



# KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS AGENDA

REGULAR MEETING | SEPTEMBER 23, 2025 AT 6:00 PM  
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

## I. CALL TO ORDER

### A. ROLL CALL

## II. PRESENTATIONS

### A. CP2 Consulting Update- Chelsea Petty

## III. REGULAR SESSION

### A. REPORTS AND ANNOUNCEMENTS

*In addition to any items below, the Kennedale Economic Development Corporation Board of Directors, 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. **Financial Reports for the Economic Development Corporation- Jon Horton**

### 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 26, 2025 EDC Minutes

## IV. EXECUTIVE SESSION

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

### A. **PURSUANT TO §551.072** — *Deliberation regarding the purchase, exchange, lease, or value of real property.*

#### 1. Land purchase @ 811 W. Kennedale Parkway

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

**VI. ADJOURNMENT**



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Barbara Dahl,  
CITY SECRETARY

**CERTIFICATION:** I DO HEREBY CERTIFY THAT THE SEPTEMBER 23, 2025 KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS 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.

**MEETING DATE:** SEPTEMBER 23, 2025

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

**SUBJECT**  
REPORTS AND ANNOUNCEMENTS

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

**MEETING DATE:** SEPTEMBER 23, 2025

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

**SUBJECT**

Financial Reports for the Economic Development Corporation- Jon Horton

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

1.	11 August Report for EDC	11 August Report for EDC.pdf
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**KENNEDALE  
ECONOMIC DEVELOPMENT CORPORATION  
MONTHLY FINANCIAL REPORT  
Month Ended August, 2025  
EXECUTIVE OVERVIEW**

**TO** Members of the Economic Development Corporation  
Darrell Hull, Executive Director

**FROM** Jon Horton, Treasurer

**DATE** September 23, 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.**

**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 \$289,556; 93.2% of total budget
- ◇ EDC Operations expenditures year-to-date \$894,786; 66.5% of total budget
- ◇ EDC Town Shopping Center expenditures year-to-date \$74,726; 27.6% of total budget
- ◇ Fund Balance year-to-date is \$2,416,628; 725 days of total budgeted expenditures and transfers out.



# Budget Report Account Summary

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

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
<b>Fund: 15 - EDC4B FUND</b>							
<b>Revenue</b>							
<a href="#">15-4081-00-00</a>	SALES TAX	988,973.00	988,973.00	99,696.10	743,308.86	-245,664.14	75.16 %
<a href="#">15-4104-00-00</a>	CHRISTMAS EVENT DONATIONS	5,000.00	5,000.00	0.00	12,500.00	7,500.00	250.00 %
<a href="#">15-4401-00-00</a>	INVESTMENT INCOME	82,000.00	82,000.00	6,291.81	105,876.84	23,876.84	129.12 %
<a href="#">15-4409-00-00</a>	MISCELLANEOUS INCOME	30,000.00	30,000.00	1,327.57	9,344.71	-20,655.29	31.15 %
<a href="#">15-4805-00-23</a>	RENTAL FEES-SHOPPING CTR	310,807.00	310,807.00	19,117.91	289,555.99	-21,251.01	93.16 %
<a href="#">15-4808-00-00</a>	Rental Fees - Land	0.00	0.00	12,000.00	33,000.00	33,000.00	0.00 %
	<b>Revenue Total:</b>	<b>1,416,780.00</b>	<b>1,416,780.00</b>	<b>138,433.39</b>	<b>1,193,586.40</b>	<b>-223,193.60</b>	<b>84.25%</b>
<b>Expense</b>							
<a href="#">15-5403-06-01</a>	BUILDING MAINTENANCE	25,000.00	25,000.00	0.00	6,962.00	18,038.00	27.85 %
<a href="#">15-5403-53-23</a>	BUILDING MAINTENANCE	50,000.00	50,000.00	3,737.41	36,732.72	13,267.28	73.47 %
<a href="#">15-5405-53-23</a>	TOWN CENTER PLAZA	0.00	0.00	0.00	133.12	-133.12	0.00 %
<a href="#">15-5501-06-01</a>	ADVERTISING	7,000.00	7,000.00	0.00	0.00	7,000.00	0.00 %
<a href="#">15-5510-06-01</a>	ASSOC DUES/PUBLICATIONS	1,500.00	1,500.00	207.00	557.00	943.00	37.13 %
<a href="#">15-5530-53-23</a>	ELECTRIC SERVICES	7,000.00	7,000.00	464.15	6,705.25	294.75	95.79 %
<a href="#">15-5545-53-23</a>	INSURANCE-PROPERTY	15,710.00	15,710.00	0.00	16,970.00	-1,260.00	108.02 %
<a href="#">15-5565-06-01</a>	LEGAL SERVICES	18,000.00	18,000.00	0.00	707.29	17,292.71	3.93 %
<a href="#">15-5570-06-01</a>	SPECIAL SERVICES	80,000.00	80,000.00	38,980.89	124,915.89	-44,915.89	156.14 %
<a href="#">15-5570-53-23</a>	SPECIAL SERVICES	13,000.00	13,000.00	776.72	11,898.92	1,101.08	91.53 %
<a href="#">15-5571-06-01</a>	SPECIAL EVENTS	100,000.00	100,000.00	6,045.00	91,794.63	8,205.37	91.79 %
<a href="#">15-5572-06-01</a>	TRAVEL	2,500.00	2,500.00	0.00	74.39	2,425.61	2.98 %
<a href="#">15-5578-06-01</a>	TRAVEL	0.00	0.00	0.00	562.42	-562.42	0.00 %
<a href="#">15-5595-06-01</a>	ADMIN CHARGE-GENERAL FUND	462,705.00	462,705.00	45,045.42	495,499.62	-32,794.62	107.09 %
<a href="#">15-5611-53-23</a>	LANDSCAPING	21,000.00	21,000.00	0.00	2,285.80	18,714.20	10.88 %
<a href="#">15-5615-06-01</a>	FUNCTIONAL GRANT	265,000.00	265,000.00	0.00	11,778.29	253,221.71	4.44 %
<a href="#">15-5626-53-23</a>	BANK FEES	30.00	30.00	0.00	0.00	30.00	0.00 %
<a href="#">15-5628-06-06</a>	2007 \$1.2M TAX BOND-INTEREST	20,503.00	20,503.00	0.00	20,502.50	0.50	100.00 %
<a href="#">15-5629-06-06</a>	2007 \$1.2M TAX BOND-PRINCIPAL	90,000.00	90,000.00	0.00	90,000.00	0.00	100.00 %
<a href="#">15-5645-06-06</a>	2011 \$1.7M TX LEVERAGE-INT	4,061.00	4,061.00	427.03	5,667.41	-1,606.41	139.56 %
<a href="#">15-5646-06-06</a>	2011 \$1.7M TX LEVERAGE-PRI	53,649.00	53,649.00	4,685.17	45,507.38	8,141.62	84.82 %
<a href="#">15-5702-06-01</a>	TRANSFER OUT-DEBT SERVICE FUND	138,847.00	138,847.00	0.00	0.00	138,847.00	0.00 %
<a href="#">15-5717-06-01</a>	TRANSFER OUT-STREETS FUND	77,841.00	77,841.00	0.00	0.00	77,841.00	0.00 %
<a href="#">15-5800-06-01</a>	LAND	0.00	0.00	0.00	257.44	-257.44	0.00 %
<a href="#">15-5870-53-23</a>	OTHER EQUIPMENT	0.00	164,000.00	0.00	0.00	164,000.00	0.00 %
	<b>Expense Total:</b>	<b>1,453,346.00</b>	<b>1,617,346.00</b>	<b>100,368.79</b>	<b>969,512.07</b>	<b>647,833.93</b>	<b>59.94%</b>
	<b>Fund: 15 - EDC4B FUND Surplus (Deficit):</b>	<b>-36,566.00</b>	<b>-200,566.00</b>	<b>38,064.60</b>	<b>224,074.33</b>	<b>424,640.33</b>	<b>-111.72%</b>
<b>Fund: 95 - EDC4B BOND RESERVE FUND</b>							
<b>Revenue</b>							
<a href="#">95-4401-00-00</a>	INVESTMENT INCOME	5,457.00	5,457.00	355.12	6,357.26	900.26	116.50 %
	<b>Revenue Total:</b>	<b>5,457.00</b>	<b>5,457.00</b>	<b>355.12</b>	<b>6,357.26</b>	<b>900.26</b>	<b>116.50%</b>
	<b>Fund: 95 - EDC4B BOND RESERVE FUND Total:</b>	<b>5,457.00</b>	<b>5,457.00</b>	<b>355.12</b>	<b>6,357.26</b>	<b>900.26</b>	<b>116.50%</b>
	<b>Report Surplus (Deficit):</b>	<b>-31,109.00</b>	<b>-195,109.00</b>	<b>38,419.72</b>	<b>230,431.59</b>	<b>425,540.59</b>	<b>-118.10%</b>

**Group Summary**

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
<b>Fund: 15 - EDC4B FUND</b>						
Revenue	1,416,780.00	1,416,780.00	138,433.39	1,193,586.40	-223,193.60	84.25%
Expense	1,453,346.00	1,617,346.00	100,368.79	969,512.07	647,833.93	59.94%
<b>Fund: 15 - EDC4B FUND Surplus (Deficit):</b>	<b>-36,566.00</b>	<b>-200,566.00</b>	<b>38,064.60</b>	<b>224,074.33</b>	<b>424,640.33</b>	<b>-111.72%</b>
<b>Fund: 95 - EDC4B BOND RESERVE FUND</b>						
Revenue	5,457.00	5,457.00	355.12	6,357.26	900.26	116.50%
<b>Fund: 95 - EDC4B BOND RESERVE FUND Total:</b>	<b>5,457.00</b>	<b>5,457.00</b>	<b>355.12</b>	<b>6,357.26</b>	<b>900.26</b>	<b>116.50%</b>
<b>Report Surplus (Deficit):</b>	<b>-31,109.00</b>	<b>-195,109.00</b>	<b>38,419.72</b>	<b>230,431.59</b>	<b>425,540.59</b>	<b>-118.10%</b>

**Fund Summary**

<b>Fund</b>	<b>Original Total Budget</b>	<b>Current Total Budget</b>	<b>Period Activity</b>	<b>Fiscal Activity</b>	<b>Variance Favorable (Unfavorable)</b>
15 - EDC4B FUND	-36,566.00	-200,566.00	38,064.60	224,074.33	424,640.33
95 - EDC4B BOND RESERVE FUND	5,457.00	5,457.00	355.12	6,357.26	900.26
<b>Report Surplus (Deficit):</b>	<b>-31,109.00</b>	<b>-195,109.00</b>	<b>38,419.72</b>	<b>230,431.59</b>	<b>425,540.59</b>

**MEETING DATE:** SEPTEMBER 23, 2025

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

**SUBJECT**  
CONSENT AGENDA

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

**MEETING DATE:** SEPTEMBER 23, 2025

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

**SUBJECT**

August 26, 2025 EDC Minutes

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

1.	August 26, 2025 Economic Development Corporation Board of Directors Minutes	August 26, 2025 Economic Development Corporation Board of Directors Minutes.docx
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## KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MINUTES

REGULAR MEETING | AUGUST 26, 2025 AT 6:00 PM  
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060-2249

### I. CALL TO ORDER

#### A. ROLL CALL

All members were present with the exception of Tyson Eubanks.

**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.

Brian Johnson with the Kennedale Chamber of Commerce gave a brief update on current goals, events and happenings. The Chamber is currently seeking new members.

### IV. REGULAR SESSION

#### A. REPORTS AND ANNOUNCEMENTS

*In addition to any items below, the Kennedale Economic Development Corporation Board of Directors, 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. CP2 August Consulting Report for Kennedale EDC- Chelsea Petty gave a brief presentation. Chelsea reported that they had engaged with twenty plus Kennedale Businesses. They also hosted an inaugural Business Connection Luncheon with 45 attendees representing more than 15 businesses. CP2 is going to focus on smaller businesses/ entrepreneurs next. CP2 has been working on the new EDC Website as well as securing new sponsorship for the Hometown Christmas Event.
2. Discuss an update on the Development of Kennedale Town Center- Craig Hughes gave an update. He is still looking for a Tenant for building 3. He is hoping to find a restaurant to come to Kennedale. He also spoke of the

possibility of YMCA coming to Kennedale. There was much discussion regarding the need and demands for the community and how the market is ever changing. Lots of businesses are struggling and we need ideas as to how to help. There were several restaurant ideas that we could investigate. The 380 Agreement will expire in 2030. Mr Hughes offered ideas to assist with the lease.

3. Finance Director Jon Horton gave an updated Financial Reports for the Economic Development Corporation. All EDC funds are tracking as expected. City Manager, Mr. Hull stated that the trends on local economy are way ahead of last year, if not ahead of schedule. Sales tax revenues received year-to-date \$643,613; 65.0% of total budget; receipts from the State are two months delayed. Rental fees for the Shopping Center year-to-date \$270,438; 87.0% of total budget. EDC Operations expenditures year-to-date \$799,396; 59.4% of total budget. EDC Town Shopping Center expenditures year-to-date \$69,748; 25.8% of total budget. Fund Balance year-to-date is \$2,378,564; 714 days of total budgeted expenditures and transfers out.

#### 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. July 22, 2025 EDC Minutes

Place 3 Michels motioned to approve the consent agenda.

Place 7 Glover seconded the motion.

No opposition, No abstention

Vote: The motion to approve carried unanimously: 5-0

### III. WORK SESSION

- A. FY 2026 Budget Work Session- City Manager Hull discussed all of the Building remodel and Maintenance work that needs completed. He also confirmed that the YMCA has given us a verbal commitment to move into Kennedale and they are anticipating a Grand Opening in February 2026

There was also discussion regarding the park and the renovations that need to take place regarding the memorial fountain and the memorials as well as the 9-11 memorial. Due to the number of upcoming events at that location, i.e. Hometown Christmas, ideally, we would start to work on those projects after the first of the year, in January or possibly February.

Place 3 Michels motioned to adjourn to Executive Session to discuss Item III-B- Consider Land Purchase 811 W. Kennedale Parkway, Kennedale, TX  
Place 7 Nevarez seconded the motion.

No opposition, No abstention

Vote: The motion to approve carried unanimously: 5-0

The City Council Adjourned into Executive Session at 7:02PM

B. Consider Land Purchase 811 W Kennedale Parkway, Kennedale, TX

## V. EXECUTIVE SESSION

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

- A. **PURSUANT TO §551.071** — *Consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act.*
- B. **PURSUANT TO §551.072** — *Deliberation regarding the purchase, exchange, lease, or value of real property.*
- C. **PURSUANT TO §551.087** — *(1) Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.*

**VI. RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY  
PURSUANT TO EXECUTIVE SESSION @ 7:02PM**

Place 7 Glover made a motion to enter into negotiations for the purchase of land at 811 W Kennedale Parkway.

Place 4 Nevarez seconded the motion.

No opposition, Place 2 Terry Abstained

Vote: The motion to approve carried unanimously: 4-0

Place 3 Michels made a motion to adjourn.

Place 2 Terry seconded the motion.

There being no further business President Yeary adjourned the meeting at 7:07PM

**VII. ADJOURNMENT**

**APPROVED:**

**ATTEST:**

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**MEETING DATE:** SEPTEMBER 23, 2025

**AGENDA ITEM NUMBER:** EXECUTIVE SESSION ITEM IV.A.1.

**SUBJECT**

Land purchase @ 811 W. Kennedale Parkway

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

1.	Staff Report (12)	Staff Report (12).pdf
2.	Kennedale Parks, Recreation, and Open Space (36x48)	Kennedale Parks, Recreation, and Open Space (36x48).pdf
3.	Kennedale Future Land Use Plan	Kennedale Future Land Use Plan.pdf

**MEETING DATE:** AUGUST 26, 2025

**AGENDA ITEM NUMBER:** WORK SESSION ITEM III.B.

**SUBJECT**

Consider Land Purchase 811 W Kennedale Parkway, Kennedale, TX

**ORIGINATED BY NATHAN GONZALES**

**SUMMARY**

The property located at 811 W Kennedale Parkway is approximately 9.3 acres and has been for sale for several months, generating numerous calls to the city’s Community Development Department inquiring about the development potential of the site. All prospective buyers have proposed that the site be used for heavy truck parking. Although the property is currently zoned I-Industrial District, allowing truck parking, the entire site lies within the limits of the floodway (See Exhibits A & B).

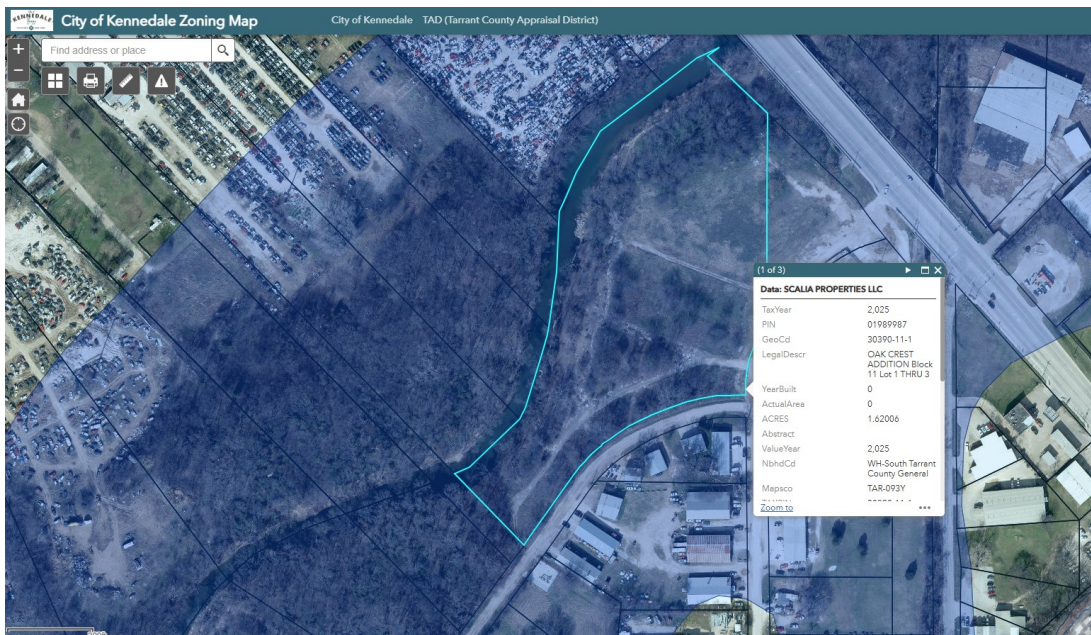


Exhibit A- 811 W Kennedale Pkwy highlighted (Dark blue shading indicates floodway)

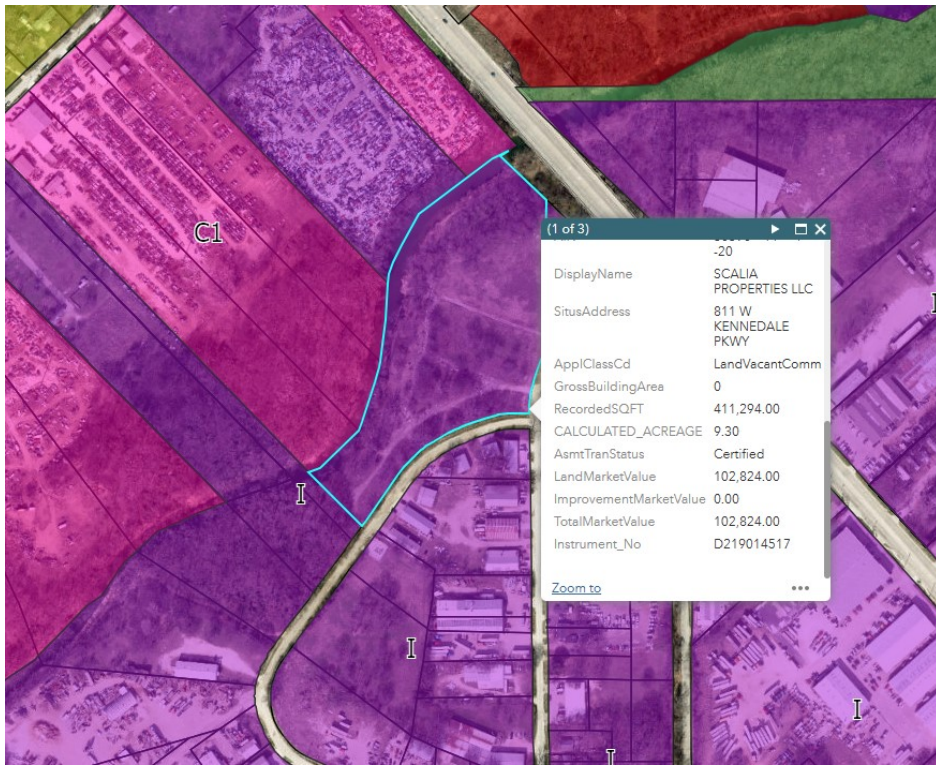


Exhibit B- 811 W Kennedale Pkwy I-Industrial Zoning (See Purple Shading)

Any fill or material brought into the development of the site will require substantial engineering review, approval, and study. As a result, this has limited interest from buyers after learning about the floodway.

It should be noted that a *floodway* differs from a *floodplain*. A floodway is an area where stormwater is known to flow during rain events. No building or storage of equipment or material is permitted within the floodway. A floodplain, however, is an area where floodwaters may extend in the event of a flood. There are two thresholds and delimitations, a 100-year and a 500-year. Building may occur within a floodplain; however, there are flood-proofing requirements and higher insurance rates that often apply, in addition to substantial engineering review. Building within a floodplain is often discouraged.

As the entire site of 811 W Kennedale Pkwy is located within the floodway, the most practical use for the property is to keep it as open green space. In fact, areas of floodways and floodplains are often reserved for the creation of parks, trails, and other natural amenities. The City's Future Land Use Plan envisions this gateway of the city to become a large open green space and park system (See Exhibit C & D, and the attached plans)

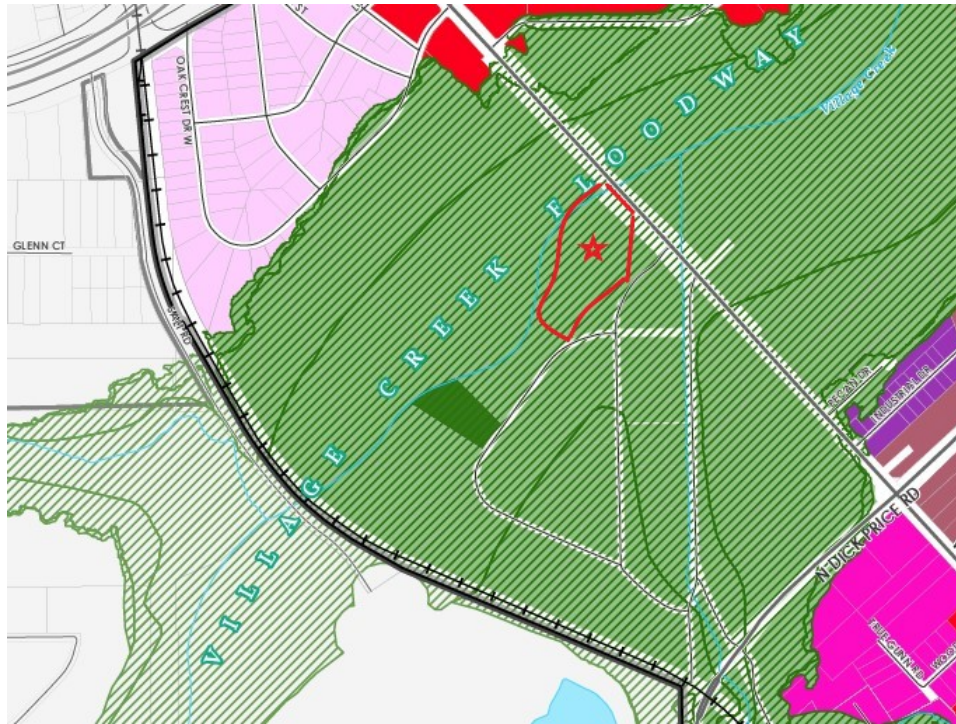


Exhibit C- Future Land Use Plan (811 W Ken. Pkwy highlighted in red)

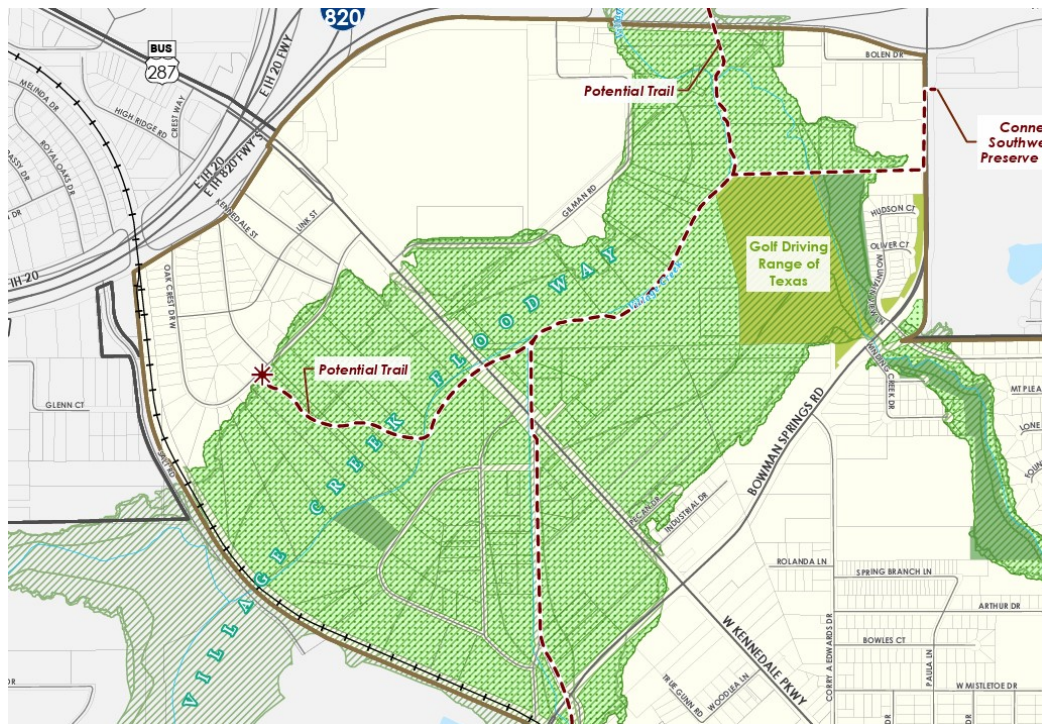


Exhibit D- Parks, Recreation, and Open Space Plan

When developed as such, these types of locations can become a major attraction for hikers, mountain bikers, and fishing enthusiasts, groups whose visits are known to boost local sales tax to nearby retailers and restaurants when coming and going to such places. The banks of Village Creek today are known as a local attraction for great fishing. Unfortunately, the site today is also a location used for illegal dumping and

homeless encampments, requiring extra patrols from both police and code compliance. By developing the area as a park and trail system, those who prefer seclusion and privacy would find neither and likely decide not to return, as the area would become more well-traveled by users of the park system.

Further down Grapevine Trail, the city owns 2.5 acres of wooded land along Village Creek, which offers prime topography for mountain bike trails (See Exhibit E)

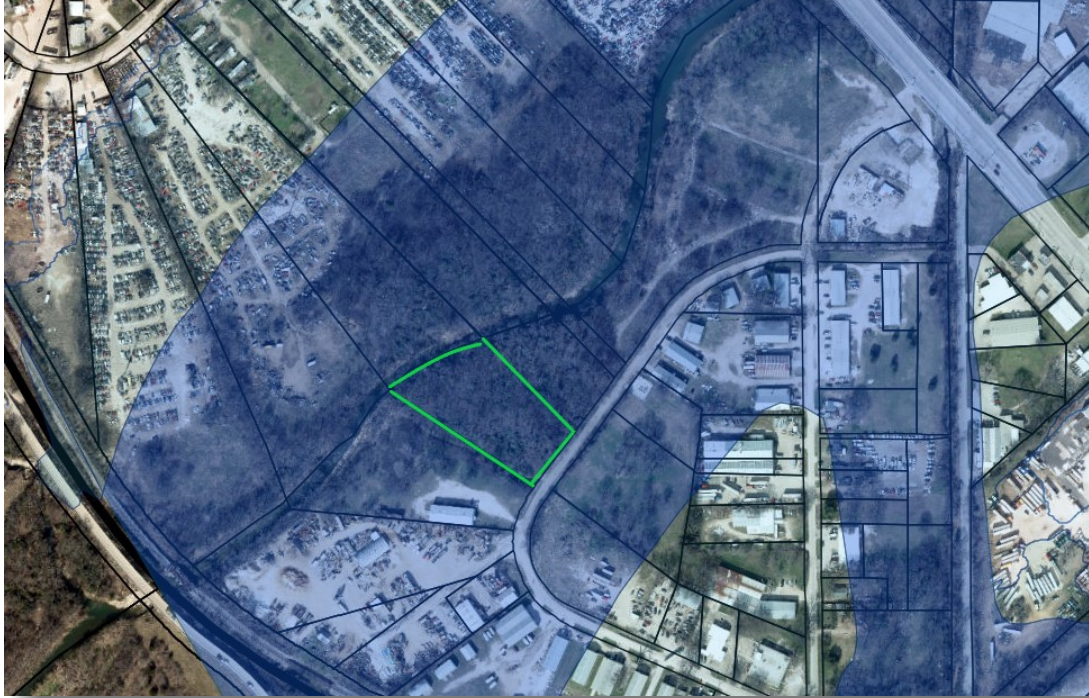


Exhibit E- 899 Grapevine Trail

If the EDC purchases the property at 811 W Kennedale Pkwy, the acreage can be consolidated with other parcels in the area, creating one of the largest and newest park systems in Southeastern Tarrant County, while at the same time meeting the goals of the city's Future Land Use Plan and Parks, Recreation, and Open Space Plan.

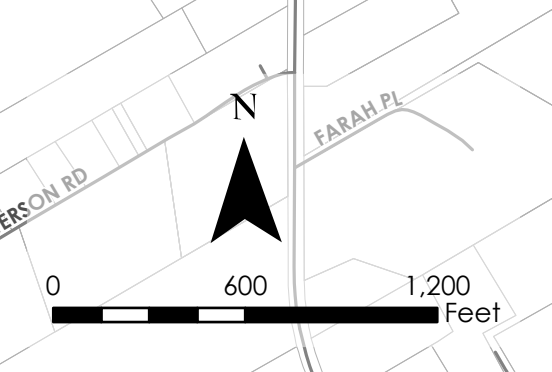
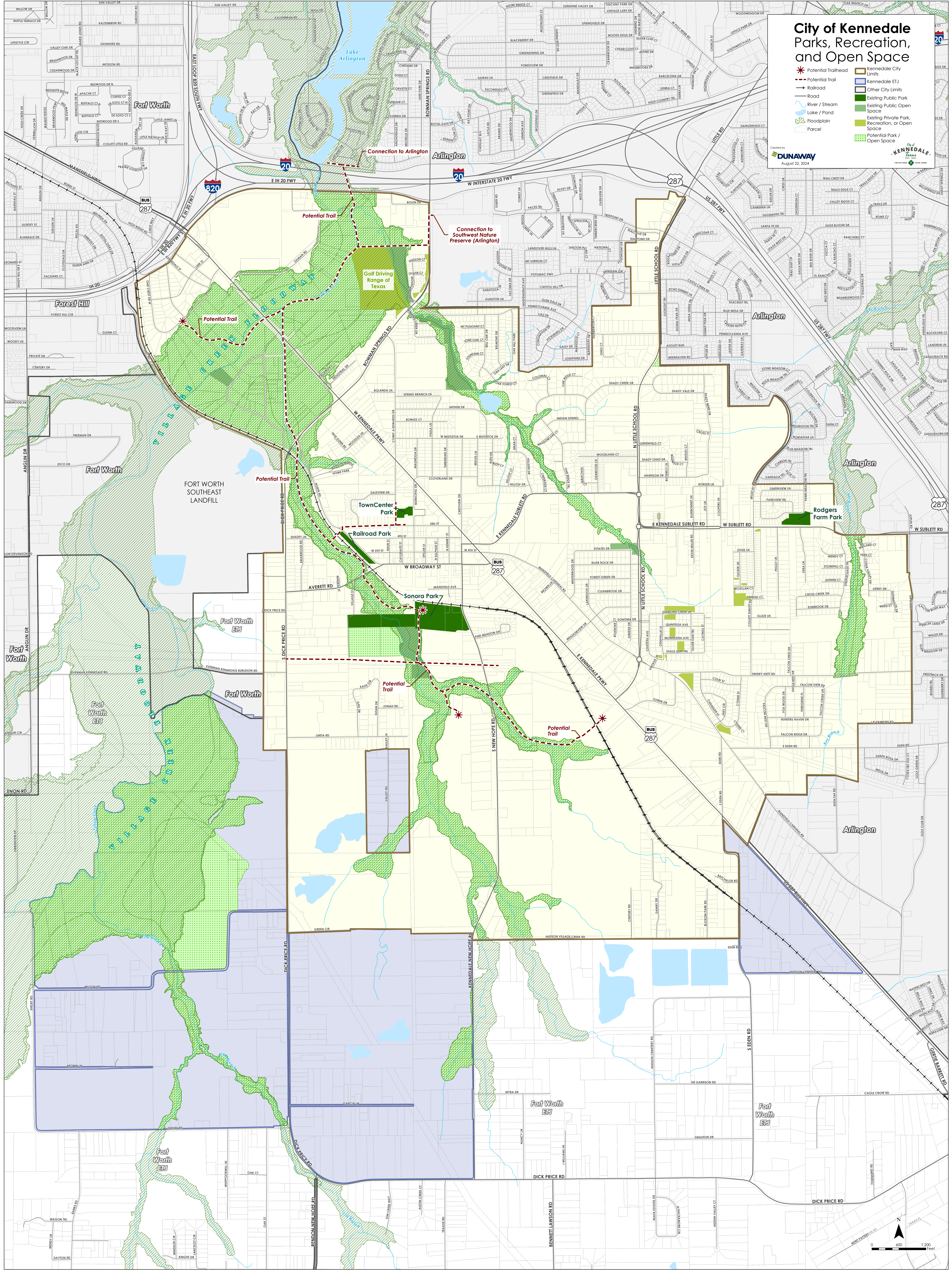
#### **RECOMMENDATION**

Staff recommends that the EDC approve the purchase of 811 W Kennedale Parkway.

# City of Kennedale Parks, Recreation, and Open Space

- Potential Trailhead
- Potential Trail
- Railroad
- Road
- River / Stream
- Lake / Pond
- Floodplain
- Parcel
- Kennedale City Limits
- Kennedale ETJ
- Other City Limits
- Existing Public Park
- Existing Private Park, Recreation, or Open Space
- Potential Park / Open Space

Created by  
**DUNAWAY**  
August 22, 2024



# City of Kennedale Future Land Use Plan

- Railroad
- Existing Road
- Future Road (MTP)
- River / Stream
- Lake / Pond
- Kennedale City Limits
- Kennedale ETJ
- Other City Limits
- Floodplain
- Future Land Use Residential (Low Density)
- Residential (Medium Density)
- Residential (High Density)
- Local Commercial
- General Commercial
- Entertainment District
- Institutional
- Old Town
- Transit Oriented Development (TOD)
- City Parks, Recreation, and Open Space
- Utilities
- TownCenter

**DUNAWAY**  
October 14, 2024

A Future Land Use Plan shall not constitute zoning regulations or establish zoning district boundaries.

