



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

KENNEDALE PLANNING & ZONING COMMISSION
AGENDA
COMMISSIONERS - REGULAR MEETING
April 20, 2017
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

WORK SESSION - 6:00 PM
REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. WORK SESSION

- A. Discuss any item on the regular session agenda
- B. Discuss current regulations for shipping containers
- C. Discuss current regulations for tree protection
- D. Discuss tiny house concept
- E. Discuss concepts for infill development regulations

IV. REGULAR SESSION

V. CALL TO ORDER

VI. ROLL CALL

VII. MINUTES APPROVAL

- A. Consider approval of minutes from the March 2017 Planning & Zoning Commission meeting

VIII. VISITOR/CITIZENS FORUM

At this time, any person with business before the Planning and Zoning Commission not scheduled on the Agenda may speak to the Commission, provided that an official 'Speaker's Request Form' has been completed and submitted to the Commission Secretary prior to the start of the meeting. All comments must be directed towards the Chair, rather than individual commissioners or staff. All speakers must limit their comments to the subject matter as listed on the 'Speaker's Request Form.' No formal action can be taken on these items.

IX. REGULAR ITEMS

A. **CASE # PZ 17-05** to hold a public hearing and consider recommendation for approval of Ordinance 623 regarding an amendment to the Unified Development Code by amending Article 3 Agricultural and Residential Districts, Article 4 Old Town Districts, Article 5 Village Districts, Article 6 Commercial and Industrial District, Article 7 Employment Center Districts, Article 11 Specific Use Requirements, and Article 32 General Definitions, in order to establish regulations for mobile food vendors, including permitted locations.

1. Staff presentation
2. Public hearing
3. Staff response and summary
4. Action by the Planning & Zoning Commission

B. **Case # PZ 17-06** to consider approval of a request by Guindolen Anderson for a final plat of the Anderson Addition for approximately 4.991 acres, as described in a deed to Joe Anderson, recorded in Volume 14436, Page 7, DRTC, located at the corner of Jonah and Susan Rds. The plat will create six R-3 single family residential lots.

C. **CASE # PZ 17-07** to hold a public hearing and consider a recommendation concerning approval of Ordinance 624 regarding an amendment to the Unified Development Code, as amended, to amend Section 10.7 "Masonry Requirements" of Article 10 General Provisions for all Districts; to amend the schedules of uses to allow solar energy equipment as an accessory use in all commercial, industrial, and employment center zoning districts; and to amend Section 5.2.F "Other Uses" of Article 5 Village Districts to allow solar energy equipment as an accessory use in Village districts.

1. Staff presentation
2. Public hearing
3. Staff response and summary
4. Action by the Planning & Zoning Commission

D. **CASE # PZ 17-08** to hold a public hearing and consider a recommendation concerning approval of Ordinance 625 to incorporate the Parks Master Plan into the comprehensive land use plan.

1. Staff presentation
2. Public hearing
3. Staff response and summary
4. Action by the Planning & Zoning Commission

X. REPORTS/ANNOUNCEMENTS

A. Staff announcements or reports related to city or regional current events, city or regional news, and updates concerning other boards or City Council action on Commission agenda items

B. Commission member announcements or reports related to city or regional current events and/or city or regional news

XI. 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 April 20, 2017, Planning and Zoning Commission 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.



Rachel Roberts, Board Secretary



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: April 20, 2017

Agenda Item No: WORK SESSION - A.

I. Subject:

Discuss any item on the regular session agenda

II. Originated by:

III. Summary:

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: April 20, 2017

Agenda Item No: WORK SESSION - B.

I. Subject:

Discuss current regulations for shipping containers

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Staff will provide the Commission with information about current regulations for use of shipping containers and will ask the Commission for input on whether any changes are needed.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

None

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: April 20, 2017

Agenda Item No: WORK SESSION - C.

I. Subject:

Discuss current regulations for tree protection

II. Originated by:

III. Summary:

The Commission has been discussing whether the city's current tree protection regulations are adequate. Last month, the Commission discussed the practice of allowing trees located within a right-of-way or easement on an approved plat to be exempt from tree protection requirements. To help with the Commission's discussion, a list of exemptions allowed in several other Tarrant County cities is provided below.

City of Arlington

Exempts trees in a dedicated right-of-way, utility easement, or drainage easement for non-residential development. It was not clear whether trees for residential developments were also exempted, but at a quick glance, it appears they are not.

City of Benbrook

Exempts trees located within the right-of-way and the adjacent utility easements, as well as trees located within drainage facilities (easements and detention ponds) as defined on a plat of record.

City of Keller

Exempts all trees within street rights-of-way, utility easements, or drainage easements as shown on an approved final plat/construction plans. The city and developer must have a development agreement, and an overall tree protection plan has to be approved by the Public Works Department in order for the trees to be exempt.

City of Mansfield

Exempts trees within rights-of-way, utility or drainage easements, and areas designated as cut/fill on the master construction plan for both residential and non-residential development. In addition, for non-residential development, trees within fire lanes, parking areas, and building pads as shown on an approved construction plan are also exempt.

City of North Richland Hills

Exempts trees located within street rights-of-way, utility easements, or drainage easements as shown on a preliminary plat approved by the planning and zoning commission.

City of Southlake

Exempts trees located in building pads, required parking areas, driveways, fire lanes, streets, and

required utility and drainage infrastructure, but requires first getting approval of a tree conservation plan. Does not exempt utility easements.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: April 20, 2017

Agenda Item No: WORK SESSION - D.

I. Subject:

Discuss tiny house concept

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

At this time, the Commission will hear a brief presentation from Maria and John Thibodeau, who are interested in pursuing a tiny house development project in Kennedale. Before they undertake an official application, the Thibodeaus would like input from the Commission on any concerns you may have and feasibility of their approach to this kind of development. Please note that this is not an official request for development or rezoning, and no action or vote may be taken on the issue.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

None

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: April 20, 2017

Agenda Item No: WORK SESSION - E.

I. Subject:

Discuss concepts for infill development regulations

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Prior to development of the Unified Development Code, the Commission had begun discussing ideas for infill development. Infill development is an issue in Kennedale due to the large number of long and narrow or oddly-shaped properties that make development difficult. The UDC addressed many problems that stemmed from our previous development codes, but it does not address how to resolve infill development issues. Staff recommends considering adding regulations that would better allow for these oddly-shaped parcels to be used.

Two options are either to develop regulations specifically for infill development or to allow planned development districts for parcels smaller than five acres (PDs are currently limited to properties five acres in size or larger) if those properties would meet the definition of an infill property. In either case, "infill" would be clearly defined so that it's limited to just those kinds of parcels that are surrounded by other development and difficult to develop due to size, topography, the presence of large easements, or other similar factors that greatly limit development options.

During the work session, staff would like input from the Commission on the concept of infill development and the possibility of adding regulations for infill to the UDC.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

None

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: April 20, 2017

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from the March 2017 Planning & Zoning Commission meeting

II. Originated by:

III. Summary:

The minutes from the March 2017 meeting will be sent to the Commission early next week.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:

STAFF REPORT TO THE PLANNING & ZONING COMMISSION

Date: April 20, 2017

Agenda Item No: REGULAR ITEMS (A)

I. SUBJECT

CASE # PZ 17-05 to hold a public hearing and consider recommendation of Ordinance 623 regarding an amendment to the Unified Development Code by amending Article 3 Agricultural and Residential Districts, Article 4 Old Town Districts, Article 5 Village Districts, Article 6 Commercial and Industrial District, Article 7 Employment Center Districts, Article 11 Specific Use Requirements, and Article 32 General Definitions in order to establish regulations for mobile food vendors, including permitted locations.

II. SUMMARY

The proposed regulations for mobile food vendor regulations have been changed significantly since the version you saw last month, on a recommendation from the city attorney. Specifically, the biggest change is that the bulk of the regulations have been moved to Chapter 10 of the Kennedale City Code to be included with the city's existing regulations for food establishments. Chapter 10 is not part of the zoning code, and as such, is not under the purview of the Planning & Zoning Commission. The regulations have been split into two ordinances, with the UDC amendments in one ordinance and the Chapter 10 amendments in another. Both ordinances are included in your packet for your information, **but the Commission should provide a recommendation on the UDC portions only.**

BACKGROUND AND OVERVIEW

Request	Amend the UDC
Applicant	City of Kennedale
Staff Recommendation	Approve

CHANGES TO THE UDC SCHEDULES OF USES

The exhibits show proposed changes to the schedule of uses, that is, the permitted locations for each type of mobile food vendor. As you'll see, some mobile food vendors are recommended to be permitted in all zoning districts, and some are not. The difference is due to the expected intensity of each use. Ice cream trucks, for example, are not expected to generate the traffic, parking, or visibility concerns that would arise with a vehicle that is typically parked in one location for a period of time, such as a produce truck or a mobile food preparation vehicle (what we generally refer to as a "food truck").

CHANGE TO ARTICLE 11 OF THE UDC

Because operational requirements will be placed in Chapter 10 of the Kennedale City Code rather than in the UDC, Article 11 of the UDC will contain language referring readers to the Kennedale City Code.

CHANGE TO ARTICLE 32 (DEFINITIONS)

The proposed definitions are intended to provide a clear description of the different types of mobile food vendors so that readers understand why the different types may have different regulations.

STAFF REVIEW

COMPREHENSIVE LAND USE PLAN

The Comprehensive Land Use Plan calls for creating vibrant centers and establishing a sense of place (Principle # 3 – Thriving Community). Food trucks are commonly used these days for helping areas create vibrancy and for drawing residents to an area on a regular basis. Staff considers an ordinance allowing food trucks to conform to the comprehensive land use plan.

STAFF RECOMMENDATION

Staff recommends approval.

ACTION BY THE PLANNING & ZONING COMMISSION

Approval: Based on the information presented, I find that the ordinance meets city requirements and make a motion to recommend approval of Ordinance 623.

Approval with Conditions or Changes: Based on the information presented, I find that the ordinance meets city requirements with certain conditions and make a motion to recommend approval of Ordinance 623 with the following changes [list changes].

Deny: Based on the information presented, I find that the ordinance does not meet city requirements [or is not in compliance with the comprehensive land use plan] and make a motion to recommend denying Case PZ 17-05.

ORDINANCE NO. 623

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF KENNEDALE, TEXAS BY AMENDING THE SCHEDULE OF USES IN ARTICLE 3 "AGRICULTURAL AND RESIDENTIAL DISTRICTS," ARTICLE 4 "OLD TOWN DISTRICTS," ARTICLE 5 "VILLAGE DISTRICTS," ARTICLE 6 "COMMERCIAL AND INDUSTRIAL DISTRICTS," AND ARTICLE 7 "EMPLOYMENT CENTER DISTRICTS" TO ALLOW MOBILE FOOD ESTABLISHMENTS; AMENDING ARTICLE 32 "GENERAL DEFINITIONS," TO PROVIDE NEW DEFINITIONS FOR VARIOUS MOBILE FOOD ESTABLISHMENTS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council has adopted a Unified Development Code that regulates 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 that otherwise regulates the development and use of properties within the city limits of the City of Kennedale; and

WHEREAS, in order to promote the public health, safety and general welfare the City Council desires to amend the Unified Development Code to provide for regulation of mobile food establishments; and

WHEREAS, the City Council finds that such regulations are designed to lessen and mitigate traffic, waste, noise levels, and other considerations that may be associated with mobile food establishments; and

WHEREAS, the Planning and Zoning Commission of the City of Kennedale, Texas held a public hearing on April 20, 2017, and the City Council of the City of Kennedale, Texas held a public hearing on May 18, 2017, with respect to the amendments described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, Article 22 of the Unified Development Code, and all other laws dealing with notice, publication, and procedural requirements for amending the Unified Development Code.

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

SECTION 1.

Table 3.2 "Schedule of Uses" of Article 3, "Agricultural and Residential Districts," of the Unified Development Code of the City of Kennedale, Texas, as amended, is amended to read as shown on the attached Exhibit A.

SECTION 2.

Table 4.2 "Schedule of Uses" of Article 4, "Old Town Districts," of the Unified Development Code of the City of Kennedale, Texas, as amended, is amended to read as shown on the attached Exhibit B

SECTION 3.

Section 5.2.H.7 "Restaurant/Bar, Retail Sales" of Article 5, "Village Districts," of the Unified Development Code of the City of Kennedale, Texas, as amended, is amended by adding a new sub-section 5.2.H.7.g., to read as follows:

g. Mobile food establishments. Mobile food establishments shall be subject to the requirements of Section 11.38. Ice cream trucks and catering trucks shall be permitted in any Village District sub-area. Lunch trucks, produce trucks, and mobile food preparation trucks shall be permitted in Center and General sub-areas only.

SECTION 4.

Table 6.2 "Schedule of Uses" of Article 6, "Commercial and Industrial Districts," of the Unified Development Code of the City of Kennedale, Texas, as amended, is amended to read as shown on the attached Exhibit C.

SECTION 5.

Table 7.2 "Schedule of Uses" of Article 7, "Employment Center Districts," of the Unified Development Code of the City of Kennedale, Texas, as amended, is amended to read as shown on the attached Exhibit D.

SECTION 6.

Section 11.38 "Temporary Uses" of Article 11, "Specific Use Requirements" of the Unified Development Code of the City of Kennedale, Texas, as amended, is amended by adding a new sub-section 11.38.E. to read as follows:

- E. *Temporary Use – Mobile Food Establishments.* Mobile food establishments, as permitted by this Code, are also regulated by Chapter 10 of the Kennedale City Code, as amended.

SECTION 7.

Section 32.2 “General Definitions” of Article 32 of the Unified Development Code of the City of Kennedale, Texas, as amended, is amended to add the following definitions:

Mobile food establishment. A vehicle-mounted food establishment that is designed to be readily moveable at all times and from which food is distributed, sold, or served to an ultimate consumer. The term does not include pushcarts, booths, or stands. Categories of mobile food establishments are catering truck, ice cream truck, lunch truck, mobile food preparation vehicle, and produce truck.

Catering truck. A mobile food establishment used to deliver food prepared offsite (not in the vehicle) to a catered operation.

Ice cream truck. A mobile food establishment that sells some or all of the following: pre-wrapped and sealed ice cream, frozen dairy products, ice confection products, canned soft drinks, packaged candy, chips, and pickles.

Lunch truck. A lunch truck is a mobile food establishment which serves a construction work-site and from which only the following foods and beverages are served, sold, or distributed, in such a manner that the vendor does not have direct contact with the food or beverages being sold:

1. Food that is prewrapped, bottled, or otherwise packaged in individual servings and typically intended for immediate consumption.
2. Beverages that are not time/ temperature controlled for safety and are dispensed from covered urns or other protected equipment or are sold in bottles or cans.

Mobile food preparation vehicle. A mobile food establishment in which ready-to-eat food is cooked, wrapped, packaged, processed, or portioned for service, sale, or distribution.

Produce truck. A mobile food establishment from which only raw vegetables and fruits are served, sold, or distributed. The produce sold is in its original form and has not been altered or cooked in any other way

inconsistent with it coming fresh from the fields and/or gardens in which it was grown. Slicing, dicing, and chopping of vegetables, fruits, or other food items for sale is prohibited.

SECTION 8.

This Ordinance shall be cumulative of all provisions of ordinances and of the Unified Development Code of the City of Kennedale, Texas (2016), as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 9.

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

SECTION 10.

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

SECTION 11.

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

SECTION 12.

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

SECTION 13.

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

PASSED AND APPROVED ON THIS 18th DAY OF MAY, 2017.

MAYOR, BRIAN JOHNSON

ATTEST:

CITY SECRETARY, LESLIE GALLOWAY

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY

Exhibit 'A'

Table 3.2 Schedule of Uses: Agricultural and								
Use	AG	R-1	R-2	R-3	D	MF	MH	Other
Other								
	P,S	P,S	P,S	P,S	P,S	P,S	P,S	
Sexually oriented business								11.36
Temporary construction office	S	S	S	S	S	S	S	11.38
Temporary sales office	S	S	S	S	S	S	S	11.38
Temporary use – mobile food establishment								
catering truck	P	P	P	P	P	P	P	11.38
ice cream truck	P	P	P	P	P	P	P	11.38
lunch truck								11.38
mobile food preparation truck	P	P	P	P	P	P	P	11.38
produce truck								11.38
Temporary use- special function	S	S	S	S				11.38

Exhibit 'B'

Table 4.2 Schedule of Uses: Old Town Districts					
Use	OT-1	OT-2	OT-3	OT-4	Other
Other					
Similar uses	P,S	P,S	P,S	P,S	
Sexually oriented business					11.36
Temporary construction office					11.38
Temporary sales office					11.38
Temporary use – mobile food establishment					11.38
catering truck	P	P	P	P	11.38
ice cream truck	P	P	P	P	11.38
lunch truck				P	11.38
mobile food preparation truck	P	P	P	P	11.38
produce truck			P		11.38
Temporary use- special function					11.38

EXHIBIT 'C'

Table 6.2 Schedule of Uses: Commercial and Industrial Districts					
Use	C-0	C-1	C-2	I	Other
Other					
	P, S,	P, S,	P, S,	P, S,	
Sexually oriented business			P	P	11.36
Temporary construction office		S	S	P	11.38
Temporary sales office	S	S	S	S	11.38
Temporary use – mobile food establishment					
catering truck	P	P	P	P	11.38
ice cream truck					11.38
lunch truck	P	P	P	P	11.38
mobile food preparation truck	P	P	P	P	11.38
produce truck	P	P	P	P	11.38
Temporary use- special function					11.38

EXHIBIT 'D'

Table 7.2 Schedule of Uses: Employment				
	EC	EC	EC	
Other				
	P,S	P,S	P,S	
Sexually oriented business				11.36
Temporary construction office	S	S	S	11.38
Temporary use – mobile food establishment				11.38
catering truck	P	P	P	11.38
ice cream truck	P	P	P	11.38
lunch truck	P	P		11.38
mobile food preparation truck	P	P	P	11.38
produce truck				11.38
Temporary sales office	S	S	S	11.38
Temporary use- special function				11.38

SECTION 1

Chapter 10 “Health and Human Services” of the Kennedale City Code is amended by adding a new Division 4 “Mobile food Establishments” to Article II “Food” to read as follows:

DIVISION 4—MOBILE FOOD ESTABLISHMENTS

Sec. 10-71. – Definitions.

Mobile food establishment. A vehicle-mounted food establishment that is designed to be readily moveable at all times and from which food is distributed, sold, or served to an ultimate consumer. The term does not include pushcarts, booths, or stands. Categories of mobile food establishments are catering truck, ice cream truck, lunch truck, mobile food preparation vehicle, and produce truck.

Catering truck. A mobile food establishment used to deliver food prepared offsite (not in the vehicle) to a catered operation.

Ice cream truck. A mobile food establishment that sells some or all of the following: pre-wrapped and sealed ice cream, frozen dairy products, ice confection products, canned soft drinks, packaged candy, chips, and pickles.

Lunch truck. A lunch truck is a mobile food establishment which serves a construction work-site and from which only the following foods and beverages are served, sold, or distributed, in such a manner that the vendor does not have direct contact with the food or beverages being sold:

1. Food that is prewrapped, bottled, or otherwise packaged in individual servings and typically intended for immediate consumption.
2. Beverages that are not time/ temperature controlled for safety and are dispensed from covered urns or other protected equipment or are sold in bottles or cans.

Mobile food preparation vehicle. A mobile food establishment in which ready-to-eat food is cooked, wrapped, packaged, processed, or portioned for service, sale, or distribution.

Produce truck. A mobile food establishment from which only raw vegetables and fruits are served, sold, or distributed. The produce sold is in its original form and has not been altered or cooked in any other way inconsistent with it coming fresh from the fields and/or gardens in which it was grown. Slicing, dicing, and chopping of vegetables, fruits, or other food items for sale is prohibited.

Sec. 10-72. - General requirements for all mobile food establishments.

- (a) *Permit required.* Any person desiring to operate as a mobile food establishment within the City must receive a permit to do so after submitting a written application on forms provided by the City, except that ice cream trucks and catering trucks do not require a permit. Failure to provide all required information or falsifying information required may result in denial or revocation of the permit. Renewals of permits are required on an annual basis. A mobile food establishment permit shall expire on December 31 on the calendar year it was issued.
- (b) *Food Establishment Rules.* Every mobile food establishment is required to be in compliance with all applicable local and state laws and regulations, including, but not limited to, Chapter 10, Article II, Division 3 “Food Establishment Rules” of the Kennedale City Code, as amended, and 25 Texas Administrative Code, Chapter 228, as amended.
- (c) *Valid driver’s license required.* A mobile food establishment is required to have onsite, at all time, at least one employee or representative who has a valid driver’s license to operate the vehicle and who is authorized to move the vehicle if required.
- (d) *Vehicle requirements.* All mobile food establishments shall have a valid vehicle registration, motor vehicle operator’s license, proof of vehicle liability insurance, and a Texas Sales Tax Permit.
- (e) *Drive-Through Service.* Drive-through service is prohibited for mobile food establishments.
- (f) *Hours of operation.* If permitted to operate from a fixed location by this code, no mobile food establishment shall operate from the same location for longer than eight (8) consecutive hours. No mobile food establishment may remain on a particular site after the end of the establishment’s business day or after eight (8) consecutive hours. No mobile food establishment may operate between 1 AM and 7 AM. In addition, no mobile food establishment operating within 300 feet of a residential use may operate between the hours of 10 PM and 7 AM.
- (g) *Lighting.* Exterior lighting on a mobile food establishment must be hooded or shielded so that the light source is not directly visible to a residential use.
- (h) *Location.*
 - (i) Mobile food establishments are not permitted to park in or operate in a public right-of-way or street, except that ice cream trucks are permitted to stop and serve customers from the right-of-way or public street when the customer has signaled for the ice cream truck to stop for a sale. This provision does not prohibit mobile food establishments from operating in a public-right-of-way or on

public property during a special event sponsored by the City, if permission has been obtained in writing from the City.

(ii) No mobile food establishment shall be permitted to operate on any property unless permission, in writing and on a form supplied by the City, has been granted by the property owner.

(iii) Mobile food establishments are not permitted to operate:

- a. within five (5) feet of any drive way or sidewalk;
- b. within 300 feet of a school during school hours;
- c. within any area, or in any manner, that impedes, endangers, or interferes with pedestrian or vehicular traffic.

- (i) *Mobility required.* Mobile food establishments must be mobile and able to be moved within one (1) hour of close of business or upon request by the City.
- (j) *Obstructing fire lanes or hydrants prohibited.* Mobile food establishments must not block or obstruct any fire lane or be located within fifteen (15) feet of a fire hydrant.
- (k) *Parking on improved surface required.* Mobile food establishments are only permitted to locate on and operate from an asphalt or concrete surface.
- (l) *Removal of trash and debris.* The area around the mobile food establishment must be clear of litter, trash, and debris at all times
- (m) *Signs.* Mobile food establishments may use sandwich board signs in accordance with the requirements of Article 14 of the Unified Development Code.
- (n) *Sound.* No mobile food establishment may emit music or other sounds in violation of the city's nuisance regulations.

Sec. 10-73. – Produce Trucks.

Produce can only be displayed on the body of the vehicle and on a maximum of one (1) table, which must be removed at the close of the business day. Placing produce on the ground is prohibited.

Sec. 10-74. – Lunch trucks.

Lunch trucks are not permitted to serve the general public and must serve only those employees working at the site visited by the lunch truck unless the lunch truck operator satisfies all of the requirements of mobile food preparation vehicles in section 10-75.

Sec. 10-75. – Mobile food preparation vehicles.

- (a) *Site plan required.* A site plan must be submitted with the mobile food establishment permit application. A site plan and location permit shall be valid for one year from the date of issuance, provided no changes are made to the site plan and all property owner permissions and required licensing remain in effect. The site plan must show the proposed location, the number and location of customer parking spaces for the mobile food establishment, the number and location of parking spaces reserved for the primary use onsite, the location of all drive ways, drive approaches, sidewalks, fire lanes, and fire hydrants. In addition, if residential uses are located within 300 feet of the proposed mobile food establishment location, then these uses must also be shown on the site plan. City permit staff may request additional information to be shown on the site plan if needed to determine compliance with city regulations.
- (b) *Operational requirements.*
 - (i) *Outdoor seating.* Outdoor seating may be provided with the following restrictions.
 - a. Outdoor seating must be totally removed from the site by the mobile food establishment at the close of business each day.
 - b. Outdoor seating shall not block any driveways, fire lanes, fire hydrants, dumpsters, or parking required for the main use of the property.
 - c. Outdoor seating shall not obstruct visibility of intersections or roadways.
 - ii. *Permission to use restrooms required.* For any property on which the mobile food preparation vehicle is to be parked for the purposes of preparing or serving food, the mobile food establishment is required to have permission in writing from the owner of the primary business on site allowing the food establishment's employees and customers to use the restroom facilities of the primary business. The mobile food establishment shall be open only during hours the primary business is also open, except the establishment may remain open one (1) hour after the primary business has closed for the day.
 - iii. *Operation restricted in single family and duplex residential districts.* Mobile

food preparation vehicles are permitted in single family and duplex residential districts to provide food for residents or guests attending a catered event at a property within that district. Food shall not be sold to the general public. Only one mobile food preparation vehicle is permitted at a particular location for a catered event.

STAFF REPORT TO THE PLANNING & ZONING COMMISSION

Date: April 20, 2017

Agenda Item No: REGULAR ITEMS (B)

I. SUBJECT

CASE # PZ 17-06 to consider approval of a request by Guindolen Anderson for a final plat of the Anderson Addition for approximately 4.991 acres, as described in a deed to Joe Anderson, recorded in Volume 14436, Page 7, DRTC, located at the corner of Jonah and Susan Rds. The plat will create six R-3 single family residential lots.

II. SUMMARY

This staff report describes the current status of the property, the requirements for approval, and the staff recommendation.

By state law, plats that comply with the city's comprehensive land use plan and with all applicable regulations for plats must be approved. Staff's assessment, provided below, is that the plat meets all requirements for approval.

BACKGROUND AND OVERVIEW

Request	Final plat
Applicant	Guindolen Anderson (property owner)
Location	403 and 421 Susan -- the corner of Jonah Rd and Susan Rd, in a residential neighborhood off Dick Price Rd near the western city limits
Surrounding Uses	Single family residential
Surrounding Zoning	R-3 single family residential
Future Land Use Plan Designation	Neighborhood
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property was developed in the 1970s before it was annexed. The owner now would like to officially subdivide the property through the platting process.

Usually, a preliminary plat is required before a final plat is considered; in this case, however, it is not necessary. A preliminary plat is used to ensure all required information has been prepared and considered by the applicant before development may proceed. In this case, the property has already been subdivided and developed, and all required roads and utilities are already in place. **No construction plans or infrastructure improvements are required.**

SURROUNDING PROPERTIES & NEIGHBORHOOD

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The neighborhood is primarily single family residential, with a few lots in the area being agricultural in nature, in that the owners keep one or two horses. The properties in the immediate area are all zoned R-3 single family residential. Nearby, but not adjacent to this site, are properties zoned Industrial, Agricultural, and C-2 General commercial district (see attached map).

STAFF REVIEW

COMPREHENSIVE LAND USE PLAN

The Future Land Use Plan classifies this property as a **Neighborhood** character district.

The comprehensive plan states that the Neighborhood character district should be primarily residential in nature.

Neighborhoods should have defined boundaries, a clear center, and be easily accessible to day-to-day goods and services...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.

The property has already been developed as single family residential.

SUMMARY

Staff recommends approval.

CITY DEVELOPMENT REQUIREMENTS

In addition to conformance to the comprehensive land use plan, plats must also comply with applicable city regulations in order to be approved.

PUBLIC WORKS / INFRASTRUCTURE REQUIREMENTS

Because the property has already been developed, the required infrastructure is already in place. No additional infrastructure is required at this time.

ZONING DISTRICT REQUIREMENTS

REQUIRED LOT SIZES. The proposed plat meets all lot size requirements for the zoning district.

TECHNICAL REQUIREMENTS FOR PLAT DRAWINGS. The plat drawing meets all technical requirements for plat drawings.

STAFF RECOMMENDATION

Based on the above analysis, staff recommends approval of the final plat.

ACTION BY THE PLANNING & ZONING COMMISSION

Approval: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for a final plat.

Approval with Conditions: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for a final plat with the following conditions [list conditions].

Deny: Based on the information presented, I find that the proposed plat does not meet [list standards or requirements not met] and make a motion to deny the request.

.

PROPERTY DESCRIPTION:

BEING TRACT 5E, A 4.991 ACRE TRACT OF LAND, IN THE M.F. SCOTT SURVEY, ABSTRACT NO. 1450, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-48, PAGE 695, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), SAME BEING A TRACT OF LAND CONVEYED TO GINDOLEN ANDERSON, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 14436, PAGE 7, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID ANDERSON TRACT, AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO WM STEPHENS, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 12973, PAGE 501, D.R.T.C.T., IN THE WEST LINE OF SUSAN ROAD;

THENCE, WITH THE COMMON LINE BETWEEN SAID ANDERSON TRACT AND WITH SAID STEPHENS TRACT, N 88°46'27" E, A DISTANCE OF 407.66 FEET TO AN IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID ANDERSON TRACT, AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAMES CUKA, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. D209257610, D.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID ANDERSON TRACT, AND WITH SAID CUKA TRACT, S 01°16'25" E, A DISTANCE OF 509.53 FEET TO A CAPPED IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID ANDERSON TRACT, IN THE NORTH LINE OF JONAH ROAD, A 60' R.O.W.;

THENCE, WITH THE NORTH LINE OF SAID JONAH ROAD, S 89°04'03" W, A DISTANCE OF 447.53 FEET TO AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID ANDERSON TRACT, IN THE EAST LINE OF SAID SUSAN ROAD;

THENCE, WITH THE EAST LINE OF SAID SUSAN ROAD, N 03°13'17" E, A DISTANCE OF 508.77 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.991 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.L.S., NO. 6084 ON JANUARY 7, 2016. ALL BEARINGS, COORDINATES, AND DISTANCES RECIPIED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83 (CORS 96).

FLOODPLAIN NOTES:

ACCORDING TO THIS SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP), "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL NO. 48439C0340 K, EFFECTIVE SEPTEMBER 25, 2009, NO PORTION OF THIS PROPERTY LIES WITHIN A "SPECIAL FLOOD HAZARD AREA (SFHA) INUNDATE BY 100+-YEAR FLOOD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

STATE OF TEXAS
COUNTY OF TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____ 2017.

NOTARY PUBLIC _____

KNOW ALL MEN BY THESE PRESENTS, THAT I, GINDOLEN ANDERSON, DO HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CONVEY TO THE PUBLIC FOR PUBLIC USE: THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT.

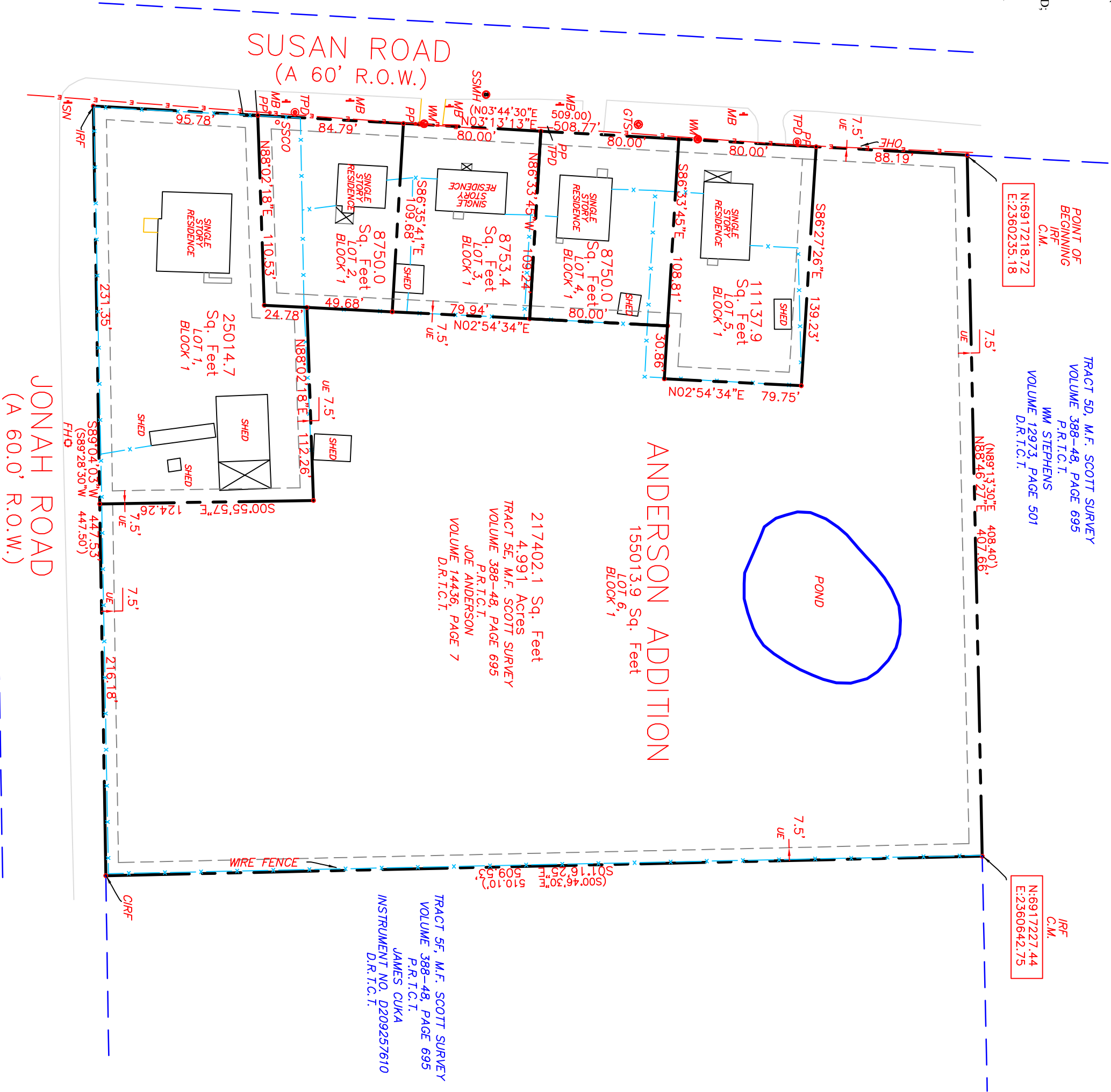
SIGNATURE OF OWNER
STATE OF TEXAS
COUNTY OF TARRANT

THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____ 2017 TO APPROVE THIS PLAT FOR FILING OF RECORD

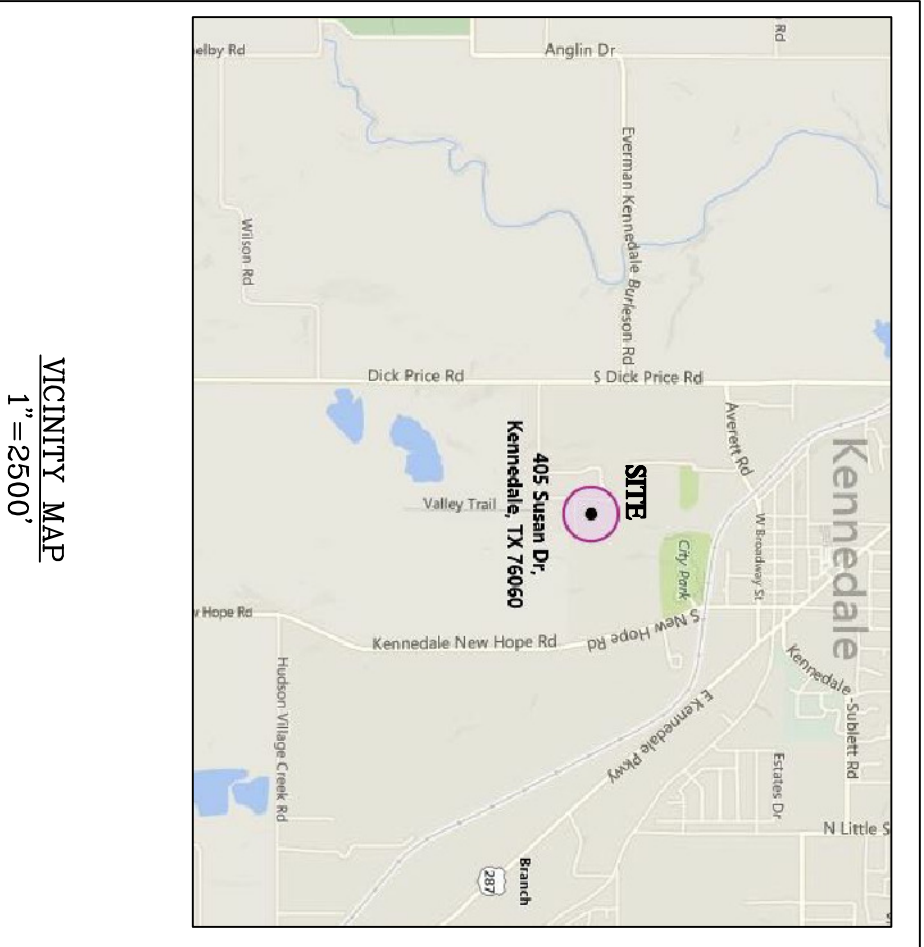
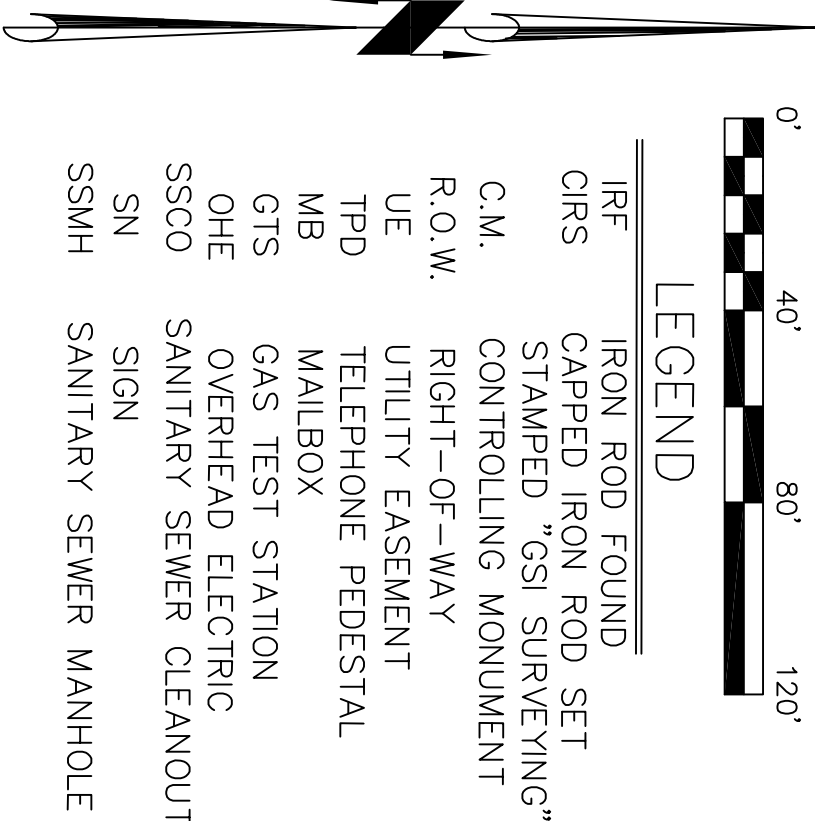
MAYOR, CITY OF KENNEDALE

ATTEST: CITY SECRETARY _____

- SURVEYOR'S NOTES:
1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS 96).
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.
 3. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS SURVEY EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
 4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES, AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 5. ALL NEWLY ESTABLISHED PROPERTY CORNERS ARE CAPPED IRON RODS SET, STAMPED "GSI SURVEYING".



OWNER:
GINDOLEN ANDERSON
405 SUSAN DR.
KENNEDALE TEXAS



FINAL PLAT

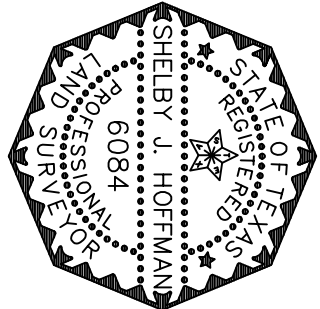
LOTS 1 THROUGH 6, BLOCK 1, ANDERSON ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, BEING A 4.991 ACRE PORTION OF THE M.F. SCOTT SURVEY, TARRANT COUNTY, TEXAS, CONVEYED TO JOE ANDERSON, RECORDED IN VOLUME 14436, PAGE 7, DEED RECORDS, TARRANT COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS, THAT I, SHELBY J. HOFFMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND.

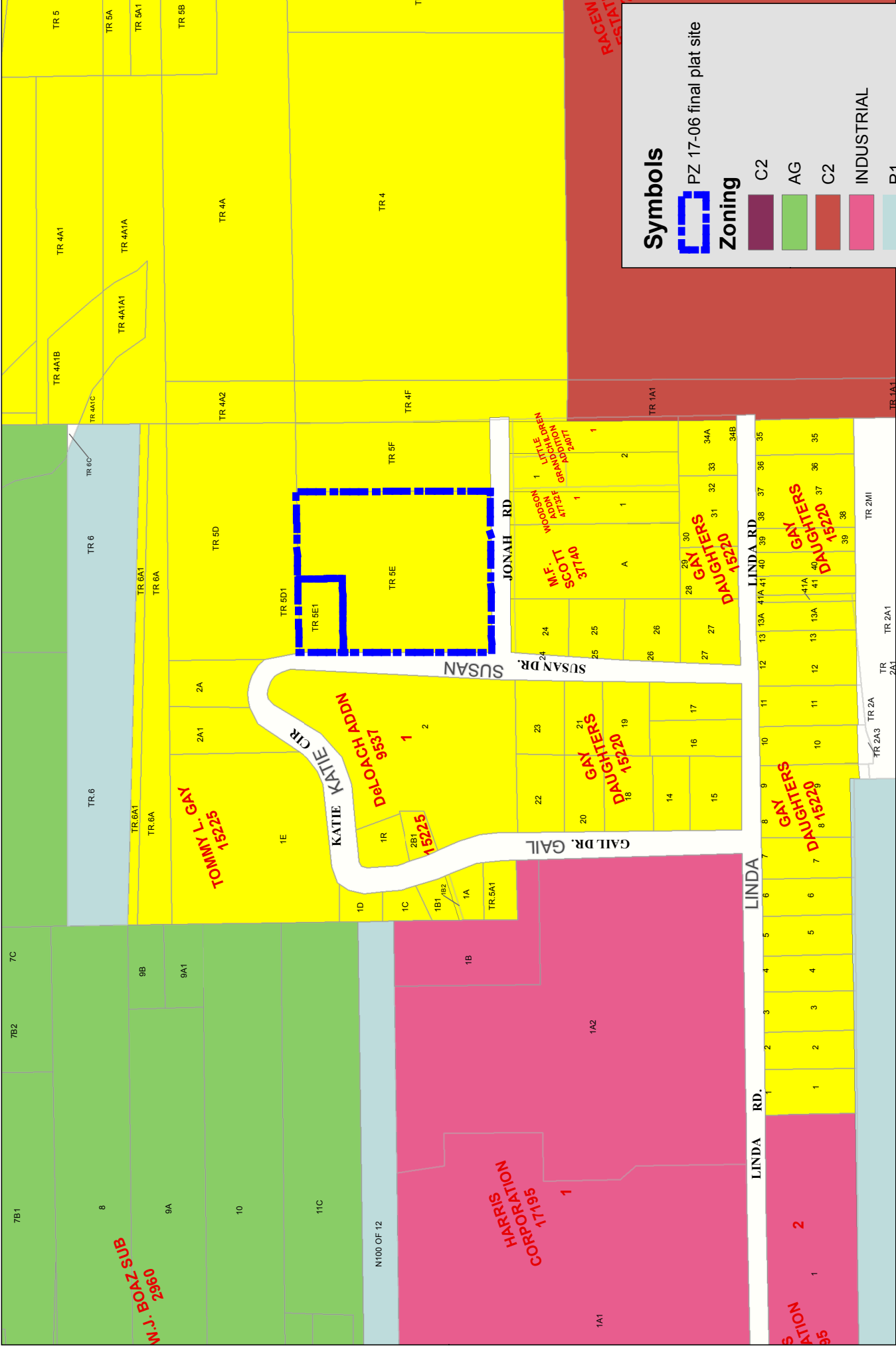
PRELIMINARY NOT TO BE RECORDED FOR ANY REASON

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

GEOMATIC SOLUTIONS, INC.
3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916



Scale: 1"=40'	Date: 4/13/17	DWG: 2015592-FINAL PLAT
Drawn: OF	Checked: SJH	Job: 2015-592

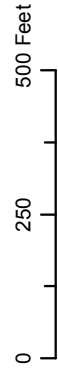


Symbols

PZ 17-06 final plat site

Zoning

- C2
- AG
- C2
- INDUSTRIAL
- R1
- R3



PZ 17-06 Zoning



Symbols

 Kennedale city limits

 PZ 17-06 final plat site



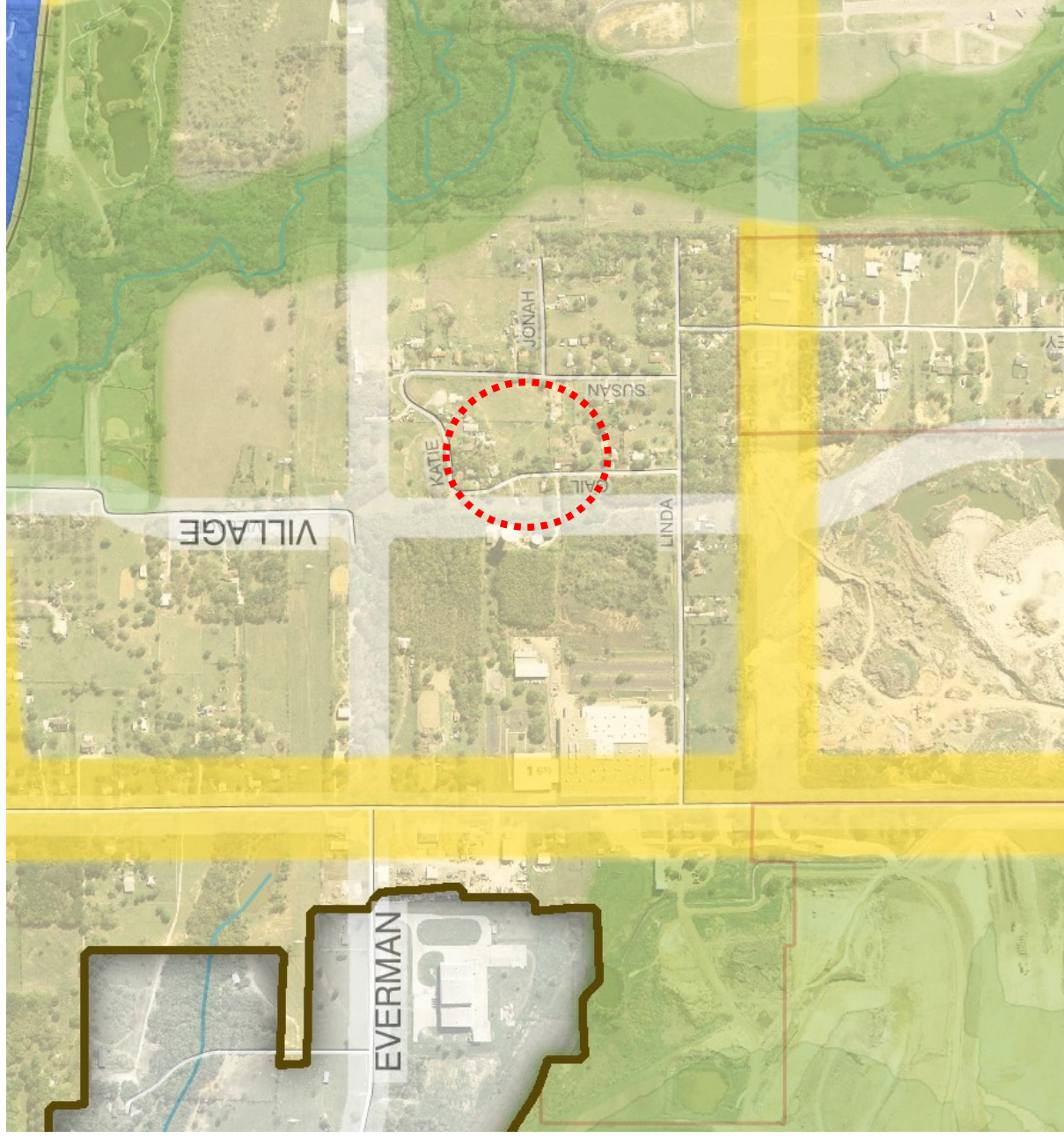
PZ 17-06 Site of Final Plat

KENNEDALE COMPREHENSIVE PLAN UPDATE

FUTURE LAND USE PLAN

CATEGORIES

- Town Center
- Downtown Village
- Urban Village
- Urban Corridor
- Neighborhood Village
- Neighborhood Corridor
- Neighborhoods
- Employment Center
- Light Industrial District
- Park & Open Space
- Conservation Overlay
- Potential Commuter Train or
Park & Ride Station
- Schools



PZ 17-06 Future Land Use Plan

STAFF REPORT TO THE PLANNING & ZONING COMMISSION

Date: April 20, 2017

Agenda Item No: REGULAR ITEMS (C)

I. SUBJECT

CASE # PZ 17-07 to hold a public hearing and consider a recommendation concerning approval of Ordinance 624 regarding an amendment to the Unified Development Code, as amended, to amend Section 10.7 "Masonry Requirements" of Article 10 General Provisions for all Districts; to amend the schedules of uses to allow solar energy equipment as an accessory use in all commercial, industrial, and employment center zoning districts; and to amend Section 5.2.F "Other Uses" of Article 5 Village Districts to allow solar energy equipment as an accessory use in Village districts.

II. SUMMARY

This report provides a description of proposed changes to the Unified Development Code and a staff recommendation. The changes are related to masonry requirements and solar energy equipment as an accessory use. As shown below, the staff recommendation is to recommend approval.

BACKGROUND AND OVERVIEW

Request	Amend the Unified Development Code
Applicant	City of Kennedale
Staff Recommendation	Approve

STAFF REVIEW

DESCRIPTION OF PROPOSED AMENDMENTS

Masonry requirements

The city's interpretation of the term "masonry" has historically excluded products such as cement fiberboard (for example, Hardie-Plank). In some cities, however, cement fiberboard and similar products are considered masonry. Since our code does not specifically state whether this kind of product is considered masonry or not, city staff have been getting pushback from the building community that

this kind of product should be permitted. The proposed changes to the UDC would clarify that cement fiberboard is not considered masonry, in keeping with the city's established policy.

Solar energy equipment as an accessory use

In all single family residential, agricultural, and multi-family zoning districts, solar energy equipment is permitted as an accessory use. Staff recommends also permitting it as an accessory use in the city's other zoning districts, which would be in line with the city's commitment to facilitating access to solar energy (see, for example, the city's participation in the Solar Ready II program, a partnership supported by the U.S. Department of Energy). Note that this amendment does not permit solar energy as a primary, stand-alone use.

STAFF RECOMMENDATION

Staff recommends approval of the proposed amendments.

ACTION BY THE PLANNING & ZONING COMMISSION

Approval: Based on the information presented, I find that the request meets city requirements for amending the Unified Development Code and make a motion to recommend approval of Ordinance 624.

Approval with Conditions: Based on the information presented, I find that the request will meet city requirements for amending the Unified Development Code with certain changes and make a motion to recommend approval of Ordinance 624 with the following changes [list changes].

Deny: Based on the information presented, I find that the proposed use does not meet [list standards or requirements not met] and make a motion to recommend denying approval of Ordinance 624.

ORDINANCE NO. 624

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF KENNEDALE, TEXAS BY AMENDING ARTICLE 10, GENERAL PROVISIONS FOR ALL DISTRICTS, SECTION 10.7 MASONRY REQUIREMENTS; BY AMENDING ARTICLE 5 VILLAGE DISTRICTS, SECTION 5.2.F OTHER USES; AND BY AMENDING ACCESSORY USES IN TABLE 6.2 OF ARTICLE 6 COMMERCIAL AND INDUSTRIAL DISTRICTS, SUB-SECTION ACCESSORY USES IN TABLE 7.2 OF ARTICLE 7 EMPLOYMENT CENTER DISTRICTS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council has adopted a Unified Development Code that regulates 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 that otherwise regulates the development and use of properties within the city limits of the City of Kennedale; and

WHEREAS, in order to promote the public health, safety and general welfare the City Council desires to amend the Unified Development Code as provided in this ordinance; and

WHEREAS, the Planning and Zoning Commission of the City of Kennedale, Texas held a public hearing on April 20, 2017, and the City Council of the City of Kennedale, Texas held a public hearing on May 18, 2017, with respect to the amendments described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, Article 22 of the Unified Development Code, and all other laws dealing with notice, publication, and procedural requirements for amending the Unified Development Code.

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

SECTION 1.

Sub-section 10.7 “Masonry Requirements” of Article 10, “General Provisions for All Districts” of the Unified Development Code of the City of Kennedale, Texas, as amended, is hereby amended to read as follows:

The following materials shall be considered masonry for the purposes of the masonry requirements throughout the UDC: glass, natural stone, face brick, face tile, split face concrete masonry units (haydite block), decorative pattern concrete block masonry units, masonry veneer, and cement/concrete stucco. This definition excludes cement or concrete fibrous (fiberboard) siding except as otherwise specifically permitted. In determining the percentage of masonry required, the surface of the exterior walls exclusive of the doors and windows shall be measured, up to the eave area or up to a maximum of 12 feet in height, whichever is less.

SECTION 2.

Sub-section 5.2.F “Other Uses” of Article 5, “Village Districts” of the Unified Development Code of the City of Kennedale, Texas, as amended, is hereby amended to read as follows:

F. Other Uses.

1. Accessory Uses. Home occupations are permitted in accordance with Section 11.18. Solar energy equipment is permitted as an accessory use in accordance with Section 11.37.
2. Temporary Uses. Temporary construction and sales offices are permitted in accordance with Section 11.38.

SECTION 3.

Sub-section “Accessory Uses” of Table 6.2 “Schedule of Uses: Commercial and Industrial Districts” of Article 6, “Commercial and Industrial Districts” of the Unified Development Code of the City of Kennedale, Texas, as amended, is hereby amended to read as follows:

Use	C-0	C-1	C-2	I	Other
Accessory Uses					
Accessory buildings	P	P	P	P	11.2
Garage sales					11.10
Holiday tree and firewood sales			P		11.17
Home occupation					11.18
Outdoor display, accessory retail sales			P	P	11.23
Outdoor display, temporary accessory retail sales	P	P	P		11.24
Outdoor storage, commercial and industrial			P	P	11.25
Residential sales					11.30
Solar energy equipment	P	P	P	P	11.37

SECTION 4.

Sub-section "Accessory Uses" of Table 7.2 "Schedule of Uses: Employment Center Districts" of Article 7, "Employment Center Districts" of the Unified Development Code of the City of Kennedale, Texas, as amended, is hereby amended to read as follows:

Use	EC 1	EC 2	EC 3	Other
Accessory Uses				
Accessory buildings				11.2
Garage sales				11.10
Holiday tree and firewood sales				11.17
Home occupation	P	P		11.18
Outdoor display, accessory retail sales	P	P		11.23
Outdoor display, temporary accessory retail sales				11.24
Outdoor storage, commercial and industrial				11.25
Residential sales				11.30
Solar energy equipment	P	P	P	11.37

SECTION 5

This Ordinance shall be cumulative of all provisions of ordinances and of the Unified Development Code of the City of Kennedale, Texas (2016), as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 6.

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

SECTION 7.

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

SECTION 8.

All rights and remedies of the City of Kennedale are expressly saved as to any

and all violations of the provisions of any ordinances governing development that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 9.

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

SECTION 10.

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

PASSED AND APPROVED ON THIS 18th DAY OF MAY, 2017.

MAYOR, BRIAN JOHNSON

ATTEST:

CITY SECRETARY, LESLIE GALLOWAY

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY, WAYNE OLSON

STAFF REPORT TO THE PLANNING & ZONING COMMISSION

Date: April 20, 2017

Agenda Item No: REGULAR ITEMS (D)

I. SUBJECT

CASE # PZ 17-08 to hold a public hearing and consider a recommendation concerning approval of Ordinance 625 to incorporate the Parks Master Plan into the comprehensive land use plan.

II. SUMMARY

The City approved an updated comprehensive land use plan in 2012. The city's charter requires the comprehensive plan to be updated every five years, and last year, the plan was updated when the Master Thoroughfare Plan was amended. Now, staff recommends further amending the plan by incorporating the Parks Master Plan into the comprehensive plan.

BACKGROUND AND OVERVIEW

Request	Amend comprehensive land use plan
Staff Recommendation	Approve

STAFF REVIEW

It is standard practice for cities to include a parks or open spaces element in their comprehensive plans. Including open space planning in the comprehensive plan means that land use decisions that may affect open space needs or the availability of open space resources are better managed over the long term. During Kennedale's last major update in 2012, however, the City was not able to include a parks and open space element. Now that the city has an approved Parks Master Plan, staff recommends incorporating this plan into the comprehensive land use plan. Any major future updates to the plan could then also include an update to the Parks element, as needed.

The Parks Master Plan is included with your packet for review.

STAFF RECOMMENDATION

Staff recommends approval of Ordinance 625 incorporating the Parks Master Plan into the comprehensive land use plan.

ACTION BY THE PLANNING & ZONING COMMISSION

After holding a public hearing, the Commission may either recommend approval or denial. Sample motions are provided for your reference below. You are not required to use one of these motions.

Approval: Based on the information presented, I make a motion to recommend approval of Ordinance 625.

Deny: Based on the information presented, I make a motion to recommend denial of Ordinance 625.

ORDINANCE NO. 625

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF KENNEDALE BY INCORPORATING A PARKS MASTER PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, in order to effectively plan for infrastructure and long-range development of the City, and to deliver city services adequate to serve the citizenry of the City of Kennedale, the City has previously adopted a Comprehensive Plan; and

WHEREAS, it is necessary to amend the comprehensive plan in order to plan for the development of future parks, trails, and open spaces to meet the open space and recreation needs of the community; and

WHEREAS, in accordance with the powers and duties of the Planning and Zoning Commission, the Planning and Zoning Commission has assessed and developed goals, objectives and policies to guide the future development of the City and has recommended the adoption of the proposed amendment to Comprehensive Plan in accordance therewith; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Kennedale on the 20th day of April, 2017, and by the City Council on the 18th day of May, 2017, with respect to the adoption of the proposed Comprehensive Plan; and

WHEREAS, all requirements of law dealing with notice and publication and all procedural requirements have been complied with in accordance with the Comprehensive Zoning Ordinance and Chapter 213 of the Local Government Code.

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

SECTION 1.

The Comprehensive Plan of the City of Kennedale is hereby amended by adding the City of Kennedale Parks and Master Plan as adopted in 2016 by Ordinance 601.

SECTION 2.

This ordinance shall be cumulative of all provisions of ordinances of the City of Kennedale, Texas, except where the provisions of this ordinance are in direct conflict

with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 3.

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 4.

This ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED ON THIS 18th DAY OF MAY, 2016.

APPROVED

Brian Johnson, Mayor

ATTEST:

Leslie Galloway, City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

Wayne K. Olson, City Attorney



CITY OF KENNEDALE
PARKS, RECREATION, AND OPEN SPACE
MASTER PLAN
2016-2026

Acknowledgements

Mayor and City Council

Brian Johnson, Mayor
Charles Overstreet
Liz Carrington
Mike Walker
Kelly Turner, Mayor Pro Tem
Frank Fernandez

Administration

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Executive Summary

Parks, green spaces, and recreational opportunities are crucial elements to providing a high standard of living and encouraging the use of alternative modes of transportation by all citizens. The City of Kennedale has seen its population and economy grow since the previous parks master plan was adopted in 2005 and is implementing a new plan in order to accommodate the influx of new residents and businesses. The City of Kennedale's 2016 Parks, Recreation, and Open Space Master Plan provides a framework for the creation and adaptation of parks and green spaces in order to provide necessary amenities for the future. It is intended to be a guide for the residents of the City as well as for the City Council and staff.

This Parks, Recreation, and Open Space Master Plan uses an inclusive approach when setting its goals and is designed to be adaptable to the future changes and demands that the City will experience during the plan's event horizon. The goals of this Master Plan are as follows:

1. Preserve and maintain a viable and balanced open space network
2. Promote a healthy green community
3. Provide leisure opportunities for all ages
4. Expand recreational opportunities in the floodplains of the Trinity River / Village Creek watershed
5. Build and enhance community partnerships
6. Preserve and enhance the City's natural, historical, and cultural resources
7. Improve and ensure park safety and security
8. Ensure that park and open space needs of the City are met currently as well as in the future

The implementation strategy for these goals include:

- a. Land acquisition
- b. Park land dedication ordinance
- c. Conservation easements
- d. Financing and maintenance
- e. Joint use facilities

The Parks, Recreation, and Open Space Master Plan is an ambitious but achievable vision for Kennedale's community. Through careful planning, management, and citizen participation, this vision has the potential to become a great reality.

Chapter 1: Introduction

Kennedale is a small community in North Texas that is located between two of the largest cities in the region, Dallas and Fort Worth. With the rising influx of new residents to the region and the continued growth of North Texas as a national economic center, Kennedale finds itself in a valuable strategic position to continue its growth. A well-designed and extensive parks system will be a major contributing factor in the coming decade to providing Kennedale with a competitive advantage to the other small towns just outside these large urban centers.

The primary functions of this Master Plan are to assess the current state of Kennedale's parks, recreation, and open space system; define the needs and deficiencies in the system; establish goals and priorities for improving the system; and work toward realizing the vision. In addition to performing these primary functions, the Master Plan also identifies changing trends locally, regionally, and nationally and identifies residents' desires.

Previous Park and Green Areas Master Plan

The former Parks, Recreation, and Open Space Master Plan for the City of Kennedale was designed to encompass a ten-year time range (from 2005 to 2015). The plan recommended an increase in developed park land from 3.6 acres for every 1,000 residents to 12 acres for every 1,000 residents by the end of the year 2015. If the entirety of the plan were to be implemented, the level of service in 2005 would have increased three fold by 2015.

The previous master plan outlined the existing conditions of the park system of Kennedale and calculated the needs of the community through a needs assessment. The assessment used a combination of three planning approaches: standard-based, resource-based, and demand-based. One of the greatest strengths of the previous plan was its emphasis on community participation through community surveys and citizen involvement. Moreover, the previous master plan was a remarkable information resource, including the geographical constraints of the park system and the ecological value of the City and floodplains. Consequently, the former master plan has been used as a reference and guide when creating the new master plan. Other remarkable features of the previous master plan are indicated below:

- Promoted active green spaces and explained their economic value
- Limited development in natural open spaces in order to minimize adverse effects on the ecosystem
- Promoted a trail and green belt system along the Village Creek corridor and suggested connecting this creek corridor with neighborhood parks, schools, and public spaces
- Encouraged the local youth sports organizations to aid in the provision of athletic facilities for organized youth baseball and softball

- Considered residents with disabilities and recommended that the entire park system meet the requirements of the American with Disabilities Act (ADA)
- Planned to expand Sonora Park from 25 acres to between 40 and 150 acres in area by incorporating undeveloped acreage adjacent to the west end of the park
- Encouraged the City to focus on the acquisition of the Village Creek Corridor from Interstate 20 southwest to the city limits
- Encouraged cooperation with Kennedale Independent School District to allow public use of the various schools' outdoor recreational facilities during non-school hours

Although the previous master plan had several notable features, it also had some limitations. To establish a sustainable and innovative parks system for Kennedale over the next ten years, the following items that were missing in the former master plan have been considered during the planning process of the new master plan:

- A linear park system plan
- Establishment of an environmentally-friendly green community
- Innovative park designs
- Introduction of new plants and trees
- Biking and walking initiatives
- Increased community awareness of the importance of environmental protection



Vision Statement

“You’re here, your home – a serene environment to engage the senses and build relations – to preserve, conserve, and inspire our community.”

As Kennedale progresses towards further growth and expansion, it is important to ensure that the City’s Parks, Recreation, and Open Space Master Plan supports the City’s objective to provide a quality, safe, enjoyable, and accessible green network system. This, in turn, encourages a sense of community through the availability of open spaces and recreational activities for its residents. Listed below are the core principles for the development of this Parks, Recreation, and Open Space Master Plan:

- Protect Kennedale’s natural and historic value
- Meet the community’s current and future desires and needs for green space
- Better the quality of life for the City’s residents and visitors alike
- Provide opportunities for passive and active recreation
- Establish an enhanced sense of community
- Increase accessibility throughout the City
- Promote health and wellness
- Promote recreational and leisure activities along the riparian corridors and floodplain of the Trinity River and its tributaries
- Integrate natural floodplain areas into the green space network
- Promote a sense of safety
- Establish green areas within neighborhoods
- Promote economic growth opportunities



Chapter 2: Community Profile

Demographic Statistics

The following demographic information provides a snapshot of Kennedale's residents.

Table 1. Population, Household, and Employment History and Forecast 1970 – 2030

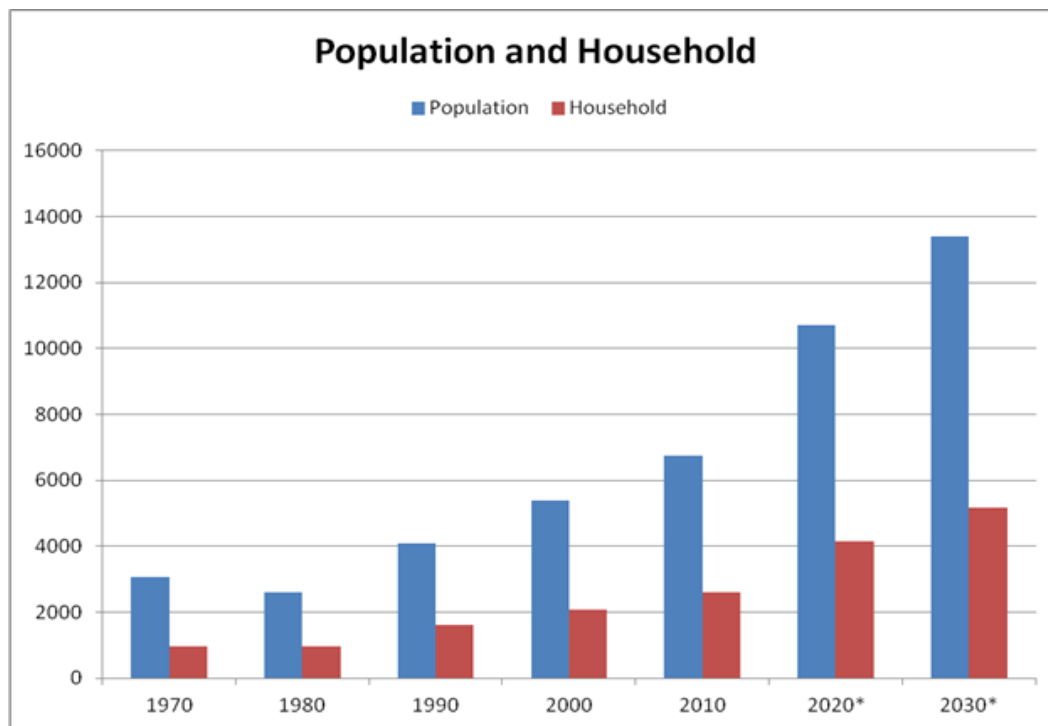
	1970	1980	1990	2000	2010	2020*	2030*
Population	3076	2594	4096	5381	6763	10,720	13,412
Household	966	971	1623	2089	2617	4143	5176
Employment*				2720	3160	3527	3527

Sources: 1970-1990 data provided by U.S. Census Bureau.

*2000, 2020-2030 data and 2000-2030 employment data provided by the NCTCOG.

**U.S. Census Bureau, 2010 Census.

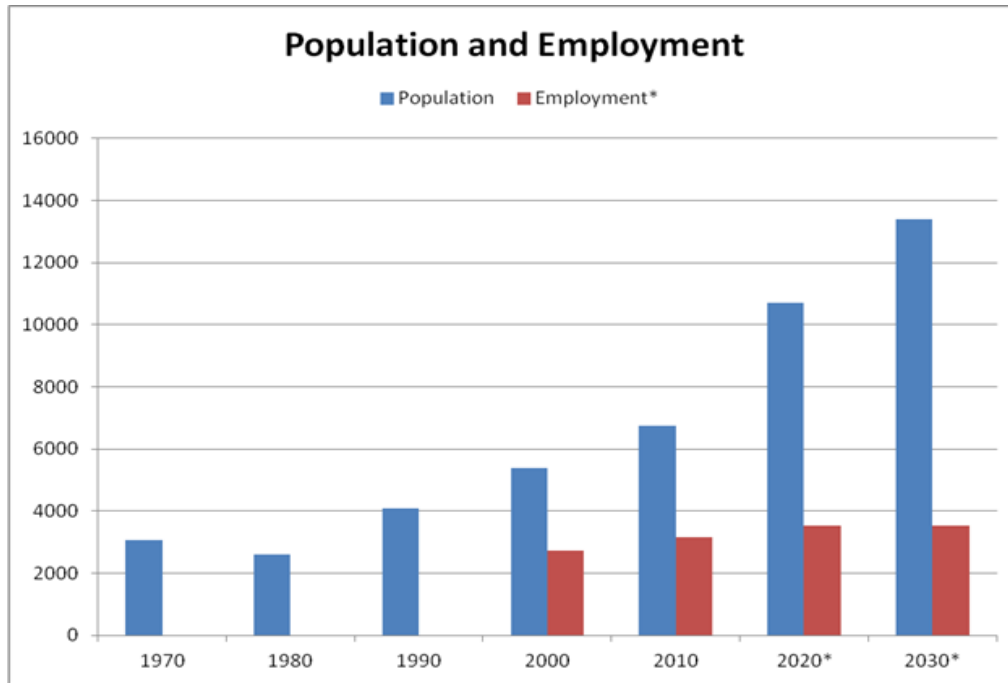
Figure 1. Population and Household Numbers



Sources: 1970-1990 data provided by U.S. Census Bureau.

*2000, 2020-2030 data provided by the NCTCOG.

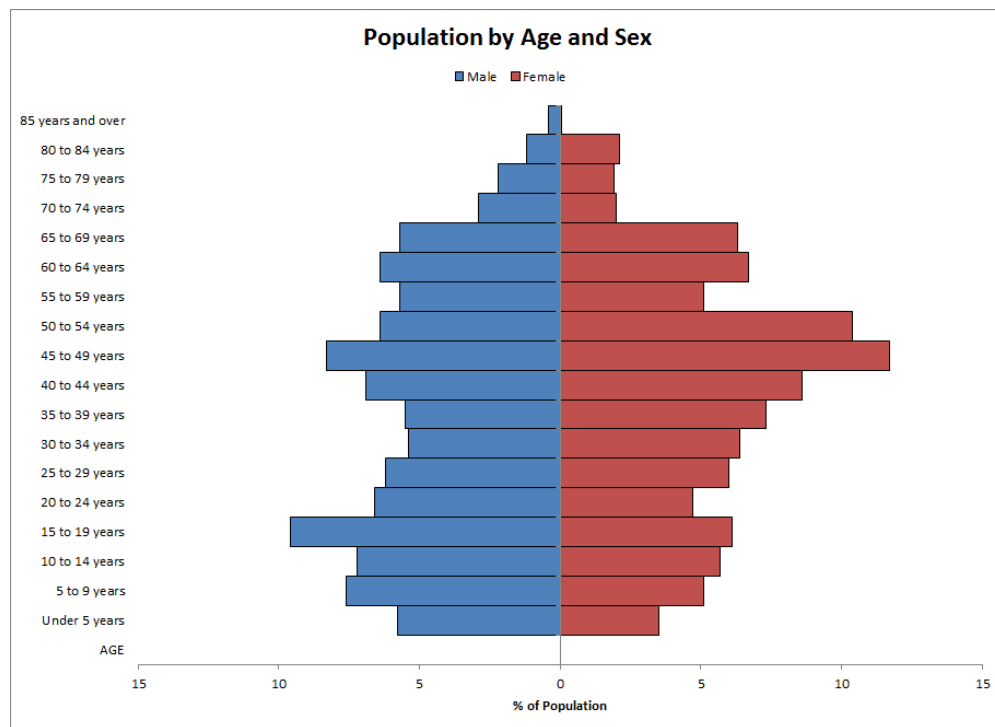
Figure 2. Population and Employment Numbers



Sources: 1970-1990 data provided by U.S. Census Bureau.

*2000, 2020-2030 data and 2000-2030 employment data provided by the NCTCOG.

Figure 3. Population by Age and Sex



Source: U.S. Census Bureau, 2010 Census.

Kennedale's population has a median age of 40 – 44 years. Based on this and the spike in the population aged 19 years and younger, it can be concluded that many of the City's residents are part of a family unit.

Table 2. Demographic Diversity

Race	Percentage
White	86%
Black or African American	7%
American Indian and Alaska Native	0.3%
Asian	3.6%
Filipino	1%
Vietnamese	2.6%
Some other race	0.2%
Two or more races	2.6%
Hispanic or Latino	10.2%*

*Hispanic/Latino is considered an ethnicity, not a race. Therefore, this column does not total 100%.

Table 3. School Enrolment

School Enrolment	
Population 3 years and over enrolled in school	Percentage
Nursery school, preschool	3.3%
Kindergarten	7.9%
Elementary: grade 1 to grade 8	36.7%
High school: grade 9 to grade 12	25.5%
College or graduate school	26.5%

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimate

Elementary enrolment, which consists of first through eighth grade, has the highest enrolment in Kennedale. The next highest class of enrolment is college or graduate school. Based on the data provided, parks should meet the needs of an energetic community.

Table 4. Educational Demographics of Residents

Education	Percentage
Less than 9 th grade	4%
9 th to 12 th grade, no diploma	7.6%
High school graduate (incl. equivalency)	26.4%
Some college, no degree	30.6%
Associate's degree	7.2%
Bachelor's degree	16.9%
Graduate or professional degree	7.1%

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimate

Table 5. Occupations of Residents

Occupation	Percentage
Management, business, science, and arts occupations	32%
Service	19%
Sales and Office	27%
Construction, Extraction, & Maintenance	8%
Production, Transportation, & Material Moving	14%

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimate

Table 6. Industries in Kennedale

Industry	Percentage
Agriculture, forestry, fishing and hunting, and mining	0.4%
Construction	9.5%
Manufacturing	12.4%
Wholesale trade	2.2%
Retail trade	12.2%
Transportation and warehousing, and utilities	7.9%
Information	0%
Finance and insurance, and real estate and rental and leasing	6%
Professional, scientific, and management, and administrative and waste management services	10.3%
Educational services, and health care and social assistance	19.9%
Arts, entertainment, and recreation, and accommodation and food services	13%
Other services, except public administration	4.2%
Public administration	1.9%

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimate



Land Use Analysis

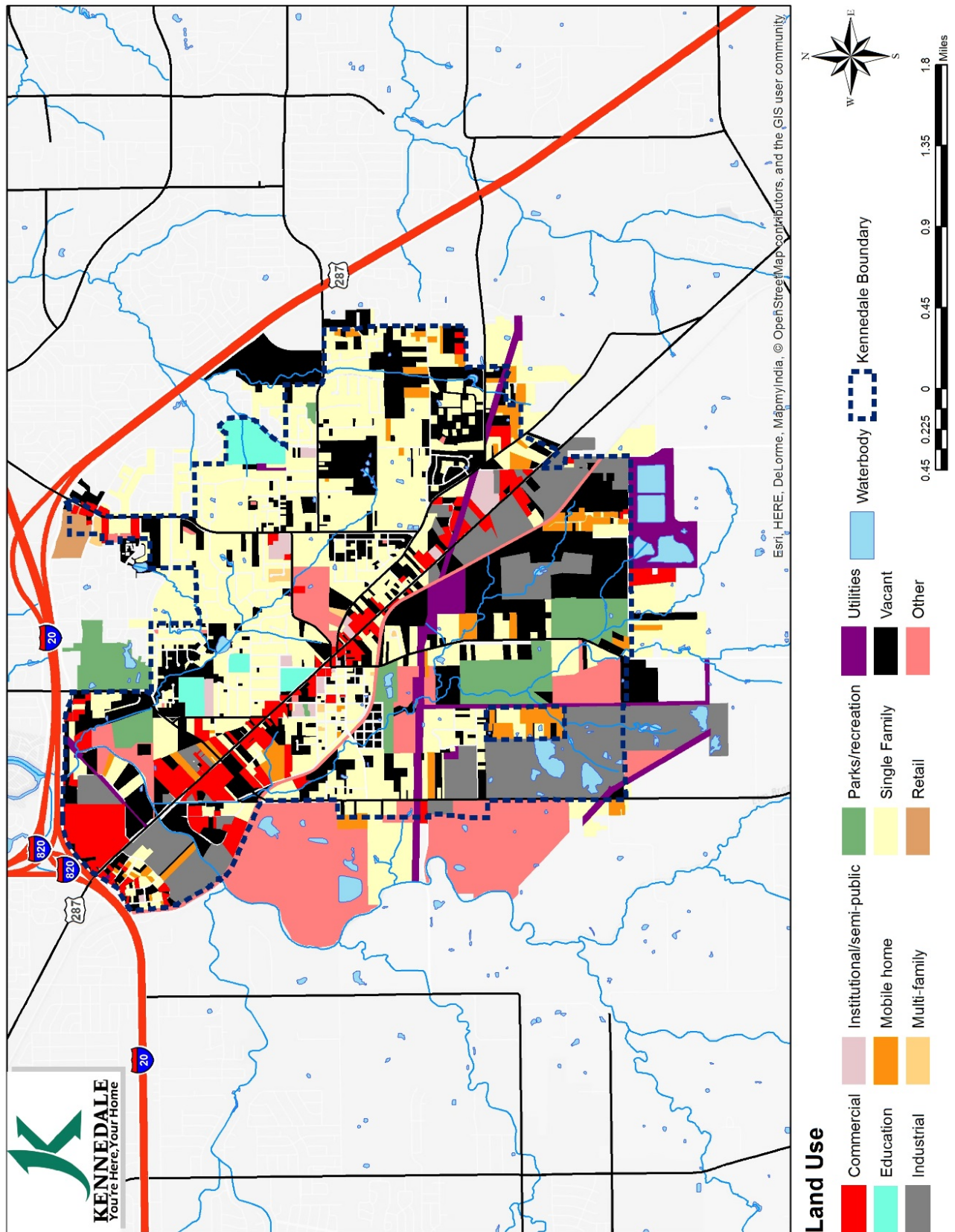
The most dominant land use in the City of Kennedale in 2010 is single-family residential, which constitutes 30 percent of the total area. One of the land use strengths of the City is the availability of vacant lands, with 293 parcels. Another dominant land use is industrial, with about eleven percent of the land area coverage. A complete list of land uses in the City with their parcel count, area, and percentage is provided in Table 7.

Table 7. Land Use Category with Counts and Area

Category	Counts	Acres	Percentage
Cemeteries	2	43.48	0.82%
Commercial	107	281.15	5.32%
Communication	1	0.88	0.02%
Education	4	80.49	1.52%
Group quarters	1	2.71	0.05%
Industrial	29	574.30	10.87%
Institutional/semi-public	14	51.22	0.97%
Landfill	2	496.61	9.40%
Mobile home	50	173.84	3.29%
Multi-family	7	14.54	0.28%
Parks/recreation	7	264.58	5.01%
Railroad	5	44.20	0.84%
Ranch land	15	147.16	2.79%
Residential acreage	3	68.78	1.30%
Retail	1	26.07	0.49%
Single family	264	1629.51	30.85%
Small water bodies	8	18.66	0.35%
Under construction	6	2.82	0.05%
Utilities	20	229.36	4.34%
Vacant	293	1098.35	20.80%
Others	3	32.84	0.62%
Grand Total	842	5281.57	100

Figure 4 shows the locations of particular land uses within Kennedale's city limits.

Figure 4. Land Use in the City of Kennedale

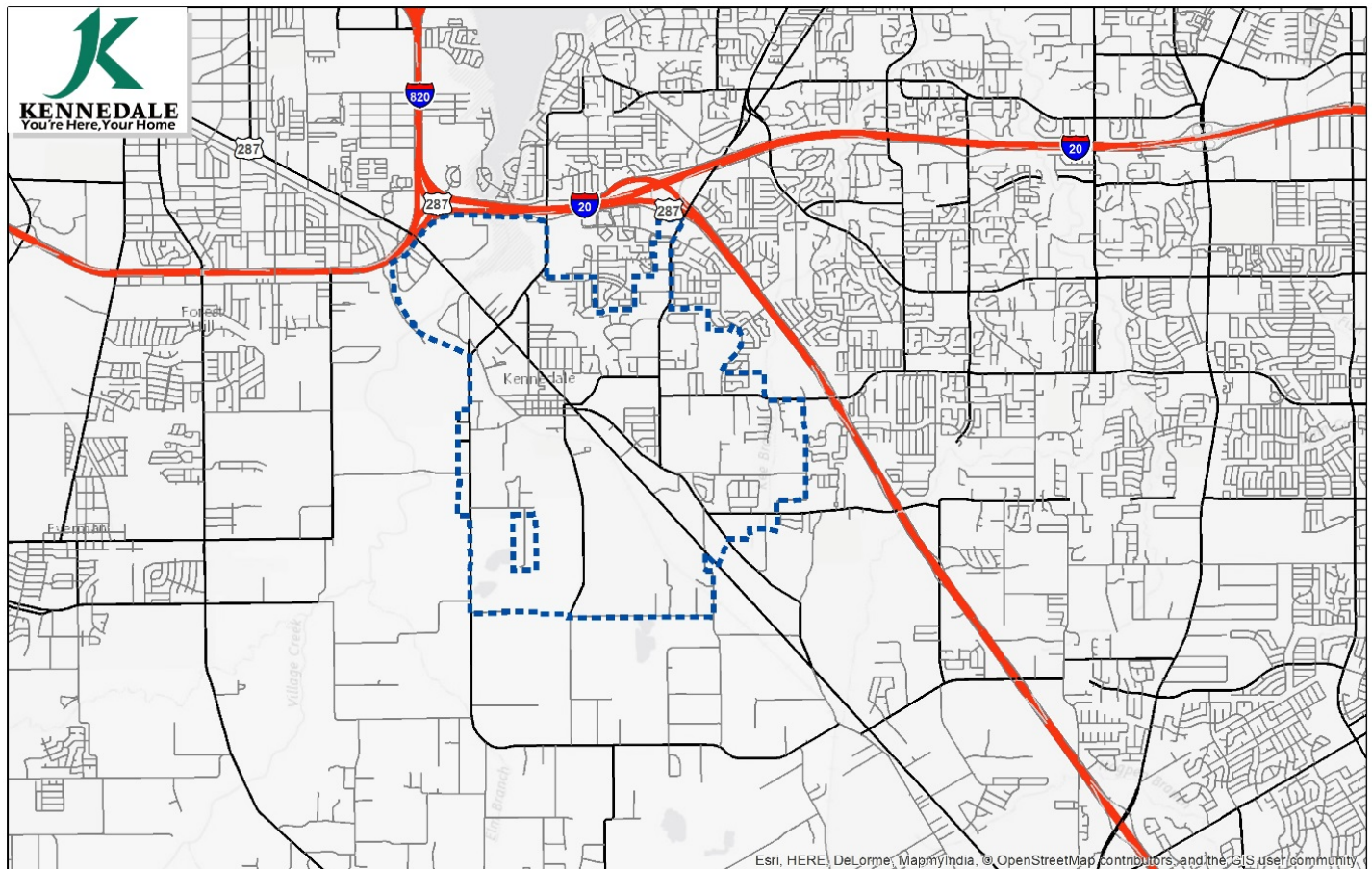


Transportation Analysis

The City of Kennedale is located along the Fort Worth and New Orleans Railway (Union Pacific Railroad) and Mansfield Cardinal Road. Kennedale Parkway (State Highway 287 / SH-287) experiences heavy traffic throughout the day. It is an undivided five lane (four travel lanes and a continuous center turn lane) main arterial. A series of two-lane rural arterials or collectors feeds into the arterial. It runs through the City which results in a high potential to have commercial corridors along it. Moreover, SH-287 connects the City to I-20 in the north, which provides regional connectivity to large cities such as Dallas and Fort Worth. In addition, in areas near the City of Arlington, the roads have an urban avenue character. The racetrack facilities in Kennedale are located along New Hope Road between downtown and Hudson Village Creek Road, and these create traffic congestion on specific event days.

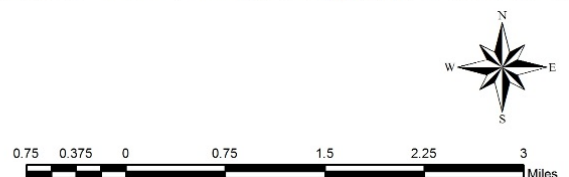
The closest public airport to Kennedale is the Fort Worth Spinks Airport, which is located 14 miles away. Additional airport services are located 29 miles away at the Dallas-Fort Worth International Airport.

Figure 5. Roadways in and around Kennedale



Transportation

- KENNEDALE Kennedale Boundary
- HIGHWAYS
- MAJOR ARTERIAL
- MINOR ARTERIAL
- OTHER



Chapter 3: Inventory of Parks and Facilities

In order to meet Kennedale’s current and future park and recreation needs and to ensure adequate park distribution, an analysis of Kennedale’s current park system, park locations, and park inventory has been conducted. This study aids in determining what standards for parks and recreation have been met, and which standards need to be achieved over the next few years. Factors evaluated include park classification, location, service area, size, amenities, condition, and natural areas.

Park Inventory

The City of Kennedale currently maintains three neighborhood parks and one community park. Railroad Park is still under the conceptual design phase, but the other parks are built and their facilities are listed below:

Table 8. Rodgers Park Inventory

Asset Component	Initial Quantity	Useful Life (Years)	Overall Condition Rating
Playground Equipment / Benches / Tables	1	15	New
Fence (Wood)	1	10	New
Basketball Court	1	25	New
Concrete Trail	1	25	New
Decorative Signage	1	20	New
Drinking Fountain	1	15	New
Monument Plaques	1	20	New
Sanitation Station	1	15	New
Trash Cans	5	15	New



Table 9. Town Center Park Inventory

Asset Component	Initial Quantity	Useful Life (Years)	Overall Condition Rating	Asset Component	Initial Quantity	Useful Life (Years)	Overall Condition Rating
Pavilion	1	25	New	Lighting	6	25	New
Marquee Sign	1	20	New	Drinking Fountain	1	15	New
Flag poles	2	25	New	Sound System	1	10	New
Light Poles	6	25	New	Fountain (Decorative)	1	20	New
Fence Wrought Iron	N/A	25	New	Concrete Trail	1	25	New
Benches	12	15	New	Decorative Signage	1	20	New
Trash Receptacles	11	15	New	Monument Plaques	2	20	New
Picnic Tables	8	15	New	Playground (5-12yr old)	1	10	New
Clock Tower	1	25	New	Playground (2-5yr old)	1	10	New
				Public Art	3	15	New

Table 10.1 Sonora Park Inventory (224 S New Hope Rd)

Asset Component	Initial Quantity	Useful Life (Years)	Overall Condition Rating	Asset Component	Initial Quantity	Useful Life (Years)	Overall Condition Rating
Restroom Facility	1	25	New	Decorative Signage	3	20	Good
Walking Trail	1	25	New	Metal Railing	1	15	Good
Benches (For Trail)	6	15	New	Metal Railing	1	15	Good
Low Water Crossing for Trail	1	25	New	Monument Plaques	1	20	Good
Pavilion	1	25	New	Park Benches	6	15	New
Spray Park	1	25	New	Picnic Tables	8	15	New
Fishing Pier	1	25	New	Picnic Tables	8	15	Good
Horseshoe Pit / Washer Court / Disc	1	20	Good	Pond Fountain (Decorative)	2	10	Good
Playground	1	15	New	Trail Bridge	1	25	New
Benches	2	15	Good				

Table 11. Sonora Park Inventory (Ballpark at (200 Village St)

Asset Component	Initial Quantity	Useful Life (Years)	Overall Condition Rating
Ball Fields / Fence / Backstop	3	20	Good
Concession / Restroom	1	25	Poor
Score Boards	3	20	Poor
Bleachers	6	20	Good
Dugout Benches	6	15	Good
Dumpster Pad	1	25	Good
Field Lighting	17	25	Poor
Maintenance Building	1	25	Poor
Picnic Tables	2	15	Good
Score Keepers Stand	3	20	Poor
Restroom facility	1	25	Good

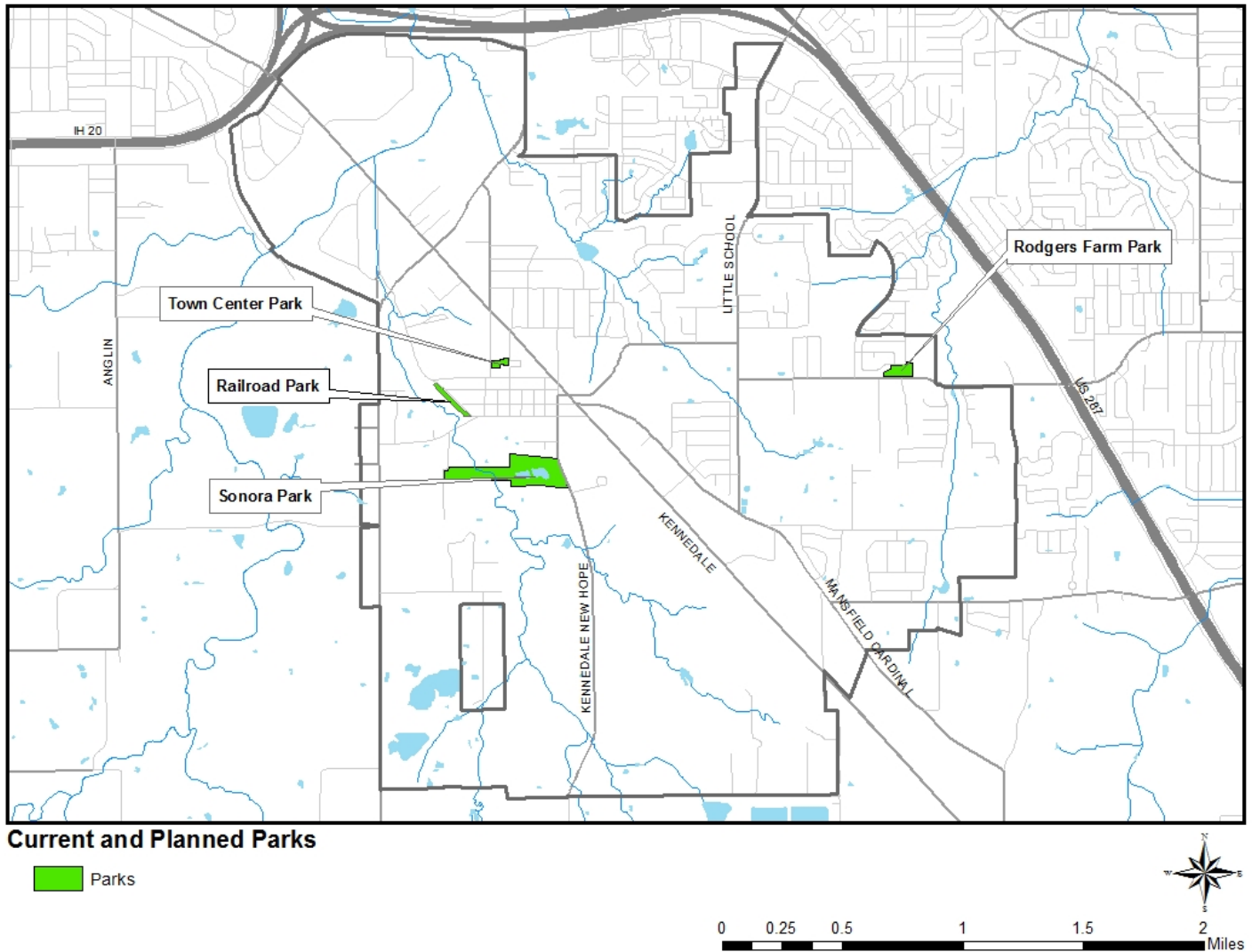
Facility Inventory

The table on the following page shows the type and quantity of park and recreation facilities developed and maintained by the City of Kennedale. It should be noted that some facilities (noted with an asterisk) are located on Kennedale High School Grounds, and may be considered as semi-public. The City of Kennedale may need to consider this limitation when implementing the needs assessment standards.

Table 12. Facility Inventory

Facility Inventory	
Facility type	Existing facilities
1/4 mile running track	0*
Amphitheater	0
Ball field (baseball, youth)	1*
Ball field (softball, youth)	1*
Ball field (t-ball)	1
BMX track (standard ABA certified)	0
Court (badminton)	0
Court (basketball, full court)	0.5*
Court (basketball, half court)	1*
Court (handball)	0
Court (horseshoe)	1
Court (multipurpose)	0*
Court (racquetball)	0
Court (shuffleboard)	0
Court (tennis)	0*
Court (volleyball)	0*
Court (washer)	1
Disc golf course	1
Dog park	0
Field (football)	0*
Field (multi-use)	0*
Field (soccer)	0
Fishing piers / wildlife viewing station	1
Gymnasium	0*
Outdoor fitness / exercise equipment	0
Park bench	26
Picnic shelter (pavilion, large)	2
Picnic table (sheltered)	12
Picnic table	14
Playground	4
Pool (outdoor)	0
Recreation center	0
Restrooms	2
Rock climbing wall	0
Senior center	1
Skate park (full-sized, 17,000+ sq. ft. footprint)	0
Skate park (small, 7000 sq. ft. footprint)	0
Splash pad	1
Trail (natural surface, per mile)	0
Trail (paved, per mile)	1.36
Water features	3
*Other facilities may exist at a Kennedale school, but may not be open to the public or user preference goes to students.	

Figure 6. Current and Planned Park Locations



Chapter 4: Analysis of Parks, Trails and Facilities

Introduction

This chapter contains the park classification, inventory, standards, and needs assessment upon which the recommendations of this Parks Master Plan are based.

Parks Classification

A successful and sustainable park system is made up of many different kinds of parks, which vary greatly in size and in function. It is important to be able to classify and inventory these different parks in order to assess whether community needs are being met. The following descriptions are based on an oft-cited report by the National Recreation and Park Association, “Park, Recreation, Open Space and Greenway Guidelines” (1995).

Mini Park

Mini parks are the smallest of all the types of parks, typically ranging in size from 2,500 square feet to one acre. These parks are located within a ¼ mile walking distance of the area they service, and provide limited recreational needs. Due to their small size, they are usually nestled closely into developed areas with little buffering between uses.

A typical mini park may include the following facilities:

- Playground
- ½ basketball courts
- Open play area
- Picnic tables
- Grills
- Benches



Figure 7. A Typical Mini Park

Source: Chapel Hill Comprehensive Parks Plan

Neighborhood Park

Neighborhood parks are the basic unit of the park system. They range in size from approximately 5 to 10 acres, and serve a $\frac{1}{4}$ to $\frac{1}{2}$ mile radius – still a walkable distance. Ideally, all residential areas within the City should fall within one of these radii. Neighborhood parks provide a range of activities of interest to multiple age groups. Although the park size is still somewhat small, the NRPA suggests keeping half of the site undisturbed to act as a buffer zone between the park and other uses.

A typical neighborhood park may include the following facilities:

- Playground
- Court games
- Informal playing field
- Trails / walkways
- Picnic shelters
- Picnic tables
- Grills
- Benches
- Parking



Figure 8. A Typical Neighborhood Park

Source: Chapel Hill Comprehensive Parks Plan

Community Park

Community parks provide recreation activities for several neighborhoods or sections of the community. The range of facilities may even support tournament competitions as well as passive recreation. These parks usually range in size from approximately 20 to 50 acres and serve a radius of one to two miles. The NRPA suggests that half of the park site be developed for passive recreation, and this area doubles as a buffer mechanism around the park and between active site facilities. These parks should also have a varied topography and vegetation, some cleared spaces for active recreation, and preferably be located near a body of water such as a lake, river, or creek.

A typical community park may include the following facilities:

- Basketball courts
- Tennis court
- Baseball / softball field
- Multipurpose field / Soccer field
- Amphitheater
- Picnic shelters
- Picnic tables
- Grills
- Benches
- Nature trails
- Restrooms / concessions
- Parking
- Playgrounds
- Disc golf
- Paddle boat / canoe harbor
- Fishing pier / boat dock



Figure 9. A Typical Community Park

Source: Chapel Hill Comprehensive Parks Plan

Regional Park

Regional parks are the largest park classification, ranging in size from approximately 50 to 1,000 acres. They can serve several communities or the entire county, and are typically located on land chosen as nature preserves and where there are natural water features. There are therefore diverse land formations and a wide range of activities provided. The NRPA suggests that the majority of the park site be reserved for passive recreation.

A typical regional park may contain the following facilities:

- Environmental center
- Primitive camping
- Nature trails
- Observation deck
- Picnic shelters
- Picnic tables
- Grills
- Restrooms / vending
- Beach
- Swimming
- Fishing piers / boat docks
- Parking



Figure 10. A Typical Regional Park

Source: Chapel Hill Comprehensive Parks Plan

Linear Park

Linear parks, or greenways, are areas developed for one or more modes of non-motorized, recreational travel, such as bicycling, walking, and hiking. Also known as greenways, linear parks should be at least 10 to 12 feet wide, and may be constructed of paved or a more natural surface. These parks are generally left in a natural state, and usually follow built or natural corridors such as utility rights-of-way, roads, rail corridors, or rivers and streams. Ideally, linear parks should link other components of the park and recreation system, such as other parks, recreation centers, or public gathering spaces.

Greenway Trails

Greenway trails are to be the key feature of the trail network system. By utilizing the floodplain areas of local tributaries, the greenway trail system can act as a safe and scenic way to walk from nearly anywhere in the City to another. A key component of this trail network is to connect with other trail networks in the area, including Arlington's and possibly Fort Worth's.



Figure 11. Example of a Greenway Trail

Source: Leon Creek Greenway, San Antonio, Texas

Trail Support Facilities

Trailheads

Trailhead facilities include parking areas, toilets, water (if available) and a trailhead kiosk sign. The kiosk is a place trail users can pick up literature and find the rules and regulations for the area.

Trail Signs

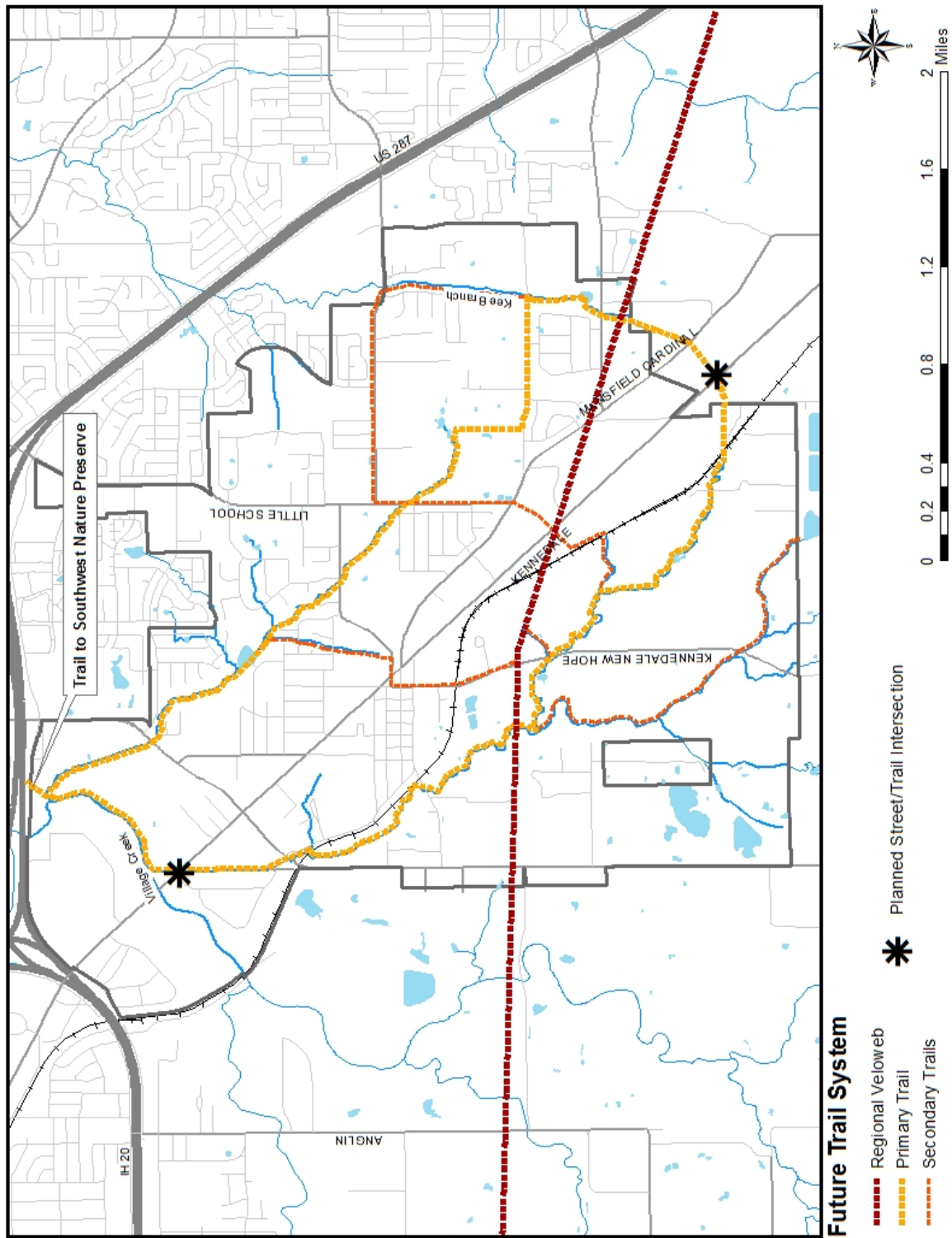
Trail signs provide direction, mileage or educational information. The trail should be measured in order to determine the length of the trail and any side trails. Distances should be rounded to the next tenths of a mile. Standard highway signage identifying the trailhead must conform to the Manual on Uniform Traffic Control Devices (MUTCD). Trail user groups need to work with the managing government agency for approval of federal or state highway signage.

Trail signs found in the backcountry providing location, direction and mileage should have 1.0-inch tall letters and numbers. Trail junction signs should have 1.5- to 2-inch tall letters. These signs are generally made of treated wood or decay resistant western red cedar or redwood. Letters and numbers are routed into the boards and the board stained or painted. Names, mileage and directional arrows can be painted white or color-coded to match the paint blazes found on a particular trail. Boards are generally 2" x 6" (2 lines) or 2" x 8" (3 lines) wide and 4' – 6' long.

Trail Bridges

Trail crossings of streams involve a wide variety of opportunities. From placing large rocks in wet areas to building elaborate boardwalks, streams provide opportunities for the trail builder to be creative. However, any bridge that is built must be structurally sound and able to hold the weight of the bridge materials as well as the trail users crossing the bridges. Most trail bridges are built from pressure treated lumber but others have been built of steel and there is now a trend using prefabricated fiberglass bridges that can be carried to the bridge site and the pieces bolted together. Trail builders must work with the land managing agency and follow their regulations and specifications for bridges.

Figure 12. Proposed Trail System



Standards for Parks and Recreation

There have been many studies undertaken to ascertain specific standards for park and recreation service levels, since these can give planners and policy-makers an idea as to what proper service standards are. Well-researched standards provide decision-makers with a starting point as they attempt to ameliorate residents' quality of life.

The standards used for this Parks Master Plan include the National Recreation and Park Association (NRPA) guidelines, the Colorado Small Community Park and Recreation Standards, and the Arlington Park and Recreation Standards. These standards should not be adopted in whole by Kennedale and are simply guidelines. Instead, they should each be adjusted according to the resources and needs of Kennedale.

National Recreation and Park Association

The National Recreation and Park Association (NRPA) published a widely-referenced report named "Park, Recreation, Open Space and Greenway Guidelines" (1995). It is important to note that the classifications and standards used are guidelines and have not been used by the NRPA itself as policy. The NRPA also recommend that each city take into account its own unique context and resources when using their guidelines. Many cities have now shifted to using resident surveys in order to better understand local needs.

Colorado Small Community Park and Recreation Standards

In 2003, this study for the state of Colorado created a new methodology for developing park and recreation standards, since the NRPA standards are recognized as being based on urban models and not necessarily being appropriate for smaller communities of 10,000 residents or less (such as Kennedale currently). The Colorado Small Community Park and Recreation Standards study uses actual levels of resident demand for parks and facilities in order to develop their standards, and this type of methodology can be useful as we contextualize the NRPA standards to Kennedale.

Arlington Park, Recreation and Open Space Standards

The City of Arlington, which borders Kennedale to the north, updated its Park, Recreation and Open Space Master Plan in 2004. In this updated plan, a methodology similar to that used in the Colorado study was employed, using information gathered through resident surveys and other municipalities in Texas. Because Kennedale does not have a similarly detailed database of park and facility demand within its city limits, the Arlington surveys and standards are useful to gauge local resident desires.

Needs Assessment

The needs assessment establishes the type and quantity of park land or facilities required to meet the needs of the City of Kennedale currently as well as in the future, when Kennedale reaches build-out population. This section further explains the methods used to ascertain resident demand for park land or facilities in Kennedale.

Demand

The City of Kennedale's 2005 Parks Master Plan included the results of a citizen's survey which was tabulated in 2005. This survey asked residents to identify which additional park and recreation facilities they would like to have in Kennedale, and their answers divulge information about resident demand. Since the survey results are now 11 years old, final demand calculations were tempered by considering the new facilities provided by the City of Kennedale between 2005 and 2016 that were a response to resident demand. For example, although restrooms were in very high demand in 2005, the City built a restroom facility in Sonora Park in 2007, so demand for a restroom in 2016 would be below very high.

The drawback of this survey is that residents were not asked to provide information about how often people in their household do or would use these facilities, so the methodology used in the Colorado study cannot be used for Kennedale.

Table 13. Kennedale Survey Summary

Kennedale Park Survey Summary:	
What additional facilities would you like to have in Kennedale?	
Facility	Percentage "yes" responses
Adult softball fields	5.4%
Amphitheaters	8.1%
Areas for general play	27.9%
Baseball fields	7.2%
Basketball courts	13.5%
Fishing piers / wildlife viewing station	19.8%
Football fields	0.9%
Horseshoe courts	3.6%
In-line hockey rink / skate park	6.3%
Multi-use paved trails	51.4%
Nature areas	32.4%
Picnic areas	34.2%
Picnic shelters / pavilions	45.9%
Playgrounds	40.5%
Recreation center	37.8%
Recreational vehicle camp sites	1.8%
Restrooms	40.5%

Rock climbing walls	4.5%
Soccer fields	4.5%
Sports practice fields	9.9%
Swimming pools / small water park	29.7%
Tennis courts	10.8%
Volleyball courts	2.7%
Water features	31.5%
Youth softball fields	3.6%

In 2002, the City of Arlington conducted a citizen's survey, of which one question concerned the importance of certain park and recreation facilities to resident households. The City of Arlington and the City of Kennedale border each other, and since the survey results were very similar in citizen demands, his information is a valid source to develop information on possible citizen demands in Kennedale.

Table 14. Arlington Survey Summary

Arlington PROS Plan Survey Summary: How important are the following facilities to your household?				
Facility	Not At All	Somewhat Important	Important	Very Important
Baseball / softball fields	17%	16%	25%	42%
Basketball courts	23%	21%	29%	27%
Disc golf	45%	24%	18%	13%
Fishing	28%	22%	27%	23%
Natural areas	5%	12%	27%	56%
Natural surface trails	6%	13%	32%	48%
Off-leash dog park	32%	16%	20%	32%
Outdoor fitness / exercise equipment	16%	24%	28%	32%
Outdoor swimming pool	17%	16%	26%	41%
Paved trails	7%	14%	33%	46%
Picnic shelters / pavilions	4%	13%	34%	50%
Playgrounds	8%	9%	22%	61%
Recreation center	11%	19%	34%	36%
Sand volleyball	28%	26%	25%	21%
Senior recreation center	34%	18%	26%	22%
Skate park	33%	22%	23%	22%
Soccer / football fields	17%	16%	28%	39%
Splash pads	14%	15%	26%	45%
Tennis courts	26%	20%	27%	27%

The information from both the Kennedale survey and the Arlington Survey are combined in the table below, where Kennedale's final demand level for each facility type is given.

Table 15. Survey Comparison

Facility	Arlington survey demand	Kennedale survey demand	Kennedale demand
Amphitheaters	N/A	Very Low	Very Low
Areas for general play	N/A	Moderate	Moderate
Ball fields (baseball)	High	Very Low	Moderate
Ball fields (softball, adult)	N/A	Very Low	Very Low
Ball fields (softball, youth)	N/A	Very Low	Moderate
Basketball courts	Moderate	Low	Low - Moderate
Disc golf course	Very Low	N/A	Moderate
Dog park	Moderate	N/A	Moderate
Fields (football)	High	Very Low	Low
Fields (soccer)	High	Very Low	Low
Fields (sports practice)	N/A	Very Low	Very Low
Fishing piers / wildlife viewing station	Very Low	Low	Low
Horseshoe courts	N/A	Very Low	Very Low
Nature areas	Very High	High	High - Very High
Outdoor fitness / exercise equipment	High	N/A	Moderate
Picnic areas	N/A	High	High
Picnic shelters / pavilions	Very High	Very High	High
Playgrounds	Very High	Very High	Very High
Recreation center	High	High	High
Recreational vehicle camp sites	N/A	Very Low	Very Low
Restrooms	N/A	Very High	High
Rock climbing walls	N/A	Very Low	Very Low
Skate park	Very Low	Very Low	Very Low
Splash pad	Very High	Moderate	Moderate
Swimming pools	High	Moderate	Moderate
Tennis courts	Moderate - High	Low	Low - Moderate
Trails (natural surface)	Very High	N/A	Very High
Trails (paved)	Very High	Very High	Very High
Volleyball courts	Very Low	Very Low	Very Low
Water features	N/A	High	High

Standards

The tables below show the park land and facility standards from the NRPA, Colorado, and Arlington, as well as the proposed standards for the City of Kennedale, which have been set specifically to meet local demand.

The tables show this demand (total resident demand) as well as need (resident demand minus existing park land or facilities) by the years 2016, 2020, and build-out (approximately 2040). The only type of park land where current need has been met is community park land. Several types of facility needs have been met, but the City of Kennedale still needs substantial increases in many facility types in order to meet current resident needs.

Table 16. Park Needs Assessment

Park Needs Assessment										
Park type	NRPA guidelines (acres per thousand residents)	Arlington standards (acres per thousand residents)	Kennedale standards (acres per thousand residents)	Existing facilities (acres)	Current demand ¹ (acres)	Current need ¹ (acres)	2020 demand ² (acres)	2020 need ² (acres)	Build-out demand ³ (acres)	Build-out need ³ (acres)
Mini	0.25 - 0.5	N/A	0.25	0	1.9	1.9	2.68	2.68	4.25	4.25
Neighborhood	1 - 2	1.31	1	6.73	7.6	0.87	10.72	3.99	17	10.27
Community	3 - 8	3.25	3	26.3	22.8	Met	32.16	5.86	51	24.7
Regional	5 - 10	3.23	3	0	22.8	22.8	32.16	32.16	51	51
Linear	N/A	5.1	3	0	22.8	22.8	32.16	32.16	51	51
Total	10	12.89	10.25	33.03	77.9	44.87	109.88	76.85	174.25	141.22
¹ Based on a population of ~7,600 in 2015.										
² Based on a projected population of ~10,720 in 2020.										
³ Based on a build-out population of ~17,000 in 2040.										



Small Community Park & Recreation Planning Standards

RPI Consulting Inc., Colorado Dept. of Local Affairs, Office of Smart Growth

Table 17-1. Facility Needs Assessment (Part 1)

Facility Needs Assessment											
Facility Type	NRPA guidelines (facilities / 1000 residents)	Arlington standards (facilities / 1000 residents)	Colorado small community standards (facilities / 1000 residents)	Kennedale standards (facilities / 1000 residents)	Existing facilities	Current demand ¹	Current need ¹	2020 demand ²	2020 need ²	Build-out demand ³	Build-out need ³
1/4 mile running track	0.05	N/A	N/A	0.05	0*	0.4	0.4	0.5	0.5	0.9	0.9
Amphitheater	0.05	N/A	N/A	0.05	0	0.4	0.4	0.5	0.5	0.9	0.9
Ball field (baseball, youth)	0.2	0.1	0.61	0.1	1*	0.8	Met	1.1	0.1	1.7	0.7
Ball field (softball, youth)	0.2	0.1	0.61	0.1	1*	0.8	Met	1.1	0.1	1.7	0.7
Ball field (t-ball)	N/A	N/A	N/A	0.05	1	0.4	Met	0.5	Met	0.9	Met
BMX track (standard ABA certified)	N/A	N/A	0.16	0.05	0	0.4	0.4	0.5	0.5	0.9	0.9
Court (badminton)	0.2	N/A	N/A	0.1	0	0.8	0.8	1.1	1.1	1.7	1.7
Court (basketball, full court)	0.2	0.08	0.91	0.1	0.5*	0.8	0.3	1.1	0.6	1.7	1.2
Court (basketball, half court)	0.4	N/A	N/A	0.2	1*	1.5	0.5	2.1	1.1	3.4	2.4
Court (handball)	0.05	N/A	N/A	0.02	0	0.2	0.2	0.2	0.2	0.3	0.3
Court (horseshoe)	0.15	N/A	N/A	0.05	1	0.4	Met	0.5	Met	0.9	Met
Court (multipurpose)	0.1	N/A	N/A	0.1	0*	0.8	0.8	1.1	1.1	1.7	1.7
Court (racquetball)	0.05	N/A	N/A	0.02	0	0.2	0.2	0.2	0.2	0.3	0.3
Court (shuffleboard)	0.5	N/A	N/A	0.05	0	0.4	0.4	0.5	0.5	0.9	0.9
Court (tennis)	0.5	0.14	0.97	0.2	0*	1.5	1.5	2.1	2.1	3.4	3.4
Court (volleyball)	0.2	N/A	0.13	0.05	0*	0.4	0.4	0.5	0.5	0.9	0.9
Court (washer)	N/A	N/A	N/A	0.05	1	0.4	Met	0.5	Met	0.9	Met
Disc golf course	N/A	N/A	N/A	0.1	1	0.8	Met	1.1	0.1	1.7	0.7
Dog park	N/A	N/A	N/A	0.05	0	0.4	0.4	0.5	0.5	0.9	0.9
Field (football)	0.05	0.02	N/A	0.01	0*	0.1	0.1	0.1	0.1	0.2	0.2

Table continued on next page.

Table 17-2. Facility Needs Assessment (Part 2)

Facility Type	NRPA guidelines (facilities / 1000 residents)	Arlington standards (facilities / 1000 residents)	Colorado small community standards (facilities / 1000 residents)	Kennedale standards (facilities / 1000 residents)	Existing facilities	Current demand ¹	Current need ¹	2020 demand ²	2020 need ²	Build-out demand ³	Build-out need ³
Field (multi-use)	0.1	N/A	0.95	0.1	0*	0.8	0.8	1.1	1.1	1.7	1.7
Field (soccer)	0.1	0.08	0.95	0.05	0	0.4	0.4	0.5	0.5	0.9	0.9
Fishing piers / wildlife viewing station	N/A	N/A	N/A	0.1	1	0.8	Met	1.1	0.1	1.7	0.7
Gymnasium	0.05	N/A	N/A	0.05	0*	0.4	0.4	0.5	0.5	0.9	0.9
Outdoor fitness / exercise equipment	N/A	N/A	N/A	0.2	0	1.5	1.5	2.1	2.1	3.4	3.4
Park bench	N/A	N/A	7.69	6	26	46	20	64	38	102	76
Picnic shelter (pavilion, large)	0.02	0.03	N/A	0.1	2	0.8	Met	1.1	Met	1.7	Met
Picnic table (sheltered)	0.5	0.7	0.36	2	12	15.2	3.2	21.4	9.4	34	22
Picnic table	0.9	1.25	6.25	3	14	22.8	8.8	32.2	18.2	51	37
Playground	1	0.13	0.16	1	4	7.6	3.6	10.7	6.7	17	13
Pool (outdoor)	0.05	0.02	0.12	0.02	0	0.2	0.2	0.2	0.2	0.3	0.3
Recreation center	0.04	0.01	N/A	0.02	0	0.2	0.2	0.2	0.2	0.3	0.3
Restrooms	N/A	N/A	N/A	0.3	2	2.3	0.3	3.2	1.2	5.1	3.1
Rock climbing wall	N/A	N/A	N/A	0.02	0	0.2	0.2	0.2	0.2	0.3	0.3
Senior center	0.01	0.01	N/A	0.01	1	0.1	Met	0.1	Met	0.2	Met
Skate park (full-sized, 17,000+ sq. ft. footprint)	0.01	N/A	0.06	0.005	0	0	0	0.1	0.1	0.1	0.1
Skate park (small, 7000 sq. ft. footprint)	N/A	N/A	0.16	0.01	0	0.1	0.1	0.1	0.1	0.2	0.2
Splash pad	N/A	N/A	N/A	0.05	1	0.4	Met	0.5	Met	0.9	Met
Trail (natural surface, per mile)	0.1	0.14	2.33	0.3	0	2.3	0.92	3.22	1.86	5.1	3.74
Trail (paved, per mile)			1.04		1.36						
Water features	N/A	N/A	N/A	0.3	3	2.3	Met	3.2	0.2	5.1	2.1
¹ Based on a population of ~7,600 in 2015.											
² Based on a projected population of ~10,720 in 2020.											
³ Based on a build-out population of ~17,000 in 2040.											
*Other facilities may exist at a Kennedale school, but may not be open to the public or user preference goes to students.											

Chapter 5: Mission and Goals

VISION: *“You’re here, your home – a serene environment to engage the senses and build relations – to preserve, conserve and inspire our community.”*

The focus of this parks and open space master plan is ultimately to meet the needs of both current and future residents by building on the City’s existing assets and identifying new opportunities. It will serve as a guide for the planning and development of Kennedale’s park and open space system for the next ten years.

The Parks, Recreation, and Open Space Master Plan will provide direction to ensure the existing park system is preserved and protected and the future park system is efficiently and effectively planned. The master plan enables planners to assess priorities and establish strategic resolutions toward maintaining and developing future park services.

Goals

1. **Preserve and maintain a viable and balanced open space network**
2. **Promote a healthy green community**
3. **Provide leisure opportunities for all ages**
4. **Expand recreational opportunities in the floodplains of the Trinity River / Village Creek watershed**
5. **Build and enhance community partnerships**
6. **Preserve and enhance the City’s natural, historical, and cultural resources**
7. **Improve and ensure park safety and security**
8. **Ensure that park and open space needs of the City are met currently as well as in the future**

Strategies

Listed below are strategies to help attain the above goals:

1. **Identify and inventory the existing facilities, programs and opportunities.**
This provides a basis for analysis of the available programs and facilities and identifying current trends through citizen survey data.
2. **Develop and implement programs that encourage public participation in both active and passive recreation programs.**
Public participation programs and educational awareness programs lead to a sense of ownership and stewardship of the land. It engenders a feeling of belonging to a community and thereby the City as a whole. It also encourages social interaction and well-being among citizens.

3. **Develop a system of pedestrian and bike-friendly linkages between neighborhoods and the larger Regional Veloweb plan for the Metroplex.**

Connectivity is the backbone of a successful infrastructure. It can be used to link various sectors of the City such as neighborhoods, school districts, parks and other facilities. Integrating trails and linear park systems within the City and extending them to connect to the larger trail systems within the Dallas-Fort Worth Metroplex is another method to invite partnerships with neighboring cities that encourages economic growth and attracts development.

4. **Preserve and protect the City's natural environment and native ecosystems to the greatest extent possible.**

Identify key areas that have historical, ecological and environmental significance to the City (past, present, and future) to highlight the City's dedication to preserving and maintaining a sustainable community. These can be achieved through inventorying locations of historical significance to the City and the community at large, adopting an approved native plant list to promote water conservation and ecological preservation, and adopting landscape provisions within developments to provide aesthetic yet functional streetscapes. Parks provide further alternatives to promote arts and culture within the community and stimulate community engagement.

5. **Expand economic growth and public health through joint programming.**

Working with developers, investors, and school systems to expand and maintain park facilities through incentives and national, state, and local funding paves the way for the City to achieve a healthy community profile. Parks provide the means for children to learn and grow socially, promote economic development within cities, are a proponent of green infrastructure, encourage physical activity, and contribute to climate management.

6. **Proper safety and maintenance of park infrastructure.**

Infrastructure maintenance is an important contributor to quality park facilities. Proper and adequate lighting, emergency call boxes, and trash receptacles at specific locations and along trailhead areas are key to the regular use and functioning of a park system.

Park System

Goals

1. Provide park land and a variety of recreation facilities and programs to meet the changing recreational needs and desires of the City of Kennedale.
2. Continue to maintain and manage the park system to improve the physical form and image of the City of Kennedale.
3. Improve and maintain safety within the park system.

Objectives

- Develop short and long-range programs for expansion and upgrading of Kennedale's park system.

- Provide recreational facilities that address the needs of all age groups, young and old, active and passive, and in all socio-economic categories.
- Acquire park land before the existing vacant land is in its entirety dedicated to development.
- Develop land acquired and dedicated to future parks in a consistent and focused manner.
- Acquire park and open space sites that are prominent and highly visible in the neighborhoods that surround them.
- Utilize landscape design at key City portals and along selected street medians to create an attractive image of the City.

Trail Design

Goals

1. Create a citywide network that is connected to neighboring trail systems.
2. Build accessibility and connectivity for all citizens.
3. Emphasize the character of the City.
4. Improve and maintain safety within the trail system.

Objectives

- Establish an interconnected network of trail systems by connecting various tracts of land to other neighboring trail systems throughout the region.
- Design the trail system to meet national standards for safety and accessibility.
- The trail system shall be designed with the intention to acknowledge the special heritage of the City by giving the trails names that acknowledge notable past citizens of Kennedale.
- The trail system shall be designed by considering safety as its highest priority.

Trail Design Description

Trail design is one of the most important factors to ensure that the trail route offers optimum scenic, geologic, historic, cultural, and biological sites to provide a variety of diverse areas for the trail user to experience. Trail design is the critical component to making the trail sustainable, reducing impacts on the natural environment, and minimizing future trail maintenance.

The National Park Service definition of a sustainable trail is as follows:

- Supports current and future use with minimal impact to the area's natural systems.
- Produces negligible soil loss or movement while allowing vegetation to inhabit the area.
- Recognizes that pruning or removal of certain plants may be necessary for proper trail construction and maintenance.
- Does not adversely affect the area's wildlife.
- Accommodates existing use while allowing only appropriate future use.
- Requires little rerouting and minimal trail maintenance.

Americans with Disabilities Act (ADA) Compliance

The Americans with Disabilities Act (ADA) of 1991 provided legislation to improve access to buildings, parks, and trails, as well as many other aspects of life. Complying with ADA legislation includes more than having a trail or walkway be wheelchair accessible. Pedestrian trails are the only trails that are required to be ADA accessible. Trail surfaces generally should not exceed 5% slopes and have a cross slope of greater than 2%. ADA accessible trails also are required to have a firm and stable surface. Most ADA compliant trails have a paved concrete or asphalt surface, but a hard packed dirt surface without obstructions can be an accessible surface.

Lighting and Emergency Call Stations

Trail lighting and emergency call stations can be utilized in order to make citizens feel more secure while on the trail.

The Regional Veloweb Link

The Regional Veloweb is a Regional Transportation Council initiative promoted by the North Central Texas Council of Governments (NCTCOG), a part of the *Mobility 2040* plan reviewed in January 2016. It is a trail system that consists of a 1,728 mile network of existing and planned off-street, shared-use paths that are designed for use by bicyclists, pedestrians, and non-motorized forms of active transportation within the Dallas-Fort Worth metropolitan area. This network is a means to connect neighboring cities within the DFW region by means of a recreational “interstate”, with planned routes that may be prioritized for future funding grants. The Veloweb trail system is focused on connecting communities, bridging barriers, and also making connections to housing, employment, and entertainment areas within the region.

One of the main benefits of connecting the City’s master plan of trail systems to the Regional Veloweb is the provision of easy access to and green connectivity between neighborhoods, schools, and destination points along the way.

Figure 13, on the following page, is the draft map of the proposed Veloweb network, and Figure 14 is a close-up of it passing through Kennedale to highlight the connectivity benefits.



Figure 13. NCTCOG Veloweb System

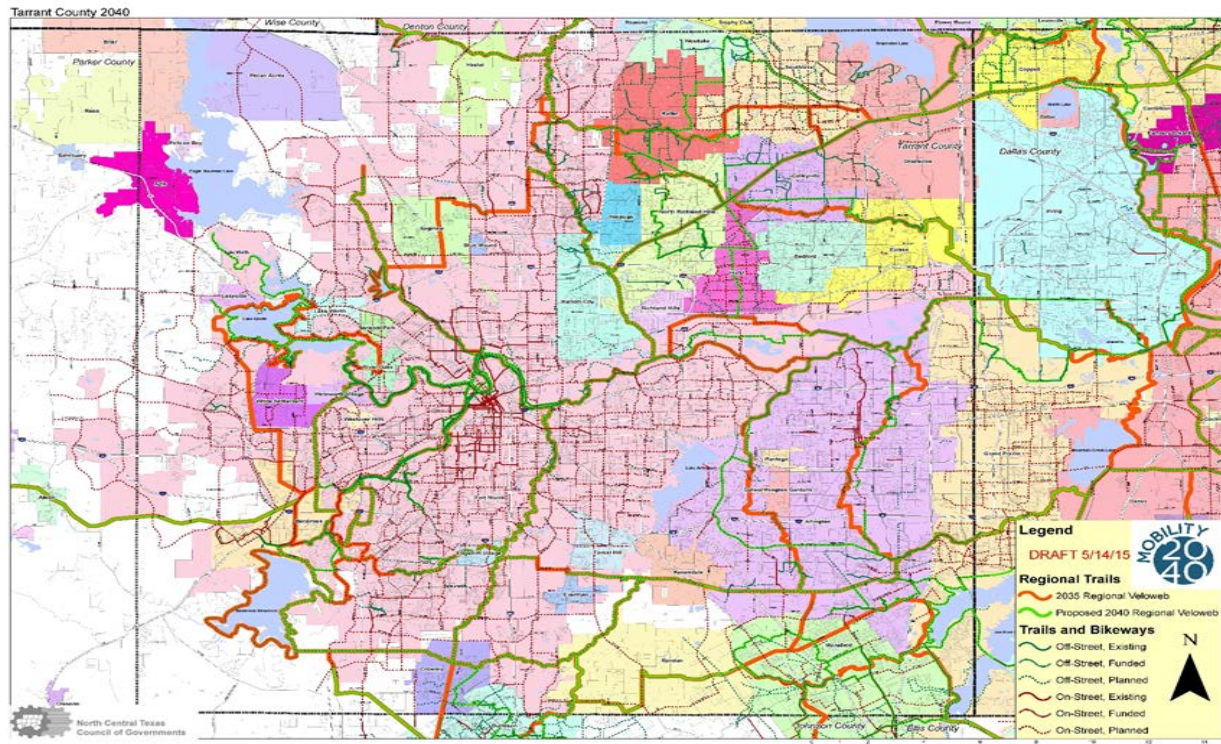
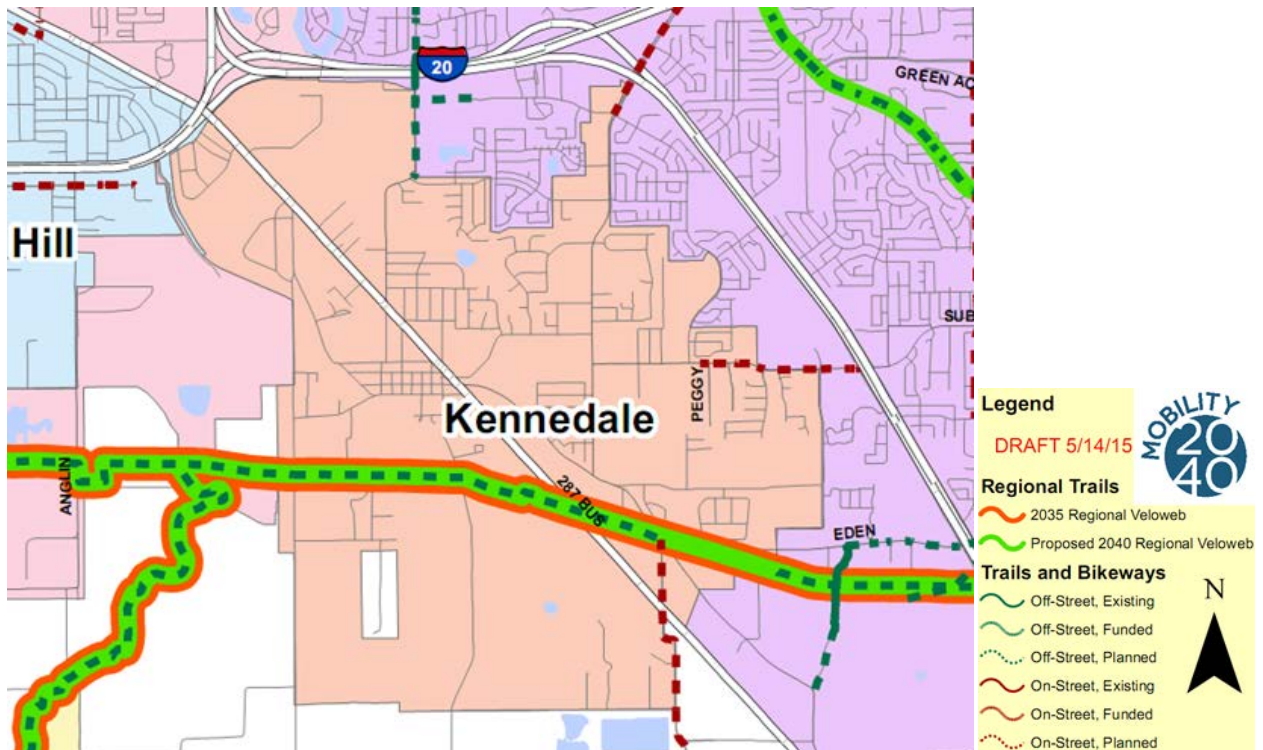


Figure 14. Veloweb through Kennedale



Indoor and Outdoor Recreational Recommendations

The City of Kennedale is ripe with potential in regards to its recreational opportunities. While the current indoor and outdoor facilities are lacking in both size and location to adequately address the current and future needs of Kennedale, the City is in a great position to create policy that will encourage residents and businesses to participate in the movement toward building a better home.

Outdoor Recreational Priorities

The City of Kennedale is primed to have one of the most dynamic park systems across the State of Texas. In order to accomplish this goal, it is important to identify our recreational needs and compare them to external standards. In the previous chapter, these needs were identified in the park and facility needs assessments. In the Park Needs Assessment, it was determined that there is a need for additional park land.

Outdoor Recreational Recommendations

- Acquire park land: The need to acquire park land will always be present within a growing community. As new development occurs, so does the need for more park land for residents. There is a need to acquire park land especially in the western and central portions of the City.
- Develop athletic fields for all sports (game and practice): Additional game and practice fields are a priority in order to meet Kennedale's needs.
- Off leash area: Many cities have devoted park sites for off-leash areas to give pet owners and their domestic animals an area to socialize. The fenced area will primarily be grassy, irrigated open space with room for pets to run around and play with each other while allowing pet owners to supervise without concern of the pets running away. The off leash area can be added to one of the proposed parks.
- Outdoor amphitheater: According to the City of Kennedale standards, there is demand for one amphitheater. The amphitheater can be added to the community park or a regional park.
- Playgrounds: Playgrounds should have a design that is unique to the area, and includes natural components.
- Outdoor exercise equipment: Low-maintenance outdoor exercise equipment should be placed in a linear park with consecutive stations, and should accommodate users with disabilities.

Indoor Recreational Priorities

While there are currently no publicly-owned indoor recreational facilities in Kennedale, there is an opportunity to cooperate with the Kennedale Independent School District (KISD), the Kennedale Youth Association (KYA), and possibly the community center to offer indoor recreational opportunities to residents during the months when weather is not ideal for outdoor activities.

Indoor Recreational Recommendations

- Partner with the KISD to develop more public access to indoor sports facilities such as courts and gymnasiums.
- Partner with the KISD to offer programs during the summer and winter months that will keep the youth active all year long.

- Multi-purpose room: There is no existing city facility which fulfills the need for banquet facilities for large groups. A large room with full-service kitchen facilities is needed within the City to provide a location for banquet-style special events without moving the event beyond city limits.
- Exercise room: This active environment is desirable for many residents, but seniors would prefer a more controlled area. A separate exercise area would be necessary for seniors.

General Recommendations

- Plant additional native trees in parks as necessary for shade, environmental improvement, and aesthetic enhancement.
- Provide park and recreation facilities for all age groups, including teens and seniors.
- Provide a variety of practice fields throughout the park system.
- Improve communication with the public regarding available park facilities and recreation programs.
- Develop a park system maintenance program to improve the equitable distribution of maintenance, renovation of facilities, and addition of new facilities among all parks.
- Implement an Interlocal Cooperation Agreement for Joint Use of Property between the Town and KISD by allowing public use of existing school property for recreation facilities.



Chapter 6: Implementation and Action Plan

Introduction

Kennedale is a small city in terms of population and geographic area. As the City grows to develop a wider range of neighborhoods, age and density patterns have a potential to vary. Some areas of the City are currently developing, and other areas of the City are assessed for future development. While facility standards and levels of service provide a framework for different types of park and open space development, it is important to recognize that priorities in one area of the City may not be the same as in another area.

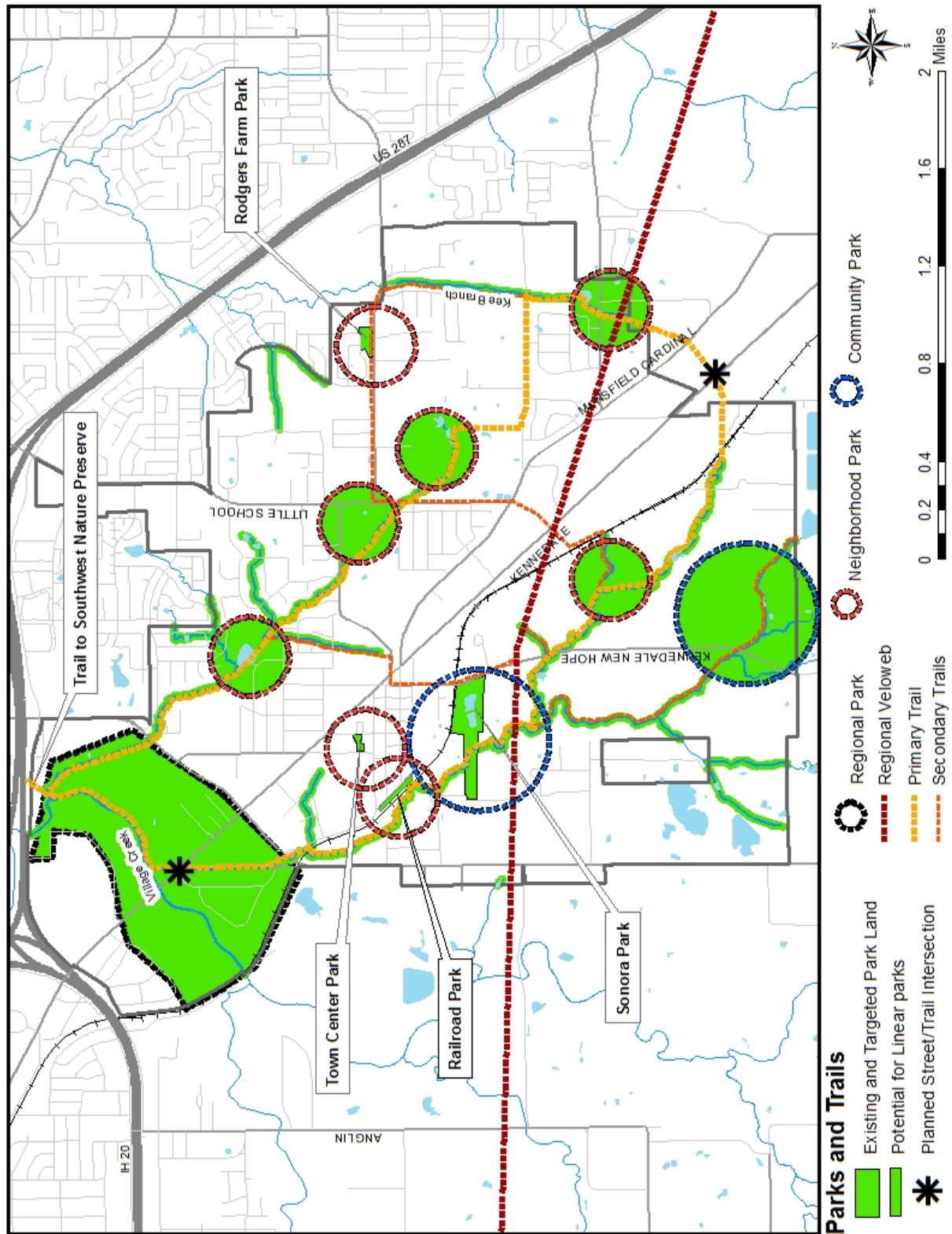
In order to address unique conditions in each area, as the City grows, implementation strategies need to be developed in order to coordinate and oversee the facilities and maintenance of various parks and open space systems within the City at build-out. A full scale comprehensive parks master planning endeavor is necessary so that assets and capital projects are efficiently prioritized and allocated.

The needs assessment has been calculated from the data standards established by the National Recreation and Park Association (NRPA) guidelines, Colorado's Small Community Park Standards, as well as the City of Arlington's standards in order to establish a benchmark for the City of Kennedale. The Parks, Recreation, and Open Space Master Plan will, through a developed trail system, connect major floodplain areas within the City to serve as a continuous main linear park system. Smaller parks will serve open space needs within residential subdivisions. These will cumulatively serve the City based on population density considerations at build-out.

Based on the needs assessment, it was determined that Kennedale will need one additional regional park in the Village Creek area, one community park in the southwest region, and five neighborhood parks dispersed throughout the city. The Railroad Park was not included in the five additional parks because it is already planned, therefore, the area of this park was calculated as part of the current park inventory. This park system will be connected to a primary trail system; either directly or via secondary trails in Figure 15.



Figure 15. Potential Locations for Parks and Trails



Implementation Strategies

Land Acquisition

Kennedale currently has three neighborhood parks and one community park. Acquisition of land should be focused on the expansion of existing parks, creation of new parks, and protection of natural habitat. Land acquisition may include direct purchasing or the establishment of recreational and/or park land easements. The following recommendations target this type of land acquisition.

Donation of land to the City is considered a tax-deductible charitable donation. Most often the original landowner remains on the property. Once an easement is in place, it stays with the land and cannot be moved. The land can also be donated through a living will / trust, which would give the City the same rights to the land, but without the stipulation of conservation.

A fee simple land purchase transfers full ownership of the property, including the underlying title, to another party. It may also be the result of a donation, with tax benefits for the landowner from the donation. They can also be voluntary transactions between a landowner (seller) and purchaser (buyer) through fee titles transfers for the sole purpose of park and open space development. The party that holds the fee title has a long-term responsibility to administer and monitor the title.

Park Land Dedication Ordinance

The City of Kennedale can offer incentives to developers and property owners through land dedications associated with subdivision development. This encourages a stewardship of the local landscape in addition to increasing the economic value of properties within the City. This promotes a both a positive image for the City and an aesthetic advantage that may result in further economic profits.

Conservation Easements

An easement would allow the developers the ability to set aside percentages of land for conservation reasons, such as the preservation for wildlife and riparian corridors within the floodplain areas.

Financing Operations & Maintenance

One method for financing is to adopt a General Sales Tax Revenue and earmark a portion of the sales tax specifically to fund both park land acquisition and maintenance. This can be an especially effective and dependable mechanism.

Another method of revenue generation is through user fees, which are most appropriate when parks are used for:

- a) special events,
- b) entry controlled facilities such as recreation centers, skate parks, bike tracks, swimming pools, etc., and
- c) ball field facilities with centrally organized league play.

Third, impact fees are a type of one-time charge developers pay to help finance their proportionate share of the cost of the roads, parks, schools and other facilities necessary to serve their new developments. A portion of the funds collected would be applied toward the new parks and trails facilities that are to be developed in order to meet the needs the new developments and the ensuing population density increase engenders. The following criteria should be considered should the City adopt an impact fee for any park and open space facility development:

- Statutory limitations
- Other funding options
- Availability of plans and data
- Current levels of service
- Political support, and
- Revenue potential

The amount of the fee must be clearly linked to the added service cost and maintenance of the facilities. The City must make local policy decisions relating to facilities, methodology, exemptions, offsets, benefit areas, and percent cost recovery. They may be addressed toward benefit districts and assessment districts as the local authority's policy determines.

Joint Use Facilities

Partnerships between public / private entities and the public / school districts for joint-use facilities is an advantageous route to be used to further augment the City's park and recreation facilities. This type of agreement between the City and the school system is advantageous to both parties as it can maximize the efficiency of the operations and maintenance costs of each entity.

Park Improvements

Park improvement is vital to ensure that the facilities accommodate the citizens as well as exceed their wants and needs in a park system.

American Disability Act (ADA)

The City of Kennedale is recommended to design, construct, and operate all buildings and facilities so they are accessible to, and usable by, persons with disabilities to the greatest extent reasonable. This means that all new and altered buildings and facilities should be in conformance with the appropriate design standards. It also means that a sufficient number of existing buildings and facilities should be modified to ensure that programs can be provided in an accessible location.

Signage

A good park signage system performs multiple functions: it provides effective information and direction for people to find their way around the park, encourages learning experiences, helps maintain the image of the park, and communicates park rules.

Signage can meet specific needs, target certain areas, and at the same time be kept to a minimum in the park as a whole. It can also provide a sense of place and local pride by incorporating the history of a specific site in the overall design.

Security

The implementation of rules and regulations is designed to inform and educate visitors on the safest and most enjoyable experiences, while ensuring their own personal safety and security while visiting Kennedale's parks.

Kennedale should partner with local law enforcement to provide a proactive response to suspicious and/or emergency situations. Incorporating a security-focused signage system is also encouraged to remind park visitors of Kennedale's expectations regarding the safety of its citizens. Promoting Park Watch programs within the community will increase safety and a sense of belonging and community among the citizens.

Park View / Lighting

There are multiple creative options for lighting the parks in Kennedale while providing a park view for the citizens, enabling the City to attract long-lived activity in the parks as well as local events, while making people feel safe and welcome.

Aesthetically pleasing solar lighting can function as a sustainable measure to provide safety to citizens utilizing the parks. Using solar lighting is cost effective, since the future energy use is free and will save the City thousands of dollars over traditional park lights when installed in new or existing parks.

Park Development

The City of Kennedale has the potential to acquire additional land to expand and improve their parks. A population projection sourced by The North Texas Council of Government predicts that the population will increase to approximately 10,720 residents by 2020. Based on the demographics and geography, new parks have been proposed in addition to expanding and/or improving the existing parks in the City. In utilizing the City's topography, the proposed parks should be developed along the flood plains, with measures to mitigate possible flooding as well add a natural aesthetical appeal to the open space. Refer to Figure 14 for more detail.

Linear Parks

Recent trends in linear park system design across the U.S. focus on abandoned rail lines, allowing municipalities and local authorities to bring green areas into cities as an ecological and sustainable open space connectivity network. The acquisition of abandoned railway rights-of-way is a feasible option for many municipalities. The City of Kennedale has a rail line passing through its center. Besides that, existing creeks and rivers within the City provide a strong basis for future linear green corridor implementations. In recent years, the importance of linear parks as part of the open space needs in cities has increased, as they offer a number of benefits such as non-motorized transportation corridors, space for sports activities, recreational uses, and locations for social gathering. Linear parks generate a vital aesthetic yet practical and long-lasting impression of the City's image to residents and visitors, adding to a sense of place. Therefore, utilizing existing creeks and rivers for future linear park implementations or taking those areas into consideration of expands of green areas is recommended.

As the City of Kennedale expands, emphasizing principles and standards essential for the design and functioning of the linear park establishes guidelines for future park development. The following principles will define the strategic processes for the development of linear parks for the administrative divisions of the City.

A linear park should be a connector between parks through greenways with natural beauty that appeals to the senses (e.g., sunlight, shade, wind, view sheds). It should link schools, shopping places, workplaces, and neighborhoods through non-motorized modes of transportation such as those used on hike and bike trails. Wherever possible, a linear park should protect natural and historic areas of interest within the City. A basic linear park is constituted by three parts: trails, trailheads, and open space. The minimum width of a linear park system is recommended to be 50 feet.

Figure 16. Linear Park Illustration



Park Concepts

Railroad Historical Park

All city park facilities are accessible to the public; however, Railroad Park may serve as an all-inclusive park which would answer the particular needs for physically challenged populations by incorporating ADA standards. Using the railroad theme, a concrete “railway” pathway can encircle the radius of the playground with turf or another artificial surface underneath the playground equipment for wheelchairs to maneuver. According to the theme, sufficient seating and wide walkways on play equipment can allow children with walkers and crutches access the equipment. ADA-compliant swings can be installed for physically challenged visitors. All-weather historical stands or kiosks regarding the historical background of Kennedale can incorporate Braille or voice for blind visitors.

In addition to additional handicap parking for this park, adequate lighting and emergency phone kiosks should be incorporated due to the special needs of the guests. Due to the special features of this park, federal grants, private foundations, and community funding may be available.



Splash Park and Play Fountains

A splash park features age-specific play areas including a water wall, ground sprays, play structures, a magic touch water gun, spray cannons and power geysers. Six touch buttons allow children to interact with the play features.

At maximum capacity, the Splash Factory can pump 2,000 gallons of re-circulated water per minute, enough to fill an average in-ground backyard swimming pool in 11 minutes. To conserve water, the city can install a swimming filter and chlorination system that re-circulates water through the park. Staff monitors and enforces age requirements for the different play areas. A recommended location is southern Kennedale, in new community where gravel pits are located.



Sports Field or Court as Detention Pond

The purpose of a detention pond is to suppress downstream flooding and erosion by reducing the rate of flow. Facilities designed for a single use that are located in more remote places or in open spaces create an opportunity to design them for multiple uses. Since the facility is not accessible or used during rain or severe weather conditions, the detention facility can be natural or hard surfaced with hard edges or a planted edge.



Funding Sources

There are a wide variety of funding sources available to the City of Kennedale that can aid tremendously in making this Master Plan a feasible one. As the search for funding sources is an important and arguably indispensable step in the implementation of this plan, a list of potential funding sources has been developed and can be found in Appendix A.

Appendix A: Funding and Grant Sources

Federal, State, and Organizational Funding

Community Outdoor Outreach Program (CO-OP) Grant

The CO-OP grant provides funding to local governments and non-profit organizations for programming that introduces under-served populations to environmental and conservation programs as well as the Texas Parks & Wildlife Department (TPWD) mission-oriented outdoor activities.

Entergy Open Grants

Entergy's Open Grants Program focuses on improving communities as a whole. They provide funds for projects in the areas of arts and culture, community improvement / enrichment, the environment, and healthy families. These grants are available to communities where Entergy has operations.

Environmental Protection Agency (EPA) Training and Technical Assistance for Small Systems

The EPA competitively awards non-profit organizations which provide training and technical assistance to small public water systems, small wastewater systems and private well owners. The funding can help provide water and wastewater system staff and private well owners with training and tools to enhance system operations and management practices, and support EPA's continuing efforts to protect public health and promote sustainability in small communities.

Patagonia Environmental Grants

Patagonia funds environmental work, and is interested in giving grants to organizations that identify and work on the root causes of problems, and that approach issues with a commitment to long-term change. Funding focuses on organizations that build a strong base of citizen support.

Recreational Trails Grants

The Texas Parks & Wildlife Department (TPWD) administers the National Recreational Trails Fund in Texas under the approval of the Federal Highway Administration (FHWA). This federally funded program receives its funding from a portion of federal gas taxes paid on fuel used in non-highway recreational vehicles. The grants can be up to 80% of project cost with a maximum of \$200,000 for non-motorized trail grants. Funds can be spent on both motorized and non-motorized recreational trail projects such as the construction of new recreational trails, the improvement of existing trails, the development of trailheads or trailside facilities, and the acquisition of trail corridors.

Local Parks Grants

The Local Park Grant Program consists of 5 individual programs that assist local units of government with the acquisition and/or development of public recreation areas and facilities throughout the State of Texas. The Program provides 50% matching grants on a reimbursement basis to eligible applicants. All grant-assisted sites must be dedicated as park land in perpetuity, properly maintained and open to the public.

The Texas Community Development Block Grant Program

This program uses federal Community Development Block Grant (CDBG) funds to provide a variety of assistance to smaller communities. This program is administered by the Texas Department of Agriculture's Office of Rural Affairs.

Community Development Program

This fund distributes the majority of Texas CDBG grants. Funds are awarded once every two years through 24 regional competitions for assistance to eligible cities and counties to address public facilities and housing needs. Eligible activities include infrastructure projects such as sewer and water system improvements, street, bridge, and drainage improvements, and housing rehabilitation. Project beneficiaries must be 51 percent low and moderate income. Grants range from \$100,000 to more than \$500,000, depending on the region. Matching funds are typically required.

Lowe's Charitable and Educational Foundation

The Lowe's Charitable and Educational Foundation works to improve the communities and schools they serve. The foundation supports non-profit organizations and public institutions that support public education and community improvement and has grant funds available for playground projects (\$5,000-\$25,000).

Miracle's Grants for America's Children

Up to \$5 million in grant money is available to schools and parks around the country who want to purchase new playground equipment through Miracle's Grants for America's Children program. Miracle, a playground manufacturer for over 80 years, awards grants for purchase of equipment based on an assessment of the current playground equipment proposal, size of project, and amount of grant funding available.

Shade Structure Grant Program

The American Academy of Dermatology's Shade Structure Grant Program awards grants to public schools and non-profit organizations for installing permanent shade structures for outdoor locations that are not protected from the sun, such as playgrounds. Each grant is valued at up to \$8,000, which includes the structure and installation.

National Park Service Land & Water Conservation Fund

States and local governments are eligible to apply for matching grants to fund public outdoor recreation and areas and facilities.

Let's Play Initiative

Dr. Pepper Snapple Group has made a three-year, \$15 million commitment, as part of KaBOOM!'s Let's Play Initiative, to help construct and improve playground areas. Municipalities and non-profit organizations with a playground or outdoor recreational space that is currently unsafe for children can apply for construction grants. The Initiative also offers Let's Play Completion Grants, which can be used toward the completion or improvement of an existing playground. This grant program has an ongoing

deadline. In addition, there are also opportunities for communities to partner with school districts to apply for Joint Use Grants to open school recreation facilities to the public during non-school hours.

Community Facilities Grant Program

The Community Facilities Grant program is funded by the Department of Agriculture (USDA). This program provides grants to communities with fewer than 20,000 residents to construct and renovate facilities used for public service, health care, recreation, community service, and public safety. Funds are also used to purchase equipment that is needed to operate the facilities. Eligible applicants include non-profit organizations, municipalities, towns, districts and tribal government agencies. Areas with the lowest population and income levels receive higher grant considerations. Up to 75 percent of the project costs are covered by the grant. The amount of funding is dependent on the median income and population of the applicant entity.

Outdoor Recreational Grant Program

The National Park Service (NPS) sponsors the Outdoor Recreational Grant program through the Land & Water Conservation Fund. Grants are used to acquire land and plan and develop recreational areas such as playgrounds, tennis courts, outdoor swimming pools, hiking trails, picnic areas, campgrounds, and boat-launching ramps. Funds are also used to build restrooms, water systems, and other support facilities for the general public. States, cities, counties, and park districts are eligible to apply for these grants, and over the course of NPS's history, more than \$5 billion has been awarded for preservation and recreation grants. Funds are allocated as matching with state grants.

Small Cities Community Development Block Grant Program

The Department of Housing and Urban Development (HUD) sponsors the state-administered Community Development Block Grant (CDBG) program. Grants from this program are used to acquire real estate property for public use, demolish blighted structures, and construct and renovate public service facilities, recreational facilities, and public and private buildings. Funds are also used to support economic development activities including assisting micro-enterprises. Grants are administered by states to cities and counties with fewer than 50,000 and 200,000 residents respectively. Up to 3 percent of the grant can be allocated to cover technical assistance and administrative expense.

Every Day Capacity Building Grants

The National Environmental Education Foundation will provide Friends Groups with grant funds of up to \$5,000 to help build their capacity to serve public lands.

Safe Places to Play

The U.S. Soccer Foundation is accepting Letters of Inquiry for its Safe Places to Play program, which provides grants to organizations to help them build or enhance a field space in their communities. Grants will be awarded for the installation of field surfaces, lighting, and irrigation.

Arbor Day Foundation

TD Green Streets supports innovative practices in community forestry. Through this grant program, municipalities are eligible to receive one of ten \$20,000 grants in support of local forestry projects in low- to moderate-income neighborhoods.

U.S. Fish & Wildlife Service

The Small Grants Program is a competitive, matching grants program that supports public-private partnerships carrying out projects in the United States that further the goals of the North American Wetlands Conservation Act. These projects must involve long-term protection, restoration, and/or enhancement of wetlands and associated uplands habitats for the benefit of all wetlands-associated migratory birds.

National Recreation and Parks Association

A new member benefit for NRPA members, *Fund Your Park* is a crowd funding platform designed exclusively for park and recreation agencies. Selected projects will be profiled on the platform for funding, whether it's for building a new playground or installing trail signs.

Environmental Information Exchange Network Grant Program

The Exchange Network Grant Program provides funding to states, territories, and federally recognized Indian Tribes to support the development of an Environmental Information Exchange Network. The Exchange Network is an internet- and standards-based, secure information systems network that supports the electronic collection, exchange, and integration of high-quality data. Funding for the grant program has been provided through annual congressional appropriations for the EPA.

Environmental Justice Grants

The purpose of the Environmental Justice Grant Program is for EPA to provide financial assistance to support community-based organizations to collaborate and partner with other stakeholders (e.g., industry, government, academia, etc.) to develop and implement solutions that will significantly address environmental and/or public health issues at the local level.

Environmental Justice through Pollution Prevention

The Environmental Justice through Pollution Prevention (EJP2) grant program supports community-based groups across the nation develop collaborative approaches to achieve environmental justice through pollution prevention.

Clean Water Financing

Includes guidance and information about the following programs:

- Clean Water State Revolving Fund (CWSRF) program
- Water Pollution Control Program Grants for states
- Water Quality Cooperative Agreements
- Clean Water Indian Program Grants
- Pollution Prevention (P2)
- Water Grants and Funding
- Watershed Funding

City-Generated Funding Sources

- **General fund expenditures** are primarily used for improvements or repairs to existing parks and facilities. Typically general fund expenditures are for smaller repair and replacement efforts.
- **Bond funds** are primarily targeted toward new facilities.
- **Electric utility partnerships** can be established for utility easement trails. This partnership typically does not involve monetary contributions; however, it does include use agreements for easements held by utility companies.
- **Water utility bill contributions:** Residents of the city can choose to add a small amount to their water collection bills to fund park improvements. In this way, the City of Austin has raised almost \$50,000 for the city's parks and libraries since 2013.
- **Half cent sales tax funds:** Using this source, the City of Mansfield was able to raise \$3.4 million in 2007.
- **Park donations funds** can be used for applicable projects, equipment, and general facility improvements.
- **Park development fee funds:** This type of funding is received from developers for removing quality trees for development. The revenue generated is used to plant trees and to irrigate city properties.



Appendix B: City Policy

Cultural and Natural Landscapes Protection

We recommend the City of Kennedale initiate a Conservation and Development Plan or a Natural Resource Management Ordinance to protect the cultural and natural landscapes. By protecting natural environments and encouraging native landscaping, the City can increase the value of residential and commercial properties within the City, maintain and enhance a positive image for the attraction of new businesses to the City, protect healthy quality trees, and promote the natural and aesthetic qualities of the City.

1. Enforcement of Tree Ordinance

The purpose of this ordinance is to promote site planning which furthers the preservation of mature trees and natural areas, to protect trees during construction, to facilitate site design and construction, and to control the removal of trees when necessary.

2. Encouragement of park land dedication

This will promote neighborhood and community parks intended to serve the people in the proximate areas, protect the interest of current residents, and to manage growth.

3. Preserving and planting of native landscaping and drought resistant plants

The purpose is to provide for the orderly and aesthetic development of the City. By requiring a minimum of landscape elements such as trees, shrubs and ground cover with suitable irrigation, landscaping and buffer yards separate land uses from each other to eliminate or minimize potential nuisances such as dirt, litter, noise, glare of lights, signs, and unsightly buildings or parking areas, or provide spacing to reduce adverse impacts, odor or danger.

4. Protecting geological interest and protected animal species

The creation, enhancement and promotion of suitable natural green space is a strategy for buffering or providing appropriate avoidance measures away from sensitive ecological areas. A survey of the City can identify existing and possible conservation areas.

5. Conservation and enforcement of natural resources

Residents and officials can actively participate in conserving and protecting the City's natural resources: green belt watershed, ground and surface water resources, and aquatic habitats. Staff can provide an environmental education center or information classes on how proper maintenance and disposal practices can reduce risks to surface and groundwater resources and promote water conservation.

Park Land and Linear Park Dedication Ordinance

The City of Kennedale imposes a fee in lieu of park development. We recommend the City of Kennedale revise their ordinance to provide a park land dedication. The park land dedication requirement would apply to subdivision developers or builders and would mandate a dedication of land for a park and/or pay a fee to be used by the government entity to acquire and develop park facilities (the choice should be the City's to make).

Table 20. City Park Land Dedication

CITY ORDINANCE	MANSFIELD	ARLINGTON	BENBROOK
Ordinance	Parkland Dedication Ordinance (2011)	Parkland Dedication	Ord. 1231§1; Ord. 1203§1
Zoning and/or Dedication Guidelines	Section 156 Park Land Dedication & Development Fee	Section 6.7.2. C and D; 10.4.20	16.04.045
Timing of Requirement	Prior to final plat or issuance of building permit	Plat application to city	Filing Plat
Land Requirements	Park land dedication requirements and park development fee assessments are based upon the mathematical formulas and allocations set forth within the plan.	Park land dedication requirements and park development fee assessments are based upon the mathematical formula and Parks & Recreation Director review	Park land shall equal one acre for each one hundred proposed dwelling units
Conveyed	Recorded Land Survey to City	Title or purchase agreement (sale)	General Warranty Deed
Land Assessment	Director of Parks and Recreation	Determined by Parks & Recreation Director	Determined by Planning and Zoning/Community Development
Fee in lieu of land	Yes	Yes	Yes
Fee Assessment	Calculation	Calculation	Calculation
Deposit	Mansfield Park Facilities Development Corporation (MPFDC)	Park Development Fee Ordinance	Park land Dedication Fund

Table continued on next page.

CITY ORDINANCE	MANSFIELD	ARLINGTON	BENBROOK
Additional Requirements	Rare, historic or endangered natural areas priority, outside floodplain, access to public street, no dump site	Outside floodplain, ready access to public street, walkway, public utilities underground	Suitable, ready access to public street, located in flood plain acceptable, drainage areas
Fee usage	Acquire or leasing of park land and development of parks	Maintenance bond for parks	Only for acquisition or park improvement
Comprehensive Plan Standards	Yes	Yes	Yes
Credit for Private Park	Yes, discretion of city	Yes, discretion of city	Yes, discretion of city
Appeal	Planning and Zoning Commission	Parks and Recreation Director	Planning and Zoning Commission
Non-residential park land dedication	No	Yes	No
Park land dedication in ETJ	Yes, subdivision	Yes, subdivision	Yes, subdivision
Updated	Every 3 years	Annually	Every 3 years

Floodplain Protection

Floodplains play an important role in natural flood and erosion control. In water management, floodplains filter nutrients and impurities from runoff and benefit wildlife. We recommend the City of Kennedale review their ordinance to protect the floodplains within the City. Working with the Texas Floodplain Management Association (TFMA), the City can protect life, health, and property in the event of flooding.

Community regulations include the following:

- Adopt and enforce a flood damage prevention ordinance,
- Require permits for all types of development in the floodplain,
- Establish natural areas with native vegetation to enhance the natural function of the floodplain,
- Protect existing vegetation and topography within a floodplain,
- Plant trees in the floodplain,
- Restrict structures on a floodplain or ensure that building sites are reasonably safe,
- Require elevation certificates to document compliance,
- Carefully consider requests for variances,
- Conduct field inspection and cite violations,
- Manage stormwater on-site in upland areas to reduce contributions from run-off, and
- Reserve the floodplain for passive recreation activity use only.

City of Kennedale

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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: April 20, 2017

Agenda Item No: REPORTS/ANNOUNCEMENTS - A.

I. Subject:

Staff announcements or reports related to city or regional current events, city or regional news, and updates concerning other boards or City Council action on Commission agenda items

II. Originated by:

III. Summary:

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: April 20, 2017

Agenda Item No: REPORTS/ANNOUNCEMENTS - B.

I. Subject:

Commission member announcements or reports related to city or regional current events and/or city or regional news

II. Originated by:

III. Summary:

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments: