



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 Nevarez 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 from text pool into logic. Logic does allow us to invest into highly 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 from now. Mr. Horton stated that he is confident that we are 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 will 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 capped 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

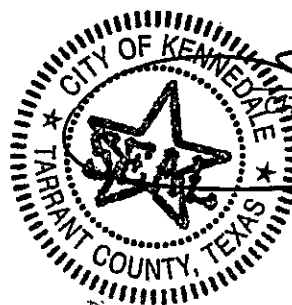
VII. ADJOURNMENT With no further business, Mayor Horton asked for a motion to adjourn the meeting.

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

APPROVED:

MAYOR -BRAD HORTON

ATTEST:



CITY SECRETARY- BARBARA DAHL