

ECONOMIC DEVELOPMENT CORPORATION
AGENDA
BOARD OF DIRECTORS - SPECIAL MEETING
June 4, 2018
CITY COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
REGULAR SESSION - 6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. REGULAR ITEMS

- A. Consider authorizing the EDC Executive Director to apply for an amendment to the TownCenter PD Ord. #O434
- B. Discussion of change orders for Baker Commercial Services regarding 201 W. Kennedale Parkway, Suite 107

IV. STAFF ANNOUNCEMENTS/REPORTS

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

- A. TownCenter
- B. Oak Crest

V. EXECUTIVE SESSION

- A. TownCenter
- B. Oak Crest

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

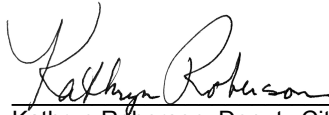
VII. ADJOURNMENT

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 June 4, 2018, Kennedale Economic Development Corporation agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place

convenient and readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.

A handwritten signature in black ink, appearing to read "Kathryn Roberson", written over a horizontal line.

Kathryn Roberson, Deputy City Secretary



KENNEDALE
Kennedale Economic
Development Corporation
www.cityofkennedale.com

STAFF REPORT TO THE BOARD OF DIRECTORS

Date: June 4, 2018

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Consider authorizing the EDC Executive Director to apply for an amendment to the TownCenter PD Ord. #O434

II. Summary:

Discuss amending the zoning ordinance to uses in TownCenter

III. Recommendation:

IV. Alternative Actions:

V. Attachments:

1.	O434 TownCenter PD (compressed)	O434 TownCenter PD (compressed).pdf
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CITY OF KENNEDALE

ORDINANCE NO. 434

AN ORDINANCE AMENDING ORDINANCE NO. 40, AS AMENDED; REZONING PROPERTY WITHIN THE CITY LIMITS OF THE CITY OF KENNEDALE; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City of Kennedale desires to enhance the quality of life in Kennedale by providing an area for retail and service based businesses based on Kennedale's history; and

WHEREAS, the City of Kennedale created the Kennedale Economic Development Corporation to enhance business opportunities in Kennedale; and

WHEREAS, the Kennedale Economic Development Corporation acquired certain property for the purpose of promoting the construction of Kennedale TownCenter, a multi-use development that will include office and retail uses; and

WHEREAS, the Kennedale Economic Development Corporation sought potential developers for the TownCenter project; and

WHEREAS, the Kennedale Economic Development Corporation selected David G. Johnson and Kennedale Town Center, L.P., Spicewood, Texas to develop the Kennedale TownCenter; and

WHEREAS, the City of Kennedale secured approval from the Texas Legislature to create a Municipal Management District to facilitate the development of the Kennedale TownCenter; and

WHEREAS, the Kennedale Economic Development Corporation, the owner of the property located at Lot 1, Lot 2, Lot 3, and a portion of Lot 4A, Block A, of the Kennedale Retail Center Addition, Kennedale, Tarrant County Texas and containing approximately 6.868 acres and a .781 acre right-of-way known as Municipal Drive and being a strip of land located in the Canzada Rose Survey, Abstract 1285, Tarrant County, Texas has filed an application to rezone the property from its present classification of "C-1" Restricted Commercial District to "PD" Planned Development; and

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

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Kennedale on the 16th day of July 2009 and by the City Council of the City of Kennedale on the 13th day of August 2009 with respect to the zoning changes described herein; and

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

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

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

SECTION 1.

The following terms shall have the following meanings when used in this Ordinance:

Developers mean David G. Johnson and Kennedale Town Center, L.P., the entities responsible for the development of the Project on the Property within the intent, scope and purview of this PD Ordinance.

Project means the development named "Kennedale TownCenter" a multi-use development that will include office and retail uses to be constructed on the tracts that comprise the Property.

Property means the 7.649 acres of land which is owned by the Kennedale Economic Development Corporation and is more fully described as 6.868 acres of land known as Lots 1, 2, 3, and a portion of Lot 4, Block A, Kennedale Retail Center Addition, in the City of Kennedale, Tarrant County, Texas, (to be replatted as Lots 1R, 2R, 3R, 4R, 5, 6, 7, and 8, Block A, Kennedale Retail Center Addition) (herein referred to as Lots 1 -8) and a 0.781 acre right-of-way being known as Municipal Drive and being a strip of land located in the Canzada Rose Survey, Abstract 1285, Tarrant County, Texas.

SECTION 2.

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

An approximately 6.868 acre tract, more particularly described as Lots 1, 2, 3, and a portion of Lot 4, Block A, Kennedale Retail Center Addition, in the City of Kennedale, Tarrant County, Texas, (to be replatted as Lots 1R, 2R, 3R, 4R, 5, 6, 7, and 8, Block A, Kennedale Retail Center Addition) and a 0.781 acre right-of-way being known as Municipal Drive and being a strip of land located in the Canzada Rose Survey, Abstract 1285, Tarrant County, Texas, being a total of 7.649 acres, as more particularly described on Exhibit "A" attached hereto and incorporated herein, from "C-1" Restricted Commercial District to Kennedale TownCenter Planned Development District ("KTCPDD") for commercial use with modified restrictions, as more fully described on the Concept Plan, the Site Plan, and Project Descriptions attached hereto as Exhibit "B" and incorporated herein.

SECTION 3.

The use of the Property shall be subject to the restrictions, terms and conditions set forth in the Concept Plan, the Site Plan, and Project Descriptions attached hereto as Exhibit "B" and the Site Plan is hereby approved. The use of the property shall further conform to the standards and regulations of the C-1 Restricted Commercial District, to the extent not modified in this Ordinance and the documents attached as Exhibit "B", and shall be subject to all other applicable regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Kennedale. The KTCPDD is exempt from meeting the requirements of the Business 287 Overlay District and Section 17-420 of the City of Kennedale Code of Ordinances does not apply to the KTCPDD. The property shall conform to the following supplemental standards and regulations, which shall supersede any other requirement to the extent of a conflict:

1. *Permitted Uses.* Sexually Oriented Businesses, as defined in Section 11-203 of the City of Kennedale Code of Ordinances, including the sale of any sexually explicit material, are hereby prohibited. The following uses shall be permitted on the respective lots numbered and identified on the Concept Plan attached in Exhibit "B":

- a. The following uses shall be permitted on Lot 8:
 - i. Farmer's market
 - ii. Flea market (outdoor), with written permission from the City of Kennedale
 - iii. Heliport or helistop
 - iv. Snow cone stand
 - v. Produce stand
 - vi. Utility mains and lines
 - vii. Utility poles and lines
- b. The following uses shall be permitted on Lot 1:
 - i. Large retail store, not to exceed lot coverage described in this ordinance.
 - ii. Boat sales with no outside storage or display.
 - iii. Gun shooting range (indoor) with special use permit only.
- c. The following uses shall be permitted on Lots 1-7:
 - i. *Agriculture/Ranch Uses limited to:*
 - Produce stand
 - ii. *Utility Uses limited to:*
 - Utility mains and lines
 - Utility poles and lines

iii. *Government & Institutional Uses limited to:*

Government office

Hospital providing medical/dental offices, medical laboratories, and emergency clinics only

Library

Museum or art gallery

Police station

School (nursery or kindergarten)

School (trade or business)

iv. *Commercial Uses limited to:*

Antique shop

Apparel or Clothing store

Appliance repair shop

Appliance store (retail)

Arcade

Art supply store

Athletic or fitness club

Audio store

Bakery (retail)

Bank or financial institution

Barber or beauty shop

Bicycle sales and repair

Book store

Bowling alley

Brewery with food sales
Business office
Camera store (retail)
Carpet store (retail)
Child care center or facility
Computer store (retail / service)
Dental clinic or office
Department store
Electronics store (retail)
Employment agency
Florist shop
Furrier
Furniture store (retail)
Game hall with food sales
Gift or novelty shop
Grocery store
Gunsmith shop
Hardware store
Hobby shop
Insurance sales office
Jewelry store
Laboratory, medical or dental
Laundry or dry cleaners

Lawnmower sales & service
Leather goods shop (retail)
Lithographic shop
Locksmith shop
Massage establishment
Meat, poultry & fish market
Medical clinic or office
Motorcycle sales, with no outside storage or display
Movie theater (indoor)
Musical instrument store
Newspaper office
Newsstand
Nightclub or dance hall with food sales
Office supply store
Optical clinic or office
Optical dispensary store
Paint sales store (retail)
Pet grooming shop
Pet shop
Pharmacy or drug store
Photography studio
Picture framing shop
Plant nursery

Pool or billiard hall with food sales

Print shop

Private club (serving alcohol) with restaurant

Professional offices

Racquetball court (indoor)

Real estate or leasing office

Recording studio

Rental store

Restaurant or café (with drive through service and outside service restricted to service tables on the sidewalks)

Secondhand store

Shoe or boot store

Sign shop

Sporting goods store

Tack store

Tailor or seamstress shop

Tanning salon

Title & abstract office

Travel agency

Upholstery shop

Veterinary clinic

Video store

Washateria (self-service)

2. *Outdoor Displays.* All outside storage and display is prohibited in KTCPDD, except that street furniture is permitted according to the standards set under this ordinance.

3. *Historic structures.* Historic structures from Kennedale may be located within the KTCPDD, if approved by the City of Kennedale.

4. *Minimum lot size.* The minimum lot size is 15,000 square feet.

5. *Lot coverage.* Notwithstanding the requirements of Section 17-405 of the Kennedale City Code regarding lot coverage, lot coverage shall conform to the approved Concept Plan, Site Plan, and Project Description, attached hereto as Exhibit "B".

6. *Building height.* Notwithstanding the requirements of Section 17-405 of the Kennedale City Code regarding building height, buildings shall not exceed a height of three stories or forty-five (45) feet.

7. *Masonry requirements.* Notwithstanding the requirements of Section 17-405 of the Kennedale City Code regarding exterior masonry construction for "C-1" Restricted Commercial District zoning, all new construction or substantial improvements within the KTCPDD shall be eighty percent (80%) brick, glass, stucco, and cast or cut white stone, except that historic structures moved to the KTCPDD shall be exempt from conforming to the masonry requirements established for the KTCPDD.

8. *Setbacks.* Notwithstanding the requirements of Section 17-405 of the Kennedale City Code regarding required front yard, rear yard, side yard - interior lot, and side yard - corner lot setbacks for "C-1" Restricted Commercial District zoning, the Planned Development zoning herein approved shall require the following minimum setbacks (in feet):

- a. Lots 4, 5, 6, and 7 shall have a minimum front setback of ten (10) feet from the Kennedale Parkway right-of-way.

- b. Lots 1, 2, 3, and 8 shall have a minimum front setback of zero (0) feet.
- c. Rear and side setbacks for all lots shall be a minimum of zero (0) feet.

9. *Access and Parking.* Shared parking shall be allowed, so long as a minimum of 350 parking spaces are provided and so long as parking conforms to the approved Concept Plan, Site Plan, and Project Description, attached hereto as Exhibit "B". Parking areas shall be constructed of asphalt or reinforced concrete. Concrete curbs shall be provided at the edge of all parking areas and around all islands.

The Kennedale Economic Development Corporation and the Developers shall execute and record a reciprocal parking and ingress/egress document for all lots within KTCPDD with the City of Kennedale within 90 days of approval of this Ordinance or within 60 days of approval of the Economic Development Agreement for the Development of Kennedale TownCenter, whichever is later.

10. *Landscaping.* Landscaping along Kennedale Parkway shall include a single row of a minimum 2" caliper Live Oak trees or other native tree species spaced no more than forty feet (40') apart. All other landscaping in the KTCPDD shall adhere to the Landscape Plan, attached hereto as Exhibit "C" and incorporated herein. Landscaping may include Lantana, Rosemary, and Crepe Myrtle. Landscaping shall be irrigated and shall be maintained in good condition and shall be replaced within a reasonable time period upon death or destruction of the landscaping. Landscape islands and landscaping shall also conform substantially to the approved Concept Plan, Site Plan, Landscaping Plan, and supporting documents attached hereto as Exhibit "B" and "C".

11. *Screening.* Dumpsters shall be screened by split-face walls, a minimum six (6) feet in height. Pad mount transformers shall be screened by vegetation.

12. *Signs.* Except as modified by this Ordinance, signs shall comply with the requirements of Chapter 17, Article VII, of the Kennedale City Code. Sign locations shall conform to the approved Concept Plan, Site Plan, and supporting documents as depicted in Exhibit "B". All signs shall be maintained in a safe, presentable and sound structural and operational condition at all times, including replacing malfunctioning, broken, defective, or missing parts, painting, repainting, cleaning, and performing any other acts required for the maintenance of such sign. All signs and sign supports shall be kept painted or otherwise treated to prevent rust, rot or deterioration. Signs exempted under Section 17-515 of the City of Kennedale Code of Ordinances at the time of approval of this Ordinance shall not be subject to the requirements of this Ordinance. Signs not meeting the standards imposed by this ordinance shall be subject to removal or repair.

a. *Monument signs.* Monument signs, as defined in Section 17-502 of the City of Kennedale Code of Ordinances shall be allowed in the KTCPDD subject to the following requirements:

- i. Monument signs may be placed atop berms of a maximum of two (2) feet in height; monument signs placed on berms may be a maximum of seven (7) feet in height, in addition to the maximum two (2) feet allowed berm height. Maximum total height is measured from the finished grade at the center of the sign.
- ii. Monument signs must have a maximum sign face of fifty (50) square feet per side, excluding sign frame.
- iii. Monument signs, if illuminated, shall be internally illuminated. No exposed neon is permitted.

- iv. Address numbers are required on business monument signs. Address numbers will not count toward the maximum sign face area. The address numbers can be placed in or encroach into the masonry perimeter.
 - v. Monument signs existing in place at the KTCPDD site at the time of approval of the this Ordinance shall not be required to conform to the regulations established by this Ordinance.
 - vi. Monument signs owned by the City may also be located within the allowable space for electronic message boards or electronic message signs.
- b. *Attached signs.* Attached signs, as defined by Section 17-502 of the City of Kennedale Code of Ordinances shall be allowed in the KTCPDD subject to the following requirements:
- i. Each lease or tenant space shall be permitted only one (1) attached sign per exterior elevation. If a can sign is used incidental to a channel letter sign they shall collectively be considered one attached sign.
 - ii. Attached signs may be illuminated with internal lighting. No exposed neon is permitted on external attached signs.
 - iii. Channel letters shall be used. A can sign may be used only if incidental to the channel letter signage.
 - iv. The area of an attached sign shall not exceed twenty percent (20%) of exterior elevation. Sign width and height

shall not exceed seventy-five percent (75%) of surface available for signage.

- c. *Window signs.* Window signs, as defined by Section 17-502 of the City of Kennedale Code of Ordinances shall be allowed in the KTCPDD subject to the following requirements:

- i. The placement of a sticker or decal on windows of establishments in the KTCPDD denoting the hours of operation, services, phone numbers, acceptance of credit cards, and name of business shall be allowed. Lettering on such signs shall not exceed six inches (6") in height. All lettering shall be in a single row if not on a door.
- ii. Illuminated interior window signs are permitted, including but not limited to neon signs, so long as total signage does not exceed ten percent (10%) of glass area.

13. *Utilities and Drainage.* Utilities shall conform to the approved Concept Plan, Site Plan, and supporting documents attached as Exhibit "B". Detailed drainage and utility plans shall be submitted for the entire Project (all phases) for city review and approval of the master plan drawings. For each construction phase, drainage and utility plans shall be submitted with the building permit application to be checked for conformance with the pre-approved master plan drawings.

14. *Fire Lanes and Emergency Access.* Fire lanes and emergency access routes shall conform to the approved Concept Plan, Site Plan, and supporting documents, attached as Exhibit "B", unless approval to deviate from the plan is granted, in writing, by the Fire Marshal.

15. *Sidewalks.* Sidewalks shall be designed and located as shown on the approved Concept Plan, Site Plan, and supporting documents attached as Exhibit "B". Sidewalks shall provide public access to all structures and lots within KTCPDD and shall be coordinated throughout the site.

16. *Driveways and Access.* All driveways and access points shall conform to the approved Concept Plan, Site Plan, and supporting documents attached as Exhibit "B" and shall meet all standards required by local, state, and federal authorities.

17. *Street and sidewalk furnishing and lighting.* The Developers shall coordinate the selection and installation of street and sidewalk furniture, trash receptacles, ash urns, and lighting with the City in order to maintain design continuity and to ensure a high standard of design. Once furnishings and lighting have been selected and accepted by the City, all subsequent phases of construction shall conform to the approved furnishing and lighting styles unless unavailable, in which case an approved equivalent shall be used.

18. *Loading dock regulations for new construction.* Loading docks existing on site at time of approval of this Ordinance may remain. No new loading docks shall be permitted.

19. *Artwork.* An early 1900's period-themed railroad water tank tower shall be allowed and located as designated on the approved Site Plan. The tower may be illuminated and include channel lettering.

20. *Municipal Management District.* No construction for KTCPDD shall commence until final design plans have been approved by the Municipal Management District.

SECTION 4.

The zoning districts and boundaries as herein established have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals and general

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

SECTION 5.

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

SECTION 6.

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

SECTION 7.

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

SECTION 8.

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

SECTION 9.

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

SECTION 10.

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

SECTION 11.

The City Secretary of the City of Kennedale is hereby directed to publish the caption penalty clause publication clause and effective date clause of this ordinance in every issue of the official newspaper of the City of Kennedale for two days or one issue of the newspaper if the

official newspaper is a weekly newspaper as authorized by Section 3.10 of the City of Kennedale Charter.

SECTION 12.

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

PASSED AND APPROVED ON THIS 13th DAY OF AUGUST, 2009.



Bryan Lankhorst

MAYOR

ATTEST:

Katany Suvar
CITY SECRETARY

EFFECTIVE: 9-4-2009

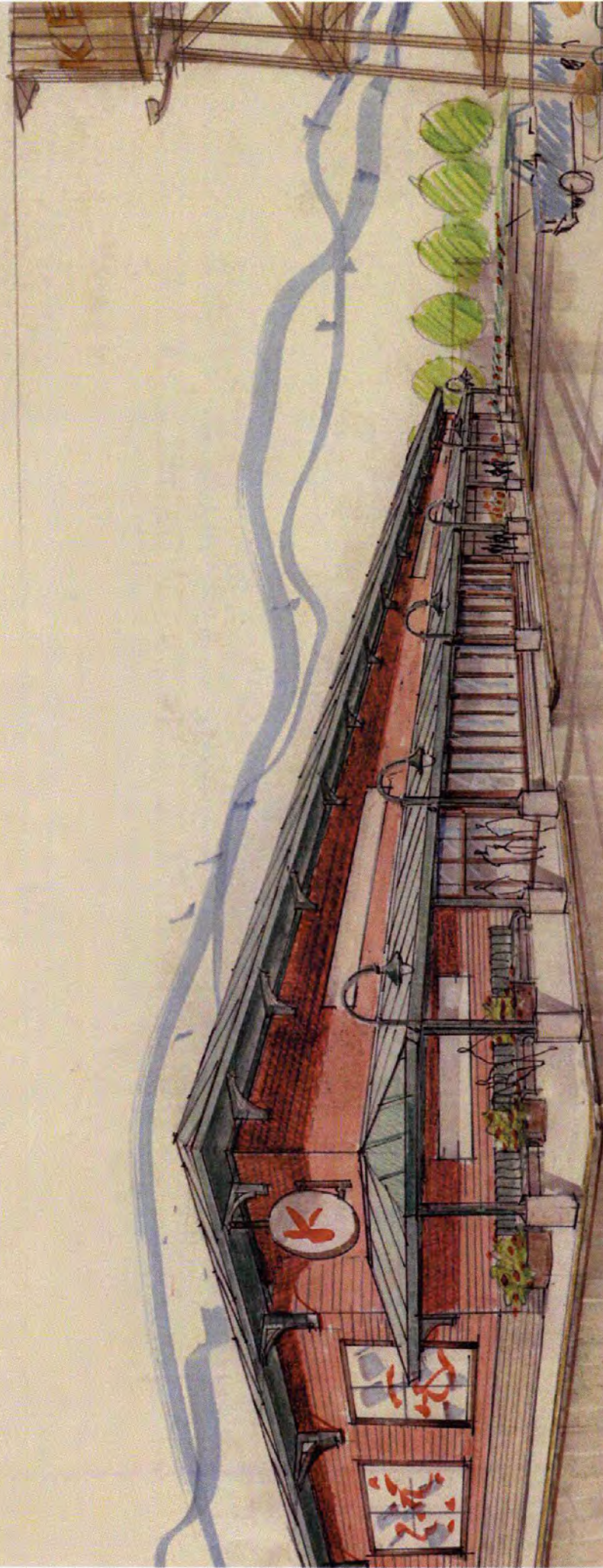
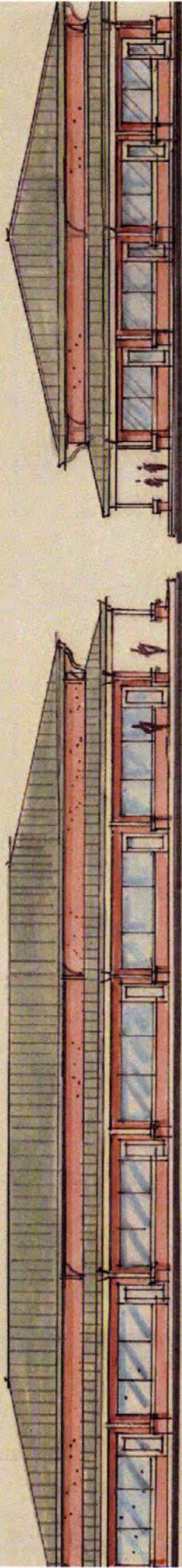
APPROVED AS TO FORM AND LEGALITY:

WkOh
CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

An approximately 6.868 acres of land known as Lots 1, 2, 3, and a portion of Lot 4, Block A, Kennedale Retail Center Addition, in the City of Kennedale, Tarrant County, Texas, (to be platted as Lots 1R, 2R, 3R, 4R, 5, 6, 7, and 8, Block A, Kennedale Retail Center Addition) (herein referred to as Lots 1-8) and a 0.781 acre right-of-way being known as Municipal Drive and being a strip of land located in the Canzada Rose Survey, Abstract 1285, Tarrant County, Texas.

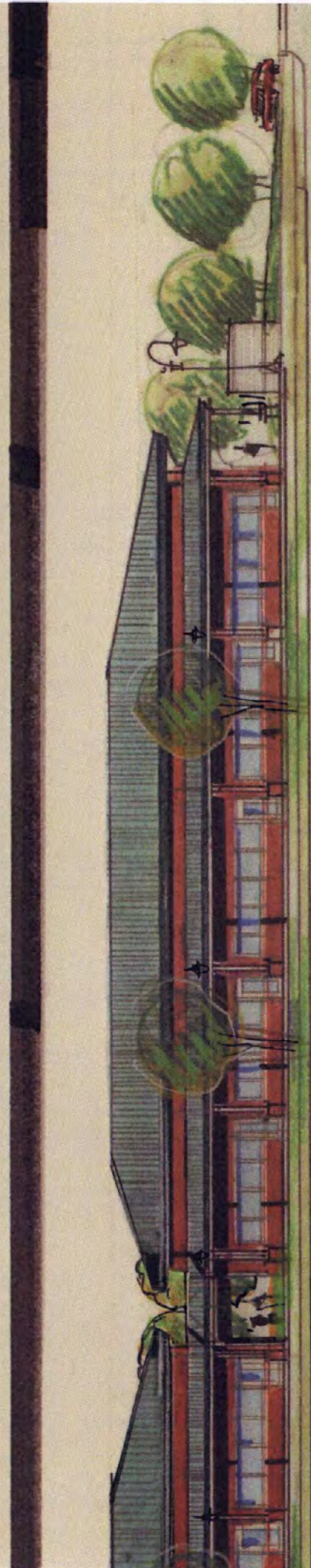
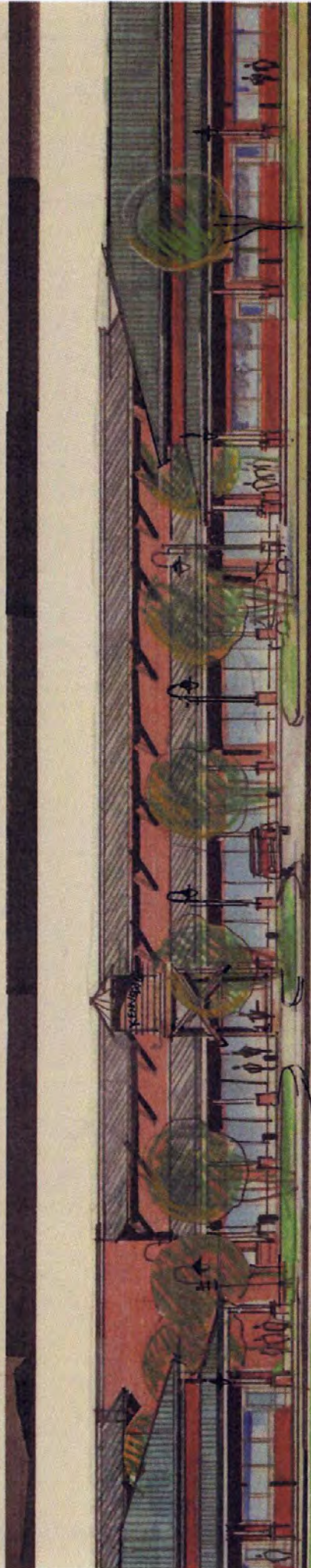
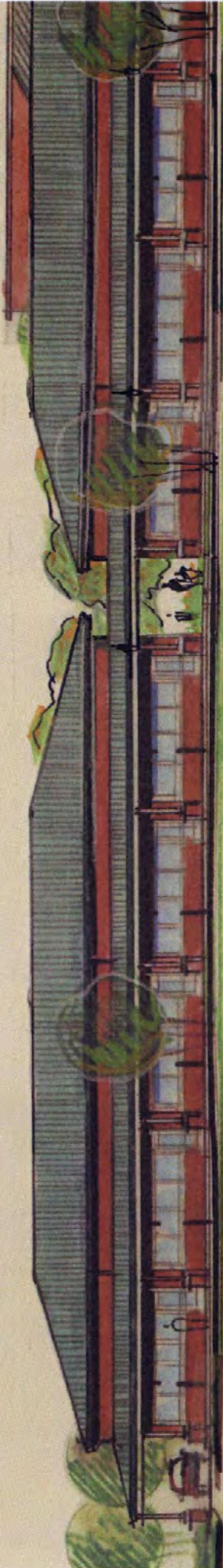
EXHIBIT "B"
CONCEPT PLAN
SITE PLAN
PROJECT DESCRIPTIONS
(PLANNED DEVELOPMENT DISTRICT STANDARDS)



KENNEDALE TOWN CENTER - CYPRESS PROPERTIES



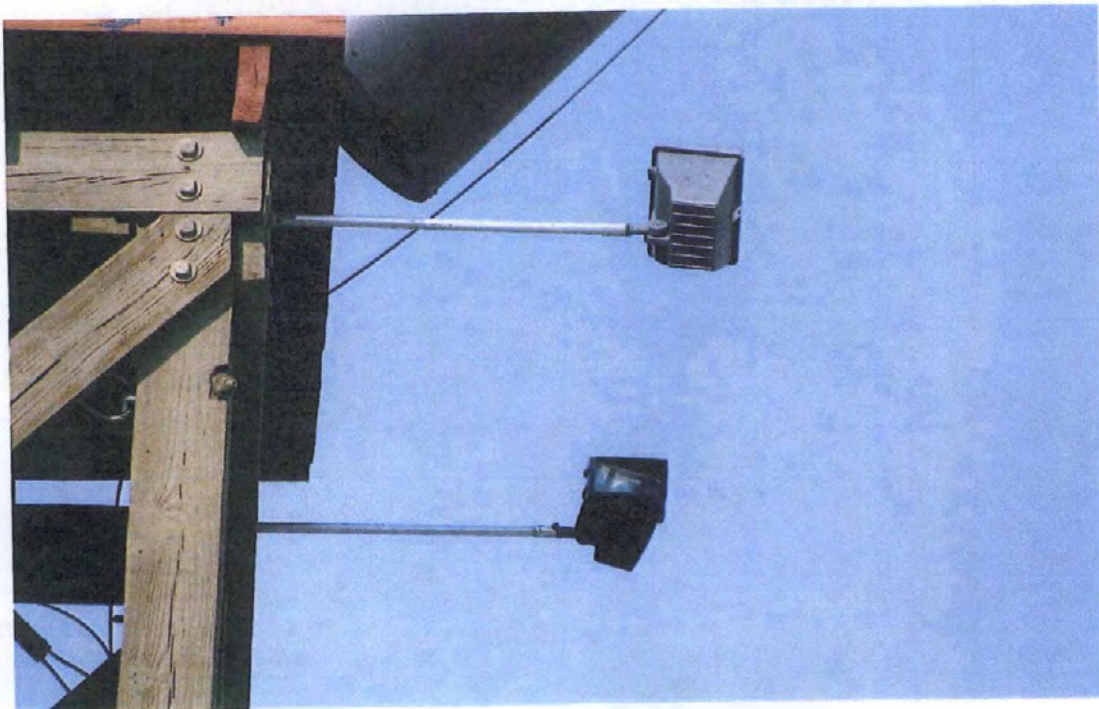
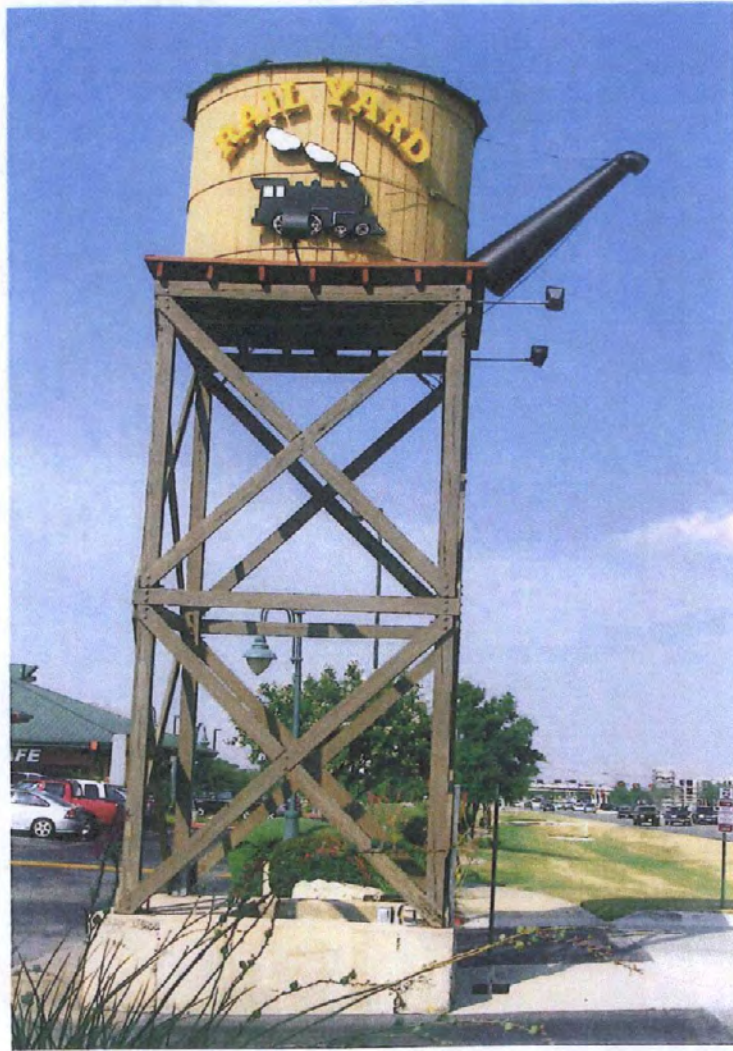
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Kennedale Town Center
Typical Building Elevations





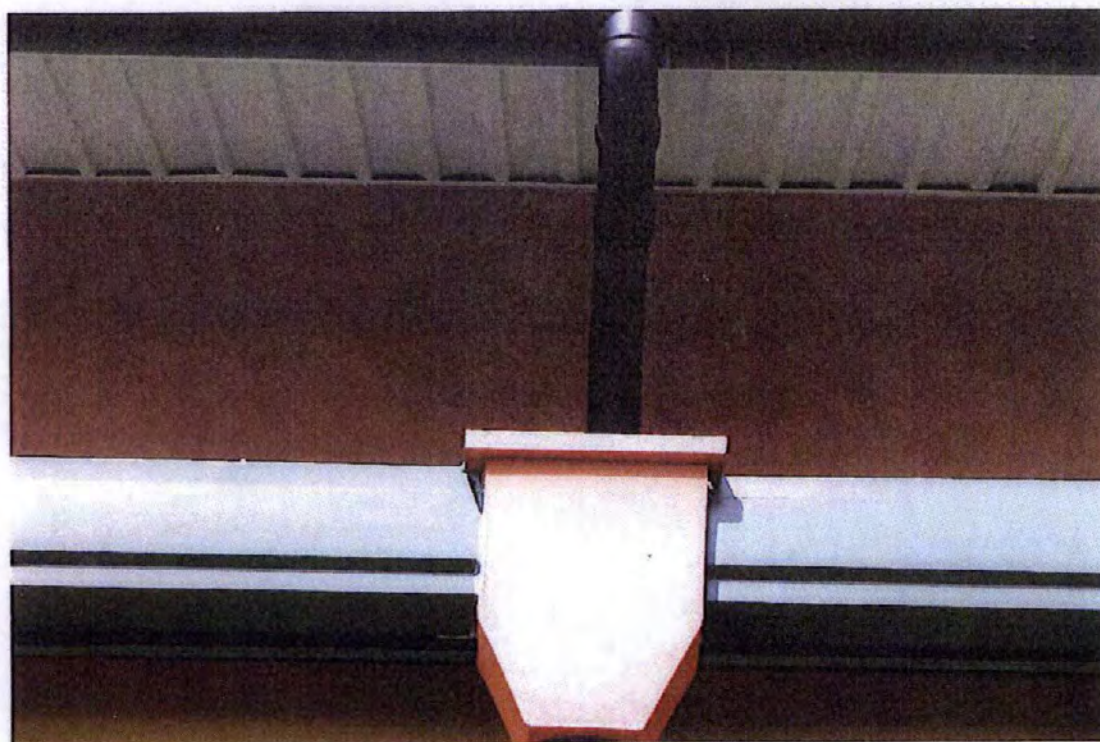
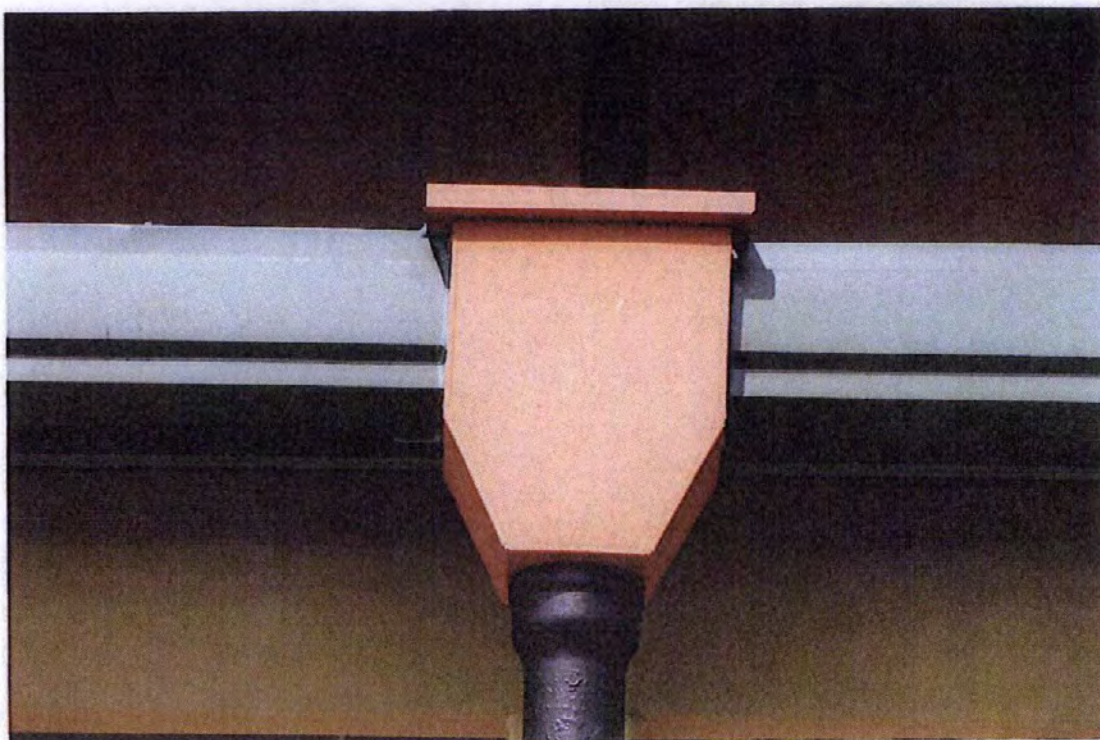






















WEEKDAY		8-10 A.M. % QUAN.	10-12 A.M. % QUAN.	12-2 P.M. % QUAN.	2-4 P.M. % QUAN.	4-6 P.M. % QUAN.	5-8 P.M. % QUAN.	8-10 P.M. % QUAN.	PKG. RATIO
LAND	USE (SF)								
RETAIL	58575	10%	23%	30%	68%	40%	91%	60%	136
OFFICE	14591	90%	40%	20%	9%	60%	27%	10%	5
RESTAURANT	22000	5%	11%	40%	88%	100%	66%	220	50%
TOTAL	93865	74%	19%	29%	19%	27%	384	248	
WEEKEND		8-10 A.M. % QUAN.	10-12 A.M. % QUAN.	12-2 P.M. % QUAN.	2-4 P.M. % QUAN.	4-6 P.M. % QUAN.	5-8 P.M. % QUAN.	8-10 P.M. % QUAN.	PKG. RATIO
LAND	USE (SF)								
RETAIL	58575	20%	46%	50%	136%	70%	159%	70%	159
OFFICE	14591	10%	5%	10%	5%	10%	5%	10%	5
RESTAURANT	22000	30%	66%	100%	220%	80%	220%	70%	159
TOTAL	93865	117%	229%	361%	361%	296%	361%	313	

TOTAL PARKING SPACES PROVIDED - 399
AVERAGE PARKING RATIO - 6.7/1000

NOTE: PROPOSED FIRELANE IS 20' WIDE WITH MIN 30' INSIDE RADIUS

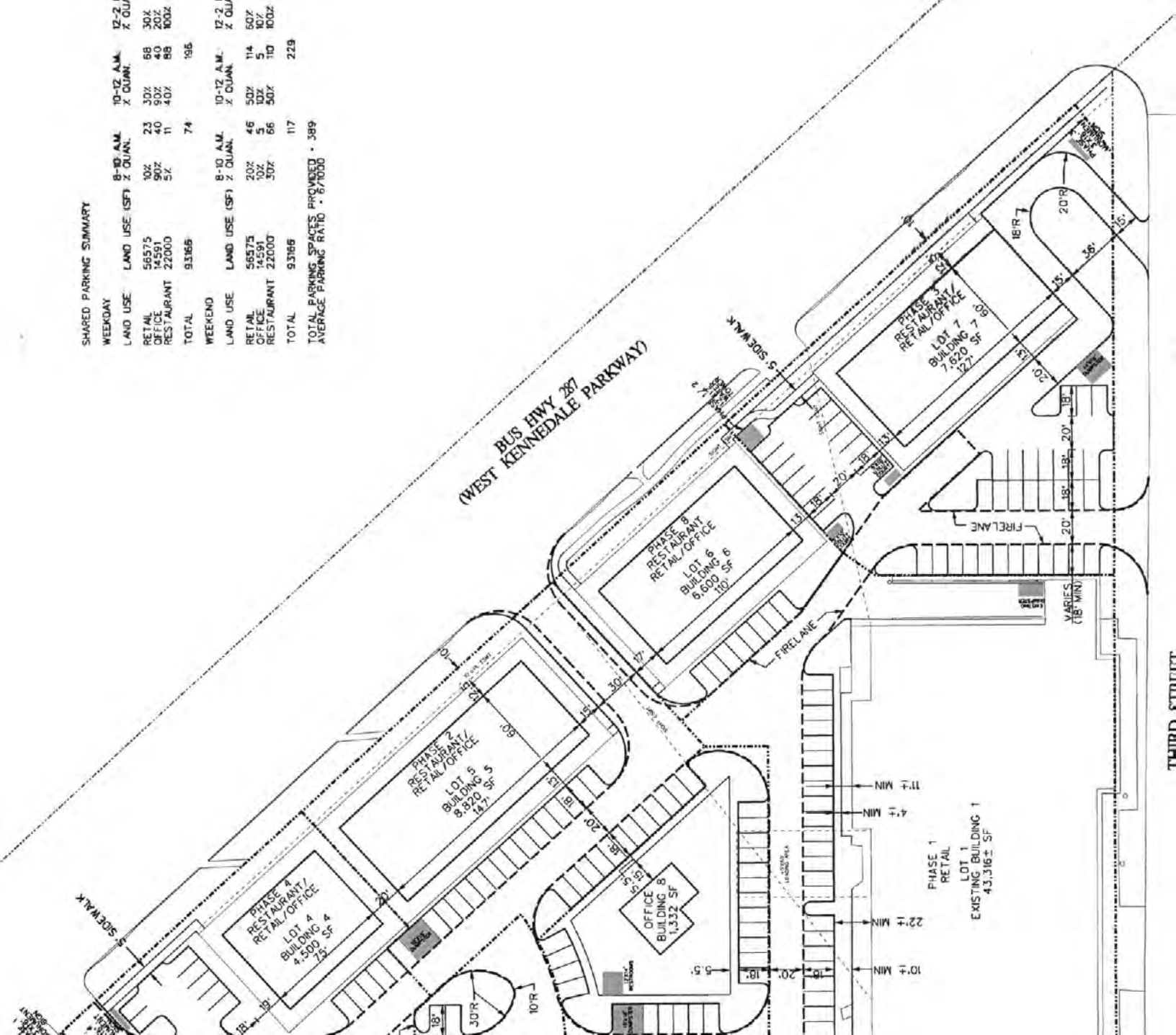
PROPOSED PHASE LINE
PROPOSED FIRELANE
EXISTING ROW



CITY OF KENNEDALE, TEXAS

KENNEDALE TOWN CENTER

SITE PLAN



SHARED PARKING SUMMARY

WEEKDAY	8-10 A.M. LAND USE (SF) / QUAN.	10-12 A.M. LAND USE (SF) / QUAN.	12-2 P.M. LAND USE (SF) / QUAN.	2-4 P.M. LAND USE (SF) / QUAN.	4-6 P.M. LAND USE (SF) / QUAN.	6-8 P.M. LAND USE (SF) / QUAN.	8-10 P.M. LAND USE (SF) / QUAN.	PKG. RATIO
RETAIL	55575	302	68	402	91	136	159	136
OFFICE	14591	40	202	40	27	102	5	0
RESTAURANT	22000	85	100	220	502	10	10	10/1000
TOTAL	93166	74	196	287	273	384	246	
WEEKEND	8-10 A.M. LAND USE (SF) / QUAN.	10-12 A.M. LAND USE (SF) / QUAN.	12-2 P.M. LAND USE (SF) / QUAN.	2-4 P.M. LAND USE (SF) / QUAN.	4-6 P.M. LAND USE (SF) / QUAN.	6-8 P.M. LAND USE (SF) / QUAN.	8-10 P.M. LAND USE (SF) / QUAN.	PKG. RATIO
RETAIL	55575	46	502	136	802	159	702	159
OFFICE	14591	102	5	102	5	102	5	0
RESTAURANT	22000	302	10	220	802	176	220	154
TOTAL	93166	117	229	361	363	296	361	513
TOTAL PARKING SPACES PROVIDED - 389								
AVERAGE PARKING RATIO - 0.7/1000								

NOTE: PROPOSED FIRELANE IS 20' WIDE WITH MIN 30' INSIDE RADIUS

LEGEND

- PROPOSED PHASE LINE
- PROPOSED FIRELANE
- EXISTING ROW



CITY OF KENNEDALE, TEXAS

KENNEDALE TOWN CENTER

SITE PLAN

SHIELD ENGINEERING GROUP, PLLC
1500 S. KENNEDALE PARKWAY
KENNEDALE, TEXAS 79632
PHONE: 817.344.7000 FAX: 817.344.7002

SUB: KENNEDALE TOWN CENTER REC: 04/17/2009

REV: 01/17/2009

DESIGNED: JAA DATE: JUN 09

DRAWN: JAA

CHECKED: JAA SHEET

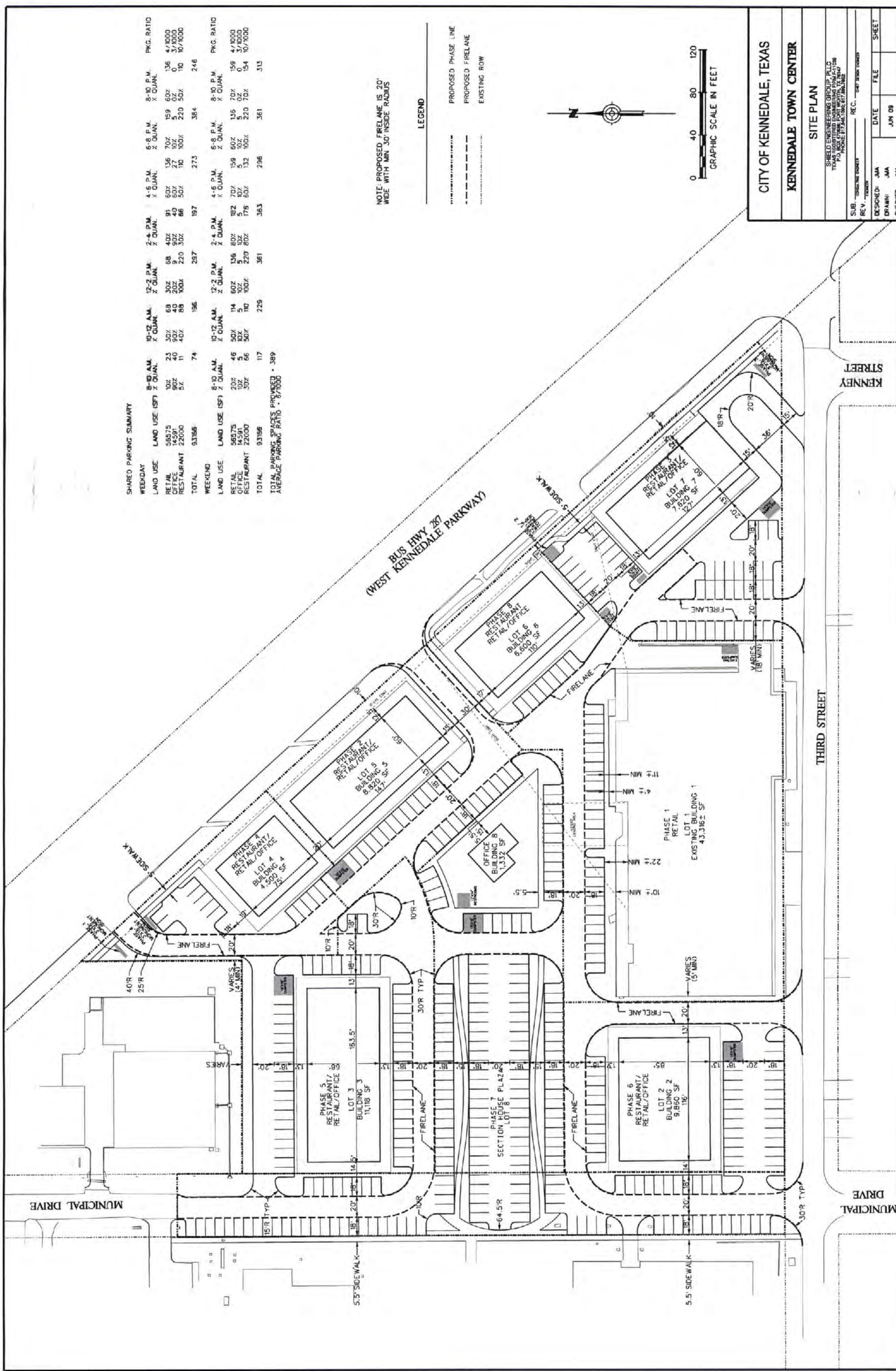
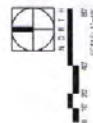


EXHIBIT "C"
LANDSCAPE PLANS

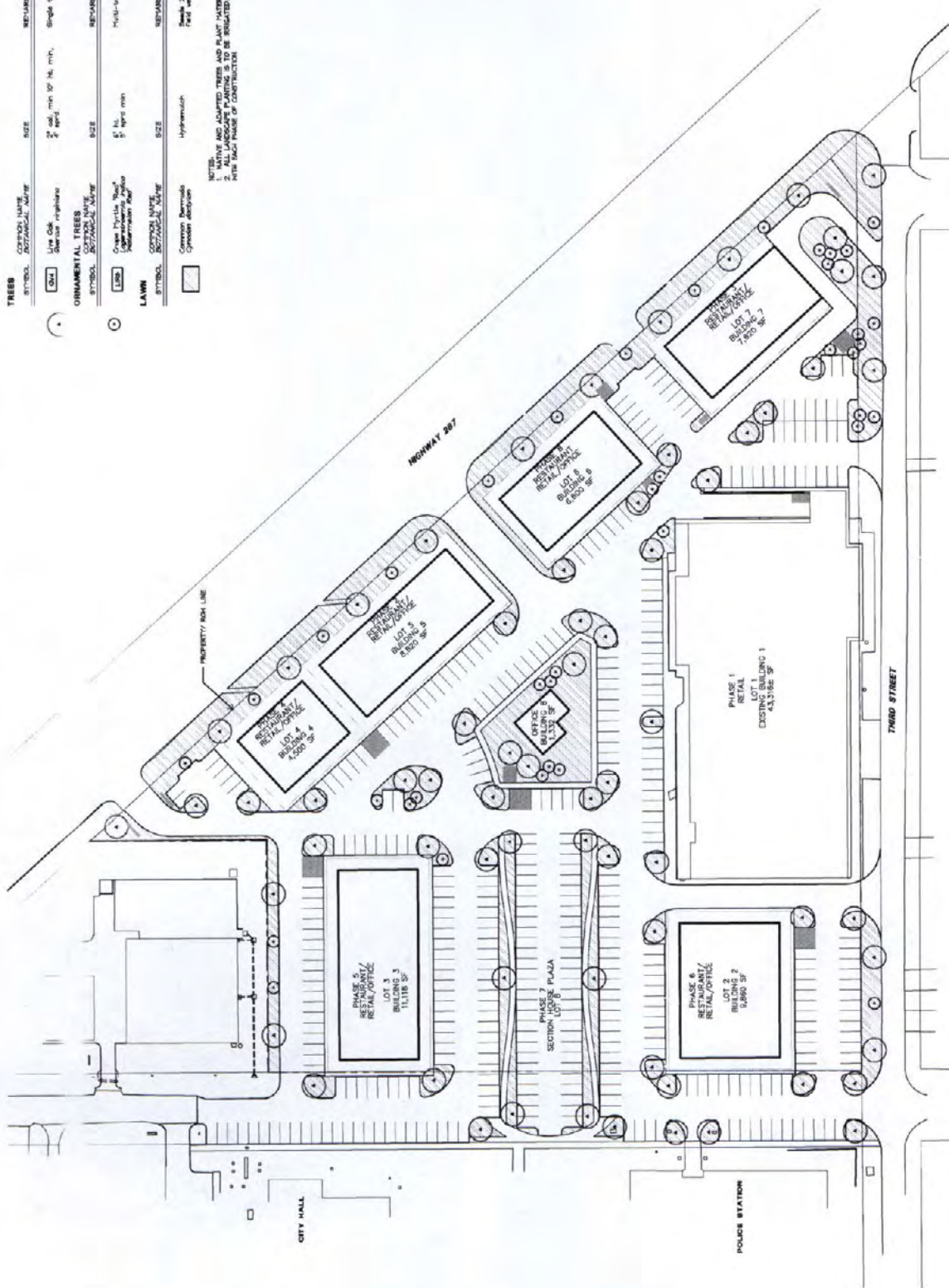


TREES		
SYMBOL	COMMON NAME Scientific name	REMARKS
	1. Oak 2. Oak 3. Oak 4. Oak 5. Oak 6. Oak 7. Oak 8. Oak 9. Oak 10. Oak 11. Oak 12. Oak 13. Oak 14. Oak 15. Oak 16. Oak 17. Oak 18. Oak 19. Oak 20. Oak 21. Oak 22. Oak 23. Oak 24. Oak 25. Oak 26. Oak 27. Oak 28. Oak 29. Oak 30. Oak 31. Oak 32. Oak 33. Oak 34. Oak 35. Oak 36. Oak 37. Oak 38. Oak 39. Oak 40. Oak 41. Oak 42. Oak 43. Oak 44. Oak 45. Oak 46. Oak 47. Oak 48. Oak 49. Oak 50. Oak 51. Oak 52. Oak 53. Oak 54. Oak 55. Oak 56. Oak 57. Oak 58. Oak 59. Oak 60. Oak 61. Oak 62. Oak 63. Oak 64. Oak 65. Oak 66. Oak 67. Oak 68. Oak 69. Oak 70. Oak 71. Oak 72. Oak 73. Oak 74. Oak 75. Oak 76. Oak 77. Oak 78. Oak 79. Oak 80. Oak 81. Oak 82. Oak 83. Oak 84. Oak 85. Oak 86. Oak 87. Oak 88. Oak 89. Oak 90. Oak 91. Oak 92. Oak 93. Oak 94. Oak 95. Oak 96. Oak 97. Oak 98. Oak 99. Oak 100. Oak	Single trunk, DBH
	1. Oak 2. Oak 3. Oak 4. Oak 5. Oak 6. Oak 7. Oak 8. Oak 9. Oak 10. Oak 11. Oak 12. Oak 13. Oak 14. Oak 15. Oak 16. Oak 17. Oak 18. Oak 19. Oak 20. Oak 21. Oak 22. Oak 23. Oak 24. Oak 25. Oak 26. Oak 27. Oak 28. Oak 29. Oak 30. Oak 31. Oak 32. Oak 33. Oak 34. Oak 35. Oak 36. Oak 37. Oak 38. Oak 39. Oak 40. Oak 41. Oak 42. Oak 43. Oak 44. Oak 45. Oak 46. Oak 47. Oak 48. Oak 49. Oak 50. Oak 51. Oak 52. Oak 53. Oak 54. Oak 55. Oak 56. Oak 57. Oak 58. Oak 59. Oak 60. Oak 61. Oak 62. Oak 63. Oak 64. Oak 65. Oak 66. Oak 67. Oak 68. Oak 69. Oak 70. Oak 71. Oak 72. Oak 73. Oak 74. Oak 75. Oak 76. Oak 77. Oak 78. Oak 79. Oak 80. Oak 81. Oak 82. Oak 83. Oak 84. Oak 85. Oak 86. Oak 87. Oak 88. Oak 89. Oak 90. Oak 91. Oak 92. Oak 93. Oak 94. Oak 95. Oak 96. Oak 97. Oak 98. Oak 99. Oak 100. Oak	Multi-trunk, 3-4 trunks, 1" min. crown dia
	1. Oak 2. Oak 3. Oak 4. Oak 5. Oak 6. Oak 7. Oak 8. Oak 9. Oak 10. Oak 11. Oak 12. Oak 13. Oak 14. Oak 15. Oak 16. Oak 17. Oak 18. Oak 19. Oak 20. Oak 21. Oak 22. Oak 23. Oak 24. Oak 25. Oak 26. Oak 27. Oak 28. Oak 29. Oak 30. Oak 31. Oak 32. Oak 33. Oak 34. Oak 35. Oak 36. Oak 37. Oak 38. Oak 39. Oak 40. Oak 41. Oak 42. Oak 43. Oak 44. Oak 45. Oak 46. Oak 47. Oak 48. Oak 49. Oak 50. Oak 51. Oak 52. Oak 53. Oak 54. Oak 55. Oak 56. Oak 57. Oak 58. Oak 59. Oak 60. Oak 61. Oak 62. Oak 63. Oak 64. Oak 65. Oak 66. Oak 67. Oak 68. Oak 69. Oak 70. Oak 71. Oak 72. Oak 73. Oak 74. Oak 75. Oak 76. Oak 77. Oak 78. Oak 79. Oak 80. Oak 81. Oak 82. Oak 83. Oak 84. Oak 85. Oak 86. Oak 87. Oak 88. Oak 89. Oak 90. Oak 91. Oak 92. Oak 93. Oak 94. Oak 95. Oak 96. Oak 97. Oak 98. Oak 99. Oak 100. Oak	Single 2 1/2" x 1000 w.P.L. Contractor to find verify quantity of trees required.

NOTES:
1. MAINTAIN ADAPTED TREES AND PLANT MATERIAL ARE TO BE USED
2. ALL LANDSCAPE PLANTING IS TO BE REGULATED
3. REGULATION SHALL BE INSTALLED

NOTES:

1. NATIVE AND ADAPTED TREES AND PLANT MATERIAL ARE TO BE USED
2. ALL LANDSCAPE PLANTING IS TO BE IRRIGATED. IRRIGATION SHALL BE INSTALLED WITHIN EACH PHASE OF CONSTRUCTION



KENNEDALE TOWN CENTER PLANNED DEVELOPMENT

OWNER: KENNEDALE ECONOMIC DEVELOPMENT CORPORATION

PERMITTED USES
KENNEDALE TOWN CENTER
PLANNED DEVELOPMENT DISTRICT

ALL OUTSIDE STORAGE AND DISPLAY IS PROHIBITED IN KTCDD, EXCEPT THAT STREET FURNITURE IS PERMITTED IN ACCORDANCE WITH THE STANDARDS SET UNDER THIS ORDINANCE.

SEASONALLY ORIENTED BUSINESSES, AS DEFINED IN SECTION 17-203 OF THE CITY OF KENNEDALE CODE OF ORDINANCES, INCLUDING THE SALE OF ANY SEXUALLY EXPLICIT MATERIAL, ARE HEREBY PROHIBITED.

THE FOLLOWING USES SHALL BE PERMITTED ON THE RESPECTIVE LOTS NUMBERED AND IDENTIFIED ON THE CONCEPT PLAN ATTACHED IN EXHIBIT "B":

HISTORIC STRUCTURES FROM KENNEDALE MAY BE LOCATED WITHIN THE KTCDD, IF APPROVED BY THE CITY OF KENNEDALE.

LOTS 1-4:

FARMER'S MARKET
FLEA MARKET (OUTDOOR), WITH WRITTEN PERMISSION FROM THE CITY OF KENNEDALE
HELIPORT OR HELISTOP
PRODUCE STAND
UTILITY MAINS AND LINES
UTILITY POLES AND LINES

LOT 5:

LARGE RETAIL STORE, NOT TO EXCEED LOT COVERAGE DESCRIBED IN THIS ORDINANCE
BOAT SALES WITH NO OUTSIDE STORAGE OR DISPLAY
GUN SHOOTING RANGE (INDOOR) WITH SPECIAL USE PERMIT ONLY

LOTS 1-2:

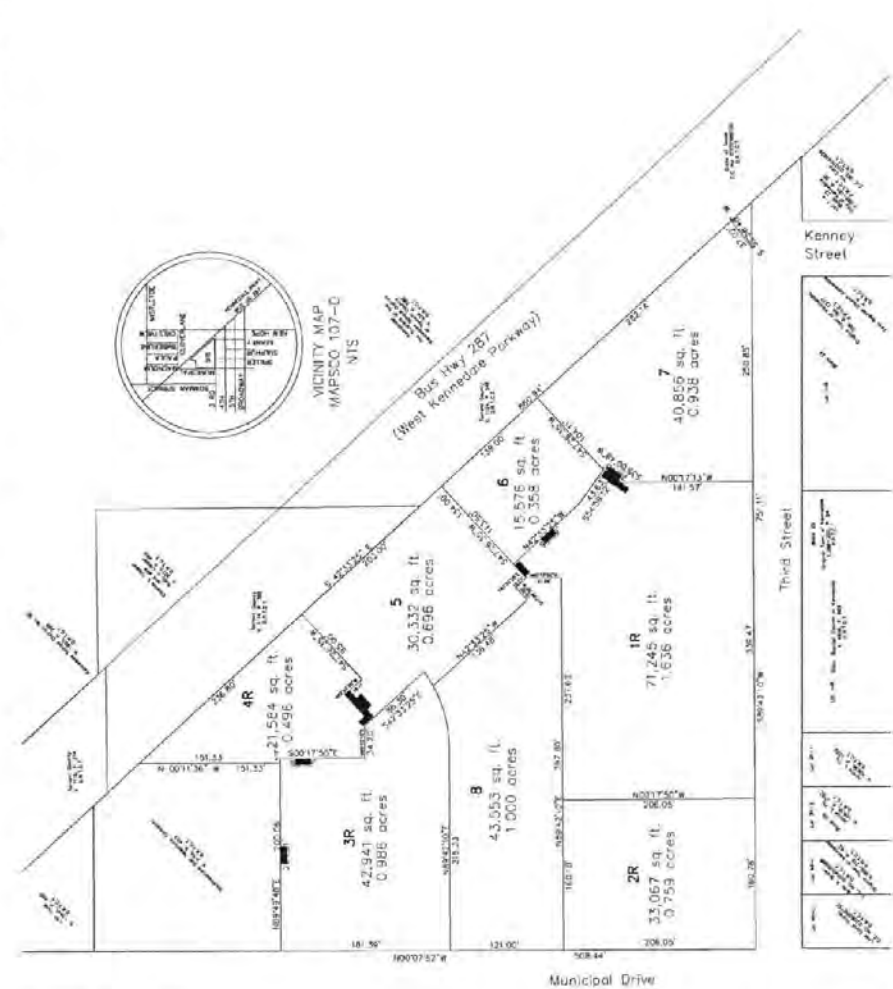
AGRICULTURE/RANCH USES (LIMITED TO):
PRODUCE STAND
UTILITY MAINS AND LINES
UTILITY POLES AND LINES

GOVERNMENT & INSTITUTIONAL USES (LIMITED TO):

HOSPITAL PROVIDING MEDICAL/DENTAL OFFICES,
LIBRARY, LABORATORIES, AND EMERGENCY CLINICS ONLY
MUSEUM OR ART GALLERY
POLICE STATION
SCHOOL (TRADE OR BUSINESS)

COMMERCIAL USES (LIMITED TO):

ARTICLE SHOP
APPEARANCE REPAIR SHOP
ARCHAEOLOGICAL STORE (RETAIL)
ART SUPPLY STORE
AUDIOTAPE STORE
BAKERY (RETAIL)
BANK OR FINANCIAL INSTITUTION
BICYCLE SALES AND REPAIR
BOOK STORE
BOWLING ALLEY
BUSINESS OFFICE
CAMERA STORE (RETAIL)
CHILD CARE CENTER OR FACILITY
COMPUTER STORE (RETAIL OR SERVICE)
DENTAL CLINIC OR OFFICE
ELECTRONICS STORE (RETAIL)
EMPLOYMENT AGENCY
FURNITURE SHOP
FURNITURE STORE (RETAIL)
GAMING HALL WITH FOOD SALES
GROCERY STORE
GUNSMITH SHOP
HOBBY SHOP
INSURANCE SALES OFFICE
JEWELRY STORE
LAUNDRY OR DRY CLEANERS
LAWN MOWER SALES & SERVICE
LIQUOR STORE (RETAIL)
LOCKSMITH SHOP
MASSAGE ESTABLISHMENT
MEDICAL CLINIC OR OFFICE
MOTORCYCLE SALES WITH NO OUTSIDE STORAGE OR DISPLAY
MOVIE THEATER (INDOOR)
NEWSPAPER OFFICE
NEWSSTAND OR KIOSK
OFFICE SUPPLY STORE
OPTICAL CLINIC OR OFFICE
OPTICAL DISC/STORAGE STORE
PET GROOMING SHOP (RETAIL)
PET SHOP
PET SUPPLY STORE
PICTURE FRAMING SHOP
PLANT REFRIG.
PRINT SHOP
PRIVATE CLUB (SERVING ALCOHOL) WITH RESTAURANT
RECREATION CENTER
RECREATION COURT (INDOOR)
REAL ESTATE COURT/LEASING OFFICE
RECORDING STUDIO
RESTAURANT OR CAFE (WITH DRIVE THROUGH SERVICE AND OUTSIDE SERVICE RESTRICTED TO SERVICE TABLES)
SHOE OR BOOT STORE
SIGN SHOP
TACK STORE
TAILOR OR SEAMSTRESS SHOP
TITLE & ABSTRACT OFFICE
TRAVEL AGENCY
UPHOLSTERY SHOP
VIDEO STORE
WASHATERIA (SELF-SERVICE)



STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, KENNEDALE ECONOMIC DEVELOPMENT CORPORATION ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE CANZADA ROSE SURVEY, ABSTRACT 1285, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN COUNTY CLERKS DOCUMENT NUMBER D207289393 DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOTS 1, 2, 3, AND A PORTION OF LOT 4, BLOCK A, KENNEDALE RETAIL CENTER ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN CABINET A, SLIDE 3898, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SOUTH-WESTERN BELL TELEPHONE MONUMENT FOUND AT THE NORTH CORNER OF SAID LOT 3;

THENCE S42°33'25"E, A DISTANCE OF 860.94 FEET ALONG THE NORTHEAST LINE OF SAID BLOCK A TO A 3/8" IRON ROD FOUND AT THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO THE STATE OF TEXAS RECORDED IN COUNTY CLERKS DOCUMENT NO. D202168759, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE S27°38'48"W, A DISTANCE OF 37.02 FEET ALONG THE NORTHWEST LINE OF SAID STATE OF TEXAS TRACT TO A 3/8" IRON ROD FOUND IN THE SOUTH LINE OF SAID BLOCK A AT THE WEST CORNER OF SAID STATE OF TEXAS TRACT;

THENCE S89°42'10"W, A DISTANCE OF 751.11 ALONG SAID SOUTH LINE TO AN 1/2" IRON ROD FOUND AT THE SOUTH-WEST CORNER OF SAID BLOCK A;

THENCE N00°07'52"W, A DISTANCE OF 508.44 FEET ALONG A WEST LINE OF SAID BLOCK A, TO A SOUTH-WESTERN BELL MONUMENT AT THE NORTHWEST CORNER OF SAID BLOCK A;

THENCE N89°49'48"E, A DISTANCE OF 200.06 ALONG THE NORTH LINE OF SAID BLOCK A TO A SOUTH-WESTERN BELL TELEPHONE MONUMENT FOUND AT AN EL CORNER IN SAID BLOCK A; THENCE N00°11'36"W, A DISTANCE OF 151.33 FEET ALONG A WEST LINE OF SAID BLOCK A TO THE POINT OF BEGINNING, CONTAINING 6.868 ACRES OF LAND.

BEARINGS RECITED ARE ORIENTED TO NAD 83, TEXAS NORTH CENTRAL ZONE, GRID.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20____, TO APPROVE THIS PD.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

PLANNING AND ZONING APPROVAL BLOCK

A PORTION OF MUNICIPAL DRIVE RIGHT OF WAY:

BEING A STRIP OF LAND LOCATED IN THE CANZADA ROSE SURVEY, ABSTRACT 1285, TARRANT COUNTY, TEXAS, SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN 1/2" IRON ROD FOUND AT THE SOUTH-WEST CORNER OF BLOCK A, KENNEDALE RETAIL CENTER ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN CABINET A, SLIDE 3898, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE S89°42'10"W, A DISTANCE OF 59.40 FEET TO AN 1/2" IRON ROD FOUND AT THE SOUTH-EAST CORNER OF LOT 1, BLOCK 1, MUNICIPAL ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN CABINET A, SLIDE 6502, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE N00°11'32"W, A DISTANCE OF 598.37 FEET ALONG THE EAST LINE OF SAID LOT 1, MUNICIPAL ADDITION TO A POINT;

THENCE N89°42'10"E, A DISTANCE OF 99.88 FEET TO A POINT IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO SOUTH-WESTERN BELL TELEPHONE COMPANY RECORDED IN VOLUME 3198, PAGE 483, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE S00°17'21"E, A DISTANCE OF 60.93 FEET ALONG SAID WEST LINE TO A SOUTH-WESTERN BELL TELEPHONE COMPANY MONUMENT FOUND AT THE SOUTH-WEST CORNER OF SAID RETAIL CENTER, BEING THE NORTH-WEST CORNER OF SAID BLOCK A, KENNEDALE RETAIL CENTER;

THENCE S00°07'52"E, A DISTANCE OF 508.44 FEET ALONG THE WEST LINE OF SAID BLOCK A TO THE POINT OF BEGINNING, CONTAINING 0.781 ACRES OF LAND.

BEARINGS RECITED ARE ORIENTED TO NAD 83, TEXAS NORTH CENTRAL ZONE, GRID.

THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20____, TO APPROVE THIS PD.

MAYOR, CITY OF KENNEDALE

ATTEST: CITY SECRETARY

CITY COUNCIL APPROVAL BLOCK

1. TOTAL SITE AREA OF KTCDD: TOTAL SITE AREA OF KTCDD TO CONSIST OF 1,988 ACRE TRACT OF LAND, EXCEPT THAT STREET FURNITURE IS PERMITTED IN ACCORDANCE WITH THE STANDARDS SET UNDER THIS ORDINANCE.

2. MINIMUM LOT SIZE: 15,000 SF

3. LOT COVERAGE: NOTWITHSTANDING THE REQUIREMENTS OF SECTION 17-405 OF THE CITY OF KENNEDALE CODE OF ORDINANCES, LOT COVERAGE SHALL BE COORDINATE TO THE APPROVED CONCEPT PLAN, SITE PLAN, AND PROJECT DESCRIPTION, ATTACHED HERETO AS EXHIBIT "B".

4. BUILDING HEIGHT: NOTWITHSTANDING THE REQUIREMENTS OF SECTION 17-405 OF THE CITY OF KENNEDALE CODE OF ORDINANCES, BUILDING HEIGHT SHALL EXCEED A HEIGHT OF THREE STORIES OR FORTY-FIVE (45) FEET.

5. MASONRY REQUIREMENTS: NOTWITHSTANDING THE REQUIREMENTS OF SECTION 17-405 OF THE CITY OF KENNEDALE CODE OF ORDINANCES, MASONRY CONSTRUCTION FOR EXTERIOR RESTRICTED COMMERCIAL IMPROVEMENTS WITHIN THE KTCDD SHALL BE EIGHTY PERCENT (80%) BRICK, GLASS, STUCCO, AND CAST OR CUT STONE. THE EXCEED SAID PERCENT SHALL BE EXEMPT FROM CONFORMING TO THE MASONRY REQUIREMENTS ESTABLISHED FOR THE KTCDD.

6. FRONT SETBACKS: NOTWITHSTANDING THE REQUIREMENTS OF SECTION 17-405 OF THE CITY OF KENNEDALE CODE OF ORDINANCES, FRONT SETBACKS SHALL EXCEED A MINIMUM SETBACK OF TEN (10) FEET FROM THE KENNEDALE PARKWAY RIGHT OF WAY.

7. LOT 1, 2, 3, AND 3 SHALL HAVE A MINIMUM FRONT SETBACK OF ZERO (0) FEET.

8. BEAR AND SIDE SETBACKS FOR ALL LOTS SHALL BE A MINIMUM OF ZERO (0) FEET.

9. ACCESS AND PARKING: SHARED PARKING SHALL BE ALLOWED, SO LONG AS A MINIMUM OF 800 PARKING SPACES ARE PROVIDED AND SO LONG AS THE KTCDD CONCEPT PLAN, SITE PLAN, AND PROJECT DESCRIPTION, ATTACHED HERETO AS EXHIBIT "B".

10. PARKING AREAS SHALL BE CONSTRUCTED OF ASPHALT OR REINFORCED CONCRETE. CONCRETE CURBS SHALL BE PROVIDED AT THE EDGE OF ALL PARKING AREAS AND AROUND ALL ISLANDS.

11. THE KENNEDALE ECONOMIC DEVELOPMENT CORPORATION AND THE DEVELOPERS SHALL EXECUTE AND RECORD A RECIPROCAL PARKING AGREEMENT WITHIN THE KTCDD CONCEPT PLAN, SITE PLAN, AND PROJECT DESCRIPTION, ATTACHED HERETO AS EXHIBIT "B".

12. LANDSCAPING: LANDSCAPING ALONG KENNEDALE PARKWAY SHALL INCLUDE A MINIMUM OF THREE SPECIES SPACED NO MORE THAN FORTY FEET APART. ALL OTHER LANDSCAPING IN THE KTCDD SHALL ADHERE TO THE LANDSCAPING PLAN ATTACHED HERETO AS EXHIBIT "B".

13. SIGNAGE: EXCEPT AS MODIFIED BY THIS ORDINANCE, SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 17, ARTICLES 17.01, 17.02, 17.03, 17.04, 17.05, 17.06, 17.07, 17.08, 17.09, 17.10, 17.11, 17.12, 17.13, 17.14, 17.15, 17.16, 17.17, 17.18, 17.19, 17.20, 17.21, 17.22, 17.23, 17.24, 17.25, 17.26, 17.27, 17.28, 17.29, 17.30, 17.31, 17.32, 17.33, 17.34, 17.35, 17.36, 17.37, 17.38, 17.39, 17.40, 17.41, 17.42, 17.43, 17.44, 17.45, 17.46, 17.47, 17.48, 17.49, 17.50, 17.51, 17.52, 17.53, 17.54, 17.55, 17.56, 17.57, 17.58, 17.59, 17.60, 17.61, 17.62, 17.63, 17.64, 17.65, 17.66, 17.67, 17.68, 17.69, 17.70, 17.71, 17.72, 17.73, 17.74, 17.75, 17.76, 17.77, 17.78, 17.79, 17.80, 17.81, 17.82, 17.83, 17.84, 17.85, 17.86, 17.87, 17.88, 17.89, 17.90, 17.91, 17.92, 17.93, 17.94, 17.95, 17.96, 17.97, 17.98, 17.99, 18.00, 18.01, 18.02, 18.03, 18.04, 18.05, 18.06, 18.07, 18.08, 18.09, 18.10, 18.11, 18.12, 18.13, 18.14, 18.15, 18.16, 18.17, 18.18, 18.19, 18.20, 18.21, 18.22, 18.23, 18.24, 18.25, 18.26, 18.27, 18.28, 18.29, 18.30, 18.31, 18.32, 18.33, 18.34, 18.35, 18.36, 18.37, 18.38, 18.39, 18.40, 18.41, 18.42, 18.43, 18.44, 18.45, 18.46, 18.47, 18.48, 18.49, 18.50, 18.51, 18.52, 18.53, 18.54, 18.55, 18.56, 18.57, 18.58, 18.59, 18.60, 18.61, 18.62, 18.63, 18.64, 18.65, 18.66, 18.67, 18.68, 18.69, 18.70, 18.71, 18.72, 18.73, 18.74, 18.75, 18.76, 18.77, 18.78, 18.79, 18.80, 18.81, 18.82, 18.83, 18.84, 18.85, 18.86, 18.87, 18.88, 18.89, 18.90, 18.91, 18.92, 18.93, 18.94, 18.95, 18.96, 18.97, 18.98, 18.99, 19.00, 19.01, 19.02, 19.03, 19.04, 19.05, 19.06, 19.07, 19.08, 19.09, 19.10, 19.11, 19.12, 19.13, 19.14, 19.15, 19.16, 19.17, 19.18, 19.19, 19.20, 19.21, 19.22, 19.23, 19.24, 19.25, 19.26, 19.27, 19.28, 19.29, 19.30, 19.31, 19.32, 19.33, 19.34, 19.35, 19.36, 19.37, 19.38, 19.39, 19.40, 19.41, 19.42, 19.43, 19.44, 19.45, 19.46, 19.47, 19.48, 19.49, 19.50, 19.51, 19.52, 19.53, 19.54, 19.55, 19.56, 19.57, 19.58, 19.59, 19.60, 19.61, 19.62, 19.63, 19.64, 19.65, 19.66, 19.67, 19.68, 19.69, 19.70, 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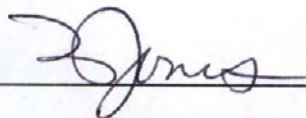
IN THE STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, a notary public in and for the above named County, on this day personally appeared the person whose name is subscribed below, who having been duly sworn, says upon oath that he or she is a duly authorized officer or employee of the Kennedale News, which is a newspaper of general circulation in the interest, published not less frequently than once each week, entered as periodical permit postal matter in the county where published, and having been published regularly and continuously for not less than 6 months prior to the making of any publication. The clipping attached to this Affidavit was published in said newspaper on the following date(s):

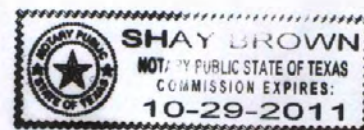
August 28, 2009

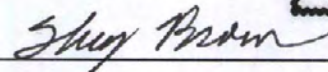
September 4, 2009



Authorized Officer or Employee

SUBSCRIBED AND SWORN TO BEFORE ME on this 4th day of September 2009





Shay Brown
Notary Public



KENNEDALE
Kennedale Economic
Development Corporation
www.cityofkennedale.com

STAFF REPORT TO THE BOARD OF DIRECTORS

Date: June 4, 2018

Agenda Item No: REGULAR ITEMS - B.

I. Subject:

Discussion of change orders for Baker Commercial Services regarding 201 W. Kennedale Parkway, Suite 107

II. Summary:

III. Recommendation:

IV. Alternative Actions:

V. Attachments:



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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: June 4, 2018

Agenda Item No: EXECUTIVE SESSION - A.

I. Subject:

A. TownCenter

II. Summary:

III. Recommendation:

IV. Alternative Actions:

V. Attachments:



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Development Corporation
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STAFF REPORT TO THE BOARD OF DIRECTORS

Date: June 4, 2018

Agenda Item No: EXECUTIVE SESSION - B.

I. Subject:

Oak Crest

II. Summary:

III. Recommendation:

IV. Alternative Actions:

V. Attachments: