KENNEDALE CITY COUNCIL AGENDA

REGULAR MEETING | FEBRUARY 17, 2026 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. Proclamation for Mrs. Berta L. Fullwood

B. Lori Glovier- Community Leader of the Year

C. Judge Bill Lane- In Recognition of 24 years of Service

D. Proclamation designating February as Black History Month in the City of Kennedale

E. Kennedale Community Survey Results

IV. PUBLIC HEARING

A. **PZ CASE #25-17** to RESUME a public hearing and consider a proposed zoning change from "MF – MULTI-FAMILY" to a "PD – PLANNED DEVELOPMENT" for the property located at 3100 Joplin Rd, Parcel 42979020, Vaquero Coker Addition, BLOCK 1, LOT 2R1 of the City of Kennedale, Tarrant County, Texas, 76060. ** This Item is a CONTINUATION from the December 16, 2025 and the January 20, 2026 City Council Meetings**

B. **PZ CASE #25-20** to conduct a public hearing and consider a proposed zoning change from "R1 – SINGLE FAMILY RESIDENTIAL DISTRICT" TO A "PD – PLANNED DEVELOPMENT" for properties located at 4365 Dick Price Rd., Parcel 04189140, SNIDER, E S SURVEY Abstract 1445 Tract 1A .721 AC INTO PLAT D21707184, 4365 S Dick Price Rd., Parcel

42293721, SNIDER ADDITION, Block 1, Lot 1 and 4431 DICK PRICE RD, PARCEL 04189132, SNIDER, E S SURVEY Abstract 1445 Tract 1 1969 12 X 56 .336 AC INTO PLAT D217007184 of the City of Kennedale, Tarrant County, Texas, 76060.
* This Item is a CONTINUATION from the January 20, 2026 City Council Meeting*

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. Kenneth Michels Certified Municipal Official Designation
3. Updates from the City of Kennedale City Manager
4. Financial Reports for the City & 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. Amended Resolution 642- Election Calendar update to include Holiday Closure
2. January 20, 2026 City Council Meeting Minutes
3. February 9, 2026 Special Meeting Minutes

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

1. **Ordinance # 791** PZ CASE #25-17 to RESUME and consider a proposed zoning change from “MF – MULTI-FAMILY” to a “PD – PLANNED DEVELOPMENT” for the property located at 3100 Joplin Rd, Parcel 42979020, Vaquero Coker Addition, BLOCK 1, LOT 2R1 of the City of Kennedale, Tarrant County, Texas, 76060. ** This Item is a CONTINUATION from the December 16, 2025 and the January 20, 2026 City Council Meetings**
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1969 12 X 56 .336 AC INTO PLAT D217007184 of the City of Kennedale, Tarrant County, Texas, 76060.
* This Item is a CONTINUATION from the January 20, 2026 City Council Meeting*

3. Resolution #644 of Support for application to the Texas Department of Housing and Community Affairs (TDHCA) by Sphinx Development Corporation in relation to the 2026 Housing Tax Credit Program.

4. SRO Contract with Kennedale I.S.D.

5. Water Bill Termination Extension to 30 days

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. Chapter 551 Section 551.072- Deliberation regarding purchase, exchange, lease or value of real property:
Description: Potential Land Purchase

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

VIII. ADJOURNMENT



CERTIFICATION: I DO HEREBY CERTIFY THAT THE FEBRUARY 17, 2026 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.

City of KENNEDALE Texas

Proclamation

Honoring Mrs. Bertha L. Fullwood on the Occasion of her 100th Birthday

WHEREAS, **Mrs. Bertha L. Fullwood** was born on February 3rd, 1926, and has, over the course of a century, witnessed and contributed to remarkable changes in our community, state, our nation, and our world; and

WHEREAS, through her dedication to family, friends, and neighbors, **Mrs. Bertha L. Fullwood** has exemplified the values of kindness, perseverance, and service; and

WHEREAS, she has shared a lifetime of wisdom, inspiring generations with stories, guidance, and a steadfast spirit; and

WHEREAS, reaching the milestone of 100 years is a rare and extraordinary achievement, deserving of recognition, gratitude, and celebration;

NOW, THEREFORE, I, Brad Horton, Mayor of the City of Kennedale, Tarrant County, in the State of Texas, do hereby proclaim **February 17, 2026** as;

Mrs. Bertha L. Fullwood Day

in the City of Kennedale, Tarrant County, in the State of Texas, and encourage all citizens to join me in honoring **Mrs. Bertha L. Fullwood** for a century of life well-lived, and in wishing her continued joy, health, and love.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Kennedale, Tarrant County, in the State of Texas, to be affixed 17th of February 2026.

_____

Brad Horton

Honorable Mayor

Proclamation

WHEREAS, Black History Month is an annual celebration of the history, culture, and achievements of African Americans; and

WHEREAS, the observance of Black History Month provides an opportunity to honor the vital contributions African Americans have made to the development and progress of the United States, including in the fields of civil rights, education, politics, art, science, business, and beyond; and

WHEREAS, the City of Kennedale recognizes the importance of acknowledging the history and contributions of African Americans, as well as the ongoing pursuit of racial equality, justice, and empowerment; and

WHEREAS, during this month, we celebrate the strength, resilience, and dedication of African Americans in our community, our state, and our nation; and

WHEREAS, we encourage all residents of Kennedale to learn more about the achievements and struggles of African Americans, and to engage in activities that promote unity, respect, and understanding.

NOW, THEREFORE, I, Brad Horton, Mayor of the City of Kennedale, on behalf of the Kennedale City Council, City Staff, and Citizens do hereby proclaim the month of February 2026 as

Black History Month

in Kennedale, Texas and encourage all residents to participate in activities that honor and celebrate African American history and culture.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Kennedale to be affixed this 17th of February, 2026.

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Brad Horton, Mayor

City of Kennedale Community Survey Results



City of KENNEDALE Texas

Report Completed February 2026 By:

PAVLIK AND ASSOCIATES

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Introduction

The City of Kennedale Community Survey was conducted to gather community input on quality of life, City services, infrastructure priorities, and a collective vision for the future. The survey provided an opportunity for the community to share their experiences, identify what is working well, and highlight areas where improvement or investment is needed. In addition to structured questions on satisfaction and priorities, the survey included open-ended prompts to capture context, explain ratings, and surface emerging themes that may not be fully reflected in quantitative results alone.

The results will support informed planning and decision-making by providing a clear, community-based understanding of priorities and expectations. Findings will be used to help the City:

- Identify strengths to maintain and build upon, particularly in core services and community assets that contribute to trust and quality of life.
- Clarify where needs are most urgent, especially where infrastructure and affordability concerns affect daily experiences.
- Inform future planning efforts, including budget considerations, capital improvement discussions, and program or facility planning.
- Strengthen communication and engagement by highlighting where respondents want greater clarity, consistency, and follow-through.

This report summarizes the survey findings and organizes results into major topic areas to provide a practical foundation for moving forward.

Methodology

The City of Kennedale Community Survey was conducted by Pavlik and Associates, a third-party community engagement and public involvement consulting firm, to establish an objective and unbiased survey process. The survey was open from December 9, 2025, through January 6, 2026.

The survey was administered online in both English and Spanish, with printed versions available in both languages upon request. Outreach efforts included City social media platforms, City communication channels, and flyers posted in public spaces throughout the community. This multi-channel outreach approach was intended to encourage participation from residents and anyone who lives, works, or interacts with the City.

Participation in the survey was voluntary and self-selected. Throughout the survey period, responses were reviewed for participation patterns and consistency to help ensure balanced input and to prevent disproportionate participation by any single individual or stakeholder group.

All survey responses were anonymous, and results are reported in aggregate. Selected open-ended comments are included where they help illustrate key themes or provide additional context. When used, comments were reviewed to remove identifying information and lightly edited for clarity and readability, without altering their original meaning.

Analytical Framework

Survey results were analyzed to identify overall trends, relative priorities, and recurring themes rather than to evaluate individual responses. Closed-ended questions were summarized using descriptive statistics to illustrate levels of satisfaction and to compare responses across service areas. Questions that asked respondents to rank priorities were analyzed by aggregating rankings to identify the issues and investments most important to participants.

Open-ended responses were reviewed and thematically grouped to identify common ideas, concerns, and aspirations expressed across the community. Selected comments are included in the report where they provide useful context or help explain quantitative findings.

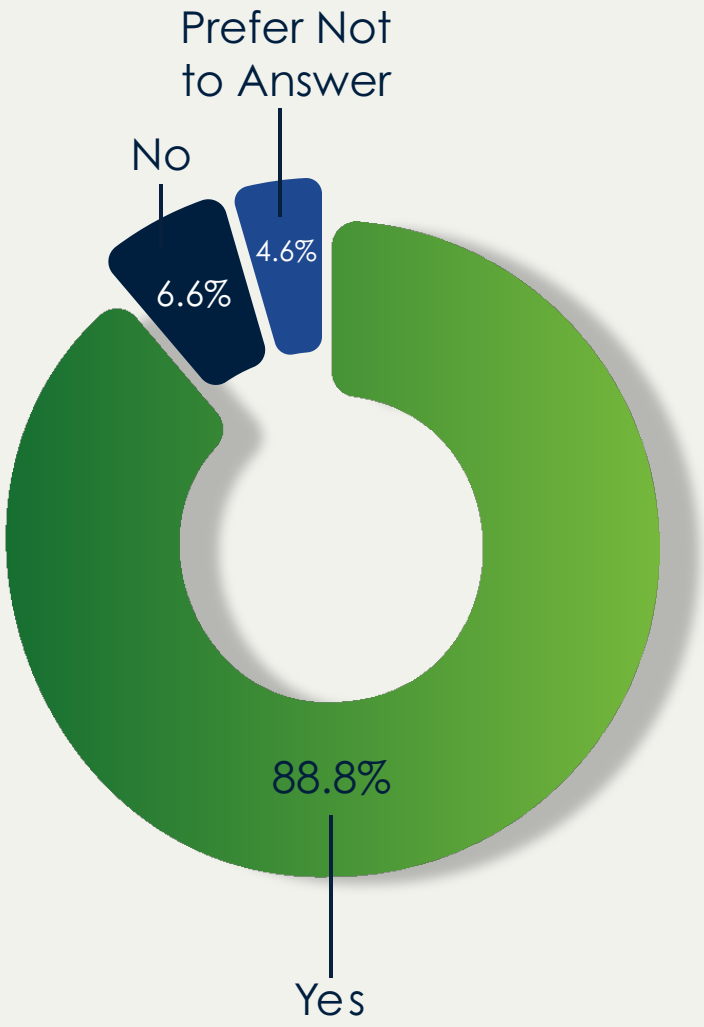
Because participation in the survey was voluntary and self-selected, results are intended to reflect community perspectives and priorities, not to serve as a statistically representative sample. Both completed and partial surveys were included in the analysis to ensure that all feedback provided was considered. Findings are presented to inform planning, policy discussions, and future decision-making by highlighting areas of alignment, emerging needs, and opportunities for continued community engagement.

Who Participated in the Survey

The survey captured strong participation from Kennedale stakeholders, generating a robust dataset to inform City decision-making. In total, 491 responses were received, with 287 completed surveys, reflecting meaningful engagement across the community and providing sufficient depth for reliable analysis.

Among respondents who answered the residency question, 88.8% indicated they live within the City, while 6.62% reported living outside Kennedale and 4.57% preferred not to answer. This high level of resident participation provides confidence that the results reflect the perspectives of individuals most directly affected by City services and long-term planning decisions.

Do you live in the City of Kennedale?



Who Participated in the Survey

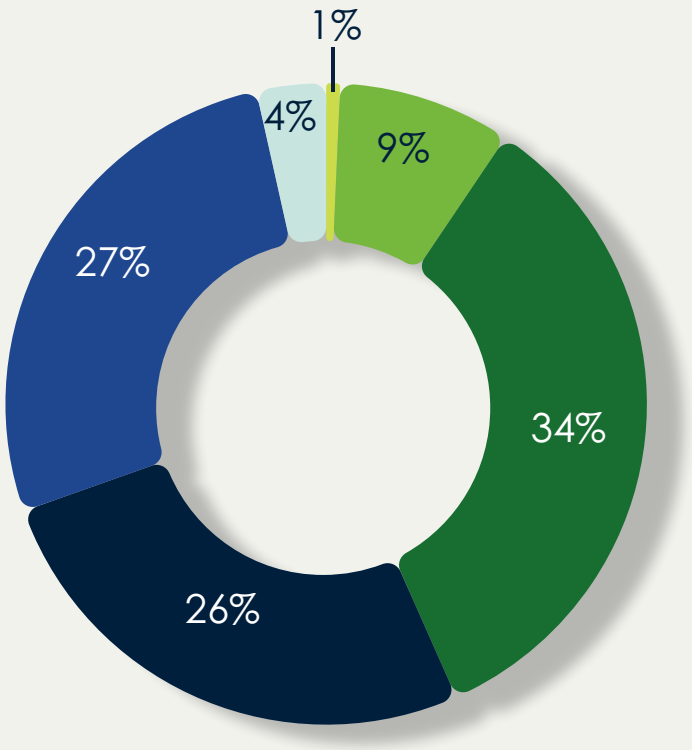
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Survey respondents primarily represented adult and older households, with participation concentrated among individuals in their prime working years and retirement age. The largest share of respondents fell within the 35–54 age group (33.92%), followed closely by those 65 and older (26.92%) and 55–64 (26.22%). Together, these age groups accounted for more than 87% of respondents who reported their age. **This pattern suggests the survey reflects especially strong engagement from mid-career and older individuals, who may have longer-standing experience with City services and neighborhood conditions.**

Younger adults were less represented in the survey. Respondents ages 18–34 comprised 8.74%, while participation from those under 18 was minimal (0.70%). A small share of respondents (3.50%) preferred not to disclose their age.

Overall, the respondent profile suggests that the survey findings are especially reflective of perspectives related to neighborhood quality, infrastructure maintenance, community amenities, and services supporting families and people who are above the age of 62. This context should be considered when interpreting priorities for recreation, facilities, and future City investments.

What is your age group?



Overall Community Perception and Quality of Life

Survey responses indicate that perceptions of Kennedale are most positive when respondents evaluate the City as a place to live, raise a family, and retire, with more mixed views emerging when respondents consider Kennedale as a place to work or visit. This pattern is consistent across both satisfaction percentages and satisfaction scores, with higher scores indicating higher overall satisfaction.

How satisfied are you with each of the following in Kennedale?



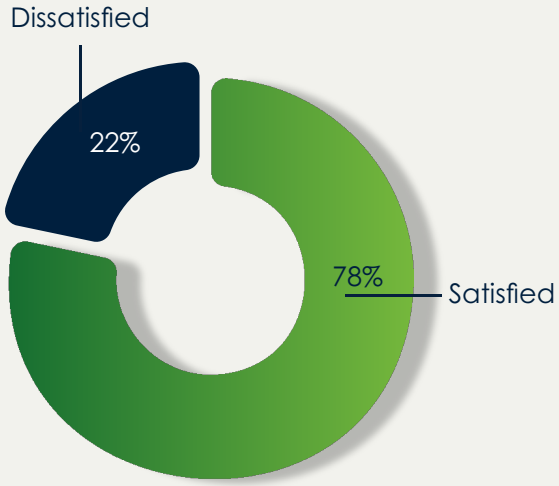
Overall Community Perception and Quality of Life

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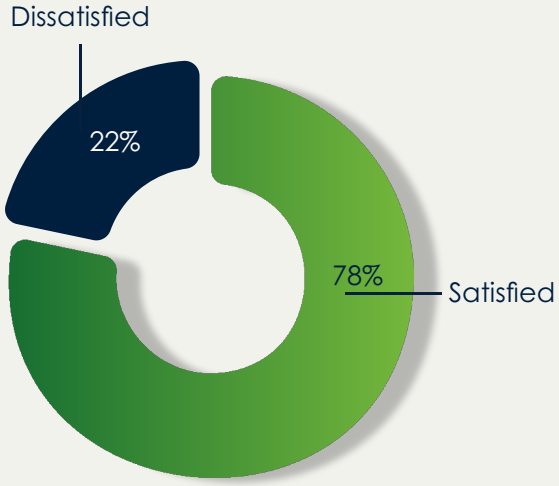
Kennedale received its strongest ratings as a place to live and a place to raise a family, each with a satisfaction score of 4.13, the highest among all quality-of-life measures. Satisfaction scores were calculated by assigning a value of 5 to responses indicating satisfaction and a value of 1 to responses indicating dissatisfaction. Responses marked "no opinion" were excluded from the calculation. In both categories, approximately 78% of respondents who expressed an opinion reported satisfaction, while just over 21% reported dissatisfaction. These results indicate strong alignment among respondents regarding Kennedale's appeal in its core residential roles.

Perceptions of overall quality of life in Kennedale were also positive. This measure received a satisfaction score of 3.83, with approximately 71% of respondents who expressed an opinion indicating satisfaction. While slightly lower than ratings for living and raising a family, **this finding reinforces generally favorable views of Kennedale's overall quality of life.**

As a Place to Live
Score: 4.13 (out of 5)



As a Place to Raise a Family
Score: 4.13 (out of 5)



Overall Community Perception and Quality of Life

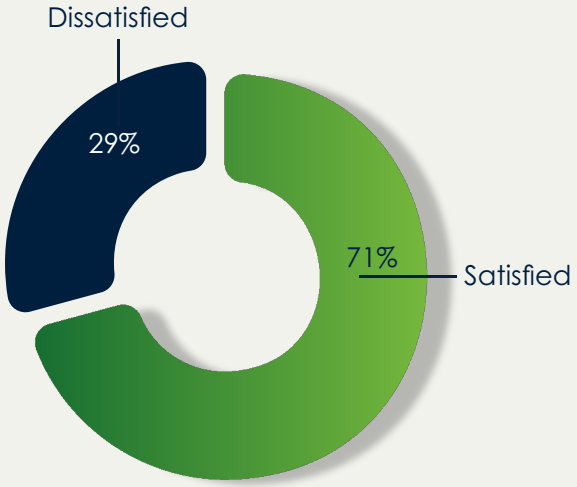
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Responses related to Kennedale as a place to retire were moderately positive but more mixed compared with other residential measures. The satisfaction score of 3.56 reflects that 64% of respondents who expressed an opinion reported satisfaction, while 36% reported dissatisfaction. This distribution suggests greater variation in expectations or experiences related to retirement than for living or raising a family.

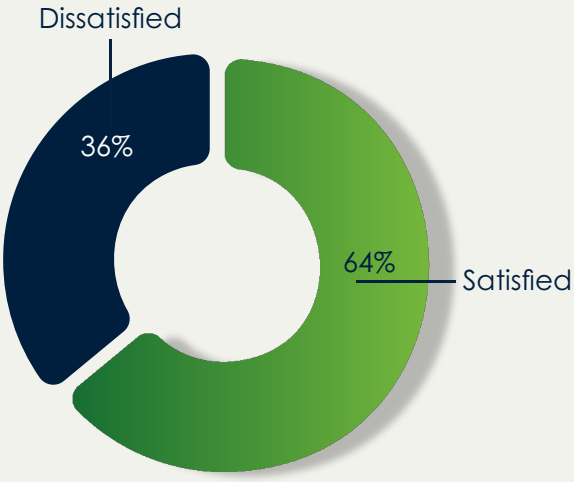
While citywide perceptions of Kennedale as a place to retire are moderately positive, age-based results reveal a clear pattern. Satisfaction increases steadily with age, with residents age 65 and older reporting the highest ratings by a wide margin. A detailed age-based satisfaction breakdown is presented in the Appendix. This suggests that individuals who are already living the retirement experience in Kennedale view the City more favorably than younger respondents who are evaluating retirement in a more hypothetical context. In other words, lived experience appears to reinforce Kennedale's strengths as a place to age in place.

More research would be necessary to understand younger respondents' priorities when evaluating a potential retirement community, and how those priorities differ from the factors that shape satisfaction among residents who are already retired today. Such analysis could support more refined conclusions about the age-based differences in satisfaction with Kennedale as a place to retire observed in this survey.

Overall Quality of Life in Kennedale
Score: 3.83 (out of 5)



As a Place to Retire
Score: 3.56 (out of 5)



Overall Community Perception and Quality of Life

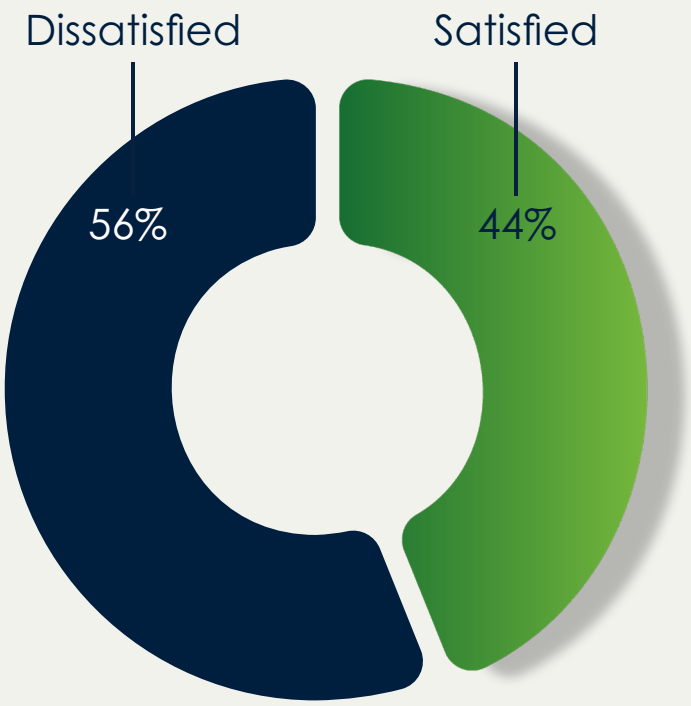
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In contrast, perceptions of Kennedale as a place to work were notably less favorable. This measure received a satisfaction score of 2.76, with fewer than half of respondents who expressed an opinion (44%) indicating satisfaction and a majority (56%)reporting dissatisfaction. These results suggest that employment-related considerations contribute less positively to overall perceptions of the City for many respondents.

Open-ended comments do not point to an issue with low individual wages in Kennedale. Instead, responses suggest dissatisfaction with Kennedale as a place to work stems from broader conditions that shape job opportunity, including limited business and retail variety, a "pass-through" community pattern where residents commute elsewhere for work, and concerns about infrastructure and amenities that may influence the City's ability to attract and retain desirable employers.

Similarly, Kennedale's ratings as a place to visit were among the lowest of the quality-of-life measures. The satisfaction score of 2.68 reflects that only 42% of respondents who expressed an opinion reported satisfaction, while 58% reported dissatisfaction. Compared with residential measures, this finding indicates weaker perceptions related to visitor appeal.

As a Place to Work
Score: 2.76 (out of 5)



Overall Community Perception and Quality of Life

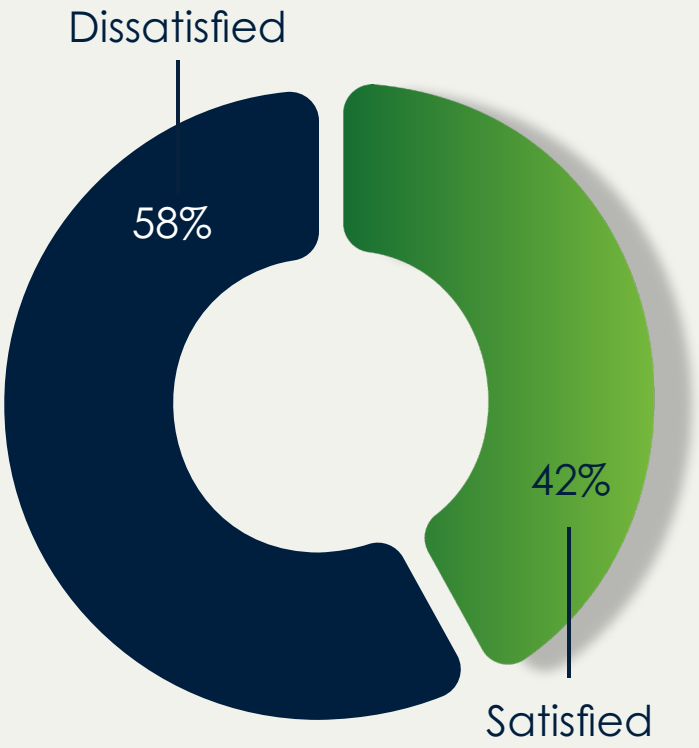
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The relatively low rating for Kennedale as a place to visit appears consistent with broader themes throughout the survey. Respondents overwhelmingly describe Kennedale as a strong residential community rather than a destination-oriented city. Open-ended feedback frequently characterizes the City as a "pass-through" community, with limited retail, dining, entertainment, and gathering spaces that would attract non-residents. Concerns related to corridor appearance, lack of a defined town center, and limited visitor-oriented amenities further reinforce this perception. Taken together, these findings suggest that the low visitor score reflects structural conditions and community form, not dissatisfaction with Kennedale's quality of life for residents.

Key Takeaways:

These findings demonstrate a clear and consistent pattern. Respondents who expressed an opinion rate Kennedale most favorably in its residential roles, particularly as a place to live and raise a family, while perceptions are more mixed when considering the City's role as an employment center or visitor destination. However, perceptions of overall quality of life in Kennedale were noticeably positive,with a satisfaction score of 3.83. This context is important for interpreting subsequent survey findings related to City services, infrastructure priorities, and future investments.

As a Place to Visit
Score: 2.68 (out of 5)



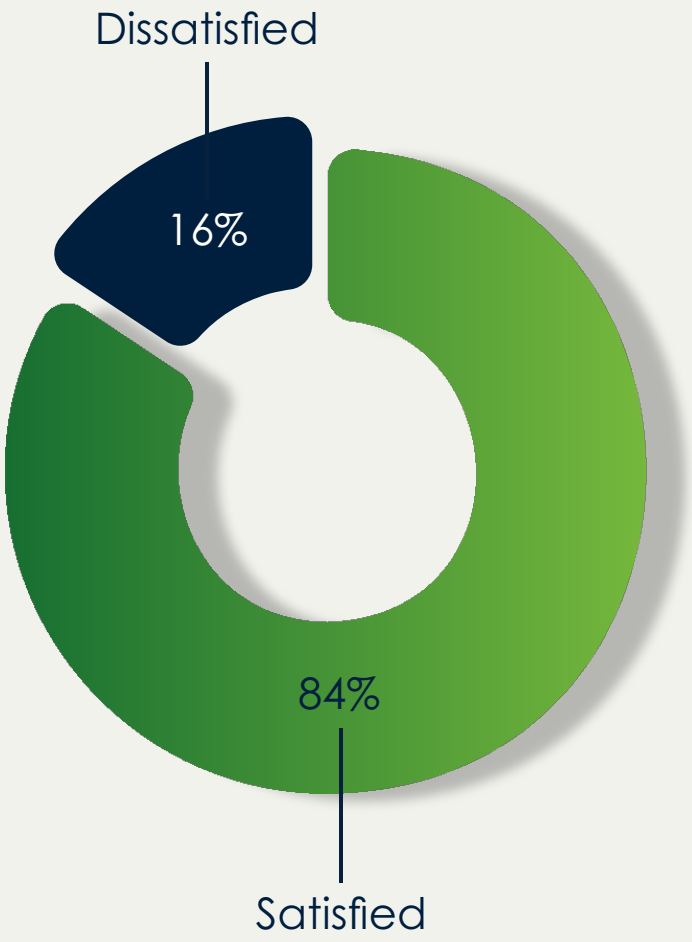
Satisfaction with City Services and Amenities

Survey participants were asked to rate their satisfaction with a range of City services and amenities. Results are presented as a satisfaction score for each category, along with the share of respondents who indicated they were satisfied or dissatisfied. Satisfaction scores were calculated by assigning a value of 5 to "Satisfied" responses and 1 to "Dissatisfied" responses, then averaging across responses that selected either option; "No opinion / Prefer not to answer" responses were excluded from score calculations. Overall, ratings suggest strong performance in core public safety and emergency response services, with more mixed results for quality of life amenities. The most consistent opportunity for improvement appears to be street maintenance and road conditions.

Public Safety and Essential Services

Police and public safety received a strong satisfaction score (4.37), with most respondents expressing satisfaction (84%) and a smaller share indicating dissatisfaction (16%). **Comments from satisfied respondents often emphasized a sense of safety, visible patrols, and professional interactions, including examples of timely response and helpful follow-up after incidents.** At the same time, dissatisfied feedback clustered around a few recurring concerns such as traffic enforcement (especially speeding in neighborhoods and school zones), perceptions of uneven patrol presence, and frustrations related to dispatching and response coordination.

Police and Public Safety
Score: 4.37(out of 5)



Satisfaction with City Services and Amenities

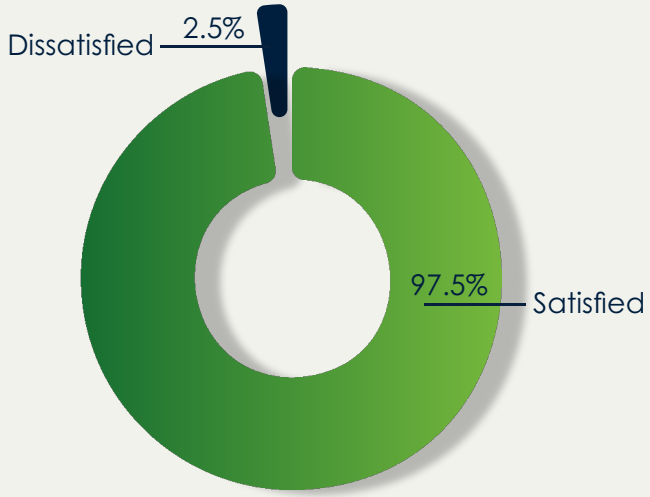
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Fire and Emergency Medical Services (EMS) was among the highest-rated services (4.90), with an overwhelmingly high share of satisfied responses (98%) and very limited dissatisfaction (2%). **Open-ended comments frequently highlighted fast response times and professionalism, including several detailed examples describing emergency medical care and assistance during urgent situations.** A smaller set of dissatisfied comments pointed to concerns about costs (such as ambulance billing) and isolated negative experiences, but these were not common compared to the overall strength of feedback.

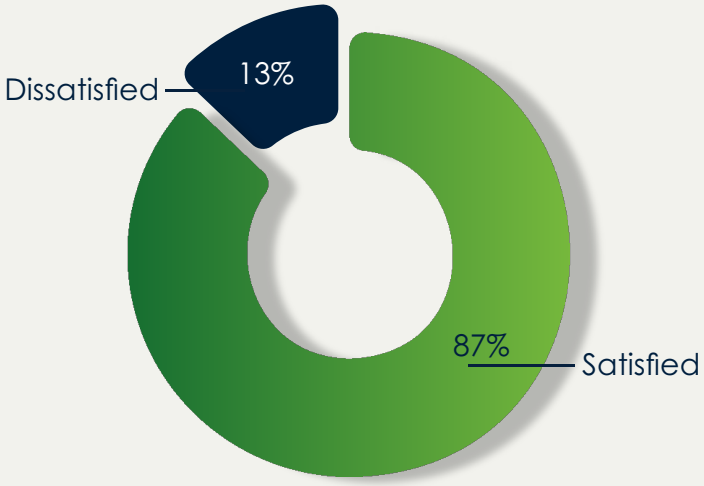
Community Learning, Information, and Engagement

The Library and access to learning or technology resources also performed strongly (4.48), with most respondents satisfied (87%) and a smaller share dissatisfied (13%). **Comments were frequently appreciative of staff, cleanliness, programming, and access to resources (including digital tools and online materials).** Where dissatisfaction was expressed, it most often related to capacity and access issues, including the library's size, hours, limited class slots, and the desire for expanded programming for teens and broader community segments. A small number of comments reflected differing perspectives on the library's role and funding priorities, suggesting that while the library is highly valued by many users, expectations and perceived benefit vary across the community.

Fire and Emergency Medial Services
Score: 4.9 (out of 5)



Library and Access to Learning or Technology Resources
Score: 4.48 (out of 5)



Satisfaction with City Services and Amenities

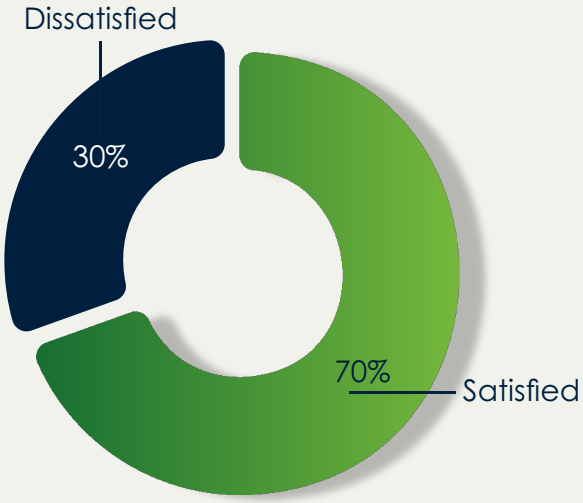
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City communications and information sharing received a mid-range satisfaction score (3.78). While a majority of respondents expressed satisfaction (70%) and many comments credited City communications for helping the community stay informed through newsletters, email, and online updates, dissatisfied responses emphasized two consistent themes. The first is reliance on a narrow set of channels (especially social media). The second is a desire for more timely, accessible, and substantive information about City decisions, not only events. Several comments noted that residents who do not use social media may miss important updates, and others expressed a preference for more transparent summaries of City actions in formats that are easy to find and review.

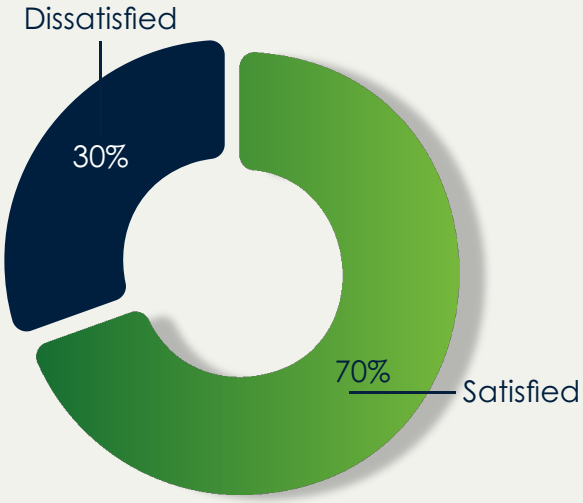
Parks, Trails, and Outdoor Amenities

Parks and playgrounds earned a generally positive satisfaction score (3.78) with most respondents satisfied (70%) and about 30% dissatisfied. **Many comments described parks as attractive, enjoyable, and well-used, with particular appreciation for recent improvements and amenities that support families.** Dissatisfied feedback tended to focus on maintenance and comfort factors (restroom upkeep, lighting, cleanliness, shade, trash management, stickers), as well as safety perceptions in certain locations. Several comments also pointed to uneven experience across parks, with some facilities viewed as priorities while others were seen as needing greater attention or reinvestment.

City Communication and Information Sharing
Score: 3.78 (out of 5)



Parks and Playgrounds
Score: 3.78 (out of 5)



Satisfaction with City Services and Amenities

Continued

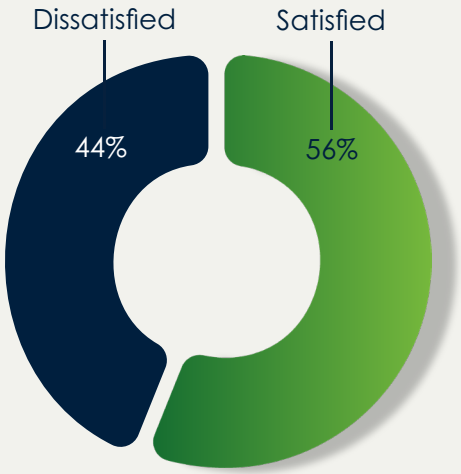
The trail system and walking/biking opportunities scored lower (3.24), reflecting more mixed sentiment (56% satisfied; 44% dissatisfied). Open-ended responses suggest that many respondents value existing walkability features where they exist, but a significant share perceive the network as limited in reach and connectivity. Common themes included the desire for more continuous or connected trails, sidewalks in neighborhoods and along key corridors, safer crossings, improved lighting, and better options for biking outside of park settings. This feedback indicates interest in walkability not only as recreation, but as a practical quality-of-life and safety issue.

Recreation, Programming, and Community Life

Community programs and events rated well (4.18), with most respondents satisfied (78%) and 22% dissatisfied. **Many respondents cited positive experiences with seasonal events and family-oriented programming.** When dissatisfaction appeared, it often reflected awareness and inclusion concerns. Some respondents indicated they were not aware of available programming, felt activities were limited, or wanted broader promotion across multiple channels and community partners. Several comments also pointed to a desire for expanded event variety and stronger organization or outreach to increase participation.

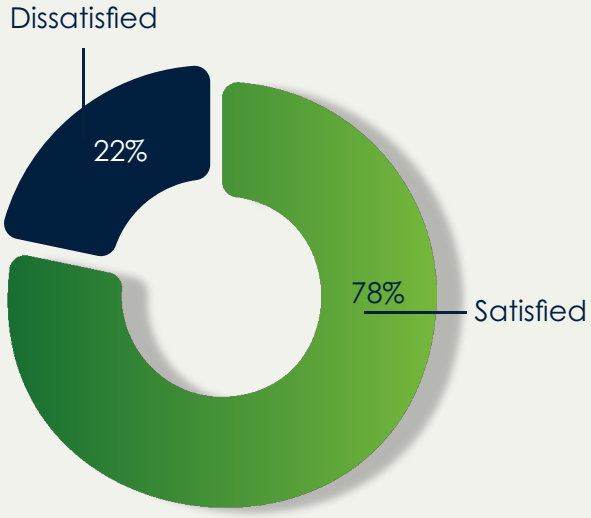
Trail System and Walk/Biking Opportunities

Score: 3.24 (out of 5)



Community Programs and Events

Score: 4.18 (out of 5)



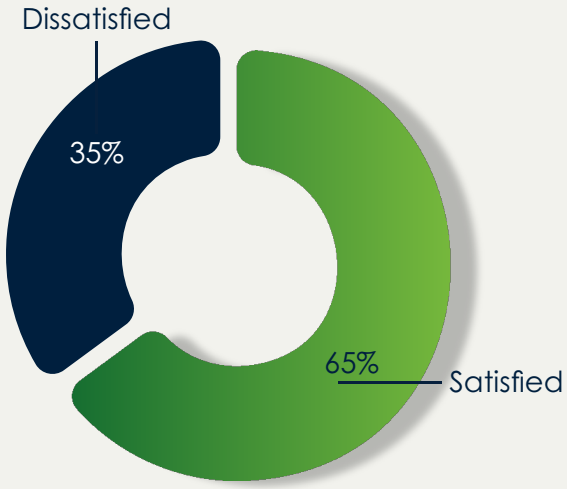
Satisfaction with City Services and Amenities

Continued

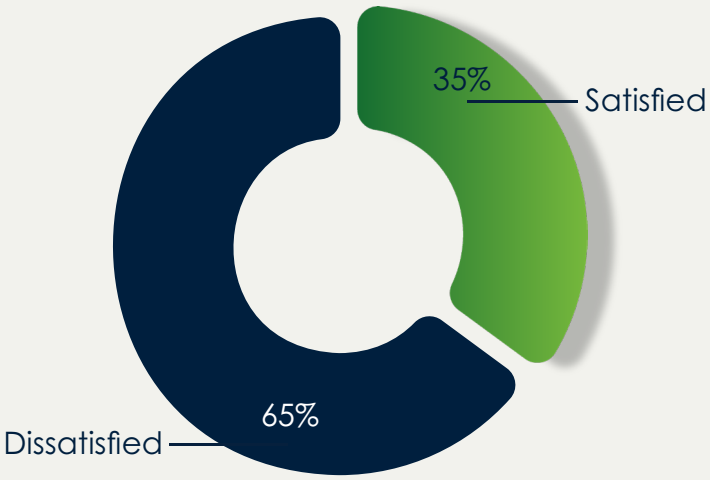
Programs and services for adults 62+ received a moderate satisfaction score (3.60) with 65% satisfied and 35% dissatisfied. **Positive comments highlighted the value of the senior center as a place for connection, activities, and services.** Dissatisfied feedback often focused on the perception of limited options, the need for more diverse programming, and transportation barriers for seniors who do not drive. Overall, comments suggest that while the senior center is meaningful to many who use it, there is demand for expanded outreach and access.

Youth sports programs and recreational opportunities was one of the lowest-rated categories (2.42), with a larger share dissatisfied (65%) than satisfied (35%). Open-ended responses frequently expressed a desire for stronger youth sports offerings within Kennedale, more accessible local leagues, and improved or better-maintained fields and facilities. Several comments referenced nostalgia for earlier programs and frustration with the need to travel to neighboring communities, suggesting that youth sports are closely tied to community identity and perceptions of "small-town" cohesion for many respondents.

Programs and Services for Adults 62+
Score: 3.6 (out of 5)



Youth Sports Programs and Recreational Opportunities
Score: 2.42 (out of 5)



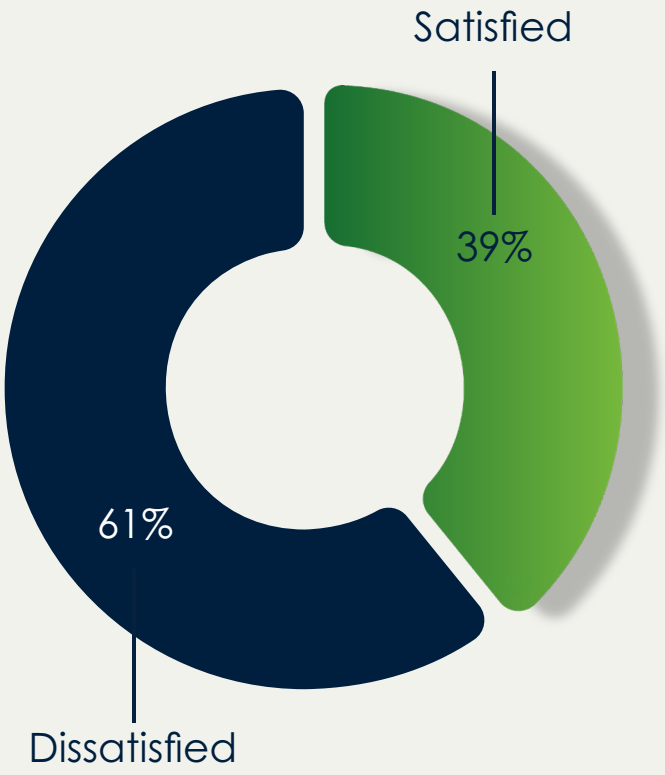
Satisfaction with City Services and Amenities

Continued

Core Infrastructure and Daily Conditions

Street maintenance and overall road conditions among the lowest rated categories (2.57), with dissatisfaction (61%) outweighing satisfaction (39%). Open-ended comments were notably consistent and specific, often referencing potholes, uneven or deteriorating pavement, patching that does not hold, neighborhood streets that feel overlooked, and concerns about heavy truck traffic contributing to wear. Some comments acknowledged visible improvements or efforts in certain areas, but the overall tone indicates that road quality is a highly salient issue that shapes daily experience and strongly influences perceptions of City performance.

Street Maintenance and Overall Conditions
Score: 2.57 (out of 5)



Satisfaction with City Services and Amenities

Continued

How satisfied are you with each of the following in Kennedale?



Key Takeaways

These results show a clear distinction between respondents' perceptions of core services and day-to-day infrastructure. Public safety, Fire and EMS, and the Library consistently emerge as strengths, characterized by high satisfaction, strong personal trust, and frequent positive firsthand experiences. In contrast, satisfaction declines for services that directly affect daily mobility and neighborhood conditions, most notably street maintenance, youth sports, and walkability, where respondents report highly visible, cumulative impacts on quality of life. Across nearly all service areas, open-ended responses reinforce the importance of communication, access, and even distribution of investment, suggesting that awareness, consistency, and follow-through are as influential to satisfaction as the services themselves.

Parks, Trails, and Outdoor Recreation Priorities

In addition to evaluating satisfaction with existing parks, trails, and recreational amenities, the survey asked respondents to identify priorities for future park and trail development. This forward-looking question was designed to understand where respondents see the greatest opportunity for improvement and investment, independent of current satisfaction levels.

Priority scores reflect the relative importance respondents assigned to each option, with higher scores indicating higher priority.

Kennedale has invested in park improvements and new land for recreation. Thinking about the next phase of park and trail development, which of the following would you most like to see?

Park and Trail Development	Priority Score
More trails for walking and jogging	**4.26**
More playground or family recreation areas	**3.78**
Dog park	**2.79**
Bike-friendly routes and connections	**2.73**
Additional parkland or green space	**2.66**
Other (Please describe)	**1.23**
Kennedale does not need any additional development of parks and trails	**1.14**
I don't know / No opinion	**1.03**
Golf-cart accessible paths	**0.70**

Parks, Trails, and Outdoor Recreation Priorities

Continued

Results indicate a strong preference for expanded, everyday-use recreational infrastructure, particularly facilities that support routine physical activity and family use. The highest priority identified by respondents was additional walking and jogging trails, which received the strongest priority score among all options. This finding aligns closely with earlier qualitative feedback emphasizing walkability, connectivity between parks, and safe, continuous routes for daily use.

The second highest priority focused on additional playground or family-oriented recreation areas, reinforcing demand for spaces that serve children, families, and multigenerational households. Together, these top-ranked priorities suggest that respondents are less interested in isolated amenities and more focused on facilities that are accessible, frequently used, and integrated into daily life.

Moderate priority scores were assigned to dog parks, bike-friendly routes and connections, and additional parkland or green space. Open-ended responses indicate varied perspectives on these options. Some respondents expressed strong support for expanded biking and pedestrian connections, while others raised concerns about safety, sidewalk gaps, traffic conditions, or potential conflicts with existing road infrastructure.

"Other" Responses: Key Themes

- **Community recreation center / pool**
- **Youth sports fields and courts**
- **Family-friendly gathering spaces**
- **Walkability and trail connections**
- **Accessibility, shade, and bathrooms**
- **Maintain existing parks first**



Parks, Trails, and Outdoor Recreation Priorities

Continued

Notably, options indicating that no additional park or trail development is needed received relatively low priority scores, suggesting that most respondents support continued investment, even among those who are generally satisfied with current amenities.

Open-ended "Other" responses reinforce and expand upon these findings, offering additional clarity on how stakeholders envision future park and recreation investments. Common themes included interest in a community recreation center or pool, expanded youth sports fields and courts, and more family-friendly gathering spaces that support informal use and community interaction. Many respondents also emphasized the importance of walkability and trail connections, echoing the strong priority placed on trail development in the structured response options.

Across these comments, respondents consistently highlighted practical considerations such as accessibility, shade, restroom availability, and maintenance, with several noting that preserving and improving existing parks should take precedence over adding new facilities. This feedback underscores a preference for thoughtful, incremental improvements that enhance usability and comfort rather than large-scale or single-purpose projects.

Key Takeaways

These results suggest that stakeholders are seeking connected, well-maintained, and highly usable recreational spaces that support daily activity, family life, and neighborhood interaction. Priorities consistently point toward trail continuity, improved access between parks, and amenities that enhance comfort and accessibility. These themes indicate that future park and trail investments are likely to be most impactful when they build upon existing assets, address functional gaps, and respond directly to everyday patterns of use identified throughout the survey.

Streets, Infrastructure, and Utility Investment Priorities

Participants were asked to identify their priorities related to streets, utilities, and core infrastructure investment. Responses reflect a strong emphasis on affordability, maintenance, and safety, particularly as growth places additional strain on older systems and neighborhood streets.

Priority scores indicate the relative importance respondents place on each issue, with higher scores reflecting higher perceived urgency.

In recent years, Kennedale has made major progress in street repair and reconstruction. Looking ahead, what is most important to you?

Utilities	Priority Score
Ensuring water and sewer rate affordability	**5.10**
Resurfacing and repairing neighborhood streets	**5.07**
Improving major corridors and through-streets	**3.66**
Addressing stormwater and drainage issues	**1.91**
Improving water and sewer reliability	**1.80**
Other (Please describe)	**0.43**
I don't know / No opinion	**0.29**
Kennedale does not need any further street repair or reconstruction	**0.22**

Streets, Infrastructure, and Utility Investment Priorities

Continued

Investment Priorities

Among the options presented, respondents assigned the highest priority to ensuring water and sewer rate affordability and resurfacing and repairing neighborhood streets, both of which received notably higher scores than other infrastructure needs. These results underscore the importance respondents place on day-to-day cost impacts and the condition of local streets they use most frequently.

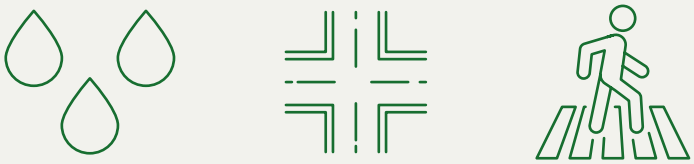
Improving major corridors and through-streets ranked as a secondary priority, reflecting recognition of traffic and connectivity challenges while still placing greater emphasis on neighborhood-level conditions. Lower but still meaningful priority was assigned to stormwater and drainage improvements and overall system reliability, suggesting these issues are often experienced indirectly but become highly salient when failures occur.

Responses indicating that no further street repair or reconstruction is needed received minimal support, reinforcing the perception that infrastructure investment remains a pressing concern for much of the community.

Traffic safety and visibility issues were commonly raised, including inadequate lighting, speeding, lack of sidewalks, unsafe crossings, and obstructed sightlines at intersections.

"Other" Responses: Key Themes

- **Roads, sidewalks, lighting, and traffic safety**
- **Water quality, costs, and taxes**



Streets, Infrastructure, and Utility Investment Priorities

Continued

Open-Ended Feedback: Location-Specific Concerns

Open-ended responses provided substantial detail about where stakeholders are experiencing infrastructure challenges. While comments span the entire city, several recurring themes emerged:

- Neighborhood streets in older areas, particularly Old Town and long-established subdivisions, were frequently cited as needing full reconstruction rather than continued patching.
- Major corridors and intersections—including Eden Road, Dick Price Road, Sublett Road, Mansfield Cardinal Road, Kennedale Parkway, and New Hope Road—were repeatedly identified for concerns related to pavement condition, congestion, visibility, and turning safety.
- Traffic safety and visibility issues were commonly raised, including inadequate lighting, speeding, lack of sidewalks,
- Drainage and flooding concerns were often tied to new development and loss of natural absorption areas, with stakeholders noting recurring erosion and standing water in specific neighborhoods.
- Several participants expressed concern that older neighborhoods and residential streets feel overlooked compared to newer development areas.

Collectively, these comments illustrate that infrastructure concerns are not abstract. They are highly localized and experienced daily, shaping stakeholders' sense of safety, mobility, and fairness.

Key Takeaways

Taken together, the priority scores and extensive open-ended feedback convey a clear and consistent message—respondents want the City to focus first on maintaining and improving existing infrastructure before pursuing additional expansion. Affordability, street conditions, traffic safety, and utility reliability are viewed as foundational responsibilities that directly affect quality of life.

Respondents are seeking durable, long-term solutions rather than short-term fixes, particularly in older neighborhoods and along heavily traveled corridors. The feedback also highlights a strong expectation for investment across the community and transparent communication about infrastructure decisions, timelines, and constraints.

Overall, this input suggests that infrastructure strategies centered on street reconstruction, utility affordability and reliability, drainage improvements, and pedestrian and traffic safety are most closely aligned with current community priorities.

Community Character and the "Hometown Feel"

Kennedale is often described as having a strong "hometown feel." In open-ended responses, participants used this phrase to describe a blend of personal relationships, shared traditions, safety, and community identity. For many, it reflects everyday experiences such as recognizing familiar faces at local businesses, seeing neighbors at community events, and feeling part of a place where people look out for one another. Several comments framed hometown feel as a sense of belonging—being able to "call people by name," feel welcomed at gatherings, and share pride in local traditions and long-standing ties to the community.

At the same time, responses indicate that this experience is not universal. A notable share of respondents described the hometown feel as uneven or diminishing, particularly for newcomers or those outside established social networks. Some characterized Kennedale as divided by geography or social circles, while others emphasized that a hometown feel is not automatic, but something that must be actively sustained through community collaboration, inclusive engagement, and visible, consistent leadership.

Community Character and "Hometown Feel" by Theme and Sentiment



Community Character and the "Hometown Feel"

Continued

What "Hometown Feel" Means

Across open-ended responses, several themes appeared repeatedly. Individual comments often referenced more than one theme, reflecting the layered way stakeholders describe their experience.

- *Sense of belonging and neighbor-to-neighbor connection.*

References to relationships and familiarity appeared in more than 160 comments, making this one of the most common ways respondents described a hometown feel. Many equated it with knowing people by name, feeling welcomed at local businesses, and neighbors supporting one another in daily life or at community events. For multi-generational families, hometown feel was closely tied to identity and personal history, including pride in having deep roots in Kennedale. At the same time, roughly four in ten of these comments included a constructive note, particularly from stakeholders who feel this sense of connection is uneven or harder to access for newcomers.

- *Safety, comfort, and a quieter pace.*

Over 130 comments linked hometown feel to Kennedale being "quiet," "calm," or "safe," often describing it as a comfortable place to raise a family or retire. For many, the smaller scale of the community and lack of congestion compared to neighboring cities was a defining feature of Kennedale's character. While most of these comments were positive, about one-third raised concerns about traffic, density, or changes that could affect safety over time.

- *Community traditions and shared experiences.*

Approximately 120 comments cited community events, schools, sports, and seasonal gatherings as key ways the hometown feel is created and reinforced. Respondents described these shared experiences as moments when individuals come together and feel connected to the broader community. Others noted that events are not as frequent, visible, or centrally located as they once were, limiting their ability to consistently foster connection.

- *Local identity, small businesses, and "a place to go."*

More than 150 responses tied hometown feel to the presence of locally owned businesses, walkable gathering places, and a recognizable town center. Many expressed a desire for more local restaurants, a grocery option, and a stronger downtown identity. Several described Kennedale as a place where people live but spend their money elsewhere due to limited shopping and dining options, which they felt weakens the town's sense of identity.

Community Character and the "Hometown Feel"

Continued

Concerns and Tensions Raised in Comments

In addition to positive descriptions, respondents raised several recurring concerns that shape how the hometown feel is experienced today.

- *Growth and development patterns.*

Concerns about growth were the most frequently raised issue overall, with nearly 200 comments referencing housing, development, or density. While a smaller share supported intentional growth that strengthens the tax base and brings desired amenities, more than three-quarters of these comments were framed constructively or critically, reflecting worries about apartments, traffic, infrastructure strain, and the potential loss of small-town character.

- *Perceived disinvestment and appearance.*

Over 100 comments connected hometown feel to the appearance and upkeep of public spaces, particularly along key corridors. Respondents noted concerns about neglected storefronts, visual clutter, trash, and areas that feel rundown. For these respondents, community character is influenced not only by events and relationships, but also by visible pride of place and basic maintenance.

- *Inclusion, division, and tone of civic life.*

Roughly 90 comments touched on leadership, governance, or civic climate. Some expressed appreciation for accessible officials and community services, while others described Kennedale as divided, politically contentious, or difficult for newcomers to break into socially. These responses suggest that hometown feel is closely tied to whether individuals feel welcomed, heard, and represented. (Note: A small number of comments included discriminatory language; these sentiments are not representative of community values and are not repeated here.)

Community Character and the "Hometown Feel"

Continued

Key Takeaways

Overall, respondents define "hometown feel" as a combination of belonging, safety, and shared community life, reinforced by traditions, local relationships, and pride in place. The feedback also indicates that this character is not guaranteed. Many respondents view it as something Kennedale must actively protect and strengthen, particularly amid growth, changing development patterns, and uneven access to community connections.

Notably, the themes most closely associated with hometown feel are also those where respondents express the greatest tension. Inclusive community events, welcoming neighborhood culture, visible upkeep along key corridors, and a stronger local identity supported by small businesses and gathering places emerge as practical factors that can help ensure the hometown feel remains real and accessible to both long-time residents and newcomers.

While respondents often describe "hometown feel" in social and emotional terms, survey feedback shows that this character is reinforced through tangible, visible investments. Community events, youth sports, shared facilities, and well-maintained public spaces function as the settings where relationships form, traditions are sustained, and newcomers are welcomed. In this way, physical amenities and programming are not separate from hometown feel. They are among the primary tools through which it is created and sustained.



Respondents describe "hometown feel" as a lived experience shaped by shared spaces, programs, and visible care for the community. Survey responses suggest that tangible investments create the conditions where connection, belonging, and identity take root.

Desired Programs, Facilities, and Community Services

Survey responses highlight strong interest in community services and amenities that support daily quality of life, social connection, and long-term livability. While respondents value Kennedale's existing offerings, the results suggest clear priorities for expanding recreational opportunities, strengthening community programming, and ensuring services meet the needs of stakeholders across age groups.

Priority scores reflect the relative importance respondents assigned to each option, with higher scores indicating higher priority.

Kennedale is always looking for new ways to serve residents. Which of the following would you or your family be most likely to use or support?

Services	Priority Score
Indoor recreation or fitness facility	**5.03**
More community events and festivals	**3.41**
After-school programs and youth activities	**2.60**
Programs for adults 62+	**1.77**
Adult learning or technology classes	**1.63**
Community resource and technology center	**1.42**
Expanded library services and hours	**1.39**
I don't know / No opinion	**1.36**
Other (Please describe)	**0.79**

Respondents consistently framed potential City facilities as as shared spaces that support Kennedale's home identity by bringing residents together across age groups and neighborhoods.

Desired Programs, Facilities, and Community Services

Continued

Priority Areas for Investment

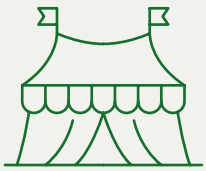
Among the service categories evaluated, respondents placed the greatest emphasis on indoor recreation or fitness facilities, which received the highest priority score (5.03). Comments frequently referenced the desire for year-round recreation options that serve youth, families, and older adults, particularly during extreme weather months. This reflects a broader desire for shared, multi-generational spaces that function as community anchors.

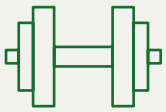
Community events and festivals also ranked highly (3.41), reinforcing the importance of programming that brings stakeholders together and reinforces Kennedale's hometown character. Respondents consistently described events as central to community identity, social cohesion, and civic pride.

Additional priorities included after-school programs and youth activities (2.60), signaling interest in structured opportunities that support families and provide safe, local options for children and teens. Programs for adults age 62+ (1.77), adult learning or technology classes (1.63), and expanded library services and hours (1.39) received moderate priority scores, suggesting that while these services are valued, awareness, access, or capacity may shape perceptions of need.

"Other" Responses: Key Themes

- **Parks, trails, and recreation upgrades**
- **Youth, family, and inclusive programming**
- **Community gathering spaces and amenities**
- **Basic services, infrastructure, and affordability**
- **Local retail, services, and economic activity**







Desired Programs, Facilities, and Community Services

Continued

Lower scores for "Other" responses and "I don't know / No opinion" indicate that most respondents were able to clearly identify their preferences within the defined categories.

Open-ended responses reinforce and expand upon the quantitative findings, revealing several recurring themes:

- Parks, trails, and recreation upgrades, including indoor and outdoor spaces that support fitness, youth sports, and informal gathering
- Youth, family, and inclusive programming, with particular emphasis on activities for teens and intergenerational participation
- Community gathering spaces and amenities, such as multipurpose facilities, meeting spaces, and places that encourage social interaction
- Basic services, infrastructure, and affordability, reflecting concern that service expansion remains fiscally responsible and aligned with core needs
- Local retail, services, and economic activity, highlighting the role of community services in supporting local spending and reducing reliance on neighboring cities
- Many comments emphasized the importance of balancing new programs with maintenance and enhancement of existing facilities, as well as improving communication so the community is aware of available services and opportunities.

Key Takeaways

Overall, the findings suggest that respondents see community services not as standalone offerings, but as interconnected elements of Kennedale's identity and quality of life. High priority scores for recreation facilities and events underscore a desire for spaces and programs that bring people together, while qualitative feedback points to opportunities to broaden participation, improve visibility, and ensure services are accessible across age groups. Strategic investment in these areas has the potential to strengthen community connection, reinforce Kennedale's hometown feel, and support a growing and diverse population.

Recreation and Sports Participation Interests

To better understand community preferences for recreational programming and athletic opportunities, participants were asked to identify the types of sports and recreation activities they would most like to see expanded or supported in Kennedale. Responses reflect both interest in structured athletics and broader recreational opportunities that support health, wellness, and social connection across age groups.

Priority scores indicate the relative level of interest among respondents, with higher scores reflecting stronger overall demand.

Kennedale is considering adding more recreational options. In which sports or activities would you or your family most like to participate?

Sport	Priority Score
Water-based activities (swimming, water aerobics, etc.)	**3.50**
Pickleball	**3.10**
I don't know / No opinion	**2.67**
Baseball or softball	**2.51**
Basketball	**1.81**
Soccer	**1.57**
Football	**1.37**
Tennis	**1.35**
Archery	**1.34**
Other (Please describe)	**1.23**

Recreation and Sports Participation Interests

Continued

Priority Recreation and Sports Interests

Overall, interest was highest for water-based activities, including swimming and water aerobics, followed by pickleball, which continues to grow in popularity across age groups. Traditional team sports such as baseball/softball and basketball also ranked moderately, reflecting continued interest in both youth and adult league play. Lower scores for sports such as football, tennis, and archery suggest more niche demand or the need for regional partnerships rather than city-led expansion.

Notably, a sizable share of respondents selected "I don't know / no opinion," indicating that while participants value recreational options, some may be unfamiliar with existing offerings or uncertain about what is feasible locally. This aligns with broader feedback elsewhere in the survey regarding awareness, access, and communication.

"Other" Responses: Key Themes

- **Arts, dance, and organized classes**
- **Indoor fitness and gym-based activities**
- **Court and field sports (volleyball, badminton, hockey)**
- **Outdoor recreation (disc golf, skate parks, walking)**







Recreation and Sports Participation Interests

Continued

Open-ended responses provide additional context and nuance beyond the ranked options. Several consistent themes emerged:

- Interest in recreation options beyond traditional team sports, including arts, dance, fitness classes, and organized programming that appeals to a broader range of ages and abilities.
- Strong desire for indoor recreation and year-round fitness opportunities, particularly gym-based activities and flexible indoor spaces that are not weather dependent.
- Requests for a wider mix of court and field sports, such as volleyball, badminton, hockey, and other multi-use recreational options not currently available in Kennedale.
- Interest in alternative and outdoor recreation amenities, including disc golf, skate parks, walking-focused facilities, and casual outdoor recreation that supports everyday use rather than structured leagues.

Key Takeaways

Responses suggest that interest in recreation and sports in Kennedale extends beyond traditional team-based athletics and reflects a desire for more flexible, inclusive, and year-round options. Respondents expressed particular interest in indoor fitness and gym-based activities, water-based recreation, and court sports that serve a wide range of ages and abilities.

At the same time, open-ended comments point to demand for alternative and outdoor recreation opportunities, including walking-focused amenities, disc golf, skate parks, and organized classes such as arts or dance. Overall, the feedback indicates that expanding recreation offerings in ways that support both structured programming and informal, everyday use would help broaden participation and better reflect community interests.

Open-Ended Feedback Emerging Themes

"I am proud of our city council and our city manager for working together so well on issues concerning our city. I am proud of all our City employees that truly seem to love working for the City of Kennedale."	**"Be more transparent about what is happening at the city level and how money is being spent."**

The survey closed with an open-ended question inviting participants to share anything else about living in Kennedale or their vision for the City's future. **Responses reveal a community with strong pride and attachment to Kennedale, paired with sharp disagreements about growth and development.** Many respondents expressed appreciation for City staff and day-to-day service providers, including public safety, library, and City employees, describing them as helpful, professional, and committed. At the same time, respondents used this question to voice frustration about perceived inconsistency in decision-making, limited transparency, and a local political climate they described as divisive or unproductive. Comments most frequently focused on growth and development, infrastructure and basic services, the local business mix, and City governance, with the majority framed as constructive or critical rather than purely negative.

"This town needs to grow and flourish. Clean up 287 and let's get it to be something to be proud of."	**"Stop making our small town big."**

Growth and development dominated the feedback. This theme appeared in more comments than any other, reflecting a strong desire to protect Kennedale's "small town" identity and avoid growth patterns associated with larger nearby cities. Many respondents expressed opposition to additional apartments, townhomes, and higher-density housing, often linking these concerns to traffic congestion, school impacts, and public safety perceptions. Others supported growth in principle but called for intentional, higher-quality development that strengthens the tax base and community amenities rather than adding more housing without accompanying services. Across viewpoints, the underlying message was consistent: respondents want development decisions to reflect a clear vision and measurable community benefit.

Open-Ended Feedback Emerging Themes

Continued

"Kennedale is nothing more than a drive-through town."

Respondents consistently called for a stronger mix of everyday retail and services, making this the second most frequently cited theme in the open-ended feedback. Many described Kennedale as a "pass-through" community where residents spend their time and money in Mansfield, Arlington, or Fort Worth due to limited local options. Responses frequently cited the absence of a full-service grocery store, sit-down restaurants, and basic service-oriented businesses (e.g., medical clinic, urgent care, pharmacy, banking). Several comments criticized the prevalence of auto-related uses, scrap or industrial areas, and a growing number of smoke shops or liquor stores, expressing a preference for businesses viewed as more family-oriented and aligned with a "hometown" image. Others emphasized that attracting stable retail and service employers is essential for long-term fiscal health and for easing the tax burden on homeowners.

"Focus on basic city services—water, sewer, police, and streets."

"Keeping us neat and clean keeps the city looking nice and home values up."

Affordability and "getting the basics right" were also prominent, with infrastructure, taxes, and utility concerns appearing across a majority of comments that referenced daily livability. Respondents repeatedly highlighted property taxes, utility rates, and water quality as issues affecting day-to-day life. Some called for a stronger focus on core infrastructure, including streets, drainage, water and sewer reliability, and code enforcement. Several comments underscored neighborhood-level concerns such as speeding, school zone safety, yard parking, junk vehicles, and property maintenance, often tying these issues to community appearance, safety, and home values. Related feedback emphasized the need to improve key corridors, especially the visual condition, landscaping, and lighting along Kennedale Parkway and Business 287, which many described as shaping first impressions of the City.

"I love the community events—please have more."

"Kennedale needs a recreational center for indoor games, a gym, and halls for events."

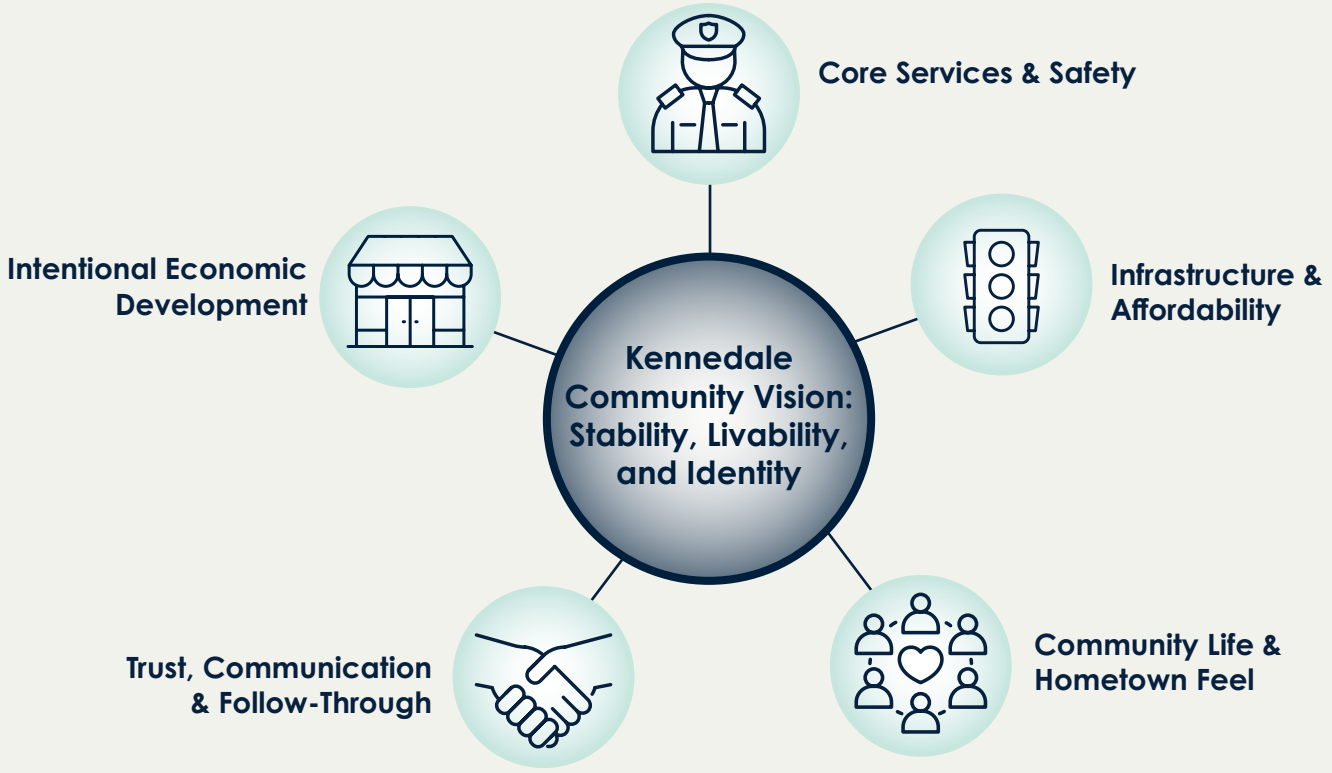
Open-Ended Feedback Emerging Themes

Continued

Community amenities and quality-of-life investments also surfaced as a forward-looking priority, though less frequently than growth, infrastructure, or business-related concerns. Many respondents supported ideas such as an indoor recreation center or fitness facility, expanded community events, a more active and functional Town Center or "downtown" area, and improved walkability through sidewalks and safer connections.

Some respondents noted a desire for stronger coordination with Kennedale ISD and youth sports to reinforce community identity and offer meaningful activities for families and teens. A smaller subset suggested specific place-making ideas such as a walkable town square, boulevard-style gathering areas, farmers markets, arts and greenery enhancements, and improved signage and gateway aesthetics.

"This is home. We have no plans to ever leave our house."



Open-Ended Feedback Emerging Themes

Continued

Open-Ended Feedback: Top Themes and Sentiment

Theme	Total Mentions (n)	Positive / Supportive (n)	Constructive / Critical (n)
Growth & Development Direction	~165	~25	~140
Economic Development & Business Mix	~145	~30	~115
Infrastructure & Basic Services	~135	~15	~120
Taxes, Affordability & Cost of Living	~95	~5	~90
Appearance, Corridors & Cleanliness	~110	~10	~100
Governance, Transparency & Civic Climate	~90	~22	~68

Open-ended responses were thematically coded. Individual comments may reference multiple themes and are counted once per theme. "Positive" reflects supportive or affirming statements, while "Constructive/Critical" reflects concerns, requests for change, or dissatisfaction.

Open-Ended Feedback Emerging Themes

Continued

Theme Definitions

- **Growth & Development Direction:** Apartments/townhomes, density, green space, "small-town feel," intentional vs. unwanted growth.
- **Economic Development & Business Mix:** Grocery store, sit-down restaurants, retail/services, "pass-through" economy, auto uses, smoke shops/liquor stores.
- **Infrastructure & Basic Services:** Street maintenance, drainage/runoff, water quality/taste, sewer access, sidewalks, lighting.
- **Taxes, Affordability & Cost of Living:** Property taxes, utility rates, senior affordability, school tax burden.
- **Appearance, Corridors & Cleanliness:** Kennedale Parkway / Business 287 aesthetics, scrap yards, landscaping, signage, gateways.
- **Governance, Transparency & Civic Climate:** City Council conduct, trust, transparency, decision-making, political tone.

Key Takeaways

Taken together, and consistent with the most frequently cited themes in open-ended responses, feedback suggests that stakeholders share a strong sense of pride in Kennedale and want to preserve its identity, but they differ significantly on what "the right kind of change" looks like. Across perspectives, respondents consistently emphasized four cross-cutting priorities: (1) strengthen basic services and infrastructure, (2) improve affordability pressures tied to taxes, utilities, and water quality, (3) pursue more intentional, community-aligned economic development that expands retail/services and improves corridor appearance, and (4) rebuild trust through clearer communication, transparency, and a shared long-term vision for growth.

"Kennedale is an amazing place. It just needs some tweaks."



Community Vision: Cross-Cutting Insights

The survey results reveal a consistent picture of how respondents experience Kennedale today and what they value most in the community. Respondents who expressed an opinion view Kennedale most favorably in its core residential roles, a finding reinforced by strong satisfaction with essential services that build everyday trust, particularly Fire and EMS, Police and public safety, and the Library. Across multiple sections, participants described these services as reliable, professional, and visible, contributing to a general sense of safety and stability.

At the same time, several pressure points cut across satisfaction ratings, priorities, and open-ended feedback. Street maintenance and road conditions emerged as the most persistent concern, reflected in both low satisfaction scores and high priority rankings for infrastructure investment. Water and sewer affordability also ranked among the most urgent issues, underscoring the importance participants place on costs that directly affect household budgets. Walkability and trail connectivity appeared repeatedly as well, suggesting that sidewalks, crossings, and connected routes are viewed as fundamental infrastructure that shapes daily mobility and neighborhood experience.

Another unifying theme is the relationship between core services and community identity. Respondents consistently described "hometown feel" in terms of belonging, safety, and familiar social connections, reinforced by community events, shared spaces, and visible care for public places. Interest in community programs, indoor recreation or fitness facilities, and accessible gathering spaces aligns closely with these definitions, indicating that social infrastructure is viewed as integral to maintaining Kennedale's character.

Economic development preferences also intersect with identity and affordability concerns. Many respondents described Kennedale as a pass-through community and expressed a desire for more everyday retail and services that support local living and reduce reliance on neighboring cities. At the same time, responses reveal clear expectations about the type of development participants find acceptable. Concerns about additional apartments and higher-density housing were frequently linked to traffic, infrastructure strain, and changes in community character, while support for growth was more commonly expressed when tied to improved services, corridor appearance, and long-term fiscal stability.

Community Vision: Cross-Cutting Insights

Continued

Across nearly all topic areas, communication and perceived fairness of investment emerged as underlying factors shaping satisfaction. Even where ratings were generally positive, respondents emphasized the importance of clear, accessible information, consistent application of policies, and visible follow-through across neighborhoods. These themes suggest that trust in City decision-making is closely tied to both outcomes and process.

Key Takeaways

Overall, the survey findings point to a shared community vision grounded in stability, livability, and identity.

- Stakeholders place strong value on core services and emergency response, which consistently rank as community strengths.
- Infrastructure condition and affordability are central to daily quality of life and remain the most pressing areas of concern.
- Community character and "hometown feel" are closely linked to events, shared spaces, and visible upkeep of public areas.
- Preferences for growth emphasize intentional, community-serving development rather than expansion that strains infrastructure or dilutes local identity.
- Clear communication, attention across neighborhoods, and follow-through are critical to sustaining trust and support.

These cross-cutting insights provide an integrated framework for understanding how stakeholders connect service performance, infrastructure priorities, and community character, and they inform the broader conclusions and planning implications discussed in the final section of this report.

Summary of Findings and Implications for Future Planning

This survey provides a comprehensive picture of how stakeholders experience Kennedale today and what they expect from the City moving forward. Across quantitative ratings and thousands of open-ended comments, several consistent patterns emerge that help clarify where the City is performing well, where pressure is building, and how future planning decisions are likely to be evaluated by the community.

Core Community Priorities

Respondents consistently express strong attachment to Kennedale as a place to live, raise a family, and maintain long-term roots. High satisfaction ratings for these residential roles, paired with positive feedback about public safety, Fire and EMS, and the Library, indicate a solid foundation of trust in core services and City staff. These functions are widely viewed as reliable, professional, and essential to quality of life.

At the same time, respondents place high value on everyday livability factors: safe and well-maintained streets, affordable and reliable utilities, accessible parks and trails, and community events that foster connection. Across age groups, there is broad support for amenities that encourage daily use and social interaction, such as walking trails, family-oriented recreation, and spaces that bring people together across generations.

Areas of Greatest Pressure and Concern

Where dissatisfaction appears, it is concentrated in areas that directly affect daily routines and household costs. Street maintenance, neighborhood road conditions, traffic safety, and utility affordability consistently emerged as the most visible and pressing concerns. Open-ended comments reinforce that respondents experience these issues repeatedly and locally, shaping perceptions of fairness, responsiveness, and overall City performance.

Growth and development represent a second major pressure point. Many respondents express concern that recent development patterns—particularly higher-density housing—are outpacing infrastructure capacity and altering community character. Others support growth in principle but want it to be more intentional, better aligned with infrastructure investment, and focused on strengthening the tax base through retail, services, and employment opportunities rather than additional housing alone.

Summary of Findings and Implications for Future Planning

Continued

Perceptions of transparency and communication also surfaced as a cross-cutting concern. While many respondents appreciate existing communication efforts, dissatisfaction often reflects a desire for clearer explanations of City decisions, greater visibility into how resources are allocated, and more inclusive engagement beyond a narrow set of platforms.

Implications for City Investment and Decision-Making

Taken as a whole, the findings suggest that respondents are less focused on new or aspirational initiatives than on the City's ability to maintain, improve, and clearly explain the fundamentals. Investments that address street conditions, utility reliability, traffic safety, and attention to older neighborhoods are likely to have the greatest immediate impact on public confidence and quality of life.

Similarly, community support for parks, recreation, and programming is strongest when investments emphasize connectivity, usability, and maintenance rather than one-off or highly specialized projects. Indoor recreation facilities, trails, and youth-oriented amenities stand out as opportunities to reinforce community identity while responding to clearly stated needs.

Economic development decisions are likely to be evaluated through a dual lens: whether they preserve Kennedale's character and whether they deliver tangible benefits in terms of services, retail options, and long-term fiscal sustainability. Respondents are signaling openness to change, but only when it is clearly tied to community benefit and supported by infrastructure and services.

Considerations for Future Planning and Engagement

This survey underscores the importance of aligning planning decisions with lived experience. Respondents are asking not only for outcomes, but for clarity, consistency, and follow-through. Transparent communication about priorities, constraints, timelines, and tradeoffs will be essential, particularly around infrastructure investment and growth-related decisions.

These findings provide a clear framework for next steps: focus first on core services and infrastructure, pursue community-serving amenities that strengthen daily life, and ensure that development aligns with a shared vision for Kennedale's character and long-term resilience. By grounding planning efforts in these priorities, the City can reinforce its strengths while addressing the issues that matter most to stakeholders today.

Appendix - Citywide and Age-Based Satisfaction Patterns (Adult Respondents)

Citywide composite satisfaction scores indicate that Kennedale is viewed very positively overall, particularly as a place to live and raise a family. Citywide scores for these dimensions are among the highest in the survey, while overall quality of life is also rated favorably. At the same time, citywide results point to more moderate or neutral perceptions related to employment and visitor appeal, with "Kennedale as a place to work" and "as a place to visit" scoring below other community attributes.

Citywide Satisfaction Scores	
As a place to live	**4.13**
As a place to raise a family	**4.13**
As a place to work	**2.76**
As a place to retire	**3.56**
As a place to visit	**2.68**
Overall quality of life in Kennedale	**3.83**

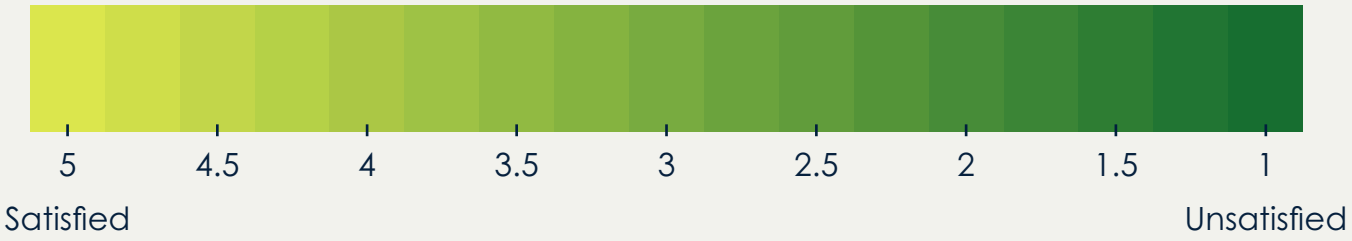
While these composite results provide a useful high-level snapshot, they mask important variation by age group. To better understand how different segments of the community experience Kennedale, satisfaction scores were examined by age for adult respondents.

Appendix - Citywide and Age-Based Satisfaction Patterns (Adult Respondents)

Continued

Citywide Satisfaction Scores by Age

	18–34	35–54	55–64	65+
As a place to live	3.50	4.02	3.82	4.66
As a place to raise a family	3.43	3.94	4.02	4.48
As a place to work	2.18	2.36	2.68	3.14
As a place to retire	2.88	2.85	3.18	4.38
As a place to visit	2.05	2.28	2.73	3.15
Overall quality of life in Kennedale	3.18	4.30	3.57	4.41



Note: Responses from individuals under age 18 were excluded from age-based analysis due to extremely limited participation (n=2). Scores reflect adult respondents ages 18 and older.

Age-based scores shown in this appendix were calculated by excluding "not sure" or missing responses. Satisfaction was converted to a numeric scale by assigning a value of 5 to "satisfied" and 1 to "unsatisfied," then averaging results by age group. Under this approach, a score of 3.0 represents a neutral or evenly balanced perception. Responses from individuals under age 18 were excluded from age-based analysis due to limited participation (n=2).

Appendix - Citywide and Age-Based Satisfaction Patterns (Adult Respondents)

Continued

When viewed by age, satisfaction patterns show clear life-stage effects that help explain the citywide averages.

Respondents age 65 and older consistently report the highest satisfaction across nearly all measures, including Kennedale as a place to live, raise a family, retire, and overall quality of life. These strong scores suggest that older individuals experience Kennedale as a stable, comfortable community that aligns well with daily livability. Notably, satisfaction with Kennedale as a place to retire rises sharply with age, indicating that residents who are actively experiencing retirement report far more positive perceptions than younger adults who are assessing retirement in the abstract.

Adults ages 35–54 also report high overall quality-of-life satisfaction, reinforcing the citywide finding that Kennedale performs well as a residential community. However, ratings related to employment and retirement are more neutral for this group, indicating that mid-career participants may be balancing positive day-to-day experiences with concerns about job opportunities and long-term planning.

Younger adults ages 18–34 tend to express more neutral satisfaction overall. While perceptions of Kennedale as a place to live remain modestly positive, lower scores related to working, visiting, and retirement suggest that younger respondents may view the City primarily as a place to reside rather than as a center for employment opportunities, destination amenities, or long-term life planning.

One finding is consistent both citywide and across all adult age groups: "Kennedale as a place to work" receives the lowest satisfaction ratings. This alignment between the composite score and age-based results indicates that employment-related perceptions are not confined to a single cohort but reflect a broader community-wide theme.

Key Takeaways

Taken together, the age-based analysis provides essential context for interpreting citywide satisfaction scores. While overall results point to strong residential satisfaction, the age breakout reveals how different life stages shape perceptions of work, amenities, and long-term community fit. These patterns help clarify where Kennedale's strengths are broadly shared and where future planning efforts may need to respond to more targeted, age-specific expectations.

City of KENNEDALE Texas

Report Completed February 2026 By:

PAVLIK AND ASSOCIATES

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: February **17**, 2026

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.A

SUBJECT
PZ CASE #25-17 to RESUME a public hearing and consider a proposed zoning change from "MF – MULTI-FAMILY" to a "PD – PLANNED DEVELOPMENT" for the property located at 3100 Joplin Rd, Parcel 42979020, Vaquero Coker Addition, BLOCK 1, LOT 2R1 of the City of Kennedale, Tarrant County, Texas, 76060.

ORIGINATED BY Edward McRoy Community Development Director

REQUEST SUMMARY

This zoning change request was originally heard by the Planning and Zoning Commission on July 25, 2024 where a recommendation to approve the request was sent to City Council. Subsequently, on November 19, 2024, Kennedale City Council held a public hearing in which many of the residents voiced their opposition to the rezone request. The motion to approve the zoning change request failed by a 3-2 vote.

After waiting the required year, the applicant returned on November 20, 2025 with the same zoning change request. The Planning and Zoning Commission voted unanimously to recommend approval of the rezone request with the condition that the applicant maintain an open line of communication with the surrounding parcel owners. On December 22, 2025 the City Council opened and then continued a public hearing on this matter to January 20, 2026 based on a request by the applicant. On January 20, 20265 the Council voted to continue this matter to February 17, 2026.

BACKGROUND INFORMATION

The subject property is approximately 10.27 acres and has been developed as the 287 Alta Landing Apartments. The current zoning for the property is MF-Multifamily District. The applicants have requested a zoning change to a PD-Planned Development. The site is developed but has a non-conforming status. The proposed zoning and site modifications would resolve these issues.

Specific areas of concern addressed in this request include shown carports being removed, relocation of dumpsters away from the bordering residents, increased landscaping, additional screening fence height, the addition of vehicle safety barriers and a prohibition on elevated parking structures.

As of the writing of this report opposition from property owners within 200" of this site has been determined to be 52.67%. The TLGC 60%-rule threshold *[TLGC §. A 211.0061 (3)]* has not been reached in this case. Standard voting rules therefore apply.

(The Review below is from former Community Development Director Nathan's Gonzalez)
STAFF REVIEW:

ZONING REVIEW

In the Spring of 2023, the City Council changed the maximum density from 16 units an acre to 8 units an acre in the MF-Multifamily District in the Spring of 2023. This in and of itself created a nonconformity regarding the density at Alta Landing which sits at 27 units an acre, meeting the intent of an Urban Village envisioned by the city's adopted Future Land Use Plan. **To be clear, no new apartment units or buildings are being proposed**. The density noted in the PD

Development Standards set the limit at what exists today at 27. Another benefit of the proposed rezoning is that the **PD would establish an adopted site plan that delineates the location of guard rails, the new dumpster enclosure locations, and required landscaping over and above what the current zoning district requires.** The rezone to a Planned Development would assist in addressing zoning nonconformities that exist at the location (density, building height, lot coverage) while at the same time improving the quality of life for residents who have noted their concerns.

LAND USE COMPATIBILITY

A point of discussion previously raised during the previous public hearing was the reasoning for wanting to rezone to PD. The proposed PD aims to improve compatibility with adjacent uses as noted in Section 9.1 of the Unified Development. A major complaint raised by nearby residents was the current location of the dumpsters and the noise the trash trucks create during pickup times. The current MF zoning does not include any requirements for refuse container locations. The UDC briefly discusses refuse containers in Section 10.11 but simply prohibits them located In a front or side yard and requires them to be screened from view. However, Planned Developments specifically prohibit waste receptacles to be placed along the perimeter of the PD as noted in Section 9.2 (D). If the PD is approved, the owners would be required to relocate the dumpsters. The site plan included within the PD would cement their locations via city ordinance.

Although it may not be preferable to some, multi-family residential and single-family residential are compatible with one another in that they are both residential uses by nature and by right. As the existing land use will remain the same, staff has found the proposed PD *consistent* with land use compatibility in the area.

COMPREHENSIVE PLAN CONSISTENCY

The 2012 Comprehensive Plan and Future Land Use Plan (FLUP) envision this part of town to be developed as an *Urban Village* (See Figure A). Sample development types include lofts/apartments, retail, restaurants, and plazas.

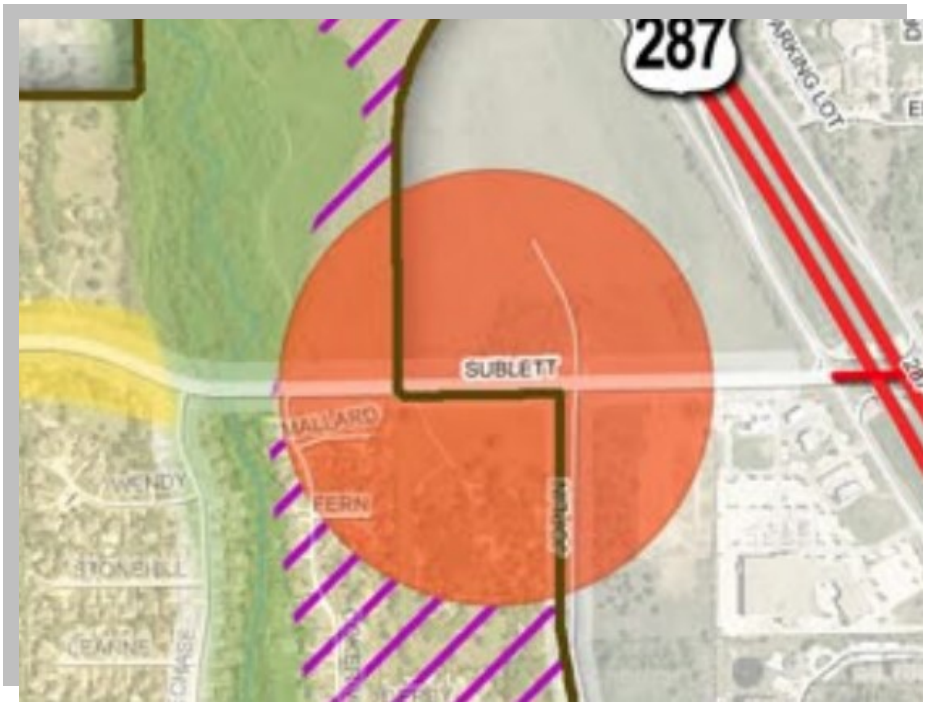


Figure A- Future Land Use Plan

Since the construction of Alta Landing, the urban village concept has taken shape in the built environment at this exact location, spurring the construction of nearby retail and restaurant uses.

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

RECOMMENDATION

The applicant’s request for a zoning change to “PD-Planned Development” is compatible with the existing land use and is consistent with the current Comprehension Plan, therefore staff has recommended approval.

Land Use Compatibility:	The requested change ***is compatible.***
Comprehensive Plan Consistency:	The requested change ***is consistent.***
Future Land Use Plan Consistency:	The requested change ***is consistent.***
Staff Recommendation:	***Approve***

ATTACHMENTS

1.	Zoning Application Form Signed
2.	Property Owner Affidavit Signed and Notarized
3.	11.20.2025 - Publisher's Affidavit
4.	3100 Joplin 200' Buffer Map
5.	3100 Joplin 200' Address List
6.	Address Labels
7.	PZ Case 25-17 200' Buffer Letter
8.	PZ Case 24-17 KISD 200' Buffer Letter
9.	200’ Opposition Letter Results
10	200’ Opposition Map
11.	Project Narrative
12.	PD Development Standards Alta Landing
13.	Alta Landing - Overall Planting Plan
14.	Alta Landing Site Plan (12.4.25)
15.	Proposed Ordinance

Revised January 2023

Permit Number

APPLICATION
ZONING CHANGE

Requirements

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

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

Applicant Information

Applicant Name: William S. Dahlstrom, Jackson Walker LLP

Applicant Title: Land Use Attorney

Applicant Address: 2323 Ross Avenue, Suite 600 Dallas, TX 75201

Applicant Phone: 214-953-5932 Applicant Email: wdahlstrom@jw.com

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

Owner Name: Ryan Miller, Alta 287 Owner, LLC

Owner Address: 5440 Harvest Hill Road, Suite 206 Dallas, TX 75230

Owner Phone: 469-206-4572 Owner Email: ryan.miller@woodpartners.com

Property Information

Property Address: 3100 Joplin Road

Property Legal Description: Lot 2R, Block 1, Vaquero Coker Addition

Present Use of Property: Multi-family residential complex

Present Zoning of Property: Multi-Family (MF)

Desired Zoning of Property: Planned Development (PD)

Applicant Agreement

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

Signature of Applicant: _____ Date: 10.16.25

For Office Use Only

Completeness Check

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

Sign _____ **Date** _____

Preliminary Planning and Zoning Review

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

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

Sign _____ **Date** _____

City of KENNEDALE Texas EST. 1887

OWNER AFFIDAVIT

*Only Required if applicant is applying on behalf of the owner

Property Address: 3100 Joplin Road

Legal Description: Vaquero Coker Addition, Block 1, Lot 2R

Applicant: Bill Dahlstrom, Jackson Walker LLP

Type of P&Z Request: Planned Development (PD) Zoning Request

I, Ryan Miller, current owner of the above mentiond property, authorize the applicant or his authorized representative to make application for the City of Kennedale Planning & Zoning Comission to consider granting the above referenced request on my behalf and to appear before the Commission.

Owner Name: Ryan Miller, Alta 287 Owner, LLC

Owner Signature: [signature]

Date: 10/16/25

****

Sworn To and Subscribed before me by Ryan Miller

ON THIS 16th DAY OF October, 20 25

KATIE RAINWATER
Notary Public, State of Texas
Comm. Expires 05-30-2027
Notary ID 134382746

Katie Rainwater

Notary Public, Tarrant County, Texas

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
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Ledger-Enquirer
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Tri-City Herald
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The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
42572	IPL0286884	Legal Ad - IPL0286884	11 20 25 NOPH	1.0	48.0L

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

City of kennedale
Notice of Public Hearing

The Kennedale PLANNING AND ZONING COMMISSION will hold a public hearing ON THURSDAY, November 20, 2025 AT 6:00 PM for the following caseS in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060, WITH A SUBSEQUENT PUBLIC HEARING for the caseS WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON december 16, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE #25-17 to conduct a public hearing and consider a proposed zoning change from “MF – multi-family” to a “pd – planned development” for the property located at 3100 Joplin RD, PARCEL 42979020, vaquero coker addition, block 1, lot 2r1 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.
PZ CASE #25-18 to conduct a public hearing and consider a replat of the propertIES located at 116 brown lane, PARCEL 00241253, BOAZ, CA SUBD OF J B RENFRO Lot 6B1A & 6C3 AND 440 MANSFIELD CARDINAL RD, PARCEL 00241237, BOAZ, CA SUBD OF J B RENFRO Lot 6BOF 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) 985-2105
IPL0286884
Nov 2 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. The Fort Worth Star-Telegram is generally circulated in Tarrant County.

1.0 insertion(s) published on:
11/02/25 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Julie A Ambry

DIGITALLY SIGNED

Sworn to and subscribed before me on Nov 3, 2025, 9:53 AM EST

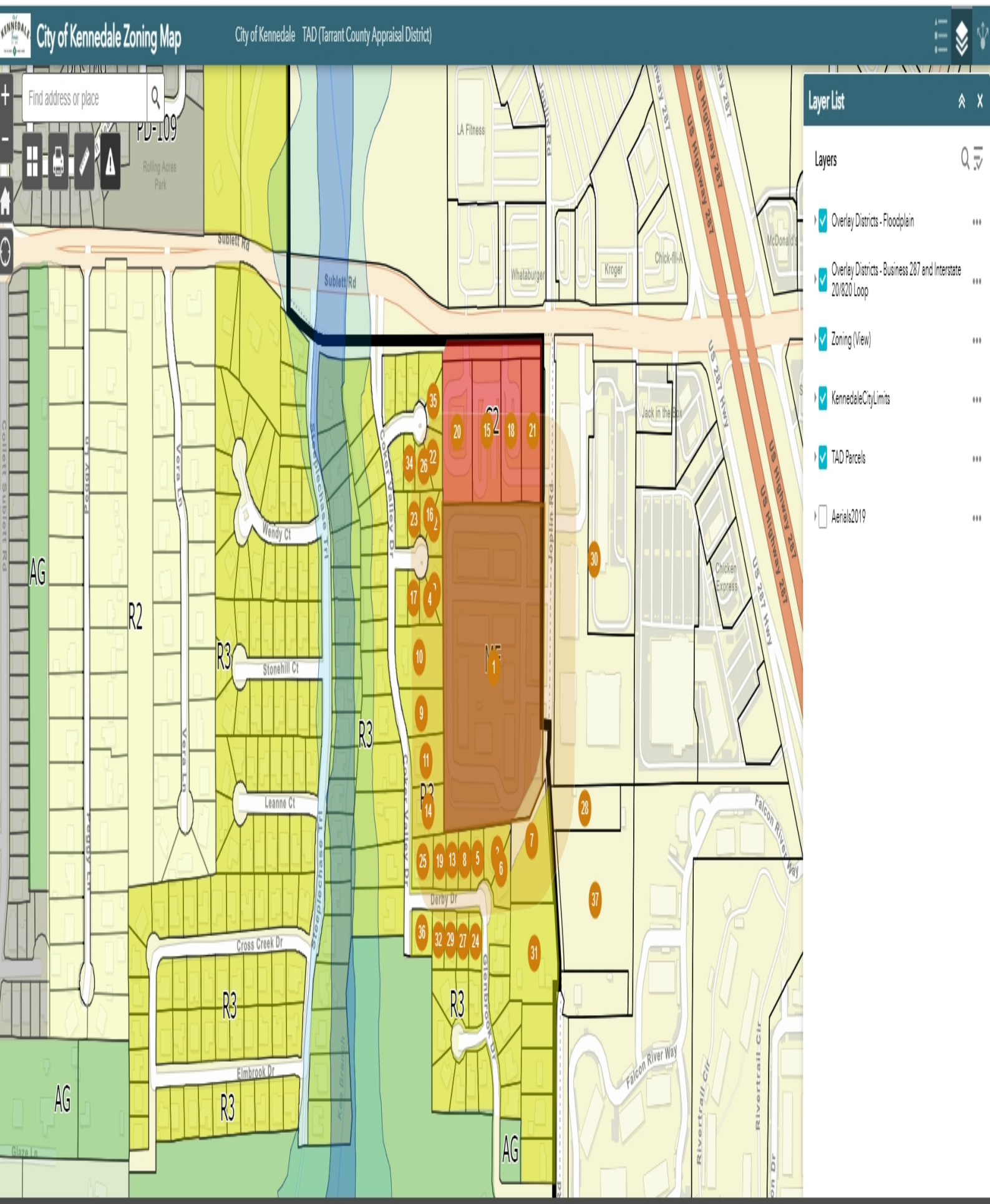
OFFICIAL SEAL
JULIE A AMBRY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 1010931
MY COMMISSION EXPIRES MAY 28, 2029

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

City of kennedale
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IPL0286884
Nov 2 2025


City of Kennedale Zoning Map
City of Kennedale TAD (Tarrant County Appraisal District)
Find address or place
Layer List
Layers
Overlay Districts - Floodplain
Overlay Districts - Business 287 and Interstate 20/820 Loop
Zoning (View)
KennedaleCityLimits
TAD Parcels
Aerials2019
PD-109
Rolling Acres Park
Sublett Rd
LA Fitness
Whataburger
Kroger
Chick-fil-A
McDonald's
Jack in the Box
Chicken Express
US Highway 287
US 287 Hwy
Joplin Rd
Collett Sublett Rd
Peggy Ln
Vera Ln
Steeplechase Trl
Cedar Valley Dr
Wendy Ct
Stonehill Ct
Leanne Ct
Derby Dr
Cross Creek Dr
Elmbrook Dr
Glenbrook Dr
Falcon River Way
Rivertrail Cir
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MF
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3 Feet: 416.14 LINDSAY CHRISTINA 1411 DERBY DR
4 Feet: 430.52 MCCARTNEY CLAIRE 1404 FERN CT
5 Feet: 436.61 MARTIN PRISCILLA 1409 DERBY DR
6 Feet: 449.88 FILOMENO AND DEBRA SAN... 416 GLENBROOK DR
7 Feet: 456.33 FILOMENO & DEBRA SANCH... 3208 HAWKINS JOPLIN RD
8 Feet: 464.03 RESTREPO FABIAN 1407 DERBY DR
ncident 0
TAD Parcels 0

displayname	owner address	city
5360 KENNEDALE ROAD LLC	PO BOX 440	SEDALIA
ALFORD PETER	1405 DERBY DR	KENNEDALE
ALTA 287 OWNER LLC	5440 HARVEST HILL RD STE 206	DALLAS
ATCHLEY WILLIAM	1400 FERN CT	KENNEDALE
BINGAMAN REVOCABLE TRUST	1404 DERBY DR	KENNEDALE
CARRASCO THOMAS E	1403 DERBY DR	KENNEDALE
CONLIN MEREDITH	5807 VILLAGE GLEN TR	ARLINGTON
COOK DAHL B	1402 DERBY DR	KENNEDALE
DENNIS KENNETH D	5904 WILLOW VIEW	ARLINGTON
DREW ROBERT JR	1401 FERN CT	KENNEDALE
FILOMENO AND DEBRA SANCHEZ FAMILY TRUST	416 GLENBROOK DR	KENNEDALE
FARRELL TYLER B	1401 MALLARD CT	KENNEDALE
FLORES GILBERT	1409 MALLARD CT	KENNEDALE
GONZALEZ ELIAZAR	1405 MALLARD CT	KENNEDALE
HALL SHARON KAY	1402 MALLARD CT	KENNEDALE
HARDY CORNELIUS R	1406 FERN CT	KENNEDALE
HIVALE JOHN S	418 COKER VALLEY DR	KENNEDALE
KETNER RICHARD L II	1406 MALLARD CT	KENNEDALE
KREIGER VICTOR E	1402 FERN CT	KENNEDALE
LINDSAY CHRISTINA	1411 DERBY DR	KENNEDALE
LIZARRAGA RICHARD KEVIN	1405 FERN CT	KENNEDALE
M & K APARTMENTS INC	14311 BISCAYNE BLVD #2377	MIAMI
MARKS AL	408 COKER VALLEY DR	KENNEDALE
MARTIN PRISCILLA	1409 DERBY DR	KENNEDALE
MCCARTNEY CLAIRE	1404 FERN CT	KENNEDALE
MOORE LISA	1403 FERN CT	KENNEDALE
MOTT CARLOS	414 COKER VALLEY DR	KENNEDALE
MURPHY BRANDON J	3224 JOPLIN RD	KENNEDALE
NICHOLS MATTHEW B	410 COKER VALLEY DR	KENNEDALE
OWENS MILLIE D	1404 MALLARD CT	KENNEDALE
PEREZ DANIEL	1407 FERN CT	KENNEDALE
PISORS JONATHAN	1403 MALLARD CT	KENNEDALE
PS LPT PROPERTIES INVESTORS	701 WESTERN AVE	GLENDALE
RAMIREZ PATRICIA	2131 WATERFIELD CT	GRAND PRAIRIE
RESTREPO FABIAN	1407 DERBY DR	KENNEDALE
RIFFE JOHN	1407 MALLARD CT	KENNEDALE
SALEH NARMEEN AHMAD	1406 DERBY DR	KENNEDALE
SALOMON DEVELOPMENT CO LP	750 B STREET STE 3130	SAN DIEGO
SCHIED BRIAN A	1407 MALLARD CT	KENNEDALE
THE C.A. LAURITZEN III FAMILY TRUST	147 BEEDE WAY	ANTIOCH
WATSON MICHAEL	412 COKER VALLEY DR	KENNEDALE
WEINER STEVEN J	416 COKER VALLEY DR	KENNEDALE

state	zip	situsaddress
CO	80135	5360 KENNEDALE SUBLETT RD
TX	76060	1405 DERBY DR
TX	75230	JOPLIN RD
TX	76060	1400 FERN CT
TX	76060	1404 DERBY DR
TX	76060	1403 DERBY DR
TX	76016	JOPLIN RD
TX	76060	1402 DERBY DR
TX	76017	6309 JOPLIN RD
TX	76060	1401 FERN CT
TX	76060	416 GLENBROOK DR
TX	76060	1401 MALLARD CT
TX	76060	1409 MALLARD CT
TX	76060	1405 MALLARD CT
TX	76060	1402 MALLARD CT
TX	76060	1406 FERN CT
TX	76060	418 COKER VALLEY DR
TX	76060	1406 MALLARD CT
TX	76060	1402 FERN CT
TX	76060	1411 DERBY DR
TX	76060	1405 FERN CT
FL	33181	5330 KENNEDALE SUBLETT RD
TX	76060	408 COKER VALLEY DR
TX	76060	1409 DERBY DR
TX	76060	1404 FERN CT
TX	76060	1403 FERN CT
TX	76060	414 COKER VALLEY DR
TX	76060	3224 JOPLIN RD
TX	76060	410 COKER VALLEY DR
TX	76060	1404 MALLARD CT
TX	76060	1407 FERN CT
TX	76060	1403 MALLARD
CA	91201	6251 JOPLIN RD
TX	75052	1408 DERBY DR
TX	76060	1407 DERBY DR
TX	76060	1407 MALLARD CT
TX	76060	1406 DERBY DR
CA	92101	5320 KENNEDALE SUBLETT RD
TX	76060	1407 MALLARD CT
CA	94509	5350 KENNEDALE SUBLETT RD
TX	76060	412 COKER VALLEY DR
TX	76060	416 COKER VALLEY DR

5360 KENNEDALE ROAD LLC
PO BOX 440
SEDALIA, CO 80135

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KENNEDALE, TX 76060

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416 COKER VALLEY DR
KENNEDALE, TX 76060

PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

October 31, 2025

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on Thursday, November 20, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

PZ CASE #25-17 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "MF – MULTI-FAMILY" TO A "PD – PLANNED DEVELOPMENT" FOR THE PROPERTY LOCATED AT 3100 JOPLIN RD, PARCEL 42979020, VAQUERO COKER ADDITION, BLOCK 1, LOT 2R1 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

A second public hearing for this case will be held before City Council on Tuesday, December 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 Tina Cox at 817-985-2105 or tcox@cityofkennedale.com.

The agenda will be posted at least 72 hours before the meeting at www.cityofkennedale.com/agendas and the meeting calendar is published at www.cityofkennedale.com/cal.

Sincerely,

Tina Cox
Deputy City secretary
City of Kennedale
405 Municipal Dr
Kennedale, TX 76060
tcox@cityofkennedale.com
(817)985-2105

PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

Kennedale ISD
120 W. Kennedale Parkway
Kennedale, TX 76060

October 31, 2025

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Sincerely,

Tina Cox
Deputy City Secretary
City of Kennedale
405 Municipal Dr
Kennedale, TX 76060
tcox@cityofkennedale.com
(817)985-2105

Jackson Walker LLP

William S. Dahlstrom
(214) 953-5932
wdahlstrom@jw.com

October 17, 2025

Mr. Darrell Hull
City Manager
City of Kennedale
405 Municipal Drive
Kennedale, TX 76060

RE: Project Narrative Letter
Planned Development Request
Alta Landing
3100 Joplin Road

Dear Mr. Hull:

Thank you and Mayor Horton for meeting with us to talk about Alta Landing at 3100 Joplin Road. Per that meeting, we are submitting an application, accompanying this letter, for a Planned Development (PD) District.

Alta Landing is an existing 270-unit, conveniently located multifamily development offering a well-amenitized, high-quality community. Amenities that enhance the living experience at Alta Landing include a swimming pool and tanning deck; an outdoor kitchen grill area and seating; outdoor firepit; dog park; 24/7 fitness center, social clubroom featuring a kitchen, arcade, large TV, and shuffleboard; Wi-Fi lounge space with reservable private office spaces and conference room; coffee bar; bike racks, and more.

It is our understanding, based on previous conversations with City Staff, that the community is considered nonconforming. As noted in our meeting, such a classification could result in significant consequences, and it is best for the property to conform to zoning standards. Therefore, we respectfully request approval of the PD Development Standards included with this application to bring the existing development into conformance.

We propose several modifications as part of our PD application, as shown in the included draft PD Development Standards. Additionally, as an enhancement to the site, we propose additional landscape plantings throughout the property as shown on the included Landscaping Plan.

The proposed PD conforms to the City's Comprehensive Plan and UDC as follows:

A. Conformance with the City's Comprehensive Plan: The proposal conforms with the City of Kennedale Comprehensive Plan's designation for this Property which is "Residential

(High Density)." The Comprehensive Plan notes, "This land use recognizes the need for housing at more affordable price points and to accommodate younger families and mature adults wishing to live in the community without the burden of maintaining a home and a yard. These units range from duplexes to apartment complexes." While the complex exceeds the Comprehensive Plan's recommendation of an 8 units per acre maximum, which was a change adopted after the complex was constructed, the current number of units and density level is appropriate for the site and represents a typical density level for a quality multifamily community located in a suburban location.

B. Appropriate location for MF District: The UDC provides that the MF District "is established to meet the needs for medium to high density residential development where such areas are suitable for higher impact development and higher volume traffic while encouraging the provision of conveniently located rental accommodations." The property is contiguous to retail centers to the north and east. Single family residential uses are to the south and west, so the existing multifamily development serves as a buffer between the higher intensity retail centers and the lower intensity single family residential uses. Further, access in and out of the property is via Joplin Road to W. Sublett Road, a divided Boulevard on the City's Future Transportation Plan. Traffic from the multifamily development cannot go directly through the adjacent single-family development.

C. Conformance with Section 9.1(B,) *Purpose,* in the in the Unified Development Code: The proposal meets Section 9.1(B) *Purpose* as follows:

1. Encourage innovation in land development in terms of variety, design, layout, and type of structures constructed.

The layout of Alta Landing presents a more urban-style design with shorter building setbacks along the street and street trees. Surface parking is thereby shielded from public view by being located behind the street-lined buildings, providing pedestrians along the public sidewalk with a more enjoyable experience.

7. Promote efficient provision of public services and utilities.

Locating a multi-family development on this site such as Alta Landing also provides a more efficient use of utilities and infrastructure by serving a greater number of residents at a single location, as opposed to serving a less dense and more spread-out development.

D. Conformance with Qualifying Conditions (9.2): The proposal conforms to the Qualifying Conditions in the UDC as follows:

1. *Unified Control. The development shall be under the control of one (1) owner or group of owners and shall be capable of being planned and developed as an integral unit.* The existing multifamily development is under one owner group.

2. <u>Minimum Acreage</u>. *The gross area of a tract of land to be developed in a Planned Development District shall be a minimum of five (5) acres.* The property consists of approximately 11 acres.
3. <u>Recognizable Benefit</u>. The proposal complies with at least four (4) of the Recognizable Benefit criteria outlined in the Unified Development Code including the following per Section 9.2(C):

2. Pedestrian/transit-oriented design with buildings oriented to the sidewalk and parking to the side or rear of the site;

The building edge of Alta Landing along Joplin Road runs close and parallel to the street and sidewalk, with off-street surface parking behind the front, street-facing buildings. This helps to foster a more pedestrian-friendly experience along the sidewalk in front of Alta Landing, with trees provided between the sidewalk and street, and views of the attractive buildings rather than a parking lot.

3. High quality architectural design beyond the site plan requirements of this article;

The buildings are constructed of a variety of high-quality materials, varying roof pitches, and architectural fenestration is provided through off-sets between the main portions of the building and balconies and patios.

4. Extensive landscaping beyond the site plan requirements of this article;

In addition to the extensive trees and landscaping currently provided on the site, we will plant additional trees above and beyond the minimum requirements, including along the fence lines of the single-family residential properties, helping beautify the property and provide much-welcomed shade to residents and visitors.

7. Provision of open space or public plazas or features;

The existing Alta Landing complex contains numerous amenities and generous open space which will remain within the property.

9. Effective transition between higher and lower density uses, and/or between non-residential and residential uses; or allowing incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach;

There are existing non-residential uses to the east, across Joplin Road, including intensive uses such as a grocery store, drive-through restaurants, and a car wash. Alta Landing is appropriately located between a single-family neighborhood and multiple commercial uses. There is an additional

car wash immediately to the north of the property; Alta Landing helps buffer the effects of the car wash towards several single-family homes to the west and south of the Property.

4. *Compatibility with Adjacent Uses*. The location of uses or structures that are of a significantly different scale or character than the abutting residential districts, such as access drives, parking areas, waste receptacles, swimming pools, tennis courts, and facilities of a similar nature, are not located near the perimeter of the PD so as to negatively impact the residential use of adjacent lands.

5. *Comprehensive Plan*. The proposed PD is consistent with the Comprehensive Plan as previously established.

E. Section 27.7 of the UDC provides Standards of Approval for a PD which the proposal satisfies:

A. *The proposed PD complies with the Intent and all Qualifying Conditions of Section 9.2, respectively*. We have established that the proposal complies with the Qualifying Conditions in Section 9.2.

B. *The uses conducted within the proposed PD, the PD's impact on the community, and other aspects of the PD are consistent with the Comprehensive Plan*. The existing development complies with the Future Land Use Plan which recommends "Residential (High Density)".

C. *The proposed PD shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment, and the capacity of public services and facilities affected by the development*. The existing development is compatible with the contiguous nonresidential uses and provides a buffer between those uses and the adjacent single family residential uses.

D. *The PD shall not change the essential character of the surrounding area*. The development is existing. No changes are proposed to the existing Alta Landing complex.

E. *The PD shall not be hazardous to adjacent property or involve uses, activities, materials, or equipment that will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, or glare*. Again, the property is currently developed with a high-quality multifamily community.

F. *The PD shall not place demands on public services and facilities in excess of current or anticipated future capacity*. No changes are proposed to the property, so there will be no increased demand on public services.

We trust that with the analysis above, we have demonstrated that the proposal is reasonable and supported under the City's Comprehensive Plan and UDC. We look forward to working with you and the City of Kennedale to resolve the zoning for Alta Landing.

Please let us know if you have further questions or need additional information.

Thank you again for your assistance.

Sincerely,

William S. Dahlstrom, FAICP, JD

ALTA LANDING
DEVELOPMENT STANDARDS FOR MULTI-FAMILY (MF) RESIDENTIAL
(PLANNED DEVELOPMENT)

Alta Landing is an existing multi-family community located on the west side of Joplin Road (3100 Joplin Road) in Kennedale, Texas ("Property").

The intent of these planned development district guidelines is to continue to promote a community that upholds and enhances the quality of the surrounding environment and to allow for additional conforming regulations and standards for the existing development. This community features high-quality apartments that are desirable in a higher-density residential area.

I. **Purpose.** This Property is designed to allow a multi-family development consisting of a maximum of 270 dwelling units in 10 apartment buildings with one accessory amenity center. The Property owner or Property management entity shall maintain all common areas, private fire lanes and access easements, public access, and utility easements in a good state of repair and maintain the Property to conform to all local, state, and national standards. If required, the City of Kennedale will maintain any dedication of public right of ways and water and sanitary sewer easements. Any new addition, construction, or reconstruction shall meet the requirements of this ordinance. All existing development on this property shall continue to be permitted by right. Any changes or modifications shall also adhere to these requirements.

II. **In General.** In the event of a conflict between this ordinance and the site and landscape plans, the site and landscape plans shall prevail.

III. **Permitted Uses.** Land use and structures shall comply with uses permitted for multi-family residential districts (MF) as depicted and shown in the attached exhibits and in Section 3 of the City of Kennedale's Unified Development Code ("UDC") except as detailed in this ordinance.

IV. **Development Regulations.**

A) Development Standards: All regulations and standards for the Property shall comply with standards set forth in this ordinance. In the event there is a conflict between the UDC, this ordinance, and/or the attached exhibits, then the order of precedence in resolving such conflict shall be as follows: (1) the attached exhibits, (2) this ordinance, and (3) the UDC.

1. The following standards shall apply to the Property:

	Development Standards
Base Zoning	PD
Uses	"MF" , Multi-Family Residential District uses
Lot size (Minimum)	No minimum.
Density (Maximum)	270 dwelling units
Dwelling Unit Size (Minimum)	
Efficiency	582 square feet
One-bedroom	723 square feet

Two-bedroom	1,112 square feet
Three-bedroom	1,520 square feet
Setbacks (Minimum)	As shown on Site Plan
Building Height (Maximum)	45 Feet
Building Stories (Maximum)	3
Building Height – Accessory (Maximum)	26 Feet
Building Stories – Accessory (Maximum)	1
Impervious coverage	75%
Minimum parking setback	30 Feet
Parking (minimum)	400 spaces

2. Setbacks are as shown on the site plan. No internal setbacks for the property apply.
   a. Stairwells along Joplin are permitted to encroach into the setback as shown on the site plan.

3. Parking and Loading:
   a. All off-street parking shall be located as depicted and shown in the attached exhibits.
   b. Loading zone requirements shall be excluded from the development.
   c. A multi-level parking structure shall not be permitted on site.
   d. Carports shall not be permitted on site.

4. Signage: The monument sign shall be located as depicted and shown on the Site Plan.

V. Design Standards.

A) Building Form Standards:. All buildings constructed after the date of passage of this ordinance shall meet, at minimum, the building form and design standards outlined in the Unified Development Code at the time of adoption of this ordinance and be consistent with the existing structures. Existing structures are considered conforming in building form and design standards.

B) Fences/Walls/ Retaining Walls/ Guard Rails:

1. Fences, screen walls, retaining walls, and guard rails shown on the Site Plan shall be maintained by the owner .

2. All fencing and screening shall be consistent with the location as depicted in the attached exhibits. All fences, screen walls, retaining walls, and guard rails shall be allowed along the side and rear property lines and are not subject to any setback standards.

3. Two-foot extensions shall be added to the poles on the existing fence to create an eight-foot tall fence as shown on the Site Plan.

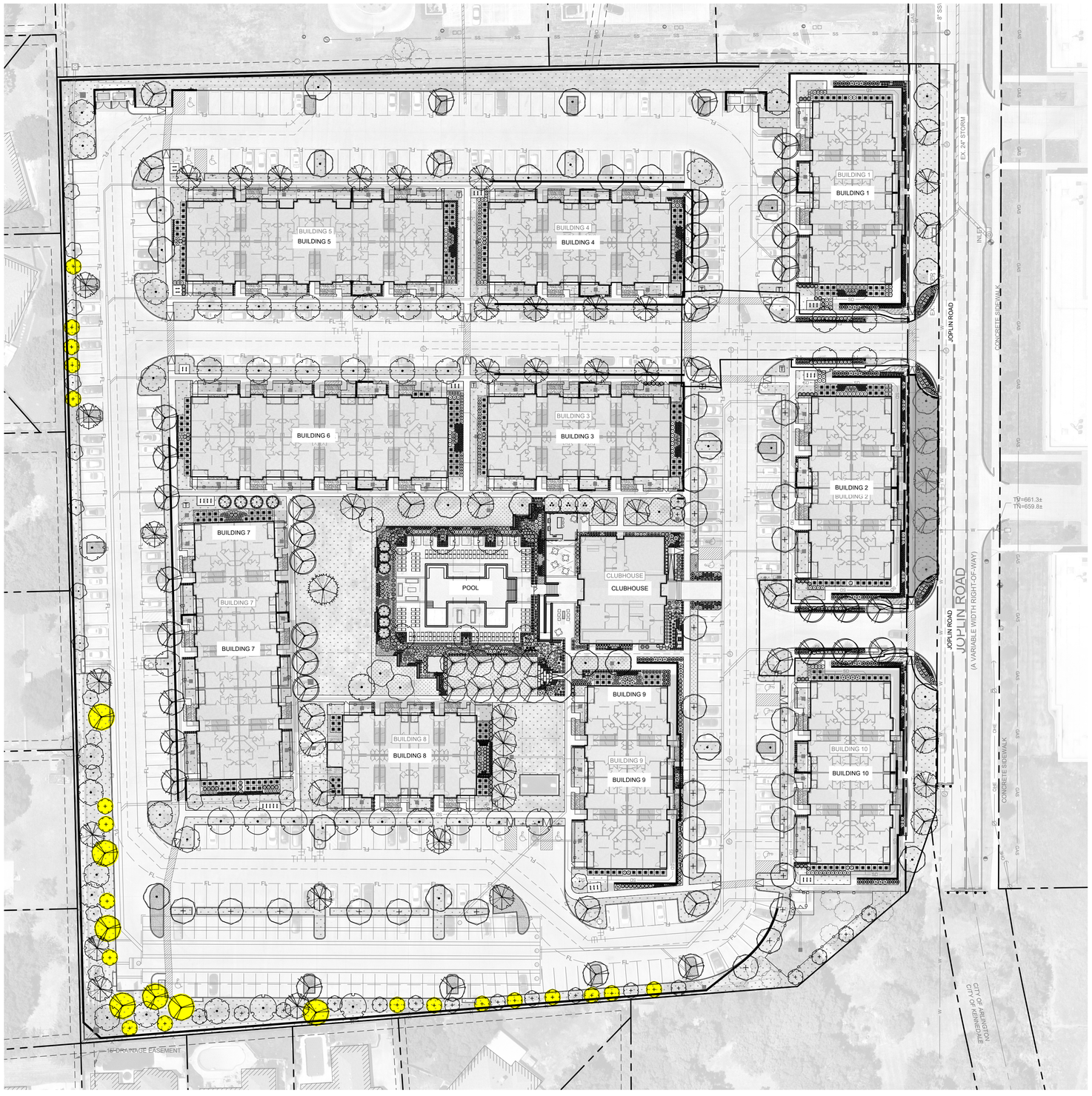
4. Guardrails shall be installed near the rear of the property as depicted and shown in the attached exhibits. The guardrail shall be installed within 6-months of the approval of this ordinance.

C) Landscaping: Landscaping shall conform to the Landscaping exhibit and must be maintained by the owner in a healthy growing condition. Additional trees shall be installed in the rear of the property as depicted and shown in the attached landscaping exhibit. The additional landscaping shall be installed no later than 6 months from the adoption of this ordinance. All site landscaping, including maintenance of the right-of-way, shall be maintained by the property owner.

VI. Annual Meeting and Notices

A) Annual Meeting. Representatives from the Steeplechase Homeowners Association and the Property owner or the Property management entity shall meet annually on-site, unless both the Steeplechase Homeowners Association and the Property owner or Property management entity agree that such a meeting is not necessary.

B) Notices. The Property owner or Property management entity will provide the Steeplechase Homeowners Association with at least thirty (30) days prior written notice before submitting an application to change or amend the zoning classification of the Property with the City of Kennedale.



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer barbatum `Caddo` / Caddo Southern Sugar Maple
	Ilex crenata `Sky Pencil` / Sky Pencil Japanese Holly
	Liquidambar styraciflua / American Sweet Gum
	Magnolia grandiflora `Little Gem` / Dwarf Southern Magnolia
	Platanus mexicana / Mexican Sycamore
	Quercus macrocarpa / Burr Oak
	Quercus muehlenbergii / Chinkapin Oak
	Quercus polymorpha `Monterey` / Monterey Oak
	Quercus shumardii / Shumard Red Oak
	Quercus texana / Texas Red Oak
	Quercus virginiana / Southern Live Oak
	Taxodium distichum / Bald Cypress
	Ulmus alata / Winged Elm
	Ulmus crassifolia / Cedar Elm
	Ulmus parvifolia `Allee` / Allee Lacebark Elm
ORNAMENTAL TREES	**BOTANICAL / COMMON NAME**
	Cercis canadensis var. mexicana / Mexican Redbud
	Ilex vomitoria / Yaupon Holly
	Rhus lanceolata / Prairie Sumac

NOTE: PROPOSED TREES ILLUSTRATED ON THIS PLAN ARE A COMBINATION OF SOUTHERN LIVE OAKS AND YAUPON HOLLIES

PROPOSED TREE LOCATIONS

EXISTING TREE LOCATIONS

SCALE: 1"=40'

0 20' 40' 60' 100'

ALTA Landing ▪ KENNEDALE, TX ▪ PLANTING OVERALL PLAN

PN8520063 | 10.21.2025 | WOOD PARTNERS

LandDesign.

IMAGES
XREFS XREF v-survey - XREF v-site-other - XREF v-24x36 - XREF v-storm
PLOTTED BY SCOTT, SARAH 12/4/2025 4:38 PM
DWG NAME K:\DAL_CIVIL\067780330 - ALTA 287 KENNEDALE\CAD\EXHIBITS\DUMPSTER EXHIBIT (7.15.24).DWG
LAST SAVED 12/4/2025 4:37 PM
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LEGEND
- PROPERTY LINE
- FIRELANE STRIPING
- BUILDING SETBACK LINE
- RETAINING WALL
- APPROX. FENCE LOCATION
- APPROX. GUARD RAIL LOCATION

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

EX.
SHEET NUMBER

SITE LAYOUT EXHIBIT

ALTA 287
LOT 2R, BLOCK 1
VAQUERO COKER ADDITION
KENNEDALE, TX

PROJECT No.	067780330
DATE:	FEB 2024
SCALE:	AS SHOWN
DESIGNED BY:	ABG
DRAWN BY:	RNI
CHECKED BY:	SES

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

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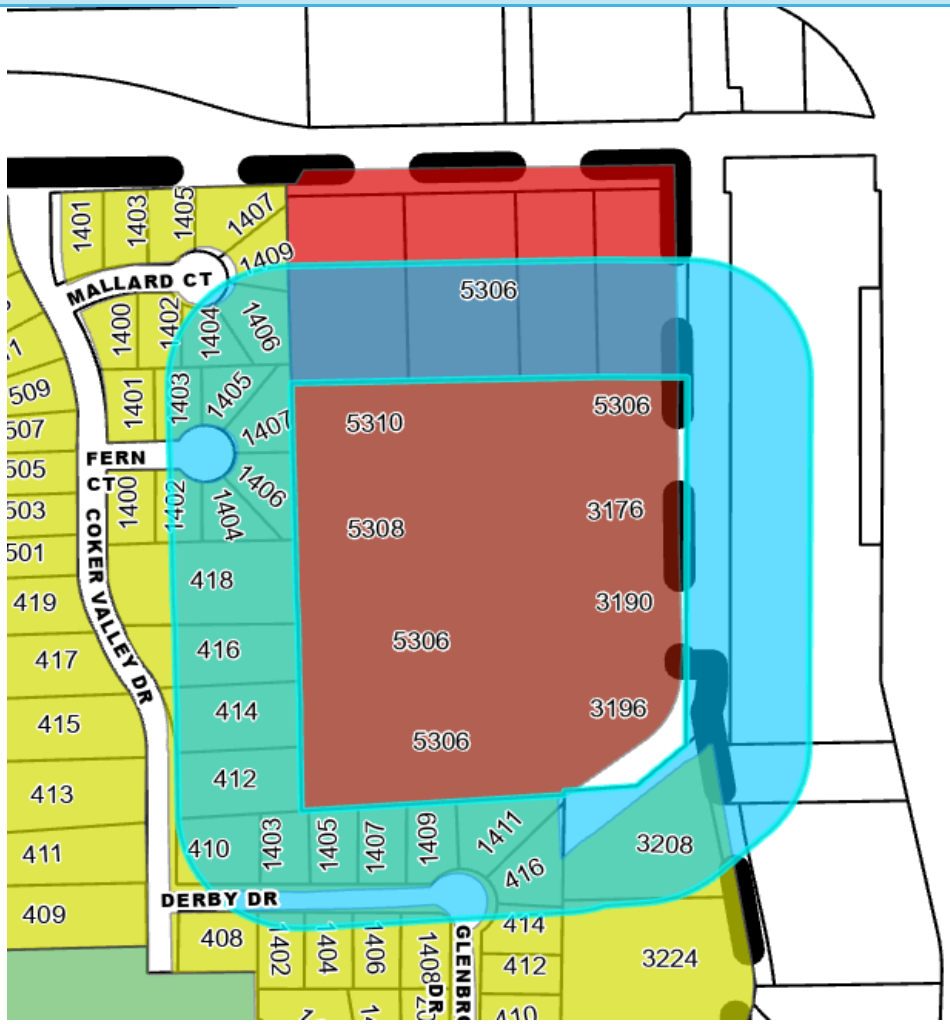
Notification Results as of 01/20/2026

Properties Inside of 200' Buffer				
Owner_Name	**Situs_Addr**	**Opposed**	**Area (AC) incl ROW**	**Notes**
COOK, DAHL B & COOK DIANN	1402 DERBY DR	N	0.083	
KREIGER, VICTOR & KREIGER GLORIA H	1402 FERN CT	Y	0.182	5
HALL, SHARON KAY & MORIN MICHAEL	1402 MALLARD CT	Y	0.018	1,5
FRANK BRITTANY MONIQUE	1403 DERBY DR	Y	0.270	3
MOORE, LISA	1403 FERN CT	Y	0.191	
BINGAMAN REVOCABLE TRUST	1404 DERBY DR	Y	0.087	
MCCARTNEY, CLAIRE	1404 FERN CT	Y	0.226	
OWENS, MILLIE D	1404 MALLARD CT	N	0.200	
ALFORD, PETER & ALFORD SHELLY	1405 DERBY DR	Y	0.274	5
LIZARRAGA, RICHARD	1405 FERN CT	Y	0.213	
SALEH NARMEEN AHMAD	1406 DERBY DR	Y	0.079	
HARDY, CORNELIUS R & HARDY TRACY	1406 FERN CT	Y	0.279	
KETNER, RICHARD L & KETNER F M	1406 MALLARD CT	Y	0.296	5
RESTREPO, FABIAN	1407 DERBY DR	Y	0.285	
PEREZ, DANIEL	1407 FERN CT	Y	0.279	
RAMIREZ, PATRICIA	1408 DERBY DR	Y	0.900	
MARTIN, PRISCILLA	1409 DERBY DR	Y	0.315	
FLORES, GILBERT	1409 MALLARD CT	Y	0.059	
OLIVARES IRAIS ANAHI PEREZ & LONGSHORE JONATHAN EDWARD	1411 DERBY DR	Y	0.371	3
FILOMENO & DEBRA SANCHEZ FAMIL	3208 HAWKINS JOPLIN RD	N	1.264	5
MURPHY, BRANDON J & MURPHY CANDICE	3224 JOPLIN RD	Y	0.078	
MARKS, AL & MARKS TANA	408 COKER VALLEY DR	N	0.320	
NICHOLS, MATTHEW B &NICHOLS SUSAN E	410 COKER VALLEY DR	Y	0.359	
WATSON, MICHAEL & WATSON MARNI	412 COKER VALLEY DR	N	0.509	5
MOTT, CARLOS & MOTT ANDREA LYNN	414 COKER VALLEY DR	Y	0.514	
LISLE, GARRETT	414 GLENBROOK DR	N	0.068	
WEINER, STEVEN J	416 COKER VALLEY DR	Y	0.469	
FILOMENO AND DEBRA SANCHEZ FAM	416 GLENBROOK DR	N	0.336	5
HIVALE, JOHN S & HIVALE SUSAN	418 COKER VALLEY DR	Y	0.652	
SALOMON DEVELOPMENT CO LP	5320 KENNEDALE SUBLETT RD	N	0.677	2
M & K APARTMENTS INC	5330 KENNEDALE SUBLETT RD	N	0.582	
THE C.A. LAURITZEN III FAMILY	5350 KENNEDALE SUBLETT RD	N	0.831	
5360 KENNEDALE ROAD LLC	5360 KENNEDALE SUBLETT RD	N	0.877	3
Total Acres			12.143	
Total Acres Oppose			6.396	
Percent Acres Oppose			**52.67%**	

Notes

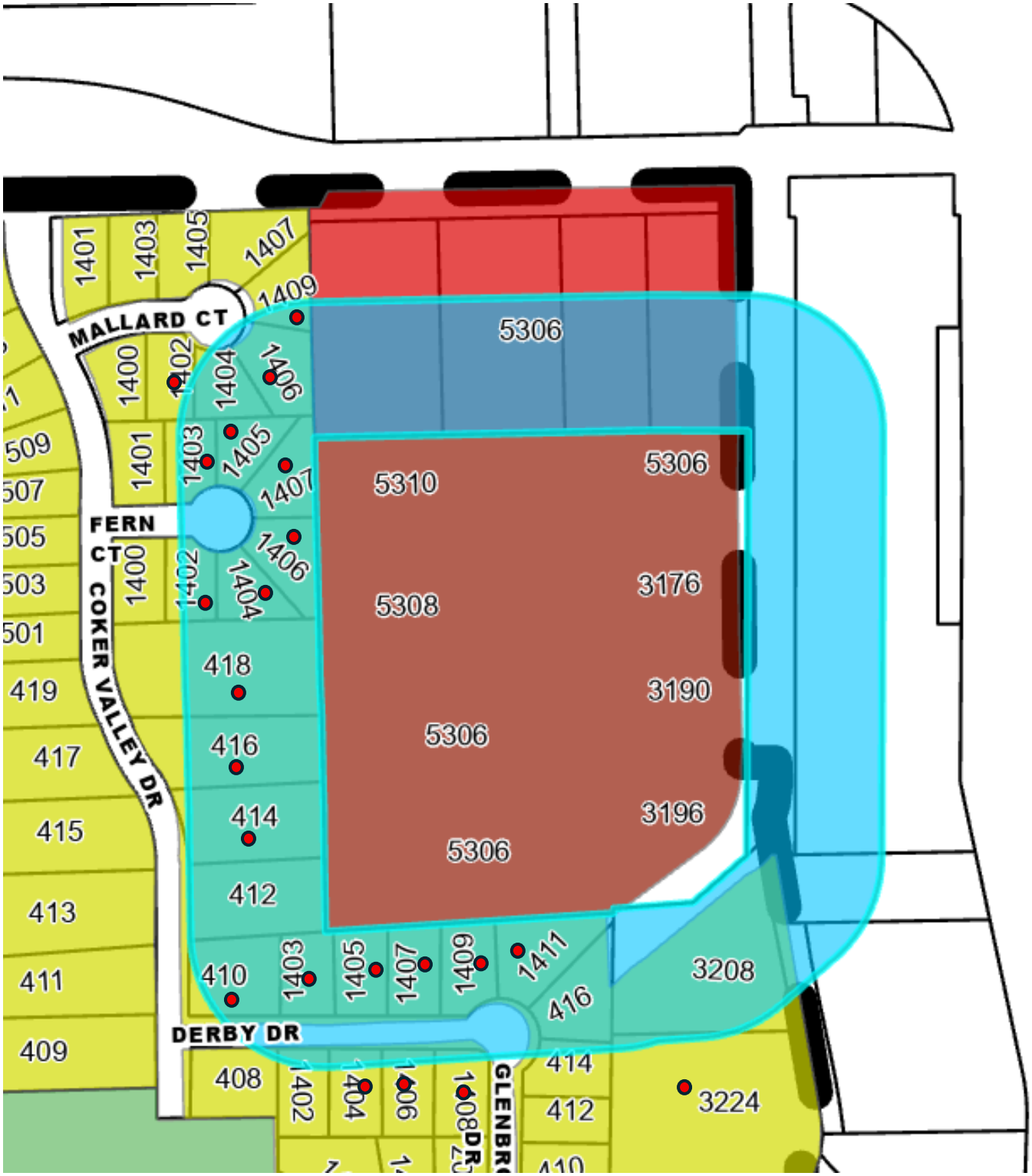
1. Duplicate Letters Received
2 TENANT IS: BOING US HOLDCO INC 5304 KENNEDALE SUBLETT RD
3 Ownershp name change
4 Name or signature does not match TCAD owner info
5 Protest Status change

Opposing Properties outside of 200' Buffer and City Limits	Properties in 200' Buffer, outside City Limits
1401 Mallard Ct	6221 JOPLIN RD
1403 Mallard Ct	6221 JOPLIN RD STE 151
1407 Mallard Ct	6221 N JOPLIN RD STE 131
1401 Fern Ct	6251 JOPLIN RD
	6221 JOPLIN RD
	6311 JOPLIN RD
	6309 JOPLIN RD



Notification area – Opposition as of 01/12/2026

- Properties with written opposition



November 20, 2025

PZ Case # 25-173100 Joplin Rd (Alta Landing) from MF- Multifamily to PD- Planned Development

Hello my name is Tracy Hardy and I live at 1406 Fern Ct. I am here today to share some of my concerns with Alta Landing apartments and the zoning change request to PD. I am opposed to the zoning change from MF to PD for several reasons. 1. They are non-conforming in MF and will be non-conforming in PD. There are a number of things wrong with these apartments that the City of Kennedale has allowed and made exceptions for that effect our neighborhood and their renters. Like the setback violation in Section 3 Table 3.3, the retaining wall in Section 10.14.F.2.b shall not exceed 5 feet in height and at least 10 feet in step back for the retaining walls, in my area the set back is only 3 ½ setback from my property to their retaining wall and the retaining wall is approx. 12 to 15 feet in height not the 5ft as stated in Section 10 and in PD 9.2 Qualifying Conditions that apply to all PD's #D Compatibility with adjacent Uses. It states parking areas, shall not be located near the perimeter of the PD or so as to negatively impact the residential use of adjacent land. (Our property line and backyards that joins their parking lot) making it non-conforming to PD 9.2#D We already had a vehicle went over the retaining wall through the fence into a neighbor's yard make an unsafe situation for everyone involved. Thank God no one was injured, and yes, they did install a wire guard rail after that, but the parking lot itself is still a violation of 9.2. of PD. This could have been prevented if PD 9.2#D had been followed along with the 5 feet retaining wall and setbacks in Section 10. Alta Landing stated they want the Zone Change to PD to add things like more tree and a carport and other items. All those things can be done in MF Zoning even the Trash Dumpster can be moved a different location not to the front but somewhere from the neighbor's fences.

They have been non-conforming from the beginning and they still are non-conforming. Changing to PD is just a way to cover up the wrong. It doesn't make it better quality of life for anyone, doesn't make it safer for anyone. It is just changing it on paper and not changing the wall, that wall cannot be moved, it is still unsafe. According to Section 9.1, A PD shall not be sought primarily to avoid the standards and requirements of zoning.

ORDINANCE NO. 25-791

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF KENNEDALE, TEXAS, BY CHANGING THE ZONING CLASSIFICATION ON CERTAIN PROPERTY WITHIN THE CITY OF KENNEDALE, BEING APPROXIMATELY 10.2722 ACRES OF LAND SITUATED IN LOT 2R1 BLOCK 1 OF THE VAQUERO COKER ADDITION, LOCATED AT 100 JOPLIN RD., CITY OF KENNEDALE, TEXAS, FROM MULTIFAMILY DISTRICT "MF" TO "PD" PLANNED DEVELOPMENT IN ACCORDANCE WITH THE CITY'S COMPREHENSIVE PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; 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 SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS 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 Code; and

WHEREAS, the City of Kennedale heretofore adopted the Unified Development Code of the City, as amended, which ordinance regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with the Kennedale Unified Development Code Article 22, the owners of the property described as approximately 10.2722 acres of land situated in Lot 2R1, Block 1, the Vaquero Coker Addition, commonly known as 3100 Joplin Rd., City of Kennedale, Texas, have filed an application to rezone the zoning from MF-Multifamily District to PD-Planned Development District; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on November 20, 2025, with respect to the proposed rezoning as described herein; and

WHEREAS, the City Council of the City held public hearings on December 22, 2025, January 20, 2026, and February 17, 2026 with respect to the proposed rezoning as described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, the Kennedale Unified Development Code, Article 22, and all other laws dealing with notice, publication, and procedural requirements for the approval of a rezoning on the property; 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:

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:

An approximate 10.2722 acre tract of land situated in Lot 2R1 Block of the Vaquero Coker addition, located at 100 Joplin Rd., City of Kennedale, Tarrant County, Texas (the "Property"), as more fully described below and depicted in **Exhibit "A"** (attached and incorporated herein), shall be rezoned from Multifamily District "MF" to "PD" Planned Development, in accordance with the City's Comprehensive Plan and specific requirements and exhibits incorporated herein.

SECTION 2.

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

SECTION 3.

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

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

SECTION 4.

Development of the site shall be in conformance with the Site Plan depicted in **Exhibit "C"** and the Landscape Plan depicted in **Exhibit "D,"** attached hereto and incorporated herein, with substantial conformance to be determined by the Director of Community Development.

SECTION 5.

The official Zoning Map of the City is hereby amended, and the Director of Community Development is directed to revise the official Zoning Map to reflect the approved Planned Development District as set forth above.

SECTION 6.

This Ordinance shall be cumulative of all provisions of the Unified Development Code, as amended, all other ordinances affecting zoning and land use, and of the Code of Ordinances, City of Kennedale, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 7.

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

SECTION 8.

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the City Council shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-6 of the Code of Ordinances, City of Kennedale, Texas. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 9.

All rights and remedies of the City are expressly saved as to any and all violations of the provisions of the Unified Development Code or any ordinances governing zoning 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, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance, but may be prosecuted until final disposition by the courts.

SECTION 10

The City Secretary of the City is hereby directed to publish the caption in the official newspaper of the City as required by Section 3.10 of the Charter of the City.

SECTION 11

This Ordinance shall take effect and be in full force from and after the date of 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, ON THIS _____ DAY OF FEBRUARY, 2026.

APPROVED:

_____
Brad Horton, Mayor

ATTEST:

_____
Barbara Dahl, City Secretary

APPROVED AS TO FORM AND LEGALITY: _____
Carvan E. Adkins
City Attorney

EXHIBIT A
Legal Description and Location

Legal Description:

Lot 2R1 Block 1, Vaquero Cocker Addition

Location Description:

100 Joplin Road, Kennedale, Texas 76060

Being approximately 10.2722 acres along the west side of Joplin Road, approximately 315 feet south of Kennedale Sublett Road in the City.

Location Map:

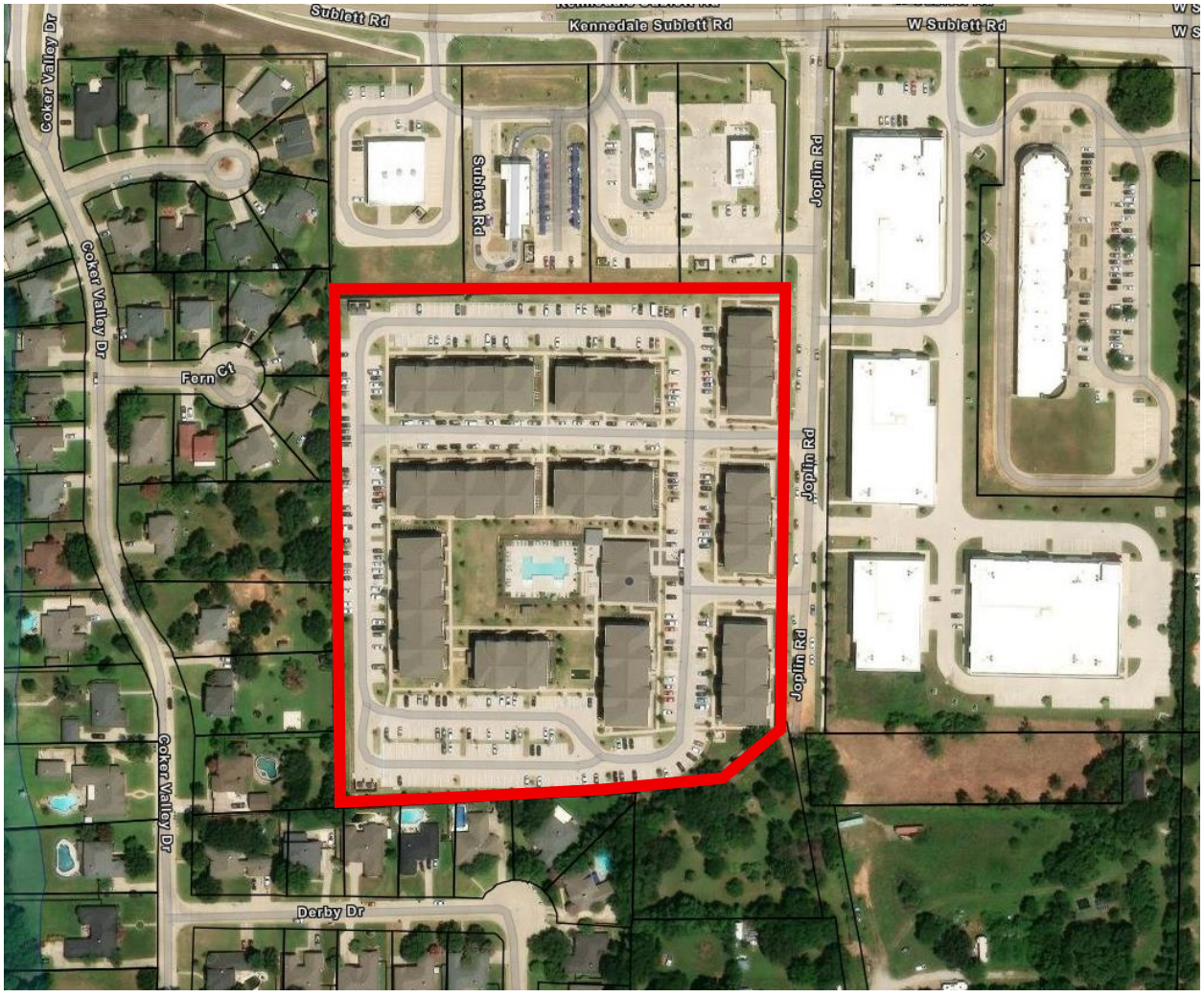


EXHIBIT B

ALTA LANDING
DEVELOPMENT STANDARDS FOR MULTI-FAMILY
(MF) RESIDENTIAL (PLANNED DEVELOPMENT)

Alta Landing is an existing multi-family community located on the west side of Joplin Road (3100 Joplin Road) in Kennedale, Texas ("Property").

The intent of these planned development district guidelines is to continue to promote a community that upholds and enhances the quality of the surrounding environment and to allow for additional conforming regulations and standards for the existing development. This community features high-quality apartments that are desirable in a higher-density residential area.

I. **Purpose.** This Property is designed to allow a multi-family development consisting of a maximum of 270 dwelling units in 10 apartment buildings with one accessory amenity center. The Property owner or Property management entity shall maintain all common areas, private fire lanes and access easements, public access, and utility easements in a good state of repair and maintain the Property to conform to all local, state, and national standards. If required, the City of Kennedale will maintain any dedication of public right of ways and water and sanitary sewer easements. Any new addition, construction, or reconstruction shall meet the requirements of this ordinance. All existing development on this property shall continue to be permitted by right. Any changes or modifications shall also adhere to these requirements.

II. **In General.** In the event of a conflict between this ordinance and the site and landscape plans, the site and landscape plans shall prevail.

III. **Site Plan.** Development of the Property shall be in general conformance with the Site Plan attached hereto as Exhibit "B" (the "Site Plan").

IV. **Permitted Uses.** Land use and structures shall comply with uses permitted for multi-family residential districts (MF) as depicted and shown in the attached exhibits and in Section 3 of the City of Kennedale's Unified Development Code ("UDC") except as detailed in this ordinance.

V. **Development Regulations.**

A) Development Standards: All regulations and standards for the Property shall comply with standards set forth in this ordinance. In the event there is a conflict between the UDC, this ordinance, and/or the attached exhibits, then the order of precedence in resolving such conflict shall be as follows: (1) the attached exhibits, (2) this ordinance, and (3) the UDC.

1. The following standards shall apply to the Property:

Development Standards	
Base Zoning	PD
Uses	”MF” , Multi-Family Residential District uses
Lot size (Minimum)	No minimum.
Density (Maximum)	270 dwelling units
Dwelling Unit Size (Minimum)	
Efficiency	582 square feet
One-bedroom	723 square feet
Two-bedroom	1,112 square feet
Three-bedroom	1,520 square feet
Setbacks (Minimum)	As shown on Site Plan
Building Height (Maximum)	45 Feet
Building Stories (Maximum)	3
Building Height – Accessory (Maximum)	26 Feet
Building Stories – Accessory (Maximum)	1
Impervious coverage	75%
Minimum parking setback	30 Feet
Parking (minimum)	400 spaces

2. Setbacks are as shown on the Site Plan. No internal setbacks for the property apply.
   a. Stairwells along Joplin are permitted to encroach into the setback as shown on the Site Plan.

3. Parking and Loading:
   a. All off-street parking shall be located as depicted and shown in the attached exhibits.
   b. Loading zone requirements shall be excluded from the development.
   c. A multi-level parking structure shall not be permitted on site.
   d. Carports shall not be permitted on site.

4. Signage: The monument sign shall be located as depicted and shown on the Site Plan.

VI. Design Standards.

A) Building Form Standards:. All buildings constructed after the date of passage of this ordinance shall meet, at minimum, the building form and design standards outlined in the Unified Development Code at the time of adoption of this ordinance and be consistent with the existing structures. Existing structures are considered conforming in building form and design standards.

B) Fences/Walls/ Retaining Walls/ Guard Rails:

1. Fences, screen walls, retaining walls, and guard rails shown on the Site Plan shall be maintained by the owner. Fences on the Property shall be re-stained at least once every five (5) years commencing on adoption of this ordinance. Retaining walls must undergo a structural inspection no less than every two years commencing no later than the second anniversary of the adoption of this ordinance.

2. All fencing and screening shall be consistent with the location as depicted in the attached exhibits. All fences, screen walls, retaining walls, and guard rails shall be allowed along the side and rear property lines and are not subject to any setback standards.

3. Two-foot extensions shall be added to the poles on the existing fence to create an eight-foot tall fence as shown on the Site Plan.

4. Guardrails shall be installed near the rear of the property as depicted and shown in the attached exhibits. The guardrail shall be installed within 6-months of the approval of this ordinance.

C) Landscaping: Landscaping shall conform to the Landscape Exhibit attached as Exhibit "C" and must be maintained by the owner in a healthy growing condition. Additional trees shall be installed in the rear of the property as depicted and shown in the attached landscaping exhibit. The additional landscaping shall be installed no later than 6 months from the adoption of this ordinance. All site landscaping, including maintenance of the right-of-way, shall be maintained by the property owner.

D) Dumpsters: Dumpsters shall be relocated from the southwest and northwest corners of the Property to the northeast corner of the Property as shown in the Site Plan. Relocation of the dumpsters shall occur no later than six (6) months after of the approval of this ordinance. Once relocated, dumpsters may not be located anywhere else within the Property except as shown on the Site Plan.

E) Drainage: Drainage flumes shall be installed along the south and west property lines within the areas between the existing walls on the Property and the adjacent single-family property lines in the approximate locations shown on the Site Plan. The drainage flumes shall have a minimum three-inch (3") curb along the edges of the flumes adjacent to the single-family property lines. The flumes shall be installed no later than six (6) months after the approval of this ordinance.

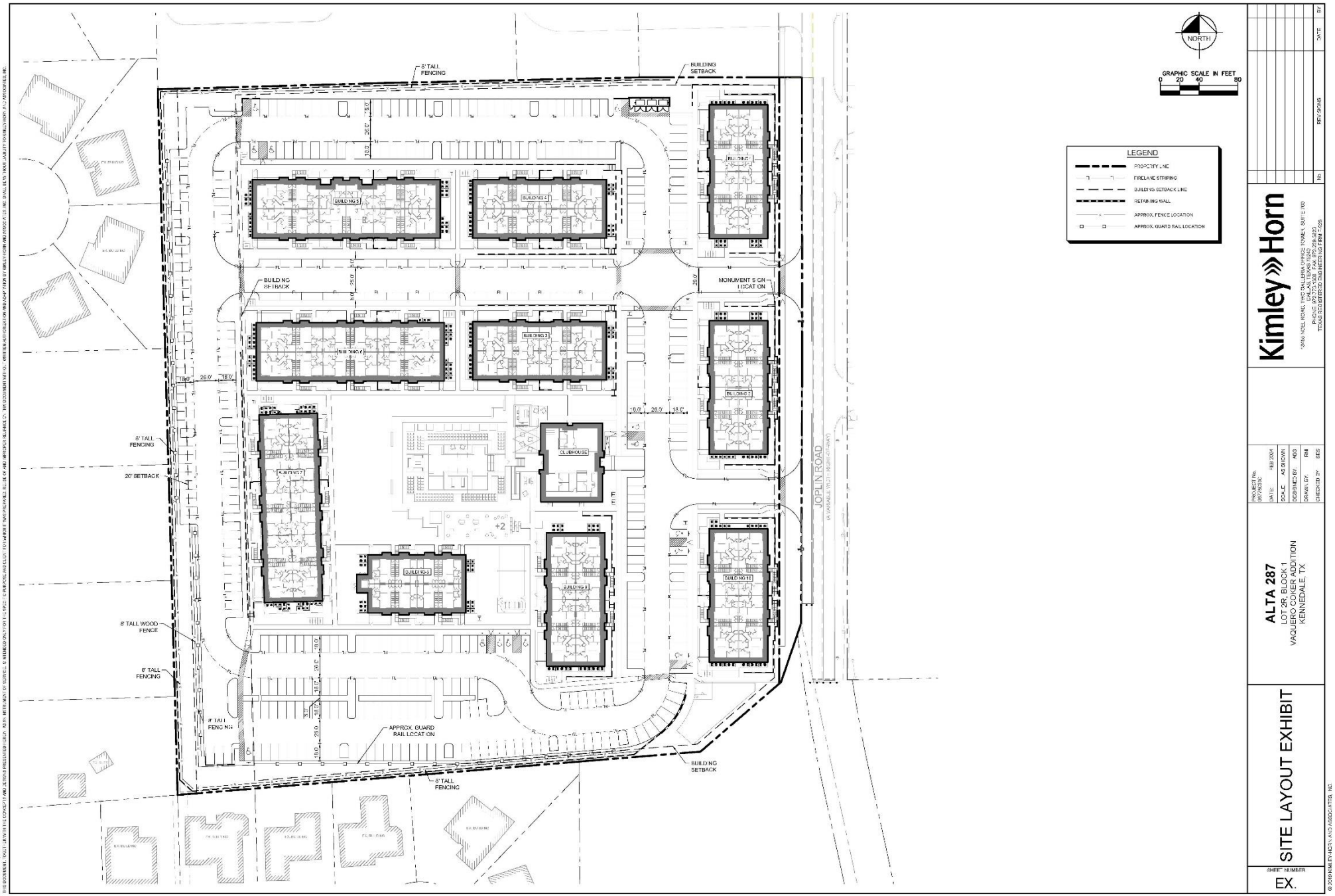
VII. Annual Meeting and Notices

A) Annual Meeting. Representatives from the Steeplechase Homeowners Association and the Property owner or the Property management entity shall meet annually on-site, unless both the Steeplechase Homeowners Association and the Property owner or Property management entity agree that such a meeting is not necessary.

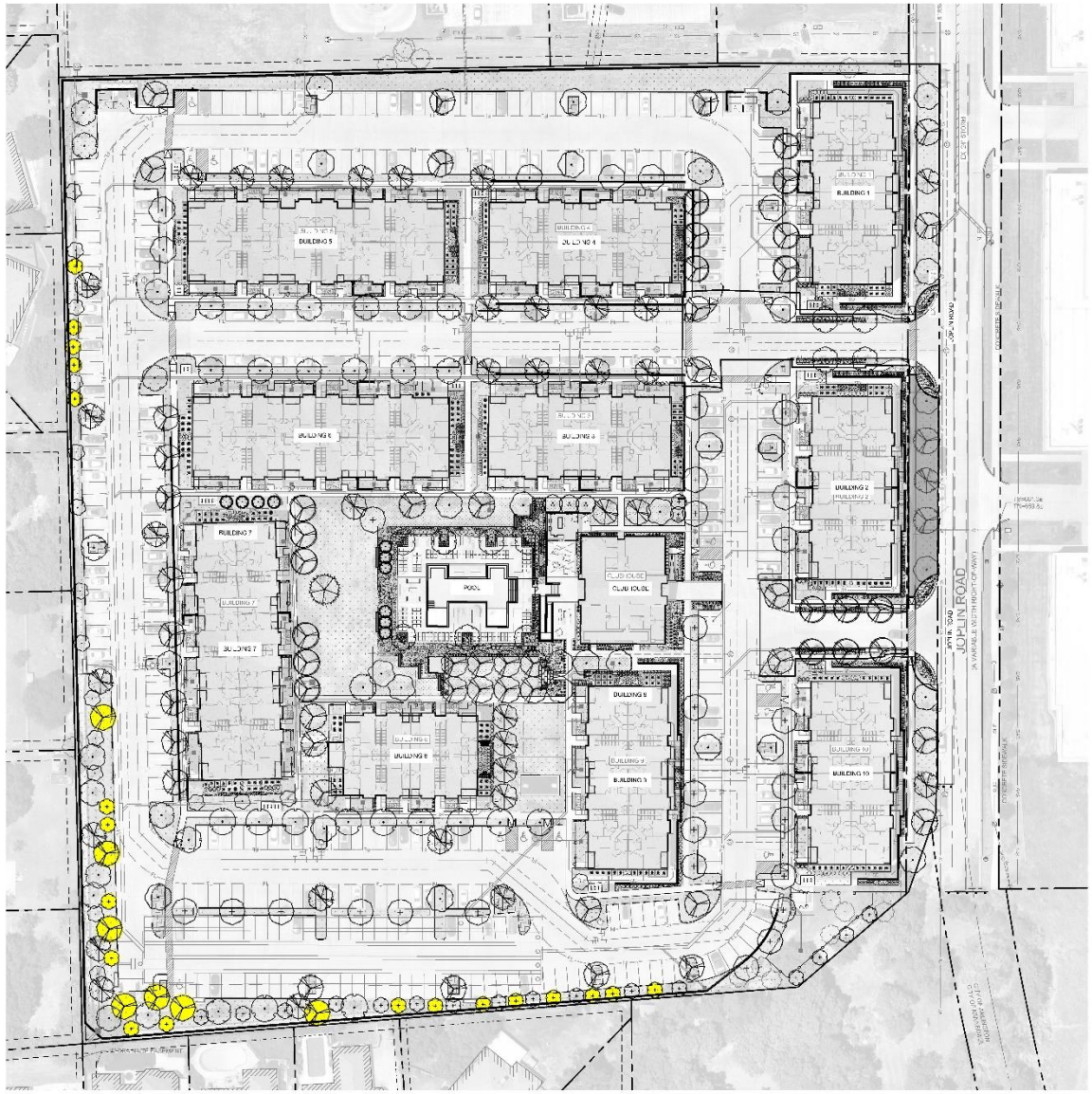
B) Notices. The Property owner or Property management entity will provide the Steeplechase Homeowners Association with at least thirty (30) days prior written notice before submitting an application to change or amend the zoning classification of the Property with the City of Kennedale.

EXHIBIT "C"

SITE PLAN



LANDSCAPE PLAN



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer barbatum 'Caddo' / Caddo Southern Sugar Maple
	Ilex cornuta 'Sky Pencil' / Sky Pencil Japanese Holly
	Liquidambar styraciflua / American Sweet Gum
	Magnolia grandiflora 'D.D. Blanchard' / Direct Southern Magnolia
	Pistacia texana / Texas Pistache
	Quercus macrocarpa / Mast Oak
	Quercus muehlenbergii / Chinkapin Oak
	Quercus polymorpha 'Nadney' / Monterey Oak
	Quercus shumardii / Shumard Red Oak
	Quercus texana / Texas Red Oak
	Quercus virginiana / Southern Live Oak
	Taxodium distichum / Bald Cypress
	Ulmus alata / Winged Elm
	Ulmus crassifolia / Cedar Elm
	Ulmus parvifolia 'Allee' / Allee Lacebark Elm
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	Cercis canadensis var. mexicana / Mexican Redbud
	Ilex vomitoria / Yaupon Holly
	Rhus aromatica / Fragrant Sumac

NOTE: PROPOSED TREES ILLUSTRATED ON THIS PLAN ARE A COMBINATION OF SOUTHERN LIVE OAKS AND YAUPON HOLLIES

PROPOSED TREE LOCATIONS

EXISTING TREE LOCATIONS

SCALE: 1" = 40'

0 20 40 80 100

ALTA Landing ▪ KENNEDALE, TX ▪ PLANTING OVERALL PLAN

PN8520063 | 10.21.2025 | WOOD PARTNERS

LandDesign.

STAFF REPORT
TO THE CITY COUNCIL

MEETING DATE: FEBRUARY 17, 2026

AGENDA ITEM NUMBER: PUBLIC HEARING IV.B

SUBJECT
PZ CASE #25-20 to conduct a public hearing and consider a proposed zoning change from "R1 – SINGLE FAMILY RESIDENTIAL DISTRICT" TO A "PD – PLANNED DEVELOPMENT" for properties located at 4365 Dick Price Rd., Parcel 04189140, SNIDER, E S SURVEY Abstract 1445 Tract 1A .721 AC INTO PLAT D21707184, 4365 S Dick Price Rd., Parcel 42293721, SNIDER ADDITION, Block 1, Lot 1 and 4431 DICK PRICE RD, PARCEL 04189132, SNIDER, E S SURVEY Abstract 1445 Tract 1 1969 12 X 56 .336 AC INTO PLAT D217007184 of the City of Kennedale, Tarrant County, Texas, 76060.

ORIGINATED BY Edward McRoy

SUMMARY

Current Zoning	Proposed Zoning	Comprehensive Plan Designation
R-1	PD Retail/Manufactured Homes	Single Family (Medium Density) 9 DU/acre

Nearby Zoning			
North	R1	East	R1
South	N/A ETJ	West	N/A ETJ

This Item was continued from the 01/20/2026 City Council meeting upon a request from the applicant.

This request is to rezone to facilitate the redevelopment of a former shallow sand extraction site. The applicants are proposing a Planned Development that includes a retail/commercial area along the Dick Price Road frontage based on the C-2 District and a manufactured home park presumably based on the MH District for the remainder of the on the property to the rear. Within the retail/commercial area they have provided a list of uses that they propose being excluded. It is staff's understanding that the proposed manufactured home area would have home sites that will be leased.

Substantial private park/greenspace/recreational space has been indicated between the commercial and manufactured home areas. In addition to this area for active recreation a more passive green space is proposed to the rear of the site. A specific list of amenities/facilities has not been included in the proposal.

Proposed streets to the interior are shown to be intended as private. A reserved area for a street stub has been shown to the north for a potential future connection. This stub and others along the south side have been dimensioned so that if connections not necessary these areas can later be converted into home spaces. Along the south side of the project there is a private street known as "Green St." two stubs connecting to this street are shown. Green Street is shown on the City's Thoroughfare Plan to be a four-lane arterial Boulevard with enhanced bicycle and pedestrian service. Such a thoroughfare requires a total width of 130 feet. The current green street area appears to only have about 30 feet of width and it is privately owned.

The Comprehensive Land Use Plan includes the following features that appear to support this proposal.

- At 400 units residential density for this proposal would be between 4.35 (with green space) and 5.56

(without green space) DU/acre. Density based on the layout (max 373 units) however, would be more likely to only reach 4.058 (with green space) and 5.18 (without green space). This is equivalent to an R3 zoning density.

- The Plan states (pg. 93), “Having a variety of housing types allows for residents to choose the type of home they can both afford and prefer. Housing needs are different throughout different stages of life.”
- On housing Objective 3 (pg. 96) calls for the City to, “Develop greater opportunities for senior housing and age restricted housing.”
- On parks and recreation Objective 3 (pg. 108) states indicates the city should “Influence new development in providing public spaces in addition to private amenities.”
- On retail (pg. 94) it is encouraged that retail, “…optimize convenience for adjacent neighborhoods. Encouraging walkability and connectivity to adjacent neighborhoods.”

RECOMMENDATIONS

P&Z December 22, 2025 – In Favor W/ Staff recommended conditions/changes as indicated

Staff recommends approval with the following changes

1. Remove Short term rentals from allowed uses in the MH area
2. Provide a specific list, map, or narrative of amenities to be provided in any private park, green space common area, or buffer yard space. Such information should include information on the number/type/extent of things to be provided such as but not limited to playground equipment, trails, picnic tables, gazebos, grills, sport courts, public pools, community meeting spaces etc.
3. Show and label ROW area to be dedicated to the City for the provision of a future 4-land boulevard throughfare along the south of this property. A minimum of 65’ in width for this purpose should generally be indicated except that additional ROW may be needed for turning lanes at the intersection of this thoroughfare and Dick Price Rd.
4. All private streets shall be required to be constructed to public street standards including but not limited to load capacities, curvature, turnarounds and any traffic calming or access restrictions.
5. All manufactured homes to be emplaced on a concrete pad and appropriately secured
6. Motorized recreational vehicles, modified buses, camper tops, and trailer-mounted campers are prohibited.
7. A development agreement for the provision of water, wastewater, stormwater, street, and pedestrian improvements to serve this site must be approved by the City Council or authorized city staff officer prior to the issuance of any building permit on this site.

ATTACHMENTS

1.	Postponement Letter from 01/20/2026
2.	Owner's Affidavit
3.	4431 Dick Price Survey w Metes and Bounds
4.	Dick Price Rd 200' Buffer Map
5.	Dick Price Project Address List
6.	Dick Price Project Address Labels
7.	PZ Case 25-20 KISD 200' Buffer Letter - New Date
8.	PZ Case 25-20 200' Buffer Letter - New Date
9.	Response Letter from 4297 Dick Price Road Property Owner
10.	Vicinity Map (1)
11.	PD_CONCEPT-_PLAN_3365_Dick_Price_Rd._25_1118 (1)
12.	Amenity List
13.	C-2 usage exclusions
14	PD Restaurant Rendering
15	Proposed Ordinance

From: John McMackin
To: Edward McRoy; Tina Cox
Subject: Moving PZ Case #25-20 city council hearing to the February docket
Date: Monday, January 12, 2026 4:34:55 PM
Attachments: PZ Case #25-20 date move.docx

You don't often get email from jcmcmackin98@gmail.com. Learn why this is important

Dear Ed and Tina,

Please see the attached document requesting a date change into the February docket for the city council hearing of PZ Case 25-20.

--
Crawford McMackin
JCMcmackin98@gmail.com
(817) 992-3496

Dear Ed and Tina.

I hope this letter finds you both well.

I'm writing in regards to **PZ Case #25-20**.

Due to tragic circumstances we had to make a change in Civil Engineers as of today. After speaking to our new CE about this project he believes the best course of action given the timing would be to push the hearing of this case into the February docket. He just doesn't believe he will be properly prepared for the hearing given the short window of time he has until next Tuesday along with his increased work load. We'd like to request that this case be heard in the February docket if possible.

Revised January 2023

Permit Number

APPLICATION
ZONING CHANGE

Requirements

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

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

Applicant Information

Applicant Name: Ross Melton

Applicant Title: Sr. Project Manager

Applicant Address: 500 W. 7th Street, #1300, Fort Worth, TX 76102

Applicant Phone: 817-965-4778 Applicant Email: ross.melton@westwoodps.com

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

Owner Name: Robert L Patton Jr ~~Jeff Ryan~~ for TCRG Opportunity XIII LLC

Owner Address: 5201 Camp Bowie Blvd., Suite 200, Fort Worth, TX 76107

Owner Phone: 817-626-9898 Owner Email: rwood@TCRG.com

Property Information

Property Address: 4431 Dick Price, Kennedale, Texas 76060 Property ID - 4189132

Property Legal Description: SNIDER, E S SURVEY Abstract 1445 Tract 1 1969 12 X 56 .336 AC INTO PLAT D217007184

Present Use of Property: Quarry (sand gravel)

Present Zoning of Property: R1 - Single Family

Desired Zoning of Property: PD - Planned Development w/Commercial & MHC residential

Applicant Agreement

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

Signature of Applicant: Ross L. Melton Date: 09/16/2025

For Office Use Only

Completeness Check

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

Sign _____ **Date** _____

Preliminary Planning and Zoning Review

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

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

Sign _____ **Date** _____

Revised January 2023

City of KENNEDALE Texas EST. 1887

OWNER AFFIDAVIT

*Only Required if applicant is applying on behalf of the owner

Property Address: 4431 Dick Price, Kennedale, Texas 76060

Legal Description: SNIDER, E S SURVEY Abstract 1445 Tract 1 1969

Applicant: Ross Melton

Type of P&Z Request: Zoning Change

I, Robert L. Patton Jr., current owner of the above mentiond property, authorize the applicant or his authorized representative to make application for the City of Kennedale Planning & Zoning Comission to consider granting the above referenced request on my behalf and to appear before the Commission.

Owner Name: Robert L. Patton, Jr.

Owner Signature: Robert L Patton Jr

Date: 11/19/2025

****

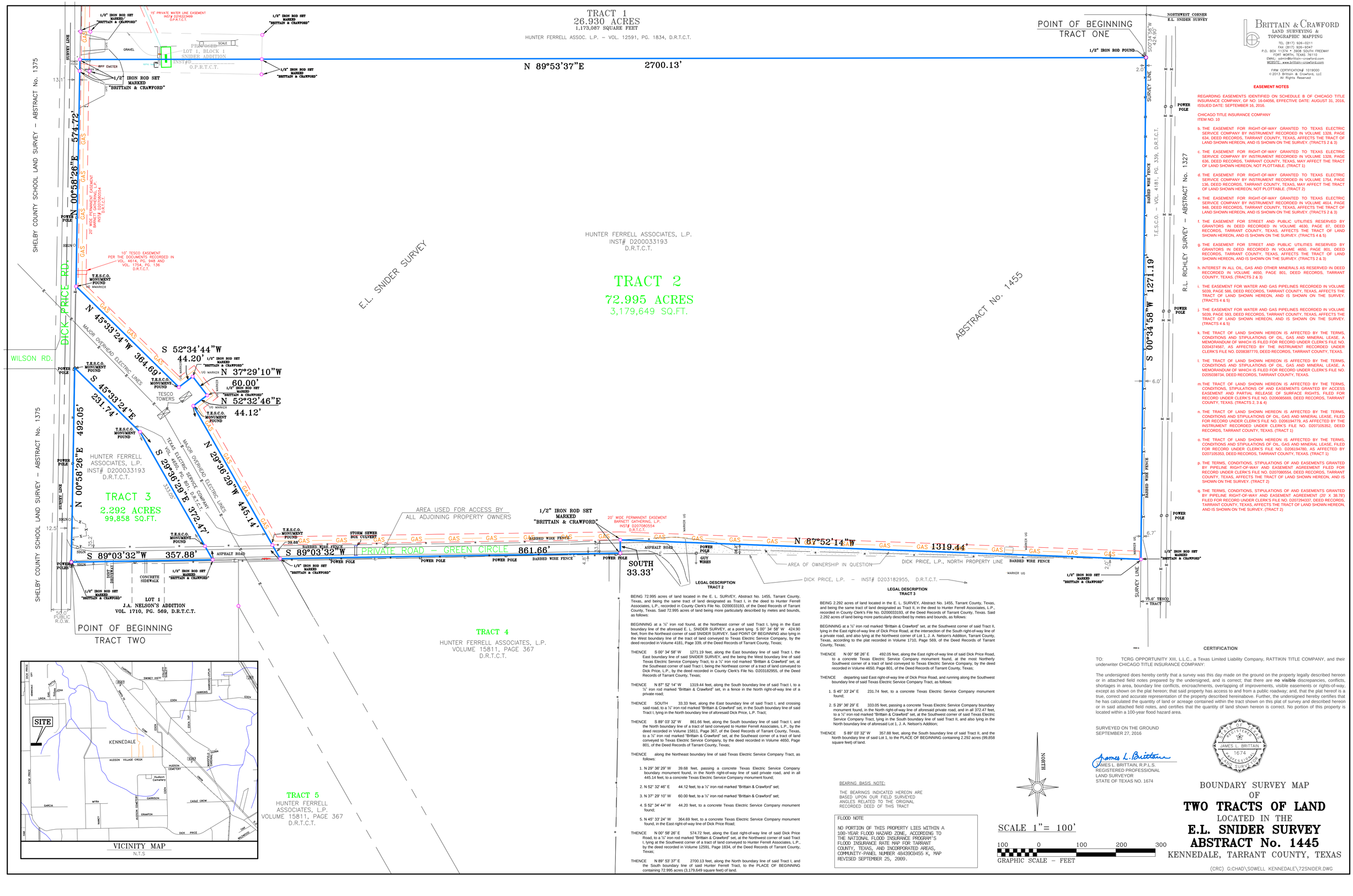
Sworn To and Subscribed before me by Robert L. Patton Jr.

ON THIS 19th DAY OF November, 2025

CHERYL L. COUCH
Notary Public, State of Texas
Comm. Expires 04-28-2026
Notary ID 125016597

Cheryl L Couch

Notary Public, Tarrant County, Texas



BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com
FIRM CERTIFICATION# 1019000
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EASEMENT NOTES

REGARDING EASEMENTS IDENTIFIED ON SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY, GF NO: 16-04056, EFFECTIVE DATE: AUGUST 31, 2016, ISSUED DATE: SEPTEMBER 16, 2016.

CHICAGO TITLE INSURANCE COMPANY
ITEM NO. 10

b. THE EASEMENT FOR RIGHT-OF-WAY GRANTED TO TEXAS ELECTRIC SERVICE COMPANY BY INSTRUMENT RECORDED IN VOLUME 1328, PAGE 634, DEED RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY. (TRACTS 2 & 3)

c. THE EASEMENT FOR RIGHT-OF-WAY GRANTED TO TEXAS ELECTRIC SERVICE COMPANY BY INSTRUMENT RECORDED IN VOLUME 1328, PAGE 636, DEED RECORDS, TARRANT COUNTY, TEXAS, MAY AFFECT THE TRACT OF LAND SHOWN HEREON, NOT PLOTTABLE. (TRACT 1)

d. THE EASEMENT FOR RIGHT-OF-WAY GRANTED TO TEXAS ELECTRIC SERVICE COMPANY BY INSTRUMENT RECORDED IN VOLUME 1754, PAGE 136, DEED RECORDS, TARRANT COUNTY, TEXAS, MAY AFFECT THE TRACT OF LAND SHOWN HEREON, NOT PLOTTABLE. (TRACT 2)

e. THE EASEMENT FOR RIGHT-OF-WAY GRANTED TO TEXAS ELECTRIC SERVICE COMPANY BY INSTRUMENT RECORDED IN VOLUME 4614, PAGE 948, DEED RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY. (TRACTS 2 & 3)

f. THE EASEMENT FOR STREET AND PUBLIC UTILITIES RESERVED BY GRANTORS IN DEED RECORDED IN VOLUME 4630, PAGE 87, DEED RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY. (TRACTS 4 & 5)

g. THE EASEMENT FOR STREET AND PUBLIC UTILITIES RESERVED BY GRANTORS IN DEED RECORDED IN VOLUME 4650, PAGE 801, DEED RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY. (TRACTS 2 & 3)

h. INTEREST IN ALL OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED RECORDED IN VOLUME 4650, PAGE 801, DEED RECORDS, TARRANT COUNTY, TEXAS. (TRACTS 2 & 3)

i. THE EASEMENT FOR WATER AND GAS PIPELINES RECORDED IN VOLUME 5039, PAGE 586, DEED RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY. (TRACTS 4 & 5)

j. THE EASEMENT FOR WATER AND GAS PIPELINES RECORDED IN VOLUME 5039, PAGE 593, DEED RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY. (TRACTS 4 & 5)

k. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE TERMS, CONDITIONS AND STIPULATIONS OF OIL, GAS AND MINERAL LEASE. A MEMORANDUM OF WHICH IS FILED FOR RECORD UNDER CLERK'S FILE NO. D204374567, AS AFFECTED BY THE INSTRUMENT RECORDED UNDER CLERK'S FILE NO. D208307770, DEED RECORDS, TARRANT COUNTY, TEXAS.

l. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE TERMS, CONDITIONS AND STIPULATIONS OF OIL, GAS AND MINERAL LEASE. A MEMORANDUM OF WHICH IS FILED FOR RECORD UNDER CLERK'S FILE NO. D205038734, DEED RECORDS, TARRANT COUNTY, TEXAS.

m. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE TERMS, CONDITIONS, STIPULATIONS OF AND EASEMENTS GRANTED BY ACCESS, EASEMENT AND PARTIAL RELEASE OF SURFACE RIGHTS, FILED FOR RECORD UNDER CLERK'S FILE NO. D206085669, DEED RECORDS, TARRANT COUNTY, TEXAS. (TRACTS 2, 3 & 4)

n. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE TERMS, CONDITIONS AND STIPULATIONS OF OIL, GAS AND MINERAL LEASE, FILED FOR RECORD UNDER CLERK'S FILE NO. D206194779, AS AFFECTED BY THE INSTRUMENT RECORDED UNDER CLERK'S FILE NO. D207105352, DEED RECORDS, TARRANT COUNTY, TEXAS. (TRACT 1)

o. THE TRACT OF LAND SHOWN HEREON IS AFFECTED BY THE TERMS, CONDITIONS AND STIPULATIONS OF OIL, GAS AND MINERAL LEASE, FILED FOR RECORD UNDER CLERK'S FILE NO. D206194780, AS AFFECTED BY D207105353, DEED RECORDS, TARRANT COUNTY, TEXAS. (TRACT 1)

p. THE TERMS, CONDITIONS, STIPULATIONS OF AND EASEMENTS GRANTED BY PIPELINE RIGHT-OF-WAY AND EASEMENT AGREEMENT FILED FOR RECORD UNDER CLERK'S FILE NO. D207080554, DEED RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY. (TRACT 2)

q. THE TERMS, CONDITIONS, STIPULATIONS OF AND EASEMENTS GRANTED BY PIPELINE RIGHT-OF-WAY AND EASEMENT AGREEMENT (20' X 39.78') FILED FOR RECORD UNDER CLERK'S FILE NO. D207294337, DEED RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE TRACT OF LAND SHOWN HEREON, AND IS SHOWN ON THE SURVEY. (TRACT 2)

LEGAL DESCRIPTION
TRACT 2

BEING 72.995 acres of land located in the E. L. SURVEY, Abstract No. 1455, Tarrant County, Texas, and being the same tract of land designated as Tract I, in the deed to Hunter Ferrell Associates, L.P., recorded in County Clerk's File No. D200033193, of the Deed Records of Tarrant County, Texas. Said 72.995 acres of land being more particularly described by metes and bounds, as follows:

BEGINNING at a ½" iron rod found, at the Northeast corner of said Tract I, lying in the East boundary line of the aforesaid E. L. SNIDER SURVEY, at a point lying S 00° 34' 58" W 424.90 feet, from the Northeast corner of said SNIDER SURVEY. Said POINT OF BEGINNING also lying in the West boundary line of the tract of land conveyed to Texas Electric Service Company, by the deed recorded in Volume 4181, Page 339, of the Deed Records of Tarrant County, Texas;

THENCE S 00° 34' 58" W 1271.19 feet, along the East boundary line of said Tract I, the East boundary line of said SNIDER SURVEY, and the being the West boundary line of said Texas Electric Service Company Tract, to a ½" iron rod marked "Brittain & Crawford" set, at the Southeast corner of said Tract I, being the Northeast corner of a tract of land conveyed to Dick Price, L.P., by the deed recorded in County Clerk's File No. D203182955, of the Deed Records of Tarrant County, Texas;

THENCE N 87° 52' 14" W 1319.44 feet, along the South boundary line of said Tract I, to a ½" iron rod marked "Brittain & Crawford" set, in a fence in the North right-of-way line of a private road;

THENCE SOUTH 33.33 feet, along the East boundary line of said Tract I, and crossing said road, to a ½" iron rod marked "Brittain & Crawford" set, in the South boundary line of said Tract I, lying in the North boundary line of aforesaid Dick Price, L.P. Tract;

THENCE S 89° 03' 32" W 861.66 feet, along the South boundary line of said Tract I, and the North boundary line of a tract of land conveyed to Hunter Ferrell Associates, L.P., by the deed recorded in Volume 15811, Page 367, of the Deed Records of Tarrant County, Texas, to a ½" iron rod marked "Brittain & Crawford" set, at the Southeast corner of a tract of land conveyed to Texas Electric Service Company, by the deed recorded in Volume 4650, Page 801, of the Deed Records of Tarrant County, Texas;

THENCE along the Northeast boundary line of said Texas Electric Service Company Tract, as follows:

1. N 29° 36' 29" W 39.68 feet, passing a concrete Texas Electric Service Company boundary monument found, in the North right-of-way line of said private road, and in all 445.14 feet, to a concrete Texas Electric Service Company monument found;
2. N 52° 32' 46" E 44.12 feet, to a ½" iron rod marked "Brittain & Crawford" set;
3. N 37° 29' 10" W 60.00 feet, to a ½" iron rod marked "Brittain & Crawford" set;
4. S 52° 34' 44" W 44.20 feet, to a concrete Texas Electric Service Company monument found;
5. N 45° 33' 24" W 364.69 feet, to a concrete Texas Electric Service Company monument found, in the East right-of-way line of Dick Price Road;

THENCE N 00° 58' 26" E 574.72 feet, along the East right-of-way line of said Dick Price Road, to a ½" iron rod marked "Brittain & Crawford" set, at the Northwest corner of said Tract I, lying at the Southwest corner of a tract of land conveyed to Hunter Ferrell Associates, L.P., by the deed recorded in Volume 12591, Page 1834, of the Deed Records of Tarrant County, Texas;

THENCE N 89° 53' 37" E 2700.13 feet, along the North boundary line of said Tract I, and the South boundary line of said Hunter Ferrell Tract, to the PLACE OF BEGINNING containing 72.995 acres (3,179,649 square feet) of land.

LEGAL DESCRIPTION
TRACT 3

BEING 2.292 acres of land located in the E. L. SURVEY, Abstract No. 1455, Tarrant County, Texas, and being the same tract of land designated as Tract II, in the deed to Hunter Ferrell Associates, L.P., recorded in County Clerk's File No. D200033193, of the Deed Records of Tarrant County, Texas. Said 2.292 acres of land being more particularly described by metes and bounds, as follows:

BEGINNING at a ½" iron rod marked "Brittain & Crawford" set, at the Southwest corner of said Tract II, lying in the East right-of-way line of Dick Price Road, at the intersection of the South right-of-way line of a private road, and also lying at the Northwest corner of Lot 1, J. A. Nelson's Addition, Tarrant County, Texas, according to the plat recorded in Volume 1710, Page 569, of the Deed Records of Tarrant County, Texas;

THENCE N 00° 58' 26" E 492.05 feet, along the East right-of-way line of said Dick Price Road, to a concrete Texas Electric Service Company monument found, at the mod Northerly Southwest corner of a tract of land conveyed to Texas Electric Service Company, by the deed recorded in Volume 4650, Page 801, of the Deed Records of Tarrant County, Texas;

THENCE departing said East right-of-way line of Dick Price Road, and running along the Southwest boundary line of said Texas Electric Service Company Tract, as follows:

1. S 45° 33' 24" E 231.74 feet, to a concrete Texas Electric Service Company monument found;
2. S 29° 36' 29" E 333.05 feet, passing a concrete Texas Electric Service Company boundary monument found, in the North right-of-way line of aforesaid private road, and in all 372.47 feet, to a ½" iron rod marked "Brittain & Crawford" set, at the Southwest corner of said Texas Electric Service Company Tract, lying in the South boundary line of said Tract II, and also lying in the North boundary line of aforesaid Lot 1, J. A. Nelson's Addition;

THENCE S 89° 03' 32" W 357.88 feet, along the South boundary line of said Tract II, and the North boundary line of said Lot 1, to the PLACE OF BEGINNING containing 2.292 acres (99,858 square feet) of land.

BEARING BASIS NOTE:

THE BEARINGS INDICATED HEREON ARE BASED UPON OUR FIELD SURVEYED ANGLES RELATED TO THE ORIGINAL RECORDED DEED OF THIS TRACT

FLOOD NOTE

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0455 K, MAP REVISED SEPTEMBER 25, 2009.

CERTIFICATION

TO: TCRG OPPORTUNITY XIII, L.L.C., a Texas Limited Liability Company, RATTIKIN TITLE COMPANY, and their underwriter CHICAGO TITLE INSURANCE COMPANY:

The undersigned does hereby certify that a survey was this day made on the ground on the property legally described hereon or in attached field notes prepared by the undersigned, and is correct; that there are **no visible** discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible easements or rights-of-way, except as shown on the plat hereon; that said property has access to and from a public roadway; and, that the plat hereof is a true, correct and accurate representation of the property described hereinabove. Further, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon or in said attached field notes, and certifies that the quantity of land shown hereon is correct. No portion of this property is located within a 100-year flood hazard area.

SURVEYED ON THE GROUND
SEPTEMBER 27, 2016

James L. Brittain
JAMES L. BRITTAIN, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS NO. 1674

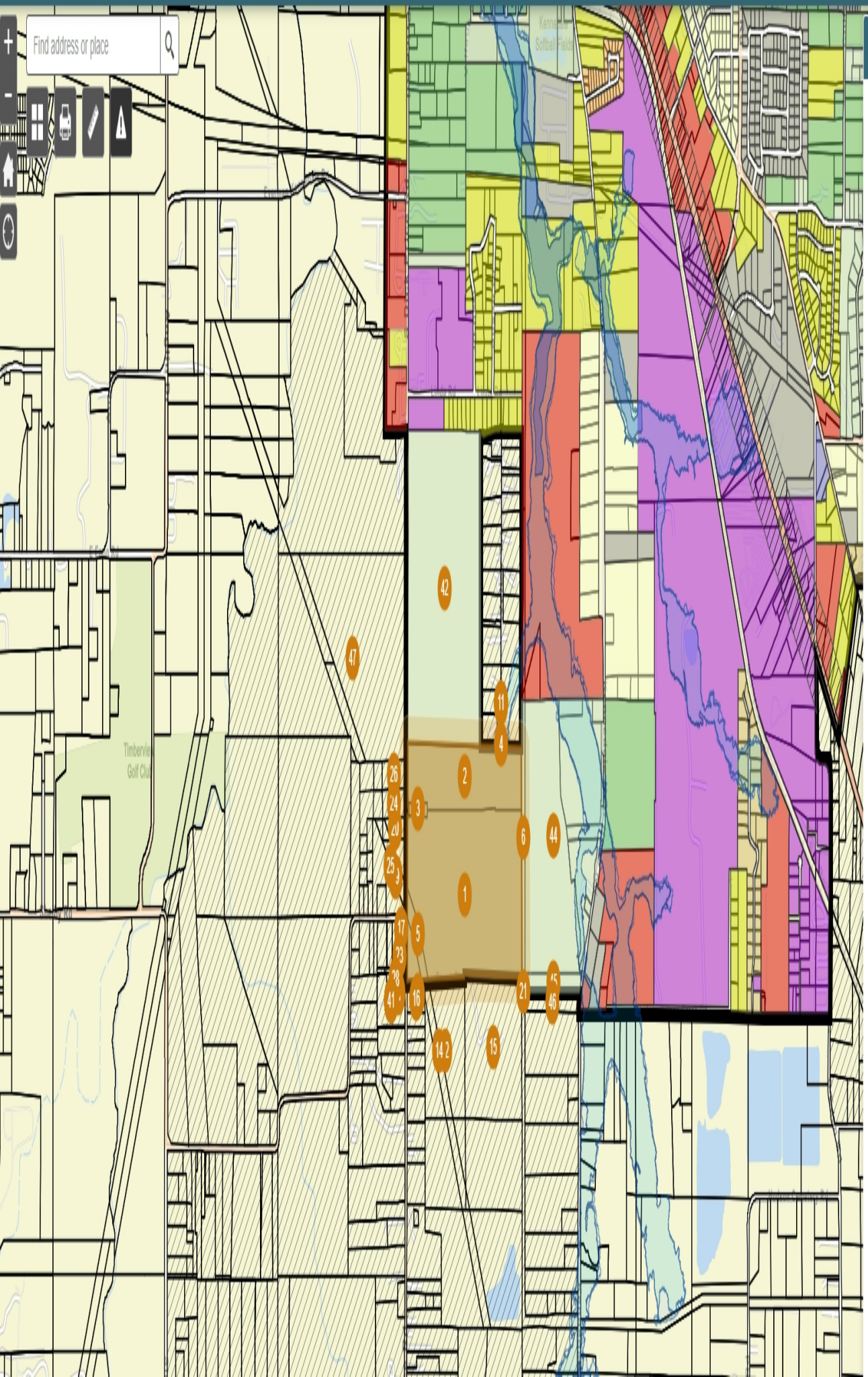
STATE OF TEXAS
REGISTERED
JAMES L. BRITTAIN
1674
PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY MAP
OF
TWO TRACTS OF LAND
LOCATED IN THE
E.L. SNIDER SURVEY
ABSTRACT No. 1445
KENNEDALE, TARRANT COUNTY, TEXAS

(CRC) G:CHAD\SOWELL KENNEDALE\72SNIDER.DWG

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

displayname	address
HUDSON JANICE LEE	7777 GLEN AMERICA DR #365
INDEPENDENT GAS CO	PO BOX 206 TAX DEPT
KING LINDA F	PO BOX 1462
MARTIN CYNTHIA E	4344 VALLEY TR
MCKELVY JAMES F	4344 VALLEY TR UNIT B
TARRANT PROPERTIES INC	2620 W PIONEER PKWY STE 102
INDEPENDENT ENVIRONMENTAL SVCS INC	3 WATERWAY SQ PL STE 100
TCRG OPPORTUNITY XIII LLC	5201 CAMP BOWIE BLVD STE 200
BROWN LONNIE A	4370 DICK PRICE RD
BROWN CYNTHIA	4390 DICK PRICE RD
WILSON JERRY G	5735 WILSON RD
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100
ATIQUE ENTERPRISES INC	4540 DICK PRICE RD
GOFF EDWARD L	4590 DICK PRICE RD
ONSTAD TRACY	4605 DICK PRICE RD
AUSTIN MARY SUE	4610 DICK PRICE RD
TODD G E	4630 DICK PRICE RD
ALLIED WASTE SYSTEMS INC	18500 N ALLIED WAY
MARTIN AIMEE A	1575 WALLIS RD
CITY OF KENNEDALE	405 MUNICIPAL DR
KENNEDALE ISD	120 KENNEDALE PKWY

city	state	zip	situsaddress
DALLAS	TX	75225	4068 KENNEDALE NEW HOPE RD
WHIPPANY	NJ	7981	4224 KENNEDALE NEW HOPE RD
MANSFIELD	TX	76063	4244 KENNEDALE NEW HOPE RD
KENNEDALE	TX	76060	4344 VALLEY TR
KENNEDALE	TX	76060	4344 VALLEY TR
ARLINGTON	TX	76013	4344 VALLEY TR
THE WOODLANDS	TX	77380	4080 DICK PRICE RD
FORT WORTH	TX	76107	4365 DICK PRICE RD
FORT WORTH	TX	76140	4370 DICK PRICE RD
FORT WORTH	TX	76140	4390 DICK PRICE RD
FORT WORTH	TX	76140	4430 DICK PRICE RD
DALLAS	TX	75313	4451 DICK PRICE RD
FORT WORTH	TX	76140	4540 DICK PRICE RD
FORT WORTH	TX	76140	4590 DICK PRICE RD
FORT WORTH	TX	76140	4601 DICK PRICE RD
FORT WORTH	TX	76140	4610 DICK PRICE RD
FORT WORTH	TX	76140	4630 DICK PRICE RD
PHOENIX	AZ	85054	5300 GREEN CIR
ALEDO	TX	76008	701 S DICK PRICE RD
KENNEDALE	TX	76060	
KENNEDALE	TX	76060	

HUDSON JANICE LEE
7777 GLEN AMERICA DR #365
DALLAS, TX 75225

INDEPENDENT GAS CO
PO BOX 206 TAX DEPT
WHIPPANY, NJ 7981

KING LINDA F
PO BOX 1462
MANSFIELD, TX 76063

MARTIN CYNTHIA E
4344 VALLEY TR
KENNEDALE, TX 76060

MCKELVY JAMES F
4344 VALLEY TR UNIT B
KENNEDALE, TX 76060

TARRANT PROPERTIES INC
2620 W PIONEER PKWY STE 102
ARLINGTON, TX 76013

INDEPENDENT ENVIRONMENTAL SVCS
3 WATERWAY SQ PL STE 100
THE WOODLANDS, TX 77380

TCRG OPPORTUNITY XIII LLC
5201 CAMP BOWIE BLVD STE 200
FORT WORTH, TX 76107

BROWN LONNIE A
4370 DICK PRICE RD
FORT WORTH, TX 76140

BROWN CYNTHIA
4390 DICK PRICE RD
FORT WORTH, TX 76140

WILSON JERRY G
5735 WILSON RD
FORT WORTH, TX 76140

ONCOR ELECTRIC DELIVERY CO LLC
PO BOX 139100
DALLAS , TX 75313

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4540 DICK PRICE RD
FORT WORTH, TX 76140

GOFF EDWARD L
4590 DICK PRICE RD
FORT WORTH, TX 76140

ONSTAD TRACY
4605 DICK PRICE RD
FORT WORTH, TX 76140

AUSTIN MARY SUE
4610 DICK PRICE RD
FORT WORTH, TX 76140

TODD G E
4630 DICK PRICE RD
FORT WORTH, TX 76140

ALLIED WASTE SYSTEMS INC
18500 N ALLIED WAY
PHOENIX, AZ 85054

MARTIN AIMEE A
1575 WALLIS RD
ALEDO, TX 76008

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDALE, TX 76060

KENNEDALE ISD
120 KENNEDALE PKWY
KENNEDALE, TX 76060

PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING
DATE CHANGE

Kennedale ISD
120 W. Kennedale Parkway
Kennedale, TX 76060

December 3, 2025

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on **Monday, December 22, 2025** at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

> **PZ CASE #25-20 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "R1 – SINGLE FAMILY RESIDENTIAL DISTRICT" TO A "PD – PLANNED DEVELOPMENT" FOR THE PROPERTIES LOCATED AT 4365 DICK PRICE RD, PARCEL 04189140, SNIDER, E S SURVEY ABSTRACT 1445 TRACT 1A .721 AC INTO PLAT D21707184, 4365 S DICK PRICE RD, PARCEL 42293721, SNIDER ADDITION, Block 1, Lot 1 AND 4431 DICK PRICE RD, PARCEL 04189132, SNIDER, E S SURVEY ABSTRACT 1445 TRACT 1 1969 12 X 56 .336 AC INTO PLAT D217007184 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.**

A second public hearing for this case will be held before City Council on Tuesday, January 20, 2026 at 5:30 PM in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

We are sending this notification to you in case you 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 Tina Cox at 817-985-2105 or tcox@cityofkennedale.com.

The agenda will be posted at least three business days before the meeting at www.cityofkennedale.com/agendas and the meeting calendar is published at www.cityofkennedale.com/cal.

Sincerely,

Tina Cox
Deputy City Secretary
City of Kennedale
405 Municipal Dr
Kennedale, TX 76060
tcox@cityofkennedale.com
(817)985-2105

PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING
DATE CHANGE

December 3, 2025

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We are sending notification to those who own real property(ies) 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 Tina Cox at 817-985-2105 or tcox@cityofkennedale.com.

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Sincerely,

Tina Cox
Deputy City secretary
City of Kennedale
405 Municipal Dr
Kennedale, TX 76060
tcox@cityofkennedale.com
(817)985-2105

Arcosa Crushed Concrete | North Texas Region
1112 E Copeland Rd, Suite 500
Arlington, TX 76011
T 214.412.3586

ARCOSA
CRUSHED CONCRETE

January 12, 2026

Via Certified Mail and
Email: tcox@cityofkennedale.com
City of Kennedale
Attn: Tina Cox, Deputy City Secretary
405 Municipal Dr.
Kennedale, Texas 76060

Re: PZ CASE #25-20 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "R1 – SINGLE FAMILY RESIDENTIAL DISTRICT" TO A "PD – PLANNED DEVELOPMENT" FOR THE PROPERTIES LOCATED AT 4365 DICK PRICE RD, PARCEL 04189140, SNIDER, E S SURVEY ABSTRACT 1445 TRACT 1A .721 AC INTO PLAT D21707184, 4365 S DICK PRICE RD, PARCEL 42293721, SNIDER ADDITION, Block 1, Lot 1 AND 4431 DICK PRICE RD, PARCEL 04189132, SNIDER, E S SURVEY ABSTRACT 1445 TRACT 1 1969 12 X 56 .336 AC INTO PLAT D217007184 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

Dear Ms. Cox:

As you may be aware, Arcosa Crushed Concrete ("Arcosa") operates a concrete recycling facility at 4297 Dick Price Rd., Kennedale, Texas 76060, which is the tract of land directly north of the above-referenced property. Although Arcosa is neither in favor nor opposed to the proposed zoning change contemplated in PZ Case #25-20, it does have concerns regarding the potential of its long-term effects.

Concrete recycling is an integral part of the construction industry as a green initiative that reduces landfill waste and minimizes the toll on natural aggregates by reusing concrete rubble generated from building and road demolition projects as stabilizing base material. However, the recycling process is not without its detractors who claim that recycling facilities can be noisy and an eyesore. There is a reason the Texas Commission on Environmental Quality requires distance limitations for these facilities from certain types of properties, including residences. Arcosa's concern is that a new development immediately to the south of its facility that includes residences could trigger numerous complaints that will need to be addressed, regardless of Arcosa's compliance within its permits.

Arcosa intends to remain at its current location for the foreseeable future and prides itself on being a good neighbor, having safe operations, and a clean and organized facility. It will continue to operate within its permit conditions, as well as any other rules and regulations which may affect the site, including the attached *Non-Conforming Use Letter* dated March 1, 2018 from Jay Narayana, Interim Planning Director for the City of Kennedale.

ARCOSA

To be clear, Arcosa is not opposed to this proposed zoning change, but we ask that the City of Kennedale and the owner of the tract seeking the change work together to mitigate any potential issues could arise due to the proximity to Arcosa's facility.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Jeff Roesler
President
ACC DFW, LLC
d/b/a Arcosa Crushed Concrete

JR/MRL

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Exhibit A

HILL GILSTRAP, POTTHOFF & MCGINNIS
CONSULTANTS

March 3, 2003

Mr. David Miller, City Manager
City of Kennedale
405 Municipal Drive
Kennedale, TX 76060

RE: Continued use of Martin Property Following Any Approval of the Proposed City Initiated Annexation (the Martin Property has an approximate address of 4085 Dick Price Road and is hereafter also referred to as the Subject Property).

Dear Mr. Miller:

As you are aware from our previous conversations, I represent Dr. Don Martin and Ms. Aimee Martin, the owners of some 92.85 acres of land (the Subject Property) within the southern area of annexation under current consideration by the City of Kennedale. I also represent the Martin's lessees of the Subject Property, Jereco Recycled Materials Ltd. and Abel Trucking, Inc. (DBA Back Materials). In representing the Martins and their lessees, I appeared, spoke, and entered information at both the 2/11/03 and 2/13/03 public hearings before the Kennedale City Council. The purpose of this letter is to confirm in writing (as enumerated below) the information I intend to (and have heretofore intended to) enter into the City's record on behalf of the Martins regarding the Subject Property and the aforementioned proposed annexation.

1. Dr. Martin's father bought the Subject Property after World War II and inhabited/utilized a house and barn, both of which still stand on the Subject Property to this day.

2. Sand has been commercially excavated and hauled from the Subject Property by various companies and individuals since 1966.

3. Today, two fully permitted businesses each lease the entire 92.85 acre Subject Property for their respective uses - Abel Trucking, Inc. (Harvey and Janet Back) operates the sand and gravel business over the entirety of the Subject Property, while Jereco Recycled Materials, Ltd. (Jeremy and M. Hall) operates the material crushing business over the entirety of the Subject Property.

4. The sand and gravel business currently occupying the entire Subject Property includes the following on-site uses/operations:
   a. Surface mining of sand, gravel, rock, and dirt;
   b. Sifting and separation of mined materials;
   c. Stockpiling and loading of mined materials;
   d. Trucking mined materials off-site; and
   e. Reclaimation of mined areas; and
   f. Office and sales.

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5. The material crushing business currently occupying the entire Subject Property includes the following on-site uses/operations:
   a. Receiving and storing of waste concrete, waste asphalt, rock, and other masonry materials, most of which are trucked in from off-site locations;
   b. Crushing and sifting the materials received/stored;
   c. Stockpiling the crushed materials;
   d. Loading trucks and weighing them on large scales; and
   e. Office and sales.

6. Both the material crushing and the sand and gravel businesses utilize and involve trucks with a gross weight in excess of 10,000 pounds; some of the trucks are owned by said businesses (most of which are stored on site), while various business customers own many of the other trucks involved.

7. The material crushing and the sand and gravel businesses each have their own separate drive entrance onto Dick Price Road.

8. The material crushing and the sand and gravel businesses each have their own separate mobile, modular office/sales building, each of which are served with:
   a. Well water;
   b. Septic systems;
   c. Restrooms;
   d. Electricity;
   e. Internal and external lighting;
   f. Heating and air conditioning.

9. Lighting/electricity, well water, septic service and portable potties are provided in various and changing on-site locations as necessary for efficient operations of both business operations.

10. From time-to-time, the material crushing and the sand and gravel businesses each migrate their operations, facilities and equipment across the entire subject property.

11. Rain and spring-fed water retention and detention migrates, expands and contracts on the subject property.

12. Material crushing equipment, sifters, trucks, earthmoving equipment, and other heavy equipment are scattered across the site in various numbers and places at various times.

13. Outside storage of materials and equipment is scattered across the site in various and constantly changing locations without any screening devices.

14. A residence and a barn exist on-site.

15. An easement with a major waterline traverses the subject property.

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16. In addition to the dated, certified photographs of the Subject Property submitted to the City Secretary at the public hearing on 02/11/03, the attached aerial photographs are hereby submitted for the City records and to help verify existing land use on the Subject Property.

17. Since: (a) Section 22-86(e) of the Kennedale City Code currently prohibits trucks with a gross weight over 10,000 pounds from traveling on Dick Price Road within the city limits of Kennedale without a permit issued by the City; and (b) there is no way to predict what customer or vendor may be coming to the Subject Property with a truck having a gross weight in excess of 10,000 pounds, all trucks having a gross weight in excess of 10,000 pounds have been ingressing and egressing the Subject Property from the south on Dick Price Road.

18. Should the City decide to annex the Subject Property under the current proposed annexation proceedings, Local Government Code Section 43.002(a)(1) "Continuation of Land Use" [together with 43.063(a)] establishes the right of the Martins (and their heirs and/or successors) to continue the use of the Subject Property in the manner in which the land is now being used (i.e. as described above).

19. If an annexation action taken by the City of Kennedale were to (a) lead to any prohibition of (or permit requirements for) trucks traveling in or out of the Subject Property onto Dick Price Road, and/or (b) lead to any prohibition of (or permit requirements for) truck travel south of the Subject Property on Dick Price Road, then:
    a. The Subject Property and businesses located on the Subject Property would be damaged;
    b. There would be a material violation by the City of Section 43.002(a)(1) of the Texas Local Government Code, as it would represent a prohibition against using land in the manner in which the land is now being used; and
    c. There would be a taking of property interests currently held by the Martins and their lessees (please refer to City of Waco vs. Texland Corp.).

20. At such time as Dick Price Road (from U.S. 287 to the current southern city limit) is improved to standards safe for carrying trucks having a gross weight in excess of 10,000 pounds, trucks having a gross weight in excess of 10,000 pounds should be allowed (without a permit) to ingress and egress the Subject Property from the north as well as the south.

21. The current City Manager of Kennedale has assured the Martins' representative (Joe Potthoff) that:
    a. The City has no intention of changing the manner in which the Subject Property is used (or causing additional regulation of the current use of the Subject Property) until such time as the Subject Property is no longer intended to be occupied for the current use;
    b. The City has no intention of in any way diminishing ingress or egress to the Subject Property by trucks having a gross weight in excess of 10,000 pounds;

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c. The City will amend ordinances as necessary to allow (without a permit) continuance of ingress and egress to the Subject Property as it currently exists; and
d. If improvements are made to Dick Price Road that will safely accommodate trucks having a gross weight in excess of 10,000 pounds, then the City will consider allowing trucks having a gross weight in excess of 10,000 pounds to ingress and egress the Subject Property from the north as well as the south.

22. The Martins and their lessees will agree to the proposed annexation only if the City Council of the City of Kennedale agrees to the following:
    a. The current land use, operations, access, and truck travel associated with the Subject Property will be allowed to continue "as is" without any further permitting;
    b. Section 22-86(c) of the Kennedale City Code will be modified and annexation conditions will be made as necessary to allow truck ingress and egress (including trucks having a gross weight in excess of 10,000 pounds) to continue as currently exists; and
    c. When Dick Price Road is adequately improved to carry trucks having a gross weight in excess of 10,000 pounds, then the City will allow (without permits) trucks having a gross weight in excess of 10,000 pounds to ingress and egress the Subject Property from the north as well as the south.

If you have any questions, disagreements, or comments regarding all or part of any of the 22 points outlined above, please let me know at least 3 days prior to the Council's first public meeting on this matter in March 2003.

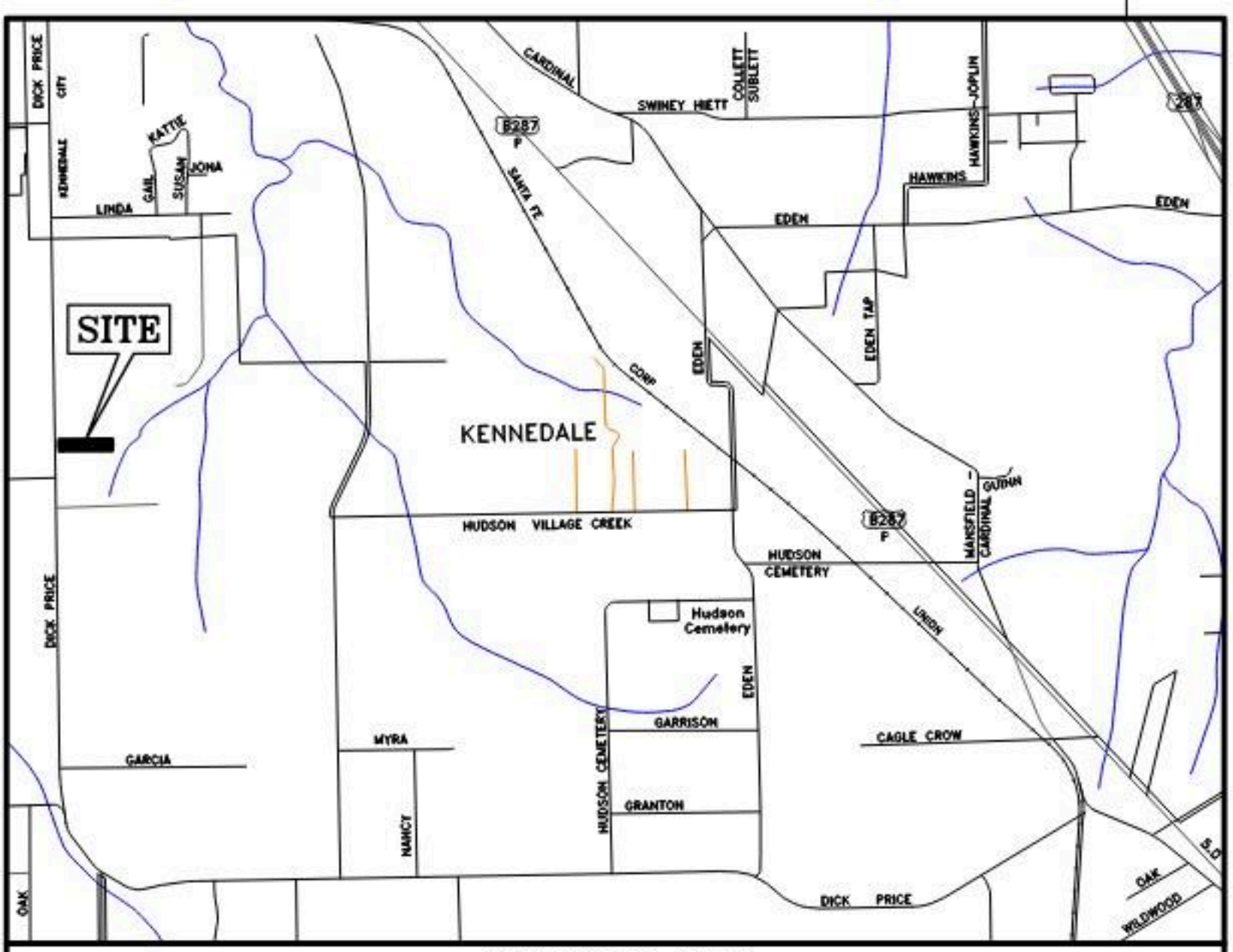
Finally, please call me to let me know when and how Section 22-86(c) has been or is going to be addressed by you and/or your legal counsel. Your continued kind help and consideration of these matters contained in this letter are greatly appreciated. Please let me know if there is anything I can do to help.

Respectfully,

Joe A. Porthoff, President

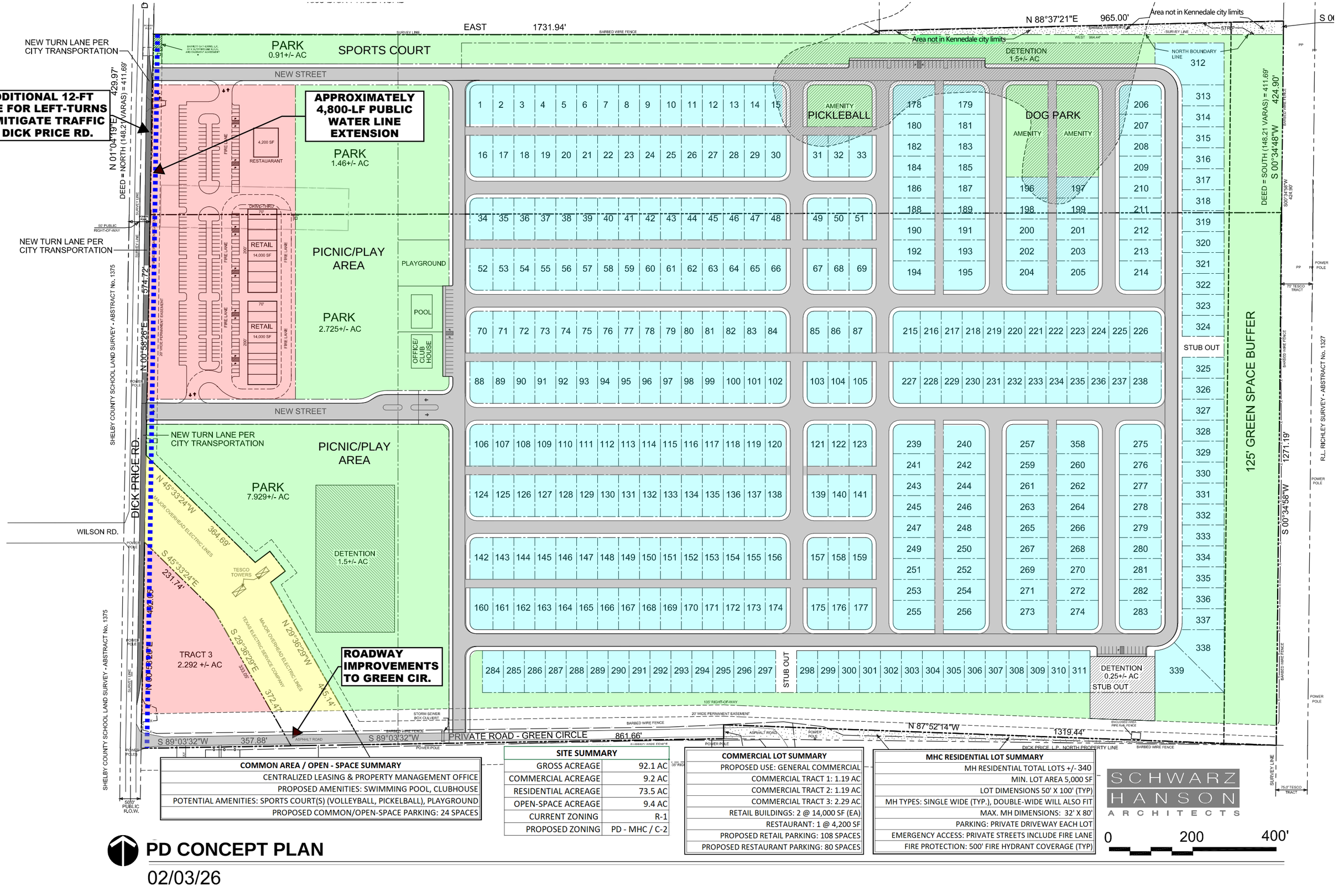
cc: George Barrett, Councilman
Nita Vaughn, Councilwoman
John Clark, Councilman
Ray Cowan, Councilman
Dr. Don Martin
Ms. Aimee Martin
Jereco Recycled Materials, Ltd.
Abel Trucking Inc. (DBA Back Materials)

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VICINITY MAP

N.T.S



COMMON AREA / OPEN - SPACE SUMMARY
CENTRALIZED LEASING & PROPERTY MANAGEMENT OFFICE
PROPOSED AMENITIES: SWIMMING POOL, CLUBHOUSE
POTENTIAL AMENITIES: SPORTS COURT(S) (VOLLEYBALL, PICKELBALL), PLAYGROUND
PROPOSED COMMON/OPEN-SPACE PARKING: 24 SPACES

SITE SUMMARY	
GROSS ACREAGE	92.1 AC
COMMERCIAL ACREAGE	9.2 AC
RESIDENTIAL ACREAGE	73.5 AC
OPEN-SPACE ACREAGE	9.4 AC
CURRENT ZONING	R-1
PROPOSED ZONING	PD - MHC / C-2

COMMERCIAL LOT SUMMARY
PROPOSED USE: GENERAL COMMERCIAL
COMMERCIAL TRACT 1: 1.19 AC
COMMERCIAL TRACT 2: 1.19 AC
COMMERCIAL TRACT 3: 2.29 AC
RETAIL BUILDINGS: 2 @ 14,000 SF (EA)
RESTAURANT: 1 @ 4,200 SF
PROPOSED RETAIL PARKING: 108 SPACES
PROPOSED RESTAURANT PARKING: 80 SPACES

MHC RESIDENTIAL LOT SUMMARY
MH RESIDENTIAL TOTAL LOTS +/- 340
MIN. LOT AREA 5,000 SF
LOT DIMENSIONS 50' X 100' (TYP)
MH TYPES: SINGLE WIDE (TYP.), DOUBLE-WIDE WILL ALSO FIT
MAX. MH DIMENSIONS: 32' X 80'
PARKING: PRIVATE DRIVEWAY EACH LOT
EMERGENCY ACCESS: PRIVATE STREETS INCLUDE FIRE LANE
FIRE PROTECTION: 500' FIRE HYDRANT COVERAGE (TYP)

PD CONCEPT PLAN

02/03/26

C-2 Exclusions:

1.) Accessory Uses of any kind
2.) Bed and Breakfast
3.) Hotel/Motel
4.) Micro winery with vineyard
5.) Recreational Facility, campground
6.) Recreational Facility, outdoor
7.) Recreational Facility, commercial outdoor-paintball or other survival games
8.) Recreational Facility, driving range
9.) Recreational Facility, golf course
10.) Recreational Facility, RV park
11.) Recreational Facility, rodeo ground and arena
12.) Recreational Facility, vehicular racing facility
13.) Theater, movie, indoor
14.) Agricultural operation of farm
15.) Agritourism
16.) Greenhouse and nursery, commercial
17.) Keeping of animals, hobby farm
18.) Stables, private
19.) Stables, public/commercial
20.) Winery, with vineyard
21.) Impound vehicle storage facility
22.) Landfill
23.) Manufacturing, processing and packing-heavy
24.) Outdoor storage, commercial and industrial
25.) Salvage operations
26.) Airport
27.) Airstrip
28.) Bus terminal
29.) Freight terminal, railroad
30.) Freight terminal, trucking
31.) Helicopter landing pad
32.) Parking facility, public or commercial
33.) Waste management facility
34.) Waste management facility, transfer station
35.) Wind energy turbine
36.) Cemetery

37.) Community public safety- prison or penitentiary
38.) Government facility
39.) School, college or university
40.) School, elementary, middle, high school
41.) Animal Service, commercial kennel
42.) Animal Service, shelter or rescue
43.) Crematorium
44.) General office and services- Construction and Building Services, outdoor storage
45.) General office and services-personal services- funeral home (without crematory services)
46.) General office and services-with a drive through facility
47.) Vehicle wash
48.) Vehicle wash, trucks and heavy equipment
49.) Residential useage of any kind
50.) Bakery, retail-under 2,000 sqft of gross floor area
51.) General retail- over 50,000 sqft gross floor area
52.) General retail (outdoor)
53.) General retail with a drive-through
54.) Liquified petroleum gas (LPG) sales
55.) Service station
56.) Sexually oriented business
57.) Temporary use-special function



ORDINANCE NO. 25-792

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF KENNEDALE, TEXAS, BY CHANGING THE ZONING CLASSIFICATION ON CERTAIN PROPERTY WITHIN THE CITY OF KENNEDALE, BEING THREE TRACTS OF LAND BEING IN TOTAL APPROXIMATELY 98.746 ACRES OF LAND WITH THE FIRST TRACT BEING SITUATED IN THE SNIDER, E S SURVEY, ABSTRACT 1445 BEING TRACT 1A.721 AC INTO PLAT D21707184 AND IDENTIFIED AS PARCEL 04189140, A SECOND TRACT BEING SITUATED IN THE SNIDER, E S SURVEY ABSTRACT 1445, BEING TRACT 1 1969 12 X 56 .336 AC INTO PLAT D217007184, ADDRESSED AS 4431 S. DICK PRICE RD. AND IDENTIFIED AS PARCEL 04189132, AND THE FINAL TRACT BEING LOT 1, BLOCK 1 OF THE SNIDER ADDITION, ADDRESSED AS 4365 S. DICK PRICE RD., PARCEL 42293721 ALL IN THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060, FROM R1 RESIDENTIAL DISTRICT TO PD PLANNED DEVELOPMENT DISTRICT IN ACCORDANCE WITH THE CITY'S COMPREHENSIVE PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING ORDINANCE MAP TO REFLECT SUCH CHANGE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS 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 Code; and

WHEREAS, the City heretofore adopted the Unified Development Code of the City, as amended, which ordinance regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with the Kennedale Unified Development Code Article 22, the owners of the property herein described and depicted in Exhibit "A" attached herein, have filed an application to rezone said property; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on December 22, 2025, with respect to the proposed rezoning as described herein; and

WHEREAS, the City Council of the City held a public hearing on January 20, 2026, and February 17, 2026 with respect to the proposed rezoning as described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, the Kennedale Unified Development Code, Article 22, and all other laws dealing with notice, publication, and procedural requirements for the approval of rezoning on the property; 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:

SECTION 1.

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

Three tracts of land being in total approximately 98.746 acres of land, with the first tract being situated in the Snider, E S Survey, Abstract 1445 being Tract 1A.721 AC into Plat D21707184 and the identified as Parcel 04189140, a second tract being situated in the Snider, E S Survey Abstract 1445, being tract 1 1969 12 X 56.336 AC into plate D217007184, addressed as 4431 S. Dick Price Rd, and identified as Parcel 04189132, and the final tract being Lot 1, Block 1 of the Snider Addition, addressed as 4365 S. Dick Price Rd., Parcel 42293721, all in the City of Kennedale, Tarrant County, Texas, 76060, (the "Property"), as more fully described below and depicted in **Exhibit "A"** (attached and incorporated herein), shall be rezoned from "R1" Residential District to "PD" Planned Development District in accordance with the City's comprehensive plan and specific requirements and exhibits incorporated herein.

.

SECTION 2.

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

SECTION 3.

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

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

SECTION 4.

The official Zoning Map of the City is hereby amended, and the Director of Community Development is directed to revise the official Zoning Map to reflect the approved Planned Development District as set forth above.

SECTION 5.

This Ordinance shall be cumulative of all provisions of the Unified Development Code, as amended, all provisions of other ordinances affecting zoning and land use, and of the Code of Ordinances, City of Kennedale, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 6.

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

SECTION 7.

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the City Council shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-6 of the Code of Ordinances, City of Kennedale, Texas. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 8.

All rights and remedies of the City are expressly saved as to any and all violations of the provisions of the Unified Development Code or any ordinances governing zoning 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, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance, but may be prosecuted until final disposition by the courts.

SECTION 9.

The City Secretary of the City is hereby directed to publish the caption in the official newspaper of the City as required by Section 3.10 of the Charter of the City.

SECTION 10.

This Ordinance shall take effect and be in full force from and after the date of 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, ON THIS _____ DAY OF FEBRUARY 2026.

APPROVED:

_____
Brad Horton, Mayor

ATTEST:

_____
Barbara Dahl, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Carvan E. Adkins
City Attorney

EXHIBIT "A"

Legal Description and Location

Legal Description:

1) SNIDER, E S SURVEY Abstract 1445 Tract 1 1969 12 X 56 .336 AC INTO PLAT D217007184
2) Lot 1, Block 1 Snider Addition
3) E S SURVEY ABSTRACT 1445 TRACT 1A .721 AC INTO PLAT D21707184

Location Description:

1) 4431 S DICK PRICE RD, Parcel Number 04189132 (71.994 Acres)
2) 4365 S DICK PRICE RD, Parcel Number 42293721 (1 Acres)
3) No Address, Parcel Number 04189140 (25.752 Acres)

Being in total approximately 98.746 acres along the east side of S. Dick Price Road and north of the southern City limit line of the City of Kennedale Texas also being a private Road known as Green Cir.

Location Map:

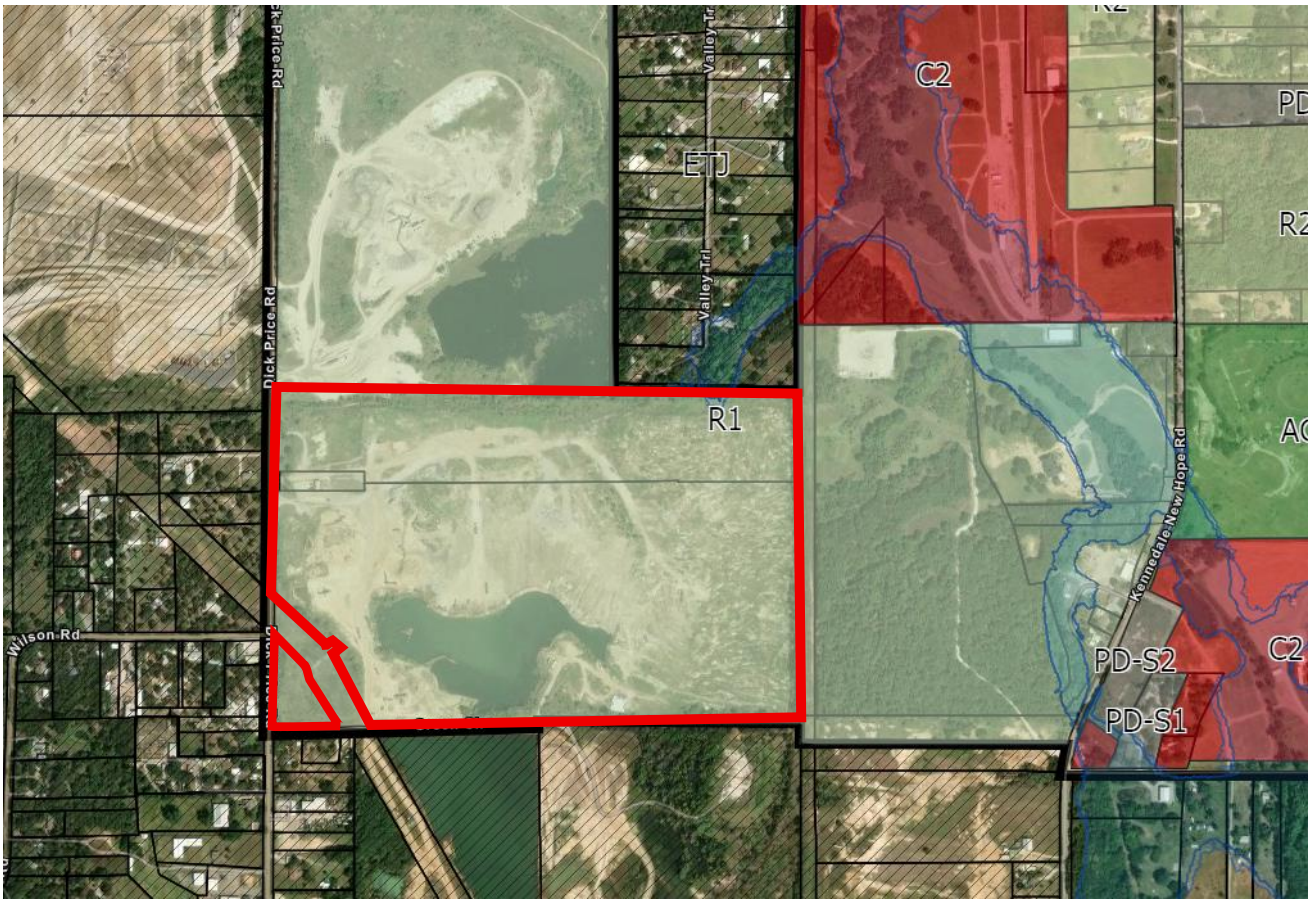


EXHIBIT "B"

DEVELOPMENT STANDARDS FOR COMMERCIAL AND MANUFACTURED HOUSING RESIDENTIAL (PLANNED DEVELOPMENT)

The intent of this planned development is to promote the compatible redevelopment of a site most recently utilized for sand extraction into a managed manufactured home community with areas for retail and commercial services within walking distances but also suitable to serve the broader City via vehicular traffic. This community will utilize private roads features high-quality apartments that are desirable in a higher-density residential area.

I. **Purpose.** This property is designed to allow a commercial/retail front with green space and recreational use separation and a managed manufactured home development consisting of a maximum of 400 dwelling units. The Property owner or Property management entity shall maintain all common areas, private parks, fire lanes and access easements, public access, and utility easements in a good state of repair and maintain the Property to conform to all local, state, and national standards. If required, the City of Kennedale will maintain any dedication of public right of ways and water and sanitary sewer easements. Any new addition, construction, or reconstruction shall meet the requirements of this ordinance.

II. **In General.** In the event of a conflict between this ordinance and the site or concept plan the site or landscape plans shall prevail.

III. **Permitted Uses.** Land use and structures in areas designated for Commercial uses shall comply with uses permitted in the City of Kennedale Unified Development Code Article 6 for the "C2" Commercial District except as indicated in section IV below. Land use and structures in areas designated for Residential and Park use shall comply with uses permitted in the in the City of Kennedale Unified Development Code Article 3 shown in the "MH" Manufactured Housing District except as indicate in Section IV below. The Director of Development Services or his or her designee shall be authorized to determine allowed uses in cases where these standards are unclear or specifically in "Park" designated area, he/she may approve principal recreational or amenity uses not otherwise listed or prohibited if in his or her determination said use would provide a reasonable recreational, cultural, amenity or accessory purpose compatible with intent of these standards.

IV. **Prohibited/Excluded Uses**

A) Commercial Area Exclusions In Commercial designated areas the following uses shall be prohibited

1. Accessory Uses of any kind
2. Bed and Breakfast
3. Hotel/Motel
4. Micro winery with vineyard
5. Recreational Facility, campground
6. Recreational Facility, outdoor
7. Recreational Facility, commercial outdoor-paintball or other survival games
8. Recreational Facility, driving range
9. Recreational Facility, golf course
10. Recreational Facility, RV park
11. Recreational Facility, rodeo ground and arena
12. Recreational Facility, vehicular racing facility
13. Theater, movie, indoor
14. Agricultural operation or farm
15. Agritourism
16. Greenhouse and nursery, commercia
17. Keeping of animals, hobby farm
18. Stables, private
19. Stables, public/commercial
20. Winery, with vineyard
21. Impound vehicle storage facility
22. Landfill
23. Manufacturing, processing and packing-heavy
24. Outdoor storage, commercial and industrial
25. Salvage operations
26. Airport
27. Airstrip
28. Bus terminal
29. Freight terminal, railroad
30. Freight terminal, trucking
31. Helicopter landing pad
32. Parking facility, public or commercial
33. Waste management facility
34. Waste management facility, transfer station
35. Wind energy turbine
36. Cemetery
37. Community public safety- prison or penitentiary
38. Government facility
39. School, college or university
40. School, elementary, middle, high school
41. Animal Service, commercial kennel
42. Animal Service, shelter or rescue
43. Crematorium
44. General office and services- Construction and Building

Services, outdoor storage

45. General office and services-personal services- funeral home (without crematory services)
46. General office and services-with a drive through facility
47. Vehicle wash
48. Vehicle wash, trucks and heavy equipment
49. Residential usage of any kind
50. Bakery, retail-under 2,000 sqft of gross floor area
51. General retail- over 50,000 sqft gross floor area
52. General retail (outdoor)
53. General retail with a drive-through
54. Liquified petroleum gas (LPG) sales
55. Service station
56. Sexually oriented business
57. Temporary use-special function
58. Vehicle Repair-,major
59. Vehicle Sales and rental of any kind
60. Mini Warehouse/Self Storage

B) In Residential designated areas the following uses shall be prohibited

1. Short Term Rentals
2. Recreational Facility, vehicle park- RV's, modified busses, camper tops, trailer mounted campers
3. Dwelling Accessory attached or detached

V. Development Regulations.

A) Development and Spatial Standards: All regulations and standards for the Property shall comply with standards set forth in this in the UDC for the C2 or MH districts as applicable. In the event there is a conflict between the UDC, this ordinance, and/or the attached exhibits, then the order of precedence in resolving such conflict shall be as follows: (1) the attached exhibits, (2) this ordinance, and (3) the UDC.

B) Amenities A specific list, map, or narrative of amenities to be provided in any private park, green space, common area, or buffer yard space shall be submitted for approval to the City. Such information should include information on the number/type/extent and location of said amenities to be provided such as but not limited to playground equipment, trails, picnic tables, gazebos, grills, sport courts, public

pools, community meeting spaces etc. Adequate facilities to serve the recreational needs of residents shall be provided.

C) Roads and Streets

1. Show and label ROW area to be dedicated to the City for the provision of a future 4-land boulevard throughfare along the south of this property. A minimum of 65' in width for this purpose should generally be indicated except that additional ROW may be needed for turning lanes at the intersection of this thoroughfare and Dick Price Rd.

2. Private streets shall be required to be constructed to public street standards including but not limited to load capacities, curvature, turnarounds and any traffic calming or access restrictions.

D) Parking

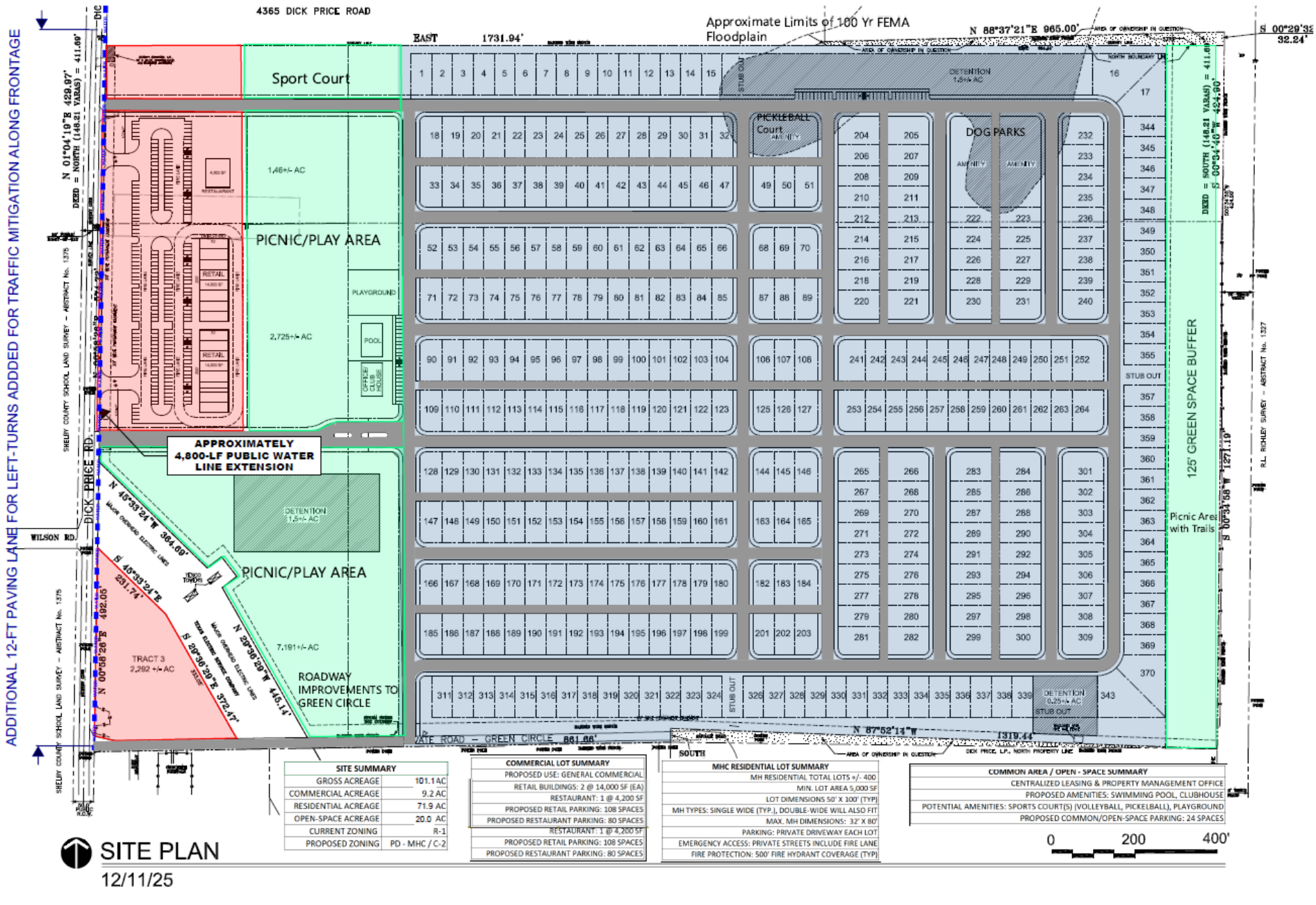
1. maximum of one carport no more than 10' wide by 20' deep may be installed on each residential home site in the MH designated area. Setbacks shall apply.
2. Parking spaces shown on the Commercial area may be relocated t the rear of the buildings if a minimum 30" solid screening wall or fence is provided to prevent headlight glare from intruding across and into the park or residential areas.

E) Pad sites – Ground Preparation All manufactured homes to be emplaced on a concrete pad and appropriately secured.

F) Development Agreement A development agreement for the provision of water, wastewater, stormwater, street, and pedestrian improvements to serve this site must be approved by the City Council or authorized city staff officer prior to the issuance of any building permit on this site

EXHIBIT "C"

SITE PLAN



SITE SUMMARY	
GROSS ACREAGE	101.1 AC
COMMERCIAL ACREAGE	9.2 AC
RESIDENTIAL ACREAGE	71.9 AC
OPEN-SPACE ACREAGE	20.0 AC
CURRENT ZONING	R-1
PROPOSED ZONING	PD - MHC / C-2

COMMERCIAL LOT SUMMARY
PROPOSED USE: GENERAL COMMERCIAL
RETAIL BUILDINGS: 2 @ 14,000 SF (EA)
RESTAURANT: 1 @ 4,200 SF
PROPOSED RETAIL PARKING: 108 SPACES
PROPOSED RESTAURANT PARKING: 80 SPACES
RESTAURANT: 1 @ 4,200 SF
PROPOSED RETAIL PARKING: 108 SPACES
PROPOSED RESTAURANT PARKING: 80 SPACES

MHC RESIDENTIAL LOT SUMMARY
MH RESIDENTIAL TOTAL LOTS +/- 400
MIN. LOT AREA 5,000 SF
LOT DIMENSIONS 50' X 100' (TYP)
MH TYPES: SINGLE WIDE (TYP.), DOUBLE-WIDE WILL ALSO FIT
MAX. MH DIMENSIONS: 32' X 80'
PARKING: PRIVATE DRIVEWAY EACH LOT
EMERGENCY ACCESS: PRIVATE STREETS INCLUDE FIRE LANE
FIRE PROTECTION: 500' FIRE HYDRANT COVERAGE (TYP)

COMMON AREA / OPEN - SPACE SUMMARY
CENTRALIZED LEASING & PROPERTY MANAGEMENT OFFICE
PROPOSED AMENITIES: SWIMMING POOL, CLUBHOUSE
POTENTIAL AMENITIES: SPORTS COURT(S) (VOLLEYBALL, PICKELBALL), PLAYGROUND
PROPOSED COMMON/OPEN-SPACE PARKING: 24 SPACES

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: FEBRUARY 17, 2026

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: FEBRUARY 17, 2026

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: FEBRUARY 17, 2026

AGENDA ITEM NUMBER: — V.A.2.

SUBJECT
Kenneth Michels Certified Municipal Official Designation

ORIGINATED BY

SUMMARY

The City of Kennedale Mayor Pro Tem Kenneth Michels has been awarded the TML Certified Municipal Official (CMO) designation in recognition of his commitment to continuing education. TML's CMO program requires 60 hours of approved training with at least 30 CEUs of in-person training and a minimum of 1 CEU in five core competencies, which include ethics, finance, governance, open meetings act, and public information act.

The Texas Municipal League is a voluntary association of 1,171 cities in Texas. The City of Kennedale is a member of this Texas Municipal League.

Congratulations Kenneth!

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: FEBRUARY 17, 2026

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM V.A.3.

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: FEBRUARY 17, 2026

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM V.A.4.

SUBJECT
Financial Reports for the City & The Economic Development Corporation - Jon Horton

ORIGINATED BY
Jonathan Horton, Finance Director

SUMMARY
The report for January 2026 follows.

RECOMMENDATION
No Action Required

ATTACHMENTS

1.	04 January	04 January.pdf

CITY OF KENNEDALE
MONTHLY FINANCIAL REPORT
Month Ended January 2026
EXECUTIVE OVERVIEW

TO	Mayor and Members of City Council Darrell Hull, City Manager
FROM	Jon Horton, Finance Director
DATE	February 17, 2026
SUBJECT	Monthly Financial Report for January 2026

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

Results through January represent 33.3% of the fiscal year.

GENERAL FUND (01)

- ◊ Property tax revenues received year-to-date $5,154,122; 85.9% of total budget; prior year receipts through January were 88.9% of budget
- ◊ Sales tax revenues received year-to-date $541,258; 14.8% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December
- ◊ General Fund expenditures year-to-date $4,102,953; 28.7% of total budget
- ◊ Fund Balance year-to-date is $7,189,950; 183.6 days of total budgeted expenditures and transfers out

WATER/SEWER FUND (10)

- ◊ *Water service sales year-to-date $826,425; 19.1% of budget
- ◊ *Sewer service sales year-to-date $699,087; 30.2% of budget
- ◊ Utility Billing and Operations expenditures year-to-date $2,680,018; 50.6% of total budget

STORMWATER FUND (07)

- ◊ *Drainage fees year-to-date $69,656; 22.8% of budget
- ◊ Stormwater Fund expenditures year-to-date $111,225, 28.5% of total budget

EDC FUND (15)

- ◊ Sales tax revenues received year-to-date $180,410; 17.3% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December
- ◊ Rental fees for the Shopping Center year-to-date $76,816; 32% of budget
- ◊ EDC Operations expenditures year-to-date $412,172; 39.8% of budget
- ◊ EDC Town Shopping Center expenditures year-to-date $237,554; 23.16% of budget
- ◊ Fund Balance year-to-date is $1,927,808; 314 days of total budgeted expenditures and transfers out.

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

City of Kennedale, TX

Budget Report
Group Summary
For Fiscal: 2025-2026 Period Ending: 01/31/2026

Department;Progra…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 01 - GENERAL FUND						
Revenue						
00 - REVENUE	13,738,754.00	13,738,754.00	3,824,637.74	6,674,607.85	-7,064,146.15	48.58%
Revenue Total:	**13,738,754.00**	**13,738,754.00**	**3,824,637.74**	**6,674,607.85**	**-7,064,146.15**	**48.58%**
Expense						
01 - CITY MANAGER	868,803.00	868,803.00	66,507.05	267,206.60	601,596.40	30.76%
02 - MAYOR AND COUNCIL	211,550.00	211,550.00	2,220.41	29,707.54	181,842.46	14.04%
03 - CITY SECRETARY	0.00	0.00	287.65	287.65	-287.65	0.00%
04 - MUNICIPAL COURT	332,256.00	332,256.00	18,289.03	79,566.58	252,689.42	23.95%
05 - HUMAN RESOURCES	0.00	0.00	310.00	310.00	-310.00	0.00%
07 - FINANCE	663,130.00	663,130.00	30,154.02	170,503.30	492,626.70	25.71%
09 - POLICE	4,002,396.00	4,002,396.00	369,322.06	1,333,899.61	2,668,496.39	33.33%
10 - FIRE	3,303,998.00	3,303,998.00	270,596.16	1,039,392.26	2,264,605.74	31.46%
12 - COMMUNITY DEVELOPMENT	695,939.00	695,939.00	30,124.71	106,566.24	589,372.76	15.31%
16 - SENIOR CITIZEN CENTER	60,850.00	60,850.00	3,345.90	14,548.79	46,301.21	23.91%
17 - LIBRARY	560,637.00	560,637.00	37,029.83	149,439.02	411,197.98	26.66%
18 - COMMUNICATIONS	19,900.00	19,900.00	195.13	2,537.27	17,362.73	12.75%
20 - PUBLIC WORKS	2,087,877.00	2,087,877.00	80,998.75	387,455.09	1,700,421.91	18.56%
90 - NON DEPARTMENTAL	1,483,723.00	1,483,723.00	34,539.09	521,533.33	962,189.67	35.15%
Expense Total:	**14,291,059.00**	**14,291,059.00**	**943,919.79**	**4,102,953.28**	**10,188,105.72**	**28.71%**
Fund: 01 - GENERAL FUND Surplus (Deficit):	**-552,305.00**	**-552,305.00**	**2,880,717.95**	**2,571,654.57**	**3,123,959.57**	**-465.62%**
Fund: 02 - GENERAL DEBT SERVICE FUND						
Revenue						
00 - REVENUE	2,946,276.00	2,946,276.00	1,469,787.11	2,284,699.89	-661,576.11	77.55%
Revenue Total:	**2,946,276.00**	**2,946,276.00**	**1,469,787.11**	**2,284,699.89**	**-661,576.11**	**77.55%**
Expense						
21 - DEBT SERVICE	2,732,972.00	2,732,972.00	1,809,928.76	1,809,928.76	923,043.24	66.23%
Expense Total:	**2,732,972.00**	**2,732,972.00**	**1,809,928.76**	**1,809,928.76**	**923,043.24**	**66.23%**
Fund: 02 - GENERAL DEBT SERVICE FUND Surplus (Deficit):	**213,304.00**	**213,304.00**	**-340,141.65**	**474,771.13**	**261,467.13**	**222.58%**
Fund: 04 - CAPITAL PROJECTS FUND						
Revenue						
00 - REVENUE	127,950.00	127,950.00	472.17	43,966.16	-83,983.84	34.36%
Revenue Total:	**127,950.00**	**127,950.00**	**472.17**	**43,966.16**	**-83,983.84**	**34.36%**
Expense						
00 - REVENUE	104,475.00	104,475.00	0.00	0.00	104,475.00	0.00%
Expense Total:	**104,475.00**	**104,475.00**	**0.00**	**0.00**	**104,475.00**	**0.00%**
Fund: 04 - CAPITAL PROJECTS FUND Surplus (Deficit):	**23,475.00**	**23,475.00**	**472.17**	**43,966.16**	**20,491.16**	**187.29%**
Fund: 05 - CAPITAL REPLACEMENT FUND						
Revenue						
00 - REVENUE	154,200.00	154,200.00	17,302.51	53,240.26	-100,959.74	34.53%
Revenue Total:	**154,200.00**	**154,200.00**	**17,302.51**	**53,240.26**	**-100,959.74**	**34.53%**
Expense						
30 - VEHICLE/COMPUTER REPLACEMENT	4,650.00	4,650.00	0.00	2,995.00	1,655.00	64.41%
Expense Total:	**4,650.00**	**4,650.00**	**0.00**	**2,995.00**	**1,655.00**	**64.41%**
Fund: 05 - CAPITAL REPLACEMENT FUND Surplus (Deficit):	**149,550.00**	**149,550.00**	**17,302.51**	**50,245.26**	**-99,304.74**	**33.60%**
Fund: 07 - STORMWATER UTILITY FUND						
Revenue						
00 - REVENUE	345,200.00	345,200.00	1,131.19	77,804.41	-267,395.59	22.54%

Department;Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Revenue Total:	**345,200.00**	**345,200.00**	**1,131.19**	**77,804.41**	**-267,395.59**	**22.54%**
Expense						
35 - STORMWATER UTILITY FEE	389,872.00	389,872.00	41,929.69	111,225.44	278,646.56	28.53%
Expense Total:	**389,872.00**	**389,872.00**	**41,929.69**	**111,225.44**	**278,646.56**	**28.53%**
Fund: 07 - STORMWATER UTILITY FUND Surplus (Deficit):	**-44,672.00**	**-44,672.00**	**-40,798.50**	**-33,421.03**	**11,250.97**	**74.81%**
Fund: 10 - WATER/SEWER FUND						
Revenue						
00 - REVENUE	19,004,691.00	19,004,691.00	61,971.73	1,823,038.75	-17,181,652.25	9.59%
Revenue Total:	**19,004,691.00**	**19,004,691.00**	**61,971.73**	**1,823,038.75**	**-17,181,652.25**	**9.59%**
Expense						
36 - WATER/SEWER	17,981,739.00	17,981,739.00	2,162,831.00	3,597,630.19	14,384,108.81	20.01%
90 - NON DEPARTMENTAL	889,139.00	889,139.00	70,894.67	306,207.62	582,931.38	34.44%
Expense Total:	**18,870,878.00**	**18,870,878.00**	**2,233,725.67**	**3,903,837.81**	**14,967,040.19**	**20.69%**
Fund: 10 - WATER/SEWER FUND Surplus (Deficit):	**133,813.00**	**133,813.00**	**-2,171,753.94**	**-2,080,799.06**	**-2,214,612.06**	**-1,555.01%**
Fund: 12 - COURT SECURITY FUND						
Revenue						
00 - REVENUE	0.00	0.00	677.99	2,444.64	2,444.64	0.00%
Revenue Total:	**0.00**	**0.00**	**677.99**	**2,444.64**	**2,444.64**	**0.00%**
Expense						
00 - REVENUE	18,146.00	18,146.00	0.00	0.00	18,146.00	0.00%
Expense Total:	**18,146.00**	**18,146.00**	**0.00**	**0.00**	**18,146.00**	**0.00%**
Fund: 12 - COURT SECURITY FUND Surplus (Deficit):	**-18,146.00**	**-18,146.00**	**677.99**	**2,444.64**	**20,590.64**	**-13.47%**
Fund: 13 - CAPITAL BOND FUND						
Revenue						
00 - REVENUE	356,600.00	356,600.00	20,722.29	145,487.62	-211,112.38	40.80%
Revenue Total:	**356,600.00**	**356,600.00**	**20,722.29**	**145,487.62**	**-211,112.38**	**40.80%**
Expense						
11 - CAPITAL PROJ-FIRE STATION	5,089,549.00	5,089,549.00	188,810.68	2,378,910.07	2,710,638.93	46.74%
43 - SAFE ROUTES TO SCHOOL	0.00	0.00	0.00	1,423.75	-1,423.75	0.00%
46 - 3 CTY ROAD/CIP 2008 & PRIOR	900,000.00	900,000.00	45,370.64	238,856.41	661,143.59	26.54%
51 - SONORA PARK	2,000,000.00	2,000,000.00	0.00	74,375.00	1,925,625.00	3.72%
Expense Total:	**7,989,549.00**	**7,989,549.00**	**234,181.32**	**2,693,565.23**	**5,295,983.77**	**33.71%**
Fund: 13 - CAPITAL BOND FUND Surplus (Deficit):	**-7,632,949.00**	**-7,632,949.00**	**-213,459.03**	**-2,548,077.61**	**5,084,871.39**	**33.38%**
Fund: 14 - PARK DEDICATION FUND						
Revenue						
00 - REVENUE	16,000.00	16,000.00	378.39	2,723.17	-13,276.83	17.02%
Revenue Total:	**16,000.00**	**16,000.00**	**378.39**	**2,723.17**	**-13,276.83**	**17.02%**
Expense						
51 - SONORA PARK	160,000.00	160,000.00	0.00	0.00	160,000.00	0.00%
Expense Total:	**160,000.00**	**160,000.00**	**0.00**	**0.00**	**160,000.00**	**0.00%**
Fund: 14 - PARK DEDICATION FUND Surplus (Deficit):	**-144,000.00**	**-144,000.00**	**378.39**	**2,723.17**	**146,723.17**	**-1.89%**
Fund: 15 - EDC4B FUND						
Revenue						
00 - REVENUE	1,438,223.00	1,438,223.00	129,053.37	318,754.83	-1,119,468.17	22.16%
Revenue Total:	**1,438,223.00**	**1,438,223.00**	**129,053.37**	**318,754.83**	**-1,119,468.17**	**22.16%**
Expense						
06 - ADMINISTRATION	1,210,257.00	1,210,257.00	81,615.78	478,934.07	731,322.93	39.57%
53 - TOWN SHOPPING CENTER	1,025,765.00	1,025,765.00	135,814.50	237,554.05	788,210.95	23.16%
Expense Total:	**2,236,022.00**	**2,236,022.00**	**217,430.28**	**716,488.12**	**1,519,533.88**	**32.04%**
Fund: 15 - EDC4B FUND Surplus (Deficit):	**-797,799.00**	**-797,799.00**	**-88,376.91**	**-397,733.29**	**400,065.71**	**49.85%**

Department;Progra…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 16 - COURT TECHNOLOGY FUND						
Revenue						
00 - REVENUE	0.00	0.00	554.26	2,000.31	2,000.31	0.00%
Revenue Total:	**0.00**	**0.00**	**554.26**	**2,000.31**	**2,000.31**	**0.00%**
Expense						
00 - REVENUE	13,202.00	13,202.00	0.00	0.00	13,202.00	0.00%
Expense Total:	**13,202.00**	**13,202.00**	**0.00**	**0.00**	**13,202.00**	**0.00%**
Fund: 16 - COURT TECHNOLOGY FUND Surplus (Deficit):	**-13,202.00**	**-13,202.00**	**554.26**	**2,000.31**	**15,202.31**	**-15.15%**
Fund: 18 - LOCAL YOUTH DIVERSION FUND						
Revenue						
00 - REVENUE	550.00	550.00	14.29	102.82	-447.18	18.69%
Revenue Total:	**550.00**	**550.00**	**14.29**	**102.82**	**-447.18**	**18.69%**
Expense						
56 - LOCAL YOUTH DIVERSION	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00%
Expense Total:	**10,000.00**	**10,000.00**	**0.00**	**0.00**	**10,000.00**	**0.00%**
Fund: 18 - LOCAL YOUTH DIVERSION FUND Surplus (Deficit):	**-9,450.00**	**-9,450.00**	**14.29**	**102.82**	**9,552.82**	**-1.09%**
Fund: 19 - MUNICIPAL COURT BUILDING SECURITY&TECHNOLOGY …						
Revenue						
00 - REVENUE	16,825.00	16,825.00	0.00	0.00	-16,825.00	0.00%
Revenue Total:	**16,825.00**	**16,825.00**	**0.00**	**0.00**	**-16,825.00**	**0.00%**
Expense						
04 - MUNICIPAL COURT	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00%
Expense Total:	**10,000.00**	**10,000.00**	**0.00**	**0.00**	**10,000.00**	**0.00%**
Fund: 19 - MUNICIPAL COURT BUILDING SECURITY&TECHNOLOGY …	**6,825.00**	**6,825.00**	**0.00**	**0.00**	**-6,825.00**	**0.00%**
Fund: 21 - TIF #1 (NEW HOPE) FUND						
Revenue						
00 - REVENUE	297,715.00	297,715.00	1,292.19	6,596.17	-291,118.83	2.22%
Revenue Total:	**297,715.00**	**297,715.00**	**1,292.19**	**6,596.17**	**-291,118.83**	**2.22%**
Expense						
06 - ADMINISTRATION	150,000.00	150,000.00	0.00	0.00	150,000.00	0.00%
Expense Total:	**150,000.00**	**150,000.00**	**0.00**	**0.00**	**150,000.00**	**0.00%**
Fund: 21 - TIF #1 (NEW HOPE) FUND Surplus (Deficit):	**147,715.00**	**147,715.00**	**1,292.19**	**6,596.17**	**-141,118.83**	**4.47%**
Fund: 30 - HOTEL/MOTEL TAX FUND						
Revenue						
00 - REVENUE	29,750.00	29,750.00	3,315.43	4,155.90	-25,594.10	13.97%
Revenue Total:	**29,750.00**	**29,750.00**	**3,315.43**	**4,155.90**	**-25,594.10**	**13.97%**
Expense						
06 - ADMINISTRATION	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00%
Expense Total:	**20,000.00**	**20,000.00**	**0.00**	**0.00**	**20,000.00**	**0.00%**
Fund: 30 - HOTEL/MOTEL TAX FUND Surplus (Deficit):	**9,750.00**	**9,750.00**	**3,315.43**	**4,155.90**	**-5,594.10**	**42.62%**
Fund: 31 - POLICE SEIZURE FUND						
Revenue						
00 - REVENUE	9,150.00	9,150.00	563.56	627.65	-8,522.35	6.86%
Revenue Total:	**9,150.00**	**9,150.00**	**563.56**	**627.65**	**-8,522.35**	**6.86%**
Expense						
06 - ADMINISTRATION	32,000.00	32,000.00	0.00	0.00	32,000.00	0.00%
Expense Total:	**32,000.00**	**32,000.00**	**0.00**	**0.00**	**32,000.00**	**0.00%**
Fund: 31 - POLICE SEIZURE FUND Surplus (Deficit):	**-22,850.00**	**-22,850.00**	**563.56**	**627.65**	**23,477.65**	**-2.75%**
Fund: 32 - LIBRARY BUILDING FUND						
Revenue						
00 - REVENUE	241.00	241.00	1.48	45.53	-195.47	18.89%

Department;Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Revenue Total:	**241.00**	**241.00**	**1.48**	**45.53**	**-195.47**	**18.89%**
Fund: 32 - LIBRARY BUILDING FUND Total:	**241.00**	**241.00**	**1.48**	**45.53**	**-195.47**	**18.89%**
Fund: 34 - LEOSE FUND						
Revenue						
00 - REVENUE	3,790.00	3,790.00	2.65	19.07	-3,770.93	0.50%
Revenue Total:	**3,790.00**	**3,790.00**	**2.65**	**19.07**	**-3,770.93**	**0.50%**
Expense						
09 - POLICE	5,500.00	5,500.00	0.00	0.00	5,500.00	0.00%
Expense Total:	**5,500.00**	**5,500.00**	**0.00**	**0.00**	**5,500.00**	**0.00%**
Fund: 34 - LEOSE FUND Surplus (Deficit):	**-1,710.00**	**-1,710.00**	**2.65**	**19.07**	**1,729.07**	**-1.12%**
Fund: 35 - DISASTER RECOVERY FUND						
Revenue						
00 - REVENUE	1,295,000.00	1,295,000.00	259.63	2,870.09	-1,292,129.91	0.22%
Revenue Total:	**1,295,000.00**	**1,295,000.00**	**259.63**	**2,870.09**	**-1,292,129.91**	**0.22%**
Expense						
06 - ADMINISTRATION	1,250,000.00	1,250,000.00	525.00	67,634.91	1,182,365.09	5.41%
Expense Total:	**1,250,000.00**	**1,250,000.00**	**525.00**	**67,634.91**	**1,182,365.09**	**5.41%**
Fund: 35 - DISASTER RECOVERY FUND Surplus (Deficit):	**45,000.00**	**45,000.00**	**-265.37**	**-64,764.82**	**-109,764.82**	**-143.92%**
Fund: 40 - GRANT FUND						
Revenue						
00 - REVENUE	0.00	0.00	6.37	6.37	6.37	0.00%
10 - FIRE	0.00	0.00	0.00	580,000.00	580,000.00	0.00%
Revenue Total:	**0.00**	**0.00**	**6.37**	**580,006.37**	**580,006.37**	**0.00%**
Expense						
10 - FIRE	0.00	0.00	0.00	391,251.97	-391,251.97	0.00%
17 - LIBRARY	0.00	0.00	0.00	1,029.07	-1,029.07	0.00%
Expense Total:	**0.00**	**0.00**	**0.00**	**392,281.04**	**-392,281.04**	**0.00%**
Fund: 40 - GRANT FUND Surplus (Deficit):	**0.00**	**0.00**	**6.37**	**187,725.33**	**187,725.33**	**0.00%**
Fund: 41 - PARK REC/OTHER DONATION FUND						
Revenue						
00 - REVENUE	2,550.00	2,550.00	-463.59	260.93	-2,289.07	10.23%
Revenue Total:	**2,550.00**	**2,550.00**	**-463.59**	**260.93**	**-2,289.07**	**10.23%**
Expense						
09 - POLICE	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00%
63 - BARK AT THE PARK	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00%
Expense Total:	**9,500.00**	**9,500.00**	**0.00**	**0.00**	**9,500.00**	**0.00%**
Fund: 41 - PARK REC/OTHER DONATION FUND Surplus (Deficit):	**-6,950.00**	**-6,950.00**	**-463.59**	**260.93**	**7,210.93**	**-3.75%**
Fund: 45 - ROADWAY IMPACT FEE FUND						
Revenue						
00 - REVENUE	34,000.00	34,000.00	324.15	54,986.58	20,986.58	161.73%
Revenue Total:	**34,000.00**	**34,000.00**	**324.15**	**54,986.58**	**20,986.58**	**161.73%**
Expense						
71 - IMPACT FEE	157,525.00	357,525.00	8,960.27	35,841.08	321,683.92	10.02%
Expense Total:	**157,525.00**	**357,525.00**	**8,960.27**	**35,841.08**	**321,683.92**	**10.02%**
Fund: 45 - ROADWAY IMPACT FEE FUND Surplus (Deficit):	**-123,525.00**	**-323,525.00**	**-8,636.12**	**19,145.50**	**342,670.50**	**-5.92%**
Fund: 61 - WATER IMPACT FUND						
Revenue						
00 - REVENUE	19,000.00	19,000.00	126.06	3,996.78	-15,003.22	21.04%
Revenue Total:	**19,000.00**	**19,000.00**	**126.06**	**3,996.78**	**-15,003.22**	**21.04%**

Department;Progra…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Expense						
00 - REVENUE	30,000.00	30,000.00	2,500.00	10,000.00	20,000.00	33.33%
Expense Total:	**30,000.00**	**30,000.00**	**2,500.00**	**10,000.00**	**20,000.00**	**33.33%**
Fund: 61 - WATER IMPACT FUND Surplus (Deficit):	**-11,000.00**	**-11,000.00**	**-2,373.94**	**-6,003.22**	**4,996.78**	**54.57%**
Fund: 62 - SEWER IMPACT FUND						
Revenue						
00 - REVENUE	20,000.00	20,000.00	68.55	563.68	-19,436.32	2.82%
Revenue Total:	**20,000.00**	**20,000.00**	**68.55**	**563.68**	**-19,436.32**	**2.82%**
Expense						
00 - REVENUE	60,000.00	60,000.00	5,000.00	20,000.00	40,000.00	33.33%
Expense Total:	**60,000.00**	**60,000.00**	**5,000.00**	**20,000.00**	**40,000.00**	**33.33%**
Fund: 62 - SEWER IMPACT FUND Surplus (Deficit):	**-40,000.00**	**-40,000.00**	**-4,931.45**	**-19,436.32**	**20,563.68**	**48.59%**
Fund: 83 - TREE REFORESTATION FUND						
Revenue						
00 - REVENUE	4,500.00	4,500.00	121.37	873.42	-3,626.58	19.41%
Revenue Total:	**4,500.00**	**4,500.00**	**121.37**	**873.42**	**-3,626.58**	**19.41%**
Fund: 83 - TREE REFORESTATION FUND Total:	**4,500.00**	**4,500.00**	**121.37**	**873.42**	**-3,626.58**	**19.41%**
Fund: 95 - EDC4B BOND RESERVE FUND						
Revenue						
00 - REVENUE	6,500.00	6,500.00	201.83	1,452.45	-5,047.55	22.35%
Revenue Total:	**6,500.00**	**6,500.00**	**201.83**	**1,452.45**	**-5,047.55**	**22.35%**
Fund: 95 - EDC4B BOND RESERVE FUND Total:	**6,500.00**	**6,500.00**	**201.83**	**1,452.45**	**-5,047.55**	**22.35%**
Report Surplus (Deficit):	**-8,677,885.00**	**-8,877,885.00**	**34,421.94**	**-1,781,425.34**	**7,096,459.66**	**20.07%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
01 - GENERAL FUND	-552,305.00	-552,305.00	2,880,717.95	2,571,654.57	3,123,959.57
02 - GENERAL DEBT SERVICE FUNI	213,304.00	213,304.00	-340,141.65	474,771.13	261,467.13
04 - CAPITAL PROJECTS FUND	23,475.00	23,475.00	472.17	43,966.16	20,491.16
05 - CAPITAL REPLACEMENT FUNI	149,550.00	149,550.00	17,302.51	50,245.26	-99,304.74
07 - STORMWATER UTILITY FUND	-44,672.00	-44,672.00	-40,798.50	-33,421.03	11,250.97
10 - WATER/SEWER FUND	133,813.00	133,813.00	-2,171,753.94	-2,080,799.06	-2,214,612.06
12 - COURT SECURITY FUND	-18,146.00	-18,146.00	677.99	2,444.64	20,590.64
13 - CAPITAL BOND FUND	-7,632,949.00	-7,632,949.00	-213,459.03	-2,548,077.61	5,084,871.39
14 - PARK DEDICATION FUND	-144,000.00	-144,000.00	378.39	2,723.17	146,723.17
15 - EDC4B FUND	-797,799.00	-797,799.00	-88,376.91	-397,733.29	400,065.71
16 - COURT TECHNOLOGY FUND	-13,202.00	-13,202.00	554.26	2,000.31	15,202.31
18 - LOCAL YOUTH DIVERSION FUI	-9,450.00	-9,450.00	14.29	102.82	9,552.82
19 - MUNICIPAL COURT BUILDING	6,825.00	6,825.00	0.00	0.00	-6,825.00
21 - TIF #1 (NEW HOPE) FUND	147,715.00	147,715.00	1,292.19	6,596.17	-141,118.83
30 - HOTEL/MOTEL TAX FUND	9,750.00	9,750.00	3,315.43	4,155.90	-5,594.10
31 - POLICE SEIZURE FUND	-22,850.00	-22,850.00	563.56	627.65	23,477.65
32 - LIBRARY BUILDING FUND	241.00	241.00	1.48	45.53	-195.47
34 - LEOSE FUND	-1,710.00	-1,710.00	2.65	19.07	1,729.07
35 - DISASTER RECOVERY FUND	45,000.00	45,000.00	-265.37	-64,764.82	-109,764.82
40 - GRANT FUND	0.00	0.00	6.37	187,725.33	187,725.33
41 - PARK REC/OTHER DONATION	-6,950.00	-6,950.00	-463.59	260.93	7,210.93
45 - ROADWAY IMPACT FEE FUND	-123,525.00	-323,525.00	-8,636.12	19,145.50	342,670.50
61 - WATER IMPACT FUND	-11,000.00	-11,000.00	-2,373.94	-6,003.22	4,996.78
62 - SEWER IMPACT FUND	-40,000.00	-40,000.00	-4,931.45	-19,436.32	20,563.68
83 - TREE REFORESTATION FUND	4,500.00	4,500.00	121.37	873.42	-3,626.58
95 - EDC4B BOND RESERVE FUND	6,500.00	6,500.00	201.83	1,452.45	-5,047.55
Report Surplus (Deficit):	**-8,677,885.00**	**-8,877,885.00**	**34,421.94**	**-1,781,425.34**	**7,096,459.66**

CITY OF KENNEDALE
FISCAL YEAR TO DATE SUMMARY BY FUND
THROUGH JANUARY 31, 2026

Fund	**Beginning Balance as of 10/1/2025	FYTD Fiscal Activity	Ending Balance	Average Daily Annual Exp	Days of Fund Balance	Reserve %
01 - GENERAL FUND*	4,618,295	2,571,655	7,189,950	39,153.59	183.63	50%
02 - GENERAL DEBT SERVICE FUND	1,193,169	474,771	1,667,940			
04 - CAPITAL PROJECTS FUND	287,152	43,966	331,118			
05 - CAPITAL REPLACEMENT FUND	(47,238)	50,245	3,007			
07 - STORMWATER UTILITY FUND*	874,176	(33,421)	840,755	1,068.14	787.12	
10 - WATER/SEWER FUND*	18,959,298	(2,080,799)	16,878,499	51,187.27	329.74	90%
12 - COURT SECURITY FUND	19,767	2,445	22,212			
13 - CAPITAL BOND FUND	17,438,940	(2,548,078)	14,890,862			
14 - PARK DEDICATION FUND	280,168	2,723	282,891			
15 - EDC4B FUND*	2,325,542	(397,733)	1,927,808	6,126.09	314.69	86%
16 - COURT TECHNOLOGY FUND	16,655	2,000	18,656			
18 - LOCAL YOUTH DIVERSION FU	10,191	103	10,294			
19 - COURT BUILDING SECURITY & TECH	-	-	-			
21 - TIF #1 (NEW HOPE) FUND	249,818	6,596	256,414			
30 - HOTEL/MOTEL TAX FUND	93,152	4,156	97,308			
31 - POLICE SEIZURE FUND	2,441	628	3,068			
32 - LIBRARY BUILDING FUND	(816)	46	(770)			
34 - LEOSE FUND	1,889	19	1,908			
35 - DISASTER RECOVERY FUND	(1,260,448)	(64,765)	(1,325,213)			
40 - GRANT FUND	(183,152)	187,725	4,573			
41 - PARK REC/OTHER DONATION	5,840	261	6,101			
45 - ROADWAY IMPACT FEE FUND	357,888	19,146	377,034			
61 - WATER IMPACT FUND	95,571	(6,003)	89,568			
62 - SEWER IMPACT FUND	66,326	(19,436)	46,890			
83 - TREE REFORESTATION FUND	86,555	873	87,428			
85 - UNCLAIMED PROPERTY FUND	334	-	334			
95 - EDC4B BOND RESERVE FUND	143,938	1,452	145,390			
Report Surplus (Deficit):	**45,635,451**	**(1,781,425)**	**43,854,025**			

**Unaudited

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: FEBRUARY 17, 2026

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

MEETING DATE: FEBRUARY 17, 2026

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

SUBJECT
Amended Resolution 642- Election Calendar update to include Holiday Closure

ORIGINATED BY

SUMMARY
RESOLUTION 642 Was adopted at the January 20, 2026 City Council meeting. The Texas Secretary of State, amended the election calendar on January 27, 2026 to include Sa*n Jacinto Holiday*. There is no voting by personal appearance on holidays and has therefore, shifted dates requiring an amended resolution from City Council.

RECOMMENDATION

ATTACHMENTS

1.	R642 Calling May 2026 General Election-AMENDED	R642 Calling May 2026 General Election-AMENDED.docx

RESOLUTION NO. R642

AMENDED 2-17-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, CALLING FOR A GENERAL ELECTION TO BE HELD ON MAY 2, 2026; TO ELECT CITY COUNCIL MAYOR AND PLACES 2 AND 4 FOR A TERM OF TWO YEARS; APPROVING ENTERING INTO A JOINT ELECTION AGREEMENT WITH TARRANT COUNTY ELECTIONS; ESTABLISHING PROCEDURES FOR THE GENERAL ELECTION; 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 Code; and

WHEREAS, the City of Kennedale Charter provides that city elections shall be held in accordance with laws of the State of Texas; and

WHEREAS, Section 41.001(a) (1-2) of the Texas Election Code establishes the first Saturday in May as a uniform election date for the purposes of conducting a General Election; and

WHEREAS, Section 3.004(b) of the Texas Election code provides that the governing body of a municipality shall be the authority to order a General Election for the purposes of electing members to the governing body; and

WHEREAS, the City will enter into a joint election agreement for general election services with Tarrant County pursuant to Texas Election Code Section 31.092 and 271.002.

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

SECTION 1. GENERAL ELECTION CALLED.

An election is hereby called to elect the offices of City Council Mayor and Places 2 and 4 to serve from May of 2026 until May of 2028, or until their successors are duly elected and qualified. The election shall be held on Saturday, May 2, 2026, between the hours of 7:00 a.m. and 7:00 p.m. Kennedale registered voters will utilize countywide "vote centers" for the election. The "vote centers" allow residents to vote at any polling location countywide on Election Day.

SECTION 2. JOINT ELECTION AGREEMENT APPROVED.

The City Manager is authorized to execute a Joint Election Agreement (the "Agreement") with Tarrant County for the purpose of having Tarrant County furnish all or any portion of the election services and equipment needed to conduct the election. The Agreement and election services provided therein shall conform to Chapter 31, Subchapter D of the Code

and other applicable statutes and laws. In the event of conflict between this resolution and the Agreement, the Agreement shall control.

SECTION 3. APPLICATION FOR PLACE ON BALLOT.

Qualified persons may file as candidates by filing applications in the office of the City Secretary from 8:00 a.m. to 5:00 p.m., Monday through Friday, from January 14, 2026 through February 13, 2026.

SECTION 4. EARLY VOTING.

a. **Early voting by personal appearance.** Early voting by personal appearance will be held jointly with other political subdivisions in Tarrant County beginning on April 20, 2026, and continue through April 28, 2026, at the locations established by Tarrant County on the dates and times as follows or may be amended by Tarrant County.

April 20	8:00 A.M. – 5:00 P.M.
April 21	CLOSED
April 22	8:00AM – 5:00 P.M.
April 23	8:00 A.M. – 5:00 P.M.
April 25	7:00 A.M. – 7:00 P.M.
April 26	11:00 A.M. – 4:00 P.M.
April 28	7:00 A.M. – 7:00 P.M.
April 29	7:00 A.M. – 7:00 P.M.

b. **Early Voting by Mail.** Tarrant County Elections Administrator, or his designee, is hereby designated as Early voting Clerk for the city's election. The Tarrant County Chief Elections Administrator may appoint other deputy early voting clerks as necessary. Applications for early voting by mail maybe delivered to the Chief Election Administrator beginning January 1, 2026, but not later than April 20, 2026. Applications for early voting by mail may be delivered not later than the close of business on April 20, 2026, to the Election Administrator in any of the following ways: via mail to Early Voting Clerk, 2700 Premier Street, Fort Worth, Texas, 76111; via courier or hand delivery to Tarrant County Elections, 2700 Premier St., Fort Worth, Texas 76111.

Pursuant to House Bill 3107, the Early voting clerk's email address, phone number and internet website are as follows:

Early Voting Clerk
electionsinfor@tarrantcounty.com
817-831-8683
https://www.tarrantcounty.com/elections

c. **Early Voting Ballot Board.** Early voting, both by personal appearance and by mail, shall be canvassed by the Early Voting Ballot Board established by Tarrant County under the terms of the Agreement.

SECTION 5. APPOINTMENT OF ELECTION JUDGE AND ALTERNATE ELECTION JUDGE.

The Presiding Election Judge and Alternate Presiding Judge shall be appointed by Tarrant County as authorized by Chapter 271 of the Code.

SECTION 6. METHOD OF VOTING; COSTS.

The Joint Election Agreement shall provide (a) the type of electronic voting equipment to be used for early voting by personal appearance and on election day, (b) notification and training for election judges and clerks, (c) an estimate and final payment terms for the election services provided, (d) agreements for early voting equipment and voting machine rental, and (e) other procedures to conduct the election. All expenditures necessary for the conduct of the election, the purchase of materials thereof, and the employment of all election officials are hereby authorized, and shall be conducted in accordance with the Code.

SECTION 7. GOVERNING LAW AND QUALIFIED VOTERS.

The election shall be held in accordance with the Constitution of the State of Texas and the Code, and all resident qualified voters of the City shall be eligible to vote at the election.

SECTION 8. PUBLICATION AND POSTING OF NOTICE OF ELECTION.

Notice of the election shall be given as required by Chapter 4 of the Code.

SECTION 9. NECESSARY ACTIONS.

The Mayor and the City Secretary, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of federal and state law in carrying out and conducting the election, whether or not expressly authorized herein.

SECTION 10. RUNOFF ELECTION.

The Council hereby orders that, following the canvass of the May 2, 2026 election, any runoff election required shall be held in accordance with Section 2.025(a) of the Code, and on a date as agreed to between the City of Kennedale and Tarrant County Elections Administration.

SECTION 11. EFFECTIVE DATE.

This resolution shall be effective upon its adoption.

PASSED AND APPROVED THIS 20th DAY OF JANUARY 2026.

AMENDED ON THIS 17TH DAY OF FEBRUARY 2026.

APPROVED:

_____

MAYOR BRAD HORTON

[CITY SEAL]

ATTEST:

_____

CITY SECRETARY BARBARA DAHL

APPROVED AS TO FORM AND LEGALITY:

_____

CITY ATTORNEY, CARVAN E. ADKINS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: FEBRUARY 17, 2026

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

SUBJECT
January 20, 2026 City Council Meeting Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	January 20, 2026 City Council Regular Meeting minutes Final	January 20, 2026 City Council Regular Meeting minutes Final.docx

KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | JANUARY 20, 2026 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER – Mayor ProTem opened the meeting at 5:30pm

A.

ROLL CALL
Mayor ProTem Kenneth Michels called the meeting to order at 5:30pm
Mayor Brad Horton- Arrived a few minutes late
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.

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

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

Guest Pastor Joshua Tosh gave an invocation followed by the Lord's Prayer

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

Mayor ProTem Kenneth Michels led the Pledges to both the American and Texas Flags.

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.

1. Laquel Ford spoke regarding the Summer Program "Earn and Learn" for Kennedale High School Special Education

The City Council took a brief break at 5:35pm.

Mayor Horton reconvened the City Council meeting at 6:02 P.M.

III. PUBLIC HEARING

A. **PZ CASE #25-17** to RESUME a public hearing and consider a proposed zoning change from "MF – MULTI-FAMILY" to a "PD – PLANNED DEVELOPMENT" for the property located at 3100 Joplin Rd, Parcel 42979020, Vaquero Coker Addition, BLOCK 1, LOT 2R1 of the City of Kennedale, Tarrant County, Texas, 76060. ** This Item is a CONTINUATION from the December 16, 2025 City Council Meeting** Mayor Horton reopened the Public Hearing at 5:50pm.

Tyler Wallace representing the applicant spoke in support of continuing this proposed zoning change to the February 17, 2026 City Council meeting.

Jonathan Scheffham spoke in support of this proposed zoning change.

Mayor Horton was made aware some potential conflicts of interest with this project. Continuing this item to the next meeting will allow additional research.

Council member Neverarz questioned the reasoning for postponing this item again. Mayor Horton confirmed that if for whatever reason that a vote came down to a tie, the mayor would have to abstain due to possible conflict of interest. We want to make certain that there are no issues.

Council Member Glover moved to continue PZ Case-25-17 to the February 17th meeting
Council member Kobeck 2nd the motion,
No opposition, No Abstention
The motion ***passed*** 4-0 unanimously

B. **PZ CASE #25-20** to conduct a public hearing and consider a proposed zoning change from "R1 – SINGLE FAMILY RESIDENTIAL DISTRICT" TO A "PD – PLANNED DEVELOPMENT" for properties located at 4365 Dick Price Rd., Parcel 04189140, SNIDER, E S SURVEY Abstract 1445 Tract 1A .721 AC INTO PLAT D21707184, 4365 S Dick Price Rd., Parcel 42293721, SNIDER ADDITION, Block 1, Lot 1 and 4431 DICK PRICE RD, PARCEL 04189132, SNIDER, E S SURVEY Abstract 1445 Tract 1 1969 12 X 56 .336 AC INTO PLAT D217007184 of the City of Kennedale, Tarrant County, Texas, 76060.

5:59 pm the Public Hearing was opened. There was no public comment.

Mayor Horton stated that the applicant was requesting a continuance.

Council Member Nevarez moved to continue this item to the February 17, 2026 meeting
Council Member Kobeck 2nd the motion
No opposition, No Abstention
The motion ***passed*** 4-0 unanimously

The Public Hearing was closed at 6:02 P.M.

C. **PZ CASE #25-21** to conduct a public hearing and consider a proposed zoning change from "C2 – GENERAL COMMERCIAL DISTRICT" TO "I – INDUSTRIAL DISTRICT" for the property located at 7205 Hudson Village Creek Rd., Parcel 05308534, HUDSON, WADE H SURVEY Abstract 716 Tract 2 of the City of Kennedale, Tarrant County, Texas, 76060.

The Public Hearing opened at 6:03 P.M. There were no public speakers. The Public Hearing was closed at 6:03 P.M.

D. **PZ CASE #25-22** to conduct a public hearing and consider a proposed zoning change from "OT 4 – OLD TOWN SUB-DISTRICT 4" to "PD – PLANNED DEVELOPMENT" for the property located at 429 W Kennedale Pkwy, Parcel 43121546, WOODLEA ACRES ADDITION Block 2, Lot 5R1R1 of the City of Kennedale, Tarrant County, Texas, 76060.

The Public Hearing opened at 6:04 P.M. There were no public speakers. The Public Hearing was closed at 6:04 P.M.

IV. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

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

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

Council Member Glover reminded people of recycling schedules.

Council Member Kobeck stated that the winter storm was coming and for everyone to be safe and don't forget to take care of your pets and pipes.

Mayor ProTem Michels attended the HazMat Public meeting as well as Tarrant County Regional Transportation meeting and the TML Regional 8 and Historical Society meetings.

Council Member Neveraz Also attended the TML meeting. He stated that North Texas is the fastest growing region in the country and if we were a state, we 'd be the 2nd largest fastest growing state.

Chili cookoff will be February 28th.

Mayor Horton stated that Kennedale will have Warm Weather shelters set up for the upcoming storm.

2. Updates from the City of Kennedale City Manager
City Manager Hull reported that the City has been preparing for the upcoming winter storm. Please watch our website and social media for additional information.

   a. Texas Department of Transportation Bump Outs –
   Interim Police Chief, Eric Carlson gave a presentation regarding the Safe Routes to School Study. This study was started back in 2017 in order to improve the safety of our school students. The idea is to slow down traffic and to provide a safe place for students walking to school. Some ideas to alleviate some potential issues is to paint the curbs bright yellow or green, additional signage, bump/bulb outs, posting hours of operation, creating one-way streets, and possible flashing lights.

   Council Member Kobeck asked the cost of the 8 signs. Public Works director stated that it would be approximately $700 total. She also asked if we would be doing some public announcements.

   Council Member Glover inquired how much room would be left on the street if a car and a firetruck were both on the streets. Chief Carlson showed photos with ample feet in between.

   Council Member Michels stated that most of the streets in Kennedale are approximately 20 foot wide without issue.

   Council Member Nevarez suggested posting flashing lights to slow people down.

3. Financial Reports for the City - Jon Horton

Results through December represent 25% of the fiscal year.

GENERAL FUND (01)
◊ Property tax revenues received year-to-date $1,825,0142; 30.4% of total budget; prior year receipts through December were 61.7% of budget
◊ Sales tax revenues received year-to-date $232,258; 6.4% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December
◊ General Fund expenditures year-to-date $3,159,034; 22.1% of total budget
◊ Fund Balance year-to-date is $4,309,232; 110.1 days of total budgeted expenditures and transfers out

WATER/SEWER FUND (10)

◊ *Water service sales year-to-date $566,083; 13.1% of budget
◊ *Sewer service sales year-to-date $466,142; 20.1% of budget
◊ Utility Billing and Operations expenditures year-to-date $1,298,877.00; 24.5% of total budget

STORMWATER FUND (07)
◊ *Drainage fees year-to-date $46,388.11; 15.2% of budget
◊ Stormwater Fund expenditures year-to-date $69,296, 17.8% of total budget

EDC FUND (15)
◊ Sales tax revenues received year-to-date $77,410; 7.4% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December
◊ *Rental fees for the Shopping Center year-to-date $38,408; 16% of budget
◊ EDC Operations expenditures year-to-date $330,556; 32% of budget
◊ EDC Town Shopping Center expenditures year-to-date $99,287; 9.7% of budget

*Indicates December activity was not available at time of publish

a. Quarterly Investment Report Finance Director also gave the Quarterly Investment Report.

Finance Director Jon Horton gave a brief report of the Quarterly Investment Report. We have started our transition to logic. So we have been moving funds form text pool into logic. Logic does allow us to invest into hi8ghly rated commercial. No real changes just within accounts.

Council Member Glover asked a question regarding safety of 50% of our funds in being in US Treasury notes and Tbills. Mr. Horton stated that we have a rotating strategy with Frost and he can not see any benefit of pulling money out of Frost. The City has done some short term investing into Tbills that were at a higher percentage. Overall, we would get more in the short term if we had everything in logic for today. However, we are looking to predict 12-18 months form now. Mr. Horton stated that he confident that we in what we have right now.

Money will be due with the progression of the new fire station to Grossman. Baird, we have closed our Investment account. This will be the last quarter.

B. CONSENT AGENDA

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

1. Resolution R642- A Resolution of the City Council of the City of Kennedale, Texas, calling for a General Election to be held on May 2, 2026, to elect the Mayor as well as City Council Places 2 and 4 for a Term

of Two years, Approving entering into a Joint Election Agreement with Tarrant County Elections and Establishing Procedures for the General Election.

2. December 16, 2025 City Council Minutes

Council Member Kobeck moved to approve the Consent Agenda
Mayor ProTem Michels 2nd the motion
No opposition, No Abstention
The motion ***passed*** 4-0 unanimously

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

1. **Ordinance # 791** PZ CASE #25-17 to RESUME and consider a proposed zoning change from "MF – MULTI-FAMILY" to a "PD – PLANNED DEVELOPMENT" for the property located at 3100 Joplin Rd, Parcel 42979020, Vaquero Coker Addition, BLOCK 1, LOT 2R1 of the City of Kennedale, Tarrant County, Texas, 76060. ** This Item is a CONTINUATION from the December 16, 2025 City Council Meeting**

Council Member Kobeck moved to continue this item to the February 17, 2026 City Council meeting.
Mayor ProTem Michels 2nd the motion
No opposition, No Abstention
The motion ***passed*** 4-0 unanimously

2. **Ordinance # 792** PZ CASE #25-20 to consider a proposed zoning change from "R1 – SINGLE FAMILY RESIDENTIAL DISTRICT" TO A "PD – PLANNED DEVELOPMENT" for properties located at 4365 Dick Price Rd., Parcel 04189140, SNIDER, E S SURVEY Abstract 1445 Tract 1A .721 AC INTO PLAT D21707184, 4365 S Dick Price Rd., Parcel 42293721, SNIDER ADDITION, Block 1, Lot 1 and 4431 DICK PRICE RD, PARCEL 04189132, SNIDER, E S SURVEY Abstract 1445 Tract 1 1969 12 X 56 .336 AC INTO PLAT D217007184 of the City of Kennedale, Tarrant County, Texas, 76060.

Council Member Kobeck moved to continue this item until the February 17, 2026 City Council meeting
Mayor ProTem Michels 2nd the motion
No opposition, No Abstention
The motion ***passed*** 4-0 unanimously

3. **Ordinance # 793** PZ CASE #25-21 to consider a proposed zoning change from "C2 – GENERAL COMMERCIAL DISTRICT" TO "I – INDUSTRIAL DISTRICT" for the property located at 7205 Hudson Village

Creek Rd., Parcel 05308534, HUDSON, WADE H SURVEY Abstract 716 Tract 2 of the City of Kennedale, Tarrant County, Texas, 76060.
Community Development Director Ed McRoy gave a brief presentation.

Council Member Neveraz moved to approve Ordinance #793
Council Member Kobeck 2nd the motion
No opposition, No Abstention
The motion ***passed*** 4-0 unanimously

4. **Ordinance #794** PZ CASE #25-22 to consider a proposed zoning change from "OT 4 – OLD TOWN SUB-DISTRICT 4" to "PD – PLANNED DEVELOPMENT" for the property located at 429 W Kennedale Pkwy, Parcel 43121546, WOODLEA ACRES ADDITION Block 2, Lot 5R1R1 of the City of Kennedale, Tarrant County, Texas, 76060.

Community Development Director Ed McRoy gave a presentation as well as the applicants Palmer Thomas, Stacey Grice and Vinny Kotecha regarding First Fence USA.

Council Member Kobeck asked several questions including if there was any opposition to the plan, would there be any hazardous materials stored at this site, and are there any impending drainage issues with this plan and has there been any traffic studies for this location? Director McRoy stated "No" to all of those questions.

Council Member Neveraz asked about the exceptions for early delivery. Allowing them to operate with extended hours. One-way traffic and right turn only options in the ordinance. He also wanted to know the implications regarding the new business as opposed to the old business that was grandfathered in.

There was much discussion regarding the business hours, noise issues, storage issues as well as traffic issues, very minor modification work, and shielded lighting issues.

Mayor ProTem asked about the storage of product and how high it would be stored. He was wanting to make sure that it would not become an eye sore for neighbors. He was told that there was a tree line that would remain on the back.

There are some current code issues with the building at this time but the applicants are planning on getting it into compliance soon.

Council Member Glover inquired about the Hours of operation as well as the loading dock that is adjacent to the residential area. There was some concern regarding the idling diesel engines.

City Manager clarified that Highway 287 belongs to the state, not the City of Kennedale.

City Attorney suggested that we remove/delete section of 8 and 9 to satisfy some of the issues presented.

Council Member Kobeck moved to adopt Ordinance #794 with the Omission of Sections 8 & 9 from Exhibit B
Council Member Nevarez 2nd the motion
No opposition, No Abstention
The motion ***passed*** 4-0 unanimously

City Council recessed for a short break @ 7:48pm
The City Council reconvened at 7:55 P.M.

5. Fort Worth Contract regarding Dick Price Road renovations

City Manager Hull announced an opportunity for renovation with the City of Fort Worth. The City of Fort Worth is planning on doing some bridge work and will need access of Dick Price Road. Currently the City of Kennedale does have an ordinance that does not allow the City of Fort Worth to utilize this road. The City of Fort Worth is suggesting that if we let them use this road for 3 months, that they will renovate Dick Price Road from the Railroad Tracks to Averett Road, with a new 6 inch base. Total cost of the project will cost them between $600,00- $900,000. This will come out of their 2026-2027 budget. Currently, Dick Price Road has a 4 inch base so the 6 inches will be a much needed improvement. The Fort Worth project will begin in March and continue thru May, with use approval. The renovation/improvement to Dick Price Road with begin in 2027.

Council Member Kobeck wanted to make sure the residents in that area would be given proper notice of this project.

Council Member Glover also asked if there was a timeline associated with this contract. The ILA stated that it will get the project done in 2027. The contract shows $600,000 is it caped at $900,000.

City Manager Hull expressed his opinion that we have a road that needs repair and this is a good opportunity to get approximately 25,000 feet done without the City of Kennedale having to pay for it. It will be an inconvenience to some residents for a short time.

Council Member Kobeck moved to approve the Dick Price Road Renovations contract.
Council Member Nevarez 2nd the motion
No opposition, No Abstention
The motion ***passed*** 4-0 unanimously

Mayor Horton requested a motion to go into executive session.

Council Member Glover moved that they go into executive session.
Mayor ProTem Michels recessed the regular session to go into Executive session.
Motion passes.

Mayor Horton recessed the regular meeting in order to open Executive session at 8:21pm

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. Chapter 551.Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property;
Description: Proposed Land Purchase

B. Chapter 551, Section 551.071 consultation with counsel on legal matters;
Description: YMCA Contract Update

VI. RECONVENE INTO OPEN SESSION @ 9:05pm

No opposition, No Abstention
The motion ***passed*** 4-0 unanimously

VII. ADJOURNMENT With no further business, Mayor Horton asked for a motion to adjourn the meeting.

Council Member Kobeck moved to Adjourn
Council Member Nevarez 2nd the motion.
Meeting adjourned at 9:05pm

APPROVED: **ATTEST:**

MAYOR -BRAD HORTON *CITY SECRETARY- BARBARA DAHL*

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: FEBRUARY 17, 2026

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM V.B.3.

SUBJECT
February 9, 2026 Special Meeting Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Special Meeting City Council February 9, 2026 Minutes	Special Meeting City Council February 9, 2026 Minutes.docx

KENNEDALE CITY COUNCIL MINUTES

SPECIAL MEETING | FEBRUARY 9, 2026 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER Mayor Brad Horton called the meeting to order at 5:30pm

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."

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 was no public comment.

III. REGULAR SESSION

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

1. RESOLUTION 643 – Interim Police Chief, Eric Carlson gave a brief synopsis of the Resolution. This Resolution is critical in order to apply to the Criminal Justice- Justice Assistance Grant Program for Replacement Radios.

   We are applying for this grant in order to replace our radios. Not only are they out of date, but the software no longer supports this equipment. The parts are no longer manufactured so we are unable to acquire parts if needed. The radios themselves are at end of life.

The total grant funding would be $242,210 . In the grant, we are requesting thirty radios. These radios are built with advanced technology. The new radios will be both WIFI and cell phone compatible. These are specifically made for Criminal Justice.

Council Member Kobeck moved to Approve Resolution 643
Council Member Glover 2nd the motion.
No opposition, No Abstention
The motion ***passed*** 4-0 unanimously

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.

There was no need for an Executive Session, Therefore, this agenda item did not happen.

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

VII. ADJOURNMENT With no further business, Mayor Horton asked for a motion to adjourn the meeting.

Council Member Kobeck moved to Adjourn
Mayor ProTem 2nd the motion.
Meeting adjourned at 5:40 P.M.

APPROVED: **ATTEST:**

MAYOR -BRAD HORTON *CITY SECRETARY- BARBARA DAHL*

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: FEBRUARY 17, 2026

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: February **17**, 2026

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

SUBJECT
ORDINANCE #791 PZ CASE #25-17 to RESUME and consider a proposed zoning change from "MF – MULTI-FAMILY" to a "PD – PLANNED DEVELOPMENT" for the property located at 3100 Joplin Rd, Parcel 42979020, Vaquero Coker Addition, BLOCK 1, LOT 2R1 of the City of Kennedale, Tarrant County, Texas, 76060.

ORIGINATED BY Edward McRoy Community Development Director

REQUEST SUMMARY

This zoning change request was originally heard by the Planning and Zoning Commission on July 25, 2024 where a recommendation to approve the request was sent to City Council. Subsequently, on November 19, 2024, Kennedale City Council held a public hearing in which many of the residents voiced their opposition to the rezone request. The motion to approve the zoning change request failed by a 3-2 vote.

After waiting the required year, the applicant returned on November 20, 2025 with the same zoning change request. The Planning and Zoning Commission voted unanimously to recommend approval of the rezone request with the condition that the applicant maintain an open line of communication with the surrounding parcel owners. On December 22, 2025 the City Council opened and then continued a public hearing on this matter to January 20, 2026 based on a request by the applicant. On January 20, 20265 the Council voted to continue this matter to February 17, 2026.

BACKGROUND INFORMATION

The subject property is approximately 10.27 acres and has been developed as the 287 Alta Landing Apartments. The current zoning for the property is MF-Multifamily District. The applicants have requested a zoning change to a PD-Planned Development. The site is developed but has a non-conforming status. The proposed zoning and site modifications would resolve these issues.

Specific areas of concern addressed in this request include shown carports being removed, relocation of dumpsters away from the bordering residents, increased landscaping, additional screening fence height, the addition of vehicle safety barriers and a prohibition on elevated parking structures.

As of the writing of this report opposition from property owners within 200" of this site has been determined to be 52.67%. The TLGC 60%-rule threshold *[TLGC §. A 211.0061 (3)]* has not been reached in this case. Standard voting rules therefore apply.

(The Review below is from former Community Development Director Nathan's Gonzalez)
STAFF REVIEW:

ZONING REVIEW

In the Spring of 2023, the City Council changed the maximum density from 16 units an acre to 8 units an acre in the MF-Multifamily District in the Spring of 2023. This in and of itself created a nonconformity regarding the density at Alta Landing which sits at 27 units an acre, meeting the intent of an Urban Village envisioned by the city's adopted Future Land Use Plan. **To be clear, no new apartment units or buildings are being proposed**. The density noted in the PD

Development Standards set the limit at what exists today at 27. Another benefit of the proposed rezoning is that the **PD would establish an adopted site plan that delineates the location of guard rails, the new dumpster enclosure locations, and required landscaping over and above what the current zoning district requires.** The rezone to a Planned Development would assist in addressing zoning nonconformities that exist at the location (density, building height, lot coverage) while at the same time improving the quality of life for residents who have noted their concerns.

LAND USE COMPATIBILITY

A point of discussion previously raised during the previous public hearing was the reasoning for wanting to rezone to PD. The proposed PD aims to improve compatibility with adjacent uses as noted in Section 9.1 of the Unified Development. A major complaint raised by nearby residents was the current location of the dumpsters and the noise the trash trucks create during pickup times. The current MF zoning does not include any requirements for refuse container locations. The UDC briefly discusses refuse containers in Section 10.11 but simply prohibits them located In a front or side yard and requires them to be screened from view. However, Planned Developments specifically prohibit waste receptacles to be placed along the perimeter of the PD as noted in Section 9.2 (D). If the PD is approved, the owners would be required to relocate the dumpsters. The site plan included within the PD would cement their locations via city ordinance.

Although it may not be preferable to some, multi-family residential and single-family residential are compatible with one another in that they are both residential uses by nature and by right. As the existing land use will remain the same, staff has found the proposed PD *consistent* with land use compatibility in the area.

COMPREHENSIVE PLAN CONSISTENCY

The 2012 Comprehensive Plan and Future Land Use Plan (FLUP) envision this part of town to be developed as an *Urban Village* (See Figure A). Sample development types include lofts/apartments, retail, restaurants, and plazas.

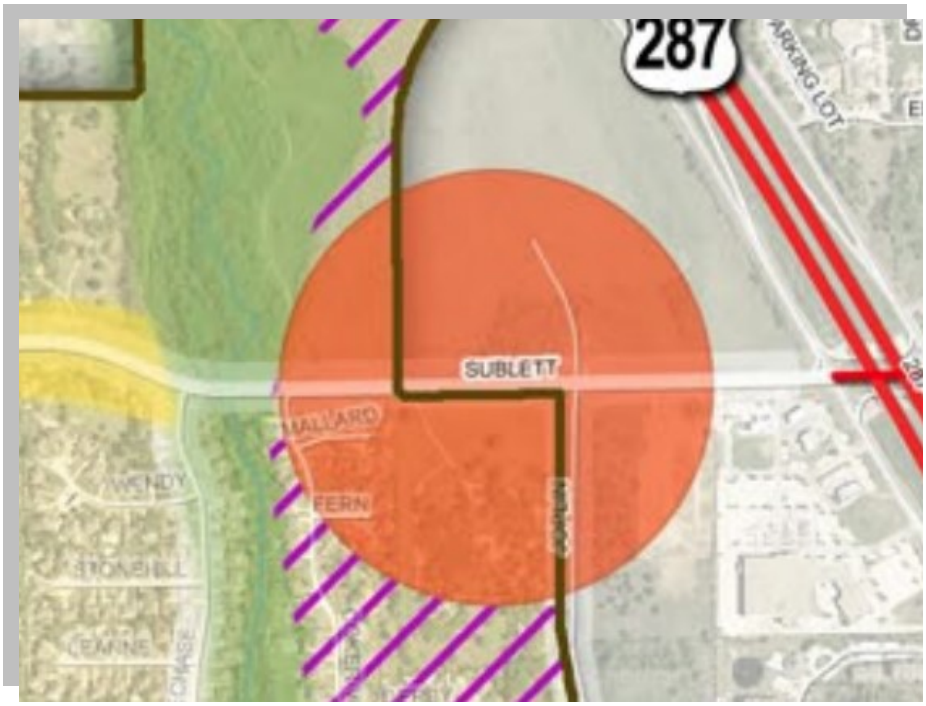


Figure A- Future Land Use Plan

Since the construction of Alta Landing, the urban village concept has taken shape in the built environment at this exact location, spurring the construction of nearby retail and restaurant uses.

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

RECOMMENDATION

The applicant’s request for a zoning change to “PD-Planned Development” is compatible with the existing land use and is consistent with the current Comprehension Plan, therefore staff has recommended approval.

Land Use Compatibility:	The requested change ***is compatible.***
Comprehensive Plan Consistency:	The requested change ***is consistent.***
Future Land Use Plan Consistency:	The requested change ***is consistent.***
Staff Recommendation:	***Approve***

ATTACHMENTS

1.	Zoning Application Form Signed
2.	Property Owner Affidavit Signed and Notarized
3.	11.20.2025 - Publisher's Affidavit
4.	3100 Joplin 200' Buffer Map
5.	3100 Joplin 200' Address List
6.	Address Labels
7.	PZ Case 25-17 200' Buffer Letter
8.	PZ Case 24-17 KISD 200' Buffer Letter
9.	200’ Opposition Letter Results
10	200’ Opposition Map
11.	Project Narrative
12.	PD Development Standards Alta Landing
13.	Alta Landing - Overall Planting Plan
14.	Alta Landing Site Plan (12.4.25)
15.	Proposed Ordinance

ORDINANCE NO. 25-791

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF KENNEDALE, TEXAS, BY CHANGING THE ZONING CLASSIFICATION ON CERTAIN PROPERTY WITHIN THE CITY OF KENNEDALE, BEING APPROXIMATELY 10.2722 ACRES OF LAND SITUATED IN LOT 2R1 BLOCK 1 OF THE VAQUERO COKER ADDITION, LOCATED AT 100 JOPLIN RD., CITY OF KENNEDALE, TEXAS, FROM MULTIFAMILY DISTRICT "MF" TO "PD" PLANNED DEVELOPMENT IN ACCORDANCE WITH THE CITY'S COMPREHENSIVE PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; 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 SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS 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 Code; and

WHEREAS, the City of Kennedale heretofore adopted the Unified Development Code of the City, as amended, which ordinance regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with the Kennedale Unified Development Code Article 22, the owners of the property described as approximately 10.2722 acres of land situated in Lot 2R1, Block 1, the Vaquero Coker Addition, commonly known as 3100 Joplin Rd., City of Kennedale, Texas, have filed an application to rezone the zoning from MF-Multifamily District to PD-Planned Development District; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on November 20, 2025, with respect to the proposed rezoning as described herein; and

WHEREAS, the City Council of the City held public hearings on December 22, 2025, January 20, 2026, and February 17, 2026 with respect to the proposed rezoning as described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, the Kennedale Unified Development Code, Article 22, and all other laws dealing with notice, publication, and procedural requirements for the approval of a rezoning on the property; 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:

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:

An approximate 10.2722 acre tract of land situated in Lot 2R1 Block of the Vaquero Coker addition, located at 100 Joplin Rd., City of Kennedale, Tarrant County, Texas (the "Property"), as more fully described below and depicted in **Exhibit "A"** (attached and incorporated herein), shall be rezoned from Multifamily District "MF" to "PD" Planned Development, in accordance with the City's Comprehensive Plan and specific requirements and exhibits incorporated herein.

SECTION 2.

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

SECTION 3.

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

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

SECTION 4.

Development of the site shall be in conformance with the Site Plan depicted in **Exhibit "C"** and the Landscape Plan depicted in **Exhibit "D,"** attached hereto and incorporated herein, with substantial conformance to be determined by the Director of Community Development.

SECTION 5.

The official Zoning Map of the City is hereby amended, and the Director of Community Development is directed to revise the official Zoning Map to reflect the approved Planned Development District as set forth above.

SECTION 6.

This Ordinance shall be cumulative of all provisions of the Unified Development Code, as amended, all other ordinances affecting zoning and land use, and of the Code of Ordinances, City of Kennedale, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 7.

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

SECTION 8.

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the City Council shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-6 of the Code of Ordinances, City of Kennedale, Texas. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 9.

All rights and remedies of the City are expressly saved as to any and all violations of the provisions of the Unified Development Code or any ordinances governing zoning 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, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance, but may be prosecuted until final disposition by the courts.

SECTION 10

The City Secretary of the City is hereby directed to publish the caption in the official newspaper of the City as required by Section 3.10 of the Charter of the City.

SECTION 11

This Ordinance shall take effect and be in full force from and after the date of 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, ON THIS _____ DAY OF FEBRUARY, 2026.

APPROVED:

_____
Brad Horton, Mayor

ATTEST:

_____
Barbara Dahl, City Secretary

APPROVED AS TO FORM AND LEGALITY: _____
Carvan E. Adkins
City Attorney

EXHIBIT A
Legal Description and Location

Legal Description:

Lot 2R1 Block 1, Vaquero Cocker Addition

Location Description:

100 Joplin Road, Kennedale, Texas 76060

Being approximately 10.2722 acres along the west side of Joplin Road, approximately 315 feet south of Kennedale Sublett Road in the City.

Location Map:

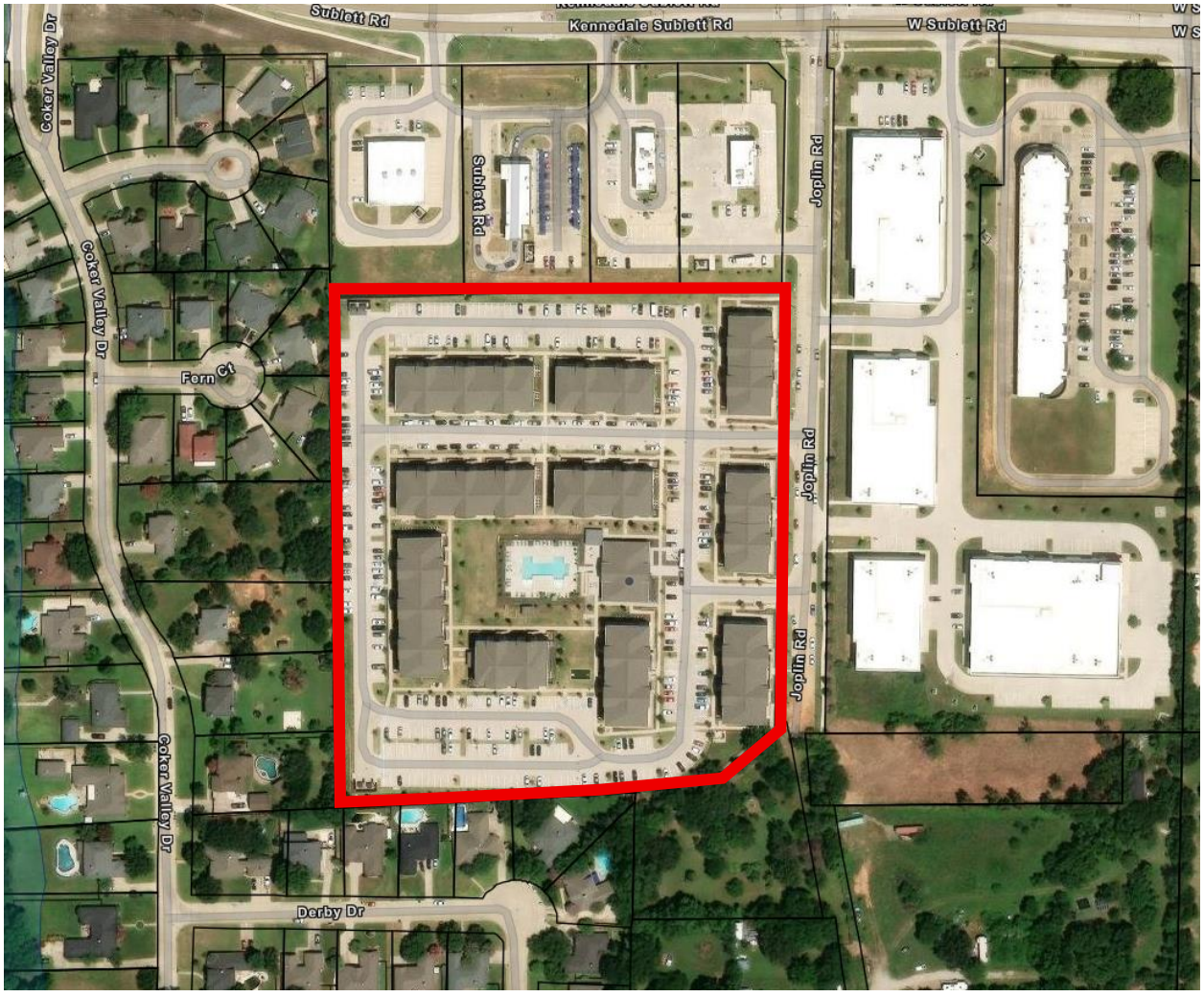


EXHIBIT B

ALTA LANDING
DEVELOPMENT STANDARDS FOR MULTI-FAMILY
(MF) RESIDENTIAL (PLANNED DEVELOPMENT)

Alta Landing is an existing multi-family community located on the west side of Joplin Road (3100 Joplin Road) in Kennedale, Texas ("Property").

The intent of these planned development district guidelines is to continue to promote a community that upholds and enhances the quality of the surrounding environment and to allow for additional conforming regulations and standards for the existing development. This community features high-quality apartments that are desirable in a higher-density residential area.

I. **Purpose.** This Property is designed to allow a multi-family development consisting of a maximum of 270 dwelling units in 10 apartment buildings with one accessory amenity center. The Property owner or Property management entity shall maintain all common areas, private fire lanes and access easements, public access, and utility easements in a good state of repair and maintain the Property to conform to all local, state, and national standards. If required, the City of Kennedale will maintain any dedication of public right of ways and water and sanitary sewer easements. Any new addition, construction, or reconstruction shall meet the requirements of this ordinance. All existing development on this property shall continue to be permitted by right. Any changes or modifications shall also adhere to these requirements.

II. **In General.** In the event of a conflict between this ordinance and the site and landscape plans, the site and landscape plans shall prevail.

III. **Site Plan.** Development of the Property shall be in general conformance with the Site Plan attached hereto as Exhibit "B" (the "Site Plan").

IV. **Permitted Uses.** Land use and structures shall comply with uses permitted for multi-family residential districts (MF) as depicted and shown in the attached exhibits and in Section 3 of the City of Kennedale's Unified Development Code ("UDC") except as detailed in this ordinance.

V. **Development Regulations.**

A) Development Standards: All regulations and standards for the Property shall comply with standards set forth in this ordinance. In the event there is a conflict between the UDC, this ordinance, and/or the attached exhibits, then the order of precedence in resolving such conflict shall be as follows: (1) the attached exhibits, (2) this ordinance, and (3) the UDC.

1. The following standards shall apply to the Property:

Development Standards	
Base Zoning	PD
Uses	”MF” , Multi-Family Residential District uses
Lot size (Minimum)	No minimum.
Density (Maximum)	270 dwelling units
Dwelling Unit Size (Minimum)	
Efficiency	582 square feet
One-bedroom	723 square feet
Two-bedroom	1,112 square feet
Three-bedroom	1,520 square feet
Setbacks (Minimum)	As shown on Site Plan
Building Height (Maximum)	45 Feet
Building Stories (Maximum)	3
Building Height – Accessory (Maximum)	26 Feet
Building Stories – Accessory (Maximum)	1
Impervious coverage	75%
Minimum parking setback	30 Feet
Parking (minimum)	400 spaces

2. Setbacks are as shown on the Site Plan. No internal setbacks for the property apply.
   a. Stairwells along Joplin are permitted to encroach into the setback as shown on the Site Plan.

3. Parking and Loading:
   a. All off-street parking shall be located as depicted and shown in the attached exhibits.
   b. Loading zone requirements shall be excluded from the development.
   c. A multi-level parking structure shall not be permitted on site.
   d. Carports shall not be permitted on site.

4. Signage: The monument sign shall be located as depicted and shown on the Site Plan.

VI. Design Standards.

A) Building Form Standards:. All buildings constructed after the date of passage of this ordinance shall meet, at minimum, the building form and design standards outlined in the Unified Development Code at the time of adoption of this ordinance and be consistent with the existing structures. Existing structures are considered conforming in building form and design standards.

B) Fences/Walls/ Retaining Walls/ Guard Rails:

1. Fences, screen walls, retaining walls, and guard rails shown on the Site Plan shall be maintained by the owner. Fences on the Property shall be re-stained at least once every five (5) years commencing on adoption of this ordinance. Retaining walls must undergo a structural inspection no less than every two years commencing no later than the second anniversary of the adoption of this ordinance.

2. All fencing and screening shall be consistent with the location as depicted in the attached exhibits. All fences, screen walls, retaining walls, and guard rails shall be allowed along the side and rear property lines and are not subject to any setback standards.

3. Two-foot extensions shall be added to the poles on the existing fence to create an eight-foot tall fence as shown on the Site Plan.

4. Guardrails shall be installed near the rear of the property as depicted and shown in the attached exhibits. The guardrail shall be installed within 6-months of the approval of this ordinance.

C) Landscaping: Landscaping shall conform to the Landscape Exhibit attached as Exhibit "C" and must be maintained by the owner in a healthy growing condition. Additional trees shall be installed in the rear of the property as depicted and shown in the attached landscaping exhibit. The additional landscaping shall be installed no later than 6 months from the adoption of this ordinance. All site landscaping, including maintenance of the right-of-way, shall be maintained by the property owner.

D) Dumpsters: Dumpsters shall be relocated from the southwest and northwest corners of the Property to the northeast corner of the Property as shown in the Site Plan. Relocation of the dumpsters shall occur no later than six (6) months after of the approval of this ordinance. Once relocated, dumpsters may not be located anywhere else within the Property except as shown on the Site Plan.

E) Drainage: Drainage flumes shall be installed along the south and west property lines within the areas between the existing walls on the Property and the adjacent single-family property lines in the approximate locations shown on the Site Plan. The drainage flumes shall have a minimum three-inch (3") curb along the edges of the flumes adjacent to the single-family property lines. The flumes shall be installed no later than six (6) months after the approval of this ordinance.

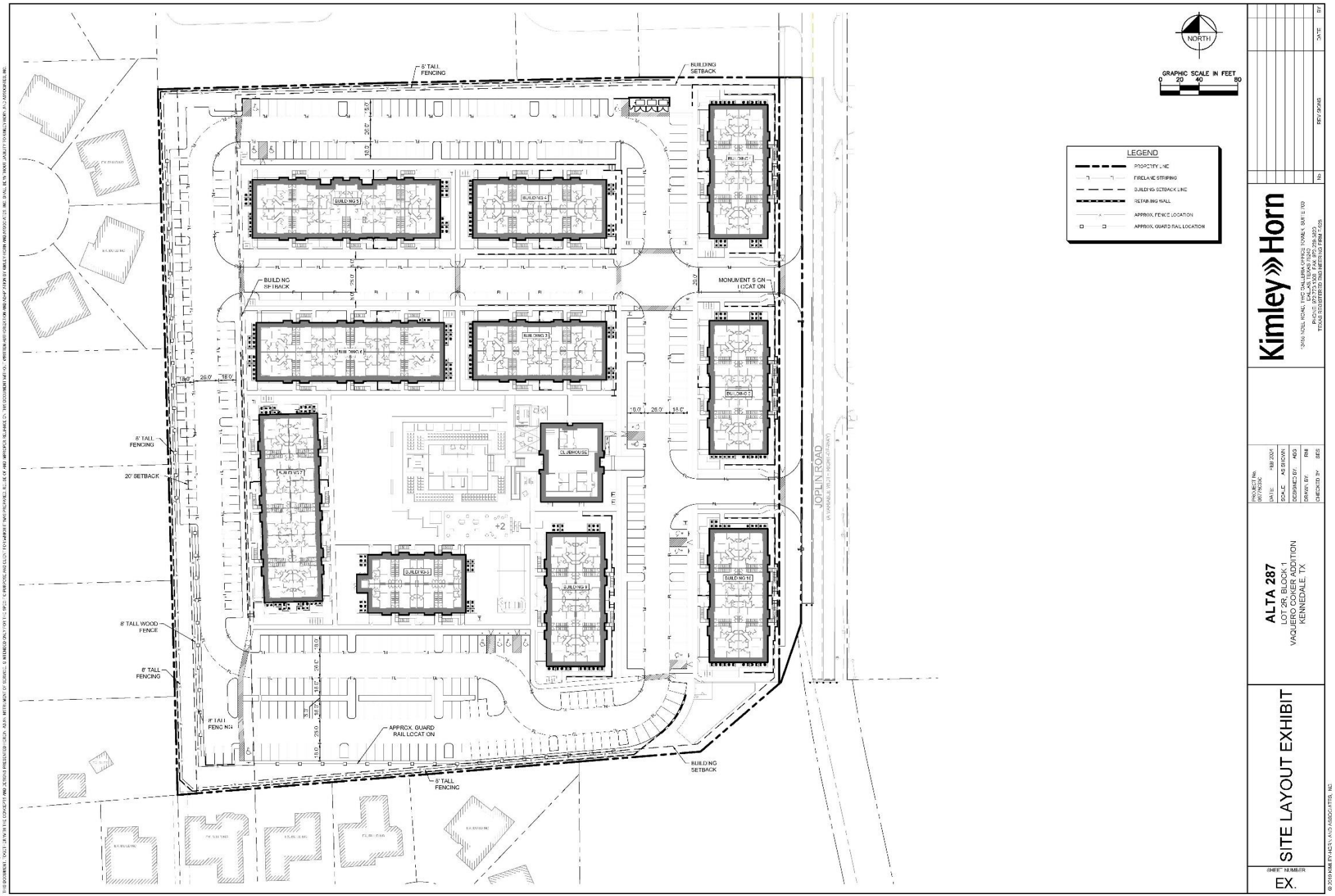
VII. Annual Meeting and Notices

A) Annual Meeting. Representatives from the Steeplechase Homeowners Association and the Property owner or the Property management entity shall meet annually on-site, unless both the Steeplechase Homeowners Association and the Property owner or Property management entity agree that such a meeting is not necessary.

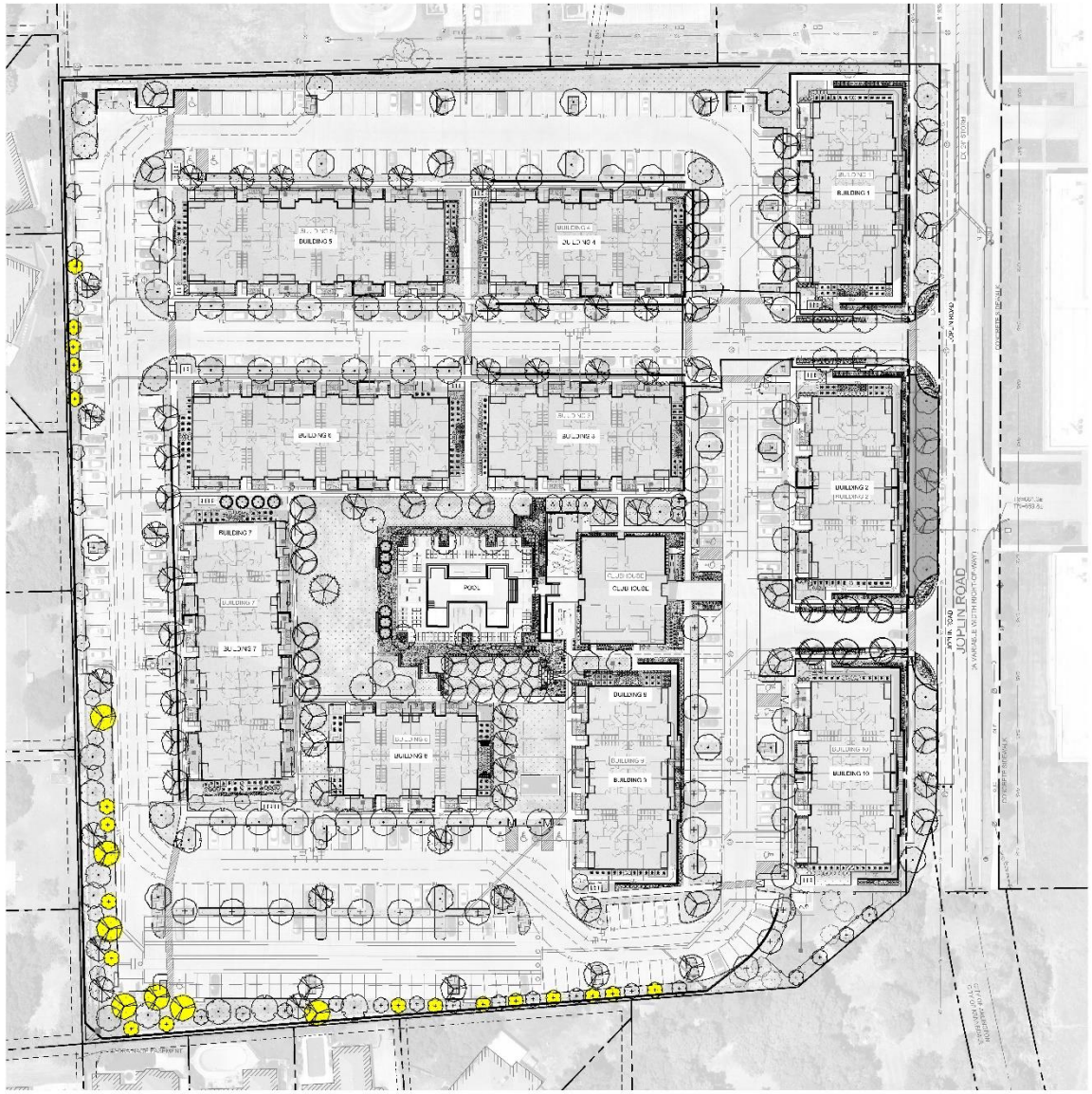
B) Notices. The Property owner or Property management entity will provide the Steeplechase Homeowners Association with at least thirty (30) days prior written notice before submitting an application to change or amend the zoning classification of the Property with the City of Kennedale.

EXHIBIT "C"

SITE PLAN



LANDSCAPE PLAN



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer barbatum 'Caddo' / Caddo Southern Sugar Maple
	Ilex cornuta 'Sky Pencil' / Sky Pencil Japanese Holly
	Liquidambar styraciflua / American Sweet Gum
	Magnolia grandiflora 'D.D. Blanchard' / Direct Southern Magnolia
	Pistacia texana / Texas Pistache
	Quercus macrocarpa / Mast Oak
	Quercus muehlenbergii / Chinkapin Oak
	Quercus polymorpha 'Nadney' / Monterey Oak
	Quercus shumardii / Shumard Red Oak
	Quercus texana / Texas Red Oak
	Quercus virginiana / Southern Live Oak
	Taxodium distichum / Bald Cypress
	Ulmus alata / Winged Elm
	Ulmus crassifolia / Cedar Elm
	Ulmus parvifolia 'Allee' / Allee Lacebark Elm
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	Cercis canadensis var. mexicana / Mexican Redbud
	Ilex vomitoria / Yaupon Holly
	Rhus aromatica / Fragrant Sumac

NOTE: PROPOSED TREES ILLUSTRATED ON THIS PLAN ARE A COMBINATION OF SOUTHERN LIVE OAKS AND YAUPON HOLLIES

PROPOSED TREE LOCATIONS

EXISTING TREE LOCATIONS

SCALE: 1" = 40'

0 20 40 80 100

ALTA Landing ▪ KENNEDALE, TX ▪ PLANTING OVERALL PLAN

PN8520063 | 10.21.2025 | WOOD PARTNERS

LandDesign.

STAFF REPORT
TO THE CITY COUNCIL

MEETING DATE: FEBRUARY 17, 2026

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

SUBJECT
ORDINANCE #792 PZ CASE #25-20 to consider a proposed zoning change from "R1 – SINGLE FAMILY RESIDENTIAL DISTRICT" TO A "PD – PLANNED DEVELOPMENT" for properties located at 4365 Dick Price Rd., Parcel 04189140, SNIDER, E S SURVEY Abstract 1445 Tract 1A .721 AC INTO PLAT D21707184, 4365 S Dick Price Rd., Parcel 42293721, SNIDER ADDITION, Block 1, Lot 1 and 4431 DICK PRICE RD, PARCEL 04189132, SNIDER, E S SURVEY Abstract 1445 Tract 1 1969 12 X 56 .336 AC INTO PLAT D217007184 of the City of Kennedale, Tarrant County, Texas, 76060.

ORIGINATED BY Edward McRoy

SUMMARY

Current Zoning	Proposed Zoning	Comprehensive Plan Designation
R-1	PD Retail/Manufactured Homes	Single Family (Medium Density) 9 DU/acre

Nearby Zoning			
North	R1	East	R1
South	N/A ETJ	West	N/A ETJ

This Item was continued from the 01/20/2026 City Council meeting upon a request from the applicant.

This request is to rezone to facilitate the redevelopment of a former shallow sand extraction site. The applicants are proposing a Planned Development that includes a retail/commercial area along the Dick Price Road frontage based on the C-2 District and a manufactured home park presumably based on the MH District for the remainder of the on the property to the rear. Within the retail/commercial area they have provided a list of uses that they propose being excluded. It is staff's understanding that the proposed manufactured home area would have home sites that will be leased.

Substantial private park/greenspace/recreational space has been indicated between the commercial and manufactured home areas. In addition to this area for active recreation a more passive green space is proposed to the rear of the site. A specific list of amenities/facilities has not been included in the proposal.

Proposed streets to the interior are shown to be intended as private. A reserved area for a street stub has been shown to the north for a potential future connection. This stub and others along the south side have been dimensioned so that if connections not necessary these areas can later be converted into home spaces. Along the south side of the project there is a private street known as "Green St." two stubs connecting to this street are shown. Green Street is shown on the City's Thoroughfare Plan to be a four-lane arterial Boulevard with enhanced bicycle and pedestrian service. Such a thoroughfare requires a total width of 130 feet. The current green street area appears to only have about 30 feet of width and it is privately owned.

The Comprehensive Land Use Plan includes the following features that appear to support this proposal.

- At 400 units residential density for this proposal would be between 4.35 (with green space) and 5.56

(without green space) DU/acre. Density based on the layout (max 373 units) however, would be more likely to only reach 4.058 (with green space) and 5.18 (without green space). This is equivalent to an R3 zoning density.

- The Plan states (pg. 93), “Having a variety of housing types allows for residents to choose the type of home they can both afford and prefer. Housing needs are different throughout different stages of life.”
- On housing Objective 3 (pg. 96) calls for the City to, “Develop greater opportunities for senior housing and age restricted housing.”
- On parks and recreation Objective 3 (pg. 108) states indicates the city should “Influence new development in providing public spaces in addition to private amenities.”
- On retail (pg. 94) it is encouraged that retail, “…optimize convenience for adjacent neighborhoods. Encouraging walkability and connectivity to adjacent neighborhoods.”

RECOMMENDATIONS

P&Z December 22, 2025 – In Favor W/ Staff recommended conditions/changes as indicated

Staff recommends approval with the following changes

1. Remove Short term rentals from allowed uses in the MH area
2. Provide a specific list, map, or narrative of amenities to be provided in any private park, green space common area, or buffer yard space. Such information should include information on the number/type/extent of things to be provided such as but not limited to playground equipment, trails, picnic tables, gazebos, grills, sport courts, public pools, community meeting spaces etc.
3. Show and label ROW area to be dedicated to the City for the provision of a future 4-land boulevard throughfare along the south of this property. A minimum of 65’ in width for this purpose should generally be indicated except that additional ROW may be needed for turning lanes at the intersection of this thoroughfare and Dick Price Rd.
4. All private streets shall be required to be constructed to public street standards including but not limited to load capacities, curvature, turnarounds and any traffic calming or access restrictions.
5. All manufactured homes to be emplaced on a concrete pad and appropriately secured
6. Motorized recreational vehicles, modified buses, camper tops, and trailer-mounted campers are prohibited.
7. A development agreement for the provision of water, wastewater, stormwater, street, and pedestrian improvements to serve this site must be approved by the City Council or authorized city staff officer prior to the issuance of any building permit on this site.

ATTACHMENTS

1.	Postponement Letter from 01/20/2026
2.	Owner's Affidavit
3.	4431 Dick Price Survey w Metes and Bounds
4.	Dick Price Rd 200' Buffer Map
5.	Dick Price Project Address List
6.	Dick Price Project Address Labels
7.	PZ Case 25-20 KISD 200' Buffer Letter - New Date
8.	PZ Case 25-20 200' Buffer Letter - New Date
9.	Response Letter from 4297 Dick Price Road Property Owner
10.	Vicinity Map (1)
11.	PD_CONCEPT-_PLAN_3365_Dick_Price_Rd._25_1118 (1)
12.	Amenity List
13.	C-2 usage exclusions
14	PD Restaurant Rendering
15	Proposed Ordinance

ORDINANCE NO. 25-792

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF KENNEDALE, TEXAS, BY CHANGING THE ZONING CLASSIFICATION ON CERTAIN PROPERTY WITHIN THE CITY OF KENNEDALE, BEING THREE TRACTS OF LAND BEING IN TOTAL APPROXIMATELY 98.746 ACRES OF LAND WITH THE FIRST TRACT BEING SITUATED IN THE SNIDER, E S SURVEY, ABSTRACT 1445 BEING TRACT 1A.721 AC INTO PLAT D21707184 AND IDENTIFIED AS PARCEL 04189140, A SECOND TRACT BEING SITUATED IN THE SNIDER, E S SURVEY ABSTRACT 1445, BEING TRACT 1 1969 12 X 56 .336 AC INTO PLAT D217007184, ADDRESSED AS 4431 S. DICK PRICE RD. AND IDENTIFIED AS PARCEL 04189132, AND THE FINAL TRACT BEING LOT 1, BLOCK 1 OF THE SNIDER ADDITION, ADDRESSED AS 4365 S. DICK PRICE RD., PARCEL 42293721 ALL IN THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060, FROM R1 RESIDENTIAL DISTRICT TO PD PLANNED DEVELOPMENT DISTRICT IN ACCORDANCE WITH THE CITY'S COMPREHENSIVE PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING ORDINANCE MAP TO REFLECT SUCH CHANGE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS 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 Code; and

WHEREAS, the City heretofore adopted the Unified Development Code of the City, as amended, which ordinance regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with the Kennedale Unified Development Code Article 22, the owners of the property herein described and depicted in Exhibit "A" attached herein, have filed an application to rezone said property; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on December 22, 2025, with respect to the proposed rezoning as described herein; and

WHEREAS, the City Council of the City held a public hearing on January 20, 2026, and February 17, 2026 with respect to the proposed rezoning as described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, the Kennedale Unified Development Code, Article 22, and all other laws dealing with notice, publication, and procedural requirements for the approval of rezoning on the property; 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:

SECTION 1.

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

Three tracts of land being in total approximately 98.746 acres of land, with the first tract being situated in the Snider, E S Survey, Abstract 1445 being Tract 1A.721 AC into Plat D21707184 and the identified as Parcel 04189140, a second tract being situated in the Snider, E S Survey Abstract 1445, being tract 1 1969 12 X 56.336 AC into plate D217007184, addressed as 4431 S. Dick Price Rd, and identified as Parcel 04189132, and the final tract being Lot 1, Block 1 of the Snider Addition, addressed as 4365 S. Dick Price Rd., Parcel 42293721, all in the City of Kennedale, Tarrant County, Texas, 76060, (the "Property"), as more fully described below and depicted in **Exhibit "A"** (attached and incorporated herein), shall be rezoned from "R1" Residential District to "PD" Planned Development District in accordance with the City's comprehensive plan and specific requirements and exhibits incorporated herein.

.

SECTION 2.

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

SECTION 3.

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

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

SECTION 4.

The official Zoning Map of the City is hereby amended, and the Director of Community Development is directed to revise the official Zoning Map to reflect the approved Planned Development District as set forth above.

SECTION 5.

This Ordinance shall be cumulative of all provisions of the Unified Development Code, as amended, all provisions of other ordinances affecting zoning and land use, and of the Code of Ordinances, City of Kennedale, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 6.

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

SECTION 7.

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the City Council shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-6 of the Code of Ordinances, City of Kennedale, Texas. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 8.

All rights and remedies of the City are expressly saved as to any and all violations of the provisions of the Unified Development Code or any ordinances governing zoning 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, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance, but may be prosecuted until final disposition by the courts.

SECTION 9.

The City Secretary of the City is hereby directed to publish the caption in the official newspaper of the City as required by Section 3.10 of the Charter of the City.

SECTION 10.

This Ordinance shall take effect and be in full force from and after the date of 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, ON THIS _____ DAY OF FEBRUARY 2026.

APPROVED:

_____
Brad Horton, Mayor

ATTEST:

_____
Barbara Dahl, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Carvan E. Adkins
City Attorney

EXHIBIT "A"

Legal Description and Location

Legal Description:

1) SNIDER, E S SURVEY Abstract 1445 Tract 1 1969 12 X 56 .336 AC INTO PLAT D217007184
2) Lot 1, Block 1 Snider Addition
3) E S SURVEY ABSTRACT 1445 TRACT 1A .721 AC INTO PLAT D21707184

Location Description:

1) 4431 S DICK PRICE RD, Parcel Number 04189132 (71.994 Acres)
2) 4365 S DICK PRICE RD, Parcel Number 42293721 (1 Acres)
3) No Address, Parcel Number 04189140 (25.752 Acres)

Being in total approximately 98.746 acres along the east side of S. Dick Price Road and north of the southern City limit line of the City of Kennedale Texas also being a private Road known as Green Cir.

Location Map:

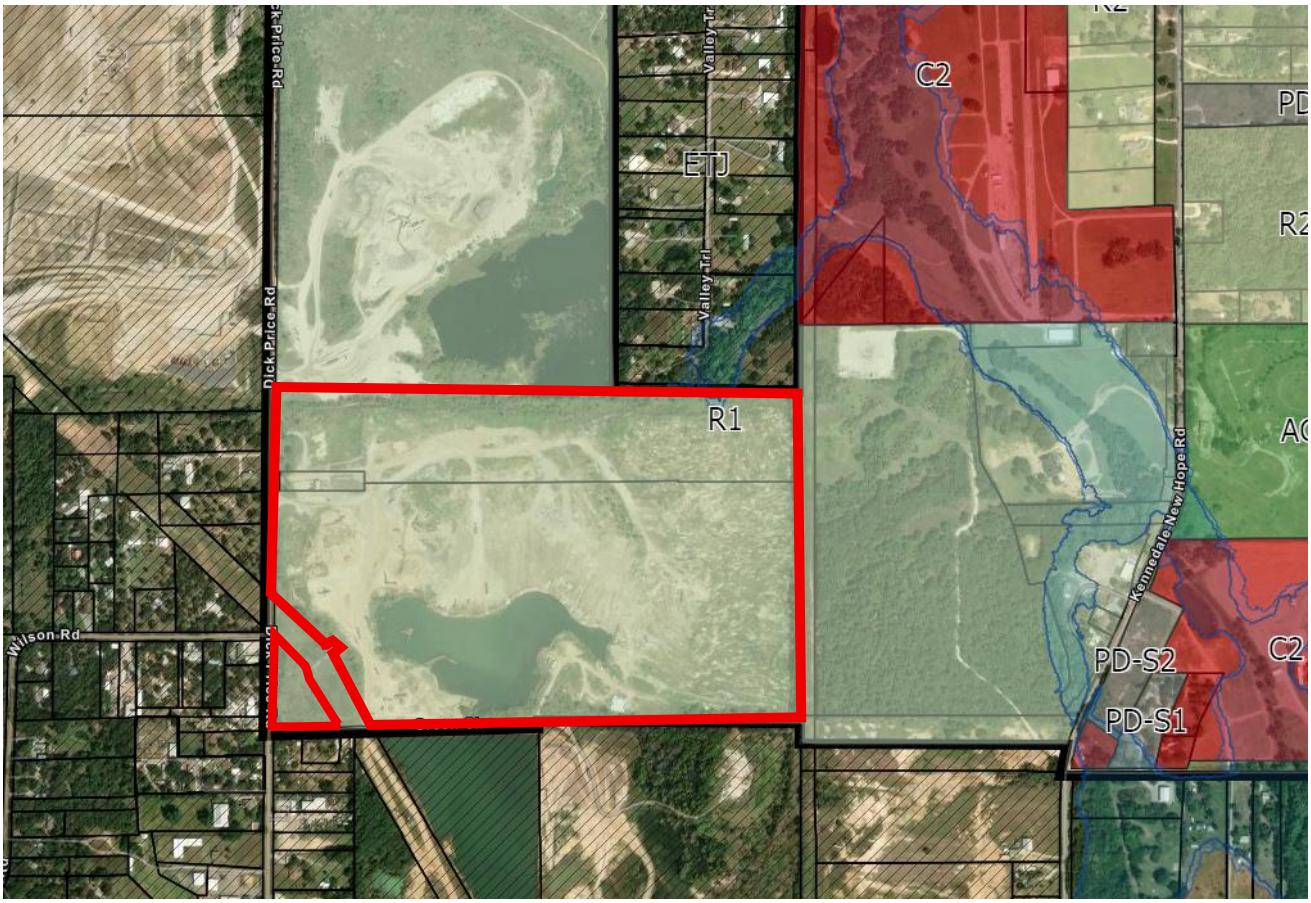


EXHIBIT "B"

DEVELOPMENT STANDARDS FOR COMMERCIAL AND MANUFACTURED HOUSING RESIDENTIAL (PLANNED DEVELOPMENT)

The intent of this planned development is to promote the compatible redevelopment of a site most recently utilized for sand extraction into a managed manufactured home community with areas for retail and commercial services within walking distances but also suitable to serve the broader City via vehicular traffic. This community will utilize private roads features high-quality apartments that are desirable in a higher-density residential area.

I. **Purpose.** This property is designed to allow a commercial/retail front with green space and recreational use separation and a managed manufactured home development consisting of a maximum of 400 dwelling units. The Property owner or Property management entity shall maintain all common areas, private parks, fire lanes and access easements, public access, and utility easements in a good state of repair and maintain the Property to conform to all local, state, and national standards. If required, the City of Kennedale will maintain any dedication of public right of ways and water and sanitary sewer easements. Any new addition, construction, or reconstruction shall meet the requirements of this ordinance.

II. **In General.** In the event of a conflict between this ordinance and the site or concept plan the site or landscape plans shall prevail.

III. **Permitted Uses.** Land use and structures in areas designated for Commercial uses shall comply with uses permitted in the City of Kennedale Unified Development Code Article 6 for the "C2" Commercial District except as indicated in section IV below. Land use and structures in areas designated for Residential and Park use shall comply with uses permitted in the in the City of Kennedale Unified Development Code Article 3 shown in the "MH" Manufactured Housing District except as indicate in Section IV below. The Director of Development Services or his or her designee shall be authorized to determine allowed uses in cases where these standards are unclear or specifically in "Park" designated area, he/she may approve principal recreational or amenity uses not otherwise listed or prohibited if in his or her determination said use would provide a reasonable recreational, cultural, amenity or accessory purpose compatible with intent of these standards.

IV. **Prohibited/Excluded Uses**

A) Commercial Area Exclusions In Commercial designated areas the following uses shall be prohibited

1. Accessory Uses of any kind
2. Bed and Breakfast
3. Hotel/Motel
4. Micro winery with vineyard
5. Recreational Facility, campground
6. Recreational Facility, outdoor
7. Recreational Facility, commercial outdoor-paintball or other survival games
8. Recreational Facility, driving range
9. Recreational Facility, golf course
10. Recreational Facility, RV park
11. Recreational Facility, rodeo ground and arena
12. Recreational Facility, vehicular racing facility
13. Theater, movie, indoor
14. Agricultural operation or farm
15. Agritourism
16. Greenhouse and nursery, commercia
17. Keeping of animals, hobby farm
18. Stables, private
19. Stables, public/commercial
20. Winery, with vineyard
21. Impound vehicle storage facility
22. Landfill
23. Manufacturing, processing and packing-heavy
24. Outdoor storage, commercial and industrial
25. Salvage operations
26. Airport
27. Airstrip
28. Bus terminal
29. Freight terminal, railroad
30. Freight terminal, trucking
31. Helicopter landing pad
32. Parking facility, public or commercial
33. Waste management facility
34. Waste management facility, transfer station
35. Wind energy turbine
36. Cemetery
37. Community public safety- prison or penitentiary
38. Government facility
39. School, college or university
40. School, elementary, middle, high school
41. Animal Service, commercial kennel
42. Animal Service, shelter or rescue
43. Crematorium
44. General office and services- Construction and Building

Services, outdoor storage

45. General office and services-personal services- funeral home (without crematory services)
46. General office and services-with a drive through facility
47. Vehicle wash
48. Vehicle wash, trucks and heavy equipment
49. Residential usage of any kind
50. Bakery, retail-under 2,000 sqft of gross floor area
51. General retail- over 50,000 sqft gross floor area
52. General retail (outdoor)
53. General retail with a drive-through
54. Liquified petroleum gas (LPG) sales
55. Service station
56. Sexually oriented business
57. Temporary use-special function
58. Vehicle Repair-,major
59. Vehicle Sales and rental of any kind
60. Mini Warehouse/Self Storage

B) In Residential designated areas the following uses shall be prohibited

1. Short Term Rentals
2. Recreational Facility, vehicle park- RV's, modified busses, camper tops, trailer mounted campers
3. Dwelling Accessory attached or detached

V. Development Regulations.

A) Development and Spatial Standards: All regulations and standards for the Property shall comply with standards set forth in this in the UDC for the C2 or MH districts as applicable. In the event there is a conflict between the UDC, this ordinance, and/or the attached exhibits, then the order of precedence in resolving such conflict shall be as follows: (1) the attached exhibits, (2) this ordinance, and (3) the UDC.

B) Amenities A specific list, map, or narrative of amenities to be provided in any private park, green space, common area, or buffer yard space shall be submitted for approval to the City. Such information should include information on the number/type/extent and location of said amenities to be provided such as but not limited to playground equipment, trails, picnic tables, gazebos, grills, sport courts, public

pools, community meeting spaces etc. Adequate facilities to serve the recreational needs of residents shall be provided.

C) Roads and Streets

1. Show and label ROW area to be dedicated to the City for the provision of a future 4-land boulevard throughfare along the south of this property. A minimum of 65' in width for this purpose should generally be indicated except that additional ROW may be needed for turning lanes at the intersection of this thoroughfare and Dick Price Rd.

2. Private streets shall be required to be constructed to public street standards including but not limited to load capacities, curvature, turnarounds and any traffic calming or access restrictions.

D) Parking

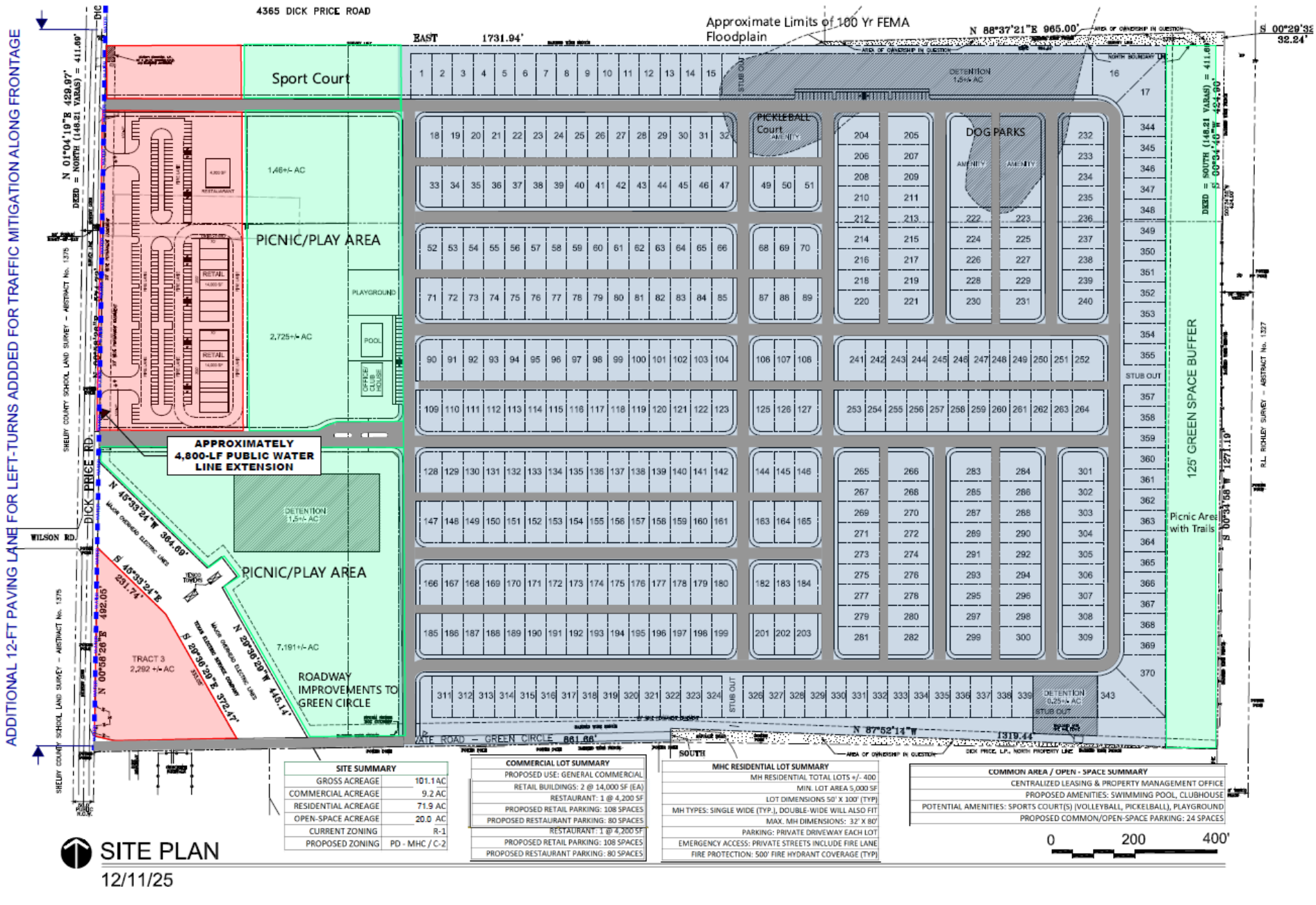
1. maximum of one carport no more than 10' wide by 20' deep may be installed on each residential home site in the MH designated area. Setbacks shall apply.
2. Parking spaces shown on the Commercial area may be relocated t the rear of the buildings if a minimum 30" solid screening wall or fence is provided to prevent headlight glare from intruding across and into the park or residential areas.

E) Pad sites – Ground Preparation All manufactured homes to be emplaced on a concrete pad and appropriately secured.

F) Development Agreement A development agreement for the provision of water, wastewater, stormwater, street, and pedestrian improvements to serve this site must be approved by the City Council or authorized city staff officer prior to the issuance of any building permit on this site

EXHIBIT "C"

SITE PLAN



SITE SUMMARY	
GROSS ACREAGE	101.1 AC
COMMERCIAL ACREAGE	9.2 AC
RESIDENTIAL ACREAGE	71.9 AC
OPEN-SPACE ACREAGE	20.0 AC
CURRENT ZONING	R-1
PROPOSED ZONING	PD - MHC / C-2

COMMERCIAL LOT SUMMARY
PROPOSED USE: GENERAL COMMERCIAL
RETAIL BUILDINGS: 2 @ 14,000 SF (EA)
RESTAURANT: 1 @ 4,200 SF
PROPOSED RETAIL PARKING: 108 SPACES
PROPOSED RESTAURANT PARKING: 80 SPACES
RESTAURANT: 1 @ 4,200 SF
PROPOSED RETAIL PARKING: 108 SPACES
PROPOSED RESTAURANT PARKING: 80 SPACES

MHC RESIDENTIAL LOT SUMMARY
MH RESIDENTIAL TOTAL LOTS +/- 400
MIN. LOT AREA 5,000 SF
LOT DIMENSIONS 50' X 100' (TYP)
MH TYPES: SINGLE WIDE (TYP.), DOUBLE-WIDE WILL ALSO FIT
MAX. MH DIMENSIONS: 32' X 80'
PARKING: PRIVATE DRIVEWAY EACH LOT
EMERGENCY ACCESS: PRIVATE STREETS INCLUDE FIRE LANE
FIRE PROTECTION: 500' FIRE HYDRANT COVERAGE (TYP)

COMMON AREA / OPEN - SPACE SUMMARY
CENTRALIZED LEASING & PROPERTY MANAGEMENT OFFICE
PROPOSED AMENITIES: SWIMMING POOL, CLUBHOUSE
POTENTIAL AMENITIES: SPORTS COURT(S) (VOLLEYBALL, PICKELBALL), PLAYGROUND
PROPOSED COMMON/OPEN-SPACE PARKING: 24 SPACES

STAFF REPORT
TO THE CITY COUNCIL

MEETING DATE: FEBRUARY 17, 2026

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

SUBJECT
Resolution # 644 Consider a resolution in support of an application to the Texas Department of Housing and Community Affairs by Sphinx Development Corporation in regard to the 2026 Housing Tax Credit Program for a residential project envisioned along the west side of Cory A Edwards Rd. and north of Daleview Dr. in the City of Kennedale, Tarrant County, Texas, 76060.

ORIGINATED BY Edward McRoy

SUMMARY

Current Zoning	Proposed Zoning	Comprehensive Plan Designation
OT-2 and OT-4	N/A	Old Town and Institutional

Nearby Zoning			
North	OT-2	East	OT-3
South	PD-HT	West	OT-4

This request is for a resolution in support of an application for Housing Tax Credits offered by the Texas Department of Housing and Community Affairs by a private development company known as Sphinx Development. The program is highly competitive, offering tax credits which can be used by a developer to help finance qualifying housing projects.

Rules for this program vary from year to year. A resolution of support for an application from a local jurisdiction is either required to apply or it provides an applicant additional points, which improves their ability to be selected. A resolution of support does not commit the City to future actions such as a rezoning of property or the approval of any variances which might be required for the project to be constructed.

RECOMMENDATIONS

P&Z – N/A

Staff - Staff supports efforts by applicants to apply for this State funding by including this resolution on the City Councils Agenda for consideration. At this time, this support is solely limited to the TDHCA application process.

Staff is not providing a review or recommendation about the specific site layout shown here or addressing any potential future zoning request. This would be done at the time for such applications.

ATTACHMENTS

1.	Applicant Letter
2.	Location Map
3.	Conceptual Site Plan
4.	Architectural Rendering Concept
5.	Proposed Resolution

RE: Proposal to Develop 509 Correy A Edwards Blvd, 1.3 acres of 506 North Rd Kennedale, TX 76060

Dear City of Kennedale,
On behalf of Sphinx Development Corporation (SDC), we formally express our interest in developing the above-referenced properties, consisting of two separate but contiguous parcels totaling approximately five (5) acres and owned by two privately held entities. Currently zoned Old Town subdistrict-4 and Old Town subdistrict-2 the zoning allows for town homes and multifamily.

We intend to rezone the property to a Planned Development district and look forward to working collaboratively with the City to bring forward a high-quality development that is responsive to the surrounding community. The project is planned to seek Housing Tax Credits as part of its financing structure to deliver attainable housing options. We hope to work closely with the city throughout this process and respectfully seek its support as the project advances.

Located in the heart of Kennedale, a small, close-knit community. The area maintains a small-town character, with a quiet atmosphere and strong civic presence, while remaining well positioned for regional access to major employment and commercial centers in the Dallas-Fort Worth Metro.

Project Concept

- Mixed-income residential community
- Approximately 60 total units
- Diverse housing types, including townhomes, duplexes, quads, and cottage-style units
- On-site amenities, including a sports court, dog park, and community room to support recreation and community engagement.

Economic & Community Impact

- Supports sustainable growth and workforce stability by providing attainable housing options for residents who live, work, and serve the community.
- Preserves small-town character through “missing middle” housing types that offer moderate density, efficient land use, and neighborhood-scale design rather than large apartment complexes.
- Promotes inclusive and resilient neighborhoods by integrating mixed-income households and diverse housing types, encouraging long-term residency, and stable property values.
- Strengthens walkability and quality of life by allowing residents to access daily needs—parks, library, groceries, schools, and civic services—without relying on vehicles, which is especially valuable for families & seniors.

Thank you for your consideration of support for Correy Edwards Villas

See more of our work at: www.sdcus.com

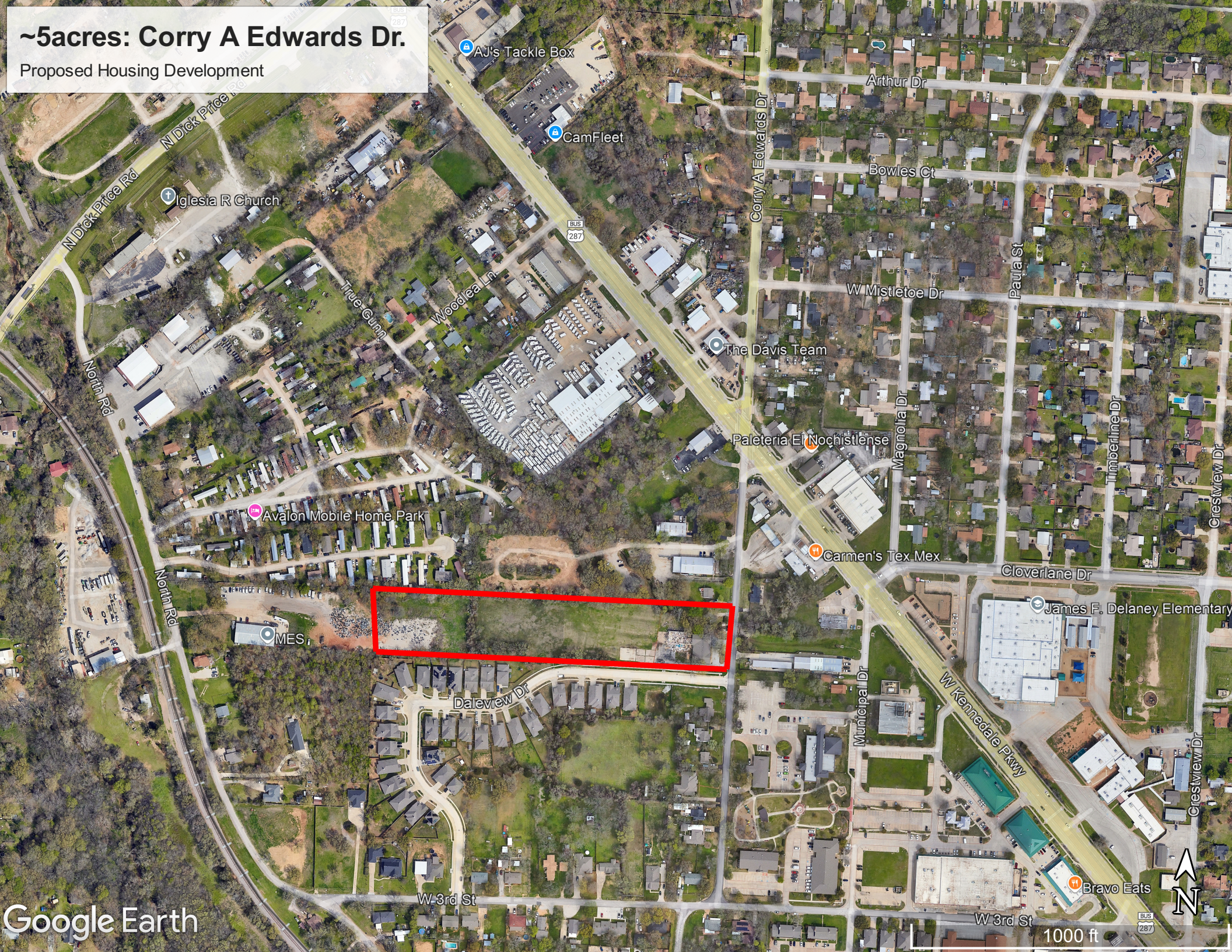
*Development information is preliminary at this time and subject to change.

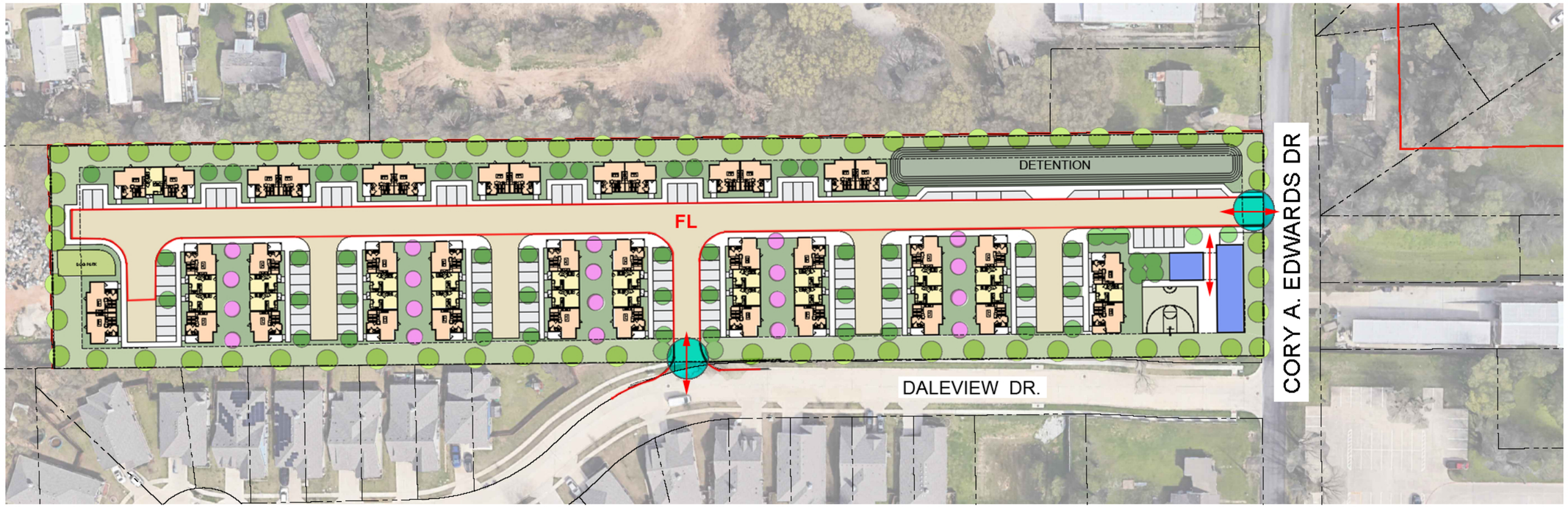
3030 LBJ Freeway, Suite 1350, Dallas, Texas 75234 • Phone: 214-342-1400 • Fax: 214-342-1409 • www.sdcus.com



~5acres: Corry A Edwards Dr.

Proposed Housing Development





SITE DATA

SITE LOCATION
KENNEDALE, TX

STRUCTURE
2 STORY GRANNY FLATS

SITE DENSITY

GROSS SITE AREA	+/- 5 GROSS ACRES
TOTAL UNITS	60
PROPOSED DENSITY	+/- 12 UN/GROSS AC

UNIT MIX

TYPE OF UNIT	# OF UNITS	TOTAL %
ONE BEDROOM	21	35%
TWO BEDROOM	39	65%
TOTAL	60	100%
NUMBER OF BEDS	99	

PARKING PROVIDED

SURFACE	1.68 SP/UN	101

LEGEND

2 STORY 1 BED	779 SF.
2 STORY 2 BED	1,341 SF.
AMENITY	2,750 SF.

NOTE:
THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE USE OF A SURVEY, OR CONTACT WITH THE CITY OR COUNTY,

1

HLR ARCHITECTS

SPHINX development corporation

SITE PLAN

SCALE: 1:100

CORRY A. EDWARDS DR.
KENNEDALE, TX

#25515

01.21.2026





HLR ARCHITECTS

SPHINX development corporation

CONCEPTUAL RENDERINGS

CORRY A. EDWARDS DR.
KENNEDALE, TX

#25515

01.21.2026

RESOLUTION #644

RESOLUTION IN SUPPORT OF SPHINX DEVELOPMENT CORPORATION TO APPLY FOR THE 2026 TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS HOUSING TAX CREDITS FOR ESTABLISHMENT OF A RESIDENTIAL DEVELOPMENT TO BE LOCATED ALONG CORY A EDWARDS RD. IN KENNEDALE TEXAS TARRANT COUTY TX.

Whereas, Sphinx Development Corporation (the "Applicant") has proposed a development project to construct a mixed income development to be located along the west side of Cory Edwards Rd north of Daleview Dr. in the City of Kennedale, Tarrant County TX; and,

Whereas, the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for the 2026 Housing Tax Credit program; and,

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

Section 1. The City Council of the City of Kennedale hereby supports the application of Sphinx Development Corporation for Housing Tax Credits for an approximate 5-acre site located along the west side of Cory Edwards Rd, and north of Daleview Dr.

Passed and Approved on the _____ day of _____, 2026

ATTEST

_____ _____

Brad Horton, Mayor Barbara Dahl, City Secretary

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: FEBRUARY 17, 2026

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

SUBJECT
SRO Contract with Kennedale I.S.D.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	(ACI Rev 2.6.26) SRO Interlocal Agreement (Rev 12.17.25) by District (002).Final	(ACI Rev 2.6.26) SRO Interlocal Agreement (Rev 12.17.25) by District (002).Final.docx

INTERLOCAL AGREEMENT FOR SCHOOL RESOURCE OFFICERS

This Interlocal Agreement ("Agreement") for the provision of School Resource Officers ("SROs") is made and entered into between the City of Kennedale, Texas, a home-rule municipal corporation situated in Tarrant County, Texas, and the Kennedale Police Department (collectively "the City") and Kennedale Independent School District (the "District"), a public school district and political subdivision acting through its Board of Trustees.

WITNESSETH

WHEREAS, this Agreement is made under the authority granted to the City and the District pursuant to Chapter 791 of the Texas Government Code and Chapter 37, Subchapter C, of the Texas Education Code; and

WHEREAS, the District is a public school district with campuses within the jurisdictional boundaries of the City of Kennedale, where the Kennedale Police Department currently provides law enforcement services; and

WHEREAS, the District and the City wish to establish a School Resource Officer Program; and

Commented [ES1]: Should this say School?

WHEREAS, the District and the City recognize that contracting for and with respect to governmental services described herein will result in outstanding public safety benefits, efficiency, and economy for those served both within the District and the City; and

WHEREAS, the District and the City also desire to build and maintain a positive relationship between police officers and the youth within their community; and

WHEREAS, the purpose of this Agreement is to set forth the guidelines for the School Resource Officer Program to ensure that the Parties have a shared understanding of the role and responsibility of each in maintaining safe schools, improving the learning environment and supporting educational opportunities for all students; and

WHEREAS, the District and City warrant that both possess adequate legal authority to enter into this Agreement and their respective governing bodies have authorized each signatory official to enter into this Agreement and bind the local governments to the terms of this Agreement and any subsequent amendments hereto.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and agreements herein and exhibits attached hereto, the Parties agree as follows:

DEFINITIONS

The term "District" shall include the Kennedale Independent School District, and its officers, agents, employees, representatives, servants, contractors or subcontractors.

The term "City" shall include the City of Kennedale and the Kennedale Police Department, and their individual officers, employees, agents, representatives, servants, contractors, and subcontractors.

The term "KPD" shall mean the Kennedale Police Department, and its officers, employees, agents, representatives, servants, contractors, and subcontractors.

The term "Party" shall refer to either the City or the District.

The term "Parties" shall refer to both the City and the District.

The term "SRO" shall mean School Resource Officer.

1. <u>ASSIGNMENT AND SUPERVISION.</u>

A. The Parties shall discuss and mutually agree upon the selection and assignment of the School Resource Officers ("SROs") to specified schools within the District for the purpose of creating a safe educational environment pursuant to the services and duties and responsibilities prescribed in **Section 2** of this Agreement.

B. There shall be two (2) KPD police officers assigned to the District as SROs. One (1) shall be assigned to Kennedale High School, and one (1) shall be assigned to Kennedale Jr. High School. However, the District's Superintendent of Schools and Director of Safety and Discipline may consult with the City on any necessary change concerning the number of SROs to be employed at the individual campuses at any time during the academic year. Any necessary change to the number of staffed SROs to any District campus shall be by written agreement between the Parties and shall be documented as an amendment to this Agreement.

C. The SRO shall not be considered an employee, servant, or agent of the District. All employed SROs shall be and shall remain an employee of the City and shall be subject to the final administration, supervision, and control of the City as it relates to the SRO's law enforcement duties. Responsibility for the SROs' conduct, both personally and professionally, including any necessary discipline, shall remain with the City. Notwithstanding this Section, the District shall complete any mandatory reporting to the School Board of Educators for misconduct involving a student or minor, in compliance with and as required under Chapter 22A of the Texas Education Code.

D. An SRO shall not act as a disciplinarian, enforce any Behavior Implementation Plans ("BIP") or make any decisions regarding the replacement or assignment of educators in classroom management. The District's Director of Safety and Discipline, with the assistance of the assigned Campus Principal, at each District's campus, shall have the final authority regarding day-to-day school operations and student discipline decisions. The SRO shall work directly with and in cooperation with the Director of Safety and Discipline and the Campus Principal of the school

campus at which the SRO is assigned. The SRO will communicate with the Director of Safety and Discipline and the Campus Principal regarding all law enforcement incidents on the campus or at school-related or school-sponsored activities. The Director of Safety and Discipline and Campus Principal shall also be involved in the decision-making process for all custodial arrests.

E. The assigned supervisory personnel of the KPD are responsible for the direct supervision of the SROs and shall be available at all reasonable times to confer with District administration to discuss the performance of the assigned SRO. At any time, the District may request reassignment or removal of an SRO, including but not limited to, a request for removal or reassignment due to performance issues of an SRO. The City will consider the request and collaborate with the District for a resolution, including but not limited to, honoring the District's request in a reasonable time. The City and District acknowledge the importance of having the same SRO present at the campus on a day-to-day basis in order to promote continuity and familiarity with the campus and students.

F. In the event of the resignation, termination, dismissal, or reassignment of an assigned SRO, the City shall provide a replacement as soon as possible. During any such vacancy, the District's financial obligations under this Agreement shall be adjusted accordingly.

G. The Director of Safety and Discipline, along with the Campus Principal, and the Chief of the KPD, may establish and modify, as needed, rules and regulations concerning the SRO's duties and modify such rules and regulations upon written agreement.

H. The SRO shall also complete other duties as assigned by the Director of Safety and Discipline or the Campus Principal upon written agreement by the Chief of Police.

2. DUTIES AND SCOPE OF SERVICES.

A. SROs shall work directly with the District's Director of Safety and Discipline and assigned Campus Principals.

B. The duties of any assigned SRO shall include, but are not limited to, the following:

i. SRO will collaborate with school administrators to establish and maintain a safe and secure learning environment.

ii. SRO will assist with conflict resolution efforts and build a positive rapport with students, parents, visitors, and campus staff.

iii. SRO will conduct activities that will help to maintain order by enforcing state laws and city ordinances.

iv. SRO will conduct foot patrols and monitoring of District campuses to deter criminal activity.

v. SRO will work closely with school administration to develop and train school staff in responding to various crisis situations.

vi. SRO may, when available, attend and participate in school events such as drills, assemblies, and other daytime school activities, as needed and requested by campus administration and approved by SRO's supervisor.

vii. SRO will assist campus administration in the removal of any unauthorized persons on the campus during their shift.

viii. SRO will assist school administration with campus security and safety concerns.

ix. SRO will consult with the campus threat assessment team for the purpose of assessing risks and threats in school.

x. SRO may assist with traffic on public and school property to ensure proper traffic flow around school campuses.

xi. SRO may coordinate the Campus Crime Stoppers Program.

xii. Providing traffic control as needed.

xiii. Assisting the District with its Emergency Operation Plan.

xiv. Maintaining the confidentiality of student records as required by FERPA.

C. Assigned SROs shall work shifts schedules to be mutually agreed upon between the City and the School District. The City shall coordinate assignment and duty hours with the District. With prior coordination and notice to the District, the City may reassign any or all officers temporarily in the event of an emergency or when the City deems necessary.

D. One (1) SRO shall be funded one hundred percent (100%) by the District and shall not be assigned to City duties when not working for the school district. One officer shall be funded fifty percent (50%) by the school district and fifty percent (50%) by the City; when not working for the district, this officer shall perform other law enforcement duties or services as assigned by the City.

E. The jurisdiction of assigned officers shall include all territory in the boundaries of the District and all property outside the boundaries of the District that is owned, leased, or rented by or otherwise under the control of the District. The law

enforcement duties of SROs include protecting the safety and welfare of any person in their jurisdiction and the property of the District.

F. KPD may exercise jurisdiction to enforce the Texas Penal Code, Texas Transportation Code, Texas Education Code, and all other criminal statutes on District property within the jurisdictional limits of the City. KPD shall be responsible for completing all Uniform Crime Reporting related to offenses filed and reported by KPD.

G. SROs may be reasonably utilized in a collateral duty that directly affects or enhances their SRO tasks and relationships. The SRO supervisors shall ensure that SROs' collateral duty time is reasonable and kept on task to maximize their availability during school hours.

H. Violations and infractions of school rules and policies should be reported to the District's Director of Safety and Discipline and the Campus Principal of the school campus at which the SRO is assigned. SROs will not enforce school rules that fall outside of the lawful authority granted to a peace officer under state law.

I. The District shall develop an emergency response plan. The City shall maintain a copy of the emergency response plans for every school within their jurisdiction. To the extent allowed under Texas law, these plans shall be kept confidential within the KPD for security purposes, but meetings shall be held with authorized representatives of the District, including the Superintendent of Schools and District's Director of Safety & Discipline, to provide relevant information and excerpts from the plan necessary for implementation. The City's Chief of Police shall designate a supervisor to be responsible for the maintenance and dissemination of these plans.

J. The Parties agree that the provision of security services for athletic, extra-curricular, or special events is separate and apart from the Scope of Services prescribed under this Agreement. In accordance with Section 1702.322 of the Texas Occupations Code, the District is free to hire off-duty peace officers on an independent contractor basis for the provision of security services for these events. The City shall be responsible for administering, coordinating, and supervising all off-duty employment opportunities for SROs. All such off-duty assignments must be requested through, assigned by, and approved in writing by the District's Director of Safety and Discipline and the City Administration prior to commencement of any such work.

3. PAYMENT.

A. The District shall pay the City (the "Payment Amount") as prescribed in the "Payment Schedule" attached as **Exhibit A.** The Payment Amount represents the District's proportionate share of the personnel costs incurred by the City, not

including overtime for **two (2) SROs**. This exhibit may be amended, when deemed necessary, only with written agreement between the Parties.

B. The Payment Amount is a projected figure based upon estimated personnel costs for the program for the coming City's Fiscal Year, based upon 100% of the annual salary and medical benefits only of the first assigned police officer and 50% of the annual salary and medical benefits only of the second police officer. The Payment Amount shall also reflect an amount that fairly compensates the SRO for the services performed under this Agreement, in compliance with Texas Government Code §791.011(e).

C. No SRO shall work overtime or be compensated for overtime without written prior approval of both the City and the District. Should an SRO be required and approved to work in excess of their normal tour of duty, compensation will be in accordance with Section 142.0015 of the Texas Local Government Code. The District shall be financially responsible for any overtime compensation of an SRO for District-related duties only. This provision does not apply when SROs volunteer to work off-duty on an independent contractor basis or when SROs are performing duties solely for the City.

D. The City will make payment to the SRO at the rate mutually agreed upon between the Parties and will invoice the District for the District's allocated costs pursuant to this Agreement. This provision does not apply when SROs volunteer to work off-duty on an independent contractor basis.

E. The District shall not be charged for officers during the time that those officers are on leave due to an occupational injury. In the event that an SRO is absent from campus for any reason, the City shall remain responsible for providing timely coverage by assigning another qualified officer to ensure continuity of services. Any substitute SRO shall be compensated at the same pay rate as provided under Exhibit A of this Agreement.

F. Invoices shall be provided by City to District on a monthly basis. It is understood and agreed upon that the District shall remit funds to the City within thirty (30) calendar days following receipt of an official invoice.

4. UNAVAILABILITY OF SRO.

A. In the event an SRO is absent from work, the SRO is to notify their supervisor at the KPD and the Director of Safety and Discipline, along with the Campus Principal of the assigned school. The District agrees that the SRO may be required to leave their assigned campus(es) during school hours as necessary only to fulfill the SRO's duties as a city police officer for court duty obligations.

B. The City shall provide the District notice by notifying the Director of Safety and Discipline and the Campus Principal when the SRO will be unavailable to report to

the SRO's assigned campus ten (10) days prior or, when ten (10) days prior notice is not possible, as soon as the City becomes aware of such conflict.

C. The Parties agree that every effort should be made to schedule and/or designate vacation days, compensatory time, any required training, and other days off at times when school is not in session or at other times when the absence of an SRO will not otherwise create an unnecessary risk or hamper school operations.

5. TRAINING AND EQUIPMENT.

A. The City shall provide to the officers assigned to the SRO Program all the law enforcement training and certification, vehicles, and police equipment, all non-medical benefits, and insurance (including liability coverage) that are provided to all KPD police officers. The City shall be responsible for funding all training and all costs related to said training, in areas deemed necessary by the City.

B. The District shall provide SROs at each designated campus with an office, desk, telephone, computer, and campus radio, together with the support of the professional staff, as reasonable to efficiently aid the SRO in the performance of their duties described in this Agreement.

C. The District will authorize the SRO to carry a weapon or firearm and act as a commissioned peace officer at all times, so long as the SRO is acting under his/her official capacity. Likewise, the District specifically authorizes the SRO to carry a weapon in performing services at all District campuses and properties. AT NO TIME WILL THE DISTRICT HAVE RESPONSIBILITY OVER, CUSTODY, OR ACCESS TO AN SRO'S WEAPON OR FIREARM. ADDITIONALLY, AT NO TIME WILL THE DISTRICT ALLOW THE STORAGE OF AN SRO'S WEAPON OR FIREARM ON CAMPUS WITHOUT THE DISTRICT'S SUPERINTENDENT OF SCHOOL'S PERMISSION.

D. The City understands and agrees that all SROs under this Agreement will be required to attend District-sponsored training at the discretion and expense of the District. The District agrees to facilitate the training and to coordinate with the City a training schedule and curriculum mutually agreed upon by the Parties.

6. BODY WORN CAMERAS.

A. The Parties agree that any use of body-worn cameras by KPD officers will be subject to and in compliance with state law and local regulations regarding the use and operation of body-worn cameras ("BWC"). Every SRO equipped with a BWC shall be trained by the City in the operation of the equipment prior to its use. When utilizing BWCs, the SROs shall adhere to the objectives and procedures outlined in this Agreement and the KPD policies so as to maximize the effectiveness of the BWC and the integrity of the video documentation. The City may, if not otherwise prohibited by law, provide to the District copies of any such filming of students,

parents, employees, or others upon school property, upon request for such copies by the District, as an intergovernmental transfer.

B. In the event the City believes the providing of a copy of such videos would be prohibited, City agrees to utilize its best efforts to facilitate the availability of the officer who made the video to testify, upon request by the District, in any school disciplinary hearing concerning the officer's knowledge of the facts and circumstances of the incident which was videoed.

C. The Parties also agree that any such film or video taken by, and kept in the possession of, the City's officers may be considered "law enforcement records" under the Family Educational Rights and Privacy Act ("FERPA"), 20 U.S.C. sec. 1232g and 34 C.F.R. Sec. 99.8, and that any copy of such film or video, if permitted by law to be provided to the District, may then become an educational record of the District under FERPA. In the event the District determines that such educational record is required to be released to the public or to a parent or a student under FERPA, the District agrees, prior to release of such records, to provide the City advanced written notice sufficient for the City to determine if a protective order or other injunctive relief may be required to protect the confidentiality of the record.

7. TERM.

A. The initial term of this Agreement shall commence upon full execution of the Agreement ("Effective Date") and shall continue in full force and effect until **September 1, 2026**, unless terminated earlier in accordance with the provisions of this Agreement ("Expiration Date").

B. This Agreement and its terms may be renewed for one (1) additional year by written agreement between the Parties.

8. TERMINATION.

A. Termination for Convenience. Either Party may terminate this Agreement at any time and for any reason by providing the other Party with thirty (30) days' written notice of termination.

B. Duties and Obligations of the Parties After Termination. In the event that this Agreement is terminated prior to the Expiration Date, the District shall pay the City for services actually rendered up to the effective date of termination, and the City shall continue to provide the District with services requested by the District and in accordance with this Agreement up to the effective date of termination. Within thirty (30) days after the termination date, the City shall forward to the District a final invoice for the appropriately prorated unpaid balance due in accordance with this Agreement for services rendered and District shall remit payment in full within thirty (30) days after the date of such invoice.

9. DISCLOSURE OF CONFLICTS AND CONFIDENTIAL INFORMATION.

A. Disclosure of Conflicts. Both Parties hereby warrant to the other Party that they have made full disclosure in writing of any existing or potential conflicts of interest related to services under this Agreement. In the event that any conflicts of interest arise after the Effective Date of this Agreement, the Parties hereby agree to immediately make full disclosure to the other Party in writing.

B. Confidential Information. The Parties, each for itself and its officers, agents, and employees, agree that they shall treat all information provided to it by the other Party as confidential and, to the extent allowed by law, shall not disclose any such information to a third party without the prior written approval of the other Party. Each Party agrees to promptly notify the other Party of an incident of unauthorized disclosure of confidential information to a third party.

C. FERPA. Subject to its obligations under federal and state laws, including the Family Educational Rights and Privacy Act (FERPA) 20 U.S.C. 1232g, the District agrees to cooperate in the sharing of school records or information with SROs where appropriate, in coordination with the Campus Principal, for purposes of this Agreement and as permitted by law, including: (a) access to student and personnel records as necessary for the investigation of criminal offenses that occur on school property or in conjunction with a school event or activity, to collect certain incident-based data or to ensure the safety and security of school campuses or events, and (b) access to technology installed at the District including surveillance cameras, to provide for safety and security. SROs shall seek access to school records through the appropriate District administrator. SROs may be designated as "school officials" in accordance with FERPA and under the District's policies for purposes of access to student education records as determined appropriate by the District to enable the SROs to perform the duties set out in this Agreement. The District shall request that the City provide a subpoena, search warrant, or other court order prior to disclosure of confidential information where deemed necessary to ensure the District's compliance with applicable laws.

D. Federal Law Enforcement Database Access. If District, or any District Personnel, has access to any federal law enforcement database or any federal criminal history record information system, including but not limited to Fingerprint Identification Records System ("FIRS"), Interstate Identification Index System ("III System"), National Crime Information Center ("NCIC") or National Fingerprint File ("NFF"), that is governed by and/or defined in Title 28, Code of Federal Regulations Part 20 ("CFR Part 20"), for the purpose of providing services for the administration of criminal justice as defined therein on behalf of the City under this Agreement, District shall comply with the Criminal Justice Information Services Security Policy and CFR Part 20, and shall separately execute the Federal Bureau of Investigation Criminal Justice Information Services Security Addendum.

E. Unauthorized Access. The Parties shall store and maintain City and District information in a secure manner and shall not allow unauthorized users to access, modify, delete, or otherwise corrupt City or District information in any way, to the extent allowed by law. The Parties shall notify the other Party immediately if the security or integrity of any City or District information has been compromised, in which even the Party shall, in good faith, use all commercially reasonable efforts to cooperate with the other Party identifying what information has been accessed, modified, deleted, or otherwise corrupted by unauthorized means and shall fully cooperate with the other Party to protect such information from further unauthorized tampering.

10. INFORMATION SHARING OF STUDENT INFORMATION.

In carrying out duties, SROs shall at all times recognize and respect the confidentiality of student and education records and shall seek access to such records only in accordance with the requirements of the Federal Educational Rights and Privacy Act (FERPA) 20 U.S.C. 1232g and its implementing regulations 34 C.F.R. Part 99 ("FERPA") and KISD Board Policy FL(LEGAL) and (LOCAL).

The District agrees to provide an SRO access to student records to the extent permitted under FERPA. SROs may be considered school officials allowed to access a student's records if the District determines that the SRO has a legitimate educational interest in the records pursuant FL(LOCAL). All SROs provided access to student records shall follow the same rules as District employees concerning privacy of the records and shall return the records to the District upon completion of the SRO's assignment. City agrees that any student information obtained from the District will be used solely for legitimate educational purposes in accordance with all applicable, federal, state and local laws, rules and regulations.

During the course of a criminal investigation being conducted by KPD, the District agrees to provide KPD with access to documents, records, recordings, images, emails and other materials related to the criminal investigation that is not protected under FERPA, without requiring KPD to make a request under the Texas Public Information Act ("TPIA"). To the extent District records are protected under FERPA, the District agrees to make reasonable efforts to cooperate with the City's investigation and to seek consent from the student's parents or guardians or seek consent from an eligible student to allow the City to access the District's record for the limited purpose of the criminal investigation. The District shall also adhere to any lawfully issued subpoena regarding the student records being sought. Nothing herein shall be construed as requiring the District to disclose District records that are confidential under federal or state law or that are protected under attorney-client privilege and/or attorney work product privilege.

SROs shall be under the control of the District solely with respect to the use and maintenance of student educational records; and as such, the District designates the SROs as "school officials" as provided in the Federal Educational Rights and Privacy Act (FERPA) 20 U.S.C. 1232g, and complementary provisions of the Texas Statutes. Student

educational records and personally identifiable information under the maintenance and control of the District may be accessed by school official only for a legitimate educational purpose. The legitimate educational purpose for which an SRO may access or use educational records is to promote school safety an the physical security of students. An SRO shall not access educational records or personally identifiable information of students for any other purpose except in compliance with FERPA.

11. **LIABILITY; RELATIONSHIP BETWEEN PARTIES.** TO THE EXTENT PERMITTED BY LAW, THE CITY SHALL BE SOLELY RESPONSIBLE, AS BETWEEN THE CITY AND THE DISTRICT AND THE AGENTS, OFFICERS, AND EMPLOYEES OF THE DISTRICT, FOR AND WITH RESPECT TO ANY CLAIM OR CAUSE OF ACTION ARISING OUT OF OR WITH RESPECT TO ANY ACT, INCLUDING BUT NOT LIMITED TO USE OF A WEAPON, OMISSION, OR FAILURE TO ACT BY THE CITY OR ITS AGENTS, OFFICERS, EMPLOYEES, AND SUBCONTRACTORS, WHILE ON CITY OR DISTRICT PROPERTY OR WHILE USING THE ANY OF THE CITY OR DISTRICT FACILITIES OR PERFORMING ANY FUNCTION OR PROVIDING OR DELIVERING ANY SERVICE PURSUANT TO THIS AGREEMENT. FOR AND WITH RESPECT TO THE SERVICES TO BE PROVIDED BY THE CITY TO THE DISTRICT PURSUANT TO THIS AGREEMENT, THE CITY HEREBY CONTRACTS, COVENANTS, AND AGREES TO OBTAIN AND MAINTAIN IN FULL FORCE AND EFFECT, DURING THE TERM OF THIS AGREEMENT, A POLICY OR POLICIES OF INSURANCE, OR RISK POOL COVERAGE, IN THE AMOUNTS SUFFICIENT TO INSURE THE CITY AND ITS AGENTS, OFFICERS, AND EMPLOYEES FROM AND AGAINST ANY CLAIM, CAUSE OF ACTION, OR LIABILITY ARISING OUT OF OR FROM THE ACTION, OMISSION, OR FAILURE TO ACT BY THE CITY, ITS AGENTS, OFFICERS, EMPLOYEES, AND SUBCONTRACTORS IN THE COURSE OF THEIR DUTIES.

12. **INSURANCE. Notwithstanding Section 5(C) and Section 11of this Agreement,** it is agreed that, as between the Parties, each Party to this Agreement shall be individually and respectively responsible for responding to, dealing with, insuring against, defending, and otherwise handling and managing liability and potential liability pursuant to this Agreement

13. **PROPERTY LOSS.** The Parties shall in no way nor under any circumstances be responsible for any property belonging to the other Party, its officers, members, agents, employees, subcontractors, program participants, licensees, or invitees, which may be lost, stolen, destroyed or in any way damaged, including but not limited to, the equipment, weapon or firearm of an SRO.

14. **NOTICES.** The District and City shall each monitor, review, and provide oversight of the services as they are provided, and each agrees to notify the other as soon as reasonably possible in the event the level or quality of any services becomes unsatisfactory. Notices required pursuant to the provisions of this Agreement shall be conclusively determined to have been delivered when (l) hand-delivered to the other Party, c/ o the designated person

listed below; or (2) received by the other Party by United States Mail, registered, return receipt requested, addressed as follows:

City of Kennedale	**Kennedale ISD**
Attn: City Manager	Attn: Superintendent
405 Municipal Drive	120 W. Kennedale Parkway
Kennedale, Texas 76060	Kennedale, Texas 76060

15. **GOVERNMENTAL POWERS AND IMMUNITIES.** It is understood and agreed that by execution of this Agreement, the Parties do not waive or surrender any of their governmental powers or immunities.

16. **NO WAIVER; IMMUNITY.** The failure of the City or District to insist upon the performance of any term or provision of this Agreement or to exercise any right granted herein shall not constitute a waiver of the City's or District's respective right to insist upon appropriate performance or to assert any such right on any future occasion. Additionally, each Party hereto reserves and does not waive any immunity or defense available to it at law or in equity as to any claim or cause of action whatsoever that may arise or result from the services provided and/or any circumstance arising under the Agreement. Neither the District nor the City waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas on behalf of itself, its trustees, council members, officers, employees, and agents.

17. **GOVERNING LAW/VENUE.** This Agreement shall be construed in accordance with the laws of the State of Texas. If any action, whether real or asserted, at law or in equity, is brought pursuant to this Agreement, venue for such action shall lie in state courts located in Tarrant County, Texas, or the United States District Court for the Northern District of Texas, Fort Worth Division.

18. **SEVERABILITY.** If any provision of this Agreement is held to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired.

19. **FORCE MAJEURE.** The City and the District shall exercise their best efforts to meet their respective duties and obligations as set forth in this Agreement, but shall not be held liable for any delay or omission in performance due to force majeure or other causes beyond their reasonable control, including, but not limited to, compliance with any government law, ordinance or regulation, acts of God, acts of the public enemy, fires, strikes, lockouts, natural disasters, wars, riots, epidemics or pandemics, material or labor restrictions by any governmental authority, transportation problems, restraints or prohibitions by any court, board, department, commission, or agency of the United States or of any states, civil disturbances, other national or regional emergencies, and/ or any other similar cause not enumerated herein but which is beyond the reasonable control of the Party whose performance is affected (collectively "Force Majeure Event"). The performance of any such obligation is suspended during the period of, and only to the extent of, such prevention or hindrance, provided the affected Party provides notice of the Force Majeure

Event, and an explanation as to how it hinders the Party's performance, as soon as reasonably possible, after the occurrence of the Force Majeure Event. The form of notice required by this section shall be the same as prescribed in this Agreement.

20. **AMENDMENTS.** No amendment of this Agreement shall be binding upon a Party hereto unless such amendment is set forth in a written instrument, which is executed by an authorized representative of each Party.

21. **ENTIRETY OF AGREEMENT.** This Agreement, including its exhibits, contains the entire understanding and agreement between the City and District, their assigns and successors in interest, as to the matters contained herein. This Agreement constitutes the full understanding of the Parties, and supersedes all prior understandings and agreements, whether written or oral, between the Parties.

22. **COUNTERPARTS.** This Agreement may be executed in one or more counterparts, and each counterpart shall, for all purposes, be deemed an original, but all such counterparts shall together constitute one and the same instrument.

23. **REVIEW OF COUNSEL.** The Parties acknowledge that each Party and its counsel have reviewed and revised this Agreement and that the normal rules of construction to the effect that any ambiguities are to be resolved against the drafting Party shall not be employed in the interpretation of this Agreement or exhibits hereto.

[SIGNATURES ON NEXT PAGE]

EXECUTED IN MULTIPLE ORIGINALS as of the dates below.

CITY OF KENNEDALE, TEXAS

By: _____ Date: _____
Darrell Hull, City Manager

Attest: _____ Date: _____
Barbara Dahl, City Secretary

KENNEDALE POLICE DEPARTMENT

By: _____
Eric Carlson, Interim Chief of Police Date: _____

Attest: _____ Date: _____

KENNEDALE INDEPENDENT SCHOOL DISTRICT

By: _____ Date: _____
Superintendent

Attest: _____ Date: _____

EXHIBIT A

PAYMENT SCHEDULE

Number of Officers: Two (2)

Payment:

- Invoices shall be provided by City to District on a monthly basis.
- District shall remit funds to the City within thirty (30) calendar days following receipt of an official invoice.
- Any substitute SROs shall be compensated at the same pay rate provided under this Exhibit A.

Overtime: No SRO shall work overtime or be compensated for overtime without written prior approval of both the City and the District. Should an SRO be required and approved to work in excess of their normal tour of duty, compensation will be in accordance with Section 142.0015 of the Texas Local Government Code. The District shall be financially responsible for any overtime compensation of an SRO for District-related duties only, which is funded one hundred percent (100%) by the District. The District shall be financially responsible for the overtime compensation of an SRO that is funded fifty percent (50%) by the District and fifty percent (50%) by the City. This provision does not apply when SROs volunteer to work off-duty on an independent contractor basis or when SROs are performing duties solely for the City.

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: FEBRUARY 17, 2026

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM V.C.5.

SUBJECT
Water Bill Termination Extension to 30 days

ORIGINATED BY
Darrell Hull, City Manager
Barbara Dahl, City Secretary

SUMMARY

The City of Kennedale is requesting to update our Water bill Terminations Ordinance to be in a line with the City of Arlington. The City of Kennedale last updated this in Ordinance back in 2015.
Attached is both the City of Arlington's policy and the current Kennedale Ordinance.

RECOMMENDATION
Request ordinance to be updated to reflect current policies inline with the City of Arlington. The new Ordinance will be updated and will return to the March 17, 2026 City Council Meeting for final approval.

ATTACHMENTS

1.	City of Arlington Water Bill Termination Charges	City of Arlington Water Bill Termination Charges.pdf

- **Sec. 23-3. - Discontinuance of service for nonpayment of bill; reconnection and processing fees.**

  In the event of discontinuance of service for nonpayment of a water or sewer bill, a charge in the amount established by ordinance will be made for reconnection. A processing fee in the amount established by ordinance will be collected prior to restoring service in addition to the reconnection fee.

  (Code 1977, § 14-2(b); Ord. No. 85-3, § 1, 3-14-85)

- **Sec. 23-5. - Billing; delinquency penalties.**

  All bills for city utilities rendered by the city shall be paid on the designated due date. If the bill is not paid by the designated date, the service shall be subject to discontinuance, and the bill shall contain a notice to this effect. Water and sewer services are indivisible so that nonpayment for either service will justify discontinuance of both services. No additional notice will be given of discontinuance of service for failure to timely pay the bill. The customer may request a hearing, at a time designated not less than five (5) days after the mailing or other personal delivery of the notice, to show just cause why the service should not be discontinued for failure to pay the bill. Such hearing shall be conducted at the city hall by the city manager and city water superintendent or, in the event of necessary absence of either, by the other of the two (2) officials. If the customer fails to appear for the hearing, or appearing fails to show just cause for the delay, the service shall thereafter be promptly disconnected until the delinquencies are all paid. If good cause for delay is shown, the hearing officials may withdraw the discontinuance notice, or defer discontinuance under conditions deemed fair and just in light of the evidence presented at such hearing. If such bills are not paid by the designated due date each month, a ten-percent penalty will be added for late payment.

  (Code 1977, § 14-1(d); Ord. No. 85-6, § 1, 5-9-85; Ord. No. 86-12, § 1, 1-9-86; Ord. No. 585, § 1, 11-16-15)

City of Arlington

ARTICLE III

CHARGES FOR WATER AND SEWER SERVICE

Section 3.01 Time for Payment of Charges

A. The meters shall be read to the nearest one thousand (1,000) gallons monthly at approximately the same time each month, and the customer notified, in writing or otherwise, of the applicable charges and the due date for payment of such charges. The customer shall be given a minimum of ten (10) days from notice thereof to make full payment.

B. With the exception of apartment complexes, should a customer fail to make payment, and the account is over an amount equal to a two (2) month minimum water, sewer, refuse or storm water bill with a past due amount in excess of Twenty-Five Dollars ($25.00) by the next billing date, the customer will be mailed a reminder delinquent notice. This notice shall state that all charges, including previous and current balances, are due and payable on the due date shown on the statement; and, this notice shall state that should the customer fail to make payment or request an administrative review to dispute the validity of the charges on or before the due date shown, water service shall be discontinued without further notice. If the customer's payment of any of the delinquent charges is returned or refused to be paid to the City by the customer's financial institution, notice of the nonpayment shall be given to the customer. This notice shall state that if the customer fails to make payment by cash, cashiers check or money order within ten (10) days from notice, water service shall be discontinued without further notice. (Amend Ord 07-065, 9/18/07)

C. If a storm water account with no water service is delinquent according to the terms stated in Section 3.01(B) and if the Owner of this storm water account is provided any Arlington water services at any other location, including residential, the water service for this location shall be discontinued according to the terms and processes stated in Section 3.01(B) above. Water service shall be restored once all obligations related to all delinquent fees are met. (Amend Ord 07-065, 9/18/07)

D. Should a customer fail to make a payment or request an administrative review by the due date shown on the notice, should service be discontinued, or should field action be required, a service charge will be added to the delinquent amount due. The delinquent amount plus the service charge must be paid before service is restored. If service is discontinued for nonpayment and the customer, at the time, does not have any deposit or a deposit of sufficient amount to equal that required of a new customer or sufficient to cover a two (2) month bill, the Water Utilities Department shall have the right to require that the delinquent amount, plus the

service charge, plus a deposit equal to that required of a new customer or sufficient to cover a two (2) month bill be paid before service is restored. The only forms of payments accepted when a customer is restoring service are cash, cashiers check or money order.

E. Deposits shall be held by the Water Utilities Department until such time as the customer closes the account and discontinues service except that a residential customer's deposit with accrued interest may be refunded as a credit to the customer's account provided there is an excellent payment history with the Water Utilities Department for 12 continuous months. Excellent payment history shall mean that payments were received by the Water Utilities Department for the account balance due before or on the due date, no checks or electronic transactions were dishonored by the customer's financial institution, and there were no past due or late fee charges on the customer's account in the preceding 12 months. The Water Utilities Department shall periodically review residential customer accounts with deposits and credit refunds to eligible accounts. Deposits held by the Water Utilities Department until the time an account is closed shall be refunded with accrued interest to the customer if the account has been paid in full including the final billing. If a deposit has been held by the Water Utilities Department and at the time an account is closed the account has not been paid in full including the final billing, the Water Utilities Department shall have the right to apply the deposit with accrued interest to the customer's account balance and to refund the surplus deposit if the held deposit was greater than the balance due or to bill for the remaining account balance due if the held deposit was less than the balance due. (Amend Ord 20-046, 9/15/20)

F. If any customer is indebted to the Water Utilities Department on any account at their then or previous place of consumption, the delinquent amount due at the previous place of consumption may be transferred to the customer's active account and such service shall be discontinued by the Water Utilities Department until payment in full, plus any service charge, is made.

G. Should an apartment complex customer fail to make full payment by the due date shown on the statement, the customer will be mailed a reminder delinquent notice. This notice shall state that all charges are due within fifteen (15) days of said notice. Should the customer fail to make payment or request an administrative review to dispute the validity of the charges within the fifteen (15) day period, water service shall be discontinued without further notice. Procedures following discontinuation of service shall be the same as with other delinquent accounts as stated above. (Amend Ord 07-065, 9/18/07)

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: FEBRUARY 17, 2026

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM VI.A.

SUBJECT
Chapter 551 Section 551.072- Deliberation regarding purchase, exchange, lease or value of real property:

ORIGINATED BY

SUMMARY
Potential Land Purchase

RECOMMENDATION

ATTACHMENTS