

KENNEDALE CITY COUNCIL AGENDA
REGULAR MEETING
July 20, 2015
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

WORK SESSION at 5:30 PM
REGULAR SESSION at 7:00 PM

I. CALL TO ORDER

II. WORK SESSION

***NOTE: Pursuant to Section 551.071, Texas Government Code, the City Council reserves the right to adjourn into Executive Session at any time during the work session or the regular session to discuss posted executive session items or to seek legal advice from the City Attorney on any item posted on the agenda.**

- A. Review the organizational and governing culture vis-a-vis the boards strategic objectives - Greg Innes
- B. Review the 2015 Board and Commission appointment process and calendar
- C. Discussion of items on regular agenda

III. REGULAR SESSION

IV. ROLL CALL

V. INVOCATION

VI. UNITED STATES PLEDGE

VII. TEXAS PLEDGE

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

VIII. VISITOR/CITIZENS FORUM

At this time, any person with business before the Council not scheduled on the agenda may speak to the Council. No formal action can be taken on these items at this meeting.

IX. REPORTS/ANNOUNCEMENTS

In addition to any specific matters listed below, the city council may receive a report about items of community interest, including but not limited to recognition of individual officials, citizens or departments, information regarding holiday schedules, upcoming or attended events, etc.

- A. Updates from City Council

B. Updates from the Mayor

C. Updates from the City Manager

1. Governance Report
 - Executive Limitations
 - Balanced Scorecard

X. CONSENT ITEMS

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are considered to be routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately.

- A. Consider approval of minutes from June 15, 2015 regular meeting
- B. Consider adopting Resolution 456, amending authorized representatives of TEXPOOL local government investment pool
- C. Consider adopting Resolution 457, amending authorized representatives of Texas short term asset reserve program (TEXSTAR) local government investment pool
- D. Consider adopting Resolution 458, amending authorized representatives of Texas Term/Texas Daily local government investment pool
- E. Consider approval of Resolution 459 adopting the Tarrant County Hazard Mitigation Action Plan
- F. Approve a date change to the FY2015-2016 Budget Preparations Calendar
- G. Consider approval of an Interlocal Agreement with Tarrant County for the reconstruction of Grapevine Trail

XI. REGULAR ITEMS

A. **CASE # PZ 15-02** Public hearing and consideration approval of Ordinance 573 regarding a request by Kennedale Seniors, Ltd. for a zoning change from "R-3" Single Family Residential district to "PD" Planned Development district for residential use for senior citizens for an approximately 24-acre tract at 332-370 S. New Hope Rd, more particularly described as C B Teague Survey A 1506 Tracts 4A, 4B, 5, and 5B, and Jesse B Renfro Survey A 1260 Tract 1B, Kennedale, Tarrant County, Texas.

1. Staff presentation
2. Applicant presentation
3. Public hearing
4. Applicant response
5. Staff response and summary
6. Action by the City Council

XII. EXECUTIVE SESSION

A. The City Council will meet in closed session pursuant to Section 551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of real property for the following:

1. 213 Valley Lane
2. 925 E. Kennedale Parkway
3. 1201 Bowman Springs
4. 501 Cory A. Edwards (Easement)

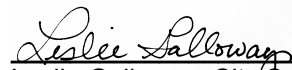
XIII. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

XIV. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending City Council meetings. This building is wheelchair accessible, and parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meetings. Please contact the City Secretary at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the July 20, 2015, agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.

A handwritten signature in cursive script, reading "Leslie Galloway", is written over a light gray rectangular background.

Leslie Galloway, City Secretary

Staff Report to the Honorable Mayor and City Council

Date: July 20, 2015

Agenda Item No: WORK SESSION - A.

I. Subject:

Review the organizational and governing culture vis-a-vis the boards strategic objectives - Greg Innes

II. Originated by:

III. Summary:

Discussion of the board appointment process and organizational culture.

Council will consider appointments to eight boards. This is intended to allow for discussion on the appointment process, each board role in the strategic vision, and the desired organizational/governing culture.

The eight boards with a general comment on their role in the strategic vision follows:

- Planning and zoning commission – unified development code and the TIRZ area zoning
- Board of adjustments – amortization
- Building board of appeals – building demolition orders
- Parks and recreation – role of KYA, a potential park on North Road (Railroad park), and a trail system
- Economic Development Corporation – continued economic development in Oak Crest and east Kennedale parkway
- Keep Kennedale Beautiful – cleanup, simple recycling, and adopt a spot
- Library – staff changes related to hiring a new director

Greg Innes will be present to discuss the culture model and its relevance to the board appointment process.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:

Staff Report to the Honorable Mayor and City Council

Date: July 20, 2015

Agenda Item No: WORK SESSION - B.

I. Subject:

Review the 2015 Board and Commission appointment process and calendar

II. Originated by:

Leslie Galloway, Communications Coordinator

III. Summary:

Based on the timeline as described in Resolution 404 (attached), staff is proposing the following calendar for the 2015 board and commission appointment process. There is a calendar attached as well.

- July 1: Notify Board Members of expiring terms
- July 1: First Notification in Newsletter/Flyers
- July 31: DUE response from current Board Members of their want to VACATE or REAPPLY from current board members whose terms expire this year.
- Aug 3: Applications become available
- Aug 4: Second Notification in Newsletter/Flyers
- Sept 1: Third Notification in Newsletter/Flyers
- Sept 9: Special Budget Meeting (Pending Council Approval)
- Sept 11: APPLICATIONS DUE BY 5:00PM
- Sept 17: Special Budget Meeting (if needed)
- Oct 5, 6, 7, 8: Interviews with Council
- Oct 9: Deadline to notify all applicants of Council's intentions
- Oct 15: Deadline for candidate response
- Oct 19: Official appointments made at regular Council Meeting (Will include work session item to allow time to adjust for candidate responses)

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

Approve

VII. Alternative Actions:

VIII. Attachments:

1.	R404	R404.pdf
2.	Board Appointment Calendar	Council Calendar - Boards 2015.pdf

RESOLUTION NO. 404

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS ESTABLISHING AN APPOINTMENT PROCESS FOR BOARDS AND COMMISSIONS APPOINTED BY CITY COUNCIL.

WHEREAS, it is the desire of the Mayor and City Council to encourage participation by citizens, elected officials and appointed officials in the selection process for all appointments to the City's Boards, Commissions, and Committees; and

WHEREAS, the City Council wishes to recruit and appoint highly qualified individuals to serve on behalf of the residents of Kennedale in various capacities; and

WHEREAS, the City Council believes that the establishment of an official annual appointment process will increase awareness and public interest in serving on city boards.

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

SECTION 1.

The following appointment process shall be used for appointments to existing Boards, Commissions and Committees established and appointed by the City Council and to those Boards, Commissions and Committees subsequently established and appointed by the City Council.

Any existing or subsequently established boards, commissions, or committees whose members are not appointed by City Council shall be filled through a separate application process.

SECTION 2.

Current board and commission members whose terms expire that year must provide notification to the City Secretary's office by July 31st indicating either their interest in reapplying for their current seat or their intent to vacate that seat.

SECTION 3.

For annual appointments, the City Secretary shall advertise vacancies and term expirations for at least sixty (60) days in any of the following ways: on the City's website, in the City newsletter, and with announcements at city council and board meetings.

SECTION 4.

Applications will be made available both online and in paper format for a minimum of thirty (30) days prior to the regular City Council meeting in October. Applications must be fully completed and submitted to the City Secretary's Office on or before the advertised due date. Incomplete

applications will not be considered. Applicants must agree to abide by the city's Code of Ethics and to the guidelines established by the City of Kennedale Board and Commission Handbook. Applicants will be able to indicate specific boards of interest; however, final placement is left to the discretion of City Council.

Reappointments are not automatic and are subject to the discretion of City Council. Present members who wish to continue to serve in their current seat must abide by the process described herein, including the application and interview process.

SECTION 5.

Upon closure of the application period, all applications and any supporting documents shall be sent to City Council. Interviews of all applicants will be conducted by City Council as a whole prior to the official appointment date in October. Applicants will be expected to attend an interview and be familiar with city initiatives and plans. All applicants will be notified of the status of their application prior to the official appointment date.

SECTION 6.

Official appointments will be made at the regular City Council meeting in October.

SECTION 7.

All applications and supporting documentation shall be kept on file in the City Secretary's office for one (1) year. Should a vacancy occur, the applications on file and any new applications received shall be sent to the City Council for review and consideration for appointment by the City Council.

SECTION 8.

This resolution shall be effective upon its approval by the City Council.

APPROVED this 11th day of July, 2013.

APPROVED:



Mayor John Clark

ATTEST:



Amethyst G. Cirno, City Secretary



Board Application Process 2015

S	M	T	W	T	F	S
JULY						
			01	02	03 HOLIDAY	04
05	06	07	08	09	10	11
12	13	14	15	16	17	18
19	20 REGULAR MTG	21	22	23	24	25
26	27	28	29	30	31	
AUGUST						
						01
02	03 (board apps available)	04	05	06	07 BUDGET WKSHIP	08
09	10	11	12	13	14	15
16	17 REGULAR MTG	18	19	20	21	22
23	24	25	26	27	28	29
30	31					
SEPTEMBER						
		01	02	03	04	05
06	07 HOLIDAY	08	09 SPECIAL MTG: BUDGET	10	11 (board apps DUE)	12
13	14	15	16	17 (If needed for tax rate) SPECIAL MTG: BUDGET	18	19
20	21 REGULAR MTG - CAKE	22	23	24	25	26
27	28	29	30			
OCTOBER						
				01	02	03
04	05 INTERVIEWS	06 INTERVIEWS	07 INTERVIEWS	08 INTERVIEWS	09 (board candidates notified)	10
11	12	13	14	15 (deadline to accept nomination)	16	17
18	19 (board appts made) REGULAR MTG	20	21	22	23	24
25	26	27	28	29	30	31



Staff Report to the Honorable Mayor and City Council

Date: July 20, 2015

Agenda Item No: REPORTS/ANNOUNCEMENTS - A.

I. Subject:

Updates from City Council

II. Originated by:

City Council, City Council

III. Summary:

Updates and information.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

None

VII. Alternative Actions:

VIII. Attachments:



Staff Report to the Honorable Mayor and City Council

Date: July 20, 2015

Agenda Item No: REPORTS/ANNOUNCEMENTS - B.

I. Subject:

Updates from the Mayor

II. Originated by:

III. Summary:

Updates and information from the Mayor.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

None

VII. Alternative Actions:

VIII. Attachments:



Staff Report to the Honorable Mayor and City Council

Date: July 20, 2015

Agenda Item No: REPORTS/ANNOUNCEMENTS - C.

I. Subject:

Updates from the City Manager

1. Governance Report
 - Executive Limitations
 - Balanced Scorecard

II. Originated by:

Bob Hart

III. Summary:

Updates and information, if any.

- Governance Reports

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:

1.	Executive Limitations	Governance Report UPDATED.docx
2.	Balanced Scorecard	Balanced Scorecard.pdf

POLICY TYPE: EXECUTIVE LIMITATIONS
POLICY TITLE: GLOBAL EXECUTIVE CONSTRAINT

The City Manager shall not cause or allow any organizational practice, activity, decision, or circumstance that is either unlawful, imprudent, or in violation of commonly accepted business and professional ethics.

City operations are in compliance with the global constraint policy. The Asset Management Plan is complete; addressing the underfunded issues will take time to address.

POLICY TYPE: EXECUTIVE LIMITATIONS
POLICY TITLE: TREATMENT OF CUSTOMERS OF CITY SERVICES

With respect to interactions with customers, the City Manager shall not cause or allow conditions, procedures, or decisions that are unsafe, untimely, undignified, or unnecessarily intrusive.

The City Manager will not:

1. Elicit information for which there is no clear necessity.
2. Use methods of collecting, reviewing, transmitting, or storing customer information that fail to protect against improper access to the material
3. Operate facilities without appropriate accessibility and privacy.
4. Operate without establishing with customers a clear understanding of what may be expected and what may not be expected from the service offered.
5. Operate without informing customers of this policy or providing a way to be heard for persons who believe that they have not been accorded a reasonable interpretation of their rights under this policy.

City operations are operating in compliance with the policy on treatment of customers. However, the exchange on "Next Door" concerning water pressure, quality, and cost is an emerging issue; and one that staff is moving to address.

POLICY TYPE: EXECUTIVE LIMITATIONS
POLICY TITLE: TREATMENT OF STAFF

With respect to the treatment of paid and volunteer staff, the City Manager shall not cause or allow conditions that are unfair, undignified, disorganized, or unclear.

The City Manager will not:

1. Operate without written personnel rules that (a) clarify rules for staff, (b) provide for effective handling of grievances, and (c) protect against wrongful conditions, such as nepotism and grossly preferential treatment for personal reasons.
2. Retaliate against any staff member for non-disruptive expression of dissent.
3. Allow staff to be unaware of City Manager's interpretations of their protections under this policy.
4. Allow staff to be unprepared to deal with emergency situations.

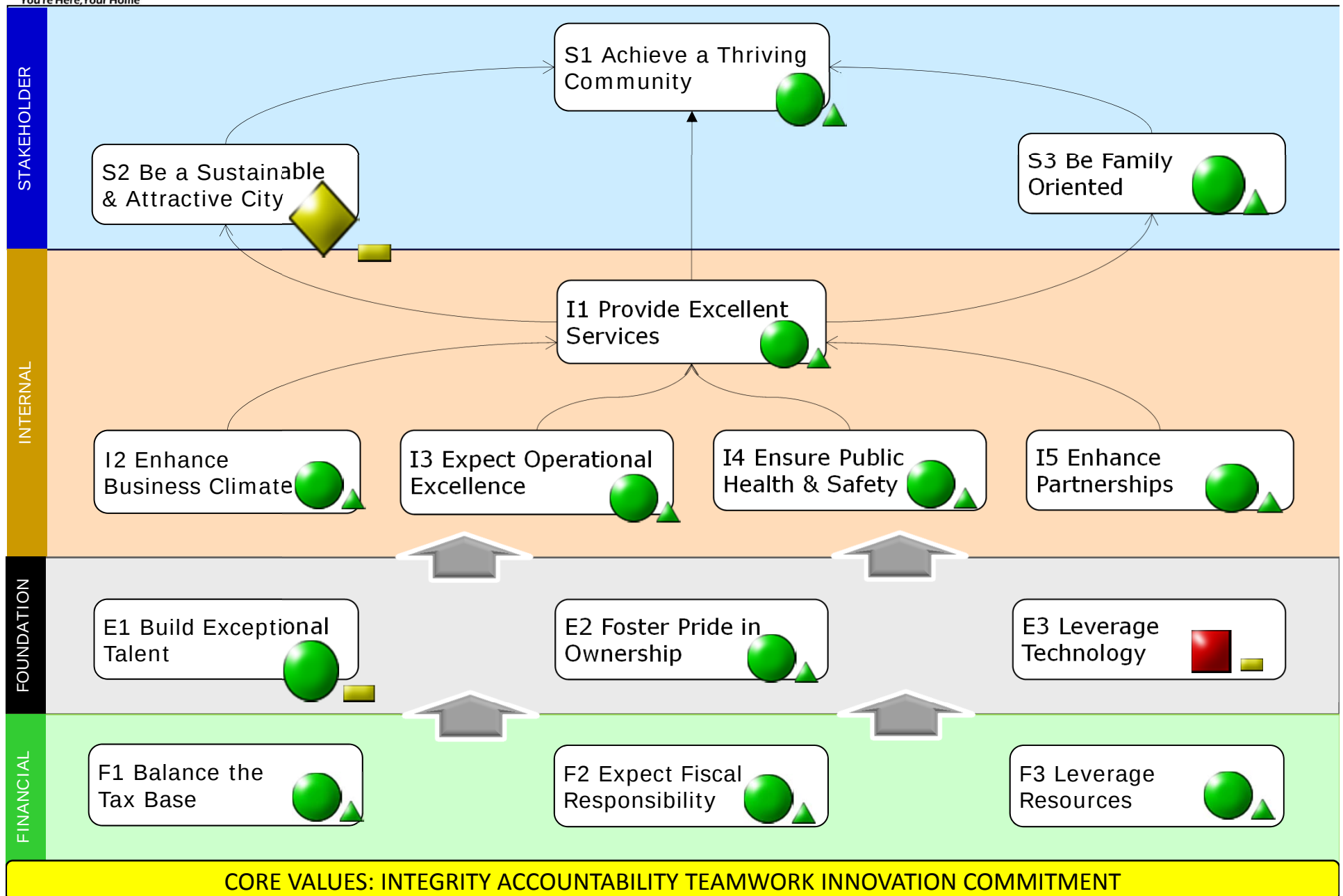
City operations are in compliance with the treatment of staff policy. The updated emergency plan is on the agenda.

POLICY TYPE: EXECUTIVE LIMITATIONS

POLICY TITLE: EMERGENCY CITY MANAGER SUCCESSION

In order to protect the Council from sudden loss of the City Manager Services, the City Manager shall not permit there to be less than one other person familiar enough with Council and City Manager issues and procedures to be able to maintain organization services.

Kelly Cooper is the most informed of staff members. The department heads collectively are aware of on-going activities and projects, and I have been more attentive to this in staff meetings.





Staff Report to the Honorable Mayor and City Council

Date: July 20, 2015

Agenda Item No: CONSENT ITEMS - A.

I. Subject:

Consider approval of minutes from June 15, 2015 regular meeting

II. Originated by:

Kathy Moore, Deputy City Secretary

III. Summary:

Please see the attached minutes for your approval.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

Approve

VII. Alternative Actions:

VIII. Attachments:

1.	City Council Meeting Minutes - June 15, 2015	June 15, 2015.pdf
----	--	-------------------

KENNEDALE CITY COUNCIL
MINUTES
REGULAR MEETING
June 15, 2015
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

WORK SESSION - 5:30 PM
REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

Mayor Johnson called the meeting to order at 5:35 p.m.

II. WORK SESSION

***NOTE: Pursuant to Section 551.071, Texas Government Code, the City Council reserves the right to adjourn into Executive Session at any time during the work session or the regular session to discuss posted executive session items or to seek legal advice from the City Attorney on any item posted on the agenda.**

A. Interview two applicants for the 2015-16 Youth Advisory Council

City Council interviewed Aaron Helm for the Youth Advisory Council. Emily Marr was not present.

B. Website Reveal and Review

City Secretary and Communications Coordinator Leslie Galloway provided a preview of the new design for the City's website. Galloway stated that the direction for the redesign was to incorporate a family/hometown feel that coincides with the City's vision statement.

C. Discussion of items on regular agenda

No items were discussed at this time.

D. City Council may recess to Executive Session

Executive Session was held at the conclusion of the Work Session. (Listed below)

III. REGULAR SESSION

Mayor Johnson opened the regular session at 7:00 p.m.

IV. ROLL CALL

Present: Frank Fernandez, Brian Johnson , Kelly Turner, Liz Carrington, Charles Overstreet, Michael Walker

Absent: None

V. INVOCATION

VI. UNITED STATES PLEDGE

VII. TEXAS PLEDGE

VIII. VISITOR/CITIZENS FORUM

At this time, any person with business before the Council not scheduled on the agenda may speak to the Council. No formal action can be taken on these items at this meeting.

There was no one present requesting to speak.

IX. REPORTS/ANNOUNCEMENTS

In addition to any specific matters listed below, the city council may receive a report about items of community interest, including but not limited to recognition of individual officials, citizens or departments, information regarding holiday schedules, upcoming or attended events, etc.

A. Updates from City Council

Liz Carrington stated that she attended a water conference at UTA with Bob Hart and Charles Overstreet. Liz noted that local groups explained the need to conserve water for the future, even though we are currently in flood conditions.

Kelly Turner stated that he attended the Regional Emergency Preparedness Planning Council (EPPC) meeting last week, and was approached by other city representative's asking what we were doing in Kennedale to get so much recognized by local cities and the county. Kelly added that in the past, most people had not heard of Kennedale, but now they are seeking us out to ask questions.

Mike Walker stated that he attended an Orientation Governance Workshop for the School Board and his input was well received.

Charles Overstreet stated that he, along with Mayor Johnson, and City Manager, Bob Hart attended the Southeast Tarrant Transportation Partnership (SETT) meeting. He noted an interesting conversation with Arlington Mayor Williams concerning the development along US 287. Additionally, there was talk about possible projects for Kennedale with the County. Charles concurred with Kelly Turner that Kennedale is starting to get much more attention.

B. Updates from the Mayor

Mayor Brian Johnson added that the construction of I-360 south of I-20 is scheduled to begin construction in September and is expected to be a two year project. He noted that the Interchange at I-30 and I-360 should begin construction in January 2016.

-Presentation of Sadie Ray Graff Educator Award to Wilda Turner

Mayor Pro Tem, Kelly Turner presented the Sadie Ray Graff Educator Award to his mother, Wilda Turner. The award is presented through the Keep Texas Beautiful program. Wilda was honored for her dedication and countless hours spent teaching others about gardening. Wilda Turner accepted the award and thanked everyone.

C. Updates from the City Manager

1. Comptroller awarded the City of Kennedale a Platinum Leadership Circle Award
2. Governance Report
 - Executive Limitations
 - Balanced Scorecard

There was no discussion on these items.

X. CONSENT ITEMS

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are considered to be routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately.

A. Consider approval of minutes from the May 16, 2015 Council Workshop

B. Consider approval of the minutes from the May 18, 2015 special meeting-Election Canvass

C. Consider approval of minutes from May 18, 2015 regular meeting

D. Consider approval of Resolution 455 authorizing continued participation with the Steering Committee and authorize payment to Atmos Energy Corporation

E. Consider approval of computer policy update

Motion To approve consent agenda. **Action** Approve, **Moved By** Michael Walker, **Seconded By** Charles Overstreet.

Motion passed Unanimously

XI. REGULAR ITEMS

A. Selection of a Mayor Pro-Tem

Mayor Johnson recommended the reappointment of Kelly Turner as Mayor Pro Tem, stating that Kelly is the senior member of the Council and currently serves as Mayor Pro Tem.

Motion To reappoint Kelly Turner as Mayor Pro Tem. **Action** Approve, **Moved By** Michael Walker,

Seconded By Liz Carrington.

Motion passed Unanimously

B. CASE # PZ 15-05 Public hearing and consideration approval of Ordinance 575 establishing a new zoning district and district regulations for an area identified as the Downtown Village in the comprehensive land use plan.

1. Staff presentation
2. Public hearing
3. Staff response and summary
4. Action by the City Council

1. Staff presentation by Rachel Roberts who provided background information on the comprehensive land use plan establishing a Downtown Village character district. Rachel stated that this district covers the existing Old Town zoning district, as well as surrounding adjacent areas. She noted that the ordinance would establish four sub-districts for Old Town; the territory within the sub-district is made up of the current Old Town zoning district, TownCenter, and properties adjacent to, or surrounding those areas. She added that the Planning & Zoning Commission considered this ordinance during their May meeting and Public Hearing, where they recommended a number of changes to the original draft. Those changes have been incorporated into the plan and the Commission voted to recommend approval.

Frank Fernandez questioned if all requested changes were incorporated. Rachel Roberts replied that they were; Roberts provided a map to show changes to the Old Town district and the sub-districts. Rachel added that manufactured homes would not be allowed, however, all existing ones will be grandfathered in.

2. Public Hearing

Mayor Johnson opened the public hearing.

There were no speakers.

Mayor Johnson closed the public hearing.

3. Staff response and summary

Staff recommends approval of the request to establish a new zoning district and district regulations for the area identified as the Downtown Village.

4. Action by the City Council

Motion To approve Case # PZ 15-05; Ordinance 575. **Action Approve, Moved By** Liz Carrington, **Seconded By** Kelly Turner.

Motion passed Unanimously

C. Case PZ 15-06 Public hearing and consideration approval of Ordinance 576 regarding a city-initiated zoning change for various properties within an approximately 170-acre tract in the City of Kennedale Addition, George A Lowery Addition, Gregory Addition, Prather Subdivision, Jacob Prickett Survey A-1225, Roberson Addition, Sather Addition, Soto Addition, C B Teague Survey A-1506, Woodlea Acres Addition, James A Arthur Addition, Cazanda Rose Survey A-1285, B T Webb Subdivision, Municipal

Addition, C A Boaz Subd of J B Renfro Survey, Carol Heights, Jacob Prickett Addition, and Jesse B Renfro Survey A-1260, Tarrant County, Texas, to a sub-district with the "OT" Old Town zoning district.

- A. Staff presentation
- B. Public hearing
- C. Staff response and summary
- D. Action by the City Council

1. Staff presentation by Rachel Roberts who stated that this case is the zoning ordinance that would implement the text changes that were just adopted by Council tonight in the previous agenda item. Rachel noted that it is the next step in implementing the new zoning regulations for the area described as the Downtown Village in the comprehensive plan. She added that these areas would each take on a specific sub-district, which is listed in the Ordinance. Staff considers the rezoning to be in compliance with the comprehensive land use plan; and the Planning and Zoning Commission recommended approval at their May meeting and Public Hearing.

2. Public Hearing

Mayor Johnson opened the public hearing.

There were no speakers.

Mayor Johnson closed the public hearing.

3. Staff response and summary

Staff recommends approval of the request to rezone various properties to a sub-district with the "OT" Old Town zoning district.

4. Action by the City Council

Motion To approve Case # 15-06; Ordinance 576. **Action** Approve, **Moved By** Kelly Turner, **Seconded By** Liz Carrington.

Motion passed Unanimously

D. Consider authorizing the Mayor to sign a Letter of Agreement with the Tax Increment Reinvestment Zone for two Professional Service Agreements

City Manager, Bob Hart informed Council that staff has been working with the Tax Increment Reinvestment Zone (TIRZ) to convert that area into single family residents. He stated that the TIRZ Board met today and approved two professional service agreements. The agreements include the engineering work to extend the wastewater line south into the area where the three racetracks are and for the alignment of New Hope Road. Bob stated that the New Hope Road alignment is important because the city received a grant through the State and Federal Bridge Program, which will replace the bridge on New Hope Road. Bob noted that the bridge will be completed before the road; so, in order to save money, it is important to make sure the elevations match. Bob reminded Council that this work is necessary under the Development Agreement with Texas Raceway. He noted that the cost for the two agreements was approximately \$200,000.

Bob stated that in order to move forward with the project, funding was needed for the two professional service agreements. He added that the TIRZ has no money at the present time and request the approval

for the Mayor to sign a Letter of Agreement with the TIRZ. The agreement would enable the City to loan the TIRZ the funds to pay for the two agreements. Bob added that the terms of the agreement would include the following stipulations: funds will be repaid to the City as TIRZ funds become available; no interest will be charged for the loan, and in the event the project is never completed, TCC, JPS, and Tarrant County will have no liability to repay the loan.

Motion To authorize the Mayor to sign a Letter of Agreement with the Tax Increment Reinvestment Zone (TIRZ) for two professional service agreements. **Action** Approve, **Moved By** Frank Fernandez, **Seconded By** Kelly Turner.

Motion passed Unanimously

Mayor Johnson recessed into executive session at 6:00 p.m.

XII. EXECUTIVE SESSION

A. The City Council will meet in closed session pursuant to Section 551.074 of the Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

1. City Manager's Annual Evaluation

B. The City Council will meet in closed session pursuant to Section 551.072 of the Texas Government Code to deliberate the purchase, lease, or value of real property

1. Land acquisition at 925 E. Kennedale Parkway

XIII. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

Mayor Johnson reconvened into open session at 6:38 p.m.

Motion To extend City Manager, Bob Hart's contract, currently to end in 2016, to extend 3 years to end in 2019. **Action** Approve, **Moved By** Kelly Turner, **Seconded By** Liz Carrington.

Motion passed Unanimously

Motion To establish City Manager, Bob Hart's base pay at \$135,000. **Action** Approve, **Moved By** Charles Overstreet, **Seconded By** Liz Carrington.

Motion passed Unanimously

XIV. ADJOURNMENT

Motion Adjourn **Action** Approve, **Moved By** Liz Carrington, **Seconded By** Kelly Turner.

Motion passed Unanimously

The meeting was adjourned at 7:32 p.m.

APPROVED:

Brian Johnson, Mayor

ATTEST:

Leslie Galloway, City Secretary

Staff Report to the Honorable Mayor and City Council

Date: July 20, 2015

Agenda Item No: CONSENT ITEMS - B.

I. Subject:

Consider adopting Resolution 456, amending authorized representatives of TEXPOOL local government investment pool

II. Originated by:

Finance Director, Director of Finance & IT

III. Summary:

The attached resolution is being presented before Council only to amend authorized representatives for TexPool. By approving the resolution, Council will be designating Bob Hart, City Manager and Krystal Crump, Finance Director, as authorized representatives to transmit local funds for investments. Krystal Crump will be the primary representative performing transactions and receiving confirmations of monthly statements. Lastly, for bank reconciliation purposes, Kia Crosby will have "view-only" access.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

Approve

VII. Alternative Actions:

VIII. Attachments:

1.	Resloution 456	Resolution 456.doc
----	----------------	--------------------

RESOLUTION NO. 456

A RESOLUTION AMENDING AUTHORIZED REPRESENTATIVES OF TEXPOOL LOCAL GOVERNMENT INVESTMENT POOL

WHEREAS, the City of Kennedale (the "Participant") is a local government of the State of Texas and is empowered to delegate to a public funds investment Pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the City of Kennedale to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the TexasPool Local Government Investment Portfolio, a public funds investment pool (a "Pool"), was created on behalf of entities whose investment objectives in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

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

- A. That the City of Kennedale shall amend authorized representatives, for the purpose of transmitting local funds for investment in the TexasPool series. The form of application for amendment to this resolution is approved.
- B. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the City of Kennedale and are each hereby authorized to transmit funds for investment in the Pool and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.
- C. That the City of Kennedale may by Amending Resolution change Authorized Representatives provided the additional Authorized Representative is an officer, employee, or agent of the City of Kennedale.

List of the Authorized Representatives of the City of Kennedale. These individuals may be issued P.I.N. Numbers.

1. Name: Bob Hart

Title: City Manager

2. Name: Krystal Crump

Title: Finance Director

List the name of the Authorized Representative provided above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Name: Name: Krystal Crump

Title: Finance Director

In addition and at the option of the Participant, one additional Authorized Representative can be designated to perform only inquiry of selected information. This limited representative cannot perform transactions.

Name: Kia Crosby

Title: Accounting & Payroll Specialist

D. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant and until the Pool receives a copy of any such amendment or revocation.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Kennedale, Texas, this the 20th day of July 2015.

APPROVED:

Brian Johnson, Mayor

ATTEST:

Leslie Galloway, City Secretary



Staff Report to the Honorable Mayor and City Council

Date: July 20, 2015

Agenda Item No: CONSENT ITEMS - C.

I. Subject:

Consider adopting Resolution 457, amending authorized representatives of Texas short term asset reserve program (TEXSTAR) local government investment pool

II. Originated by:

Finance Director, Director of Finance & IT

III. Summary:

The attached resolution is being presented before Council only to amend authorized representatives for TEXSTAR. By approving the resolution, Council will be designating Bob Hart, City Manager and Krystal Crump, Finance Director, as authorized representatives to transmit local funds for investments. Krystal Crump will be the primary representative performing transactions and receiving confirmations of monthly statements. Lastly, for bank reconciliation purposes, Kia Crosby will have "view-only" access.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

Approve

VII. Alternative Actions:

VIII. Attachments:

1.	Resolution 457	Resolution 457.doc
----	----------------	--------------------

RESOLUTION NO. 457

A RESOLUTION AMENDING AUTHORIZED REPRESENTATIVES OF TEXAS SHORT TERM ASSET RESERVE PROGRAM (TEXSTAR) LOCAL GOVERNMENT INVESTMENT POOL

WHEREAS, the City of Kennedale (the "Participant") is a local government of the State of Texas and is empowered to delegate to a public funds investment Pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the City of Kennedale to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the TEXSTAR Local Government Investment Portfolio, a public funds investment pool (a "Pool"), was created on behalf of entities whose investment objectives in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

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

- A. That the City of Kennedale shall amend authorized representatives, for the purpose of transmitting local funds for investment in the TEXSTAR series. The form of application for amendment to this resolution is approved.
- B. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the City of Kennedale and are each hereby authorized to transmit funds for investment in the Pool and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.
- C. That the City of Kennedale may by Amending Resolution change Authorized Representatives provided the additional Authorized Representative is an officer, employee, or agent of the City of Kennedale.

List of the Authorized Representatives of the City of Kennedale. These individuals may be issued P.I.N. Numbers.

1. Name: Bob Hart

Title: City Manager

2. Name: Krystal Crump

Title: Finance Director

List the name of the Authorized Representative provided above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Name: Name: Krystal Crump

Title: Finance Director

In addition and at the option of the Participant, one additional Authorized Representative can be designated to perform only inquiry of selected information. This limited representative cannot perform transactions.

Name: Kia Crosby

Title: Accounting & Payroll Specialist

D. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant and until the Pool receives a copy of any such amendment or revocation.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Kennedale, Texas, this the 20th day of July 2015.

APPROVED:

Brian Johnson, Mayor

ATTEST:

Leslie Galloway, City Secretary

Staff Report to the Honorable Mayor and City Council

Date: July 20, 2015

Agenda Item No: CONSENT ITEMS - D.

I. Subject:

Consider adopting Resolution 458, amending authorized representatives of Texas Term/Texas Daily local government investment pool

II. Originated by:

Finance Director, Director of Finance & IT

III. Summary:

The attached resolution is being presented before Council only to amend authorized representatives for Texas Term/Texas Daily. By approving this resolution, Council will be designating Bob Hart, City Manager and Krystal Crump, Finance Director, as authorized representatives to transmit local funds for investments. Krystal Crump will be the primary representative performing transactions and receiving confirmations of monthly statements. Lastly, for bank reconciliation purposes, Kia Crosby will have "view-only" access.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

Approve

VII. Alternative Actions:

VIII. Attachments:

1.	Resolution 458	Resolution 458.doc
----	----------------	--------------------

RESOLUTION NO. 458

A RESOLUTION AMENDING AUTHORIZED REPRESENTATIVES OF TEXAS TERM/TEXAS DAILY LOCAL GOVERNMENT INVESTMENT POOL

WHEREAS, the City of Kennedale (the "Participant") is a local government of the State of Texas and is empowered to delegate to a public funds investment Pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the City of Kennedale to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Term/Texas Daily Local Government Investment Portfolio, a public funds investment pool (a "Pool"), was created on behalf of entities whose investment objectives in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

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

- A. That the City of Kennedale shall amend authorized representatives, for the purpose of transmitting local funds for investment in the Texas Term/Texas Daily series. The form of application for amendment to this resolution is approved.
- B. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the City of Kennedale and are each hereby authorized to transmit funds for investment in the Pool and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.
- C. That the City of Kennedale may by Amending Resolution change Authorized Representatives provided the additional Authorized Representative is an officer, employee, or agent of the City of Kennedale.

List of the Authorized Representatives of the City of Kennedale. These individuals may be issued P.I.N. Numbers.

1. Name: Bob Hart

Title: City Manager

2. Name: Krystal Crump

Title: Finance Director

List the name of the Authorized Representative provided above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Name: Krystal Crump

Title: Finance Director

In addition and at the option of the Participant, one additional Authorized Representative can be designated to perform only inquiry of selected information. This limited representative cannot perform transactions.

Name: Kia Crosby

Title: Accounting & Payroll Specialist

D. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant and until the Pool receives a copy of any such amendment or revocation.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Kennedale, Texas, this the 20th day of July 2015.

APPROVED:

Brian Johnson, Mayor

ATTEST:

Leslie Galloway, City Secretary

Staff Report to the Honorable Mayor and City Council

Date: July 20, 2015

Agenda Item No: CONSENT ITEMS - E.

I. Subject:

Consider approval of Resolution 459 adopting the Tarrant County Hazard Mitigation Action Plan

II. Originated by:

III. Summary:

FEMA has concluded the review of the Tarrant County, Texas, local mitigation action plan, and the plan is found to be approvable pending adoption. In order for this plan to receive final FEMA approval, the jurisdiction(s) must adopt this plan by Resolution and submit the complete adoption package to the state within 90 days.

A complete review of the Tarrant County HazMAP is available for download at the following site:

<https://share.emi.tetrattech.com>

Username: Tarrant

Password: 73MfKZnp

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

Approve

VII. Alternative Actions:

VIII. Attachments:

1.	Kennedale Portion of Tarrant County Hazard Mitigation Action Plan	Fire Dept Agenda.docx
2.	Resolution 459	Resolution 459.doc

City of Kennedale

Kennedale is a city of approximately 7,000 people located immediately southeast of Fort Worth, in South [Tarrant County](#), Texas at 32.648686, -97.2252. Kennedale shares borders with Fort Worth and Forest Hill to the north, Arlington to the east, and unincorporated areas of Tarrant County to the south and west. Kennedale's location at a convergence of Loop-820, Interstate 20, and US 287 provides convenient access to Tarrant County and DFW International Airport.

History

Though it was not incorporated until 1947, Kennedale was founded in 1882. Kennedale was known in the late 19th and early 20th centuries for agricultural areas, brickyards, and mineral wells. This along with the city's location along the old Fort Worth and New Orleans Railway (today the Union Pacific Railway) and the Mansfield Cardinal Road led to the city's early prosperity. The city's downtown was destroyed by fire in 1908. During the 20th century commercial development oriented away from downtown toward Kennedale Parkway (Business Highway 287)

Sonora Park is a scenic 22.47-acre multi-purpose park and recreation space just south of Kennedale Town-Center. Sonora Park is an ideal spot for picnics and birthday parties with a beautiful pavilion, picnic tables, and benches throughout the park, barbecue grills, a bird habitat, wooded areas, grassy hills surrounding the duck pond, a fishing pier, and paved pathways and nature trails. As the city's largest park, this area is an active hub for sports and recreation, including the Kennedale Ballfields, a water splash pad, 9-hole disk golf course, horseshoe pits, and playground equipment for the kids. This park also has restroom facilities. A concrete walking/jogging path surrounds the park and provides easy access via a pedestrian bridge over a creek to three ball fields.

Rodgers Farm Park is a small park in the Rolling Hills Neighborhood which features woodsy pathways with several picnic tables and park benches along a concrete jogging path. It also has a 1/2 size basketball court, playground equipment and a climbing feature.

Town-Center Park is nestled between Kennedale City Hall, the Police Department and the public library. The park has a large stage and pavilion. A children's play area is accessible to youngsters with disabilities and comes complete with a multilevel play structure, baby swings, and bouncy-spring toys! There is a grassy area for picnics and a quarter mile walking path around the park. At the center of the park is a large fountain topped by a bronze eagle overlooking a veterans' memorial. A large clock tower leads visitors to a memorial recalling for the 9/11/01 attack on America. At the center of the memorial, a 3,000-pound column salvaged from the collapsed World Trade Center casts a sundial shadow on one of the five granite walls honoring the 2,460 victims of the attack.

Current Land Use

Kennedale has a total land area of 6.6 square miles. 28.3% of the land in Kennedale is vacant, 28.2% single-family residential, 18.6% Industrial, 7.6% is transportation, 4.9% for mobile homes, 3.0% land fill, 2.2% civic-institutional, 2.1% parks, 2.1% utilities, 1.7% retail, 0.9% water, multi-family residential is 0.2%. Other uses account for less than 1%. Residential subdivisions are generally located in the northern portion of the city east of Kennedale Parkway.

Large-lot single-family houses constitute the bulk of residential units. Traditional single-family housing predominates in the “old-town” area and in neighborhoods adjacent to four KISD schools. Small apartment complexes, duplex tracts, and mobile home parks are located on connector streets and Kennedale Parkway. New housing targeted to middle-income families continues to be built east of Kennedale Parkway.

Future Development

In 2012, the City of Kennedale adopted a Comprehensive Land Use and Development Plan. The plan forecasts future residential subdivisions developing in the southwest area of Kennedale where a majority of vacant land is located. The city is working with current landowners to facilitate mutually beneficial arrangements for their continuity of operations prior to the ultimate purchase and acquisition of the land by the city. The comprehensive plan envisions linear parks and trails connecting existing and future neighborhoods to recreation, shopping, civic facilities, and employment centers. Key infrastructure for the development includes a bridge over the Union Pacific Railway tracks connecting Little School Road (E-W) with New Hope and Dick Price roads (N-S). A linear park will connect the southwest residential development with a reclaimed Village Creek recreational area near the proposed employment center to be developed near the north intersection of Kennedale Parkway and Interstate 20.

Transportation

A vast majority of vehicle traffic in Kennedale moves north and south along Kennedale Parkway (Business Hwy. 287). In 2012 the City of Kennedale adopted a comprehensive land use plan which charts the course for future development. The plan addresses residential and commercial development connected to the urban village by attractive streets, trails, and parks. New housing targeted to middle-income families continues being built east of Kennedale Parkway. Future areas for large-scale residential development are primarily located west of Kennedale Parkway. Infrastructure to support that development will require a substantial investment in utility infrastructure and a bridge over the railroad adjacent to Kennedale Parkway.(Business Hwy. 287) a five lane undivided roadway with a center turn lane which runs from Fort Worth through Kennedale to unincorporated Tarrant County. Kennedale Sublett, Little School, Dick Price, Bowman Springs Eden Avenues funnel traffic to Kennedale Parkway. Recent improvement projects have eased traffic congestion on all of the streets listed except Eden. Union Pacific Railway transports a large amount of freight through Kennedale around the clock. In 2011, street and grade crossing improvements facilitated Kennedale’s designation as a railway “Quiet Zone”.

Demographics

In 2010 there were 2,241 households. 40.2% of households had children under the age of 18 living with them, 58.2% were [married couples](#) living together, 12.3% had a female householder with no husband present, and 24.5% were non-families. 19.2% of all households were made up of individuals and 5.1% had someone living alone who was 65 years of age or older. The average household size was 2.71 and the average family size was 3.11. The population spread was 28.6% under the age of 18, 8.7% from 18 to 24, 32.5% from 25 to 44, 21.5% from 45 to 64, and 8.7% who were 65 years of age or older. The median age was 35 years. For every 100 females there were 96.3 males. For every 100 females age 18 and over, there were 93.2 males. Median income for a household in the city was \$49,091, and the median income for a family was \$53,901. Males had a median income of \$43,182 versus \$25,508 for females. The [per capita income](#) for the city was \$24,323. About 4.9% of families and 6.4% of the population were below the [poverty line](#),

including 6.5% of those under age 18 and 12.4% of those aged 65 or over. The [population density](#) was 1024.70 people per square mile. There were 2,241 housing units at an average density of 371.0 per square mile (143.3/km²).

Government

Kennedale has a council-manager form of government. Five council members and a mayor provide policy governance with the aid of advisory boards. The city manager is the chief executive officer of the city, which employs a full-time staff of seventy-two employees. The city has its own fire, police, and public works departments. Municipal streets, water, and sewer systems are owned and maintained by the city. Kennedale has a superior public water supply of deep well water supplemented by water purchased from Fort Worth. Water and sewer treatment are contracted services. All other utilities are furnished by private companies.

Employment

A vast majority of Kennedale residents commute to their place of employment outside of Kennedale. Major employers within the city limits are FWT Inc. (tower manufacturing) Goss International, Speed Fab-Crete, Chase Elastomer, Central Dynamic Mfg. Kennedale ISD, and the City of Kennedale.

Education

Kennedale Independent School District educates the majority of Kennedale's (K-12) school children at four campuses within the Kennedale city limits. Fellowship Academy (K-12) private school completed construction on a new Kennedale campus in the summer of 2011. They have exceeded their current capacity of 300 students and plan new construction in 2014, which will add facilities for 200 more students.

Hazards

Kennedale has experienced infrequent but costly damage caused by natural and man-made disasters. Following best professional practices before during and after these disasters has allowed our responders, officials, and volunteers to prepare, mitigate, and respond effectively to each of the disasters listed in this report.

Flooding of Village Creek is a certainty based history. Fortunately residents and business operators affected by the flooding know what to expect and how to avoid being injured if they are given sufficient warning. Kennedale has contracted an emergency phone, text and e-mail messaging system which has allowed timely warning before natural disasters. During flooding events our most effective response actions is the closure of low water crossings and limited voluntary evacuation of known trouble spots.

Public tornado warnings are automatically issued to Kennedale residents, businesses, and schools by our emergency messaging system whenever a warning is issued for Tarrant County. Our response to the April 3, 2012 tornado was adequate and provided a good test and on-the-job training for responders, EOC staff, support personnel, and volunteers. The 2013 tornado season has been much worse than normal and prompts intelligent people to plan ahead.

Infrequent ice storms are a fact of life in North Texas. Kennedale Public Works employees provide sand on known trouble spots and firefighters gear up with tire chains and a supply of dry clothes. Again, advance warning and common sense are keys to injury avoidance and response.

Fire safety education and early warning by working smoke detectors are known to save lives. The ignition of attic fires by lightning strikes during thunder storms are uncommon but should be anticipated during any severe storm event. In May 2013 smoke detectors alerted sleeping Kennedale residents to a fast moving fire in their attic. All three occupants escaped without injury despite a mobility impairment of a senior citizen that was provided assistance by her relatives.

Aggressive prosecution of arsonists is effective in reducing wild fires. Seasonal mitigation of combustibles around and on structures is very effective mitigation. Strict enforcement of banned outdoor burning is essential. Fire prevention and education efforts are important throughout the year and should be increased during drought conditions.

City of Kennedale

City of Kennedale Administrative and Technical Capabilities					
Position	Staff/Personnel Resources	Department/Agency	Number Fully Trained	Number Fully Equipped	Total Personnel
Agriculture Resource	C	County Extension Service			
Construction Practices	Professional	Building Official	1	1	1
Emergency Manager	Professional	Fire Chief	1	1	1
Emergency Staff	Professional	Police Chief	1	1	1
EMS First Responder	Professional	Fire/Rescue	15	15	15
Fire Personnel	Professional	Fire/Rescue	15	15	15
Floodplain Manager	Professional	Building Official	1	1	1
GIS and/or HAZUS	Professional	Contracted	0	0	0
Government Elected	Elected Officials	City Council	6	6	6
Government Administration	Professional	Government Employees	15	15	15
Grant Writer	Engineer	Contracted	0	0	0
Hazards Analysis Manager	Engineer	Contracted	0	0	0
Hazmat Team	Professionals	Fire/Rescue	7	7	7
Surveyor	Certified Professional	Contracted	0	0	0
Land Use/Management	Engineer	Contracted	0	0	0
Law Enforcement	Professionals	Police Force	21	21	21
Medical Practitioners	Professional	Contracted	0	0	0
Public Works	Professionals	Streets/Water/Parks	12	12	12
Public Communication	Professionals	Public Safety Dispatchers	5	5	5
Surveyor	Certified Professional	Contracted	0	0	0

City of Kennedale

City of Kennedale Fiscal Capabilities					
Financial Resources	Description	Eligible			
		Yes	No	TBD	Used
Community Grants	Community Development Block Grants	X			X
Police Department Grants	Law Enforcement Assistance Grants	X			X
FEMA	Urban Area Security Grants	X			X
EMS Grants	Texas Department of State Health Services LPG Grant	X			X
Fire Department Grants	Assistance to Firefighter Grants	X			X
Fire Department Grants	Private Industry Grants	X			X
Highway Assistance Grants	Texas Department of Transportation	X			X
Debt Procurement	Incur debt through general obligation bonds	X			X
Debt Procurement	Incur debt through revenue bonds	X			X
Project Funding	Capital Improvement Debt	X			X
Utility Fees	Fees for water, sewer, and impervious surface drainage	X			X
Impact Fees	Developer fees for cost of increased demand for utilities or services	X			X
Permit Fees	Fees for new construction or improvements	X			X
Report Fees	Fees for fire reports, police reports, etc.	X			X
Fines	Fees for violating state laws or city ordinances	X			X
Emergency Service Fees	Cost recovery for fire/rescue or hazmat services	X	X		

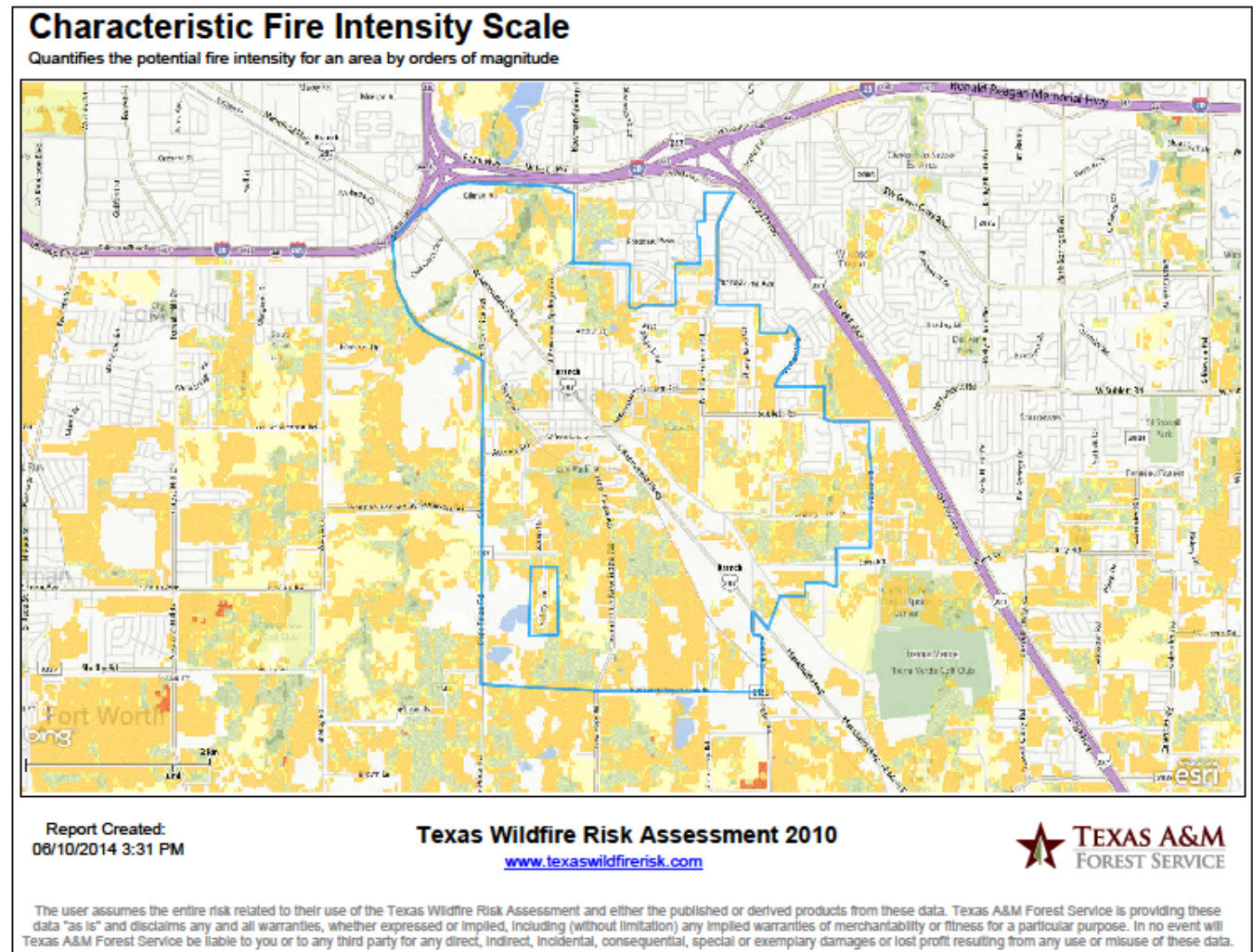
City of Kennedale

Legal And Regulatory Capability						
Regulatory Tools/Plans	Reference Number	Date Adopted	Local Authority	State Prohibited	Higher Authority	Electronic Copy Included
Building Codes	International 2006	2008	Y	N	N	N
Capital Improvements Plan	Adequate Facilities		Y	N	N	N
Comprehensive Plan	Comprehensive Plan	2012				
Emergency Response Plan	Emergency Response Plan	2012	Y	N	N	N
Post-Disaster Recovery Plan	Emergency Response Plan		Y	N	N	N
Site Plan Requirements	Planned Development	2009	Y	N	N	N
Subdivision Regulations	Subdivision Regulations	1997	Y	N	N	N
Wildfire Ordinance	Wildfire Ordinance	2008	Y	N	N	N
Zoning Ordinances	Zoning Ordinances	1995	Y	N	N	N

City of Kennedale



City of Kennedale



City of Kennedale Critical Assets

City of Kennedale Critical Facility/Asset Inventory

Facility/Asset Name or Description and Address	Administration Communication Education Type Fire/Rescue Law Enforcement Medical Type Transportation Utility, etc.	Employee/Visitor Capacity	Time Open	In Hazard					Square Feet	Structure Value	Content Value
				Economic Asset	Historic Asset	Construction B.C.M.W	Emergency Gen.				
Kennedale City Hall	Administrative and Civic Offices	150		N	Y	N	C	N	40,000	\$8,000,000	\$500,000
Kennedale Police Station	Law Enforcement	50		N	Y	N	B	Y	20,000	\$4,000,000	\$100,000
Kennedale Fire Station	Fire/Rescue	100		N	Y	N	C	Y	60,000	\$4,000,000	\$100,000
Kennedale Public Works Elevated water storage tank	Utility	30		N	Y	N	M	N	40,000	\$2,000,000	\$1,000,000
Kennedale Public Works Elevated water storage tank	Utility	5		N	Y	N	M	N	50,000	\$2,000,000	\$1,000,000
Kennedale water storage tank and well pumps	Utility	5		N	Y	N	M	N	30,000	\$1,500,000	\$1,000,000
Totals		340							240,000	\$35,000,000	\$3,700,000

TARRANT COUNTY PARTICIPATING JURISDICTION CONTACT INFORMATION

	Jurisdiction	Jurisdiction Type	Name	Address	E-mail Address	Phone Number
1	Arlington	City	Kwa heri Harris	620 W Division Arlington, TX 76011	kwaheri.harris@arlingtontx.gov	817-459-5761
2	Azle	City	Eddy Wood	613 SE Parkway Azle, Texas 76020	ewood@ci.azle.tx.us	817-444-7108
3	Bedford	City	Bobby Sewell	1816 Bedford Rd Bedford, Texas 76021	bobby.sewell@bedfordtx.gov	817-952-2500
4	Blue Mound	City	Shawn Fannan	301 S Blue Mound Rd Fort Worth, Texas 76131	sfannan@bluemoundtexas.us	817-847-5208
5	Colleyville	City	Kenny Phillips	100 Main Street Colleyville, Texas 76034	kphillips@colleyville.com	817-988-2271
6	Crowley	City	Luke Thompson	201 E Main Crowley, Texas 76036	pbrooks@ci.crowley.tx.us	817-297-1638
7	Dallas Fort Worth International Airport	Jurisdiction	Matthew Miller	P.O. Box 619428 DFW International Airport, TX 75261	mmiller@dfwairport.com	972-973-3591
8	Eules	City	Joe Kraft	1102 W Eules Blvd Eules, Texas 76040	jkraft@eulesstx.gov	817-685-3444
9	Forest Hill	City	Ed Henderson	3219 E California Pkw Forest Hill, Texas	ehenderson@foresthilltx.org	817-531-5717
10	Fort Worth	City	Keith Wells	1000 Throckmorton St Fort Worth, Texas 76102	keith.wells@fortworth.org	817-392-6170
11	Grapevine	City	Carrie Little	200 S Main St Grapevine, Texas 76051	clittle@grapevinetexas.gov	817-410-3484

	Jurisdiction	Jurisdiction Type	Name	Address	E-mail Address	Phone Number
12	Haltom City	City	Perry Bynum	5525 Broadway Haltom City, Texas 76117	pbynum@haltomcitytx.com	817-759-8663
13	Haslet	City	Kirt Mays	102 Main Street Haslet, Texas 76052	kmays@haslet.org	817-840-3949
14	Hurst	City	David Palla	8100 Precinct Lane Road Hurst, Texas 76054	dpalla@hursttx.gov	817-888-2684
15	Keller	City	David Jones	P.O. Box 770 Keller, Texas 76244	djones@cityofkeller.com	817-743-4401
16	Kennedale	City	Mike McMurray	405 Municipal Dr Kennedale, Texas 76060	mmcmurray@cityofkennedale.com	817-561-8837
17	Lakeside	City	Lee Pitts	9830 Confederate Park Rd Lakeside, Texas 76108	lpitts@lakesidetexas.us	817-879-4111
18	North Central Texas Council of Governments	Regional	Molly Thoerner	616 Six Flags Dr Arlington, Tx 76011	mthoerner@nctcog.org	817-608-2322
19	North Richland Hills	City	Billy Owens	7301 NE Loop 820 North Richland Hills, Texas 76180	bowens@nrhtx.com	817-427-6935
20	Richland Hills	City	Bill Bell	7049 Baker Blvd Richland Hills, Texas 76118	bbell@richlandhills.com	817-616-3755
21	Saginaw	City	Doug Spears	333 W McLeroy, Saginaw, Texas 76179	dspears@ci.saginaw.tx.us	817-230-0412
22	Southlake	City	Kyle Taylor	1400 Main St Southlake, Texas 76092	ktaylor@ci.southlake.tx.us	817-748-8624
23	Tarrant County	County	William Wessel	100 E Weatherford St Fort Worth, Texas 76196	wtwessel@tarrantcounty.com	817-884-2906
24	Watauga	City	Randy Barkley	7105 Whitley Road Watauga, Texas 76148	rbarkley@cowtx.org	817-514-5880
25	Westlake	City	Troy Crow	3 Village Circle	tcrow@westlake-tx.org	817-337-4722

	Jurisdiction	Jurisdiction Type	Name	Address	E-mail Address	Phone Number
				Westlake, Texas 76262		
26	Westworth Village	City	Brandy Barrett	311 Burton Hill Road Westworth Village, Texas 76114	bbarrett@cityofwestworth.com	817-710-2504

RESOLUTION NO. 459

**A RESOLUTION OF THE CITY OF KENNEDALE ADOPTING THE TARRANT
COUNTY HAZARD MITIGATION ACTION PLAN, JUNE 2015**

WHEREAS, the City of Kennedale recognizes the threat that natural hazards pose to people and property within Kennedale, Texas; and

WHEREAS, the City of Kennedale has prepared a multi-hazard mitigation plan, hereby known as Tarrant County Hazard Mitigation Action Plan, June 2015 in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS, Tarrant County Hazard Mitigation Action Plan, June 2015 identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in Kennedale, Texas from the impacts of future hazards and disasters; and

WHEREAS, adoption by the City of Kennedale demonstrates their commitment to hazard mitigation and achieving the goals outlined in the Tarrant County Hazard Mitigation Action Plan, June 2015.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Kennedale City Council that the City of Kennedale, Texas adopts the Tarrant County Hazard Mitigation Action Plan, June 2015.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Kennedale, Texas, this the 20th day of July 2015.

ATTEST:

APPROVED:

Leslie Galloway, City Secretary

Brian Johnson, Mayor

APPROVED AS TO FORM AND LEGALITY:

Wayne K. Olson, City Attorney



Staff Report to the Honorable Mayor and City Council

Date: July 20, 2015

Agenda Item No: CONSENT ITEMS - F.

I. Subject:

Approve a date change to the FY2015-2016 Budget Preparations Calendar

II. Originated by:

Finance Director, Director of Finance & IT

III. Summary:

The FY2015-2016 Budget Calendar was approved by Council on April 20, 2015, approving a meeting for a Special Session: Public Hearing on Budget for September 10, 2015. Staff is requesting to change the meeting date to September 9, 2015 to accommodate scheduling conflicts related to Council Governance Training.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

Approve

VII. Alternative Actions:

VIII. Attachments:

1.	Updated FY2015-16 Budget Calendar	FY15-16 Proposed Budget Calendar.doc
----	-----------------------------------	--------------------------------------

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

BUDGET CALENDAR

01/01	Tarrant Appraisal District	Beginning of appraisal year.
03/01	Tarrant Appraisal District	Notification of TIF values for the following year to tax jurisdictions for billing and collection (invoice county).
04/15	Tarrant Appraisal District	Last day for businesses to file property tax renditions.
04/30	Tarrant Appraisal District	Notification of preliminary values to all taxing jurisdictions (includes TIF reports).
05/01	Finance	Review and send out Budget Calendar.
05/15	Tarrant Appraisal District	Notification of preliminary values to all taxing jurisdictions (includes TIF reports).
05/16	City Council	Work Session: Strategic Planning.
05/27	Staff	Budget Kick-Off.
05/31	Tarrant Appraisal District	Property owner has 30 days from the date of the notice or until May 31, whichever is later, to file a protest.
06/10	Tarrant Appraisal District	Notification of preliminary values to all taxing jurisdictions (including TIF reports).
06/12	Staff	Submit FY14/15 revenue & expense estimates, FY15/16 proposed budget requests, and Extended Service Programs (ESPs) to Finance.
06/15	City Council	Regular Session: Approve tax collection contract & approve special sessions (09/18, 09/25).
	EDC4B	Provide Notice of Projects & Public Hearing to newspaper.
06/15 – 06/26	Finance	Meet with each department to review submittals.
06/19	Newspaper	Publish Notice of Projects & Public Hearing. Generally, must allow for period of 60 days from date of publication to close before recommending to Council and also publish 15 days prior to public hearing. However, public hearing not required per SB 1969, Section 505.159 LGC for < 20,000 population, which mainly applies to industrial/commercial projects. Park projects require public hearing. We publish public hearing as a courtesy.
07/06 – 07/24	City Manager/Finance	Submit budget requests and ESPs to City Manager. Meet with Finance and each department to review submittals.
07/09	EDC4B	Public Hearing given Notice of Projects. Review and approve projects and budget.
07/25	Tarrant Appraisal District	Notification of preliminary values to all taxing jurisdictions (including TIF reports).
07/27	City Manager/Finance	Prepare Budget Message
08/06	Finance	File proposed budget with City Secretary and place online. Must file proposed budget with City Secretary for public inspection 30 days prior to tax rate adoption.

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

BUDGET CALENDAR

08/07	City Council	Special Session Budget Workshop: Submit certified roll and calculations. Submit proposed budget given certified values. Discuss tax rate. If proposed rate will exceed the lower of the effective or rollback rate, vote to place proposal for tax increase on future agenda and schedule public hearings. Must be record vote and although may be left blank going into meeting, must specify desired rate at time of resolution adoption.
08/17	Finance	Provide Notice of Public Hearing On Budget to newspaper. Must publish notice of location, date, and time. Must be published not earlier than the 30TH or later than the 10TH day before the date of the hearing. Optional: Place on website, cable channel (60 seconds, 5 times daily, 7 days, from 7AM-9PM) and run through end of budget hearing.
08/21	Newspaper	Publish Notice of Public Hearing On Budget.
08/24	Finance	Provide Notice of Property Tax Rates to newspaper (must be published by September 1) .
08/28	Newspaper	Publish Notice of Property Tax Rates (must be published by September 1) .
09/01	Tarrant Appraisal District	Notification of supplemental/last certified roll to tax jurisdictions for billing and collection.
09/9	City Council	Special Session: Public Hearing On Budget. Must be set for date occurring after 15th day after proposed budget filed with City Secretary but before tax rate adoption. Public holiday or weekend not permitted and quorum is required. Special Session: 1ST Public Hearing On Tax Increase (if needed). Announce vote on tax rate, time and location. Must have 2 hearings in addition to Vote On Tax Rate. Public holiday or weekend not permitted and quorum is required.
09/17	City Council	Special Session: 2nd Public Hearing On Tax Increase (if needed). Announce vote on tax rate, time and location. Must have 2 hearings in addition to Vote on Tax Rate. Public holiday or weekend not permitted and quorum is required. Not earlier than 7th day after the 1st Public Hearing.

**CITY OF KENNEDALE, TEXAS
ANNUAL PROGRAM OF SERVICES**

BUDGET CALENDAR

09/21	City Council	Regular: Approve budget (ordinance), vote on tax rate (ordinance) and ratify budget. <i>Vote must take place no less than 3 days and no more than 14 days after the 2ND Public Hearing since website and cable channel required for tax rate. Motion for tax rate requires special language and ordinance requires special language in larger type. Must be record vote on tax rate. Publish special language on website and cover page of budget book after adoption. Must adopt tax rate 60 days after certified roll is received or by Sep 30.</i>
09/30	City Council/Finance	Last day to adopt budget. Provide adopted tax rates to Tarrant County Tax Office and Tarrant Appraisal District.
10/01	Tarrant Appraisal District	Notification of supplemental/last certified roll to tax jurisdictions for billing and collection.
10/21	MMD Board	Approve tax assessment and levy.

NOTE: ITEMS BELOW ARE NO LONGER REQUIRED PER SB1510.

Publish Notice of Effective and Rollback Tax Rates, statement and schedules.

Publish by Aug 7 or soon thereafter. Must be quarter pages, at least 8 point font and can be in classifieds. May publish at same time as Notice of Public Hearing on Tax increase. Place on website, cable channel (60 seconds, 5 times daily, 7 days, from 7AM-9PM) and run through end of 2nd Public Hearing.

Publish Notice of Public Hearing On Tax Increase.

Must be quarter page, at least 24 point type title or larger, not in classifieds, and 7 days prior to 1st Public Hearing. Place on website, cable channel (60 seconds, 5 times daily, 7 days, from 7AM-9PM) and run through end of 2nd Public Hearing.

Publish Notice of Tax Revenue Increase

Must be quarter page, at least 24 point type title or larger, not in classifieds, and 7 days prior to vote, if possible. Place on website, cable channel (60 seconds, 5 times daily, 7 days, from 7AM-9PM) and run through end of vote on tax rate.



Staff Report to the Honorable Mayor and City Council

Date: July 20, 2015

Agenda Item No: CONSENT ITEMS - G.

I. Subject:

Consider approval of an Interlocal Agreement with Tarrant County for the reconstruction of Grapevine Trail

II. Originated by:

III. Summary:

Grapevine Trail is located within the five year floodplain and is in poor condition. The County has offered to reconstruct the street without an asphalt surface for training purposes. It will have a chip seal. This affords the City the opportunity to have the street repairs completed at a minimum cost. The contract was reviewed and signed earlier this month in order to allow the county to proceed with their scheduling and training. This has been placed on the agenda for ratification.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

Approve

VII. Alternative Actions:

VIII. Attachments:

Staff Report to the Honorable Mayor and City Council

Date: July 20, 2015

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

CASE # PZ 15-02 Public hearing and consideration approval of Ordinance 573 regarding a request by Kennedale Seniors, Ltd. for a zoning change from "R-3" Single Family Residential district to "PD" Planned Development district for residential use for senior citizens for an approximately 24-acre tract at 332-370 S. New Hope Rd, more particularly described as C B Teague Survey A 1506 Tracts 4A, 4B, 5, and 5B, and Jesse B Renfro Survey A 1260 Tract 1B, Kennedale, Tarrant County, Texas.

1. Staff presentation
2. Applicant presentation
3. Public hearing
4. Applicant response
5. Staff response and summary
6. Action by the City Council

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Request: rezone property to a planned development district to allow development of tax-credit (rental) housing for senior citizens

Requested by: Kennedale Seniors, Ltd.

Location: Kennedale New Hope Rd, south of the rail lines (see attached map)

Surrounding land uses: public park (Sonora Park); duplex residential (across New Hope Rd to the east); commercial (race track to the south; scheduled to close by the end of 2016 and later convert to single family residential); single family residential; ranch land; utilities

Background and Overview.

The property is located on New Hope Rd south of the railroad lines. Sonora Park is adjacent to the property to the north, and an Oncor electrical transmission line bisects the property. In addition, a portion of the property is within the floodplain. The site is mostly undeveloped and is zoned as R-3 single family. The requested rezoning would allow for development of a tax-credit housing development for senior citizens. The tax credit housing program provides tax credits to developers who, in turn, are able to offer lower than market rents. The tax credit program is separate program from the housing program known as Section 8. The proposed redevelopment would be restricted to residents 55 years of age and older. The ordinance also allows for single family residential in case plans for the senior housing development were to fall through.

The comprehensive land use plan allows for small-scale multi-family at this site (see below), but because the city's existing duplex and multi-family zoning districts do not meet the intent of the comprehensive plan, the applicant has applied for rezoning as a planned development district based on the goals of the comprehensive plan.

The applicant proposes to build 34 quad-plex buildings; 23 buildings would have one-bedroom units, and 11 buildings would offer two-bedroom units.

Additional features:

- The development would be built on 17 acres, which does not include the land within the

floodplain.

- Each residential building would be constructed of 90% masonry.
- The main entry for each unit will face either another unit or green space (or both).
- The development will have a clubhouse and gazebo available for use of the community.

Primary access to the development would be from a drive on New Hope Rd. A second access point would be built along a portion of Sonora Park adjacent to the property.

Compliance with the comprehensive land use plan.

The comprehensive plan classifies each part of the city into a type of character district. The character districts incorporate multiple compatible land uses in an attempt to create dynamic places that advance the plan's three planning principles—Connected City, Economic Prosperity, and Thriving Community.

The plan identifies the area under consideration primarily as Neighborhood. A portion of the property is within the floodplain, and that area is designated as Park & Open Space in the Future Land Use Plan. The Neighborhood character district is intended to be primarily residential in nature. Neighborhoods should have defined boundaries, a clear center, and be easily accessible to day-to-day goods and services, such as those provided at Neighborhood Villages. The center of a neighborhood should be a civic, public, or community use in which people can come together—such as a park, school, or neighborhood amenity center.

Sample development types include:

- Single family
- Townhome/Rowhouse
- Cluster development
- Context-sensitive small-scale multifamily
- Clearly marked centers that include public gathering space, school, small park, or other civic use

The proposed development would fall under the category of “context-sensitive small-scale multifamily,” one of the sample development types mentioned in the comprehensive plan as suitable for the Neighborhood character district. In addition, the clubhouse/community center and gazebo for the development will provide the gathering spaces that the plan encourages to be built.

Staff considers the rezoning to be in compliance with the comprehensive land use plan.

Compliance with the strategic plan.

The strategic plan calls for encouraging residential development in the part of Kennedale south and west of the railroad tracks, which includes the site considered under this rezoning case.

Staff considers the rezoning to be in compliance with the strategic plan.

Compliance with City Council priorities.

The Council has made it a priority to encourage residential development in this part of the city to increase the number of residents to support local businesses. The requested rezoning would allow for an increase in the population in this part of the city.

Staff considers the rezoning to be in compliance with City Council priorities.

Additional factors.

The property's current zoning as single family is not the most suitable zoning designation, given the site constraints. The Oncor transmission line that bisects the property can be unappealing for single family development. In addition, the amount of floodplain on the property reduces the number of lots that can be developed and sold. Fewer lots available can reduce the profit available for a typical single family development, which can also reduce the likelihood this site would be used as single family residential. For a multi-family development, however, the presence of floodplain and the transmission line are easier obstacles to work around, since individual lots are not necessary for development.

Staff Recommendation.

The rezoning is in compliance with the comprehensive land use plan and with other planning and policy

documents. Staff recommends approval.

Recommendation by the Planning & Zoning Commission.

The Planning & Zoning Commission considered this ordinance during its regular meeting in June. The Commission voted to recommend approval with changes to the ordinance. The ordinance you are considering includes the changes recommended by the Commission.

Prior to voting on this ordinance, the Commission held a public hearing. Several people addressed the Commission in opposition to the rezoning, citing concerns about crime and property values. A number of the changes recommended by the Commission are intended to address those concerns. Two of the changes the Commission recommends is the addition of landscaping to screen the property lines where existing homes are located on adjacent properties (see Section 18(b) of the attached ordinance) and to require additional setbacks from properties with existing homes.

There was some debate about the best way to phrase the requirement in terms of how to indicate which properties needed the additional screening and setbacks, and staff suggested requiring the screening along any property line not bordering a city park or the 100-year floodplain. The Commission recommended using that language for the screening requirement. However, after looking again at the floodplain boundaries, staff realized that the floodplain may extend onto the properties the Commission wanted to screen. We therefore recommend different language for the screening requirement, which is what is included in the ordinance you are considering. Also, the additional setbacks (10 feet above what is required for R-3 districts) for Tract 1 (as shown on the concept/site plan) do not seem necessary, as existing homes are already at least 100 feet from the property line from the property in question, and so these existing homes already have a good spacing from the proposed development. For Tract 3, however, staff would recommend the additional 10 feet of setback recommended by the Planning & Zoning Commission.

Action by the City Council

The Council may:

- approve the ordinance as written; or
- deny the ordinance; or
- approve the ordinance after modifying it; or
- postpone voting on the ordinance.

Sample Motions.

The motions provided below are examples, and you are not required to use them.

Approval

I find the rezoning to be in compliance with the comprehensive land use plan (*or state other reason*) and make a motion to approve Ordinance 573.

Denial

I find the rezoning to be in conflict with the comprehensive land use plan (*or state other reason*) and make a motion to deny Ordinance 573.

Postponement

I make a motion to postpone Case PZ 15-06 until _____ (state date).

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

Approve

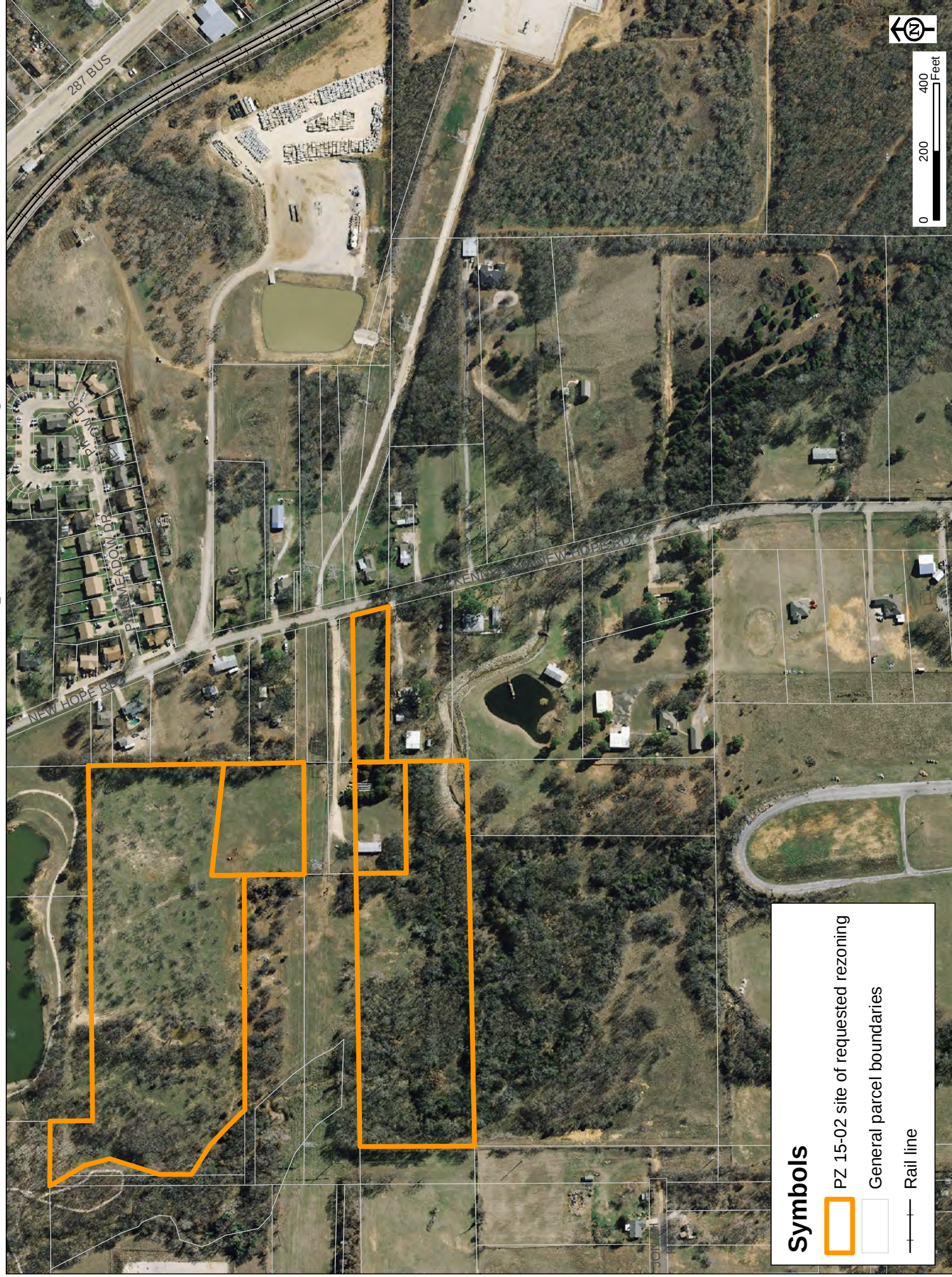
VII. Alternative Actions:

VIII. Attachments:

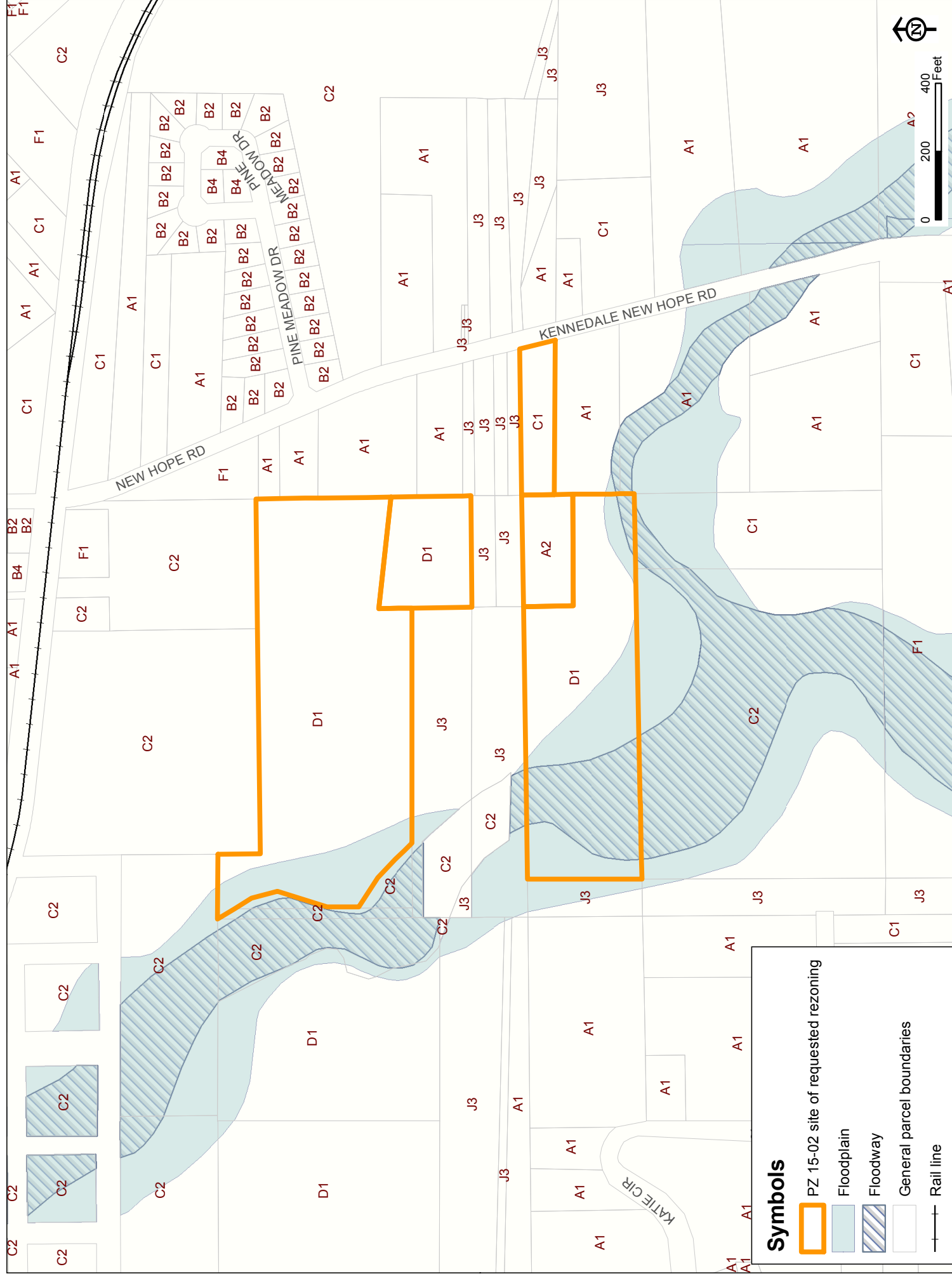
1.	PZ 15-02 map showing location	PZ 15-02 map of site -- compressed.pdf
----	-------------------------------	--

2.	PZ 15-02 map of surrounding land uses	PZ 15-02 land uses.pdf
3.	PZ 15-02 photos of similar project	PZ 15-02 -- illustration, similar project.pdf
4.	Kennedale Seniors application	PZ 15-02 application.pdf
5.	Ordinance 573 (draft)	Ordinance 573 Case PZ 15-02 PZ recommendation.docx
6.	Ordinance Exhibit B	pz 15-02 concept & site plan & elevations.pdf

PZ 15-02 Site of Requested Rezoning



PZ 15-02 Land Uses



STATE USE CODES

A RESIDENTIAL	
A1	Single-Family
A2	Mobile Homes
A3	Condominiums
A4	Townhomes
A5	Planned Unit Development (PUD)
A9	Interim use

B RESIDENTIAL	
B1	Multi-Family
B2	Duplex
B3	Triplex
B4	Quadraplex

C VACANT PLATTED LOTS/TRACTS	
C1	Residential
C2	Commercial
C3	Rural
C6	Vacant Exempt (Right-of-Way)

D ACREAGE	
D1	Ranch Land
D2	Timberland
D3	Farmland
D4	Undeveloped

E FARM/RANCH	
E1	House + Limited Acres
E2	Mobile Home + Limited Acres
E3	Other Improvements

F COMMERCIAL/INDUSTRIAL	
F1	Commercial
F2	Industrial
F3	Billboards

G OIL/GAS/MINERAL RESERVES	
G1	Oil/Gas/Mineral Reserves

J UTILITIES	
J1	Water Systems
J2	Gas Companies
J3	Electric Companies
J4	Telephone Companies
J5	Railroads
J6	Pipelines
J7	Cable Companies
J8	Other

L COMMERCIAL/INDUSTRIAL	
L1	Commercial BPP
L2	Industrial BPP

M MOBILE HOMES	
M2	Private Aircraft
M3	Mobile Home
M4	Other Tangible PP

O RESIDENTIAL INVENTORY	
O1	Vacant
O2	Improved









PETITION FOR

CHANGE OF ZONING CLASSIFICATION

ZONING CASE # 15-02
(assigned by city staff)

DATE: 2/26/2015

City Council
City of Kennedale
Kennedale, Texas 76060

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL:

You are hereby respectfully requested to approve the following request for a change of zoning classification. I, the applicant, request to change the zoning classification of the property described on Exhibit "A" attached, from its current zoning classification of

" R-3 " (Single Family Residential District) to that of
PD Planned Development
" ~~MF~~ " (~~Multifamily Residential District~~) in its entirety as shown on Exhibit "B"

attached. The property totals some 23 acres.

A statement of why the zoning change should be approved is attached to this application. I understand that I must satisfy the Council that either the general welfare of all the city affected by the area to be changed will be enhanced, or that the property is unusable for the purposes allowed under existing zoning.

Robert C. Richey Survey Abstract #1358 CB Teague Survey Abstract #1506
Legal Description is City of Kennedale, Tarrant County, Texas

Present use of the property is Vaccant Land

Address of the property is 332-370 S. New Hope Road, Kennedale, Texas 77606

Property Owner's Name: C.D. Fincher and Mary Lane Fincher - Estate of C D Fincher

Address: 322 S. New Hope Road
Kennedale, TX 77606

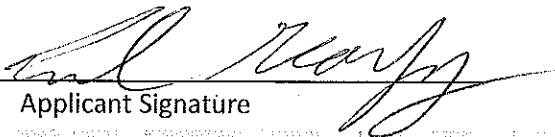
Telephone Number: _____

Applicant's Name: Kennedale Seniors, Ltd.
Address: 4500 Carter Creek Parkway, Suite 101
Bryan, TX 77802
Telephone Number: 979-846-8878

If applicant is not the owner, an owner's affidavit must be submitted with this application.

I, the applicant, understand that city staff, the Planning & Zoning Commission, or the City Council may request from me a site plan or other supporting documents concerning the nature, extent, and impact of my request for rezoning, in addition to what I supply with my application for a change in zoning.

I further certify that _____ is the sole owner(s) of the property described in the legal description and shown in the map attached to this application, as of the date of this application.


Applicant Signature

2/26/15
Date

KENNEDALE

ORDINANCE 573

AN ORDINANCE AMENDING ORDINANCE NO. 40, AS AMENDED THE ZONING ORDINANCE OF THE CITY OF KENNEDALE, TEXAS BY REZONING CERTAIN PROPERTY WITHIN THE CITY LIMITS FROM "R-3" SINGLE FAMILY DISTRICT TO "PD" PLANNED DEVELOPMENT DISTRICT; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Kennedale Texas is a Home Rule municipality acting under its charter adopted by the electorate pursuant to Article XI, of the Texas Constitution and Chapter 9 of the Local Government Code; and

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

WHEREAS, the City of Kennedale desires to promote the development of a range of housing types to fulfill a need in the community for housing variety, in compliance with the comprehensive land use plan;

WHEREAS, the city's housing stock does provide options for senior citizens who are no longer able to live in single family housing or no longer wish to do so; and

WHEREAS, Kennedale Seniors, Ltd wishes to develop the property described below as a Planned Development District, in compliance with the comprehensive land use plan; and

WHEREAS, the City of Kennedale believes the development as proposed would help achieve the vision set forth in the comprehensive land use plan; and

WHEREAS, the C D Fincher Estate, owner of the property described below, which is an approximately 23-acre tract in the C B Teague Survey and Jesse B Renfro Survey, more particularly described as C B Teague Survey A 1506 Tracts 4A, 4B, 5, and 5B, and Jesse B Renfro Survey A 1260 Tract 1A, has filed with the City of Kennedale a signed affidavit permitting Kennedale Seniors, Ltd to submit a request to rezone the property from its present classification of "R-3" Single Family District to a "PD" Planned Development District; and

WHEREAS, the City Council has determined that a planned development zoning district is the most appropriate zoning district to facilitate the development of the property; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Kennedale on the 18th day of June 2015 and by the City Council of the City of Kennedale on the 16th day of July 2015 with respect to the zoning changes described herein; and

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

WHEREAS, the City Council does hereby deem it advisable and in the public interest to amend the City's Zoning Ordinance as described herein.

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

SECTION 1:

The Comprehensive Zoning Ordinance is hereby amended so that the zoning classification and the uses in the hereinafter described area shall be changed and or restricted as shown and described below:

An approximately 23 acre tract in the C B Teague Survey and Jesse B Renfro Survey, more particularly described as C B Teague Survey A 1506 Tracts 4A, 4B, 5, and 5B, and Jesse B Renfro Survey A 1260 Tract 1A, Tarrant County, Texas ("the Property"), as more particularly described on Exhibit "A" attached hereto and incorporated herein, from "R-3" Single Family Residential District to the Kennedale Seniors Planned Development District ("Senior Living PD") for residential use with modified restrictions, as more fully described on the Concept and Site Plan, attached hereto as Exhibit "B" and incorporated herein.

SECTION 2.

The use of the Property shall be subject to the restrictions, terms and conditions set forth in the Concept Plan, attached hereto as Exhibit "B", and the Concept Plan is hereby approved. The use of the Property shall further conform to the standards and regulations of the "R-3" Single Family Residential District and to Chapter 17, Division 10 Subdivision Design Criteria of the City of Kennedale City Code, to the extent not modified in this Ordinance and the document attached as Exhibit "B", and shall be subject to all other applicable regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Kennedale, where not otherwise controlled by the regulations set forth below. The Property shall conform to the following supplemental standards and regulations, which shall supersede any other requirements to the extent of a conflict:

1. *Permitted Uses.* The only permitted uses in the “Senior Living PD” shall be:
 - a. *single family detached residential;*
 - b. *four-family residential;*
 - c. *community center;*
 - d. *gazebo, pavilion, and similar structures to serve as meeting or gathering places for residents of the community;*
 - e. *park, playground, or open space, including detention or retention facilities.*
2. *Density.* If used for four-family residential, the Senior Living PD shall have a maximum of 140 primary structures. If used for single family residential, the density shall be the maximum allowed by the “R-3” Single Family Residential District.
3. *Lot coverage* Lot coverage for four-family residential use shall not exceed sixty (60) percent of the lot. Lot coverage for single family residential use shall not exceed seventy (70) percent of the lot.
4. *Minimum livable area.*
 - a. *Four-family residential.* The minimum livable area for four-family residential units shall be 800 square feet for one-bedroom units and 900 square feet for two-bedroom units.
 - b. *Single family residential.* The minimum livable area for all primary residential structures shall be the minimum required by the “R-3” Single Family Residential District.
5. *Setbacks.* The setbacks in the Senior Living PD herein approved for development on Tracts 1, 2, and 4 as shown in the attached concept plan shall be governed by the minimum setback requirements of the “R-3” Single Family Residential District. Rear and side setbacks for development on Tract 3 as shown on the attached concept plan shall be ten (10) feet beyond the minimum setback requirements of the “R-3” Single Family Residential District.
6. *Building height.*
 - a. *Four-family residential.* Primary structures for four-family residential use shall not exceed a height of one and one half (1 ½) stories, at a maximum of twenty-five (25) feet.
 - b. *Single family residential.* Single family residential primary structures shall not exceed a height of two and one half (2 ½) stories, at a maximum of forty (40) feet in height.
 - c. *Accessory buildings.* Height of accessory buildings shall be as required by Kennedale city code.
7. *Building materials.* All structures (primary and secondary) shall be a minimum of 90% masonry. Masonry materials shall be as defined in Kennedale city code, except that if stucco is used, only 3-coat/3-step stucco shall be permitted. EIFS shall be prohibited.

8. *Primary entries.* Primary entries for four-family residential shall face other dwelling unit primary entries or green space / open space. Primary entries for dwelling unit shall not face parking areas. Primary entries for single family residential primary structures shall face the street.
9. *Front porches.*
 - a. All four-family residential dwelling units shall have a usable front porch of a minimum size of nine (9) square feet. Front porch supports or columns shall be masonry. Other durable, attractive materials may be used with written permission from the Zoning administrator, except that unpainted wood is prohibited. If wood supports are permitted by the Zoning Administrator, supports shall be painted or treated to ensure durability and shall be maintained in good condition and appearance at all times.
 - b. All single family residential primary structures shall have a usable front porch of a minimum size of forty-eight (48) square feet.
10. *Parking.*
 - a. *Four-family residential.* Parking for one (1) motor vehicles shall be provided for each one-household dwelling unit and parking for one and one-half (1 ½) motor vehicles shall be provided for each two-household dwelling unit. A maximum of 210 spaces shall be provided within the Senior Living PD.
 - b. *Single family residential.* Parking spaces for at least two (2) motor vehicles shall be provided in an enclosed garage for any single family dwelling constructed within the Senior Living PD. Front entry garages are prohibited. J-swing garages that accommodate more than two (2) vehicles are prohibited.
11. *Landscaping.* Landscaping shall be regulated by the Kennedale City Code except as otherwise controlled by this ordinance.
 - a. *Lawns.*
 - i. *Four-family residential.* All common areas without structures shall be sodded or shall have alternative landscaping such as landscaped beds or ground covers. Sodded areas shall be sprinklered.
 - ii. *Single-family residential.* All single family residential lots that are sodded shall be fully sprinklered. If lawns are not sodded, other landscaping such as landscaped beds or ground covers shall be provided across the entire front and rear lawns. The Zoning Administrator may permit other types of landscaping if requested in writing, except that paving of required front or rear yards and artificial turf are prohibited.
 - b. *Plants.* Use of native or adaptive xeriscape plants and grasses is required. Landscaping shall be maintained in good condition.
 - c. *Street trees.*
 - i. *Four-family residential.* Four-family residential development shall be governed by the street tree requirements of Kennedale city code, except that native or

- drought-tolerant adaptive trees are required.
- ii. *Single-family residential.* A minimum of one (1) tree of three (3) inch caliper or greater shall be required for each residential lot, to be planted centered between the sidewalk and the curb. The developer shall be responsible for installation of all street trees and shall ensure tree selection and installation are sufficient to ensure a long tree life. The developer shall be responsible for maintenance and replacement of trees, as needed, for a period of two (2) years after the development's public improvements have been accepted by the city.
 - d. *Parking islands.* Parking islands shall be landscaped. Landscaping provided shall be in accordance with Section 17-607 (2)-(3) and with Section 17-609 of the Kennedale City Code
 - e. *Irrigation.* Sprinkler systems should be controlled by an automatically controlled timer, unless the use of the property would otherwise prohibit use of a timer. Irrigation systems shall be installed with a rain shut off sensor. The irrigation system shall be designed so that overspray onto structures, streets, sidewalks, windows, walls, and fences is minimized.
 - i. High-efficiency irrigation systems, such as (but not limited to) drip or soaker hose systems, are required for non-turf areas.
 - ii. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required as close as possible to the point of connection of the water supply to minimize water loss in case of an emergency (such as a main line break) or routine repair.
 - iii. The use of rain cisterns is permitted.
 - iv. Cisterns must be located in the rear yard or side yard and must be screened so as not to be seen from the public street. Screening must meet the screening materials regulations of the Kennedale City Code.
 - 1. Cisterns shall not exceed ten (10) percent coverage in any required yard for single family residential use. For four-family residential, a cistern shall not exceed 2,500 gallon capacity, and a maximum of six (6) cisterns shall be permitted. Cisterns shall not exceed eight (8) feet in height.
 - 2. A cistern of less than three (3) feet in diameter may be placed anywhere in the rear yard. A cistern with diameter of three (3) feet or more shall be a minimum of eight (8) feet from any side lot line and eight (8) feet from any rear lot line.
 - 3. A cistern may not be greater than six (6) feet in height.
 - 4. Cisterns shall be subject to the City of Kennedale's water quality and water protection regulations, as applicable.
 - f. *Protection of quality trees.* The Zoning Administrator may approve a deviation from the lot layout or street layout shown Exhibit "C" in order to retain and protect an existing quality tree, as defined in the Chapter 16, Article VI of the Kennedale City Code. Permission to deviate from the approved Site Plan must be requested, in writing, by the developer.

12. *Driveways and Access.* At least two entry and exit points shall be provided connecting

the property to an existing public road. All entry and exit points shall substantially conform to the approved Concept Plan and supporting documents, as depicted in Exhibit "B", and shall conform to the standards of the City of Kennedale public works design manual and the City of Kennedale subdivision design criteria of Chapter 17, Division 10 of the City of Kennedale Code of Ordinances, unless otherwise regulated by this ordinance. Notwithstanding the above, it is understood that the exact location of entry and exit points for the Senior Living PD may need to be adjusted due to topographic, soil, or other similar development constraints, and therefore the entry and exit point may be modified with written approval of the Director of Public Works. The Director of Public Works may approve such requests if they are made in writing and present evidence of development constraints that would prohibit the safe ingress or egress of traffic at the location approved in the Concept Plan, but the Director is not required to grant such requests.

13. *Sidewalks.* Sidewalks or trails are required within the Senior Living PD to provide pedestrian access within the development and shall be constructed according to the requirements of the City of Kennedale Code of Ordinances, the City of Kennedale Public Works Design Manual, and any other applicable regulations, where not otherwise controlled by this ordinance. Sidewalks or trails shall connect to existing trails or sidewalks. Sidewalks may be constructed of permeable materials and may be designed and constructed using low-impact development standards if approved, in writing, by the Director of Public Works. Review and approval of low-impact infrastructure or public facilities shall follow the process for review and approval of standard infrastructure or public facilities as set forth in the codes, regulations, and design manuals of the City of Kennedale. Low-impact development standards shall not be approved unless the Director of Public Works is satisfied the materials and construction methods used will meet the same standards for safety and durability as used in standard sidewalk construction within the City of Kennedale.
14. *Street lighting.* Street lighting must be of historical design and approved by the Planning Director to maintain similar/compatible streetlight design with other similar streetlights in other districts. All light fixtures must be full cut-off fixtures. Streetlights shall have a minimum output of three hundred (300) lumens per fixture and maximum output of six hundred (600) lumens per fixture. The fixtures are to be evenly spaced over the length of the block, but not more than fifty (50) feet apart and shall be a maximum of twenty (20) feet in height.
15. *Entry feature.* A monument sign-type entry feature shall be provided at at least one entry location. The entry feature shall be masonry and shall be a minimum of six (6) feet and a maximum of eight (8) feet in height.
16. *Drainage.* The developers shall adequately address storm water run-off resulting from developing property within the district. Construction plans submitted to the city shall include detailed drainage plans.

17. *Maintenance of drainage facilities and common areas through a home owners' association or property management company.* For single family residential development, the developer shall establish a home owners' association, which shall be responsible for maintaining drainage facilities and common areas within the district. For four-family residential, the property owner shall be responsible for maintaining drainage facilities and common areas within the district. The owner may use the services of a property management company for this purpose, but in any case, the owner shall be responsible for ensuring that drainage facilities and common areas are maintained.

18. *Fencing & screening.*

- a. *Fencing.* Where the property abuts existing single family residential uses, privacy fencing shall be installed by the developer. Fencing materials and height for privacy fencing shall be governed by the Kennedale city code. Where the property abuts existing park land, fencing shall be installed by the developer and shall be wrought iron with masonry columns placed a minimum of six (6) feet and a maximum of ten (10) feet apart. Columns shall not exceed six (6) feet in height. Where the property abuts existing floodplain, fencing is not required, but if fencing is installed, fencing materials shall be wrought iron. Barbed wire is prohibited.
 - b. *Screening / Landscape buffer.* Along the east property line of Tract 1 and the south property line of Tract 3, as shown on Exhibit B, attached, trees of a minimum of three inch (3") caliper shall be planted along the property to screen development from adjacent properties. Trees shall be planted twenty feet (20') on center, with trees being of a type with a mature canopy expected to reach at least twenty feet (20') in height. Native or drought-tolerant adaptive trees shall be used.
 - c. Shrubs shall be planted between the screening trees to ensure adequate screening. Native or drought-tolerant adaptive shrubs shall be used.
19. *Conflict with future roadway improvements.* To avoid a conflict between development within the Senior Living PD and future roadway improvements on New Hope Road, any parking or structures built on the parcel identified as Tract 4 in the concept and site plan shall be setback at least seventy (70) feet from the existing right-of-way on New Hope Rd.

SECTION 3.

The following terms shall have the following definitions when used in this Ordinance.

Community center means a building used primarily for the social or recreational activities serving the city, neighborhood, or apartment complex.

Four-family residential means a building which is intended, designed, or occupied as the home or residence of up to four (4) households living independently of each other and

maintaining separate cooking facilities.

Household means one (1) or more persons living together as a single housekeeping unit, in which not more than two (2) individuals are unrelated by blood, marriage or adoption, but not including a group occupying a hotel, motel, boarding house, club, dormitory, fraternity or sorority house.

Lot coverage means the percentage of the total area of a lot occupied by the first story or ground floor of all buildings located on the lot.

SECTION 4.

The zoning districts and boundaries as 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 and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

SECTION 5.

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

SECTION 6.

The use of the properties hereinabove described shall be subject to all the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City of Kennedale, Texas.

SECTION 7.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Kennedale, Texas (1991), as amended, including but not limited to all Ordinances of the City of Kennedale affecting zoning and land use, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 8.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists enforcement of any of the provisions of this ordinance shall be fined

not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 9.

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

SECTION 10.

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

SECTION 11.

The City Secretary of the City of Kennedale is hereby directed to publish the caption, Section 1, the penalty clause, the publication clause, and the effective date clause of this ordinance in every issue of the official newspaper of the City of Kennedale for two days or one issue of the newspaper if the official newspaper is a weekly newspaper as authorized by Section 3.10 of the City of Kennedale Charter.

SECTION 12.

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

PASSED AND APPROVED ON THIS 16TH DAY OF JULY 2015.

APPROVED:

Brian Johnson, Mayor

ATTEST:

Leslie Galloway, City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

Wayne K. Olson, City Attorney

EXHIBIT "A"
Legal Description

Tract 1:

Being 14.638 acres of land located in the C.B. Teague Survey, Abstract No. 1506, Tarrant County, Texas, being a portion of the tract of land described as "First Tract, Parcel No. 1" in the deed to CD. Fincher and Mary Lane Fincher, recorded in Volume 6928, Page 119, Deed Records, Tarrant County, Texas. Said 14.638 acres of land being more particularly described as follows:

BEGINNING at a 3/4" iron rod found at the Northeast corner of said Fincher tract, being in the South line of a tract of land described in the deed to the City of Kennedale, recorded in Volume 6003, Page 710, Deed Records, Tarrant County, Texas, from which a 1/2" iron rod found bears N 76° 33' 38" E 0.51 feet;

THENCE S 00° 01' 16" E, along the East line of said Fincher tract, a distance of 590.76 feet to a 1/2" iron rod found at the Southeast corner of said Fincher tract, being at the most Northerly Northeast corner of a tract of land described in the deed to Texas Electric Service Company, recorded in Volume 3872, Page 354, Deed Records, Tarrant County, Texas;

THENCE along the South line of said Fincher tract as follows:

1. N 88° 19' 20" W, along the North line of said Texas Electric Service Company tract, a distance of 325.56 feet to a 5/8" iron rod found at the Northwest corner of said Texas Electric Service Company tract and in the East line of a tract of land described in the deed to Texas Electric Service Company, recorded in Volume 3953, Page 36, Deed Records, Tarrant County, Texas;

2. N 01° 37' 32" E, along the East line of said Texas Electric Service Company tract recorded in Volume 3853, Page 36, a distance of 125.22 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set;

3. S 89° 54' 30" W, along the North line of said Texas Electric Service Company tract recorded in Volume 3853, Page 36, a distance of 686.70 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set at the Southeast corner of a tract of land described in the deed to the City of Kennedale, recorded in Instrument No. D209227306, Deed Records, Tarrant County, Texas;

THENCE along the East line of said City of Kennedale tract recorded in Instrument No. D209227306 as follows:

1. N 43° 43' 57" W, a distance of 68.95 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set;

2. N 46° 41' 59" W, a distance of 74.26 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set;

3. N 57° 13' 55" W, a distance of 102.11 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set;

4. North, a distance of 93.25 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set;

5. N 17° 18' 39" E, a distance of 153.16 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set;

6. N 14° 56' 08" W, a distance of 77.83 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set;

7. N 31° 13' 03" W, a distance of 58.62 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set in the West line of said Fincher tract, being the North corner of said City of Kennedale tract recorded in Instrument No. D209227306;

THENCE N 00° 18' 59" W, along the West line of said Fincher tract, a distance of 71.21 feet to a 3/8" iron rod found at the Northwest corner of said Fincher tract and in the South line of said City of Kennedale tract recorded in Volume 6003, Page 710;

THENCE along the North line of said Fincher tract and the South line of said City of Kennedale tract recorded in Volume 6003, Page 710 as follows:

1. N 89° 38' 01" E, a distance of 142.67 feet to a 1/2" iron rod found;

EXHIBIT "A"
Legal Description

2. S 00° 49' 19" E, a distance of 34.96 feet to a 1/2" iron rod found;
3. S 84° 33' 22" E, a distance of 1,062.80 feet to the point of beginning, containing 14.638 acres of land.

The bearings recited hereon are oriented to NAD 83, Texas North Central Zone.

Tract 2:

Being 8.383 acres of land located in the Robert C. Richey Survey, Abstract No. 1358, and the C. B. Teague Survey, Abstract No. 1506, Tarrant County, Texas, being the tracts of land described as "First Tract, Parcel No. 2" and "Second Tract" in the deed to C.D. Fincher and Mary Lane Fincher, recorded in Volume 6928, Page 119, Deed Records, Tarrant County, Texas. Said 8.383 acres of land being more particularly described as follows:

BEGINNING at a PK Nail set at the Northeast corner of said "First Tract, Parcel No. 2", being the Southeast corner of a tract of land described in the deed to Texas Electric Service Company, recorded in Volume 3872, Page 354, Deed Records, Tarrant County, Texas;

THENCE S 14° 00' 54" E, along the East line of said "First Tract, Parcel No. 2" a distance of 109.79 feet to a PK set at the Southeast corner of said "First Tract, Parcel No. 2", from which a 1/2" iron rod found bears S 23° 38' 36" E 2.46 feet;

THENCE S 88° 09' 23" W, along the South line of said "First Tract, Parcel No. 2", a distance of 477.29 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set at the most Easterly Northeast corner of said "Second Tract", being the Northwest corner of a tract of land described in the deed to Exempt Trust FBO Stephen R. Hunsaker, recorded in Instrument No. D207082608, Deed Records, Tarrant County, Texas;

THENCE S 02° 44' 19" W, along the most Easterly East line of said "Second Tract" and the West line of said Exempt Trust FBO Stephen R. Hunsaker tract, a distance of 125.67 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set at the Southeast corner of said "Second Tract", being at the Northeast corner of a tract of land described as "Tract 2" in the deed to James Eugene Kite and Joyce Elizabeth Kite, recorded in Instrument No. D212194840, Deed Records, Tarrant County, Texas;

THENCE N 89° 27' 20" W, along the South line of said "Second Tract" and the North line of said Kite tract, at a distance of 208.49 feet passing a bent 3/4" iron rod found at the Northwest corner of said Kite tract and at the Northeast corner of a tract of land described in the deed to Cindi McMillan, recorded in Instrument No. D210013627, Deed Records, Tarrant County, Texas, continuing along the North line of said McMillan tract, in all, a distance of 1,128.60 feet to a 1/2" iron rod found at the Southwest corner of said "Second Tract", being the Northeast corner of a tract of land described in the deed to Texas Electric Service Company, recorded in Volume 4204, Page 66, Deed Records, Tarrant County, Texas and the Southeast corner of a tract of land described in the deed to Texas Electric Service Company, recorded in Volume 4185, Page 473, Deed Records, Tarrant County, Texas;

THENCE N 00° 43' 33" W, along the West line of said "Second Tract" and the East line of said Texas Electric Service Company tract recorded in Volume 4185, Page 473, a distance of 283.90 feet to a 3/8" iron rod found inside a 5/8" iron pipe found at the Northwest corner of said "Second tract" and at the Northeast corner of said Texas Electric Service Company tract recorded in Volume 4185, Page 473;

THENCE S 88° 17' 54" E, along the North line of said "Second Tract", at a distance of 804.77 feet passing a 1/2" iron rod found at the most Northerly Northeast corner of said "Second Tract" and at the Northwest corner of said "First Tract, Parcel No. 2" tract, continuing in all a distance of 1,589.31 feet to the point of beginning, containing 8.383 acres of land.

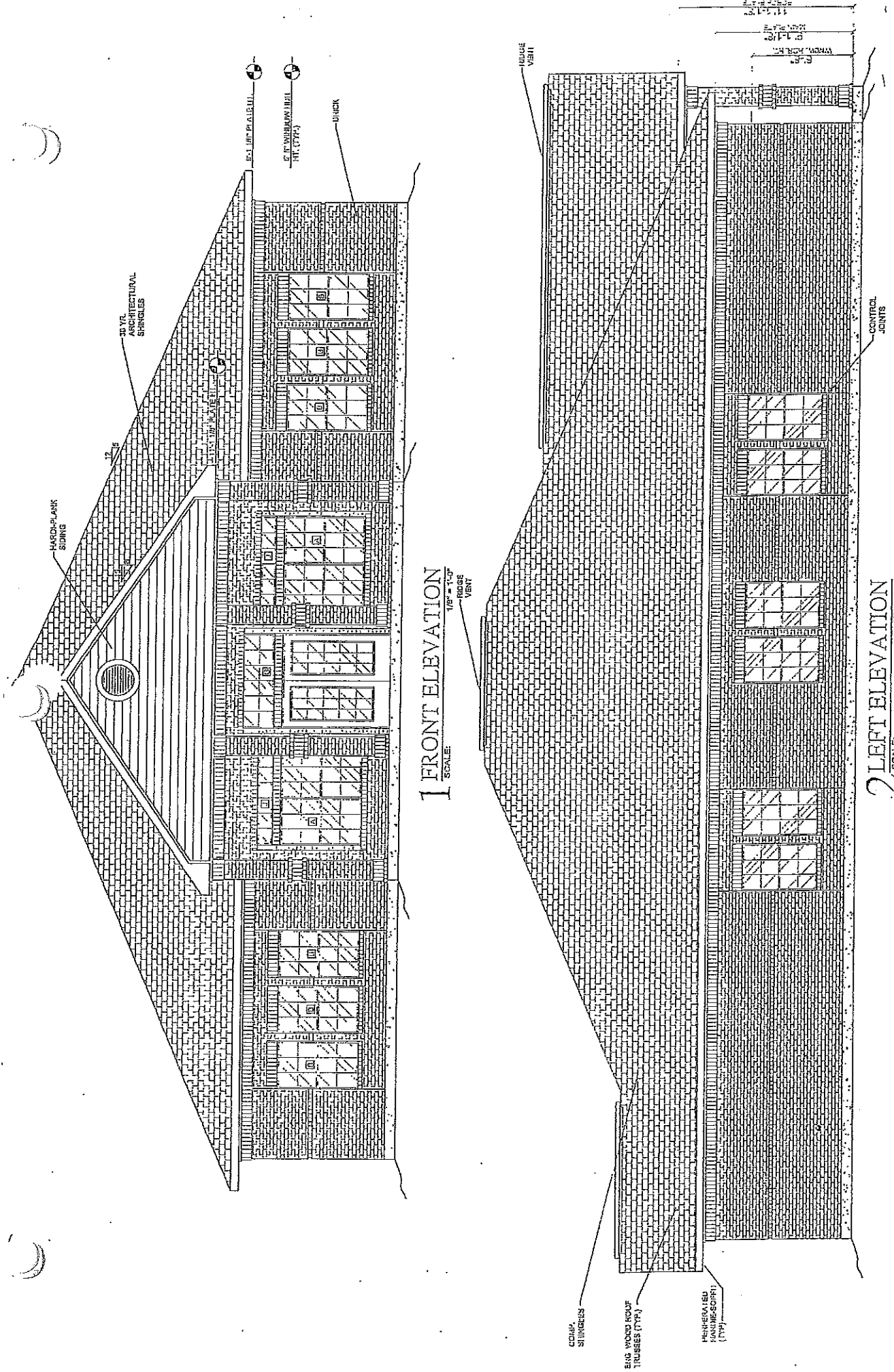
The bearings recited hereon are oriented to NAD 83, Texas North Central Zone.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

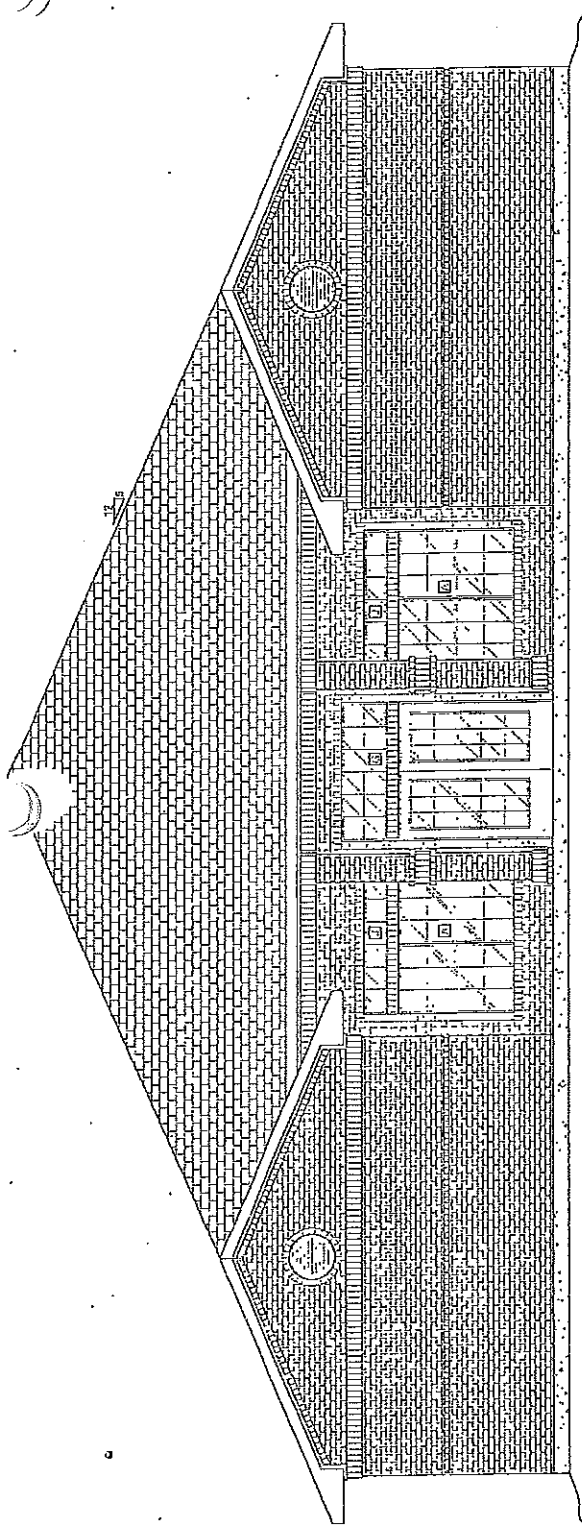
Exhibit “B”
Concept and Site Plan

Exhibit B

Concept Plan:
Site Plan and
Elevations

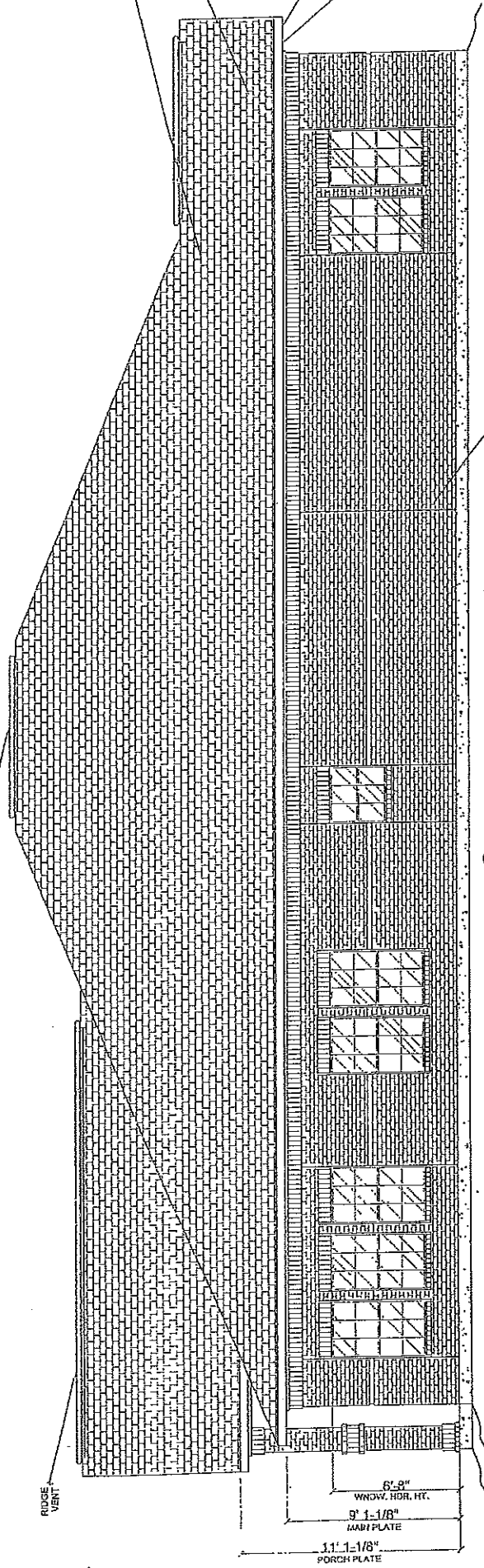


75% Brick 25% Hardiplank



1 BACK ELEVATION
SCALE 3/16" = 1'-0"

1
RIDGE VENT



2 RIGHT ELEVATION
SCALE 3/16" = 1'-0"

CONTROL JOINT

30\"/>

END OF BRICK
THICKNESS (1\"/>

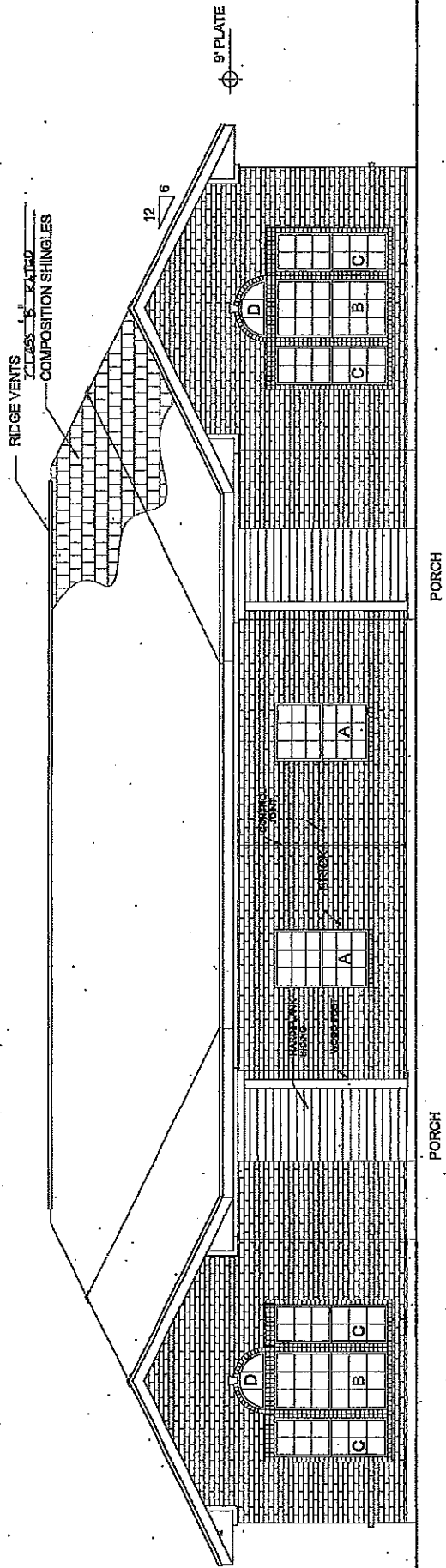
1\"/>

6'-8\"/>

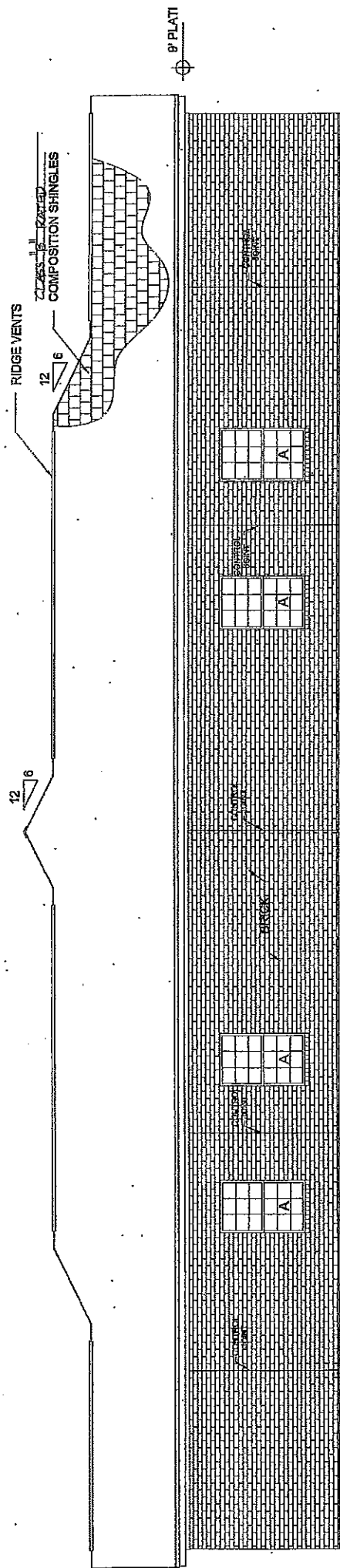
9' 1-1/8\"/>

11' 1-1/8\"/>

75% Brick 25% Hardiplank



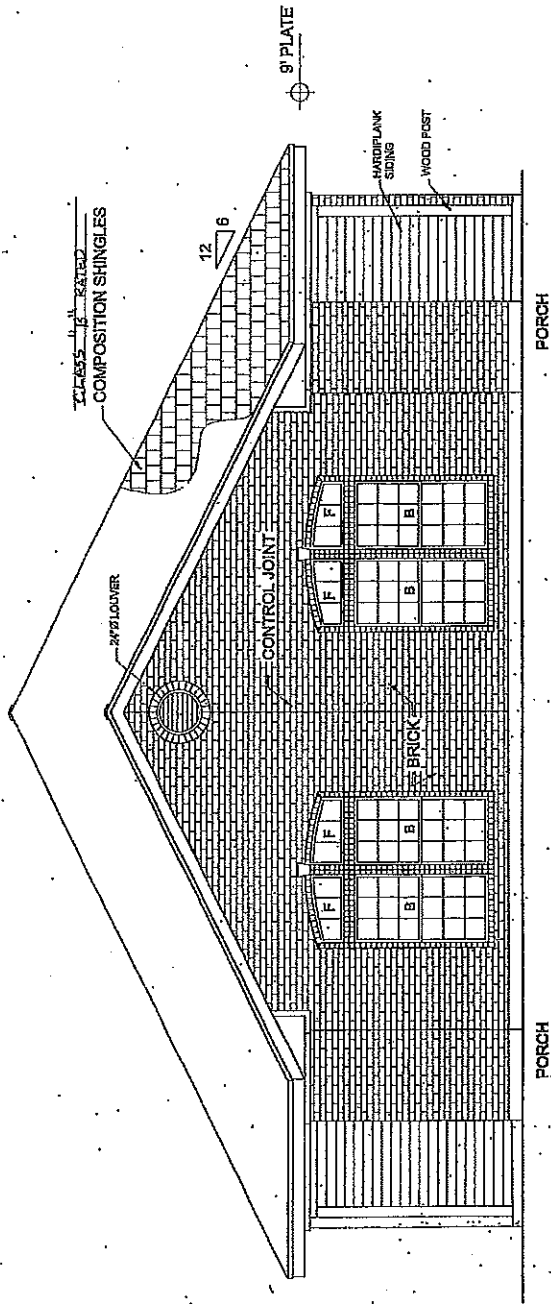
END ELEVATION
1/4" = 1'0"



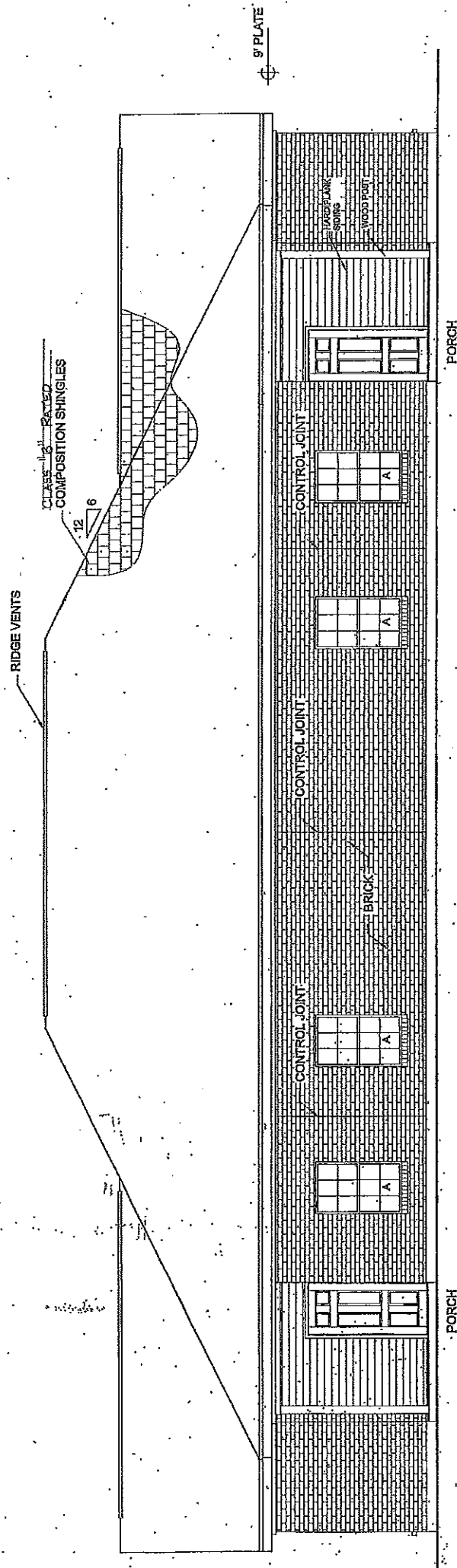
SIDE ELEVATION
1/4" = 1'0"

90% Brick
10% Hardiplank

BUILDING "B" - TWO BEDROOM FOURPLEX



END ELEVATION
1/4" = 1'0"



SIDE ELEVATION
1/4" = 1'0"

BUILDING 'A' - ONE BEDROOM FOURPLEX

90% Brick
10% Hardiplank



Staff Report to the Honorable Mayor and City Council

Date: July 20, 2015

Agenda Item No: EXECUTIVE SESSION - A.

I. Subject:

The City Council will meet in closed session pursuant to Section 551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of real property for the following:

1. 213 Valley Lane
2. 925 E. Kennedale Parkway
3. 1201 Bowman Springs
4. 501 Cory A. Edwards (Easement)

II. Originated by:

Bob Hart

III. Summary:

At this time the City Council will meet in Executive Session.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

None

VII. Alternative Actions:

VIII. Attachments: