Their plans are to minimally impact Dick Price Road. They did do a traffic impact study. If the zoning is approved, the traffic remains unchanged, however if the transfer station is approved, they are expecting an additional 1100 trucks on the road per day. That's about one truck every 30 seconds or 130 trucks per hour. This is why the Waste Connections do contribute to a fund to help with roadway maintenance.

Nathan Gonzales- Community Development Director gave a staff report regarding said project. There was some concern regarding trash and who will keep it clean as well as the increased traffic and safety issues.

Waste Connections currently contributes 37 cents per ton of every ton of waste that goes into their facility. That equates to about \$170,000 a year and in the last ten years they have contributed approximately \$1.5 million dollars to the maintenance of Dick Price Road. There was much discussion regarding future development and what that means to the citizens of Kennedale.

#### **IV. PRESENTATIONS**

- A. Brinson Benefits Presentation- Jennifer Jacobs, Benefit Representative spoke on the City's benefit package renewal and marketing process. The current plan is with Blue Cross/Blue Shield of Texas. Unfortunately, the current plan increase is at 28.93% increase. They did administer a sealed bid process, resulting in four total bids, including BCBS. United Healthcare's proposal for a slightly improved benefit plan. The plan came in at 2.67% below the current rate, giving us an annual savings of \$38,182. Therefore, it is the recommendation that the City switch from the current insurance with BCBS of Texas to United Health Care. The dental insurance with BCBS came in at 3% which equates to \$1,231 annually above current plan.

#### **V. 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.

Council Member Nevarez attended the EDC luncheon, at Beards Towing, very cool facility. He also attended the Scouts end of the year party as well as the Rotary club meeting that hosted the district governor and the skeet shoot. Also gave a shout out to all back to school parents and kids.

Mayor ProTem Michels also attended the EDC Luncheon as well as the Tarrant County Regional Transportation and the skeet shoot. Mayor ProTem reminded everyone that on September 6<sup>th</sup> will be the Keep Kennedale Beautiful with its “Bring it” event from 9-11am. Check out the City’s Website for additional information.

Council Member Kobeck wanted to remind people to stay safe in the heat, stay hydrated and don’t leave people or pets in a vehicles.

Council Member Glover also attended the EDC luncheon at Beard Towing. He also met with the YMCA Leadership along with the City Manager and introduced them to the owners of the Texas Raceway. Also met with Dr Tinus of the Fellowship Academy who a lot of good ideas for how the fellowship can partner with the town.

## 2. Updates from the City of Kennedale City Manager.

- a. Fire Station Update- Chief Eric Peterson presented a slide show in regards to the new Fire Station. The old station has been completely demolished and the new station is well under way. The estimated opening date for the new station is set for July 26, 2026 barring no issues. Chief Peterson answered questions regarding the station and the construction process.
- b. Public Works Update- Kristian Sugrim- Public Works Director, gave a brief update on the infrastructures and current projects. The ground storage tank has been installed but we are awaiting the piping connections and it should be completed by the end of the month. We are projecting that it will be on line by the first week of September. The Swiney Hiatt street project has been paved and New Hope Road is the next project, it has been scheduled to start in November. Then we will start on Eden Road. New Hope water rehab needed some gate valves that should be here by the end of the month so they are maintaining the road as best as can for now. It should take about 4 days before the water line is intact then we can build the permanent trench. Other projects include Brier court and Hillside sanitary sewer project. Unfortunately, the City of Arlington informed us that we have 100’ of sewer line that’s 50’ upstream from our existing project that is on the verge of collapsing. Therefore, the Westwood project will be put on hold. That will include additional surveys and an amendment for a change of scope to the project. Still hoping to have it advertised by November/December of this year. Then starting construction no later than January/February of 2026 The Interceptor project, is online and we anticipate the project to be in construction by February of 2026. The Valley Lane stabilization project is still on hold due to FEMA reviews. Mr. Sugrim answered questions regarding current and future projects.



3. Financial Reports for the City and/or EDC. Jon Horton Finance Director presented a summary financial report. Property tax revenues are at 103%, Prior year at the same time, we're at just under 102% therefore we are tracking about the same as last year. Sales tax revenues at 80.8% , this time last year we were at 73%. We are spending at a slower pace than last year. City Manager Hull asked Mr Horton if we could possibly make a purchase of a patrol vehicle, would there be any reason why it can not be purchased out of this current budget? Mr Horton stated that we would still have a healthy reserve even with the vehicle purchased.

**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.*

Mayor Horton asked if anyone wanted to pull any items off of the consent agenda. Council member Kobeck requested we pull item #4. Council Member Glover requested that we pull item #3.

1. July 15, 2025 City Council Minutes
2. August 5, 2025 Special Budget Meeting Minutes

**Council Member Michels made a motion to approve the consent agenda  
Items 1 & 2**

**Council Member Kobeck 2nd the motion.**

**Motion Passes 4-0**

3. Ordinance #786 Regarding Settlement between ACSC and the ATMOS Energy Corp - Council member Glover stated that he pulled this item because he wanted to further explain this Ordinance to the residents of Kennedale. City Manager Hull explained that the city does have a law firm to help negotiate increases, decreases and any expenditures, funding resources with any of our utilities. The average monthly increase is about \$8, or \$26 for commercial customers.

**Council Member Glover made a motion to approve Ordinance number 786  
Regarding Settlement between ACSC and the ATMOS Energy Corp  
(Item IV B3).**

**Council Member Nevarez 2nd the motion.**

**Motion Passes 4-0**

4. Accept Resignation of Council Member Chris Gary – Council Member Kobeck stated that she pulled this item to find out if a formal acceptance of a resignation standard protocol? City Manager Hull explained that the City Attorney extended that we needed to accept the resignation and that it is standard protocol.

**Council Member Nevarez made a motion to approve the resignation of Council Member Chris Gary (Item IV B4).**

**Council Member Glover 2nd the motion.**

**Council Member Kobeck Abstained**

**Motion Passes 3-0**

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

1. Discuss and consider approval of bid award for health, dental, life, vision, and accidental death and dismemberment (AD&D), and voluntary life insurances and authorize the City Manager to sign the agreements.

**Council Member Nevarez made a motion to approve the bid award for the presented Employee Benefit Insurance package.**

**(Item IV C1).**

**Council Member Kobeck 2nd the motion.**

**Motion Passes 4-0**

2. Resolution #R639- Raise spending limits up to \$100,000 for the City Manager

Council Member Glover wanted clarification as to why the number raised from \$50,000 to \$100,000. Council Member Nevarez stated that he wanted it on the agenda due to the state allowance of \$100,000. All excessive spending will still have to come back to the City Council. Current rules require all expenders over \$25,000 must go to the Council for approval. Several examples were given.

**Council Member Glover made a motion to approve Resolution # R639 with a change to raise the spending limit to \$50,000 for the City Manager.**

**(Item IV C2).**

**Council Member Kobeck 2nd the motion.**

**Motion Passes 3-2 with the Mayor having to vote to break a tie**



**Council Member Kobeck moved to Adjourn  
Council Member Michels 2nd the motion.**

**VIII. ADJOURNMENT @ 7:13PM**



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BARBARA DAHL  
CITY SECRETARY

**CERTIFICATION:** I DO HEREBY CERTIFY THAT THE AUGUST 19, 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**

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**MEETING DATE:** SEPTEMBER 16, 2025

**AGENDA ITEM NUMBER:** CONSENT AGENDA ITEM V.B.2.

**SUBJECT**  
August 27, 2025 City Council Special Budget Meeting Minutes

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

|    |                                                             |                                                                  |
|----|-------------------------------------------------------------|------------------------------------------------------------------|
| 1. | August 27, 2025 City Council SPECIAL BUDGET Meeting Minutes | August 27, 2025 City Council SPECIAL BUDGET Meeting Minutes.docx |
|----|-------------------------------------------------------------|------------------------------------------------------------------|



**KENNEDALE CITY COUNCIL MINUTES**  
**SPECIAL BUDGET MEETING I AUGUST 27, 2025 AT 5:30 PM**  
**CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060**

**I. CALL TO ORDER**

The meeting was called to order at 5:31PM

**ROLL CALL**

Mayor Brad Horton- Present  
Council Member Place 1- David Glover- Present  
Council Member Place 2- Thelma Kobeck- Present  
Mayor Pro Tem/Place 3- Kenneth Michels- Present  
Council Member Place 4- VACANT  
Council Member Place 5- Jeff Nevarez- Present

All Council members were present constituting a quorum.

**A. 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 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.*

There were no comments from the public

**III. PUBLIC HEARING**

The Public Hearing was opened at 5:34PM

- A. To receive public comment on the Fiscal Year 2025-2026 City of Kennedale Budget. There were no comments from the public

The Public Hearing was closed at 5:35PM

The Public hearing was opened at 5:35PM

8. To receive public comment on a tax rate of \$0.696190 per \$100 valuation proposed by the governing body of the City of Kennedale, with a Maintenance and Operation rate of \$0.483073 and an Interest and Sinking (debt rate) of \$0.213117. There were no comments from the public

The Public Hearing was closed at 5:36PM

## 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.*

*There were no reports and Announcements*

### B. CONSENTAGENDA

*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. Take action on City of Kennedale Ordinance #789 as described in PZ case# 25-09 to consider a proposed zoning change from "C-2 general commercial District" and "R-3 Single Family Residential District" to an "I - Industrial District" for the properties located at 426 S Dick Price Rd, 516 S Dick Price Rd, 520 S Dick Price Rd, 606 S Dick Price Rd, City of Kennedale, Tarrant County, Texas, 76060.

**Council Member Michels made a motion to approve the consent agenda Item 1- Ordinance #789**

**Council Member Kobeck 2nd the motion.**

**Motion Passes 4-0**



ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

- 1. Discuss and hold a Roll Call Vote to take action on Ordinance #787 of the City of Kennedale, Texas, adopting the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026; appropriating resources for each department, project, operation, activity, purchase, account and other expenditures; providing for emergency expenditures and expenditures as allowed by applicable state law; providing for the filing and posting of the budget as required by state law; providing a severability clause; and providing an effective date.

Finance Director gave a brief summary of the Ordinance #787. The property tax revenue on our proposed budget is based on the rate mentioned of .696190 per \$100 in Valuation. Mr. Horton went over some of the changes and cuts. The changes include Special Events increasing by \$1,000. The court adjustment of the expenditure allocation but the total remains the same. In finance, there was a \$4,000 reduction in a series of accounts but had to increase \$3,100 to cover the collection fees from Tarrant County for a new three-year contract. They charge \$1.07 per account which is an increase over the FY 25. The Fire Department, there was a \$17,650 reduction. The Senior Center reduction of expendable supplies buy \$1,000. The Library had a total reduction of \$11,500 for processing supplies, office equipment and special services. Due to the RFID project, being part of FY25, Communication had a reduction of \$3,500. Public works had a few reductions. There was a \$80,000 reduction due to moving the Police car to the FY 2025 Budget. We do have a new Fund, House bill 1950, combines our court security and court technology into a single fund. The EDC funds did go up due to the maintenance to \$758,405 based on the remodel and the special events increased by \$3,000.

**Motion to approve was made by Council Member Nevarez  
2nd by Council Member Glover. A roll call vote was administered.**

|                          | <u>Aye</u> | <u>Nay</u> | <u>Abstention</u> |
|--------------------------|------------|------------|-------------------|
| David Glover, Place 1    | X          |            |                   |
| Thelma Kobeck, Place 2   | X          |            |                   |
| Kenneth Michels, Place 3 | X          |            |                   |
| VACANT, Place 4          |            |            |                   |
| Jeff Nevarez, Place 5    | X          |            |                   |

**Motion: Carried 4-0**

2. Discuss and take action on the ratification of the property tax for Fiscal Year 2026.

Finance Director gave a brief summary of the ratification process.

**Motion to approve was made by Council Member Nevarez  
2nd by Council Member Kobeck  
Motion: Carried 4-0**

3. Discuss and hold a Roll Call Vote to take action on Ordinance #788 of the City of Kennedale, Texas, levying municipal ad valorem taxes for use and support of the municipal government of the City of Kennedale, Texas, for the 2025-2026 fiscal year at the rate of \$0.696190 per one hundred dollars (\$100.00), and for each year thereafter until otherwise provided, on all taxable property within the corporate limits of the City of Kennedale; providing for apportioning each levy for specific purposes; and providing when taxes shall become due and when same shall become delinquent if not paid; approving the tax rolls; providing a severability clause; repealing conflicting ordinances; providing a savings clause; and providing an effective date.

Finance Director gave a brief summary of Ordinance #788

**Motion to approve was made by Council Member Nevarez**

**2nd by Council Member Glover. A roll call vote was administered.**

|                          | <u><b>Aye</b></u> | <u><b>Nay</b></u> | <u><b>Abstention</b></u> |
|--------------------------|-------------------|-------------------|--------------------------|
| David Glover, Place 1    | X                 |                   |                          |
| Thelma Kobeck, Place 2   | X                 |                   |                          |
| Kenneth Michels, Place 3 | X                 |                   |                          |
| VACANT, Place 4          |                   |                   |                          |
| Jeff Nevarez, Place 5    | X                 |                   |                          |

**Motion: Carried 4-0**



4. Authorize the City Manager to Purchase a Patrol Car for the Police Department from the FY 2024-2025 Budget.

City Manager Hull explained that the Council Members had requested that this purchase be made from the FY 2025 budget rather than wait for the FY2026 Budget

**Motion to approve was made by Council Member Glover  
2nd by Council Member Kobeck  
Motion: Carried 4-0**

## **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.*

There was no Executive Session

**Motion to adjourn was made by Council Member Kobeck  
2nd by Council Member Nevarez**

**ADJOURNMENT @ 5:47PM**



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BARBARA DAHL,  
CITY SECRETARY

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## STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

**MEETING DATE:** SEPTEMBER 16, 2025

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM V.B.3.

### SUBJECT

PZ Case #25-11 to conduct a public hearing and take action on a replat of the property located at 625 Grapevine Tr., Oak Crest Addition, Block 13, Lot BR of the City of Kennedale, Tarrant County, Texas, 76060.

### ORIGINATED BY NATHAN GONZALES

#### SUMMARY

The proposed replat will place existing structures of this industrial site on individual lots. No future roadway, easements, or utilities are required or proposed.

The replat meets the city's zoning requirements and has been reviewed and approved by city staff.

The Planning and Zoning Commission conducted a public hearing on August 28, 2025, and recommended approval by a vote of 3-0, with 2 members being absent.

### RECOMMENDATION

Staff recommends approval.

### ATTACHMENTS

|    |                                                                 |                                                                     |
|----|-----------------------------------------------------------------|---------------------------------------------------------------------|
| 1. | 625 Grapevine Tr Replat App                                     | 625 Grapevine Tr Replat App.pdf                                     |
| 2. | 625 Grapevine Tr Approved Re PLAT-7-21-25                       | 625 Grapevine Tr Approved Re PLAT-7-21-25.pdf                       |
| 3. | 625 Grapevine - DRAINAGE                                        | 625 Grapevine - DRAINAGE.pdf                                        |
| 4. | PZ Case 25-11 200' Buffer Letter Draft                          | PZ Case 25-11 200' Buffer Letter Draft.docx                         |
| 5. | Address Labels (3)                                              | Address Labels (3).docx                                             |
| 6. | Address List                                                    | Address List.xlsx                                                   |
| 7. | 200' Buffer Map (3)                                             | 200' Buffer Map (3).png                                             |
| 8. | 08.28.2025 - Publisher's Affidavit - P&Z Case 25-11,25-12,25-13 | 08.28.2025 - Publisher's Affidavit - P&Z Case 25-11,25-12,25-13.pdf |
| 9. | Owner's Affidavit                                               | Owner's Affidavit.pdf                                               |



12953

## City of Kennedale Replat Application

APPLICANT NAME: Grant Engineering, Inc. DATE: 5-19-2025  
CURRENT LEGAL DESCRIPTION: Lot B-R, Block 13, Oak Crest Addition ACRES: 2.6764  
CURRENT ZONING: I PROPOSED ZONING: I  
BEING PLATTED AS: SUBDIVISION NAME OAK CREST ADDITION  
LOTS: \_\_\_\_\_ BLOCKS: 13 PHASES: \_\_\_\_\_  
Lots B-R1, B-R2, B-R3, B-R4, B-R5, B-R6  
PROPERTY ADDRESS: 625 Grapevine Trail  
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: Grant Engineering, Inc.  
2751 Park Hill Drive, Fort Worth, TX 76109

### PROJECT CONTACT INFORMATION

OWNER OF RECORD: Valley Lane Industrial Park, L.L.C. Zack Etheredge,  
Partner  
ADDRESS: 1635 Rogers Road PHONE: 817-533-6040  
(mailing)  
CITY: Fort Worth STATE: TX ZIP: 76107

SURVEYOR: Grant Engineering, Inc. John A. Grant, III, R.P.L.S. 4151  
ADDRESS: 2751 Park Hill Drive PHONE: 817-923-3131  
(mailing)  
CITY: Fort Worth STATE: TX ZIP: 76109

ENGINEER: Grant Engineering, Inc. John A. Grant, III, P.E. 48538  
ADDRESS: 2751 Pa PHONE: 817-923-3131  
(mailing)  
CITY: Fort Worth STATE: TX ZIP: 76109

DEVELOPER: NO PROPOSED IMPROVEMENTS  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
(mailing)  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_



**Who is the primary contact for this project?**

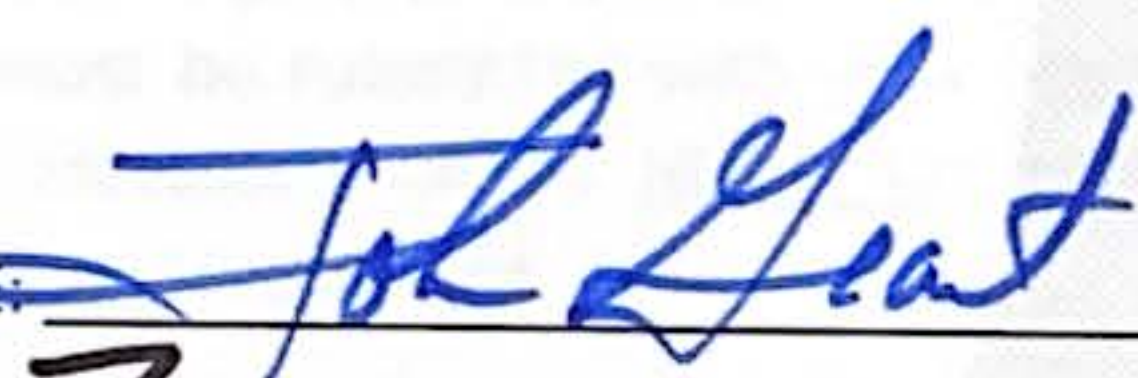
*All communication regarding this plat application will be made with the primary contact.*

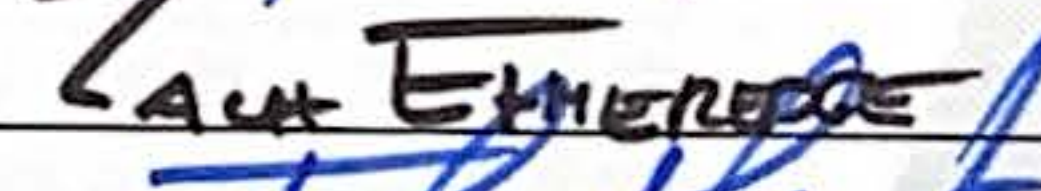
*Select only **ONE** primary contact.*

- ☐ Owner Phone 210-393-6734 Email ZACH@MOPACMANAGEMENT.COM
- ☐ Developer Phone \_\_\_\_\_ Email \_\_\_\_\_
- ☒ Surveyor Phone 817-923-3131 Email jagran13@aol.com
- ☐ Engineer Phone \_\_\_\_\_ Email \_\_\_\_\_

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

OWNER WANTS TO SUBDIVIDE LOT B-R INTO 6 LOTS, EACH OF WHICH  
WILL CONTAIN ONE OF SIX EXISTING BUILDINGS. THERE ARE NO  
PLANS FOR CONSTRUCTION. LAND USE WILL NOT CHANGE.

APPLICANT SIGNATURE:  DATE: \_\_\_\_\_

OWNER SIGNATURE:  DATE: 2/24/25

SURVEYOR SIGNATURE:  DATE: \_\_\_\_\_

ENGINEER SIGNATURE:  DATE: \_\_\_\_\_

DEVELOPER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



## Re-Plat Check List

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

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

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

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



# City of Kennedale Replat Check List

## GENERAL INFORMATION

### ✓ Map Sheet Size.

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

### ✓ Acceptable scale: 1" = 50', 1" = 100', or 1" = 200'.

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

### ✓ North Arrow & graphic scale in close proximity

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

### ✓ Vicinity Map

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

### ✓ Title includes City, County, State, Survey Name, Total Gross Acreage

### ✓ Subdivision name.

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

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

### ✓ Appropriate Title, i.e. "Replat of ..."

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

### ✓ Name & Address of Owner of Record, Sub-divider, Engineer, Surveyor, & Planner

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

### NA City Limits boundaries (where applicable)

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

### ✓ Surveyor's certification.

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



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

**KNOW ALL MEN BY THESE PRESENTS:**

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

\_\_\_\_\_  
Signature

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Date

Phone Number \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
(Affix Seal)

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

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

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

\_\_\_\_\_  
Chairman, Planning and Zoning Commission

\_\_\_\_\_  
Attest: Secretary, Planning and Zoning Commission

**ADJACENT PROPERTY (within 100')**



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

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



**Existing easements**

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



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

\_\_\_\_\_ **Permanent structure encroachments.**

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

\_\_\_\_\_ **Existing Street Right of Way dimensioned**

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

## **PROPOSED INFORMATION**

✓ \_\_\_\_\_ **Sub-division boundary in heavy lines**

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

\_\_\_\_\_ **Drainage & Utility Easements labeled and dimensioned**

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

✓ \_\_\_\_\_ **Lot and Blocks labeled in consecutive order**

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

\_\_\_\_\_ **Setback lines labeled or noted**



\_\_\_\_\_ Flood Plain Features shown

## **ADDITIONAL INFORMATION**

### **\_\_\_\_\_ Plat notes and conditions.**

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

### **\_\_\_\_\_ Public Use Areas.**

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

### **✓ \_\_\_\_\_ Street names.**

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

### **\_\_\_\_\_ Metes and bounds description.**

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

### **✓ \_\_\_\_\_ Lot dimensions.**

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

### **✓ \_\_\_\_\_ Lot areas.**

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

### **✓ \_\_\_\_\_ Irregular side lot lines.**

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

### **\_\_\_\_\_ Drainage easements.**

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

### **✓ \_\_\_\_\_ County certification.**

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

### **✓ \_\_\_\_\_ Dedication certificate.**



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

KNOW ALL MEN BY THESE PRESENTS:

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

\_\_\_\_\_  
Signature of Owner

STATE OF TEXAS     }  
COUNTY OF TARRANT }{

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

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

\_\_\_\_\_

Notary Public in and for Tarrant County

My commission expires: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

\_\_\_\_\_  
**City council approval certification.**

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

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

\_\_\_\_\_  
Mayor, City of Kennedale

\_\_\_\_\_  
Attest: City Secretary





# TARRANT COUNTY TAX OFFICE

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

RICK D. BARNES  
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004473310  
AD NUMBER: 30390 13 BR  
CERTIFICATE NO : 143167579

**COLLECTING AGENCY**

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

**REQUESTED BY**

BLAIR ANN D

4924 TANGLEWOOD DR  
BURLESON TX 760281215

DATE : 5/28/2025  
FEE : \$10.00

**PROPERTY DESCRIPTION**

OAK CREST ADDITION BLOCK 13 LO  
T BR

0000625 GRAPEVINE TR  
2.803 ACRES

**PROPERTY OWNER**

BLAIR ANN D

4924 TANGLEWOOD DR  
BURLESON TX 760281215

PAGE 1 OF 1

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

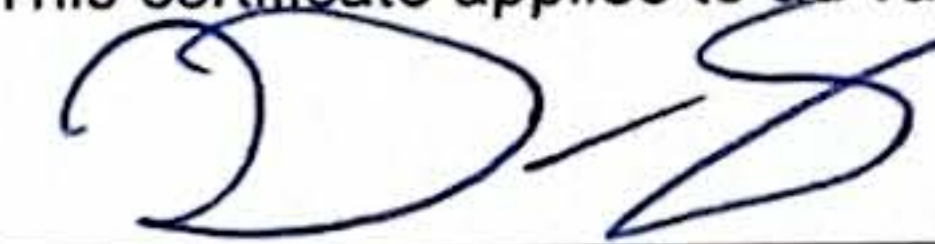
ISSUED TO : BLAIR ANN D

ACCOUNT NUMBER: 00004473310

TOTAL CERTIFIED TAX: \$0.00

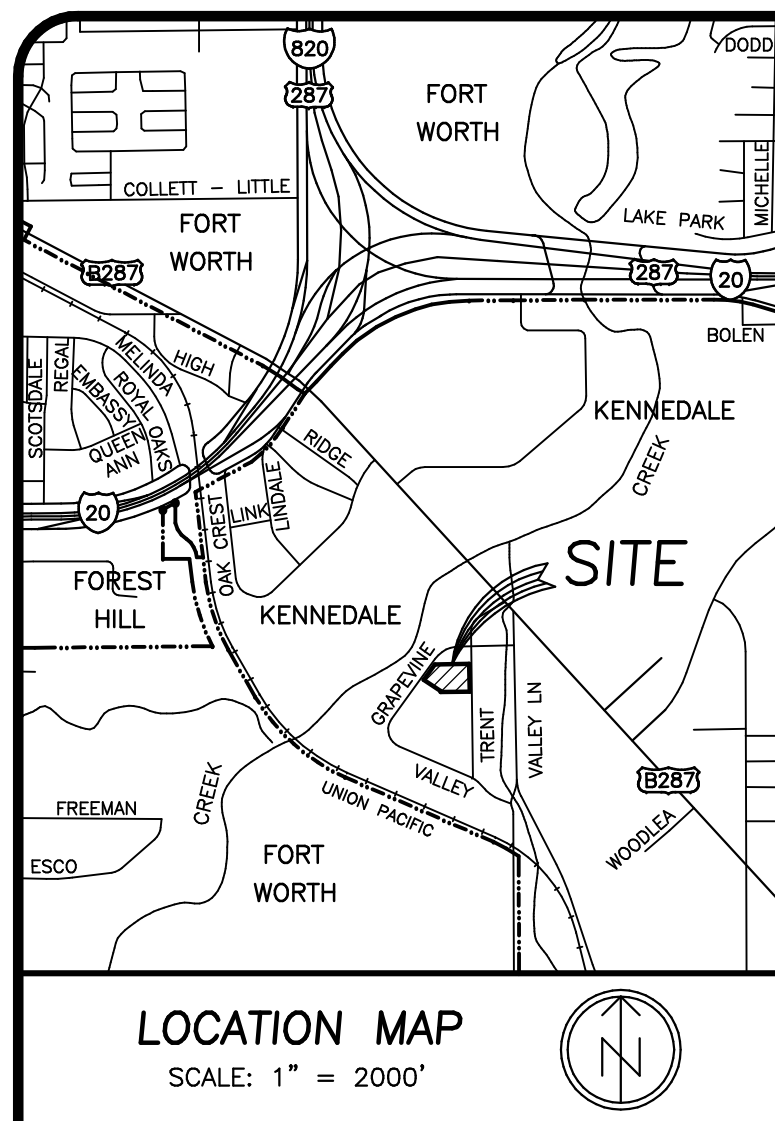
As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become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

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

  
Deputy







LOCATION MAP  
SCALE: 1" = 2000'

GENERAL PLAT NOTES

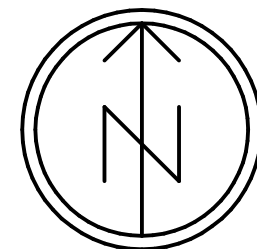
THE BASIS OF BEARINGS USED TO PREPARE THIS SURVEY IS THE PLAT RECORDED IN VOLUME 388-C, PAGE 81, PLAT RECORDS, TARRANT COUNTY, TEXAS.

THE PURPOSE OF THIS REPLAT IS TO CREATE SIX (6) LEGAL LOTS OF RECORD FROM ONE PREVIOUSLY PLATTED LOT.

FLOODPLAIN STATEMENT:  
ALL OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA MAP DESIGNATED: ZONE AE, COMMUNITY PANEL 48439C0340K, EFF. DATE 09-25-09

CONTROLLING MONUMENTS:  
1/2" STEEL ROD AT THE MOST EASTERLY CORNER OF LOT 1, BLOCK 14  
5/8" STEEL ROD AT THE MOST EASTERLY CORNER OF LOT 3, BLOCK 14  
1/2" STEEL ROD AT THE POINT OF CURVATURE IN THE SOUTHEAST LINE OF LOT 1, BLOCK 11

TESCO DENOTES TEXAS ELECTRIC SERVICE COMPANY



SCALE: 1" = 30'

0 10 20 50 100

OWNER:

VALLEY LANE INDUSTRIAL PARK, LLC  
1635 ROGERS ROAD  
FORT WORTH, TEXAS 76107  
817-533-6040  
ZACH ETHEREDGE, PARTNER

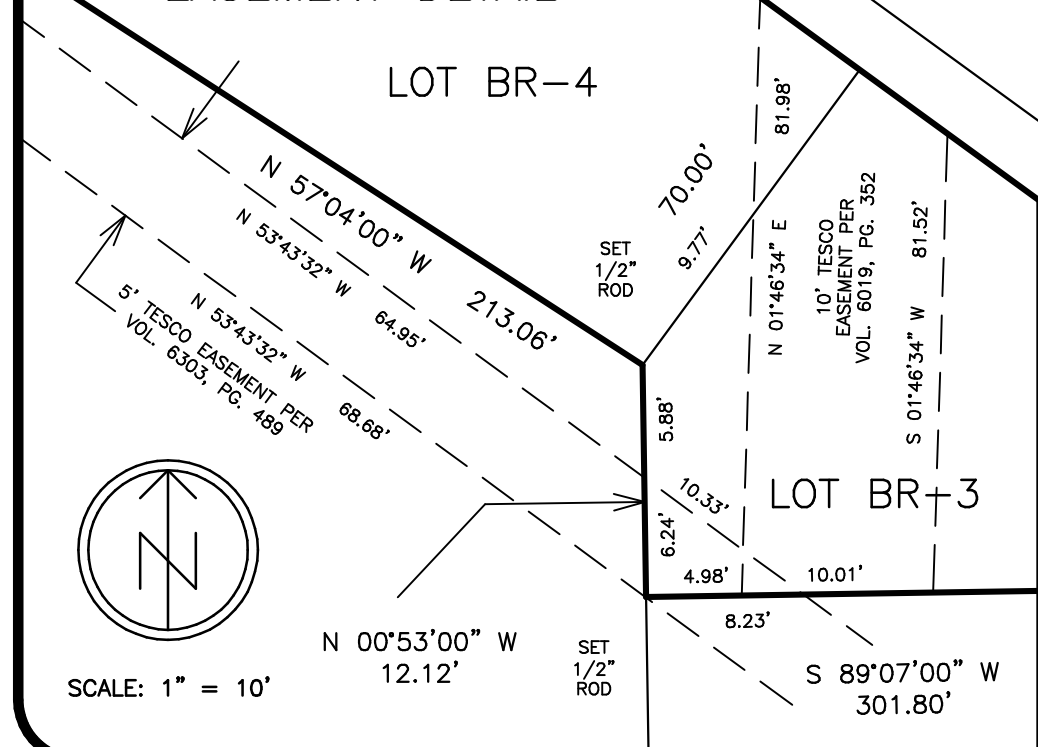
SURVEYOR:

GRANT ENGINEERING, INC.  
2751 PARK HILL DRIVE  
FORT WORTH, TEXAS 76109  
817-923-3131 VOICE  
817-923-4141 FAX  
jagrants@aol.com

OAK CREST  
VOLUME 388-C  
PAGE 81

LOT 1  
BLOCK 14  
RIG PROPERTIES  
LLC  
CLERK'S FILE NO. D206104233

EASEMENT DETAIL



OAK CREST  
VOLUME 388-C, PAGE 81

LOT 2  
BLOCK 11

SCALIA PROPERTIES LLC  
CLERK'S FILE NO. D219014517

OAK CREST  
VOLUME 388-C, PAGE 81

LOT 3  
BLOCK 11  
SCALIA PROPERTIES LLC  
CLERK'S FILE NO. D219014517

OAK CREST  
VOLUME 388-181, PAGE 37

LOT 4-A  
BLOCK 11  
PENNINGTON FAMILY LP  
CLERK'S FILE NO. D213182500

OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS THAT VALLEY LANE INDUSTRIAL PARK, LLC, ZACH ETHEREDGE, PARTNER, IS THE LEGAL OWNER OF THE ABOVE DESCRIBED TRACT OF LAND:

BEING ALL OF LOT B-R, BLOCK 13, OAK CREST ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-118, PAGE 63, PLAT RECORDS, TARRANT COUNTY, TEXAS.

AND DOES HEREBY ADOPT THIS PLAT WHICH CORRECTLY REPRESENTS ITS PLAN FOR SUBDIVISION, SAID LAND TO BE HEREAFTER KNOWN AS:

LOTS BR-1, BR-2, BR-3, BR-4, BR-5, & BR-6, BLOCK 13  
OAK CREST ADDITION  
AN ADDITION TO THE CITY OF KENNEDALE  
TARRANT COUNTY, TEXAS

AND DOES HEREBY CONVEY TO THE PUBLIC FOR PUBLIC USE; THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT. IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES AND CONSIDERATION EXPRESSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

VALLEY LANE INDUSTRIAL PARK, LLC  
ZACH ETHEREDGE, PARTNER

STATE OF TEXAS  
COUNTY OF TARRANT

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED ZACH ETHEREDGE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

MY COMMISSION EXPIRES:

NOTARY PUBLIC  
STATE OF TEXAS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN AUGUST, 2024, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



JOHN A. GRANT, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR 4151

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, TO APPROVE OF THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF KENNEDALE

ATTEST: CITY SECRETARY

REPLAT  
LOTS B-R1, B-R2, B-R3,  
B-R4, B-R5, & B-R6, BLOCK 13  
OAK CREST ADDITION

TO THE

CITY OF KENNEDALE  
TARRANT COUNTY, TEXAS

A REVISION OF

LOT B-R, BLOCK 13  
OAK CREST ADDITION

AS RECORDED IN

VOLUME 388-118, PAGE 63

PLAT RECORDS, TARRANT COUNTY, TEXAS

MAY, 2025

2.6764 ACRES

6 LOTS

Grant Engineering, Inc.

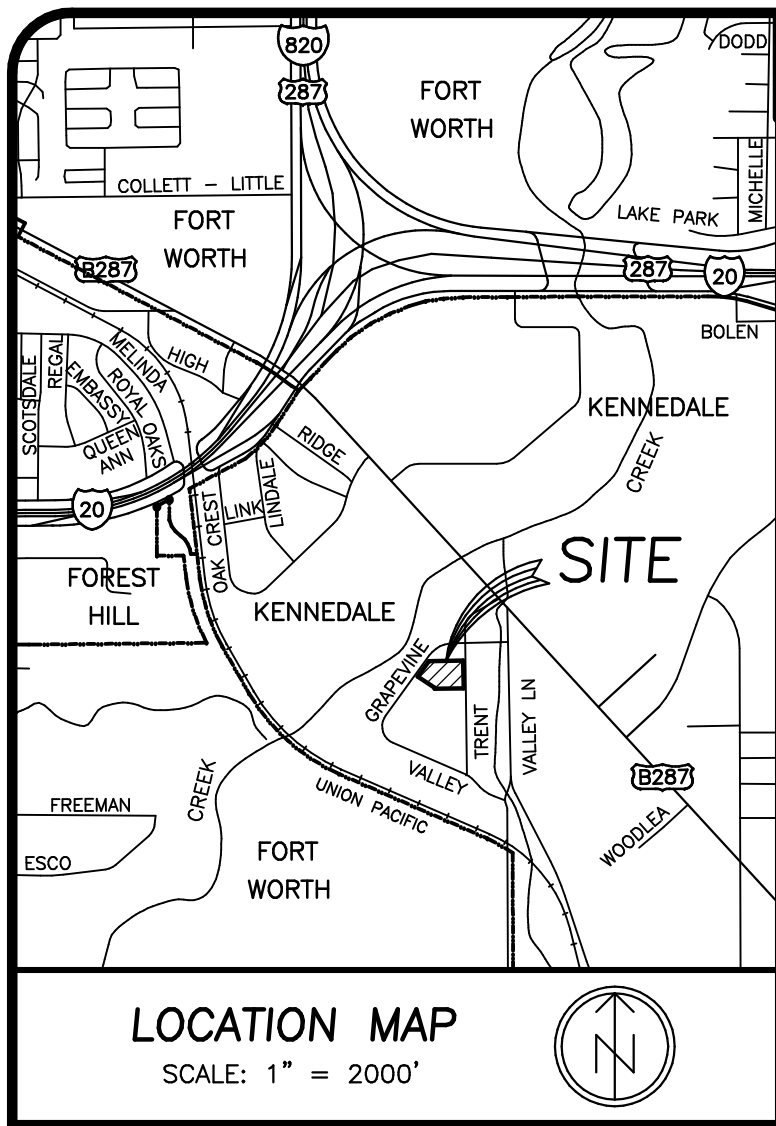
Engineers  
2751 Park Hill Drive

Surveyors  
Fort Worth, Texas 76109-1426

Planners  
817-923-3131

Firm Registration No. 100919-00





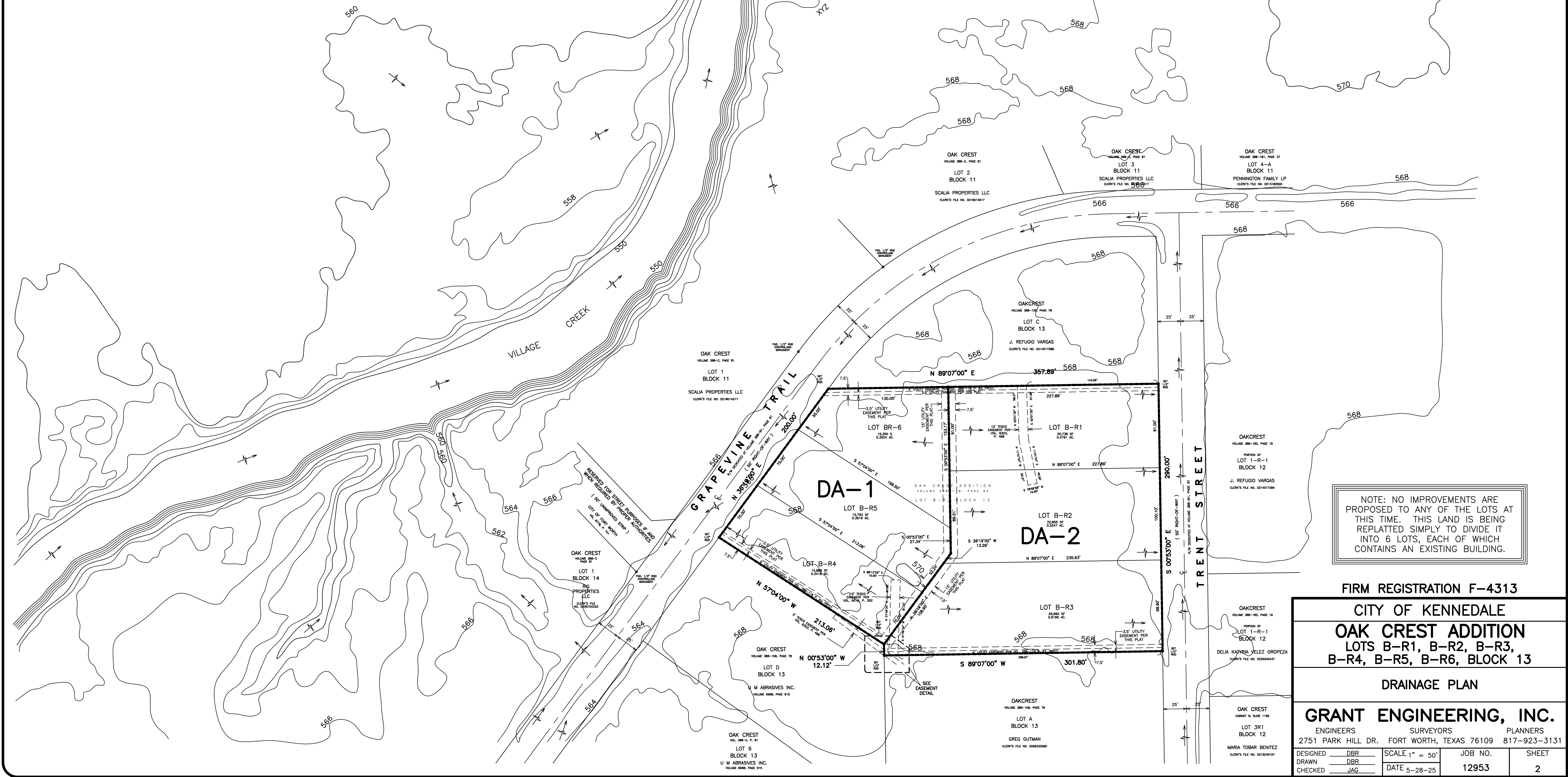
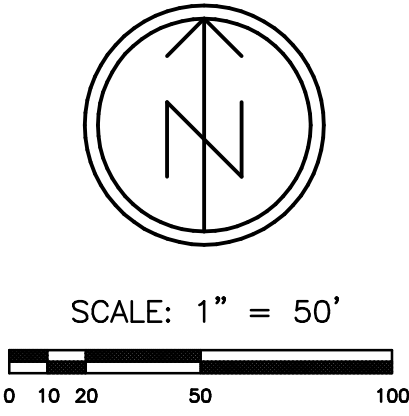
| PRE DEVELOPMENT DRAINAGE CALCULATIONS |               |      |            |                        |                      |                       |                        |                    |                     |                      |
|---------------------------------------|---------------|------|------------|------------------------|----------------------|-----------------------|------------------------|--------------------|---------------------|----------------------|
| Q=CIA                                 | DRAINAGE AREA | C    | AREA acres | t <sub>c</sub> minutes | i <sub>5</sub> in/hr | i <sub>25</sub> in/hr | i <sub>100</sub> in/hr | Q <sub>5</sub> cfs | Q <sub>25</sub> cfs | Q <sub>100</sub> cfs |
|                                       | 1             | 0.65 | 1.056      | 10                     | 5.71                 | 7.50                  | 9.14                   | 3.92               | 5.15                | 6.27                 |
|                                       | 2             | 0.62 | 1.620      | 10                     | 5.71                 | 7.50                  | 9.14                   | 5.74               | 7.53                | 9.18                 |
|                                       |               |      |            |                        |                      |                       |                        | 9.66               | 12.68               | 15.45                |

Rainfall Intensities based on Table A-9, Johnson County, per lswn design Manual

| POST DEVELOPMENT DRAINAGE CALCULATIONS |               |      |            |                        |                      |                       |                        |                    |                     |                      |
|----------------------------------------|---------------|------|------------|------------------------|----------------------|-----------------------|------------------------|--------------------|---------------------|----------------------|
| Q=CIA                                  | DRAINAGE AREA | C    | AREA acres | t <sub>c</sub> minutes | i <sub>5</sub> in/hr | i <sub>25</sub> in/hr | i <sub>100</sub> in/hr | Q <sub>5</sub> cfs | Q <sub>25</sub> cfs | Q <sub>100</sub> cfs |
|                                        | 1             | 0.65 | 1.056      | 10                     | 5.71                 | 7.50                  | 9.14                   | 3.92               | 5.15                | 6.27                 |
|                                        | 2             | 0.62 | 1.620      | 10                     | 5.71                 | 7.50                  | 9.14                   | 5.74               | 7.53                | 9.18                 |
|                                        |               |      |            |                        |                      |                       |                        | 9.66               | 12.68               | 15.45                |

Rainfall Intensities based on Table A-9, Johnson County, per lswn design Manual

NOTE: NO IMPROVEMENTS ARE PROPOSED TO ANY OF THE LOTS AT THIS TIME. THIS LAND IS BEING REPLATTED SIMPLY TO DIVIDE IT INTO 6 LOTS, EACH OF WHICH CONTAINS AN EXISTING BUILDING.



NOTE: NO IMPROVEMENTS ARE PROPOSED TO ANY OF THE LOTS AT THIS TIME. THIS LAND IS BEING REPLATTED SIMPLY TO DIVIDE IT INTO 6 LOTS, EACH OF WHICH CONTAINS AN EXISTING BUILDING.

FIRM REGISTRATION F-4313

CITY OF KENNEDALE

OAK CREST ADDITION

LOTS B-R1, B-R2, B-R3, B-R4, B-R5, B-R6, BLOCK 13

DRAINAGE PLAN

GRANT ENGINEERING, INC.

ENGINEERS SURVEYORS PLANNERS

2751 PARK HILL DR. FORT WORTH, TEXAS 76109 817-923-3131

DESIGNED DBR SCALE 1" = 50' JOB NO. SHEET

DRAWN DBR DATE 5-28-25 12953 2

CHECKED JAG





## NOTICE OF PUBLIC HEARING

August 8, 2025

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on Thursday, August 28, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

**PZ CASE #25-11 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 625 GRAPEVINE TR, OAK CREST ADDITION, BLOCK 13, LOT BR OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.**

A second public hearing for this case will be held before City Council on Tuesday, September 16, 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](mailto:ngonzales@cityofkennedale.com).

The agenda will be posted at 72 hours before the meeting at [www.cityofkennedale.com/agendas](http://www.cityofkennedale.com/agendas) and the meeting calendar is published at [www.cityofkennedale.com/cal](http://www.cityofkennedale.com/cal).

Sincerely,

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

BLAIR ANN D  
2075 TRAILWOOD DR W  
BURLESON, TX 76028

FORT WORTH CITY OF  
200 TEXAS ST  
FORT WORTH, TX 76102-6311

SCALIA PROPERTIES LLC  
3419 WESTMINSTER #346  
DALLAS, TX 75205

U M ABRASIVES INC  
PO BOX 15097  
SCOTTSDALE , AZ 85267

TOBAR MARIA D B  
834 TRENT ST  
KENNEDEALE, TX 76060

BENITEZ MARIA TOBAR  
1937 NW DALLAS ST  
GRAND PRAIRIE, TX 75050

GUTMAN GREG  
6211 W NORTHWEST HWY # 2605  
DALLAS, TX 75225

OROPEZA DELIA KATYRIA VELEZ  
532 W BOYCE AVE  
FORT WORTH, TX 76115

VARGAS J REFUGIO  
6209 FOX RUN RD  
ARLINGTON, TX 76016

RIG PROPERTIES LLC  
1455 W TRINITY MILLS RD  
CARROLLTON, TX 75006

CITY OF KENNEDALE  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060



| situsaddress         | displayname                 |
|----------------------|-----------------------------|
| 625 GRAPEVINE TR     | BLAIR ANN D                 |
| 6727 OAK CREST DR E  | FORT WORTH CITY OF          |
| 811 W KENNEDALE PKWY | SCALIA PROPERTIES LLC       |
| 831 TRENT ST         | U M ABRASIVES INC           |
| 834 TRENT ST         | TOBAR MARIA D B             |
| 836 TRENT ST         | BENITEZ MARIA TOBAR         |
| 837 TRENT ST         | GUTMAN GREG                 |
| 840 TRENT ST         | OROPEZA DELIA KATYRIA VELEZ |
| 847 TRENT ST         | VARGAS J REFUGIO            |
| 851 GRAPEVINE TR     | RIG PROPERTIES LLC          |
|                      | CITY OF KENNEDALE           |

| owner address               | city          | state | zip        |
|-----------------------------|---------------|-------|------------|
| 2075 TRAILWOOD DR W         | BURLESON      | TX    | 76028      |
| 200 TEXAS ST                | FORT WORTH    | TX    | 76102-6311 |
| 3419 WESTMINSTER #346       | DALLAS        | TX    | 75205      |
| PO BOX 15097                | SCOTTSDALE    | AZ    | 85267      |
| 834 TRENT ST                | KENNEDALE     | TX    | 76060      |
| 1937 NW DALLAS ST           | GRAND PRAIRIE | TX    | 75050      |
| 6211 W NORTHWEST HWY # 2605 | DALLAS        | TX    | 75225      |
| 532 W BOYCE AVE             | FORT WORTH    | TX    | 76115      |
| 6209 FOX RUN RD             | ARLINGTON     | TX    | 76016      |
| 1455 W TRINITY MILLS RD     | CARROLLTON    | TX    | 75006      |
| 405 MUNICIPAL DR            | KENNEDALE     | TX    | 76060      |



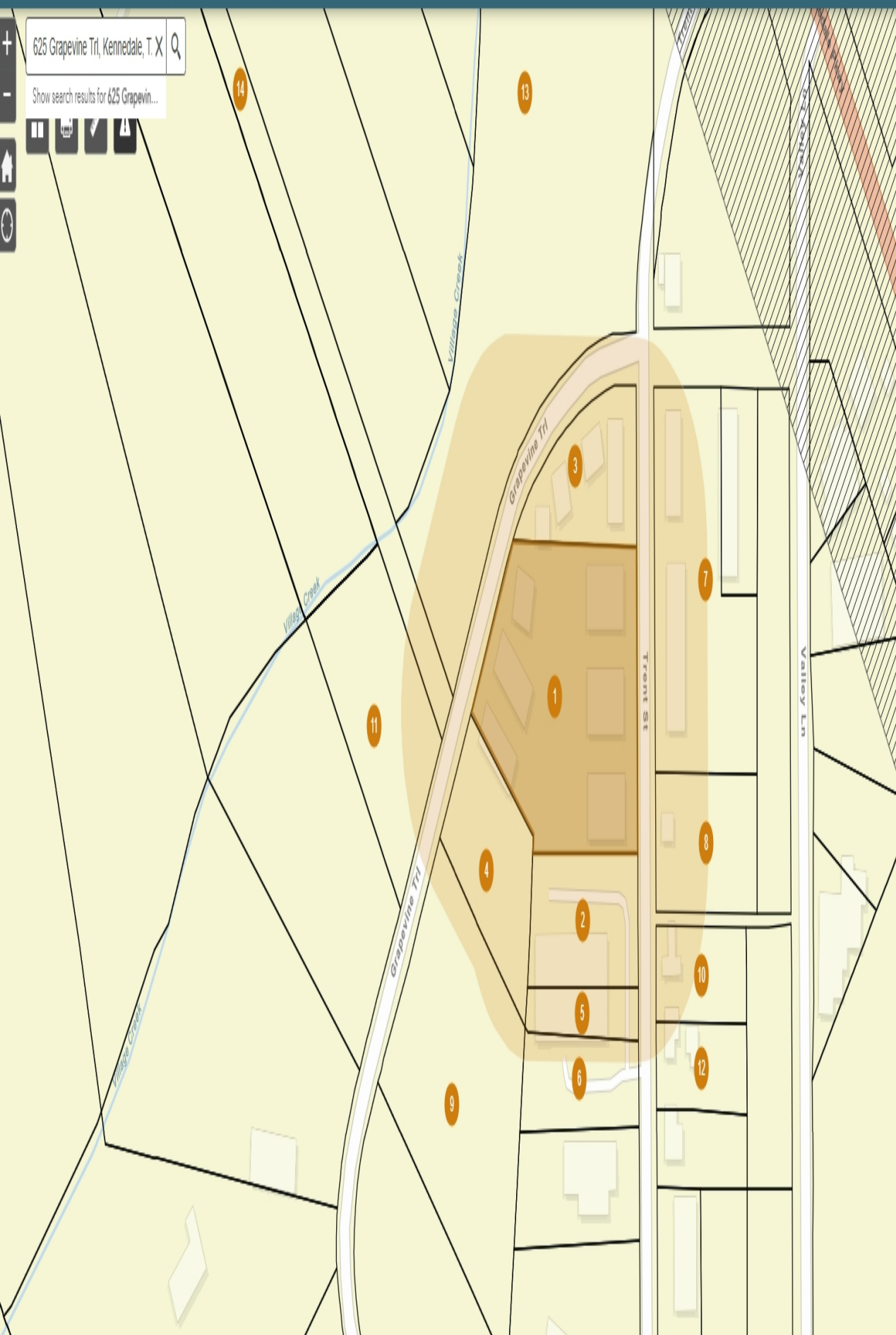
625 Grapevine Trl, Kennedale, T. X

Show search results for 625 Grapevin...

## Layer List

### Layers

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



DOWNLOAD CSV



1 Feet: 1.03

BLAIR ANN D  
625 GRAPEVINE TR

2 Feet: 227.37

GUTMAN GREG  
837 TRENT ST

3 Feet: 228.94

VARGAS J REFUGIO  
847 TRENT ST

4 Feet: 252.89

U M ABRASIVES INC  
831 TRENT ST

5 Feet: 311.13

GUTMAN GREG  
847 TRENT ST

6 Feet: 371

GUTMAN GREG  
847 TRENT ST

7 Feet: 441.01

VARGAS J REFUGIO  
844 TRENT ST

8 Feet: 450.09

OROPEZA DELIA KATYRA  
840 TRENT ST

## AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification        | Order PO   | Cols | Depth |
|-----------|--------------|-----------------------|------------|------|-------|
| 42572     | IPL0259967   | Legal Ad - IPL0259967 | P&Z Aug.28 | 1.0  | 58.0L |

ATTENTION: CITY OF KENNEDALE IP  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060-2249  
citysecretary@cityofkenneale.com;bjtaylor@cityofkenneale.com;bdahl@cityofkenneale.com

### CITY OF KENNEDALE

#### NOTICE OF PUBLIC HEARING

THE KENNEDALE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON THURSDAY, AUGUST 28, 2025 AT 6:00 PM FOR THE FOLLOWING CASE IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060, WITH A SUBSEQUENT PUBLIC HEARING FOR THE CASE WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON SEPTEMBER 16, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

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PZ CASE# 25-13 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "UV URBAN VILLAGE DISTRICT" TO "C2 GENERAL COMMERCIAL DISTRICT" FOR 600 W KENNEDALE PKWY, WOODLEA ACRES ADDITION, BLOCK 1, LOT 8 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.

IPL0259967  
Aug 3 2025

THE STATE OF TEXAS  
COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared the undersigned, 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:

1.0 insertion(s) published on:  
08/03/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Sherry Chasteen*



Sherry Chasteen

*Amanda Rodela*



Sworn to and subscribed before  
me on

Aug 4, 2025, 9:36 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®



**CITY OF KENNEDALE  
NOTICE OF PUBLIC HEARING**

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IPL0259967  
Aug 3 2025



CITY OF KENNEDALE  
PLANNING & ZONING

OWNER AFFIDAVIT (Only required if applicant is applying on behalf of the owner)

Case # PZ # 25-000486 Replat

Property Address: 625 Grapevine Trail

Legal Description: Lot B-R, Block 13, Oak Crest Addition

Applicant: Grant Engineering, Inc., John A. Grant, III,

Type of PZ request: Replat

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

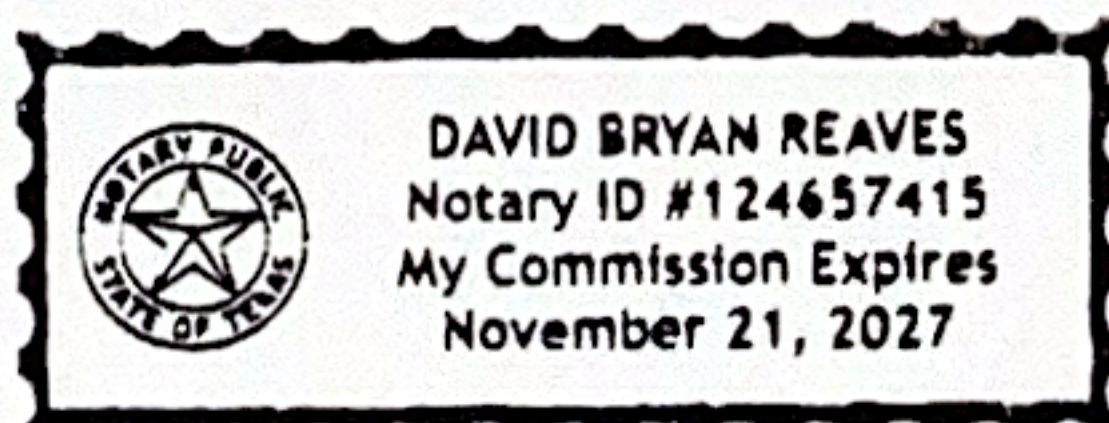
Owner Signature: Zach Etheredge

Date: 6-25-25

\*\*\*\*\*

SWORN TO and Subscribed before me by Zach Etheredge

ON THIS 25<sup>th</sup> DAY OF June, 2025



David Bryan Reaves

Notary Public, Tarrant County, Texas



## STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

**MEETING DATE:** SEPTEMBER 16, 2025

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM V.B.4.

### SUBJECT

PZ Case #25-12 To conduct a public hearing and take action on a replat of the property located at 220 Spring Branch, Ruiz Addition, Block AQ, Lot 1R of the City of Kennedale, Tarrant County, Texas, 76060.

**ORIGINATED BY** NATHAN GONZALES

### SUMMARY

This replat will subdivide an existing parcel into (3) individual residential lots, currently zoned R-3. The owner plans to build a single-family home on one of the lots in the near future. The remaining two lots may be built at a later date in the future. Each lot will be accessible through a fire apparatus access drive, ensuring that no lots created are landlocked. The owner will construct the drive and has been advised the drive would need to be built to support the weight of a fire truck. The maintenance of the access road will remain the responsibility of the property owner, and not the city.

The Planning and Zoning Commission conducted a public hearing on August 28, 2025, and recommended approval by a vote of 3-0, with two members being absent.

### RECOMMENDATION

Staff has reviewed the replat to ensure it meets city requirements and recommends approval.

### ATTACHMENTS

|    |                                                                     |                                                                         |
|----|---------------------------------------------------------------------|-------------------------------------------------------------------------|
| 1. | RUIZ ADDITION REPLAT 8-11-25                                        | RUIZ ADDITION REPLAT 8-11-25.pdf                                        |
| 2. | 220 Spring Branch Tax Certificate                                   | 220 Spring Branch Tax Certificate.pdf                                   |
| 3. | Address Labels (4)                                                  | Address Labels (4).docx                                                 |
| 4. | PZ Case 25-12 200' Buffer Letter Draft                              | PZ Case 25-12 200' Buffer Letter Draft.docx                             |
| 5. | 200' Addresses                                                      | 200' Addresses.xlsx                                                     |
| 6. | 200' Buffer Map (4)                                                 | 200' Buffer Map (4).png                                                 |
| 7. | 08.28.2025 - Publisher's Affidavit - P&Z Case 25-11,25-12,25-13 (1) | 08.28.2025 - Publisher's Affidavit - P&Z Case 25-11,25-12,25-13 (1).pdf |







TARRANT COUNTY TAX OFFICE

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

RICK D. BARNES  
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00040389995  
AD NUMBER: 36736 A 1R  
CERTIFICATE NO : 142919380

COLLECTING AGENCY

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

REQUESTED BY  
RUIZ LIVING TRUST

114 ARTHUR DR  
KENNE DALE TX 76060

DATE : 5/2/2025  
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

RUIZ ADDITION BLOCK A LOT 1R

0000220 SPRING BRANCH LN  
0.88 ACRES

PROPERTY OWNER

RUIZ LIVING TRUST

114 ARTHUR DR  
KENNE DALE TX 76060

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

ISSUED TO : RUIZ LIVING TRUST  
ACCOUNT NUMBER: 00040389995  
TOTAL CERTIFIED TAX: \$0.00

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

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

Deputy



RUIZ LIVING TRUST  
114 ARTHUR DR  
KENNEDEALE, TX 76060

FOLMAR ZOLA MAE  
214 ARTHUR DR  
KENNEDEALE, TX 76060

GOSSETT SANDRA FAYE  
PO BOX 1  
KENNEDEALE, TX 76060

GARCIA ANGELICA  
301-303 SPRING BRANCH LN  
KENNEDEALE, TX 76060

SMITH DOUGLAS GAYLE  
306 SPRING BRANCH LN  
KENNEDEALE, TX 76060

CITY OF KENNEDALE  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060

VILLAIRE GLORIA M  
208 ARTHUR DR  
KENNEDEALE, TX 76060

PUCKETT PAMELA J  
216 ARTHUR DR  
KENNEDEALE, TX 76060

LTR INVESTMENTS LLC  
2312 VAUGHN BLVD  
FORT WORTH, TX 76105

SOLARES JASSON  
2318 BONNER LN  
ARLINGTON, TX 76014

WILLIAMS TINA K  
308 SPRING BRANCH LN  
KENNEDEALE, TX 76060

GREENFIELD FAMILY TRUST THE  
210 ARTHUR DR  
KENNEDEALE, TX 76060

RAMOS CAMILO  
218 ARTHUR DR  
KENNEDEALE, TX 76060

MCCLOUD HENREDON G  
6750 BRIAR RD  
AZLE, TX 76020

BLIND LIVING TRUST THE  
1904 SAIL FISH DR  
MANSFIELD, TX 76063

KENNEDALE ISD  
120 W KENNEDALE PKWY  
KENNEDEALE, TX 76060





## NOTICE OF PUBLIC HEARING

August 8, 2025

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on Thursday, August 28, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

**PZ CASE #25-12 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF THE PROPERTY LOCATED AT 220 SPRING BRANCH, RUIZ ADDITION, BLOCK AQ, LOT 1R OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.**

A second public hearing for this case will be held before City Council on Tuesday, September 16, 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](mailto:ngonzales@cityofkennedale.com).

The agenda will be posted at 72 hours before the meeting at [www.cityofkennedale.com/agendas](http://www.cityofkennedale.com/agendas) and the meeting calendar is published at [www.cityofkennedale.com/cal](http://www.cityofkennedale.com/cal).

Sincerely,

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

| situsaddress           | displayname                 | address                  |
|------------------------|-----------------------------|--------------------------|
| 114 ARTHUR DR          | RUIZ LIVING TRUST           | 114 ARTHUR DR            |
| 208 ARTHUR DR          | VILLAIRE GLORIA M           | 208 ARTHUR DR            |
| 210 ARTHUR DR          | GREENFIELD FAMILY TRUST THE | 210 ARTHUR DR            |
| 214 ARTHUR DR          | FOLMAR ZOLA MAE             | 214 ARTHUR DR            |
| 216 ARTHUR DR          | PUCKETT PAMELA J            | 216 ARTHUR DR            |
| 218 ARTHUR DR          | RAMOS CAMILO                | 218 ARTHUR DR            |
| 300 ARTHUR DR          | GOSSETT SANDRA FAYE         | PO BOX 1                 |
| 221 SPRING BRANCH LN   | LTR INVESTMENTS LLC         | 2312 VAUGHN BLVD         |
| 300 SPRING BRANCH LN   | MCCLLOUD HENREDON G         | 6750 BRIAR RD            |
| 301 SPRING BRANCH LN   | GARCIA ANGELICA             | 301-303 SPRING BRANCH LN |
| 304 SPRING BRANCH LN   | SOLARES JASSON              | 2318 BONNER LN           |
| 305 SPRING BRANCH LN   | BLIND LIVING TRUST THE      | 1904 SAIL FISH DR        |
| 306 SPRING BRANCH LN   | SMITH DOUGLAS GAYLE         | 306 SPRING BRANCH LN     |
| 310 SPRING BRANCH LN   | WILLIAMS TINA K             | 308 SPRING BRANCH LN     |
| 930 CORRY A EDWARDS DR | KENNEDALE ISD               | 120 W KENNEDALE PKWY     |
|                        | CITY OF KENNEDALE           | 405 MUNICIPAL DR         |



| city       | state | zip   |
|------------|-------|-------|
| KENNEDALE  | TX    | 76060 |
| KENNEDALE  | TX    | 76060 |
| KENNEDALE  | TX    | 76060 |
| KENNEDALE  | TX    | 76060 |
| KENNEDALE  | TX    | 76060 |
| KENNEDALE  | TX    | 76060 |
| KENNEDALE  | TX    | 76060 |
| FORT WORTH | TX    | 76105 |
| AZLE       | TX    | 76020 |
| KENNEDALE  | TX    | 76060 |
| ARLINGTON  | TX    | 76014 |
| MANSFIELD  | TX    | 76063 |
| KENNEDALE  | TX    | 76060 |
| KENNEDALE  | TX    | 76060 |
| KENNEDALE  | TX    | 76060 |
| KENNEDALE  | TX    | 76060 |



Layer List

Layers

☒
Overlay Districts - Floodplain

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

☐
Zoning (View)

☒
KennedaleCityLimits

☒
TAD Parcels

☐
Aerials2019

|                                                                                                              |                                                                                         |                                                                                          |                                                                                         |                                                                                     |                                                                                      |                                                                                          |                                                                               |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| <div>DOWNLOAD CSV</div> <div>1 Feet: 0.22</div> <div>RUIZ LIVING TRUST</div> <div>220 SPRING BRANCH LN</div> | <div>2 Feet: 154.44</div> <div>MCCLOUD HENREDON G</div> <div>300 SPRING BRANCH LN</div> | <div>3 Feet: 159.11</div> <div>LTR INVESTMENTS LLC</div> <div>221 SPRING BRANCH LN</div> | <div>4 Feet: 189.28</div> <div>MCCLOUD HENREDON G</div> <div>302 SPRING BRANCH LN</div> | <div>5 Feet: 223.96</div> <div>SOLARES JASSON</div> <div>304 SPRING BRANCH LN</div> | <div>6 Feet: 252.01</div> <div>GARCIA ANGELICA</div> <div>301 SPRING BRANCH LN</div> | <div>7 Feet: 258.84</div> <div>SMITH DOUGLAS GAYLE</div> <div>306 SPRING BRANCH LN</div> | <div>8 Feet: 282.43</div> <div>FOLMAR ZOLA MAE</div> <div>214 ARTHUR DR</div> |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|

Incident ☐ TAD Parcels ☒



## AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification        | Order PO   | Cols | Depth |
|-----------|--------------|-----------------------|------------|------|-------|
| 42572     | IPL0259967   | Legal Ad - IPL0259967 | P&Z Aug.28 | 1.0  | 58.0L |

ATTENTION: CITY OF KENNEDALE IP  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060-2249  
citysecretary@cityofkennedale.com;bjtaylor@cityofkennedale.com;bdahl@cityofkennedale.com

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IPL0259967  
Aug 3 2025

THE STATE OF TEXAS  
COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared the undersigned, 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:

1.0 insertion(s) published on:  
08/03/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Sherry Chasteen*



Sherry Chasteen

*Amanda Rodela*



Sworn to and subscribed before  
me on

Aug 4, 2025, 9:36 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

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NOTICE OF PUBLIC HEARING**

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IPL0259967  
Aug 3 2025



**MEETING DATE:** SEPTEMBER 16, 2025

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM V.C.

**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:** SEPTEMBER 16, 2025

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM V.C.1.

**SUBJECT**  
Facility Rental Fees

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

|    |                                               |                                                   |
|----|-----------------------------------------------|---------------------------------------------------|
| 1. | 2025 Schedule of Fees current facilites rates | 2025 Schedule of Fees current facilites rates.pdf |
| 2. | Facilty Rental Fee Schedule amendment         | Facilty Rental Fee Schedule amendment.pdf         |
| 3. | Staff Report - Facility Rental Amendment      | Staff Report - Facility Rental Amendment.pdf      |



## ADMINISTRATIVE

| SERVICE                                                                                       | COST        | NOTES                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CHECK AND CREDIT CARD TRANSACTIONS</b>                                                     |             |                                                                                                                                                                                                                                                                                 |
| <i>Credit Card Payments</i>                                                                   |             |                                                                                                                                                                                                                                                                                 |
| Permitting                                                                                    | Actual Cost | When payment of any fee, fine, court cost, or other charge related to Kennedale Permitting is made by credit card via phone, online or in-person, a percentage fee set by the payment vendor or other charge paid by credit card will be added to the fee or other charge paid. |
| Municipal Court                                                                               | Actual Cost | When payment of any fee, fine, court cost, or other charge related to the Kennedale Municipal Court is made by credit card via phone, online or in-person, a percentage fee will be set by payment vendor that will be added to the fee, fine, or other charge paid.            |
| Utility Billing                                                                               | Actual Cost | When payment of any fee, fine, court cost, or other charge related to Kennedale Utility Billing is made by credit card via phone, online or in-person, a fee set by the payment vendor or other charge paid by credit card will be added to the fee or other charge paid.       |
| Other Departments Not Listed                                                                  | Actual Cost |                                                                                                                                                                                                                                                                                 |
| Returned Check/Declined Credit Transaction Fee (All Departments)                              | \$30.00     |                                                                                                                                                                                                                                                                                 |
| <b>CODE ENFORCEMENT</b>                                                                       |             |                                                                                                                                                                                                                                                                                 |
| Lien Assessment Fee                                                                           | Actual Cost | Plus \$100.00 administrative fee                                                                                                                                                                                                                                                |
| Mowing, Cleaning, and/or Boarding Property (By Contractor or City)                            | Actual Cost | Plus \$100.00 administrative fee                                                                                                                                                                                                                                                |
| <b>FACILITY RENTALS/RESERVATIONS</b>                                                          |             |                                                                                                                                                                                                                                                                                 |
| <i>Ballfields (Village Street off of Averett Rd.; Subfacility of Sonora Park)</i>             |             |                                                                                                                                                                                                                                                                                 |
| Deposit (Residents and Non-Residents) Per Field                                               | \$50.00     | May be returned dependent upon satisfactory inspection by staff                                                                                                                                                                                                                 |
| General Reservations (Residents and Non-Residents)                                            | \$25.00     | Per hour per field                                                                                                                                                                                                                                                              |
| <i>Pavilions (TownCenter Park at 405 Municipal Drive; Sonora Park at 263 S. New Hope Rd.)</i> |             |                                                                                                                                                                                                                                                                                 |
| Deposit (applies to all pavilion rentals)                                                     | \$50.00     | May be returned, dependent upon satisfactory inspection by staff                                                                                                                                                                                                                |
| Non-Residents                                                                                 | \$120.00    | For 2 Hours, \$180 For 4 Hours, \$230 For 6 Hours, \$280 For 8 Hours                                                                                                                                                                                                            |
| Residents                                                                                     | \$60.00     | For 2 Hours, \$90 For 4 Hours, \$115 For 6 Hours, \$140 For 8 Hours                                                                                                                                                                                                             |
| <i>Senior Center Banquet Room (420 Corry A. Edwards Dr. )</i>                                 |             |                                                                                                                                                                                                                                                                                 |
| Deposit (Members)                                                                             | \$75.00     | May be returned, dependent upon satisfactory inspection by staff                                                                                                                                                                                                                |
| Members                                                                                       | \$75.00     | Per day                                                                                                                                                                                                                                                                         |
| Deposit (Non-Members)                                                                         | \$150.00    | May be returned, dependent upon satisfactory inspection by staff                                                                                                                                                                                                                |
| Non-Members                                                                                   | \$125.00    | Per day                                                                                                                                                                                                                                                                         |
| <b>SERVICE</b>                                                                                |             |                                                                                                                                                                                                                                                                                 |
| <b>LIBRARY</b>                                                                                |             |                                                                                                                                                                                                                                                                                 |
| Photocopies or Printouts from Computer - Black and White only                                 | \$0.10      | Per page                                                                                                                                                                                                                                                                        |
| Photocopies or Printouts From Computer - Color                                                | \$0.25      | Per page                                                                                                                                                                                                                                                                        |
| Overdue Book (all material other than Library of Things)                                      | No Charge   |                                                                                                                                                                                                                                                                                 |
| Overdue Library of Things Item                                                                | \$5.00      | Per day                                                                                                                                                                                                                                                                         |
| Library of Things Item Repair                                                                 | Actual Cost |                                                                                                                                                                                                                                                                                 |
| Library of Things Lost or Damaged Beyond Repair                                               | \$5.00      | Processing fee + listed retail price                                                                                                                                                                                                                                            |
| Materials Lost or Damaged Beyond Repair                                                       | \$5.00      | Processing fee + listed retail price                                                                                                                                                                                                                                            |
| Repair of Inventory Material                                                                  | Actual Cost |                                                                                                                                                                                                                                                                                 |

| <b>FACILITY RENTALS/RESERVATIONS (Reservations are Coordinated by Library Staff)</b>                             |          |                                                                             |
|------------------------------------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------|
| <b>Ballfields (Village Street off of Averett Rd.; Subfacility of Sonora Park) CURRENTLY UNAVAILABLE FOR RENT</b> |          |                                                                             |
| Deposit (applies to all Ballfield rentals)                                                                       | \$50.00  | Per field; May be returned, dependent upon satisfactory inspection by staff |
| General Reservations - Residents                                                                                 | \$65.00  | Per hour                                                                    |
| General Reservations - Non-Residents                                                                             | \$80.00  |                                                                             |
| <b>Pavilions (TownCenter Park at 405 Municipal Drive; Sonora Park at 263 S. New Hope Rd.)</b>                    |          |                                                                             |
| Deposit (applies to all pavilion rentals)                                                                        | \$50.00  | May be returned, dependent upon satisfactory inspection by staff            |
| Residents                                                                                                        | \$60.00  | Per hour; 2 (Two) hour minimum                                              |
| Non-Residents                                                                                                    | \$100.00 | Per hour; 2 (Two) hour minimum                                              |
| <b>Senior Center Banquet Room (420 Corry A. Edwards Dr. )</b>                                                    |          |                                                                             |
| Deposit (all rentals)                                                                                            | \$150.00 | May be returned, dependent upon satisfactory inspection by staff            |
| Members and/or Residents                                                                                         | \$60.00  | Per hour; 2 (two) hour minimum                                              |
| Non-Members who are also Non-Residents                                                                           | \$75.00  | Per hour; 2 (two) hour minimum                                              |



## STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

**MEETING DATE:** August 19, 2025

**AGENDA ITEM NUMBER:** Individual Consideration

### SUBJECT

Fee Schedule Amendment - Facility Rentals update only

### ORIGINATED BY

Elizabeth Partridge, Library and Communications Director

### SUMMARY

The following changes are proposed for the Facility Rental charges for City facilities:

| FACILITY RENTALS/RESERVATIONS (Reservations are Coordinated by Library Staff)                                     |          |                                                                             |
|-------------------------------------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------|
| Ballfields (Village Street off of <u>Averett Rd.</u> ; Subfacility of Sonora Park) CURRENTLY UNAVAILABLE FOR RENT |          |                                                                             |
| Deposit (applies to all Ballfield rentals)                                                                        | \$50.00  | Per field; May be returned, dependent upon satisfactory inspection by staff |
| General Reservations - Residents                                                                                  | \$65.00  | Per hour                                                                    |
| General Reservations - Non-Residents                                                                              | \$80.00  |                                                                             |
| Pavilions (TownCenter Park at 405 Municipal Drive; Sonora Park at 263 S. New Hope Rd.)                            |          |                                                                             |
| Deposit (applies to all pavilion rentals)                                                                         | \$50.00  | May be returned, dependent upon satisfactory inspection by staff            |
| Residents                                                                                                         | \$60.00  | Per hour; 2 (Two) hour minimum                                              |
| Non-Residents                                                                                                     | \$100.00 | Per hour; 2 (Two) hour minimum                                              |
| Senior Center Banquet Room (420 Corry A. Edwards Dr. )                                                            |          |                                                                             |
| Deposit (all rentals)                                                                                             | \$150.00 | May be returned, dependent upon satisfactory inspection by staff            |
| Members and/or Residents                                                                                          | \$60.00  | Per hour; 2 (two) hour minimum                                              |
| Non-Members who are also Non-Residents                                                                            | \$75.00  | Per hour; 2 (two) hour minimum                                              |

### RECOMMENDATION

### ATTACHMENTS

## STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

**MEETING DATE:** SEPTEMBER 16, 2025

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM V.C.2.

### SUBJECT

Consider and take action on a Development Agreement with RMC Capital, LLC, for the RMC Business Park, located at 317 S New Hope Rd, Kennedale, TX 76060.

**ORIGINATED BY NATHAN GONZALES**

### SUMMARY

The RMC Business Park, developed by RMC Capital, LLC, will be the newest and one of the largest commercial sites developed in the City of Kennedale to date. The property is currently zoned I-Industrial. The project will create 15 new lots to support approximately 150,000 square feet of commercial flex space. Each lot is slated to have a 10,000 square foot building built upon it. The engineering review for the site has been completed and approved.

A final plat will be submitted once the site's water and sewer infrastructure has been installed and accepted by the city. These will be the only public improvements on the site. The stormwater facilities will remain private, and the roadway through the site will be considered a fire-apparatus access road and utility easement, with the maintenance being the responsibility of the developer.

On August 28, 2025, the project received site plan approval from the Planning and Zoning Commission. Before utilities can be installed, a development agreement must be approved by City Council.

### RECOMMENDATION

Staff recommends approval.

### ATTACHMENTS

|    |                                        |                                             |
|----|----------------------------------------|---------------------------------------------|
| 1. | RMC Business Park Developers Agreement | RMC Business Park Developers Agreement.docx |
| 2. | RMC Business Park Site Plan            | RMC Business Park Site Plan.pdf             |



**CITY OF KENNEDALE**  
**DEVELOPER'S AGREEMENT**

**FOR THE**  
**RMC BUSINESS PARK, 317 S NEW HOPE RD**

**STATE OF TEXAS**

§  
§  
§

**COUNTY OF TARRANT**

**THIS AGREEMENT** is entered into on the \_\_\_\_ day of \_\_\_\_\_, 202\_\_, between the City of Kennedale (the "CITY") and \_\_\_\_\_, whose address is \_\_\_\_\_, hereinafter referred to as the "DEVELOPER."

**WHEREAS**, the DEVELOPER has requested the CITY to permit the platting and/or development of a tract of land known as the RMC Business Park Addition (the "Addition"); and

**WHEREAS**, the Planning & Zoning Commission approved the preliminary plat on February 29, 2024, and the City has approved the civil plans submitted, which require the construction of community facilities and improvements to serve the Addition as provided herein; and

**WHEREAS**, DEVELOPER recognizes that the City has an interest in ensuring that the facilities and improvements are properly constructed in accordance with City specifications and are paid for by DEVELOPER as they will become public property upon completion and acceptance by the City; and

**WHEREAS**, this Agreement shall operate as a covenant running with the land and shall be binding upon the DEVELOPER and its representatives, officers, agents, servants, employees, successors, and assigns.

**NOW, THEREFORE**, the CITY and the DEVELOPER, in consideration of the mutual covenants and agreements contained herein, mutually agree as follows:

**A. ZONING, PLATTING and ADDITION PLANNING**

All property owned by the DEVELOPER and located within the limits of the Addition shall be zoned and platted in accordance with the Zoning Ordinance and the Subdivision Ordinance of the CITY before any Building Permit will be issued. The DEVELOPER shall dedicate, at no cost to the CITY, all easements and other dedications as required by CITY regulations at the time of platting.

The DEVELOPER shall comply with all requirements in this Agreement as a condition of approval of the Addition.

## **B. PUBLIC IMPROVEMENTS**

All public and private infrastructure improvements, including streets, utilities, drainage, sidewalks, street lighting, street signage, and all other required improvements, shall be provided by the DEVELOPER, at no cost to the CITY, in accordance with the Subdivision Regulations of the Unified Development Code of the CITY and other Regulations of the CITY, and as approved by the City Engineer or their agent. Such improvements shall be installed within all applicable time frames in accordance with the Unified Development Code of the CITY, other Regulations of the CITY, and this Agreement.

The DEVELOPER shall employ a civil engineer, licensed to practice in the State of Texas, for the design and preparation of plans and specifications for the construction of the public improvements. The DEVELOPER shall assume all responsibility for the adequacy and accuracy of the design, plans, and specifications. Engineering studies, plan/profile sheets, and other construction documents (hereinafter referred to as the "Construction Plans") prepared by the licensed engineer shall be provided by the DEVELOPER at the time of platting as required by the Subdivision Ordinance. Such documents shall be approved by the City Engineer or his agent prior to approval and filing of a Final Plat. Construction of such improvements shall not be initiated until a Pre-Construction Conference has been conducted regarding the proposed construction.

In accordance with the Subdivision Ordinance of the CITY, construction of all public improvements shall be subject to routine review by the City Engineer or their agent to evaluate conformance with the construction plans, project specifications and CITY standards. However, such review and evaluation shall not relieve the DEVELOPER, their engineer and/or agent of responsibility for the design, construction and maintenance of the improvements as set out in this Agreement and relevant ordinances of the CITY.

Upon completion of construction of public improvements, as required by this Agreement and the Subdivision Ordinance, the DEVELOPER shall deliver to the CITY the following As-Built construction plans for the public improvements constructed or engineered by the DEVELOPER:



1. One FULL set in AutoCAD 14 (or the City's most recent version);
2. One FULL MYLAR set;
3. One FULL Blue-Line set;
4. One Blue-Line copy of the executed ("filed") Final Plat sheet;
5. One 11" X 17" copy of the Final Plat Sheet;
6. Two (2) Blue-Line copies of the Water and Sanitary Sewer Layout sheet at a scale of 1:200; and
7. One Blue-Line copy of the Storm Drain Layout sheet at a scale of 1:200.
8. Shapefiles (GIS) providing the location of water and sanitary sewer layout, storm drain layout, and street layout reflecting the correct right-of-way width. The shapefiles shall be provided in the Texas NAD83 State Plane coordinate system for North Central Texas.

No building permits will be issued for the Addition until all public improvements have been installed and inspected, and a Letter of Acceptance has been issued by the City.

### **C. CONSTRUCTION BONDS**

Prior to initiating any construction for the Addition, the construction contractor(s) for the DEVELOPER shall provide the CITY with one original and one quality copy of the following construction bonds:

#### **1. PERFORMANCE BOND**

A good and sufficient Performance Bond in an amount equal to one hundred percent (100%) of the total contract price of the contract between the DEVELOPER and the Prime Contractor for the construction of public improvements (and any private improvements constructed in lieu thereof), guaranteeing the full and faithful execution of the work and performance of this contract and for the protection of the CITY against any improper execution of the work or the use of inferior materials. The Performance Bond shall guarantee completion of the improvements within one year of execution of this Agreement.

#### **2. PAYMENT BOND**

A good and sufficient Payment Bond in an amount equal to one hundred percent (100%) of the total contract price of the contract between the DEVELOPER and the Prime Contractor for the construction of public improvements (and any private improvements constructed in lieu thereof), guaranteeing payment for all labor, materials and equipment used in the construction of the improvements.

#### **3. MAINTENANCE BOND**

A good and sufficient Maintenance Bond in an amount equal to one hundred

percent (100%) of the total cost of the public improvements (and any private improvements constructed in lieu thereof), guaranteeing the maintenance in good condition of the facilities for a period of two (2) years from and after the date that a Letter of Acceptance is issued by the CITY indicating that the public improvements have been completed by the DEVELOPER and accepted by the CITY.

Each of the above bonds shall be in a form acceptable to the CITY. Any surety company through which a bond is written shall be duly authorized to do business in the State of Texas, provided that the CITY, through its Mayor, shall retain the right to reject any surety company for any work under this Agreement, regardless of such company's authorization to do business in the State of Texas.

#### **D. STREETS**

1. In conjunction with the platting and development of the Addition, all required on-site and off-site street improvements shall be constructed by the DEVELOPER in accordance with the plans and specifications prepared by the DEVELOPER's engineer and accepted by the CITY prior to the issuance of any Building Permit. Streets and drive lanes within the development shall be considered a fire apparatus access road, providing mutual access to all passersby, tenants, and emergency personnel, and shall be maintained by the DEVELOPER.
2. Street lighting shall be installed by TXU Delivery Company or its agent ("TXU") in accordance with a street lighting layout plan provided by TXU and approved by the City Engineer or their agent. The DEVELOPER shall be responsible for the installation costs of any required street lighting as provided herein.

#### **E. FENCES**

The DEVELOPER shall be required to install and maintain a fence meeting the requirements of City ordinances and approved plans. The DEVELOPER shall retain ownership of the fence and the DEVELOPER shall be responsible to properly maintain the fence in a neat and presentable condition and to replace the fence as necessary.

#### **F. UTILITIES**

##### **1. WATER**

All required on-site and off-site water mains, valves, fire hydrants and other improvements shall be constructed by the DEVELOPER in accordance with the plans and specifications prepared by the DEVELOPER's engineer and accepted by the CITY prior to the



issuance of any building permit. The CITY shall assume maintenance responsibilities of the water system once the two-year maintenance bond is released.

**2. SANITARY SEWER**

All required on-site and off-site sanitary sewer mains, manholes and other improvements shall be constructed by the DEVELOPER in accordance with the plans and specifications prepared by the DEVELOPER's engineer and accepted by the CITY prior to the issuance of any building permit. The CITY shall assume maintenance responsibilities of the sewer system once the two-year maintenance bond is released.

**3. DRAINAGE**

All required on-site and off-site drainage improvements shall be constructed by the DEVELOPER in accordance with the plans and specifications prepared by the DEVELOPER's engineer and accepted by the CITY prior to the issuance of any building permit. The DEVELOPER agrees to comply with all applicable EPA, TCEQ and other Federal, State and local requirements relating to the planning, permitting and management of storm water. The DEVELOPER agrees to construct the necessary drainage facilities within the Addition. These facilities shall be designed and constructed in accordance with the CITY's Subdivision Ordinance, and the Construction Plans. The DEVELOPER agrees to comply with all provisions of the Texas Water Code. The CITY shall assume maintenance responsibilities of the drainage facilities once the two-year maintenance bond is released.

**G. PUBLIC FACILITIES TO BE PROVIDED BY THE CITY**

1. The CITY makes no guarantee that water supply or wastewater treatment capacity will be available at any particular time or place, it being fully understood by both parties hereto that the ability of the CITY to supply water and wastewater services is subject to the CITY's water and wastewater system capacity. The CITY shall be the sole judge of the availability of such capacity to supply such water and/or wastewater services, provided, however, that the CITY will use its best efforts to insure that said water supply and wastewater treatment capacity is available.
2. The CITY notes to the DEVELOPER that in and along S. New Hope Rd. of the proposed Addition, an 8-inch diameter water main exists for connections.

3. The CITY notes to the DEVELOPER that in and along S. New Hope on the west side of the Addition, an 8-inch diameter sanitary sewer main exists for connections, but may require utility extensions at the DEVELOPER'S cost to service the development. A sanitary sewer manhole is required for 6-inch connections and larger.

## **H. FEES TO BE PAID BY THE DEVELOPER**

### **1. PLAT FEES**

The DEVELOPER hereby agrees to pay the CITY a plat application fee of \$300 + \$10 per lot and, plus any additional engineering fees incurred by the CITY for review of plans. Payment is due at the time of submittal for Final Plat approval.

### **2. CONSTRUCTION INSPECTION FEES**

The DEVELOPER hereby agrees to pay the CITY construction inspection fees equal to four percent (4%) of the construction costs of water and sanitary sewer infrastructure improvements for the Addition. Payment is due prior to initiating construction of these infrastructure improvements.

### **3. STREET NAME SIGNS and TRAFFIC CONTROL DEVICE SIGNAGE**

The DEVELOPER is responsible for material costs, installation costs and maintenance costs of all street name signs, traffic control devices and school zone signs, including flashing light school zone signs as required by the City Engineer. All street name signs and traffic control device signs shall meet the current CITY standards and comply with the requirements of the Texas Manual on Uniform Traffic Control Devices at the time of installation. Installation must be completed prior to CITY acceptance of the Addition's infrastructure improvements. Traffic Control or regulatory signs shall be installed by the DEVELOPER where required.

### **4. IMPACT FEES**

It is understood and agreed that impact fees will be assessed by the CITY at the time of final platting of the Addition, including the applicable sanitary sewer and water impact fees assessed by both the CITY and the City of Fort Worth. These fees must be paid prior to obtaining building permits for lots in the Addition.

### **5. PUBLIC UTILITIES**

The DEVELOPER agrees to pay the public utility companies (Charter Communications Cable Company, SBC Telephone Company, TXU Energy Company, TXU Gas Company and TXU Delivery Company) for their required costs of main installations, for street lighting, etc. for the Addition.



## **I. GENERAL CONDITIONS**

### **1. LEGAL COMPLIANCE**

The DEVELOPER agrees to comply with all federal, state and local laws that are applicable to development of the Addition.

### **2. EROSION CONTROL**

During construction of the Addition and after the streets have been installed, the DEVELOPER agrees to keep the streets free from soil build-up. The DEVELOPER agrees to use soil control measures such as silt screening, hydromulch, etc., to prevent soil erosion. It will be the DEVELOPER'S responsibility to present to the City Engineer a soil control development plan that will be implemented for the Addition. When, in the opinion of the City Engineer or their agent, there is sufficient soil build-up on the streets or other drainage areas and notification has been given to the DEVELOPER, the DEVELOPER will have twenty-four (24) hours to clear the soil from the streets or affected areas. If the DEVELOPER does not remove the soil from the streets within the twenty-four (24) hours, the CITY may cause the soil to be removed either by contract or CITY forces and place the soil within the Addition at the DEVELOPER'S expense. All expenses must be paid to the CITY prior to acceptance of the Addition.

### **3. PRIVATE AMENITIES**

It is understood that the Addition may incorporate a number of unique amenities and aesthetic improvements such as ponds, aesthetic lakes, unique landscaping, fences and walls, street furniture, etc. and may incorporate specialty signage and accessory facilities. The DEVELOPER agrees to accept responsibility for the construction and maintenance of all such aesthetic or specialty items. The CITY shall not be responsible for the maintenance or replacement of these items under any circumstances.

### **4. AMENITIES WITHIN PUBLIC RIGHT-OF-WAY**

Only those amenities or specialty items listed in this section may be constructed within the public right-of-way. The CITY shall not be responsible for the replacement of these items under any circumstances. The DEVELOPER, its successors and assignees, agrees to accept responsibility for the installation and maintenance of all landscaping and irrigation, as specified on the approved Construction Plans, within any open spaces or other public right-of-way within the Addition and agrees to indemnify and hold harmless the CITY from any and all damage, loss or liability of any kind whatsoever by reason of injury to property or third persons occasioned by the location of these amenities within the public right-of-way, and the

DEVELOPER, its successors and assigns, shall defend and protect the CITY against all such claims and demands. The DEVELOPER shall replace any plants, trees, or grass that die with the same type of plant, tree, or grass that is the same size and in the same stage of growth as the landscaping that died.

**5. VENUE**

Venue for any action brought hereunder shall be in Tarrant County, Texas.

**6. ASSIGNMENT**

This Agreement or any part hereof or any interest herein shall not be assigned by the DEVELOPER without the express written consent of the City.

7. The parties understand and agree that CITY has no obligation to participate or contribute to the cost of designing or constructing the Community Facilities, nor shall CITY be liable for any portion of the costs incurred by DEVELOPER, or DEVELOPER'S officers, agents, employees, contractors or subcontractors for the design and construction of the Addition, unless a separate agreement is executed by CITY and DEVELOPER concerning such participation by CITY.

**J. FINAL ACCEPTANCE OF SUBDIVISION INFRASTRUCTURE**

The CITY will not issue a Letter of Acceptance until the Addition's public improvements are completely constructed (Final Completion) to the satisfaction of the City Engineer or his agent. However, upon Substantial Completion, a "punch list" of outstanding items shall be presented to the DEVELOPER'S contractor(s), indicating those outstanding items and their deficiencies that need to be addressed for Final Completion of the Addition.

The DEVELOPER agrees to deliver to the CITY clear and unencumbered title to all public improvements. Upon issuance of a Letter of Acceptance, title to all public improvements mentioned herein shall be vested in the CITY and the DEVELOPER hereby relinquishes any right, title or interest in and to such improvements or any part thereof. It is understood and agreed that the CITY shall have no liability or responsibility in connection with such public improvements until the Letter of Acceptance is issued.

**K. NON-WAIVER**

The DEVELOPER expressly acknowledges that by entering into this Agreement, the DEVELOPER, its successors, heirs, assigns, grantees, trustees, and/or representatives, shall never construe this Agreement as waiving any of the requirements of the Zoning Ordinance or Subdivision Ordinance or any other ordinance of the CITY.



## **M. HOLD HARMLESS AGREEMENT**

THE DEVELOPER SPECIFICALLY ACKNOWLEDGES AND AGREES THAT APPROVAL BY THE CITY ENGINEER OR OTHER CITY EMPLOYEE OF THE CONSTRUCTION PLANS OR ANY OTHER PLANS, DESIGNS OR SPECIFICATIONS SUBMITTED BY THE DEVELOPER PURSUANT TO THIS AGREEMENT SHALL NOT CONSTITUTE OR BE DEEMED TO BE A RELEASE OF THE RESPONSIBILITY AND LIABILITY OF THE DEVELOPER, HIS ENGINEER, EMPLOYEES, OFFICERS OR AGENTS FOR THE ACCURACY AND COMPETENCY OF THEIR DESIGN AND SPECIFICATIONS. SUCH APPROVAL SHALL NOT BE DEEMED TO BE AN ASSUMPTION OF SUCH RESPONSIBILITY AND LIABILITY BY THE CITY FOR ANY DEFECT IN THE DESIGN AND SPECIFICATIONS PREPARED BY THE DEVELOPER'S ENGINEER, HIS OFFICERS, AGENTS, SERVANTS OR EMPLOYEES, IT BEING THE INTENT OF THE PARTIES THAT APPROVAL BY THE CITY ENGINEER SIGNIFIES THE CITY'S APPROVAL ON ONLY THE GENERAL DESIGN CONCEPT OF THE IMPROVEMENTS TO BE CONSTRUCTED. IN THIS CONNECTION, THE DEVELOPER SHALL, FOR A PERIOD OF TWO (2) YEARS AFTER THE ACCEPTANCE BY THE CITY OF THE COMPLETED CONSTRUCTION OF INFRASTRUCTURE FOR THE ADDITION, INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES, FROM ANY LOSS, DAMAGE, LIABILITY OR EXPENSE ON ACCOUNT OF DAMAGE TO PROPERTY AND INJURIES, INCLUDING DEATH, TO ANY AND ALL PERSONS WHICH MAY ARISE OUT OF ANY DEFECT, DEFICIENCY OR NEGLIGENCE OF THE DEVELOPER'S ENGINEER'S DESIGNS AND SPECIFICATIONS INCORPORATED INTO ANY IMPROVEMENTS CONSTRUCTED IN ACCORDANCE THEREWITH, WHETHER OR NOT CAUSED, IN WHOLE OR IN PART, BY THE NEGLIGENCE OF THE CITY, ITS OFFICERS, AGENTS, SERVANTS OR EMPLOYEES, AND THE DEVELOPER SHALL DEFEND AT HIS OWN EXPENSE ANY SUITS OR OTHER PROCEEDINGS BROUGHT AGAINST THE CITY, ITS OFFICERS, AGENTS, SERVANTS OR EMPLOYEES OR ANY OF THEM, ON ACCOUNT THEREOF, AND SHALL PAY ALL EXPENSES (INCLUDING WITHOUT LIMITATION REASONABLE FEES AND EXPENSES OF ATTORNEYS) AND SATISFY ALL JUDGMENTS WHICH MAY BE INCURRED BY OR RENDERED AGAINST THEM OR ANY OF THEM IN CONNECTION THEREWITH.

THE DEVELOPER, ITS SUCCESSORS, ASSIGNS, VENDORS, GRANTEEES, AND/OR TRUSTEES DO HEREBY FULLY RELEASE AND AGREE TO, INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES FROM ALL CLAIMS, SUITS, JUDGMENTS, AND DEMANDS OF ANY NATURE WHATSOEVER, FOR PROPERTY DAMAGE OR PERSONAL INJURY, INCLUDING DEATH, RESULTING FROM OR IN ANYWAY CONNECTED WITH THIS AGREEMENT OR THE CONSTRUCTION OF INFRASTRUCTURE IMPROVEMENTS AND FACILITIES IN THE ADDITION OR THE FAILURE TO SAFEGUARD THE

CONSTRUCTION WORK, OR ANY OTHER ACT OR OMISSION OF THE DEVELOPER RELATED THERETO, WHICH ACCRUE PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY, WHETHER OR NOT CAUSED, IN WHOLE OR IN PART, BY THE NEGLIGENCE OF THE CITY, ITS OFFICERS, AGENTS OR EMPLOYEES.

## **N. INSURANCE**

DEVELOPER shall, at their own expense, purchase, maintain and keep in force during the term of this Contract the insurance set forth below. DEVELOPER shall not commence work on the Community Facilities until DEVELOPER has obtained all the insurance required under this Contract and such insurance has been approved by CITY, nor shall DEVELOPER allow any subcontractor to commence work on their subcontract until all similar insurance of the subcontractor has been obtained and approved. All insurance policies provided under this Agreement shall be written on an "occurrence" basis.

### Compensation Insurance

|                      |                                 |
|----------------------|---------------------------------|
| Workers Compensation | Statutory Limit                 |
| Employers Liability  | \$100,000 Each Occurrence       |
|                      | \$500,000 Disease-Each Employee |

### Liability Insurance

|                              |                                 |
|------------------------------|---------------------------------|
| Commercial General Liability | \$500,000 Combined Single Limit |
|------------------------------|---------------------------------|

(No standard coverages are to  
be excluded by endorsement)

### Automobile Liability Insurance

|                                  |                                 |
|----------------------------------|---------------------------------|
| Commercial Auto Liability Policy | \$500,000 Combined Single Limit |
|----------------------------------|---------------------------------|

(including coverage for owned,  
hired and non-owned autos)

### Umbrella Liability

(Following Form and Drop Down \$1,000,000 Each Occurrence)



Provisions included)

It is agreed by all parties to this Agreement that the insurance required under this Agreement shall:

- 1) Be written with the City of Kennedale as an additional insured.
- 2) Provide for thirty (30) days written notice to CITY of cancellation or material change in coverage.
- 3) Be written through companies duly authorized to write the particular class of insurance in the State of Texas.
- 4) Waive subrogation rights for loss or damage so that insureds have no right to recovery or subrogation against the CITY, it being the intention of this Agreement that the required insurance policies shall protect all parties to this Agreement and be primary coverage for all losses covered by the policies.
- 5) Provide a certificate of insurance evidencing the required coverages to:

City of Kennedale

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Insurance policies from DEVELOPER'S prime contractor(s) or other entity acceptable to CITY, may be accepted in lieu of DEVELOPER'S obligations specified above, at the discretion of the City Manager or the City Manager's designee. Any such policy submitted shall not be subject to limitations, conditions or restrictions deemed inconsistent with the intent of the insurance requirements described in this contract.

#### **O. AMENDMENTS**

This Agreement may be changed or modified only with the written consent of both the DEVELOPER and the City Council of the CITY.

#### **P. ASSESSMENT**

In the event the DEVELOPER fails to comply with any of the provisions of this Agreement, the CITY shall be authorized to cease issuance of any further Certificates of Occupancy

or building permits on property owned by the DEVELOPER, and the CITY shall be further authorized to file this Agreement in the Mechanic's Lien/Deed Records of Tarrant County as a mechanic's lien against the DEVELOPER'S property; and in the alternative, the CITY shall be authorized to levy an assessment against the DEVELOPER'S property for public improvements in accordance with applicable state law.

**Q. CONTINUITY**

This Agreement shall be a covenant running with the land and shall be binding upon the DEVELOPER, its successors, heirs, assigns, grantees, trustees and/or representatives.

**R. SEVERABILITY**

The provisions of this Agreement are severable and, in the event any word, phrase, sentence, paragraph, section or other provision of this Agreement, or the application thereof to any person or circumstance, shall ever be determined by a court of competent jurisdiction to be invalid, illegal, or unenforceable for any reason, the remainder of this Agreement shall remain in full force and effect and the application thereof to any other person or circumstance shall not be affected thereby. The invalid, illegal or unenforceable provision shall be rewritten by the parties to this Agreement to accomplish the parties' original intent as nearly as possible.

**S. TERMINATION AND RELEASE**

Upon the satisfactory completion by the DEVELOPER and final acceptance by the CITY of all requirements of this Agreement, this Agreement shall terminate and if this Agreement has been filed in the county records, the CITY will execute a release of covenant to the DEVELOPER, its assigns, successors, grantees, trustees and/or representatives and the CITY shall file said release in the county records.

**[Remainder of page intentionally left blank.]**



In Witness whereof, each of the parties hereto has caused this Agreement to be executed by its undersigned duly authorized representative as of the date herein above first mentioned.

**RMC Capital LLC**

By: \_\_\_\_\_  
(Name, Signature)

Name: \_\_\_\_\_  
(Printed or typed)

Title: \_\_\_\_\_

**CITY OF KENNEDALE**

By: \_\_\_\_\_  
Brad Horton, Mayor

ATTEST:

By: \_\_\_\_\_  
Barbara Dahl, City Secretary

## ACKNOWLEDGMENT

STATE OF TEXAS     §  
                                  §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for Tarrant County, Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is the \_\_\_\_\_ of \_\_\_\_\_ and that he/she executed the same on behalf of \_\_\_\_\_ for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_' 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
Type or Print Notary's Name

My Commission Expires: \_\_\_\_\_





**STAFF REPORT**  
**TO THE HONORABLE MAYOR AND CITY COUNCIL**

**MEETING DATE:** SEPTEMBER 16, 2025

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM V.C.3.

**SUBJECT**  
Amendment No.1 for Briar Ct./Hillside Sanitary Sewer Improvements

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

|    |                                                                     |                                                                         |
|----|---------------------------------------------------------------------|-------------------------------------------------------------------------|
| 1. | 0059382.01_2025-09-04_Supplemental Agreement1                       | 0059382.01_2025-09-04_Supplemental Agreement1.pdf                       |
| 2. | Staff Report_Briar Ct.-Hillside SS Improv. Agreement Amendment No.1 | Staff Report_Briar Ct.-Hillside SS Improv. Agreement Amendment No.1.doc |
| 3. | Sharp BP-50C26_992af5022iNS                                         | Sharp BP-50C26_992af5022iNS.pdf                                         |
| 4. | Exhibit D- Briar Court Project map                                  | Exhibit D- Briar Court Project map.pdf                                  |



## SUPPLEMENTAL AGREEMENT No. 1

**WHEREAS**, the City of Kennedale, a Texas home rule municipality (CLIENT) and Westwood Professional Services, Inc. (CONSULTANT) made and entered into an agreement dated April 4, 2025 (AGREEMENT); and

**WHEREAS**, the CLIENT selected the CONSULTANT pursuant to Texas Gov't Code Ch. 2254, and the AGREEMENT involves engineering, surveying and other professional engineering services for the Briar Court Sewer Project, as more fully described in the Agreement, and the amended Exhibit A and Exhibit B, which are attached to this Supplemental Agreement No. 1 (collectively, the PROJECT); and

**WHEREAS**, it has become necessary to execute this Supplemental Agreement No. 1 to said AGREEMENT to include an increased scope of work and revised not-to- exceed maximum fee;

**WHEREAS**, except as expressly amended herein, and to the fullest extent allowed by Texas law, all provisions of the Agreement, including but not limited to indemnification, insurance, limitations of liability, ownership of documents, dispute resolution, and governing law, shall remain in full force and effect and are incorporated herein by reference, provided, however, the CLIENT shall not be required to fund any obligations under the AGREEMENT by the creation of a sinking fund.

**NOW THEREFORE**, CLIENT and CONSULTANT, acting herein by and through their duly authorized representatives, enter into the following agreement which amends the AGREEMENT:

### Section 1.

Section 2.01 of the AGREEMENT is amended to include the additional engineering services as specified in Exhibit A, which is attached hereto and incorporated herein and is hereby made a part of the AGREEMENT. No terms inconsistent with the AGREEMENT or this Supplemental Agreement No. 1 shall apply. The cost for the additional design services to be performed by CONSULTANT total \$28,850.00.

### Section 2.

Exhibit B of the AGREEMENT, which is attached hereto is amended to provide for an increase in the amount of \$28,850.00 for a total maximum fee to be paid to CONSULTANT for all work and services performed under the AGREEMENT, as amended, so that the total fee paid by the CLIENT for all work and services shall not exceed the sum of \$90,850.00, inclusive of all reimbursable expenses, unless otherwise expressly approved in writing by the CLIENT.

### Section 3.

Ethics Disclosure. To the extent required by Texas law, CONSULTANT represents that it has completed a Texas Ethics Commission (the "TEC") form 1295 ("Form 1295") generated by the TEC's electronic filing application in accordance with the provisions of Texas Gov't Code Ch. 2252.908 and the rules promulgated by the TEC. The parties agree that, with the exception of the information identifying the CLIENT and the contract identification number, the CLIENT is not responsible for the information contained in the Form 1295. The information contained in the Form 1295 has been provided solely by CONSULTANT and the CLIENT has not verified such information.

## Section 4.

Additional Verifications. To the extent required by Texas law, CONSULTANT verifies that: 1) It does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association, as defined in Texas Government Code § 2274.001, and that it will not during the term of the AGREEMENT discriminate against a firearm entity or firearm trade association; (2) It does not “boycott Israel” as that term is defined in Texas Government Code § 808.001 and 2271.001, and it will not boycott Israel during the term of the Agreement; (3) It does not “boycott energy companies,” as those terms are defined in Texas Government Code §§ 809.001 and 2276.001, and it will not boycott energy companies during the term of the Agreement; (4) It does not engage in scrutinized business operations with Sudan, Iran, or designated foreign terrorist organization as defined in Texas Government Code, Chapter 2270; and (5) It is not owned by or the majority of its stock or other ownership interest is held or controlled by i) individuals who are citizens of China, Iran, North Korea, Russia, or a designated country as defined by Texas Government Code § 2275.0101; or ii) a company or other entity, including a governmental entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia, or a designated country; nor is it headquartered in China, Iran, North Korea, Russia, or a designated country.

## Section 5.

Texas Public Information Act. Notwithstanding any other provision to the contrary in the AGREEMENT, all information, documents, and communications relating to the AGREEMENT may be subject to the Texas Public Information Act (“Act”) and any opinion of the Texas Attorney General or a court of competent jurisdiction relating to the Act.

## Section 6.

All other provisions of the AGREEMENT which are not expressly amended herein shall remain in full force and effect.

This Supplemental Agreement No. 1 is made on the 4 day of September, 2025.

The undersigned officers and/or agents of the parties hereto are the properly authorized officials and have the necessary authority to execute this Supplemental Agreement No. 1 on behalf of the parties hereto, and each party hereby certifies to the other that any necessary resolution extending said authority have been duly passed and are now in effect.

Each signatory represents that they have full authority to bind their respective party to this Supplemental Agreement.

THE CITY OF KENNEDALE, TEXAS

WESTWOOD PROFESSIONALS SERVICES, INC.



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Darrell Hull  
City Manager

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Christopher J. Cha, P.E.  
Director, Public Infrastructure



## **SUPPLEMENTAL AGREEMENT NO. 01 EXHIBIT 'A' – SCOPE OF ADDITIONAL SERVICES**

### **KENNEDALE – BRIAR COURT SEWER**

#### **BASIC SERVICES:**

A. Additional Project Management, Coordination & Permitting

1. Manage the Team:

- Lead, manage and direct design team activities.
- Ensure quality control is practiced in performance of the work.
- Communicate internally among team members.
- Allocate team resources.

2. Communications and Reporting:

- Attend a pre-design project kickoff meeting with Client staff to confirm and clarify scope, understand Client objectives, and ensure economical and functional designs that meet Client requirements.
- Conduct review meetings with the Client at the end of each design phase.
- Prepare and submit monthly invoices in the format acceptable to the Client.
- Prepare and submit monthly progress reports.
- Prepare and submit baseline Project Schedule initially and Project Schedule updates.
- Coordinate with other agencies and entities as necessary for the design of the proposed infrastructure and provide and obtain information needed to prepare the design.
- With respect to coordination with permitting authorities, Westwood shall communicate with permitting authorities such that their regulatory requirements are appropriately reflected in the designs. Westwood shall work with regulatory authorities to obtain approval of the designs, and make changes necessary to meet their requirements.

3. Permit Coordination:

Westwood will provide coordination with the railroad, USCOE and/or TxDOT or other required agency for Permitting of the proposed infrastructure construction. Included in this item are:

- Coordination of submittal of Application for Permit.
- Research and provide appropriate design specifications.
- Coordination for final plan approval.
- Up to three (3) coordination meetings, if required.
- Application and Permitting fees and special insurance premiums are not included.

4. Constructability Review:

- Prior to the 60 percent review meeting with the Client, Westwood shall schedule and attend a project site visit with the Client Project Manager and Construction personnel to walk the project. Westwood shall summarize the Client's comments from the field visit and submit this information to the Client in writing.

5. Utility Clearance:

- Westwood will consult with the Client, public utilities, private utilities and government agencies to determine the approximate location of above and underground utilities, and other facilities (current and future) that have an impact or influence on the project. Westwood will design Client facilities to avoid or minimize conflicts with existing utilities, and where known and possible consider potential future utilities in designs.
- Westwood will provide plans to and coordinate with utility owner related to the relocation efforts of franchise utilities that remain in conflict with the proposed construction.

B. Erosion Control Plan

Westwood will prepare an Erosion Control Plan for the referenced project. Indicate the location of proposed temporary best management practices (BMPs) for erosion and sediment control including their respective details.

Included in this item:

- Coordination of City review and approval of plans prepared as part of this item.
- One (1) revision to the plan to reflect site plan changes as a result of Owner or Architect comments. Additional changes will be made on an hourly rate basis.
- Location and construction details for erosion/sediment control devices to manage the discharge of Stormwater runoff from the site during construction activities.

Not included in this item:

- Services associated with filing of the "Notice of Intent" form (NOI) to the Texas Commission on Environmental Quality (TCEQ) for the proposed construction activities.
- The Client and/or Contractor will be responsible for regulatory agency permitting and preparation of a Storm Water Pollution Prevention Plan (SWPPP).





## **EXHIBIT 'B' – COMPENSATION AND METHOD OF PAYMENT**

### **KENNEDALE – BRIAR COURT SEWER**

#### **COMPENSATION:**

For all professional services included in EXHIBIT 'A', Scope of Services, Westwood shall be compensated a lump sum fee of \$28,850.00 as summarized below. The total lump sum fee shall be considered full compensation for the services described in EXHIBIT 'A', including all labor materials, supplies, and equipment necessary to deliver the services.

#### **Basic Services**

|                                                             |                    |
|-------------------------------------------------------------|--------------------|
| A. Additional Project Management, Coordination & Permitting | \$2,850.00         |
| B. Erosion Control Plan                                     | <u>\$26,000.00</u> |

|              |                    |
|--------------|--------------------|
| <b>TOTAL</b> | <b>\$28,850.00</b> |
|--------------|--------------------|

#### **METHOD OF PAYMENT:**

Westwood shall be paid monthly payments as described in Article 3 of the AGREEMENT. The cumulative sum of such monthly partial fee payments shall not exceed the total current project budget including all approved Amendments. Each invoice shall be verified as to its accuracy and compliance with the terms of this Agreement by an officer of Westwood.

Monthly statements for reimbursable services performed by sub consultants will be based upon the actual cost to Westwood plus ten percent (10%). Direct expenses for services such as printing, express mail, fees, mileage and other direct expenses that are incurred during the progress of the project will be billed at 1.1 times Westwood's cost.

END OF EXHIBIT 'B'

**MEETING DATE:** September 16, 2025

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM **IV. CXX**

**SUBJECT:**

Consider the approval of Amendment No.1 for Briar Ct./Hillside Sanitary Sewer Improvements.

**ORIGINATED BY:**

Kristian Sugrim

**SUMMARY:**

On April 4, 2025, the City of Kennedale entered into an agreement with Westwood Professional Services, Inc. as the engineering consultant for our Hillside/Briar Ct. Sanitary Sewer Improvement Project. The original project's consulting fee was \$92,000.00. However, at a 60% design, an additional mishap, within the vicinity of our original project was detected. Prolonged erosion along the creek has allowed a sewer main to become dislodge from its original position, and it is currently laying in the creek bed at a concave angle which does not allow for correct flow and is in danger if imminent rupture.

Therefore, we anticipate that this Amendment No.1 submittal will address these additional design work to reposition and stabilize the sewer main.

**RECOMMENDATION:**

Staff recommends that the Kennedale's City Council authorize the approval of Amendment No.1 for Twenty-Eight Thousand Eight Hundred and Fifty dollars, \$28,850.00, with Westwood Professional Services, Inc.

**ATTACHMENTS:**













**SEWER MAIN AND LATERAL EXPOSED AT 207 OAK RIDGE  
TRL**







**STAFF REPORT  
TO THE HONORABLE MAYOR AND CITY COUNCIL**

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**MEETING DATE:** SEPTEMBER 16, 2025

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM V.C.4.

**SUBJECT**

Investment Policy Update — Changes to Appendix B, List of Approved Broker/Dealers

**ORIGINATED BY**

Jonathan Horton, Finance Director

**SUMMARY**

Tyson Eubanks, our approved Broker/Dealer with Robert W Baird & Company, Incorporated (RW Baird) has left that firm. His departure from RW Baird has prompted the following changes to our List of Approved Broker/Dealers:

- Jeffrey Carroll is now listed as our broker/dealer with RW Baird
- BV Private Wealth, LP is now listed as a new financial institution with Tyson Eubanks as the broker/dealer

Mr. Eubanks has provided all information listed in Section VIII Part B of this Policy. The Investment Committee believes continuing the business relationship with Mr. Eubanks is in the best interest of the City.

**RECOMMENDATION**

Approve

Adopt a resolution affirming an update of the City's Investment Policy has taken place and accept the updated Policy as attached.

**ATTACHMENTS**

|    |                                                   |                                                       |
|----|---------------------------------------------------|-------------------------------------------------------|
| 1. | Investment Policy - 2025 Review (2) Vendor Update | Investment Policy - 2025 Review (2) Vendor Update.pdf |
|----|---------------------------------------------------|-------------------------------------------------------|

# **CITY OF KENNEDALE**



## **INVESTMENT POLICY**

**ORIGINALLY ADOPTED BY CITY COUNCIL: SEPTEMBER 13, 2001**



## **PREFACE**

State and local public laws govern the investment process for City funds. Laws cannot ensure that public officials manage public funds in a disciplined and prudent manner. The actions of public officials responsible for investing public funds must be guided by knowledge, skills, systems, policies, procedures and confidence that can be described only as professional discipline.

It is the policy of the City of Kennedale, that giving due regard to safety and risk of investments, all available funds shall be invested in conformance with these legal and administrative guidelines. All City funds shall be invested to the maximum extent possible.

Effective cash management is recognized as essential to good fiscal management. A prudent cash management and investment policy will be pursued. To that end, investment interest will be used as a viable and material revenue source for all City funds. Earnings from investments will be used in a manner that will best serve the interest of the City of Kennedale.

The City's portfolio shall be designed and managed in a manner responsive to the public trust and consistent with state and local law.

## **SUBSEQUENT REVIEW & ADOPTION**

SEPTEMBER 12, 2002  
OCTOBER 9, 2003  
SEPTEMBER 9, 2004  
SEPTEMBER 13, 2005  
SEPTEMBER 14, 2006  
SEPTEMBER 13, 2007  
NOVEMBER 13, 2008  
NOVEMBER 5, 2009  
NOVEMBER 17, 2011  
OCTOBER 3, 2012  
OCTOBER 1, 2013  
OCTOBER 13, 2014  
OCTOBER 19, 2015  
OCTOBER 17, 2016  
JUNE 18, 2018  
JULY 19, 2022  
AUGUST 29, 2023  
DECEMBER 19, 2023  
JUNE 17, 2025

## **I. PURPOSE**

Chapter 2256 of the Government Code, as amended from time to time by the Texas State Legislature ("Public Funds Investment Act") requires each city to adopt rules governing its investment practices and to define the authority of the investment official. The Investment Policy addresses the methods, procedures and practices which must be exercised to ensure effective and prudent fiscal management of the City of Kennedale funds.

## **II. SCOPE**

The Investment Policy applies to the investment and management of all funds under direct authority of the City of Kennedale.

A. These funds are accounted for in the City's Annual Comprehensive Financial Report (ACFR) and include the following:

- 1) General Fund;
- 2) Special Revenue Funds;
- 3) Capital Project Funds;
- 4) Enterprise/Proprietary Funds;
- 5) Trust and Agency Funds, to the extent not required by law or existing contract to be kept segregated and managed separately;
- 6) Debt Service Funds, including reserves and sinking funds to the extent not required by law or existing contract to be kept segregated and managed separately; and
- 7) Any new fund created by the City, unless specifically exempted from this policy by the City or by law.

This investment policy shall apply to all transactions involving the financial assets and related activity of all the foregoing funds.

B. This policy excludes:

- 1) Employee Retirement and Pension Funds administered or sponsored by the City.
- 2) Defeased bond funds held in trust escrow accounts.



- C. Review & Amendment: The City Council is required by state statute and by this investment policy to review this investment policy and investment strategies not less than annually and to adopt a resolution stating the review has been completed and recording any changes made to either the policy or strategy statements.

### **III. PRUDENCE**

Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.

In determining whether an investment official has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

- 1) the investment of all funds, or funds under the entity's control, over which the officer had responsibility rather than a consideration as to the prudence of a single investment; and
- 2) whether the investment decision was consistent with the written investment policy of the City.

All participants in the investment program will seek to act responsibly as custodians of the public trust. Investment officials will avoid any transaction that might impair public confidence in the City's ability to govern effectively. Investment officials shall recognize that the investment portfolio is subject to public review and evaluation. The overall program shall be designed and managed with a degree of professionalism which is worthy of the public trust. Nevertheless, the City recognizes that in a marketable, diversified portfolio, occasional measured losses are inevitable and must be considered within the context of the overall portfolio's investment rate of return.

Investment officials, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for market price changes, provided that these deviations from expectations are reported immediately to the Director of Finance, the City Manager and the City Council of the City of Kennedale, and that appropriate action is taken by the investment officials and their oversight managers to control adverse developments.

#### **IV. OBJECTIVES**

- A. Preservation & Safety of Principal: Preservation of capital is the foremost objective of the City. Each investment transaction shall seek first to ensure that capital losses are avoided, whether the loss occurs from the default of a security or from erosion of market value.
- B. Liquidity: The City's investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements which can be reasonably anticipated. Liquidity will be achieved by matching investment maturities with forecasted cash flow requirements and by investing in securities with active secondary markets.
- C. Yield: The investment portfolio of the City shall be designed to meet or exceed the average rate of return on 91-day U.S. treasury bills throughout budgetary and economic cycles, taking into account the City's investment risk constraints and the cash flow characteristics of the portfolio. Legal constraints on debt proceeds that are not exempt from federal arbitrage regulations are limited to the arbitrage yield of the debt obligation. Investment officials will seek to maximize the yield of these funds in the same manner as all other City funds. However, if the yield achieved by the City is higher than the arbitrage yield, positive arbitrage income will be averaged over a five year period, netted against any negative arbitrage income and the net amount shall be rebated to the federal government as required by federal regulations.

#### **V. RESPONSIBILITY & CONTROL**

- A. Delegation: Management responsibility to establish written procedures for the operation of the investment program consistent with this investment policy has been assigned to the Director of Finance by the City Manager. Such procedures shall include explicit delegation of authority to persons responsible for the daily cash management operation, the execution of investment transactions, overall portfolio management and investment reporting. The Director of Finance may delegate the daily investment responsibilities to either an internal investment official or an external investment advisor in combination with an internal investment official. The Director of Finance and/or his representative(s) will be limited by conformance with all federal regulations, ordinances, and the statements of investment strategy.
- B. Subordinates: All persons involved in investment activities shall be referred to as "Investment Officials." No person shall engage in an investment transaction, except as provided under the terms of this policy, the procedures established by the Director of Finance and the explicit authorization by the City Manager to withdraw, transfer, deposit and invest the City's funds. The Director of Finance shall be responsible for all transactions undertaken, and shall establish a system of controls to regulate the activities of subordinate Investment Officials.



- C. Internal Controls: Internal controls shall be designed to prevent losses of public funds arising from fraud, employee error, misrepresentation by third parties, unanticipated changes in financial markets, or imprudent actions by investment officials. Controls deemed most important would include: control of collusion, separation of duties, third-party custodial safekeeping, avoidance of bearer-form securities, clear delegation of authority, specific limitations regarding securities losses and remedial action, written confirmation of telephone transactions, minimizing the number of authorized investment officials, and documentation of and rationale for investment transactions.

In conjunction with the annual independent audit, a compliance audit of management controls on investments and adherence to the Investment Policy and the Investment Strategy must be performed by the City's independent auditor.

- D. Ethics & Conflicts of Interest: An investment officer of the City who has a personal business relationship with a business organization offering to engage in an investment transaction with the City shall file a statement disclosing that personal business interest. An investment officer who is related within the second degree of affinity or consanguinity to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship with the Texas Ethics Commission and the City Council. For purposes of this section, an investment officer has a personal business relationship with a business organization if:

- 1) the investment officer owns 10 percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization;
- 2) funds received by the investment officer from the business organization exceed 10 percent of the investment officer's gross income for the previous year; or
- 3) the investment officer has acquired from the business organization during the previous year investments with a book value of \$2,500 or more for the personal account of the investment officer.

Investment officials of the City shall refrain from personal and business activities involving any of the City's custodians, depositories, broker/dealers or investment advisors which may influence the officer's ability to conduct his duties in an unbiased manner. Investment officials will not utilize investment advice concerning specific securities or classes of securities obtained in the transaction of the City's business for personal investment decisions, will in all respects subordinate their personal investment transactions to those of the City, particularly with regard to the timing of purchase and sales and will keep all investment advice obtained on behalf of the City and all transactions contemplated and completed by the City confidential, except when disclosure is required by law.

- E. Investment Training Requirements: The Director of Finance and the Investment officials shall attend at least one ten-hour training session relating to their investment responsibilities within 12 months after assuming their duties. In addition to this ten-hour requirement, each investment officer shall receive not less than eight hours of instruction in their investment responsibilities at least once during each two year period that begins on October 1<sup>st</sup> and consists of the two consecutive fiscal years after that date. The investment training session shall be provided by an independent source. For purposes of this policy, an “independent source” from which investment training shall be obtained shall include a professional organization, an institute of higher learning or any other sponsor other than a Business Organization with whom the City of Kennedale may engage in an investment transaction. Such training shall include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with investment laws, including the Texas State Public Funds Investment Act.

## **VI. AUTHORIZED INVESTMENTS**

- A. Obligations, including letters of credit, of the United States or its agencies and instrumentalities.
- B. Direct obligations of the State of Texas or its agencies and instrumentalities.
- C. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, the State of Texas, or the United States or its instrumentalities.
- D. Obligations of states, agencies, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than “A” or its equivalent.
- E. Joint Investment Pools of political subdivisions in the State of Texas which invest in instruments and follow practices allowed by current law. A pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service.
- F. Certificates of Deposit issued by a depository institution that has its main office or branch office in Texas;
  - 1) and such Certificates of Deposit are:
    - guaranteed or insured by the Federal Deposit Insurance Corporation or the National Credit Union Share Insurance Fund or their successors; or



- secured by obligations described in Article VI, sections A through D above.
- 2) or such depository institution contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in Section 2256.010(b) of the Government Code (Public Funds Investment Act) as amended.

Certificates of Deposit brokered by an authorized broker/dealer that has its main office or a branch office in Texas who contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in Section 2256.010(b) of the Government Code (Public Funds Investment Act) as amended.

G. No-load money market mutual funds if the mutual fund:

- 1) is registered with and regulated by the Securities and Exchange Commission;
- 2) has a dollar-weighted average stated maturity of 90 days or fewer; and
- 3) includes in its investment objectives the maintenance of a stable net asset value of one dollar for each share.

H. Investment instruments not authorized for purchase by the City of Kennedale include the following:

- 1) Banker's Acceptances;
- 2) "Bond" Mutual Funds;
- 3) Collateralized Mortgage Obligations of any type; and
- 4) Commercial Paper, except that the City can invest in local government investment pools and money market mutual funds that have commercial paper as authorized investments. A local government investment pool or money market mutual fund that invests in commercial paper must meet the requirements of Article VI, Sections E and H above.
- 5) Repurchase agreements and reverse repurchase agreements.

I. If an investment in the City's portfolio becomes an unauthorized investment due to changes in the Investment Policy or the Public Funds Investment Act, or an authorized investment is rated in a way that causes it to become an unauthorized investment, the investment officials of the City shall review the investment and determine whether it would be more prudent to hold the investment until its maturity, or to redeem the

investment. Officials shall consider the time remaining until maturity of the investment, the quality of the investment, and the quality and amounts of any collateral which may be securing the investment in determining the appropriate steps to take.

## **VII. PORTFOLIO AND INVESTMENT ASSET PARAMETERS**

- A. Bidding Process for Investments: It is the policy of the City to require competitive bidding for all investment transactions (securities and bank C.D.'s) except for:
- 1) transactions with money market mutual funds and local government investment pools (which are deemed to be made at prevailing market rates); and
  - 2) treasury and agency securities purchased at issue through an approved broker/dealer.

At least three (3) bids or offers must be solicited for all other investment transactions. In a situation where the exact security being offered is not offered by other dealers, offers on the closest comparable investment may be used to establish a fair market price of the security. Security swaps are allowed, as long as maturity extensions, credit quality changes and profits or losses taken are within the other guidelines set forth in this policy.

- B. Maximum Maturities: The City of Kennedale will manage its investments to meet anticipated cash flow requirements. Unless matched to a specific cash flow, the City will not directly invest in securities maturing more than five (5) years from the date of purchase.
- C. Maximum Dollar-Weighted Average Maturity: Under most market conditions, the composite portfolio will be managed to achieve a one-year or less dollar-weighted average maturity. However, under certain market conditions investment officials may need to shorten or lengthen the average life or duration of the portfolio to protect the City. The maximum dollar-weighted average maturity based on the stated final maturity, authorized by this investment policy for the composite portfolio of the City shall be three (3) years.
- D. Diversification: The allocation of assets in the portfolios should be flexible depending upon the outlook for the economy and the securities markets. In establishing specific diversification strategies, the following general policies and constraints shall apply.
- 1) Portfolio maturities and call dates shall be staggered in a way that avoids undue concentration of assets in a specific sector. Maturities shall be selected which provide for stability of income and reasonable liquidity.



- 2) To attain sufficient liquidity, the City shall schedule the maturity of its investments to coincide with known disbursements. Risk of market price volatility shall be controlled through maturity diversification such that aggregate realized price losses on instruments with maturities exceeding one (1) year shall not be greater than coupon interest and investment income received from the balance of the portfolio.
- 3) The following maximum limits, by instrument, are established for the City's total portfolio:
  - Certificates of Deposit.....50%
  - Local Government Investment Pools (*See D.(4) below*).....100%
  - Money Market Mutual Funds (*See D.(4) below*).....100%
  - Obligations of states, agencies, cities & other political subdivisions of any state.....25%
  - State of Texas Obligations & Agencies.....50%
  - US Treasury & US Agency Callables.....25%
  - US Government Agencies & Instrumentalities.....100%
  - US Treasury Notes/Bills.....100%
- 4) The investment committee shall review diversification strategies and establish or confirm guidelines on at least an annual basis regarding the percentages of the total portfolio that may be invested in securities other than U.S. Government Obligations. The investment committee shall review quarterly investment reports and evaluate the probability of market and default risk in various investment sectors as part of its consideration.

#### **VIII. AUTHORIZED BROKER/DEALERS & FINANCIAL INSTITUTIONS**

- A. Investment officials will maintain a list of financial institutions and broker/dealers selected by credit worthiness, who are authorized to provide investment services to the City. These firms may include:
  - 1) all primary government securities dealers; and
  - 2) those regional broker/dealers who qualify under Securities and Exchange Commission Rule 15C3-1(uniform net capital rule), and who meet other financial credit criteria standards in the industry.

The investment officials may select up to six (6) firms from the approved list to conduct a portion of the daily City investment business. These firms will be selected based on their competitiveness, participation in agency selling groups and the experience and background of the salesperson handling the account. The approved broker/dealer list

will be reviewed and approved along with this investment policy at least annually by the investment committee. The approved broker/dealer list is included in Appendix B

B. All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the investment officials with the following:

- 1) Audited financial statements;
- 2) Proof of Financial Industry Regulatory Authority (FINRA) certification, unless it is a bank;
- 3) Resumes of all sales representatives who will represent the financial institution or broker/dealer firm in dealings with the City; and
- 4) An executed written instrument, by the qualified representative, in a form acceptable to the City and the business organization substantially to the effect that the business organization has received and reviewed the investment policy of the City and acknowledges that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the City and the organization that are not authorized by the City's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio or requires an interpretation of subjective investment standards.

## **IX. SAFEKEEPING & CUSTODY OF INVESTMENT ASSETS**

All security transactions, including collateral for repurchase agreements entered into by the City shall be conducted using the delivery vs. payment (DVP) basis. That is, funds shall not be wired or paid until verification has been made that the correct security was received by the safekeeping bank. The only exceptions to DVP settlement shall be wire transactions for money market funds and government investment pools. The safekeeping or custody bank is responsible for matching up instructions from the City's investment officials on an investment settlement with what is wired from the broker/dealer, prior to releasing the City's designated funds for a given purchase. The security shall be held in the name of the City or held on behalf of the City in a bank nominee name. Securities and collateral will be held by a third-party custodian designated by the investment officials and evidenced by safekeeping receipts or statements. The safekeeping bank's records shall assure the notation of the City's ownership of or explicit claim on the securities. The original copy of all safekeeping receipts shall be delivered to the City. A safekeeping agreement must be in place which clearly defines the responsibilities of the safekeeping bank.



## **X. COLLATERAL**

The City's depository bank shall comply with Chapter 2257 of the Government Code, Collateral for Public Funds, as required in the City's bank depository contract.

- A. Market Value: The Market Value of pledged Collateral must be equal to or greater than 102% of the principal and accrued interest for cash balances in excess of the Federal Deposit Insurance Corporation (FDIC) or National Credit Union Share Insurance Fund (NCUSIF) insurance coverage. The Federal Reserve Bank and the Federal Home Loan Bank are designated as custodial agents for collateral. An authorized City representative will approve and release all pledged collateral. The securities comprising the collateral will be marked to market on a monthly basis using quotes by a recognized market pricing service quoted on the valuation date, and the City will be sent reports monthly.
- B. Collateral Substitution: Collateralized investments often require substitution of collateral. The Safekeeping bank must contact the City for approval and settlement. The substitution will be approved if its value is equal to or greater than the required collateral value.
- C. Collateral Reduction: Should the collateral's market value exceed the required amount, the Safekeeping bank may request approval from the City to reduce Collateral. Collateral reductions may be permitted only if the collateral's market value exceeds the required amount.
- D. Letters of Credit: Letters of Credit, as defined in Article VI (A), are acceptable collateral for Certificates of Deposit. Upon the discretion of the City, a Letter of Credit can be acceptable collateral for City funds held by the City's bank depository.

## **XI. INVESTMENT REPORTS**

- A. Reporting Requirements: The investment officials shall prepare a quarterly investment report in compliance with section 2256.023 of the Public Funds Investment Act of the State of Texas. The report shall be submitted to the City Council and the Investment Committee within 30 days following the end of the quarter.
- B. Investment Records: An investment official designated by the City Manager shall be responsible for the recording of investment transactions and the maintenance of the investment records with reconciliation of the accounting records and of investments

carried out by an accountant. Information to maintain the investment program and the reporting requirements, including pricing or marking to market the portfolio, may be derived from various sources such as: broker/dealer research reports, newspapers, financial on-line market quotes, direct communication with broker/dealers, market pricing services, investment software for maintenance of portfolio records, spreadsheet software, or external financial consulting services relating to investments.

- C. Auditor Review: The City's independent external auditor must formally review the quarterly investment reports annually to ensure compliance with the State of Texas Public Funds Investment Act, and any other applicable State Statutes.

## **XII. INVESTMENT COMMITTEE**

- A. Members: An Investment Committee, consisting of the City Manager or designee and the Director of Finance, shall review the City's investment strategies and monitor the results of the investment program at least quarterly. This review can be done by reviewing the quarterly written reports and by holding committee meetings as necessary. The committee will be authorized to invite other advisors to attend meetings as needed.
- B. Scope: The Investment Committee shall include in its deliberations, such topics as economic outlook, investment strategies, portfolio diversification, maturity structure, potential risk to the City's funds, evaluation and authorization of broker/dealers, rate of return on the investment portfolio, review and approval of training providers and compliance with the investment policy. The Investment Committee will also advise the City Council of any future amendments to the investment policy that are deemed necessary or recommended.

## **XIII. INVESTMENT STRATEGY STATEMENTS**

The City of Kennedale portfolio will be structured to benefit from anticipated market conditions and to achieve a reasonable return. Relative value among asset groups shall be analyzed and pursued as part of the investment program within the restrictions set forth by the investment policy. The City of Kennedale maintains portfolios which utilize four specific investment strategy considerations designed to address the unique characteristics of the fund groups represented in the portfolios.

- A. Operating Funds
  - 1) Suitability - All investments authorized in the Investment Policy are suitable for Operating Funds.



- 2) Preservation & Safety of Principal - All investments shall be high quality securities with no perceived default risk.
- 3) Liquidity - Investment strategies for the pooled operating funds have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. The dollar-weighted average maturity of operating funds, based on the stated final maturity date of each security, will be calculated and comply with SEC Rule 2a-7. Investments for these funds shall not exceed an 18-month period from date of purchase.
- 4) Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.
- 5) Diversification - Maturities shall be staggered throughout the budget cycle to provide cash flows based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.
- 6) Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for Operating Funds shall be the 91 day Treasury bill.

B. Reserve & Deposit Funds

- 1) Suitability - All investments authorized in the Investment Policy are suitable for Reserve and Deposit Funds.
- 2) Preservation & Safety of Principal - All investments shall be high quality securities with no perceived default risk.
- 3) Liquidity - Investment strategies for reserve and deposit funds shall have as the primary objective the ability to generate a dependable revenue stream to the appropriate reserve fund from investments with a low degree of volatility. Except as may be required by the bond ordinance specific to an individual issue, investments should be of high quality, with short-to-intermediate-term maturities. The dollar-weighted average maturity of reserve and deposit funds, based on the stated final maturity date of each security, will be calculated and limited to three years or less.
- 4) Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.
- 5) Diversification - Maturities shall be staggered throughout the budget cycle to provide cash flows based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.

- 6) Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for Reserve and Deposit Funds shall be the 91 day Treasury bill.

C. Bond & Certificate Capital Project Funds & Special Purpose Funds

- 1) Suitability - All investments authorized in the Investment Policy are suitable for Bond and Certificate Capital Project Funds and Special Purpose Funds.
- 2) Preservation & Safety of Principal - All investments shall be high quality securities with no perceived default risk.
- 3) Liquidity - Investment strategies for bond and certificate capital project funds, special projects and special purpose funds portfolios will have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. The stated final maturity dates of investments held should not exceed the estimated project completion date or a maturity of no greater than five years. The dollar-weighted average maturity of bond and certificate capital project funds and special purpose funds, based on the stated final maturity date of each security, will be calculated and limited to three years or less.
- 4) Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.
- 5) Diversification - Maturities shall be staggered throughout the budget cycle to provide cash flows based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.
- 6) Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for Bond and Certificate Capital Project Funds and Special Purpose Funds shall be the 91 day Treasury bill. A secondary objective of these funds is to achieve a yield equal to or greater than the arbitrage yield of the applicable bond or certificate.

D. Debt Service Funds

- 1) Suitability - All investments authorized in the Investment Policy are suitable for Debt Service Funds.
- 2) Preservation & Safety of Principal - All investments shall be high quality securities with no perceived default risk.



- 3) Liquidity - Investment strategies for debt service funds shall have as the primary objective the assurance of investment liquidity adequate to cover the debt service obligation on the required payment date. Securities purchased shall not have a stated final maturity date which exceeds the debt service payment date. The dollar-weighted average maturity of debt service funds, based on the stated final maturity date of each security, will be calculated and comply with SEC Rule 2a-7.
- 4) Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.
- 5) Diversification - Maturities shall be staggered throughout the budget cycle to provide cash flows based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.
- 6) Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for Debt Service Funds shall be the 91 day Treasury bill.

#### **XIV. ANNUAL REVIEW**

The Director of Finance shall, at a minimum, submit proposed amendments of this policy to the City Council annually.

## APPENDIX A

### CITY OF KENNEDALE, TEXAS TEXAS PUBLIC FUNDS INVESTMENT ACT CERTIFICATION BY BUSINESS ORGANIZATION

This certification is executed on behalf of the City of Kennedale, Texas and \_\_\_\_\_ (the Business Organization) pursuant to the Public Funds Investment Act, Chapter 2256, Texas Government Code, (the Act) in connection with investment transactions conducted between the Investor and the Business Organization.

The undersigned Qualified Representative of the Business Organization hereby certifies on behalf of the Business Organization that:

The undersigned is a Qualified Representative of the Business Organization offering to enter an investment transaction with the City of Kennedale, Texas (as defined in the Act); and

The Qualified Representative of the Business Organization has received and reviewed the Investment Policy furnished by the City of Kennedale, Texas; and

The Qualified Representative of the Business Organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the Business Organization and the City of Kennedale, Texas that are not authorized by the investment policy of the City of Kennedale, Texas, except to the extent that this authorization is dependent on an analysis of the makeup of the City of Kennedale, Texas entire portfolio or requires an interpretation of subjective investment standards.

Qualified Representative of the Business Organization

\_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_



## APPENDIX B

### CITY OF KENNEDALE, TEXAS INVESTMENT COMMITTEE LIST OF APPROVED BROKER/DEALERS

- Frost Brokerage Services, Inc.  
Bryan Adkison and Brian Alphin  
100 N Walnut Creek Drive  
Mansfield, TX 76063
- Robert W. Baird & Co. Incorporated  
Jeffrey Carroll  
550 Bailey Avenue, Suite 700  
Fort Worth, TX 76107
- BV Private Wealth LP  
Tyson Eubanks  
801 Cherry Street, Suite 2250  
Fort Worth, TX 76102

**MEETING DATE:** SEPTEMBER 16, 2025

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM V.C.5.

**SUBJECT**

Ordinance # 790- PZ Case #25-13 To Consider and take action on a proposed zoning change from "UV Urban Village District" to "C2 General Commercial District" for 600 W Kennedale Pkwy, Woodlea Acres Addition, Block 1, Lot 8 of the City of Kennedale, Tarrant County, Texas, 76060.

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**



**MEETING DATE:** SEPTEMBER 16, 2025

**AGENDA ITEM NUMBER:** EXECUTIVE SESSION ITEM VI.A.

**SUBJECT**

PURSUANT TO SECTION 551.074 - Personnel Matters, certain deliberations about officers and employees of the governmental body to be held in executive session. Section 551.071 consultation with counsel on legal matters

**ORIGINATED BY**

**SUMMARY**

Consult with the City Attorney regarding the Investigation.

**RECOMMENDATION**

**ATTACHMENTS**

**MEETING DATE:** SEPTEMBER 16, 2025

**AGENDA ITEM NUMBER:** EXECUTIVE SESSION ITEM VI.B.

**SUBJECT**

PURSUANT TO SECTION 551.074 - Personnel Matters, certain deliberations about officers and employees of the governmental body to be held in executive session. Section 551.071 consultation with counsel on legal matters

**ORIGINATED BY**

**SUMMARY**

Discussion regarding vacancy for City Council Member Place 4

**RECOMMENDATION**

**ATTACHMENTS**