

KENNEDALE CITY COUNCIL AGENDA

REGULAR MEETING | MAY 16, 2023 AT 5:30 PM

CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

MEMBERS OF THE PUBLIC MAY JOIN IN PERSON OR
ACCESS A LIVE FEED AT WWW.CITYOFKENNEDEALE.COM/VIDEOS
THE VIRTUAL OPTION DOES NOT ALLOW FOR PUBLIC COMMENT

I. CALL TO ORDER

To address the Kennedale City Council regarding an agenda item, submit a 'Request to Speak' form before the meeting begins. Speakers are allotted three (3) minutes, must limit their comments to the subject indicated on the form, and should address the Kennedale City Council as a whole, rather than individual members or staff. Pursuant to Texas Government Code §551.071, the Kennedale City Council reserves the right to adjourn into Executive (Closed) Session at any time during the meeting to seek legal advice from the City Attorney on any item posted on the agenda.

A. ROLL CALL

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

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

II. ELECTION BUSINESS

- A. Recognition of outgoing Councilmembers.
- B. Certification of official returns.
- C. Consider approval of an ordinance, canvassing the returns and declaring the results of the General Election held on May 6, 2023, for the purpose of electing the places of City Council Members Places 1, 3, and 5.
- D. Swearing in of newly elected Council Members for City Council Places 1, 3, and 5 (2023-2025).

III. WORK SESSION

A. WORK SESSION REPORTS

- 1. Stormwater issues with Kennedale ISD.
- 2. Park Dedication Ordinance.

B. DISCUSSION AND/OR REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA

IV. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

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

1. Updates from members of the Kennedale City Council
2. Updates from the Mayor
3. Updates from the City Manager
4. Financial Reports for the City and/or the EDC

B. VISITOR AND CITIZEN FORUM

At this time, any person may address the Kennedale City Council about items not on the agenda. Rules and procedures for addressing the Kennedale City Council are included under "I. CALL TO ORDER". Neither formal action nor discussion may occur at this time. Those wishing, instead, to speak on an agenda item should indicate their desire to speak as the Kennedale City Council considers that item.

C. CONSENT AGENDA

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

1. Approval of the minutes from the April 18, 2023 Regular Meeting
2. First Amendment to the ILA for Operations and Treated Water Sales between the City of Arlington and the City of Kennedale, TX.

D. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Discussion and approval of a resolution on prohibiting 'gun free zones' in the city of Kennedale.
2. Consider approval of a bid in the amount of \$129,594.58, submitted by Stryker Medical for the purchase of assorted medical equipment to outfit the new ambulance.

E. PUBLIC HEARINGS

1. **PZ Case# 23-06:** CONSIDER A REQUEST FOR A ZONING CHANGE FROM "R3 SINGLE FAMILY RESIDENTIAL DISTRICT" TO "AG AGRICULTURAL DISTRICT" FOR APPROXIMATELY 5.076 ACRES AT 1233 SWINEY HIETT RD, LOT 3, C.C. SWINEY'S SUBDIVISION, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.
2. **PZ Case# 23-07:** CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 3R-1 & 3R-2, C.C. SWINEY'S SUBDIVISION, APPROXIMATELY 5.076 ACRES, LOCATED AT 1233 SWINEY HIETT RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

V. EXECUTIVE SESSION

The Kennedale City Council reserves the right to meet in Executive (Closed) Session at any time during the meeting pursuant to the below cited sections of the Texas Government Code:

A. **PURSUANT TO §551.071** — *Consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act.*

1. Moratorium.

2. Court Warrant Backlog

B. **PURSUANT TO §551.072** — *Deliberation regarding the purchase, exchange, lease, or value of real property.*

C. **PURSUANT TO §551.087** — *(1) Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.*

D. **PURSUANT TO §551.074** — *Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.*

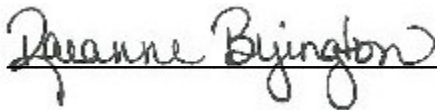
1. Boards and Commissions Appointments.

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

VII. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE MAY 16, 2023 KENNEDALE CITY COUNCIL AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES; AND THAT SAID AGENDA WAS POSTED AT LEAST SEVENTY-TWO (72) HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.



RAEANNE BYINGTON CITY SECRETARY

In compliance with the Americans with Disabilities Act (ADA), the City of Kennedale will provide for reasonable accommodations for persons attending meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meeting by calling 817-985-2104 or (TTY) 1-800-735-2989.



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: REGULAR SESSION ITEM I.B.

SUBJECT

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

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

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: ELECTION BUSINESS II.B.

SUBJECT

Certification of official returns.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	CS Notes for Election - Report to the City Council 2023 - final	CS Notes for Election - Report to the City Council 2023 - final.docx
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CERTIFICATION TO THE MAYOR AND COUNCIL OF THE

Official Returns for the May 6, 2023 Election

Mayor and Council,

You have now received tabulations of the official returns from Tarrant County Elections for the election held on Saturday, May 6, 2023, for the purpose of electing City Council Places 1, 3, and 5.

In this election, **NUMBER OF** valid and legal votes were cast, of which 468 were cast early and 281 were cast on Election Day.

The certified cumulative returns are reported as follows:

City Council Place 1

Rockie Gilley	368	50.14 %
Chris Evans	366	49.86%

City Council Place 3

Kenneth Michels	587	100.00 %
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City Council Place 5

Jeff Nevarez	390	52.49 %
James Connor	353	47.51 %

As a result of these tabulations, it would appear that the following are hereby elected:

Rockie Gilley, City Council Place 1

Kenneth Michels, City Council Place 3

Jeff Nevarez, City Council Place 5

I would now ask for a motion acknowledging Council's receipt of the certification of these official returns for the election held Saturday, May 6, 2023; and approving that they be filed within the City's election register as page 76.

RAEANNE BYINGTON, CITY SECRETARY

DATE OF CERTIFICATION



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: ELECTION BUSINESS II.C.

SUBJECT

Consider approval of an ordinance, canvassing the returns and declaring the results of the General Election held on May 6, 2023, for the purpose of electing the places of City Council Members Places 1, 3, and 5.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	O747 Canvassing Election May 6 2023 (002).Cleandocx	O747 Canvassing Election May 6 2023 (002).Cleandocx.docx
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ORDINANCE NO. 747

AN ORDINANCE CANVASSING THE RESULTS OF A GENERAL ELECTION FOR THE PURPOSE OF ELECTING CANDIDATES TO THE OFFICE OF CITY COUNCIL MEMBER PLACES 1, 3, AND 5 OF THE CITY OF KENNEDALE, TEXAS, FOR THE ELECTION HELD ON MAY 6, 2023; DECLARING THE RESULTS OF THAT ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale, Texas, 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; and

WHEREAS, the City Council of the City of Kennedale resolved and ordered that a general election be held on May 6, 2023, in the City of Kennedale for the purpose of electing the City Council Member Places 1, 3, and 5; and

WHEREAS, on the 16th of May, 2023, such date being within the time prescribed by law for the canvassing of election results at an election called by a municipality, the City Council canvassed the results of the general election for the purpose of electing Council Members to Places 1, 3, and 5 of the City of Kennedale, Texas; such election having been duly ordered by the City Council under the authority of the Constitution and laws of the State; and

WHEREAS, the City Council has determined that the election officials of the voting districts of the City have, in compliance with the law, made returns to the City Council in the time and manner required; and the City Council, having canvassed the votes from each of those districts, does find the total number of votes cast for each candidate was as follows:

Candidate	Absentee	Early	Election Day	Total Votes	Percentage of Votes
Place 1					
Rockie Gilley	5	217	146	368	50.14%
Chris Evans	3	204	159	366	49.86%
Place 3					
Kenneth Michels	6	338	243	587	100%
Place 5					
Jeff Nevarez	4	221	165	390	52.49%
James Connor	4	198	151	353	47.51%

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

Section 1 Publication and Posting

The General Election was duly called; that notice of said election was given in accordance with the laws of the State of Texas; and that the canvass of the votes cast in said election and returns thereof were made in accordance with the State law.

Section 2 Majority of Votes

Having canvassed the results of the election, the City Council determines that the following candidates were elected to the following positions and are hereby declared elected to office, subject to the taking of the oath of office as prescribed by the Texas Constitution:

Council Member Place 1: Rockie Gilley, having received a majority of votes cast, is hereby certified to be elected to City Council Place 1 and shall commence his term of office upon the passing of this Ordinance, submitting the statement of elected officer, and taking the oath of office as required by law.

Council Member Place 3: Kenneth Michels, having received a majority of votes cast, is hereby certified to be elected to City Council Place 3 and shall commence his term of office upon the passing of this Ordinance, submitting the statement of elected officer, and taking the oath of office as required by law.

Council Member Place 5: Jeff Nevarez, having received a majority of votes cast, is hereby certified to be elected to City Council Place 3 and shall commence his term of office upon the passing of this Ordinance, submitting the statement of elected officer, and taking the oath of office as required by law.

Section 3 Posting of Canvass

The City Secretary of the City of Kennedale, having posted written notice of the date, place, and subject of this meeting on the bulletin board located at City Hall, a place convenient and readily accessible to the general public, and said notice having been so posted and remaining posted continuously for at least 72 hours preceding the scheduled time of said meeting. A copy of the returns of said posting shall be attached to the minutes of this meeting and shall be made as part hereof for all intents and purposes.

Section 4 Effective Date

That this Ordinance shall become effective immediately upon and after its passage and approval and it is so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, on the 16th DAY OF MAY, 2023.

CITY OF KENNEDALE, TEXAS

APPROVED:

JAN JOPLIN, MAYOR

ATTEST:

RAEANNE BYINGTON, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

EFFECTIVE DATE:

CITY ATTORNEY, CARVAN ADKINS



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: WORK SESSION ITEM III.A.

SUBJECT
WORK SESSION REPORTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: WORK SESSION ITEM III.A.1.

SUBJECT

Stormwater issues with Kennedale ISD.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: WORK SESSION ITEM III.A.2.

SUBJECT

Park Dedication Ordinance.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Ord153ParkDedication	Ord153ParkDedication.pdf
2.	Ord194ParkDedication	Ord194ParkDedication.pdf
3.	Ord355ParkDedication	Ord355ParkDedication.pdf

ORDINANCE NO. 153

AN ORDINANCE OF THE CITY OF KENNEDALE PROVIDING REQUIREMENTS FOR NEIGHBORHOOD PARK LAND DEDICATION OR PAYMENT OF CASH IN LIEU THEREOF AS A CONDITION TO SUBDIVISION PLAT APPROVAL AND ISSUANCE OF RESIDENTIAL BUILDING PERMITS IN ORDER TO PROVIDE FOR NECESSARY OPEN SPACE PRESERVATION AND PARK DEVELOPMENT; ESTABLISHING A SPECIAL FUND FOR MONEY PAID FOR PARK DEVELOPMENT; AUTHORIZING THE CREATION OF NEIGHBORHOOD PARK ZONES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Kennedale, Texas, has determined that the platting of residential subdivisions results in an increase of population, which in turn creates a need for additional neighborhood park land and park improvements, thereby placing an inordinate burden on existing city park sites and facilities; and

WHEREAS, the City Council of the City of Kennedale finds that it is in the public interest to insure that new residential developments in the City of Kennedale will dedicate sufficient land or will otherwise provide for the development of park amenities to meet the demand and need of future residents of the development for open space and neighborhood parks, which contain passive or active recreational areas that, are reasonably attributable to such new development; and

WHEREAS, the City Council recognizes that the establishment of public open space in the form of neighborhood parks is necessary and in the interest of public welfare, and that an effective method to provide for the same is the incorporation of procedures for the dedication of parkland and facilities into the platting and development process as set forth in the City's subdivision ordinance; and

WHEREAS, the City Council has conducted a public hearing on the proposed regulations contained herein.

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

**SECTION 1.
NEIGHBORHOOD PARK DEDICATION**

(a) Requirement: No final subdivision plat for any property zoned for residential use in The City of Kennedale shall be approved unless such plat shall include a dedication of land to the City of Kennedale for neighborhood park purposes. Such dedication shall be on the basis of one (1) acre of land per each 100 residential units on the plat, or the payment of cash in lieu thereof, as hereinafter provided.

(b) Basis: This dedication requirement is formulated from recent development trends and statistics for urban communities, which document this requirement, based upon existing housing unit statistics and occupancy statistics per dwelling unit within like communities in the area.

(c) Park zones: The Planning and Zoning Commission and the Parks and Recreation Board shall recommend the establishment of neighborhood park zones to the City Council. The City Council shall establish neighborhood park zones after consideration of these recommendations.

**SECTION 2.
CASH IN LIEU OF DEDICATION**

(a) Two Acres or Less Dedication: The City declares that development of a park of less than two acres is impractical and creates unreasonable and unnecessary maintenance and operating expenditures. Therefore, if the proposed subdivision contains less than 200 units, the developer shall be required to pay cash in lieu thereof in the amount provided herein. No plat showing a dedication of less than two acres shall be approved unless the dedicated property may reasonably be developed in conjunction with contiguous park property.

(b) Less Than a Five Acre Dedication: In instances where an area of less than five (5) acres is required to be dedicated, the City shall have the right to accept the dedication of the area, or to refuse same, and to require payment of cash in lieu thereof in the amount provided herein.

(c) **Cash in Lieu of Dedication:** In instances where it is determined that sufficient neighborhood park land is already in the public domain within a neighborhood park zone, or that the land proposed to be dedicated is not suitable for the City's park needs, the City shall have the right, in its sole discretion, to refuse the dedication of land and require payment of cash in lieu thereof in the amount provided herein, or to require a combination of land and cash in lieu of land in appropriate amounts as provided herein.

(d) **Cash and Dedication:** Any developer, irrespective of the size of the proposed development, who desires to pay a fee or construct public improvements in lieu of the dedication of parkland may make such a proposal to the City Council which may agree to accept the payment of a fee or the construction of improvements in lieu of dedication or some portion thereof.

(e) **Combination:** In any case where a dedication is required, the City shall have the right to accept the dedication as submitted for approval on the final plat, or in the alternative, to refuse dedication of the same, and in lieu thereof to require payment of cash under the formula set forth in Section 2(f) below, or to allow the developer to construct recreation or park improvements. The City may permit a combination of dedication, improvements and fees to be used to fulfill this requirement.

(f) **Amount of Cash Payment Required:** The City Council will establish a payment of cash in lieu of a dedication requirement computed on the basis of a certain dollar amount per dwelling unit. The dollar amount will be based on the approximate cost of acquiring one raw acre of vacant land in a developing area of the community derived from a reasonable study and investigation of the best available information as to the land values within the community. The amount of the fee per dwelling unit shall be established by resolution of the City Council, and will be periodically reviewed at the City Council's discretion. The City, at its sole discretion, may establish different fees for different areas of the City.

**SECTION 3.
SIZE OF PARK LAND**

No land dedicated in compliance with this ordinance shall have dimensions smaller than one hundred (100) feet in width and one hundred fifty (150) feet in depth. In any development which includes wooded areas, flood plains or other natural features which are desirable to maintain, the City Council may grant an exception from the strict application of these minimum dimensions whenever it determines that by doing so the protection and preservation of such areas will be promoted.

**SECTION 4.
PARK SITE PLAN IMPROVEMENTS**

(a) The City shall have the right to accept neighborhood park site improvements in lieu of the payment of cash, provided the cost of construction of said improvements is equal to or exceeds the required cash in lieu payment. The implementation of this provision shall require and be conditioned upon the following:

(1) Site Plan: Such improvements shall be in accordance with a site plan. The site plan will include at a minimum a topographic element including proposed grading, landscaping and beautification elements, site facilities, recreational facilities, and existing and proposed utilities. The site plan shall be drawn at a scale of 1"-20' (or a suitable scale). All approved improvements shall be designed in compliance with the Design Manual for Public Works applicable to such improvements. Additionally, the developer shall include details related to materials, equipment, methods of construction, warranties, assurances, and indemnifications. All proposed improvements shall be subject to the approval of the City.

(2) Approval: The site plan must be approved by the City prior to the filing of the final plat.

(3) Agreement: The developer and the City shall, prior to initiation of work on such improvements, enter into an agreement for credit of the developers expenses for authorized park improvements. Final credit will be accorded to the developers upon final acceptance of the authorized park improvements.

(4) Site Improvements: Improvements proposed in the site plan may include one or more of the following neighborhood park improvements. Any improvements proposed by the developer, but not included in this list, or any improvements, which are not needed or deemed necessary at the site, may be rejected by the City. In addition, the City may approve the provision of any improvement not shown on this list if such improvement is in compliance with the findings and recommendations of the Park Master Plan.

Playgrounds (provision for handicap access and use must be made)
Practice Athletic Fields, Volleyball Courts, Basketball Courts, Tennis Courts, Multi-purpose Trails and Walkways, Benches and Picnic Tables, Drinking Fountains, Security Lighting, (provided that electrical service is placed underground, Landscaping, Irrigation and Park Signage, Parking and Park Roads

(5) No Reimbursement: If the payment of cash in lieu of dedication value is in excess of the value of the improvements being provided, the excess shall be paid to City prior to the filing of the final plat. In no case shall the City be required to reimburse the developer if the developer chooses to improve the parkland at a value greater than required.

SECTION 5. PRIVATE RECREATION AMENITIES

If a development is proposed to be a private development where no public streets are dedicated for use by the public, the developer may receive a credit against the park dedication requirements of this ordinance for the construction of private parks, recreational or open space areas and amenities within his development. No such private recreational amenities shall satisfy more than fifty percent (50%) of the total park dedication requirement. In determining the amount of credit to be allowed, the city shall:

(a) Calculate the pro rata share of the proposed private development as if it were to be a development where public streets were to be dedicated; and

(b) Grant a credit against the mandatory park dedication requirements if the private amenities of the proposed development meet the requirements of this ordinance.

SECTION 6.
GENERAL REQUIREMENTS OF DEDICATED PARK LAND

(a) Minimum Criteria: No land shall be accepted by the City for dedication unless it meets the following criteria:

(1) The park land shall be clearly visible to public safety vehicles and the neighborhood residents.

(2) Pedestrian and vehicular access to the park land shall be available from one or more public streets. Street frontage shall be required to ensure public access to the park land. No credit shall be given for areas that are severed from the majority of the tract of land by either a man made or natural creek or channel.

(3) The park land shall be of sufficient width, depth, topography and size to permit the development or construction of facilities listed herein. This requirement may vary from subdivision to subdivision depending upon the specific need being served by the dedication, e.g. active recreation areas for team sports; open space buffer; playgrounds, picnic areas, etc.

(4) A minimum of fifty (50) percent of the land dedicated shall have grades of less than three (3) percent, and shall be drained and otherwise suitable for development of neighborhood park facilities.

(5) Potable water, sanitary sewer, and electric power shall be readily available to the park land from an adjacent street right-of-way or public utility easement.

(6) The park land shall be free of overhead utilities, easements and other conditions, which prohibit the effective use of the property as a neighborhood park.

(b) Warranty Required: The developer shall warrant that no construction materials, rocks, and/or dirt will be disposed of or dumped within the dedicated land by its contractors, subcontractors, officers, agents, servants, employees or licensees. If, however, these materials are disposed of or dumped on the land dedicated, the developer shall be required to remove those

materials upon receipt of written notice requesting same. Additionally, the developer shall be responsible for returning the dedicated land to its natural condition prior to or at the time of dedication.

(c) Land Subject to Flooding:

(1) Floodway land as defined by the floodplain administrator will not be eligible for fulfillment of the dedication requirements of this ordinance. However, the developer is encouraged to donate such land in its natural state to the City for open space purposes.

(2) Flood fringe land or land located between the Floodway line and the 100 year Floodplain line as defined by the floodplain administrator may be included in the land dedication; however, land located in said area must equal two (2) times the area requirements specified herein (that is, one acre of flood fringe equals 1/2 acre of land located outside the flood fringe); provided further, said flood fringe land shall be suitable for active or passive recreational use, shall be easily accessible, visible and identifiable as public open space, and shall contain environmental features or provide now or in the future, a connection between existing or proposed parks or school sites.

(d) Deposit Authorized: The developer shall construct all street improvements, including paving, sidewalks, drainage, sewer and water adjacent to dedicated park land at no cost to the City. If the construction of said improvements should be delayed because of phasing of subdivision development, the developer shall deposit sufficient funds with the City to cover the cost of said construction. The amount of the deposit shall be determined by the City Engineer using previous or current bids received for said improvements by the City or the developer.

(e) Variances: The City Council may consider and approve for dedication any area which does not meet the standards herein if it determines that the acceptance of such dedication would be in the best interest of the public. In making this determination, the City Council may consider the following factors:

(1) The dedicated land will encompass a preservation area of unique natural beauty or contain unique natural features or other ecologically valuable areas.

(2) The dedicated parkland may be developed in partial fulfillment of required parkland dedication.

(3) The dedicated parkland will be contiguous to an existing or proposed school site.

(4) The park land will be dedicated in addition to the payment of fees in lieu of dedication.

(5) The dedicated park land will be contiguous to another park which if combined would form a single viable park area.

(6) The dedicated parkland would be capable of expanding existing parks or recreation facilities.

(f) Requirements: The developer shall also be responsible for meeting the following requirements with respect to dedicated parkland:

(1) Before the City accepts any dedicated park land, the developer shall remove all trash and dead trees.

(2) The developer shall provide for adequate drainage through the proposed park land to eliminate standing water and health hazards. Any detention or retention ponds or other drainage facilities to be placed in areas which are to be dedicated as park land, must be designed and constructed to allow for dual recreational use. Construction plans may be required to be submitted to the City Engineer prior to approval of any detention or retention pond.

(g) Refusal to Approve Plat: The City may refuse to approve a final plat which does not meet the requirements of this section. The City may refuse to approve a plat which dedicates parkland in an area incompatible with the City's comprehensive plan.

SECTION 7.
PARK LAND DEDICATION FOR SUBDIVISIONS
CONTAINING TWO OR MORE PHASES

(a) Dedication Required: In subdivisions which are final platted in two or more phases, the required parkland dedication pursuant to this ordinance must be provided in each phase of the plat except as provided below.

(b) Escrow Authorized: A developer may reserve required park land dedication for subsequent phases of the subdivision by paying into a city escrow fund a dollar amount equal to the cash in lieu amounts. The escrow funds must be paid to the City prior to the filing of the first phase final plat and shall be maintained in the escrow fund pending the platting of the project phase that contains the required park land dedication site. Escrow funds shall be returned to the developer, with accumulated interest, upon the filing of the final plat for each subsequent phase that contains the required park land dedication. In addition, the developer shall dedicate a reversionary public access easement on the final plat of the initial phase(s) where necessary to provide effective public access, maintenance and use of any park land to be dedicated.

SECTION 8
EXPENDITURES OF COLLECTED FUNDS

(a) Special Fund: There is hereby established a special fund for the deposit of all fees paid in lieu of park land dedication under this ordinance. This fund shall be known as the Parkland Dedication Fund. Monies may be expended from this fund only for the purchase, lease or other acquisition of park land and open space, the improvement, preparation and maintenance of park areas and sites, the installation of utilities to such sites, the construction of landscaping, play equipment or recreational improvements on such sites, or attendant engineering and planning costs associated with such park activities. Monies placed in this fund may not be utilized for any other general business activity of the City. All expenditures from this fund shall be approved by the City Council.

(b) Right to Refund: The City shall account for all sums paid in lieu of park land dedication under this ordinance with reference to the individual plats involved. Any funds paid for such purposes must be expended by the City within ten (10) years from the date received by the City for acquisition or development of neighborhood parks as defined herein. Such funds shall be considered to be spent on a first in, first out basis. If not so expended, the developer or the owner of the subdivision on the last day of such period shall be entitled to a pro rata refund of such sum, computed on a square footage or area basis. The owners of such property must request such refund within one year of entitlement, in writing, or such right shall be forfeited.

(c) Geographic Limits of Use of Funds: All funds accumulated through the payment of cash in lieu of park land dedication shall be identified as being attributable to the neighborhood park zone where the subdivision is located, and shall be so designated in the Park Land Dedication Fund. All expenditures from the Park Land Dedication Fund shall be expended only for land or improvements within the zone from which received, with the following exception:

When the City Council determines that existing conditions preclude the effective acquisition and/or development of park land and/or recreation facilities, such as a lack of undeveloped sites, the funds collected from one zone may be expended in a contiguous zone only. But in no case shall the funds be expended at distance greater than two (2) miles from the boundary of the zone from which the funds were collected.

(d) Any individual organization or entity desiring to make a contribution to the park and recreation system of the City may contribute funds to be placed in this account. Once funds have been placed in this specific account, they are bound by the restriction on use of funds paid as a fee dedication requirement.

SECTION 9.

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, except where 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 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.

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

PASSED AND APPROVED ON THIS 9th DAY OF JULY 1998.

SEAL
ATTEST:

Mark Dwight
MAYOR

Gadys Turner
CITY SECRETARY

EFFECTIVE: July 9, 1998

APPROVED AS TO FORM AND LEGALITY:

Wk Olson
CITY ATTORNEY

DATE: July 9, 1998

AN ORDINANCE OF THE CITY OF KENNEDALE AMENDING ORDINANCE NO. 153 TO INCREASE PARK DEDICATION REQUIREMENTS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on July 9, 1998, the city council of the City of Kennedale, Texas, adopted Ordinance No. 153, establishing requirements for neighborhood park land dedication or payment of cash in lieu of land;

WHEREAS, the city council has determined that a larger dedication of land or cash in lieu of land is necessary upon the platting of residential subdivisions because of the impact on neighborhood park land and park improvements; and

WHEREAS, the City Council has conducted a public hearing on the proposed regulations contained herein.

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

**SECTION 1.
NEIGHBORHOOD PARK DEDICATION**

Section 1(a) of Ordinance No. 153 is hereby amended to read as follows:

(a) Requirement: No final subdivision plat for any property zoned for residential use in the City of Kennedale shall be approved unless such plat shall include a dedication of land to the City of Kennedale for neighborhood park purposes. Such dedication shall be on the basis of one (1) acre of land per each 75 residential units on the plat, or the payment of cash in lieu thereof, as hereinafter provided.

SECTION 2.

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, except where 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 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.

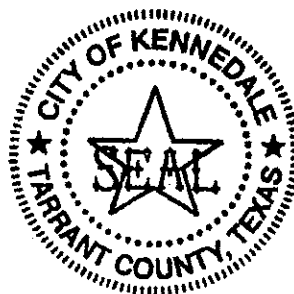
This ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED ON THIS 8th DAY OF JUNE, 2000.

Mark Shwydt
MAYOR

ATTEST:

Garry Turner
CITY SECRETARY



EFFECTIVE: JUNE 8, 2000

APPROVED AS TO FORM AND LEGALITY:

W. Olson
City Attorney

INVOICE

Star-Telegram

400 W. 7th Street
FORT WORTH, TX 76102
(817) 390-7761
Federal Tax ID 22-3148254

Customer ID: CIT33
Invoice Number: 173290561
Invoice Date: 5/28/00
Terms: Net due in 21 days
Due Date: 5/31/00
PO Number:
Order Number: 17329056
Sales Rep: 073
Description: CITY OF KENNED
Publication Date: 5/28/00

Bill To:

CITY OF KENNEDALE
PO BOX 268
KENNEDALE, TX 76060-0268

Attn: DEEVANS

Description	Location	Col	Depth	Linage	MU	Rate	Amount
CITY OF KENNEDALE NOTICE OF PU	1358	1	28	28	LINE	\$6.43	\$180.04
Sales Discount							(\$143.64)

**CITY OF KENNEDALE
NOTICE OF
PUBLIC HEARING**
A public hearing will be held by the City Council of Kennedale, TX in the Kennedale Community Center located at 1021 E. Broadway St., Kennedale, TX on the 4th day of June, 2000 at 7:30 p.m. at which time interested parties may submit and have heard and considered by the board. The purpose of the hearing is to increase park dedication requirements. A copy of the proposed ordinance is on file and available for review at the Kennedale Code Enforcement Office located at 200 N. Main St., Kennedale, TX. All citizens are encouraged to attend.

Net Amount: \$36.40

APPROVAL
VND # _____ DAY # _____
TO # _____ GRI. #/PRM _____
RND # _____ PAY # _____ AMT \$ _____
Q # _____ \$ _____
R # _____ \$ _____

Thank You For Your Payment

Remit To: Star-Telegram
P.O. Box 901051
FORT WORTH, TX 76101-2051

Customer ID: CIT33
Customer Name: CITY OF KENNEDALE
Invoice Number: 173290561
Invoice Amount: \$36.40
PO Number:
Amount Enclosed: \$

2007

ORDINANCE NO. 355

AN ORDINANCE OF THE CITY OF KENNEDALE, TEXAS AMENDING ORDINANCE NO. 153, AS AMENDED, TO INCREASE PARK DEDICATION REQUIREMENTS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the city council of the City of Kennedale, Texas, has previously adopted Ordinance No. 153, as amended, establishing requirements for neighborhood park land dedication or payment of cash in lieu of land; and

WHEREAS, the Kennedale, Texas Parks, Recreation & Open Space Master Plan 2005–2015 has determined that in the Dallas-Fort Worth area the average amount of park land utilized by cities is 15.12 acres per 1,000 residents; and

WHEREAS, based on density statistics recognized by the North Central Texas Council of Governments (2.6/du) the city council has determined that a larger dedication of land or cash in lieu of land is necessary upon the platting of residential subdivisions because of the impact on neighborhood park land and park improvements; and

WHEREAS, the City Council has conducted a public hearing on the proposed regulations contained herein.

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

**SECTION 1.
NEIGHBORHOOD PARK DEDICATION**

Section 1(a) of Ordinance No. 153, as amended, is hereby amended to read as follows:

(a) Requirement: No final subdivision plat for any property zoned for residential use in the City of Kennedale shall be approved unless such plat shall include a dedication of land to the City of Kennedale for neighborhood park purposes. Such dedication shall be on the basis of one (1) acre of land per each 25 residential units on the plat, or the payment of cash in lieu thereof, as hereinafter provided.

SECTION 2.

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, except where 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 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 14th DAY OF December, 2006.



Bryan Lankhorst
MAYOR

Kathy Turner

CITY SECRETARY

EFFECTIVE: 5-10-2007

APPROVED AS TO FORM AND LEGALITY:

W/O
CITY ATTORNEY



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: WORK SESSION ITEM III.B.

SUBJECT

DISCUSSION AND/OR REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.

SUBJECT

REPORTS AND ANNOUNCEMENTS

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

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.1.

SUBJECT

Updates from members of the Kennedale City Council

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.2.

SUBJECT

Updates from the Mayor

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: MAY 16, 2023

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

SUBJECT

Updates from the City Manager

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: MAY 16, 2023

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

SUBJECT

Financial Reports for the City and/or the EDC

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Monthly Financial Report - March 2023 Overview	Monthly Financial Report - March 2023 Overview.pdf
2.	Monthly Financial Report - March 2023 Detail	Monthly Financial Report - March 2023 Detail.pdf
3.	EDC Monthly Financial Report - FY2023 through March	EDC Monthly Financial Report - FY2023 through March.pdf



**CITY OF KENNEDALE
MONTHLY FINANCIAL REPORT
Month Ended March 2023
EXECUTIVE OVERVIEW**

TO Mayor and Members of City Council
Darrell Hull, City Manager

FROM Jon Horton, Finance Director

DATE May 16, 2023

SUBJECT Monthly Financial Report for March 2023

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

Results through March represent 50.0% of the fiscal year.

GENERAL FUND (01)

- ◇ Property tax revenues received year-to-date \$5,112,860; 93.8% of total budget; prior year receipts through March were 99.4% of total
- ◇ Sales tax revenues received year-to-date \$685,4009; 34.4% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December; November in January, etc.
- ◇ Prior year Sales Tax receipts through March were \$543,1591; 29.2% of budget
- ◇ General Fund expenditures year-to-date \$4,232,786; 41.2% of total budget
- ◇ Fund Balance year-to-date is \$4,479,442; 155 days of total budgeted expenditures and transfers out; revenues are ahead of spending for the fiscal year therefore fund balance is more than the projected fund balance for year-end of \$2,180,806 or 76 days of total budgeted expenditures and transfers out

WATER/SEWER FUND (10)

- ◇ Water service sales year-to-date \$1,209,788; 50.0 % of budget
- ◇ Sewer service sales year-to-date \$887,501.27; 55.34% of budget
- ◇ Utility Billing and Operations expenditures year-to-date \$1,565,530; 50.3% of total budget
- ◇ Working Capital year-to-date is \$ 2,501,574; 201 days of total budgeted expenditures and transfers out; budgeted Days of Working Capital at year-end is 186 days

STORMWATER FUND (07)

- ◇ Drainage fees year-to-date \$150,109; 55.7% of budget
- ◇ Stormwater Fund expenditures year-to-date \$7,293; 3.5% of total budget
- ◇ Working Capital year-to-date is \$819,210; 1,422 days of total budgeted expenditures and transfers out; budgeted Days of Working Capital at year-end is 1,278 days

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$216,682; 35.32% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December; November in January, etc.
- ◇ Prior year Sales Tax receipts through March were 195,647; 38.05% of budget
- ◇ Rental fees for the Shopping Center year-to-date \$152,417; 51.92% of total budget
- ◇ EDC Operations expenditures year-to-date \$152,341; 26.1% of total budget; includes \$52,397 for annual Christmas event
- ◇ EDC Town Shopping Center expenditures year-to-date \$44,090; 66.7% of total budget; \$14,857 of total expenditures was for insurance costs which are paid in October
- ◇ Fund Balance year-to-date is \$2,168,308; 776 days of total budgeted expenditures and transfers out; budgeted Fund Balance at year-end is 718 days

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended March 2023

GENERAL FUND (01)									
Fund / Description	PRIOR YEAR FY2022				CURRENT YEAR FY2023				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
GENERAL FUND REVENUES									
Property Taxes	\$ 5,067,570	\$ 275,249	\$ 5,035,847	99.4%	\$ 5,452,751	\$ 77,013	\$ 5,112,860	93.8%	\$ 339,891
Sales Taxes	1,859,721	80,588	543,159	29.2%	1,991,717	142,241	685,400	34.4%	1,306,317
Grants and Contributions	43,601	33,311	56,816	130.3%	895,000	970	57,786	6.5%	837,214
Licenses and Permits	328,781	(67,759)	137,542	41.8%	354,928	29,179	166,721	47.0%	188,207
Fines and Fees	162,514	22,392	73,028	44.9%	144,066	17,774	90,802	63.0%	53,264
Charges for Services	291,150	(20,876)	74,835	25.7%	307,250	18,661	93,496	30.4%	213,754
Intergovernmental	166,796	(11,261)	27,065	16.2%	161,590	27,074	54,139	33.5%	107,451
All Other Revenues	103,175	42,060	47,887	46.4%	41,676	23,950	71,837	172.4%	(30,161)
Total General Fund Revenues	8,023,308	353,704	5,996,179	74.7%	9,348,978	336,863	6,333,042	67.7%	3,015,936
GENERAL FUND EXPENDITURES									
City Manager - Dept 01	199,237	16,974	101,246	50.8%	327,672	16,727	99,188	30.3%	228,484
Mayor/Council - Dept 02	198,588	8,891	82,341	41.5%	185,500	22,149	48,405	26.1%	137,095
City Secretary - Dept 03	72,336	5,133	27,084	37.4%	168,463	4,247	31,204	18.5%	137,259
Municipal Court - Dept 04	127,344	13,470	59,507	46.7%	182,373	13,901	75,276	41.3%	107,097
Human Resources - Dept 05	151,238	11,581	67,151	44.4%	186,406	12,134	78,065	41.9%	108,341
Finance - Dept 07	477,054	14,607	197,713	41.4%	511,396	43,820	137,463	26.9%	373,933
Police - Dept 09	3,153,124	195,552	1,432,146	45.4%	3,483,034	239,472	1,697,229	48.7%	1,785,805
Fire - Dept 10	2,552,059	191,762	1,150,129	45.1%	3,522,918	212,948	1,238,725	35.2%	2,284,193
Community Development - Dept 12	531,981	63,456	213,487	40.1%	653,505	79,954	237,431	36.3%	416,074
Senior Citizen Center - Dept 16	31,758	2,419	13,034	41.0%	57,716	4,682	21,099	36.6%	36,617
Library - Dept 17	285,405	15,584	110,643	38.8%	365,199	32,307	174,672	47.8%	190,527
Non Departmental - Dept 90	616,188	138,964	327,378	53.1%	622,577	31,862	394,031	63.3%	228,546
Total General Fund Expenditures	8,396,312	678,392	3,781,858	45.0%	10,266,759	714,201	4,232,786	41.2%	6,033,973
Revenues Over (Under) Expenditures	(373,004)	(324,688)	2,214,321		(917,781)	(377,339)	2,100,255		
Transfers In	606,207	-	241,367	39.8%	1,193,374	48,274	289,641	24.3%	903,733
Transfers (Out)	(182,521)	95,261	(91,260)	0.0%	(275,593)	(15,210)	(91,260)	33.1%	(184,333)
Net Change in Fund Balance	50,682	(229,427)	2,364,428		-	(344,275)	2,298,636		
Beginning Fund Balance - October 1	2,519,197		2,519,197		2,180,806		2,180,806		
Prior Period Adjustment	(389,073)		(389,073)		-		-		
Ending Fund Balance - year-to-date	\$ 2,180,806		\$ 4,494,552		\$ 2,180,806		\$ 4,479,442		
Average Daily Annual Expenditures	\$ 23,504				\$ 28,883				
Days of Fund Balance	93		191		76		155		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended March 2023

UTILITY FUNDS									
Fund / Description	PRIOR YEAR FY2022				CURRENT YEAR FY2023				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
Stormwater Utility Fund (07)									
Stormwater Utility Fund Revenues	\$ 362,315	\$ 22,624	\$ 134,114	37.0%	\$ 269,688	\$ 25,530	\$ 150,109	55.7%	\$ 119,579
Stormwater Utility Fund Expenditures	83,496	2,658	10,594	12.7%	210,221	4,000	7,293	3.5%	202,928
Revenues Over (Under) Expenditures	278,819	19,966	123,520		59,467	21,530	142,816		
Beginning Working Capital - October 1	397,575		397,575		676,394		676,394		
Ending Working Capital - year-to-date	<u>\$ 676,394</u>		<u>\$ 521,095</u>		<u>\$ 735,861</u>		<u>\$ 819,210</u>		
Average Daily Annual Expenditures	\$ 229				\$ 576				
Days of Working Capital	2,957		2,278		1,278		1,422		
Water/Sewer Fund (10)									
Water/Sewer Fund Revenues	\$ 4,254,031	270,704	\$ 2,125,361	0.0%	\$ 4,359,179	\$ 607,170	\$ 2,461,827	56.5%	\$ 1,897,352
Water/Sewer Fund Expenditures									
Utility Billing - Dept 01	1,344,261	122,537	503,323	37.4%	1,630,355	339,069	822,008	50.4%	808,347
Operations - Dept 02	2,673,902	116,271	733,691	27.4%	1,479,759	19,523	743,522	50.2%	736,237
Debt Service - Dept 03	51,468	-	272,384	529.2%	293,930	-	276,243	94.0%	17,687
Capital Projects - Dept 04	10,640	1,830	5,280	49.6%	448,800	-	28,600	6.4%	420,200
Non Departmental - Dept 90	1,481,590	71,055	441,224	29.8%	697,279	122,233	492,299	70.6%	204,980
Total Water/Sewer Fund Expenditures	5,561,861	311,693	1,955,902	35.2%	4,550,123	480,825	2,362,672	51.9%	2,187,451
Revenues Over (Under) Expenditures	(1,307,830)		169,458		(190,944)	126,345	99,155		
Transfers In	187,525	31,254	93,762	50.0%	187,525	31,254	78,135	41.7%	109,390
Net Change in Fund Balance	(1,120,305)		263,221		(3,419)	157,599	177,290		
Beginning Working Capital - October 1	3,444,589		3,444,589		2,324,284		2,324,284		
Ending Working Capital - year-to-date	<u>\$ 2,324,284</u>		<u>\$ 3,707,810</u>		<u>\$ 2,320,865</u>		<u>\$ 2,501,574</u>		
Average Daily Annual Expenditures	\$ 15,238				\$ 12,466				
Days of Working Capital	153		243		186		201		
Water Impact Fee Fund (61)									
Water Impact Fund Revenues	\$ 61,413	\$ 1,370	\$ 45,020	73.3%	\$ 60,100	\$ 169	\$ 11,110	18.5%	\$ 48,990
Water Impact Fund Expenditures	0	-	-	0.0%	50,000	-	-	0.0%	50,000
Revenues Over (Under) Expenditures	61,413	1,370	45,020		10,100	169	11,110		
Transfers (Out)	0	-	-	0.0%	(30,000)	-	-	0.0%	(30,000)
Net Change in Fund Balance	61,413	1,370	45,020		(19,900)	169	11,110		
Beginning Fund Balance - October 1	48,259		48,259		109,672		109,672		
Ending Fund Balance - year-to-date	<u>\$ 109,672</u>		<u>\$ 93,279</u>		<u>\$ 89,772</u>		<u>\$ 120,782</u>		
Sewer Impact Fee Fund (62)									
Fund 62 Sewer Impact Fund Revenues	\$ 74,857	\$ 1,873	\$ 57,966	77.4%	\$ 70,600	\$ 274	\$ 9,474	13.4%	\$ 61,126
Fund 62 Sewer Impact Fund Expenditures	0	-	-	0.0%	50,000	-	-	0.0%	50,000
Revenues Over (Under) Expenditures	74,857	1,873	57,966		20,600	274	9,474		
Transfers (Out)	(60,000)	(5,000)	(30,000)	50.0%	(60,000)	(5,000)	(30,000)	50.0%	(30,000)
Net Change in Fund Balance	14,857	(3,127)	27,966		(39,400)	(4,726)	(20,526)		
Beginning Fund Balance - October 1	170,067		170,067		184,924		184,924		
Ending Fund Balance - year-to-date	<u>\$ 184,924</u>		<u>\$ 198,033</u>		<u>\$ 145,524</u>		<u>\$ 164,398</u>		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended March 2023

DEBT SERVICE FUND (02)									
Fund / Description	PRIOR YEAR FY2022				CURRENT YEAR FY2023				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
Debt Service Fund Revenues	\$ 1,945,374	\$ 21,957	\$ 1,608,367	82.7%	\$ 1,472,427	\$ 27,628	\$ 1,713,977	116.4%	\$ (241,550)
Debt Service Fund Expenditures	1,794,886	-	1,538,712	85.7%	1,672,427	384,535	1,559,797	93.3%	112,630
Revenues Over (Under) Expenditures	150,488	21,957	69,655		(200,000)	(356,907)	154,180		
Beginning Fund Balance - October 1	687,654		687,654		838,142		838,142		
Ending Fund Balance - year-to-date	\$ 838,142		\$ 757,309		\$ 638,142		\$ 992,322		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended March 2023

CAPITAL PROJECT FUNDS									
Fund / Description	PRIOR YEAR FY2022				CURRENT YEAR FY2023				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
Capital Projects Fund (04)									
Capital Projects Fund Revenues	\$ 134,005	\$ 8,844	\$ 57,529	42.9%	\$ 86,711	\$ 9,358	\$ 58,856	67.9%	\$ 27,855
Capital Projects Fund Expenditures	0	-	-	0.0%	0	-	-	0.0%	0
Revenues Over (Under) Expenditures	134,005	8,844	57,529		86,711	9,358	58,856		
Transfers (Out)	(106,501)	-	-	0.0%	(104,800)	-	-	0.0%	(104,800)
Net Change in Fund Balance	27,504	8,844	57,529		(18,089)	9,358	58,856		
Beginning Fund Balance - October 1	147,087		147,087		174,591		174,591		
Ending Fund Balance - year-to-date	<u>\$ 174,591</u>		<u>\$ 204,616</u>		<u>\$ 156,502</u>		<u>\$ 233,447</u>		
Capital Bond Fund (13)									
Capital Bond Fund Revenues	\$ 6,199,105	\$ 1,094	\$ 6,017,685	97.1%	\$ 24,000	\$ (207,788)	\$ 73,430	306.0%	\$ (49,430)
Capital Bond Fund Expenditures	311,555	-	40,671	13.1%	4,300,000	43,477	1,093,070	25.4%	3,206,930
Revenues Over (Under) Expenditures	5,887,550	1,094	5,977,014		(4,276,000)	(251,265)	(1,019,640)		
Beginning Fund Balance - October 1	2,170,389		2,170,389		8,057,939		8,057,939		
Ending Fund Balance - year-to-date	<u>\$ 8,057,939</u>		<u>\$ 8,147,403</u>		<u>\$ 3,781,939</u>		<u>\$ 7,038,299</u>		
Park Dedication Fund (14)									
Park Dedication Fund Revenues	\$ 51,843	\$ 1,291	\$ 39,953	77.1%	\$ 52,280	\$ 2,243	\$ 13,415	25.7%	\$ 38,865
Park Dedication Fund Expenditures	125	-	125	100.0%	220,195	-	-	0.0%	220,195
Revenues Over (Under) Expenditures	51,718	1,291	39,828		(167,915)	2,243	13,415		
Beginning Fund Balance - October 1	648,018		648,018		699,736		699,736		
Ending Fund Balance - year-to-date	<u>\$ 699,736</u>		<u>\$ 687,846</u>		<u>\$ 531,821</u>		<u>\$ 713,151</u>		
Library Building Fund (32)									
Library Building Fund Revenues	\$ 399	\$ 57	\$ 107	26.9%	\$ 0	\$ 74	\$ 135	0.0%	\$ (135)
Library Building Fund Expenditures	0	-	-	0.0%	0	-	-	0.0%	0
Revenues Over (Under) Expenditures	399	57	107		0	74	135		
Beginning Fund Balance - October 1	(2,267)		(2,267)		(1,868)		(1,868)		
Ending Fund Balance - year-to-date	<u>\$ (1,868)</u>		<u>\$ (2,160)</u>		<u>\$ (1,868)</u>		<u>\$ (1,733)</u>		
Roadway Impact Fee Fund (45)									
Roadway Impact Fee Fund Revenues	\$ 117,270	\$ 2,102	\$ 83,062	70.8%	\$ 100,300	\$ 22,483	\$ 36,962	36.9%	\$ 63,338
Roadway Impact Fee Fund Exp	0	-	-	0.0%	0	-	-	0.0%	0
Revenues Over (Under) Expenditures	117,270	2,102	83,062		100,300	22,483	36,962		
Transfers (Out)	(137,525)	(10,627)	(63,762)	46.4%	(107,525)	(21,460)	(128,762)	119.8%	21,237
Net Change in Fund Balance	(20,255)	(8,526)	19,299		(7,225)	1,023	(91,800)		
Beginning Fund Balance - October 1	643,859		643,859		623,604		623,604		
Ending Fund Balance - year-to-date	<u>\$ 623,604</u>		<u>\$ 663,158</u>		<u>\$ 616,379</u>		<u>\$ 531,804</u>		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended March 2023

SPECIAL REVENUE FUNDS										
Fund / Description	PRIOR YEAR FY2022				CURRENT YEAR FY2023					
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget	
TIF #1 New Hope Fund (21)										
TIF #1 New Hope Fund Revenues	\$ 200,665	\$ 66	\$ 149	0.1%	\$ 68,488	\$ 151	\$ 788	1.2%	\$ 67,700	
TIF #1 New Hope Fund Expenditures	0	-	-	0.0%	0	-	-	0.0%	0	
Revenues Over (Under) Expenditures	200,665	66	149		68,488	151	788			
Transfers In	10,000	-	-	0.0%	165,593	10,834	65,000	39.3%	100,593	
Net Change in Fund Balance	210,665	66	149		234,081	10,985	65,788			
Beginning Fund Balance - October 1	(231,687)		(231,687)		(21,022)		(21,022)			
Ending Fund Balance - year-to-date	<u>\$ (21,022)</u>		<u>\$ (231,538)</u>		<u>\$ 213,059</u>		<u>\$ 44,766</u>			
Hotel/Motel Tax Fund (30)										
Hotel/Motel Tax Fund Revenues	\$ 12,365	\$ 6	\$ 3,981	32.2%	\$ 9,120	\$ 228	\$ 11,569	126.9%	\$ (2,449)	
Hotel/Motel Tax Fund Expenditures	0	-	-	0.0%	20,000	155	155	0.8%	19,845	
Revenues Over (Under) Expenditures	12,365	6	3,981		(10,880)	73	11,414			
Beginning Fund Balance - October 1	29,562		29,562		41,927		41,927			
Ending Fund Balance - year-to-date	<u>\$ 41,927</u>		<u>\$ 33,543</u>		<u>\$ 31,047</u>		<u>\$ 53,341</u>			
Police Seizure Fund (31)										
Police Seizure Fund Revenues	\$ 2,987	\$ -	\$ 1,100	36.8%	\$ 1,403	\$ 5	\$ 32	2.3%	\$ 1,371	
Police Seizure Fund Expenditures	0	-	-	0.0%	12,000	-	-	0.0%	12,000	
Revenues Over (Under) Expenditures	2,987	-	1,100		(10,597)	5	32			
Beginning Fund Balance - October 1	663		663		3,650		3,650			
Ending Fund Balance - year-to-date	<u>\$ 3,650</u>		<u>\$ 1,763</u>		<u>\$ (6,947)</u>		<u>\$ 3,682</u>			
LEOSE Fund (34)										
LEOSE Fund Revenues	\$ 1,422	\$ -	\$ 1,411	99.2%	\$ 1,747	\$ 2	\$ 9	0.5%	\$ 1,738	
LEOSE Fund Expenditures	0	-	-	0%	1,747	1,415	1,590	91.0%	157	
Revenues Over (Under) Expenditures	1,422	-	1,411		0	(1,413)	(1,581)			
Beginning Fund Balance - October 1	1,886		1,886		3,308		3,308			
Ending Fund Balance - year-to-date	<u>\$ 3,308</u>		<u>\$ 3,297</u>		<u>\$ 3,308</u>		<u>\$ 1,727</u>			
Disaster Recovery Fund (35)										
Disaster Recovery Fund Revenues	\$ 146,353	\$ 2,117	\$ 2,117	1.4%	\$ 1,955,000	\$ 2,988	\$ 20,657	1.1%	\$ 1,934,343	
Disaster Recovery Fund Expenditures	139,053	-	-	0.0%	1,955,000	2,848	180,300	9.2%	1,774,700	
Revenues Over (Under) Expenditures	7,300	2,117	2,117		0	140	(159,643)			
Beginning Fund Balance - October 1	-		-		7,300		7,300			
Ending Fund Balance - year-to-date	<u>\$ 7,300</u>		<u>\$ 2,117</u>		<u>\$ 7,300</u>		<u>\$ (152,343)</u>			

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended March 2023

OTHER FUNDS									
Fund / Description	PRIOR YEAR FY2022				CURRENT YEAR FY2023				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
Capital Replacement Fund (05)									
Capital Replacement Fund Revenues	\$ 243,723	\$ 21,268	\$ 118,062	48.4%	\$ 153,400	\$ 23,025	\$ 180,094	117.4%	\$ (26,694)
Capital Replacement Fund Expenditures	679,483	20,174	94,703	13.9%	167,153	10,846	66,515	39.8%	100,638
Revenues Over (Under) Expenditures	(435,760)	1,094	23,359		(13,753)	12,180	113,580		
Beginning Fund Balance - October 1	36,503		36,503		(399,257)		(399,257)		
Ending Fund Balance - year-to-date	<u>\$ (399,257)</u>		<u>\$ 59,862</u>		<u>\$ (413,010)</u>		<u>\$ (285,677)</u>		
Court Security Fund (12)									
Court Security Fund Revenues	\$ 4,110	\$ 488	\$ 1,739	42.3%	\$ 2,950	\$ (819)	\$ 1,055	35.7%	\$ 1,895
Court Security Fund Expenditures	0	-	-	0.0%	12,000	-	-	0.0%	12,000
Revenues Over (Under) Expenditures	4,110	488	1,739		(9,050)	(819)	1,055		
Beginning Fund Balance - October 1	25,248		25,248		29,358		29,358		
Ending Fund Balance - year-to-date	<u>\$ 29,358</u>		<u>\$ 26,987</u>		<u>\$ 20,308</u>		<u>\$ 30,413</u>		
Court Technology Fund (16)									
Court Technology Fund Revenues	\$ 3,437	\$ 423	\$ 1,507	43.8%	\$ 2,040	\$ 400	\$ 1,893	92.8%	\$ 147
Court Technology Fund Expenditures	0	-	-	0.0%	0	-	-	0.0%	0
Revenues Over (Under) Expenditures	3,437	423	1,507		2,040	400	1,893		
Beginning Fund Balance - October 1	14,332		14,332		17,769		17,769		
Ending Fund Balance - year-to-date	<u>\$ 17,769</u>		<u>\$ 15,839</u>		<u>\$ 19,809</u>		<u>\$ 19,662</u>		
Street Improvement Fund (17)									
Street Improvement Fund Revenues	\$ 923,743	\$ 105,813	\$ 492,051	53.3%	\$ 901,630	\$ 113,260	\$ 530,076	58.8%	\$ 371,554
Street Improvement Fund Expenditures	784,440	18,962	354,597	45.2%	869,603	37,469	363,861	41.8%	505,742
Revenues Over (Under) Expenditures	139,303	86,851	137,454		32,027	75,791	166,215		
Transfers In	19,995	-	-	0.0%	252,558	-	-	0.0%	252,558
Transfers (Out)	(37,142)	(34,047)	(18,571)	50.0%	(151,797)	(34,047)	(18,571)	12.2%	(133,226)
Net Change in Fund Balance	122,156	52,804	118,883		132,788	41,744	147,644		
Beginning Fund Balance - October 1	262,500		262,500		384,656		384,656		
Ending Fund Balance - year-to-date	<u>\$ 384,656</u>		<u>\$ 381,383</u>		<u>\$ 517,444</u>		<u>\$ 532,300</u>		
Juvenile Case Manager Fund (18)									
Juvenile Case Manager Fund Revenues	\$ 500	\$ 93	\$ 323	64.7%	\$ 525	\$ 52	\$ 258	49.1%	\$ 267
Juvenile Case Manager Fund Exp	0	-	-	0.0%	0	-	-	0.0%	0
Revenues Over (Under) Expenditures	500	93	323		525	52	258		
Beginning Fund Balance - October 1	8,123		8,123		8,623		8,623		
Ending Fund Balance - year-to-date	<u>\$ 8,623</u>		<u>\$ 8,446</u>		<u>\$ 9,148</u>		<u>\$ 8,881</u>		
Park Recovery/Donation Fund (41)									
Park Rec/Donation Fund Revenues	\$ 26,674	\$ 4	\$ 10	0.0%	\$ 120	\$ 51	\$ 232	193.5%	\$ (112)
Park Rec/Donation Fund Expenditures	26,497	-	-	0.0%	33,070	-	-	0.0%	33,070
Revenues Over (Under) Expenditures	177	4	10		(32,950)	51	232		
Beginning Fund Balance - October 1	(244)		(244)		(67)		(67)		
Ending Fund Balance - year-to-date	<u>\$ (67)</u>		<u>\$ (234)</u>		<u>\$ (33,017)</u>		<u>\$ 165</u>		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended March 2023

OTHER FUNDS - continued										
Fund / Description	PRIOR YEAR FY2022				CURRENT YEAR FY2023					
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget	
Tree Restoration Fund (83)										
Tree Restoration Fund Revenues	\$ 481	\$ 9	\$ 21	4.4%	\$ 300	\$ 3,106	\$ 3,634	1211.4%	\$ (3,334)	
Tree Restoration Fund Expenditures	0	-	-	0.0%	30,000	-	-	0.0%	30,000	
Revenues Over (Under) Expenditures	481	9	21		(29,700)	3,106	3,634			
Beginning Fund Balance - October 1	71,054		71,054		71,535		71,535			
Ending Fund Balance - year-to-date	\$ 71,535		\$ 71,075		\$ 41,835		\$ 75,169			
Unclaimed Property Fund (85)										
Unclaimed Property Fund Revenues	\$ 13	\$ -	\$ -	0.0%	\$ 4	\$ 3	\$ 18	443.8%	\$ (14)	
Unclaimed Property Fund Expenditures	0	-	-	0.0%	20	-	-	0.0%	20	
Revenues Over (Under) Expenditures	13	-	-		(16)	3	18			
Transfers (Out)	0	-	-	0.0%	(1,900)	-	-	0.0%	(1,900)	
Net Change in Fund Balance	13	-	-		(1,916)	3	18			
Beginning Fund Balance - October 1	303		303		316		316			
Ending Fund Balance - year-to-date	\$ 316		\$ 303		\$ (1,600)		\$ 334			

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended March 2023

EDC FUNDS									
Fund / Description	PRIOR YEAR FY2022				CURRENT YEAR FY2023				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
EDC Fund (15)									
EDC Fund Revenues	\$ 977,174	\$ 82,409	\$ 362,716	37.1%	\$ 1,019,621	\$ 76,533	\$ 405,400	39.8%	\$ 614,221
EDC Fund Expenditures									
Operations Expenditures	100,598	13,205	92,084	91.5%	583,292	16,756	152,341	26.1%	430,951
Debt Service Expenditures	173,383	4,656	177,511	102.4%	314,347	10,190	46,181	14.7%	268,166
Town Shopping Center Expenditures	59,662	2,175	35,999	60.3%	66,089	7,633	44,090	66.7%	21,999
Total EDC Fund Expenditures	333,643	20,036	305,594	91.6%	963,728	34,579	242,612	25.2%	721,116
Revenues Over (Under) Expenditures	643,531	62,373	57,122		55,893	41,954	162,788		
Transfers (Out)	(286,796)	-	-	0.0%	(56,124)	-	-	0.0%	(56,124)
Net Change in Fund Balance	356,735	62,373	57,122		(231)	41,954	162,788		
Beginning Fund Balance - October 1	1,251,693		1,251,693		2,005,520		2,005,520		
Prior Period Adjustment	397,092		397,092		-		-		
Ending Fund Balance - year-to-date	\$ 2,005,520		\$ 1,705,907		\$ 2,005,289		\$ 2,168,308		
Average Daily Annual Expenditures	\$ 1,700				\$ 2,794				
Days of Fund Balance	1,180		1,004		718		776		
EDC Bond Reserve Fund (95)									
EDC Bond Reserve Fund Revenues	\$ 851	\$ 17	\$ 38	4.4%	\$ 1,500	\$ 188	\$ 1,122	74.8%	\$ 378
EDC Bond Reserve Fund Expenditures	0	-	-	0.0%	0	-	-	0.0%	0
Revenues Over (Under) Expenditures	851	17	38		1,500	188	1,122		
Beginning Fund Balance - October 1	125,724		125,724		126,575		126,575		
Ending Fund Balance - year-to-date	\$ 126,575		\$ 125,762		\$ 128,075		\$ 127,697		

Kennedale Economic Development Corporation
Balance Sheet
As of March 2023

Account	Description	9/30/2021	9/30/2022	FY2023	Oct 2022	Nov 2022	Dec 2022	JAN 2023	FEB 2023	MAR 2023
Cash & Investments										
15-1010-00-00	INVEST IN CONSOLIDATED CASH	\$ 1,071,322	\$ 1,884,649		\$ 1,972,263	\$ 2,005,603	\$ 2,058,820	\$ 1,997,193	\$ 2,065,934	\$ 2,169,860
95-1010-00-00	INVEST IN CONSOLIDATED CASH	125,725	126,575		126,495	126,688	126,919	127,339	127,509	127,697
	Cash & Investments	1,197,047	2,011,224		2,098,758	2,132,291	2,185,739	2,124,532	2,193,443	2,297,557
Sales Tax Receivable										
15-1233-00-00	SALES TAX RECEIVABLE	121,687	105,702		54,152	-	-	-	-	-
Other Receivables										
15-1281-00-00	DUE FROM TOWN CENTER	17,706	22,766		24,168	23,101	2,034	45,072	67,872	5,901
15-1285-00-00	ACCRUED RECEIVABLE	74,623	-		-	-	-	-	-	-
	Other Receivables	92,329	22,766		24,168	23,101	2,034	45,072	67,872	5,901
Prepaid Expenses										
15-2040-00-00	BANK ESCROW-SHOPPING CENTER	10,000	10,000		10,000	10,000	10,000	10,000	10,000	10,000
	Total Current Assets	1,421,063	2,149,692		2,187,078	2,165,392	2,197,773	2,179,604	2,271,315	2,313,458
Capital Assets - Net										
03-1400-00-00	LAND	845,292	845,292		845,292	845,292	845,292	845,292	845,292	845,292
03-1410-00-00	BUILDING & BLDG COMPONENTS	4,917,189	4,917,189		4,917,189	4,917,189	4,917,189	4,917,189	4,917,189	4,917,189
03-1420-00-00	IMPROVE OTHER THAN BLDG	1,084,193	1,084,193		1,084,193	1,084,193	1,084,193	1,084,193	1,084,193	1,084,193
03-1490-00-00	INFRASTRUCTURE IMPROVE	209,707	209,707		209,707	209,707	209,707	209,707	209,707	209,707
03-1500-00-00	ACCUMULATED DEPRECIATION	(2,956,383)	(2,956,383)		(2,956,383)	(2,956,383)	(2,956,383)	(2,956,383)	(2,956,383)	(2,956,383)
	Capital Assets - Net	4,099,998	4,099,998		4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998
	Total Non-Current Assets	4,099,998	4,099,998		4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998
	Total Assets	\$ 5,521,061	\$ 6,249,690		\$ 6,287,076	\$ 6,265,390	\$ 6,297,771	\$ 6,279,602	\$ 6,371,313	\$ 6,413,456
Accounts Payable										
15-2190-00-00	ACCOUNTS PAYABLE	\$ 10,455	\$ 141		\$ (141)	\$ (141)	\$ (141)	\$ -	\$ -	\$ -
Security Deposit										
15-2041-00-00	SECURITY DEPOSIT-SHOPPING CNTR	33,188	33,899		33,899	33,899	33,899	33,899	33,899	33,899
	Total Current Liabilities	43,643	34,040		33,758	33,758	33,758	33,899	33,899	33,899
Long Term Debt										
20-9004-00-00	DEBT - DUE <1 YEAR	117,134	128,345		128,345	128,345	128,345	128,345	128,345	128,345
20-9007-00-00	ACCRUED INTEREST PAYABLE	19,377	13,205		13,205	13,205	13,205	13,205	13,205	13,205
20-9010-00-00	2007 SALES TAX BONDS PAYABLE	530,000	380,000		380,000	380,000	380,000	380,000	380,000	380,000
20-9020-00-00	2011 TX LEVERAGE LOAN PAYABLE	254,326	160,159		160,159	160,159	160,159	160,159	160,159	160,159
20-9030-00-00	2020 GO REFUNDING BONDS PAYABL	(120,000)	-		-	-	-	-	-	-
	Total Long Term Debt	800,837	681,709		681,709	681,709	681,709	681,709	681,709	681,709
	Total Liabilities	844,480	715,749		715,467	715,467	715,467	715,608	715,608	715,608
Fund Balance										
03-3001-00-00	FUND BALANCE	4,099,998	4,099,998		4,099,998	4,099,998	4,099,998	4,099,998	4,099,998	4,099,998
20-9005-00-00	AMT TO BE PROVIDED-LTD	(800,837)	(681,709)		(681,709)	(681,709)	(681,709)	(681,709)	(681,709)	(681,709)
15-3001-00-00	FUND BALANCE	826,037	1,251,694		2,049,174	2,049,174	2,049,174	1,989,074	1,989,074	1,989,074
95-3001-00-00	FUND BALANCE	125,670	125,725		126,341	126,341	126,341	126,576	126,575	126,575
	Fund Balance Equity	4,250,868	4,795,708		5,593,804	5,593,804	5,593,804	5,533,939	5,533,938	5,533,938
	Net Income (Loss)	425,713	738,233		(22,195)	(43,881)	(11,500)	30,055	121,767	163,910
	Total Equity	4,676,581	5,533,941		5,571,608	5,549,923	5,582,304	5,563,994	5,655,705	5,697,848
	Total Liability and Equity	\$ 5,521,061	\$ 6,249,690		\$ 6,287,075	\$ 6,265,390	\$ 6,297,771	\$ 6,279,602	\$ 6,371,313	\$ 6,413,456
		-	-		0	0	0	0	(0)	0

Kennedale Economic Development Corporation
Statement of Revenue and Expense
Fiscal Year 2023 through December 2022

Account	Description	9/30/2021	9/30/2022	FY2023 Budget	Oct 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023
Special Sales Tax										
15-4002-00-00	MMD TAX-CURRENT YEAR	\$ 74,283	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15-4081-00-00	SALES TAX	612,809	1,016,841	613,491	2,517	2,517	55,121	109,074	171,866	216,682
Special Sales Tax		687,092	1,016,841	688,491	2,517	2,517	55,121	109,074	171,866	216,682
Rental Income										
15-4805-00-00	RENTAL FEES-SHOPPING CTR	251,500	295,724	293,607	25,158	50,470	75,782	101,093	126,405	152,417
Investment Earnings										
15-4401-00-00	INVESTMENT INCOME	370	10,151	4,023	2,734	5,465	9,096	12,017	14,718	17,688
95-4401-00-00	INVESTMENT INCOME	56	851	-	154	346	578	763	934	1,122
Investment Earnings		426	11,002	4,023	2,888	5,811	9,674	12,780	15,652	18,810
Miscellaneous Income										
15-4104-00-00	CHRISTMAS EVENT	-	-	-	50	470	470	470	470	470
15-4409-00-00	MISCELLANEOUS INCOME	37,798	35,104	33,500	2,415	6,599	9,377	12,765	15,407	18,142
15-4412-00-00	LAND PROCEEDS	18,725	-	-	-	-	-	-	-	-
Miscellaneous Income		56,523	35,104	33,500	2,465	7,069	9,847	13,235	15,877	18,612
Total Revenues		995,541	1,358,671	1,019,621	33,028	65,867	150,424	236,182	329,801	406,522
Economic Development Expense										
15-5240-01-00	PRINTED SUPPLIES	-	-	-	-	-	-	-	-	-
15-5260-01-00	GENERAL OFFICE SUPPLIES	-	-	-	-	-	-	-	-	-
15-5261-01-00	POSTAGE	-	-	-	-	-	-	-	-	-
15-5280-01-00	MINOR EQUIPMENT/SMALL TOOLS	-	-	6,000	-	-	-	-	-	-
15-5403-02-00	BUILDING MAINTENANCE	35,921	25,037	22,752	691	5,617	10,842	13,203	13,991	20,125
15-5501-01-00	ADVERTISING	-	-	7,000	-	-	-	1,623	2,348	2,348
15-5510-01-00	ASSOC DUES/PUBLICATIONS	1,170	5,067	1,826	-	-	-	-	-	-
15-5525-01-00	TRAINING/SEMINARS	265	500	-	-	-	-	-	-	-
15-5530-02-00	ELECTRIC SERVICES	4,814	5,790	6,084	460	901	1,342	1,842	2,553	3,039
15-5545-02-00	INSURANCE-PROPERTY	9,979	14,287	21,431	14,857	14,857	14,857	14,857	14,857	14,857
15-5565-01-00	LEGAL SERVICES	24,236	10,716	14,884	-	5,757	2,878	7,428	7,429	10,011
15-5567-01-00	AUDIT SERVICES	4,250	4,250	-	-	-	-	-	-	-
15-5570-01-00	SPECIAL SERVICES	9,383	15,649	31,025	-	8,144	9,194	10,697	11,747	13,766
15-5570-02-00	SPECIAL SERVICES	18,195	11,829	11,744	1,006	2,019	3,031	4,044	5,056	6,069
15-5571-01-00	CHRISTMAS EVENT	-	47,904	100,000	5,115	22,251	52,398	53,289	53,289	53,289
15-5578-01-00	TRAVEL	-	-	-	-	-	-	-	-	-
15-5595-01-00	ADMIN CHARGE-GENERAL FUND	116,318	148,555	397,791	12,155	24,309	36,464	48,618	60,773	72,927
15-5595-02-00	LANDSCAPING -- CAM	-	-	4,050	-	-	-	-	-	-
15-5615-01-00	FUNCTIONAL GRANT	39,165	16,511	24,766	-	-	-	-	-	-
15-5621-02-00	BANK FEES	-	19	29	-	-	-	-	-	-
Economic Development Expense		263,696	306,114	649,382	34,284	83,855	131,006	155,601	172,042	196,431
Debt Service Principal										
15-5644-01-03	2007 1.2M TAX BOND-PRINCIPAL	70,000	75,000	80,000	-	-	-	-	-	-
15-5646-01-03	2011 1.7M TX LEVERAGE-PRI	46,680	51,809	56,812	3,881	7,762	11,644	15,574	-	23,375
15-5667-01-03	2020 \$1.26M GO REFUNDING-PRIN	-	120,000	120,000	-	-	-	-	-	-
Debt Service Principal		116,680	246,809	256,812	3,881	7,762	11,644	15,574	-	23,375
Debt Service Interest										
15-5643-01-03	2007 1.2M TAX BOND-INTEREST	42,048	37,115	31,970	15,985	15,985	15,985	15,985	15,985	15,985
15-5645-01-03	2011 1.7M TX LEVERAGE-INT	9,196	9,460	6,940	1,073	2,146	3,289	4,432	4,432	6,821
15-5668-01-03	2020 1.26M GO REFUNDING-INT	-	20,940	18,625	-	-	-	14,535	15,574	-
15-5702-01-03	TRANSFER OUT-DEBT SERVICE FUND	138,208	-	-	-	-	-	-	-	-
Debt Service Interest		189,452	67,515	57,535	17,058	18,131	19,274	34,952	35,991	22,806
Total Expenses		569,828	620,438	963,729	55,223	109,748	161,924	206,127	208,033	242,612
Net Income (Loss)		\$ 425,713	\$ 738,233	\$ 55,893	\$ (22,195)	\$ (43,881)	\$ (11,500)	\$ 30,055	\$ 121,767	\$ 163,910



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: REGULAR SESSION ITEM IV.B.

SUBJECT

VISITOR AND CITIZEN FORUM

At this time, any person may address the Kennedale City Council about items not on the agenda. Rules and procedures for addressing the Kennedale City Council are included under "I. CALL TO ORDER". Neither formal action nor discussion may occur at this time. Those wishing, instead, to speak on an agenda item should indicate their desire to speak as the Kennedale City Council considers that item.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.C.

SUBJECT

CONSENT AGENDA

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

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: WORK SESSION ITEM IV.C.1.

SUBJECT

Approval of the minutes from the April 18, 2023 Regular Meeting

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	2023.04.18 Council Minutes DRAFT WM	2023.04.18 Council Minutes DRAFT WM.doc
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KENNEDALE CITY COUNCIL MINUTES
REGULAR MEETING | APRIL 18, 2023 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

To address the Kennedale City Council regarding an agenda item, submit a 'Request to Speak' form before the meeting begins. Speakers are allotted three (3) minutes, must limit their comments to the subject indicated on the form, and should address the Kennedale City Council as a whole, rather than individual members or staff. Pursuant to Texas Government Code §551.071, the Kennedale City Council reserves the right to adjourn into Executive (Closed) Session at any time during the meeting to seek legal advice from the City Attorney on any item posted on the agenda.

Mayor Joplin called the meeting to order at 5:30pm.

A. ROLL CALL

PRESENT: Mayor Jan Joplin; Rockie Gilley, Place 1; Brad Horton, Place 2; Kenneth Michels, Place 3; Austin Degenhart, Place 4; James Connor, Place 5; **ABSENT:** none; **STAFF:** City Manager Darrell Hull, Director of Human Resources and Administrative Services Caroline Green, Police Chief Michael Holguin, Fire Chief James Brown, City Secretary Raeanne Byington, Finance Director Jonathan Horton, Courts Administrator Bertha Vindel, Library Director Elizabeth Partridge, City Attorney Carvan Adkins.

II. WORK SESSION

A. WORK SESSION REPORTS

1. Winding Creek Resident Flooding issue behind Kennedale Junior High.
Request to Speak: Dustin Verona, 309 Autumnwood Ct. and John DeSilva, 311 Autumnwood Ct spoke on the issue behind KISD Junior High. In 2017, KISD dug a trench to alleviate the issue but the trench has filled in and the water is flooding backyards. Attorney Elizabeth Nelson for KISD stated KISD was aware of the issue. School Districts can't use money for private interests. Superintendent Chad Gee spoke on the ILL drawn up and rejected by the City due to attorneys not agreeing on language. Mayor Joplin asked the School District's Attorney and the City's Attorney try to work through the issue.
2. Discussion of plans for landfill expansion with Waste Connections and Weaver Consultants.
Gary Bartles, Region Engineer with Waste Connections, and Chuck Marsh with Weaver Consultants presented the proposal of expansion that has been sent to the State.
3. Discussion of short term rentals in response to recent developments within our own city and other municipalities to coincide with our UDC modifications.
Councilman Horton presented other cities ordinances.
4. Discussion regarding the Senior Citizen Tax Freeze.
Rough numbers estimate, the face value we would not incur \$28327 by implementing

the Senior Tax Freeze. It was decided that council will vote on this in the future, not take it to a public vote.

5. Discussion of the Texas Raceway 6" sewer line emergency repair.

Kristian Sugrim presented the issue of the sewer line on the Texas Raceway property. He will get estimates on the project and come back for approval.

B. DISCUSSION AND/OR REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA

Mayor Joplin called a 10 minute recess at 7:29 pm; she reconvened at 7:42 pm.

III. REGULAR SESSION

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

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

The invocation was led by Councilman Horton and the Pledges by Councilman Michels.

B. REPORTS AND ANNOUNCEMENTS

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

1. Updates from members of the Kennedale City Council
Councilman Connor mentioned the event with Holly Tucker and the quarter auction, as well as the events in May. He stated it has been an honor to serve the city in case he is not re-elected.

Councilman Degenhart had no updates.

Councilman Michels discussed the Texas Trash Off event.

Councilman Horton – Chamber of Commerce luncheon, Easter Sunrise Service at Sonora Park at FUMC. He also mentioned the Holly Tucker event the coming weekend.

Councilman Gilley has been campaigning.

2. Updates from the Mayor
Attended the Kennedale Library ABCD's of Medicare., Tarrant County Homeless Coalition, and Prayer Breakfast. She mentioned the KKB Monarch Pledge that she has done.

3. Updates from the City Manager
City Manager Darrell Hull introduced Jonathan Horton as our new Finance Director for the City of Kennedale.

4. Financial Reports for the City and/or the EDC

C. VISITOR AND CITIZEN FORUM

At this time, any person may address the Kennedale City Council about items not on the agenda. Rules and procedures for addressing the Kennedale City Council are included under "I. CALL TO ORDER". Neither formal action nor discussion may occur at this time. Those wishing, instead, to speak on an agenda item should indicate their desire to speak as the Kennedale City Council considers that item.

John Hivale, 418 Coker Valley Drive and Mark Babina, 1056 Falcon Nest Drive both spoke in favor of the tax freeze.

D. CONSENT AGENDA

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

1. Approval of the minutes from the March 21, 2023 Regular Meeting
2. **PZ Case# 23-02: CONSIDER APPROVAL OF A PRELIMINARY PLAT FOR OF TRACTS 1D, 10, 10A, 10B, 10B01, 10C, 10C01, 10D, 10E OF THE RUSSELL JESSE SURVEY, ABSTRACT 1361 LOCATED AT 1220 MANSFIELD CARDINAL ROAD, KENNEDALE, TEXAS.**
Councilman Horton has concerns about the infrastructure. Councilman Gilley has concerns about the flood issues. Community Development Director Nathan Gonzales stated that there was requirements added on to the MOTION to APPROVE: Connor. SECOND: Degenhart.
Motion passes 3-2 with Horton and Gilley against.
3. **PZ Case# 23-03: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 3, BLOCK 2 OF THE OLIVERS ACRES ADDITION INTO LOT 3R, BLOCK 2, LOCATED AT 206 COLLETT SUBLETT ROAD, KENNEDALE, TEXAS.**
4. **PZ Case# 23-04: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 11, BLOCK A OF THE BOAZ' SUBDIVISION INTO LOTS 11R-2 & 11R-1, BLOCK A, LOCATED AT 608 MANSFIELD CARDINAL ROAD, KENNEDALE, TEXAS.**

MOTION to APPROVE Items 1, 3, and 4: Connor SECOND: Degenhart. Motion passes unanimously.

E. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Discussion and approval of Park Dedication Fund Ordinance.
MOTION to Table: Connor SECOND: Degenhart. Motion passes unanimously.
2. Discussion and action on an agreement with TXDoT to relocate a water line and replace 2 manholes in part with the SE Connector Project.
This item was pulled from the agenda. TXDoT was not ready.

F. PUBLIC HEARINGS

1. **PZ Case# 23-05: CONSIDER APPROVAL OF ORDINANCE NO. 746 AMENDING THE UNIFIED DEVELOPMENT CODE. THE PURPOSE OF THE PUBLIC HEARINGS IS TO CONSIDER REVISING THE DEVELOPMENT REGULATIONS APPLICABLE TO THE R-4 SINGLE-FAMILY RESIDENTIAL, MF MULTI-FAMILY RESIDENTIAL, TH TOWNHOME, NV NEIGHBORHOOD VILLAGE, AND UV URBAN VILLAGE ZONING DISTRICTS, AND THE APPROVAL PROCESS FOR DEVELOPMENTS.**

Community Development Director presented a summary of the changes to the Unified Development Code.

Mayor Joplin opened the Public Hearing at 8:33 and there were no speakers so it was closed.

Councilman Degenhart asked to amend the last sentence of page 7 section 10.

MOTION to APPROVE with amendment to last sentence to be "each day that a violation exists now constitutes another offense." Degenhart, SECOND: Connor. Motion passes unanimously.

IV. EXECUTIVE SESSION

The Kennedale City Council reserves the right to meet in Executive (Closed) Session at any time during the meeting pursuant to the below cited sections of the Texas Government Code:

- A. **PURSUANT TO §551.071** — *Consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act.*

Mayor Joplin recessed to Executive Session at 8:35 pm

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

Mayor Joplin reconvened at 8:58.

VI. ADJOURNMENT

MOTION to ADJOURN: Connor SECOND: Michels, Motion passes unanimously. Adjourned at 8:59 pm.

APPROVED:

ATTEST:

JAN JOPLIN, MAYOR

RAEANNE BYINGTON, CITY SECRETARY

MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.C.2.

SUBJECT

First Amendment to the ILA for Operations and Treated Water Sales between the City of Arlington and the City of Kennedale, TX.

ORIGINATED BY: Kristian Sugrim

SUMMARY:

On March 19th, 2019, the Arlington City Council approved Resolution No. 19-077 authorizing the execution of an agreement for the sale and delivery of treated water to the City of Kennedale, relative to the construction of a water transmission line and purchase of treated water service. On March 19, 2019, an Interlocal Agreement (ILA) for water and wastewater operations and maintenance was executed by Resolution No. 19-078. On November 12, 2019, Arlington authorized an engineering services contract with Arcadis U.S., Inc., Dallas, TX for a Risk & Resilience Assessment and the development of an Emergency Response Plan to comply with America's Water Infrastructure Act of 2018. On January 11, 2022, modification No. 1 was authorized to the engineering services contract for the development of the Emergency Preparedness Plan (EPP) in compliance with Senate Bill 3 (SB3) and America's Water Infrastructure Act of 2018. The State of Texas signed into law SB3 on June 8, 2021.

RECOMMENDATION:

Approve a resolution authorizing the execution of the first amendment to the ILA between Arlington and Kennedale for water and wastewater operations and maintenance, relative to the emergency operations for the area of the City of Kennedale's water distribution system serviced by the City of Arlington's West Pressure Plane. Additionally, the agreements are amended to enact for a rate increase for the sale of treated water from the City of Arlington to the City of Kennedale of \$0.35/1,000 gallons to cover operational costs associated with the delivery of water during and extended power outage.

ATTACHMENTS:

Resolution A
Resolution B
AWIA – Kennedale SB3 Letter to Complete

Resolution No. _____

A resolution authorizing the execution of a First Amendment to the Interlocal Agreement for Water and Wastewater Operation and Maintenance with the City of Kennedale relative to emergency operations for the area of the City of Kennedale's water distribution system serviced by the City of Arlington's West Pressure Plane

WHEREAS, on March 19, 2019, the City Council approved Resolution No. 19-078 authorizing the execution of an Interlocal Agreement for Water and Wastewater Operation and Maintenance with the City of Kennedale relative to water and wastewater collection system operations; and

WHEREAS, the 87th Texas legislature, Regular Session, enacted Senate Bill 3, relating to preparing for, preventing, and responding to weather emergencies and power outages; and

WHEREAS, the Cities desire to amend the section of the Interlocal Agreement covering emergency operations in order to be compliant with portions of Senate Bill 3; NOW THEREFORE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

I.

That all of the recitals contained in the preamble of this resolution are found to be true and are adopted as findings of fact by this governing body and as part of its official record.

II.

That the City Manager or his designee is hereby authorized to execute a First Amendment to the Interlocal Agreement for Water and Wastewater Operation and Maintenance with the City of Kennedale relative to emergency operations for the area of the City of Kennedale's water distribution system serviced by the City of Arlington's West Pressure Plane.

III.

A substantial copy of the First Amendment is attached hereto and incorporated herein for all intents and purposes.

PRESENTED AND PASSED on this the _____ day of _____, 2022, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of Arlington, Texas.

JIM R. ROSS, Mayor

ATTEST:

ALEX BUSKEN, City Secretary

APPROVED AS TO FORM:
TERIS SOLIS, City Attorney

BY Elizabeth Miller Atkinson

**FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT FOR WATER AND
WASTEWATER OPERATION AND MAINTENANCE BETWEEN THE CITY OF KENNEDALE,
TEXAS AND THE CITY OF ARLINGTON, TEXAS**

STATE OF TEXAS §

COUNTY OF TARRANT §

THIS FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT FOR WATER AND WASTEWATER OPERATION AND MAINTENANCE (hereinafter, this FIRST AMENDMENT) is made and entered into as of the _____ day of _____, 2022 by and between the **CITY OF KENNEDALE, TEXAS**, a municipal corporation (hereinafter, KENNEDALE), and the **CITY OF ARLINGTON, TEXAS**, a municipal corporation (hereinafter, ARLINGTON), collectively referred to herein as the PARTIES.

WHEREAS, on March 29, 2019, ARLINGTON and KENNEDALE entered into the Interlocal Agreement for Water and Wastewater Operation and Maintenance (hereinafter the AGREEMENT) whereby ARLINGTON would manage, operate, and maintain KENNEDALE's water distribution facilities and sewer collection facilities, as authorized by ARLINGTON City Council through Resolution No. 19-078, and pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, as amended; and

WHEREAS, the 87th Texas legislature, Regular Session, enacted Senate Bill 3, relating to preparing for, preventing, and responding to weather emergencies and power outages; and

WHEREAS, ARLINGTON and KENNEDALE desire to amend the AGREEMENT, and have determined that this FIRST AMENDMENT is necessary for the benefit of the public and that each party has the legal authority to provide governmental functions as described in the AGREEMENT; and

WHEREAS, the Parties, in paying for the performance of governmental functions or in performing such governmental functions pursuant to this Agreement shall make payments therefor only from current revenues legally available to such Party; **NOW THEREFORE**,

The Agreement is incorporated herein as if written word for word. Except as provided below, all other terms and conditions of the Agreement shall remain unchanged and shall remain in full force and effect. In the event of any conflict or inconsistency between the provisions set forth in this First Amendment and the Agreement, this First Amendment shall govern and control. In consideration of the foregoing, and for other good and valuable consideration, the parties hereby agree to amend the Agreement as follows:

I.

That **Article 1 DEFINITIONS** is amended by adding the following definition:

"Extended Power Outage" is defined as a power outage lasting more than 24 hours.

II.

That **ARTICLE 4. SCOPE OF SERVICES AND OPERATOR'S RESPONSIBILITIES**, SECTION 4.10 EMERGENCY RESPONSE is amended by adding the following provisions:

- (f) Notwithstanding anything in this Agreement to the contrary, Operator cannot and does not guarantee compliance with Senate Bill 3, as enacted by the 87th Texas legislature, Regular Session, relating to preparing for, preventing, and responding to weather emergencies and power outages or compliance with Texas Water Code Section 13.1394, except that Operator shall guarantee compliance with Texas Water Code, Section 13.1394 (b) throughout the service area of the Municipality's distribution system which lies within the City of Arlington West Pressure Plane as shown in Exhibit E, attached hereto and incorporated herein by reference as if written word for word. Operator shall guarantee this area a minimum distribution pressure of 20 psi during an Extended Power Outage.
- (g) Notwithstanding anything in this Agreement to the contrary, Operator shall not guarantee compliance with Texas Water Code, Section 13.1394 (b) throughout the service area of the City of Kennedale's distribution system which does not lie within the City of Arlington West Pressure Plane as shown in Exhibit E.

III.

That **ARTICLE 5. MUNICIPALITY'S RESPONSIBILITIES**, SECTION 5.3 Compliance with Laws is amended so that it reads:

Municipality will comply with Applicable Law pertaining to the management, ownership, operation, maintenance, repair and replacement of the Facilities to the extent that the responsibility of complying with those laws is not specifically assumed by Operator under the terms of this Agreement. Operator shall not be responsible for Municipality's failure to comply with any provision of Applicable Law that is not otherwise specifically assumed by Operator hereunder. Except as otherwise provided herein, Municipality, and not Operator, is responsible for compliance with Senate Bill 3, as enacted by the the 87th Texas legislature, Regular Session, relating to preparing for, preventing, and responding to weather emergencies and power outages and with Texas Water Code Section 13.1394.

IV.

This First Amendment shall become effective on June 1, 2022.

This FIRST AMENDMENT, to the extent of any conflict with the original Interlocal Agreement, shall supersede the terms and provisions of the original Interlocal Agreement. However, it is the express intention of the PARTIES that this FIRST AMENDMENT and the original Interlocal Agreement shall be completely integrated and be construed in harmony and congruity as a single instrument to the greatest extent permitted by law.

IN WITNESS WHEREOF, the PARTIES acting under authority of their respective governing bodies have caused this FIRST AMENDMENT to be duly executed in several counterparts, each of which is deemed to be an original, as of the day and date first written above.

[SIGNATURES ON THE FOLLOWING PAGE]

CITY OF KENNEDALE, TEXAS

BY: _____

Date: _____

CITY OF ARLINGTON, TEXAS

BY: _____

Craig M. Cummings
Director of Water Utilities

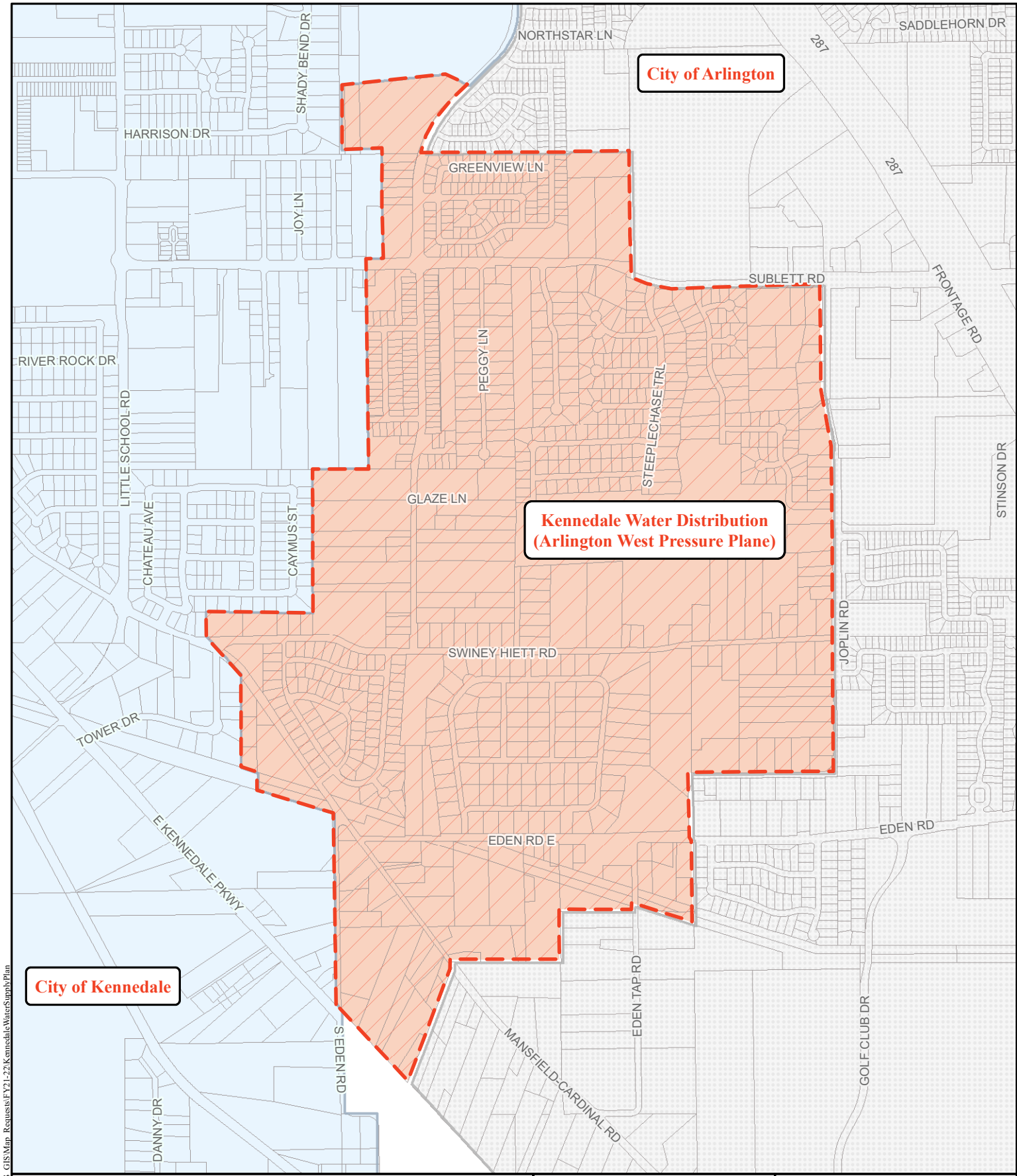
Date: _____

ATTEST:

Alex Busken, City Secretary

APPROVED AS TO FORM

Teris Solis, City Attorney



Map Document: X:\GIS\GISCOM\MRES_GIS\Map_Requests\FY21-22 Kennedale Water Supply Plan

City of Kennedale

City of Arlington

**Kennedale Water Distribution
(Arlington West Pressure Plane)**

**EXHIBIT E
KENNEDALE WATER DISTRIBUTION
(ARLINGTON WEST PRESSURE PLANE)**



Prepared by Arlington Water Utilities
Planning & Asset Management
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

LEGEND

- Parcels
- Arlington City Limits
- Kennedale City Limits
- Kennedale Water Distribution**
 - (Arlington West Pressure Plane)

North arrow pointing North (N), South (S), East (E), and West (W).

Scale bar: 0, 275, 550, 1,100, 1,650 Ft

Resolution No. _____

A resolution authorizing the execution of a First Amendment to the Agreement for the Sale and Delivery of Treated Water – Wholesale Customer with the City of Kennedale relative to the responsibilities for emergency operations for the delivery and sale of treated water

WHEREAS, on March 19, 2019, the City Council approved Resolution No. 19-077 authorizing the execution of an Agreement for the Sale and Delivery of Treated Water – Wholesale Customer with the City of Kennedale relative to the construction of a water transmission line and purchase of treated water service; and

WHEREAS, the 87th Texas legislature, Regular Session, enacted Senate Bill 3, relating to preparing for, preventing, and responding to weather emergencies and power outages; and

WHEREAS, the Cities desire to amend the Agreement; NOW THEREFORE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

I.

That all of the recitals contained in the preamble of this resolution are found to be true and are adopted as findings of fact by this governing body and as part of its official record.

II.

That the City Manager or his designee is hereby authorized to execute a First Amendment to the Agreement for the Sale and Delivery of Treated Water – Wholesale Customer with the City of Kennedale. The First Amendment provides that during an extended power outage the City will guarantee a minimum distribution pressure of 20 psi for the area serviced by the City of Arlington's West Pressure Plane, and will enact a rate increase for the sale of treated water from the City of Arlington to the City of Kennedale of an additional \$0.35 per 1,000 gallons to cover operational costs associated with delivery of water during an extended power outage.

III.

A substantial copy of the First Amendment is attached hereto and incorporated herein for all intents and purposes.

PRESENTED AND PASSED on this the _____ day of _____, 2022, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of Arlington, Texas.

JIM R. ROSS, Mayor

ATTEST:

ALEX BUSKEN, City Secretary

APPROVED AS TO FORM:
TERIS SOLIS, City Attorney

BY *Elizabeth Miller Atkinson*

**FIRST AMENDMENT TO THE AGREEMENT FOR THE SALE AND DELIVERY OF TREATED
WATER – WHOLESALE CUSTOMER BETWEEN THE CITY OF KENNEDALE, TEXAS AND
THE CITY OF ARLINGTON, TEXAS**

STATE OF TEXAS §

COUNTY OF TARRANT §

THIS FIRST AMENDMENT TO THE AGREEMENT FOR **THE SALE AND DELIVERY OF TREATED WATER – WHOLESALE CUSTOMER** (hereinafter, this FIRST AMENDMENT) is made and entered into as of the _____ day of _____, 2022 by and between the **CITY OF KENNEDALE, TEXAS**, a municipal corporation (hereinafter, KENNEDALE), and the **CITY OF ARLINGTON, TEXAS**, a municipal corporation (hereinafter, ARLINGTON), collectively referred to herein as the PARTIES.

WHEREAS, on March 29, 2019, ARLINGTON and KENNEDALE entered into the Agreement for the Sale and Delivery of Treated Water - Wholesale Customer (hereinafter the AGREEMENT) relative to the construction of a water transmission line and the purchase of treated water service, as authorized by ARLINGTON City Council through Resolution No. 19-077 and pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, as amended; and

WHEREAS, the 87th Texas legislature, Regular Session, enacted Senate Bill 3, relating to preparing for, preventing, and responding to weather emergencies and power outages; and

WHEREAS, ARLINGTON and KENNEDALE desire to amend the AGREEMENT, and have determined that this FIRST AMENDMENT is necessary for the benefit of the public and that each party has the legal authority to provide governmental functions as described in the AGREEMENT; and

WHEREAS, the Parties, in paying for the performance of governmental functions or in performing such governmental functions pursuant to this Agreement shall make payments therefor only from current revenues legally available to such Party; **NOW THEREFORE**,

The Agreement is incorporated herein as if written word for word. Except as provided below, all other terms and conditions of the Agreement shall remain unchanged and shall remain in full force and effect. In the event of any conflict or inconsistency between the provisions set forth in this First Amendment and the Agreement, this First Amendment shall govern and control. In consideration of the foregoing, and for other good and valuable consideration, the parties hereby agree to amend the Agreement as follows:

I.

That **Article 2 Definitions and Interpretation**, Section 2.1 Definitions is amended by adding the following definition:

“Extended Power Outage” is defined as a power outage lasting more than 24 hours.

II.

That **ARTICLE 3. Water Provider Under Agreement**, SECTION 3.1(d) Water Pressure is amended so that it reads as follows:

Water Pressure. Arlington agrees to furnish and sell to Kennedale Treated Water delivered under the operating pressure prevailing in the Arlington Treated Water System at the Delivery Point. Arlington shall guarantee a minimum distribution pressure of 20 psi during an Extended Power Outage only throughout the service area of Kennedale's distribution system which lies within the City of Arlington West Pressure Plane as shown in Exhibit “B”, attached hereto and incorporated herein by reference as if written word for word. **Notwithstanding any other provision in this Agreement or in the requirements of any regulatory agency to the contrary, Arlington does not represent or guarantee to Kennedale that Treated Water provided to Kennedale under this Agreement will be provided at any specific minimum pressure at any point other than the area shown in Exhibit “B” as described herein, and Arlington is under no obligation with respect thereto. Kennedale understands and acknowledges that maintaining a certain water pressure in Kennedale's delivery system will require the use of storage or pumps on Kennedale's system.**

III.

That in consideration for the additional services being provided, herein, Kennedale agrees that the Volume Rate being charged to Kennedale shall be increased by \$0.35 per 1000 gallons beginning on the Effective Date of this First Amendment. Thus, on the Effective Date of this First Amendment, the Volume Rate shall be \$2.69 per 1000 gallons, with the component costs of the Volume Rate on the Effective Date as follows:

Raw Water Costs: \$1.26
Electrical Costs: \$0.12
Chemical Costs: \$0.11
Operation & Carrying Costs: \$1.20

Subsequent rates shall be calculated in accordance with 5.2(b) of the Agreement.

IV.

That the Effective Date of this First Amendment shall be June 1, 2022.

This FIRST AMENDMENT, to the extent of any conflict with the original Agreement, shall supersede the terms and provisions of the original Agreement. However, it is the express intention

of the PARTIES that this FIRST AMENDMENT and the original Interlocal Agreement shall be completely integrated and be construed in harmony and congruity as a single instrument to the greatest extent permitted by law.

IN WITNESS WHEREOF, the PARTIES acting under authority of their respective governing bodies have caused this FIRST AMENDMENT to be duly executed in several counterparts, each of which is deemed to be an original, as of the day and date first written above.

[SIGNATURES ON THE FOLLOWING PAGE]

CITY OF KENNEDALE, TEXAS

BY: _____
Leslie Galloway, Interim City Manager

Date: _____

CITY OF ARLINGTON, TEXAS

BY: _____
Craig M. Cummings
Director of Water Utilities

Date: _____

ATTEST:

Alex Busken, City Secretary

APPROVED AS TO FORM

Teris Solis, City Attorney

Emily A. Hannon, P.E.
Senior Project Engineer
Water Utilities Department, City of Arlington
Arlington City Hall – 2nd Floor
101 W. Abram St.
Arlington, TX 76010

Arcadis U.S., Inc.
12400 Coit Road
Suite 1200
Dallas
Texas 75251
Phone: 972 934 3711
Fax: 972 934 3662
www.arcadis.com

Date: April 3, 2023
AWU Ref: WUTR19019
Subject: American's Water Infrastructure Act - Amendment

TX Engineering License # F-533
TX Geoscientist License # 50158

Dear Ms. Hannon,

The purpose of this letter is to request authorization of additional fee related to the Task 1000 - Kennedale SB3 Emergency Preparedness to the above subject project.

Task 1000 - Kennedale SB3 Emergency Preparedness was to support development of an Emergency Preparedness Plan and Implementation Plan meeting requirements in SB3. Initial planning for scope revolved around an assumption that Kennedale was on a plan to be completely supplied by AWU, decommissioning all well-sites, and no longer utilizing the Ft. Worth connection.

Initially in scope and planning, there was the assumption no generators would be needed in Kennedale. TCEQ advised that until the long term plan is fully in-place, interim provision needed to be implemented. It became clear early in evaluation for this type of implementation that many electrical areas were going to need upgrades. When conversations began for the amount of electrical upgrades necessary vs. generator implementation, discussion ensued regarding which sites needed these upgrades as it relates to Kennedale's long term plan for water provision (wholesale from Arlington or Ft Worth).

The remaining work required to complete Task 100 is to review TCEQ comments with a TCEQ representative, provide the required corrections and submit the final SB3 document to Kennedale.

This authorization request is for Arcadis services for a not to exceed amount of \$4,900. The scope of work associated with this effort is described herein and a breakdown of the level of effort is attached.

IN WITNESS WHEREOF, the parties hereto have executed this additional services authorization, and accept all terms and conditions this _____ day of April 3, 2023

City of Arlington Water Utilities Department
("OWNER")

Arcadis U.S., Inc.
("ENGINEER")

BY: _____

BY: _____

NAME: _____

NAME: _____

Emily A. Hannon, P.E.
Water Utilities Department, City of Arlington
April 3, 2023

TITLE: _____

TITLE: _____

Emily A. Hannon, P.E.
Water Utilities Department, City of Arlington
April 3, 2023

Project Extension

Role	Hourly Rate	Hours	Total
Project Manager	\$196	25	\$4,900
Project Extension Total			\$4,900



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.D.

SUBJECT
ITEMS FOR INDIVIDUAL CONSIDERATION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.D.1.

SUBJECT

Discussion and approval of a resolution on prohibiting 'gun free zones' in the city of Kennedale.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Gun Free Zone Resolution.final	Gun Free Zone Resolution.final.docx
----	--------------------------------	-------------------------------------

RESOLUTION NO. 620

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, REAFFIRMING SUPPORT OF THE SECOND AMENDMENT OF THE UNITED STATES CONSTITUTION AND SECTION 23 OF THE TEXAS CONSTITUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Second Amendment of the United States Constitution declares that "the right of the people to keep and bear Arms, shall not be infringed"; and

WHEREAS, the City of Kennedale affirms the interpretation of the Second Amendment to be per the text and tradition as noted in the decision of *New York State Rifle & Pistol Association, Inc. et. al. v. Bruen, Superintendent of New York State Police, et. al.*, decided by the Supreme Court of the United States on June 23, 2022; and

WHEREAS, Section 23 of the Texas Constitution states, "Every citizen shall have the right to keep and bear arms in the lawful defence of himself or the State"; and

WHEREAS, it is the desire of the City Council of the City of Kennedale to declare its support for the Second Amendment of the United States Constitution and Section 23 of the Texas Constitution which protect citizens' individual right to keep and bear arms.

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

SECTION 1. That all matters stated in the preamble of this resolution are true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. Be it known that within the City of Kennedale, except as otherwise provided by the Texas Penal Code, all public, municipal, and private "gun free zones" are hereby prohibited. In the City of Kennedale, "Shall Not Be Infringed" means "Shall Not Be Infringed".

SECTION 3. That this Resolution shall be effective upon its passage.

PASSED, ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THIS THE ____ DAY OF MAY 2023.

APPROVED:

MAYOR, Jan Joplin

[CITY SEAL]

ATTEST:

CITY SECRETARY, Raeanne Byington



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.D.2.

SUBJECT

Consider approval of a bid in the amount of \$129,594.58, submitted by Stryker Medical for the purchase of assorted medical equipment to outfit the new ambulance.

ORIGINATED BY: James Brown, Fire Chief

SUMMARY

We received a grant through the Tarrant County Emergency Services District, which council accepted in June 2022, for the purchase of a new ambulance and all assorted medical equipment. The grant is fund up to \$580,000 towards the purchase of a new ambulance and equipment.

Staff is now respectfully requesting the Council's approval of a bid (attached) in the amount of \$129,594.58, submitted by Stryker Medical for the purchase of some of the assorted equipment.

Staff will be available to answer any questions from the Council.

RECOMMENDATION: Approve

ATTACHMENTS: Sales Agreement and Customizations



Kennedale FD PP2 Stair-PRO LP15 Lucas x1

Quote Number: 10699842

Remit to:

Stryker Medical

P.O. Box 93308

Version: 1

Chicago, IL 60673-3308

Prepared For: KENNEDALE FIRE DEPT

Rep: Gary Montana

Attn:

Email: gary.montana@stryker.com

Phone Number: (817) 846-0415

Quote Date: 05/08/2023

Expiration Date: 08/07/2023

Delivery Address

Name: KENNEDALE FIRE DEPT

Account #: 1324385

Address: 100 CLOVER DR

KENNEDALE

Texas 76060-2632

End User - Shipping - Billing

Name: KENNEDALE FIRE DEPT

Account #: 1324385

Address: 100 CLOVER DR

KENNEDALE

Texas 76060-2632

Bill To Account

Name: KENNEDALE FIRE DEPT

Account #: 1324385

Address: 100 CLOVER DR

KENNEDALE

Texas 76060-2632

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	650705550001	6507 POWER PRO 2, HIGH CONFIG	1	\$32,895.51	\$32,895.51
2.0	6252000000	Stair-PRO Model 6252	1	\$4,288.76	\$4,288.76
2.1	7777881660	1 year parts, labor & travel		\$0.00	\$0.00
2.2	6252009001	Stair-Pro Operations Manual		\$0.00	\$0.00
2.3	6250001162	In-Service Video (DVD)		\$0.00	\$0.00
2.4	6252026000	Common Components		\$0.00	\$0.00
2.5	6250021000	2 Piece ABS Panel Seat		\$0.00	\$0.00
2.6	6250160000	Polypropelene Restraint Set(Plastic Buckles)		\$0.00	\$0.00
2.7	6252022000	Main Frame Assy Option		\$0.00	\$0.00
2.8	6250024000	Standard Length Lower LiftHandles		\$0.00	\$0.00
2.9	6252028000	No Foot Rest Option		\$0.00	\$0.00
2.10	6252040000	Removable Head Support		\$96.41	\$96.41
2.11	6252024000	No IV Clip Option		\$0.00	\$0.00
3.0	99577-001957	LIFEPAK 15 V4 Monitor/Defib - Manual & AED, Trending, Noninvasive Pacing, SpO2, SpCO, NIBP, 12-Lead ECG, EtCO2, BT. Incl at N/C: 2 pr QC Electrodes (11996-000091) & 1 Test Load (21330-001365) per device, 1 Svc Manual CD (26500-003612) per order	1	\$39,039.43	\$39,039.43
4.0	41577-000288	Ship Kit -QUIK-COMBO Therapy Cable; 2 rolls100mm Paper; RC-4, Patient Cable, 4ft.; NIBP Hose, Coiled; NIBP Cuff, Reusable, adult; 12-Lead ECG Cable, 4-Wire Limb Leads, 5ft; 12-Lead ECG Cable, 6-Wire Precordial attachment	1	\$0.00	\$0.00



Kennedale FD PP2 Stair-PRO LP15 Lucas x1

Quote Number: 10699842

Remit to: **Stryker Medical**

P.O. Box 93308

Version: 1

Chicago, IL 60673-3308

Prepared For: KENNEDALE FIRE DEPT

Rep: Gary Montana

Attn:

Email: gary.montana@stryker.com

Phone Number: (817) 846-0415

Quote Date: 05/08/2023

Expiration Date: 08/07/2023

#	Product	Description	Qty	Sell Price	Total
5.0	11577-000004	Station Battery Charger - For the LP15	1	\$2,224.57	\$2,224.57
6.0	21330-001176	LP 15 Lithium-ion Battery 5.7 amp hrs	4	\$546.01	\$2,184.04
7.0	11171-000049	Masimo Rainbow DCI Adult Reusable SpO2, SpCO, SpMet Sensor, 3 FT. For use with RC Patient Cable.	1	\$773.96	\$773.96
8.0	11171-000050	Masimo Rainbow DCIP Pediatric Reusable SpO2, SpCO, SpMet Sensor, 3 FT. For use with RC Patient Cable.	1	\$851.45	\$851.45
9.0	11160-000011	NIBP Cuff-Reusable, Infant	1	\$26.13	\$26.13
10.0	11160-000013	NIBP Cuff-Reusable, Child	1	\$29.73	\$29.73
11.0	11160-000017	NIBP Cuff -Reusable, Large Adult	1	\$41.45	\$41.45
12.0	11160-000019	NIBP Cuff-Reusable, Adult X Large	1	\$58.57	\$58.57
13.0	11577-000002	LIFEPAK 15 Basic carry case w/right & left pouches; shoulder strap (11577-000001) included at no additional charge when case ordered with a LIFEPAK 15 device	1	\$389.23	\$389.23
14.0	11220-000028	LIFEPAK 15 Carry case top pouch	1	\$70.28	\$70.28
15.0	11260-000039	LIFEPAK 15 Carry case back pouch	1	\$100.01	\$100.01
16.0	99576-000063	LUCAS 3, v3.1 Chest Compression System, Includes Hard Shell Case, Slim Back Plate, (2) Patient Straps, (1) Stabilization Strap, (2) Suction Cups, (1) Rechargeable Battery and Instructions for use With Each Device	1	\$18,033.52	\$18,033.52
17.0	11576-000060	LUCAS Desk-Top Battery Charger	1	\$1,401.06	\$1,401.06
18.0	11576-000071	LUCAS External Power Supply	1	\$443.29	\$443.29
19.0	11576-000080	LUCAS 3 Battery - Dark Grey - Rechargeable LiPo	1	\$833.43	\$833.43
20.0	11576-000046	LUCAS Disposable Suction Cup (3 pack)	1	\$167.59	\$167.59
21.0	11576-000089	LUCAS Grip Tape for Slim Back Plate	1	\$34.24	\$34.24
22.0	21576-000074	LUCAS Stabilization Strap	1	\$109.92	\$109.92
Equipment Total:					\$104,092.58

ProCare Products:



Kennedale FD PP2 Stair-PRO LP15 Lucas x1

Quote Number: 10699842

Remit to: **Stryker Medical**

P.O. Box 93308

Version: 1

Chicago, IL 60673-3308

Prepared For: KENNEDALE FIRE DEPT

Rep: Gary Montana

Attn:

Email: gary.montana@stryker.com

Phone Number: (817) 846-0415

Quote Date: 05/08/2023

Expiration Date: 08/07/2023

#	Product	Description	Years	Qty	Sell Price	Total
23.1	77500010	ProCare Power-PRO 2 Prevent Service: Annual onsite preventive maintenance inspection and unlimited repairs including parts, labor and travel with SEM and battery coverage for 6507 POWER PRO 2, HIGH CONFIG	5	1	\$8,070.00	\$8,070.00
23.2	73071PT	ProCare Stair Chair Prevent Service: Annual onsite preventive maintenance inspection and unlimited repairs including parts, labor and travel (AM) for Stair-PRO Model 6252	6	1	\$1,740.00	\$1,740.00
23.3	78000639	ProCare LIFEPAK 15 Prevent Service: Annual onsite preventive maintenance inspection and unlimited repairs including parts, labor and travel with battery coverage for LIFEPAK 15 V4 Monitor/Defib - Manual & AED, Trending, Noninvasive Pacing, SpO2, SpCO, NIBP, 12-Lead ECG, EtCO2, BT. Incl at N/C: 2 pr QC Electrodes (11996-000091) & 1 Test Load (21330-001365) per device, 1 Svc Manual CD (26500-003612) per order	4	1	\$8,816.00	\$8,816.00
23.4	78000703	ProCare LUCAS Prevent Service: Annual onsite preventive maintenance inspection and unlimited repairs including parts, labor and travel with battery coverage for LUCAS 3, v3.1 Chest Compression System, Includes Hard Shell Case, Slim Back Plate, (2) Patient Straps, (1) Stabilization Strap, (2) Suction Cups, (1) Rechargeable Battery and Instructions for use With Each Device	4	1	\$6,876.00	\$6,876.00
ProCare Total:						\$25,502.00

Price Totals:

Estimated Sales Tax (0.000%):	\$0.00
Freight/Shipping:	\$1,507.80
Grand Total:	\$129,594.58

Prices: In effect for 30 days

Terms: Net 30 Days

Contact your local Sales Representative for more information about our flexible payment options.

Capital Terms and Conditions:

Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's Acute Care capital terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html. A copy of Stryker Medical's Emergency Care capital terms and conditions can be found at <https://www.strykeremergencycare.com/terms>.



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.E.

SUBJECT
PUBLIC HEARINGS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.E.1.

SUBJECT

PZ Case# 23-06: CONSIDER A REQUEST FOR A ZONING CHANGE FROM "R3 SINGLE FAMILY RESIDENTIAL DISTRICT" TO "AG AGRICULTURAL DISTRICT" FOR APPROXIMATELY 5.076 ACRES AT 1233 SWINEY HIETT RD, LOT 3, C.C. SWINEY'S SUBDIVISION, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

ORIGINATED BY: Nathan Gonzales

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Zoning Change
Applicant	Leonardo D. Pena
Location	Lot 3, C.C. Swiney's Subdivision, also known as 1233 Swiney Hiatt Rd.
Surrounding Uses	Residential, Agriculture
Surrounding Zoning	R-3 to the East and West, R-1 to the South, AG to the north
Future Land Use Plan Designation	Neighborhoods, Parks and Open Space
Staff Recommendation	Approve

STAFF REVIEW

Lot 3 is currently an unoccupied lot with single accessory structure. The applicant is the new owner of 1233 Swiney Hiatt Rd has plans to split the lot in two to build a single-family home on each lot for himself and a family member. His wish is to rezone the property from its current R-3 zoning to AG Agricultural District so that he may keep livestock and build additional accessory structures to support such if needed. The current R-3 zoning limits the number of accessory structures to one whereas AG zoned property does not have a limit. The applicant has expressed his desire to retain the green open space character of the community. The applicant has provided a project narrative which details how he plans to utilize the lots and has included sample elevations of the proposed single-family homes.

The property was posted on April 25, 2023. Notice of Public Hearing was published in the Star-Telegram on April 27, 2023, with notification letters mailed to property owners within 200 FT of this location.

A public hearing was held in front of the Planning and Zoning Commission on May 11, 2023. The Planning and

Zoning Commission recommended approval. The vote was unanimous.

RECOMMENDATION

Based on the review of the city's Comprehensive Plan and Future Land Use Plan, staff has found this development consistent with the adopted plans and recommends approval.

ACTION BY THE CITY COUNCIL

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 zoning change from R-3 Single-Family District to AG Agricultural District. Planning and Zoning approved the motion unanimously at their meeting on May 11, 2023.

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 rezoning with the following conditions [list conditions].

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 deny the request.

ATTACHMENTS

Application
Letter of Intent & Supporting Documents
Warranty Deed
Zoning Change Photos
Public Hearing Letter & Addresses
Public Hearing Notification in Star Telegram

APPLICATION

ZONING CHANGE

Requirements

Please review the following requirements. Your application **will not be accepted** if any of the below items are missing or incomplete.

- ☒ Legal description of property identified by metes and bounds as determined by a registered surveyor
- ☒ Map of the vicinity in which the property is located, and on which the property to be re-zoned is clearly identified by highlighter or by heavy lines
- ☒ Payment of rezoning fee: \$500.00 for properties less than 10 acres and \$1,500.00 for 10 or more acres
- ☒ All materials and application must be received by Planning Department at least 35 days prior to the scheduled Planning and Zoning Commission meeting date

Applicant Information

Applicant Name: Leonardo Pena

Applicant Title: Property Owner

Applicant Address: 902 Wabash Ct, Arlington, Texas 76014

Applicant Phone: (214) 335-1345 Applicant Email: LDPena30@gmail.com

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

Owner Name: Leonardo Pena

Owner Address: 902 Wabash Ct, Arlington, Texas 76014

Owner Phone: (214) 335-1345 Owner Email: LDPena30@gmail.com

Property Information

Property Address: 1233 Swiney Hiatt Road, Kennedale, Texas 76060

Property Legal Description: Lot 3, C.C. SWINEY'S SUBDIVISION

Present Use of Property: Vacant Land - Previous owner's mobile trailer has been removed

Present Zoning of Property: Single Family Residential (R-3)

Desired Zoning of Property: Agricultural District (AG)

Applicant Agreement

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

Signature of Applicant: Leonardo Pena Date: 04/12/2023

For Office Use Only		
Completeness Check		
Application form completely filled and signed?	☐ Yes	☐ No
Attached site plan?	☐ Yes	☐ No
Attached legal description of property?	☐ Yes	☐ No
Fee paid?	☐ Yes	☐ No
Sign _____	Date _____	
Preliminary Planning and Zoning Review		
Current zoning: _____	Proposed zoning: _____	
Required attachments are complete and correct?	☐ Yes	☐ No
Is proposed use permitted under requested zoning?	☐ Yes	☐ No
Sign _____	Date _____	

City of Kennedale
Community Development, Planning & Zoning and City Council
405 Municipal Drive
Kennedale, Texas 76060
Via: Email

April 12, 2023

Re: Lot 3, C.C. SWINEY'S SUBDIVISION | 1233 Swiney Hiatt Road, Kennedale, TX 76060

To the members of Community Development, Planning & Zoning and City Council,

My name is Leonardo Peña, one of the owners of the above referenced property. My partners and I recently purchased the above referenced property on March 10, 2023. We purchased the subject property with the intention to build our future homes in this community.

Our property consists of 5.076 Acres of land with approximately 300 feet of frontage along Swiney Hiatt Road. Our plan is to Replat this property into two (2) lots, each having 150 feet of frontage along Swiney Hiatt Road. We plan to build two houses total, one on each proposed lot along with future proposed accessory structures in the rear yard area.

We are submitting a Replat application for the subject property and would also like propose a Zoning Change Request from R-3 to Agricultural District (AG).

The current zoning of **Lot 3, C.C. SWINEY'S SUBDIVISION** is Single-Family Residential District (R-3).

Per the Kennedale UDC, the R-3 District permits dwellings on smaller lots allowing for affordable housing for residents and is intended to accommodate development in existing subdivisions and new development.

Per the Kennedale UDC, the AG District is established to be used primarily in areas where agricultural uses or open space currently exist and are planned to be preserved.

The subject property is surrounded by AG vacant lots to the north and east, a mobile home to the east, a 5-acre property preserving open space with livestock to the west and single-family housing R1 to the south.

Although the current zoning allows for a higher density use, we would like to take the opportunity to rezone to a lower density use and preserve land.

The 2012 Comprehensive Plan designates the subject property Neighborhood Residential and is adjacent to Park and Open Space on the Future Land Use Plan.

We have prepared the attached Exhibit consisting on the following information for your departments to review.

1. Aerial view of property
2. City of Kennedale Zoning Map identifying subject property
3. City of Kennedale Future Land Use Plan identifying subject property
4. Replat of LOTS 3R-1 & 3R-2, C.C. SWINEY'S SUBDIVISION
5. Conceptual Site Plan of LOTS 3R-1 & 3R-2
6. Conceptual Elevations of LOT 3R-1
7. Conceptual Elevations of LOT 3R-2

We look forward to working with the city of Kennedale regarding our proposed Replat and Zoning Change Request.

Should you have any questions or concerns, please do not hesitate in contacting me.

Sincerely,

Leonardo D. Peña
Property Owner
(214) 335-1345
Ldpena30@gmail.com

Cc:

Mayor, Jan Joplin, jjoplin@cityofkennedale.com
Council Member Place 1, Rockie Gilley, rgilley@cityofkennedale.com
Council Member Place 2, Brad Horton, bhorton@cityofkennedale.com
Council Member Place 3, Kenneth Michels, kmichels@cityofkennedale.com
Council Member Place 4, Austin Degenhart, adegenhart@cityofkennedale.com
Council Member Place 5, James Connor, jconnor@cityofkennedale.com
Director of Community Development, Nathan Gonzalez, ngonzales@cityofkennedale.com
AICP Planner, Chance LeBlanc, CLeBlanc@dunaway.com

1233 Swiney Hiatt Rd, Kennedale, TX



City of Kennedale Zoning Map

City of Kennedale TAD (Tarrant County Appraisal District)

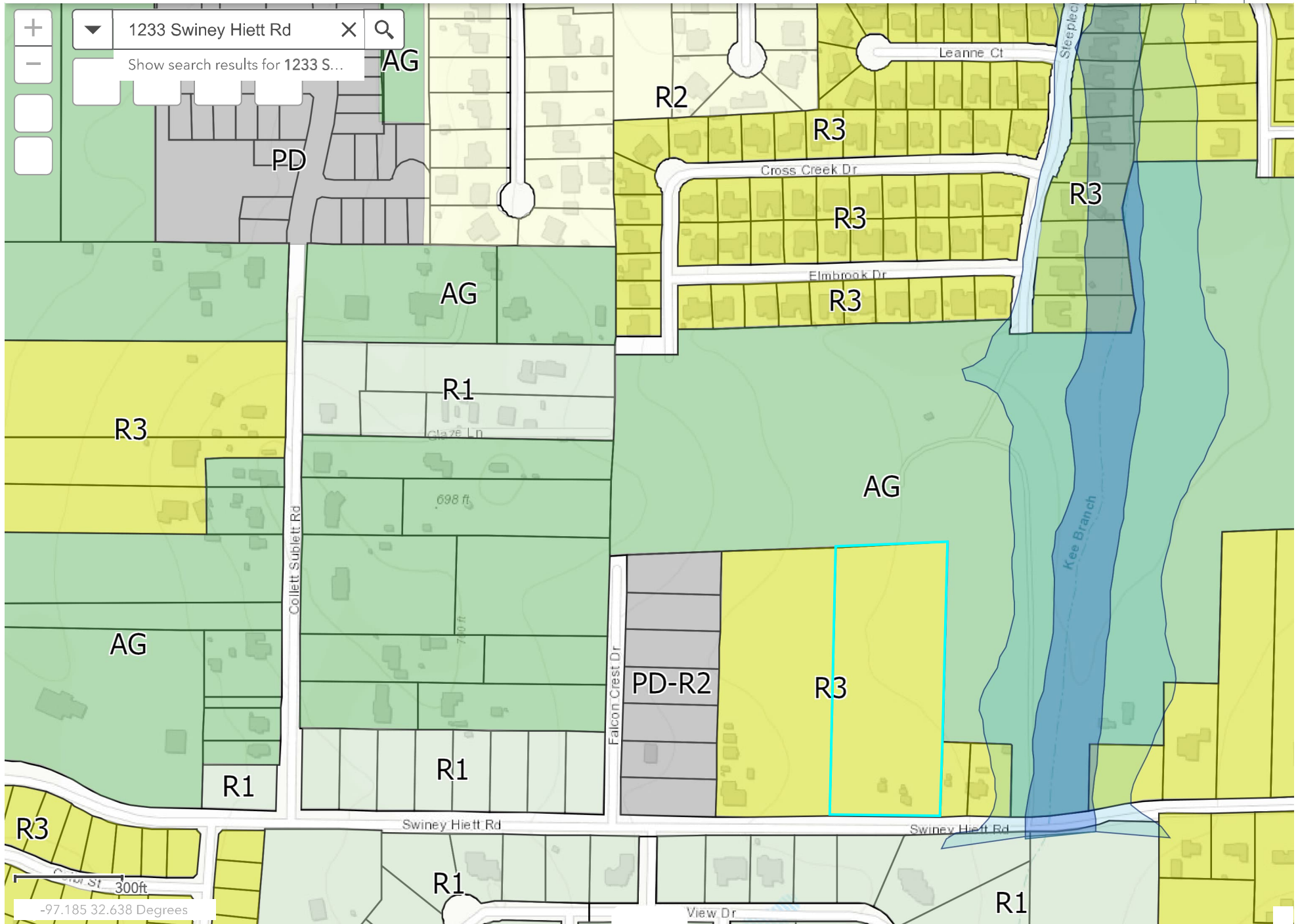


1233 Swiney Hiatt Rd, Kennedale, TX

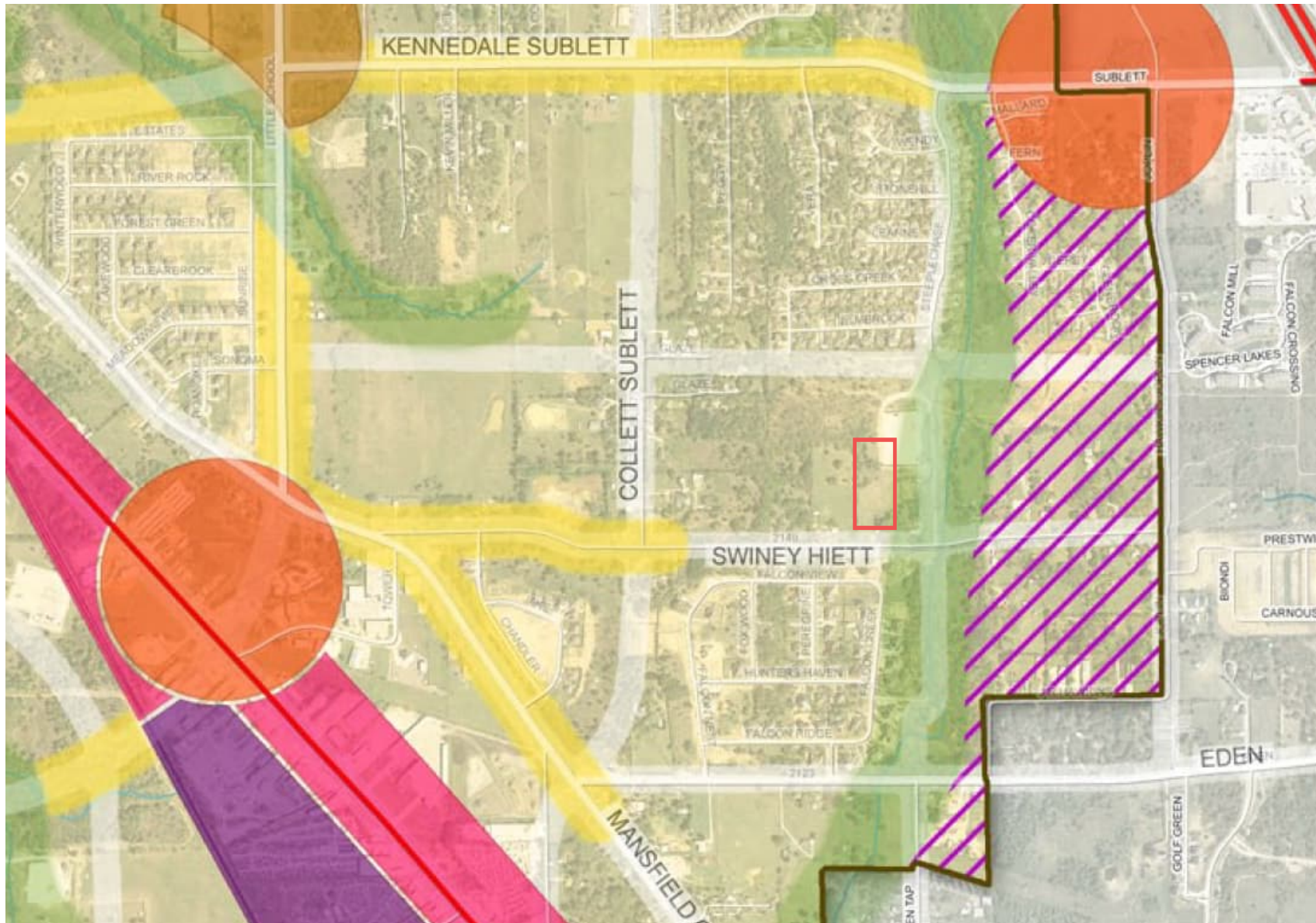


City of Kennedale Zoning Map

City of Kennedale TAD (Tarrant County Appraisal District)



1233 Swiney Hiett Rd, Kennedale, TX



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	

A comprehensive plan shall not
constitute zoning regulations or
establish zoning district boundaries.

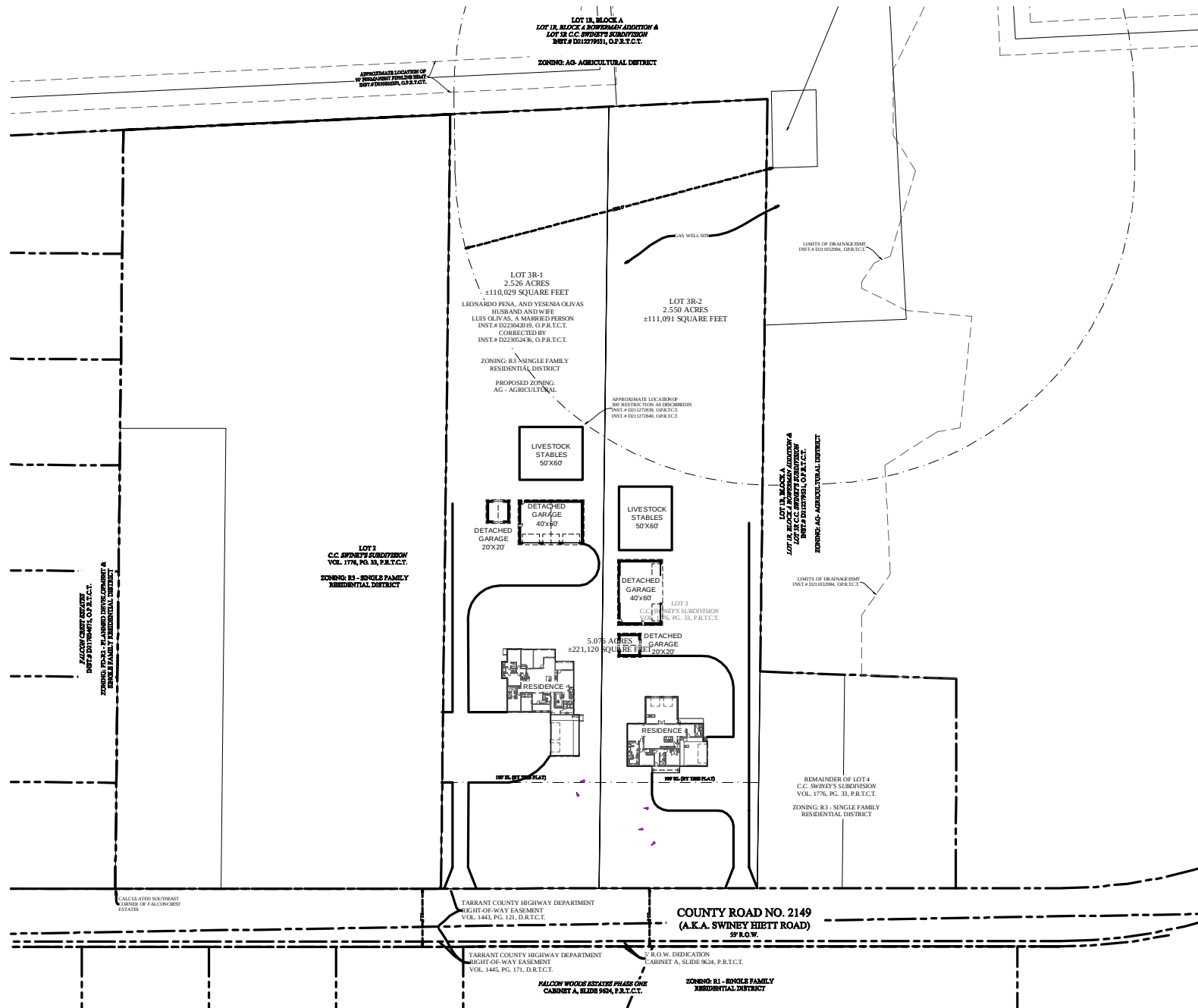
0 1,000 2,000 4,000 Feet
March 8, 2012



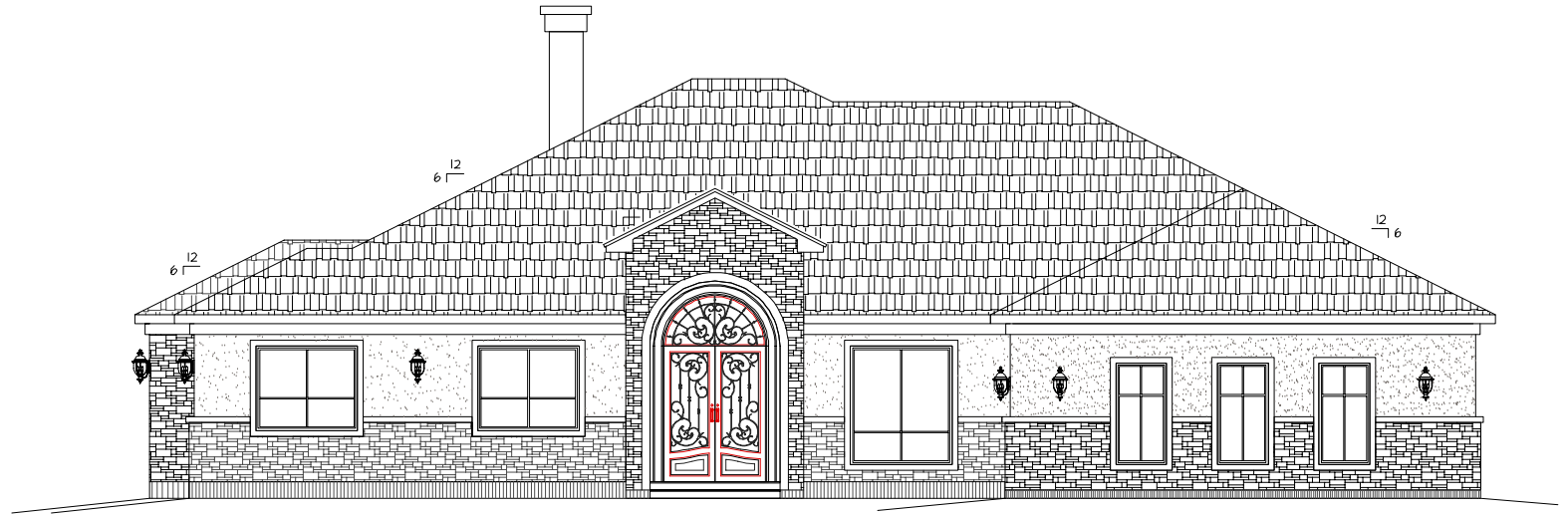
KENNEDALE
You're Here, Your Home



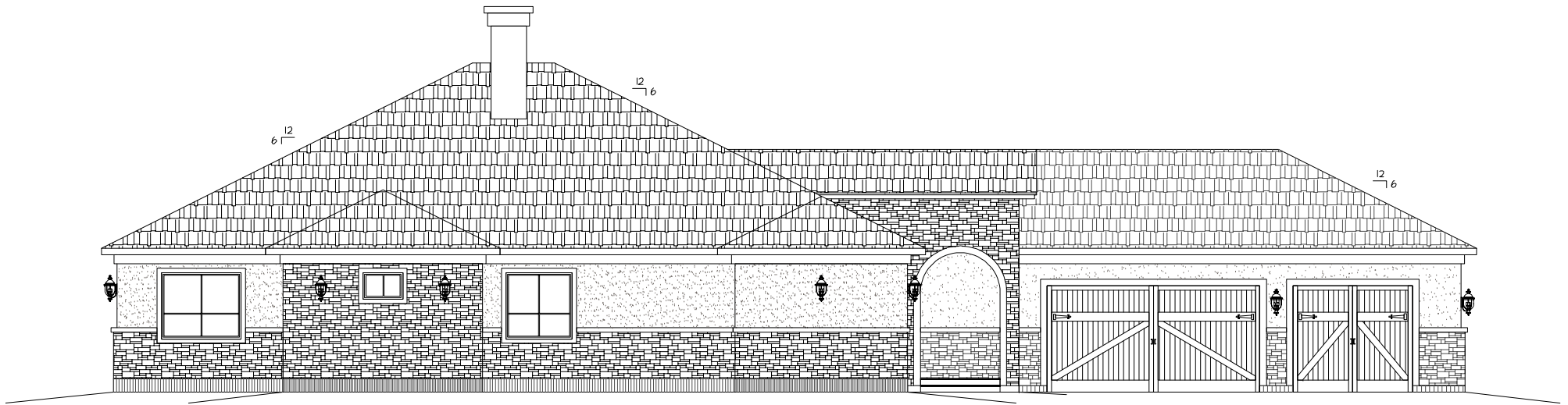
SCALE: 1'-0" = 60'-0"



1233 Swiney Hiatt Rd, Kennedale, TX LOT 3R-1

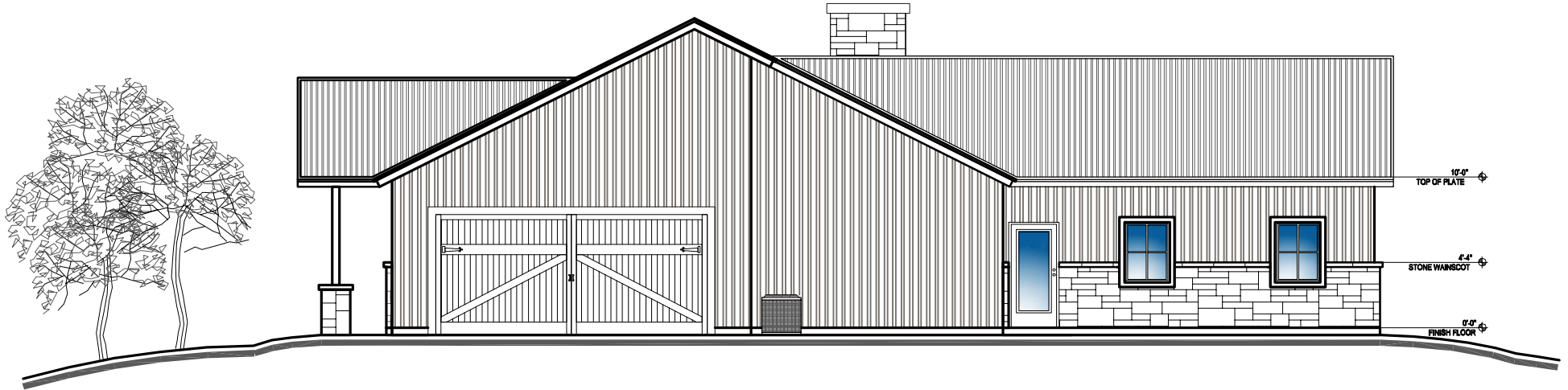


2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

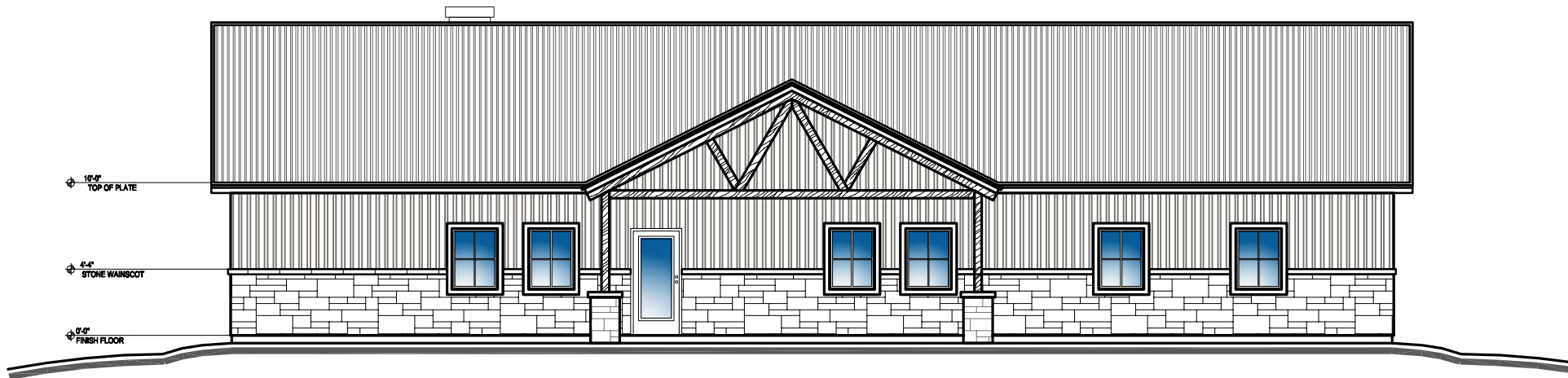


1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1233 Swiney Hiatt Rd, Kennedale, TX LOT 3R-2



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"


MARY LOUISE NICHOLSON
COUNTY CLERK

This document is being re-recorded to correct Document # D223042019 that should have included the Exhibit A, now attached

ITC/HMA/2252683-SCDF

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: March 10, 2023

Grantor: PATRICIA LEE STANCOFF also known as PATRICIA SMITH STANCOFF, Independent Executrix of the Estate of Eleanor K. Smith also known as Eleanor Koch Smith, deceased

Grantee: LEONARDO PENA and YESENIA OLIVAS, husband and wife; and
LUIS OLIVAS, a married person

Grantee's Mailing Address:

902 Wabash Ct
Arlington, TX 76014

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of GUARANTY BANK & TRUST, N.A. in the principal amount of TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$240,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of GUARANTY BANK & TRUST, N.A. and by a first-lien deed of trust of even date from Grantee to KIRK L. LEE, trustee.

Property (including any improvements):

SEE EXHIBIT "A".

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2023, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GUARANTY BANK & TRUST, N.A., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of GUARANTY BANK & TRUST, N.A. and are transferred to GUARANTY BANK & TRUST, N.A. without recourse against Grantor.

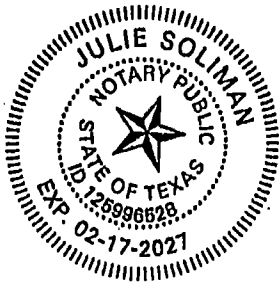
When the context requires, singular nouns and pronouns include the plural.

Executed on the date of the acknowledgement below, but effective as of the Date set forth above.

PATRICIA LEE STANCOFF also known as
PATRICIA SMITH STANCOFF, Independent
Executrix of the Estate of Eleanor K. Smith also
known as Eleanor Koch Smith, deceased

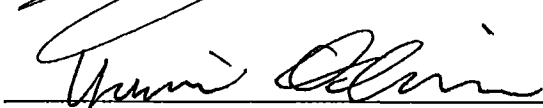
COUNTY OF TARRANT)

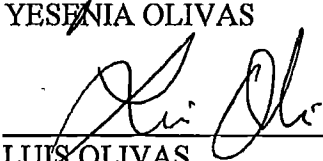
Notary Public, State of Texas
My commission expires: _____



BUYER'S ACCEPTANCE:


LEONARDO PENA

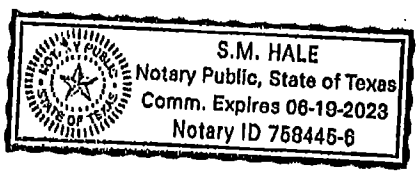

YESENIA OLIVAS


LUIS OLIVAS

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on March 10th, 2023, by
LEONARDO PENA, YESENIA OLIVAS, and LUIS OLIVAS.




Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:

SCHULTZ & KELLAR, PLLC
5650 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034

AFTER RECORDING RETURN TO:

LEONARDO PENA

EXHIBIT "A"

All of Lot 3, C.C. SWINEY'S SUBDIVISION, an addition in the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Volume 1776, Page 33, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said tract being the same tract described in the deed to Gilbert B. Smith and wife, Eleanor K. Smith, recorded in Volume 2079, Page 199, Deed Records, Tarrant County, Texas; the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING on north line of the tract described in the Tarrant County Highway Department Right-of-Way Easement for the north right of way of County Road No. 2149 (a.k.a. Swiney Hiatt Road | a 55-foot wide right of way) recorded in Volume 1443, Page 121, D.R.T.C.T., at a 3/8 inch rebar found at the southeast corner of the said Lot 3;

THENCE with the perimeter and to the corners of Lot 3, the following calls:

1. **SOUTH 89°58'39" WEST**, a distance of 298.96 feet (plat call 300 feet) to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which the calculated southeast corner of Falcon Crest Estates, a replat of Lot 1 of said C.C. Swiney's Subdivision, recorded under Instrument Number D217034675, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), bears **SOUTH 89°58'39" WEST**, a distance of 307.74 feet (plat call 309 feet);
2. **NORTH 00°41'14" EAST**, a distance of 731.86 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which a 1/2 inch capped rebar stamped "RPLS 5544" found at the northeast corner of said Falcon Crest Estates bears **SOUTH 87°15'42" WEST**, a distance of 309.07 feet;
3. **NORTH 87°15'42" EAST**, passing at a distance of 155.00 feet a set 1/2 inch capped rebar stamped "JPH Witness Corner", and continuing on the said course, in all, a total distance of 300.06 feet;
4. **SOUTH 00°43'58" WEST**, passing at a distance of 220.00 feet a set 1/2 inch capped rebar stamped "JPH Witness Corner", and passing at a distance of 540.99 feet a 1/2 inch rebar found at a salient corner of Lot 5R, C.C. Swiney's Subdivision recorded under Instrument Number D212279531, O.P.R.T.C.T., and continuing on the said course, in all, a total distance of 746.09 feet returning to the **POINT OF BEGINNING** and enclosing 5.076 acres ($\pm$ 221,120 square feet).

SITE POSTED 04/25/2023

1233 SWINEY HIETT RD



APRIL 26, 2023

NOTICE OF PUBLIC HEARING

PUBLIC HEARINGS WILL BE HELD BY THE KENNEDALE PLANNING AND ZONING COMMISSION ON MAY 11, 2023 AT 6PM P.M. FOR THE FOLLOWING:

PZ CASE# 23-06: CONSIDER A REQUEST FOR A ZONING CHANGE FROM “R3 SINGLE FAMILY RESIDENTIAL DISTRICT” TO “AG AGRICULTURAL DISTRICT” FOR APPROXIMATELY 5.076 ACRES AT 1233 SWINEY HIETT RD, LOT 3, C.C. SWINEY’S SUBDIVISION, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE# 23-07: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 3R-1 & 3R-2, C.C. SWINEY’S SUBDIVISION, APPROXIMATELY 5.076 ACRES, LOCATED AT 1233 SWINEY HIETT RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

A SECOND PUBLIC HEARING FOR **PZ CASE #23-06** WILL BE HELD BY CITY COUNCIL ON MAY 16, 2023, AT 5:30 PM.

BOTH PUBLIC HEARINGS WILL BE CONDUCTED IN THE CITY COUNCIL CHAMBERS AT CITY HALL, 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060. ALL INTERESTED PERSONS ARE ENCOURAGED TO ATTEND. MORE INFORMATION REGARDING THE PROPOSED CASES CAN BE OBTAINED BY CONTACTING THE DIRECTOR OF COMMUNITY DEVELOPMENT, NATHAN GONZALES, AT (817)985-2135 OR NGONZALES@CITYOFKENNEDALE.COM.



SITE LOCATION

3124-A-1R
BOWERMAN INVESTMENTS INC
PO BOX 171199
ARLINGTON, TX 76003

13570A-1-17RA1
WARD DAVID
1037 FALCON CREEK DR
KENNEDEALE, TX 76060

41080--3
SMITH ELEANOR
PO BOX 14847
HALTOM CITY, TX 76117

41080--4-11
SPAETH MICHAEL V
1241 SWINEY HIETT RD
KENNEDEALE, TX 76060

41080--2A
FAULKNER DENNIS L
1217 SWINEY HIETT RD
KENNEDEALE, TX 76060

13570A-1-5
SCHAFER ANDREW
1233 FALCON VIEW DR
KENNEDEALE, TX 76060

13570A-1-7
WARD DAVID
1037 FALCON CREEK DR
KENNEDEALE, TX 76060

13570A-1-6
PIERSON JERRY
1235 FALCON VIEW DR
KENNEDEALE, TX 76060

13570A--A-04
FALCON WOOD ESTATES INC
1308 CANTERBURY CT
ARLINGTON, TX 76013

13570A-1-4
STEVENS KENNETH B
5825 MONTERREY DR
FORT WORTH, TX 76112

3124-A-1R
BOWERMAN OIL & GAS INC
PO BOX 171199
ARLINGTON, TX 76003

13570A-1-3
JOINES MARTIN B
1217 FALCON VIEW DR
KENNEDEALE, TX 76060

3124-A-1R
BOWERMAN INVESTMENTS INC
PO BOX 171199
ARLINGTON, TX 76003

13570A-1-2
WATSON RICK A
1211 FALCON VIEW DR
KENNEDEALE, TX 76060

41080--4-12
SPAETH MICHAEL V
1241 SWINEY HIETT RD
KENNEDEALE, TX 76060



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
19300	414372	Print Legal Ad-IPL01203020 - IPL0120302		\$74.33	1	42 L

Attention: City Secretary
CITY OF KENNEDALE
405 MUNICIPAL DR

ericson@cityofkenneale.com

City of Kennedale

NOTICE OF PUBLIC HEARING
PUBLIC HEARINGS WILL BE HELD
BY THE KENNEDALE PLANNING AND
ZONING COMMISSION ON MAY 11,
2023 AT 6PM P.M. FOR THE FOLLOW-
ING:

PZ CASE# 23-06: CONSIDER A RE-
QUEST FOR A ZONING CHANGE
FROM "R3 SINGLE FAMILY RESIDEN-
TIAL DISTRICT" TO "AG AGRICULTUR-
AL DISTRICT" FOR APPROXIMATELY
5.076 ACRES AT 1233 SWINEY HIETT
RD, LOT 3, C.C. SWINEY'S SUBDIVI-
SION, CITY OF KENNEDALE, TAR-
RANT COUNTY, TEXAS.

PZ CASE# 23-07: CONSIDER AP-
PROVAL OF A PROPOSED REPLAT
OF LOT 3R-1 & 3R-2, C.C. SWINEY'S
SUBDIVISION, APPROXIMATELY 5.076
ACRES, LOCATED AT 1233 SWINEY
HIETT RD, CITY OF KENNEDALE, TAR-
RANT COUNTY, TEXAS.

A SECOND PUBLIC HEARING FOR
PZ CASE #23-06 WILL BE HELD BY
CITY COUNCIL ON MAY 16, 2023, AT
5:30 PM.

BOTH PUBLIC HEARINGS WILL BE
CONDUCTED IN THE CITY COUNCIL
CHAMBERS AT CITY HALL, 405 MU-
NICIPAL DRIVE, KENNEDALE, TEXAS
76060. ALL INTERESTED PERSONS
ARE ENCOURAGED TO ATTEND.
MORE INFORMATION REGARDING
THE PROPOSED CASES CAN BE OB-
TAINED BY CONTACTING THE DIREC-
TOR OF COMMUNITY DEVELOPMENT,
NATHAN GONZALES, AT (817)985-
2135 OR NGONZALES@CITYOFKEN-
NEDALE.COM.
IPL0120302
Apr 27 2023

THE STATE OF TEXAS COUNTY OF TARRANT

Before me, a Notary Public in and for said County
and State, this day personally appeared Stefani
Beard, Bid and Legal Coordinator for the Star-
Telegram, published by the Star-Telegram, Inc. at
Fort Worth, in Tarrant County, Texas; and who,
after being duly sworn, did depose and say that
the attached clipping of an advertisement was
published in the above named paper on the listed
dates:

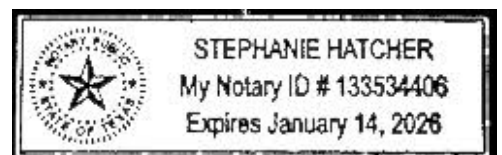
1 insertion(s) published on:
04/27/23

Stefani Beard

Sworn to and subscribed before me this 27th day of
April in the year of 2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE TX 760602249

MEMO INVOICE	
Order No.:	414372
Memo Date:	04/27/2023
Bill-To Account:	19300
Sales Rep:	Hayley Martin

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
04/27/2023 - 04/27/2023	414372	Print Legal Ad-IPL01203020 IPL0120302	FTW-Star-Telegram Legal Legals & Public Notices CLS	1 x 42 L	42 L	1	\$74.33

Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

*** MEMO INVOICE ***

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE TX 760602249

MEMO INVOICE	
Order No.:	414372
Account No.:	19300
Account Name:	CITY OF KENNEDALE
Order Amount:	\$74.33

Email questions to ssccreditandcollections@mcclatchy.com

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0120302

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

FTW - Legal Ads

Final Cost:

74.33

Payment Type:

Account Billed

User ID:

IPL0019782

PREVIEW FOR AD NUMBER IPL01203020**ACCOUNT INFORMATION**

CITY OF KENNEDALE IP

405 MUNICIPAL DR

KENNEDALE, TX 76060-2249

817-360-0522

rericson@cityofkennedale.com

CITY OF KENNEDALE

TRANSACTION REPORT**Date**

April 26, 2023 12:04:08 PM EDT

Amount:

74.33

SCHEDULE FOR AD NUMBER IPL01203020

April 27, 2023

Fort Worth Star-Telegram

City of Kennedale**NOTICE OF PUBLIC HEARING**

PUBLIC HEARINGS WILL BE HELD BY THE KENNEDALE PLANNING AND ZONING COMMISSION ON MAY 11, 2023 AT 6PM P.M. FOR THE FOLLOWING:

PZ CASE# 23-06: CONSIDER A REQUEST FOR A ZONING CHANGE FROM "R3 SINGLE FAMILY RESIDENTIAL DISTRICT" TO "AG AGRICULTURAL DISTRICT" FOR APPROXIMATELY 5.076 ACRES AT 1233 SWINEY HIETT RD, LOT 3, C.C. SWINEY'S SUBDIVISION, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE# 23-07: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 3R-1 & 3R-2, C.C. SWINEY'S SUBDIVISION, APPROXIMATELY 5.076 ACRES, LOCATED AT 1233 SWINEY HIETT RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

A SECOND PUBLIC HEARING FOR PZ CASE #23-06 WILL BE HELD BY CITY COUNCIL ON MAY 16, 2023, AT 5:30 PM.

BOTH PUBLIC HEARINGS WILL BE CONDUCTED IN THE CITY COUNCIL CHAMBERS AT CITY HALL, 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060. ALL INTERESTED PERSONS ARE ENCOURAGED TO ATTEND. MORE INFORMATION REGARDING THE PROPOSED CASES CAN BE OBTAINED BY CONTACTING THE DIRECTOR OF COMMUNITY DEVELOPMENT, NATHAN GONZALES, AT (817)985-2135 OR NGONZALES@CITYOFKENNEDALE.COM.

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

Legals

NOTICE OF PRIVATE SALE
The following property will be sold by written bid by 9:00 a.m. MST on 5/9/2023
2020 Freightliner CASCADIA 126 3AKJH0R8K5JH8883
To inquire about this item please call Bret Swenson at 801-624-5864.
Transportation Alliance Bank
4185 Harrison Blvd Ogden, UT 84403
IPL0120173
Apr 26-27 2023

LEGAL NOTICE
Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Beer Retailer's Permit (BG) by Little Lilly Inc dba Little Lilly Sushi Too, to be located at 1006 Keller Parkway, Suite 104, Keller, Tarrant, Texas. Officers of said corporation are Chih Liu, Owner.
IPL0120010
Apr 26-27 2023

SECTION 00 11 13
INVITATION TO BIDDERS
RECEIPT OF BIDS
Sealed bids for the construction of Water and Sanitary Sewer Replacements, Contract 2019 WSM-O Part 1 CPN 103381 ("Project") will be received by the City of Fort Worth Purchasing Office until 1:30 PM. CST, Thursday, May 25, 2023 as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be accepted by: US Mail, Courier, FedEx or hand delivery at the address above;
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.
In lieu of delivering completed Business Equity (MWBE) forms for the project to the Purchasing Office, bidders shall e-mail the completed Business Equity forms to the City Project Manager no later than 2:00 PM on the third City Business day after the bid opening date, exclusive of the bid opening date.
GENERAL DESCRIPTION OF WORK
The major work will consist of the (approximate) following:
Water:
• 2,515 LF of 16" Waterline (DIP)
• 30 LF of 16" Waterline (DIP B.O.T.O.C.)
• 90 LF of 12" Waterline (PVC)
• 1,450 LF of 8" Waterline (PVC)
• 50 LF of 6" Waterline (PVC)
Sewer:
• 500 LF of 12" Sanitary Sewer (DIP)
• 425 LF of 8" Sanitary Sewer (SDR-26)
• 1,420 LF of 8" Sanitary Sewer (DIP)
Paving:
• 9,000 SY of Pavement Replacement by Milling and Overlay
• 3,515 SY of Pavement Replacement by Pulverization and Overlay
• 200 LF of Curb & Gutter Replacement
PREQUALIFICATION
Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 – INSTRUCTIONS TO BIDDERS.
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at <http://www.fortworthtexas.gov/purchasing/> and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system site. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.
Bid Documents Folder:
<https://docs.b360.autodesk.com/shares/459a29a2-1bd4-4ec5-a409-2757fd526ce9>
Addendum:
<https://docs.b360.autodesk.com/shares/d7695faf-e04f-4c5a-a73c-2c6cbeaa6021>
Plan Holders Registration Form and Plans Holders List
<https://docs.b360.autodesk.com/shares/a2129a1c-aeac-4015-9966-e7aad370b591>
The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

Copies of the Bidding and Contract Documents may be purchased from A.N.A. Consultants, Which is as follows 5000 Thompson Terrace, Colleyville, Texas 76034
The cost of Bidding and Contract Documents is:
Set of Bidding and Contract Documents with full size drawings: \$100
Set of Bidding and Contract Documents with half size drawings: \$60
EXPRESSION OF INTEREST
To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties are requested to email Expressions of Interest in this procurement to the City Project Manager and the Design Engineer. The email should include the company's name, contact person and that individual's email address and phone number. All Addenda will be distributed directly to those who have expressed an interest in the procurement and will also be posted in the City of Fort Worth's purchasing website at <http://fortworthtexas.gov/purchasing/>
PREBID CONFERENCE – Web Conference
A prebid conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date, and time via a web conferencing application:
DATE: Wednesday, May 3, 2023
TIME: 10:00 A.M.
Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.
If a prebid conference is held, the presentation and any questions and answers provided at the prebid conference will be issued as an Addendum to the call for bids. If a prebid conference is not being held, prospective bidders can e-mail questions or comments in accordance with Section 6 of the Instructions to Bidders referenced above to the project manager(s) at the e-mail addresses listed below. Emailed questions will suffice as "questions in writing." If necessary, Addenda will be issued pursuant to the Instructions to Bidders.
CITY'S RIGHT TO ACCEPT OR REJECT BIDS
City reserves the right to waive irregularities and to accept or reject any or all bids.
AWARD
City will award a contract to the Bidder presenting the lowest price, qualifications and competencies considered.
FUNDING
Any contract awarded under this INVITATION TO BIDDERS is expected to be funded from revenues generated from bonds, grants, etc. and reserved by the City for the Project.
INQUIRIES
All inquiries relative to this procurement should be addressed to the following:
Attn: Pratima Poudyal, PE., City of Fort Worth, Water Department
Email: pratima.poudyal@FortWorth-Texas.gov
Phone: 817-392-6149
AND/OR
Attn: Alex Srur, PE., ANA Consultants LLC.
Email: ASRUR@ANALLC.COM
Phone: 817-335-9900 Ext. 104
IPL0120273
Apr 27, May 4 2023

City of Mansfield
PUBLIC HEARING NOTICE
Public hearings will be held by Mansfield Planning & Zoning Commission on 5/1/2023 at 6:00PM in City Council Chambers at 1200 E Broad St, Mansfield TX and by Mansfield City Council on 5/22/2023 and 6/12/2023 at 7:00PM at the same location to consider: ZC#23-011: Change of zoning from PD, Planned Development District to S, South Mansfield Form Based Development District on Approximately 18.59 Acres in the Milton Gregg Survey, Abstract No. 555, City of Mansfield, Tarrant County, Texas Located at 2441 Heritage Parkway.
IPL0120242
Apr 27 2023

CITY OF MANSFIELD
CITY COUNCIL
NOTICE OF PUBLIC HEARING
ON EXTENSION OF A
REINVESTMENT ZONE
THE CITY COUNCIL OF THE CITY OF MANSFIELD WILL HOLD A PUBLIC HEARING ON MAY 8, 2023 AT 7:00 PM. IN THE CITY COUNCIL CHAMBERS LOCATED AT CITY HALL, 1200 E. BROAD STREET, MANSFIELD, TEXAS 76063, ON A REINVESTMENT ZONE EXTENSION AND ITS BENEFITS TO THE CITY OF MANSFIELD AND TO PROVIDE A REASONABLE OPPORTUNITY FOR ANY OWNER OF PROPERTY WITHIN THE PROPOSED ZONE EXTENSION TO PROTEST THE INCLUSION OF THEIR PROPERTY WITHIN THE PROPOSED ZONE EXTENSION, WHICH PROPOSED ZONE EXTENSION CONTAINS APPROXIMATELY 71 ADDITIONAL ACRES OF LAND GENERALLY LOCATED SOUTH OF WALNUT CREEK, EAST AND WEST OF HWY 287, NORTH OF PALM, AND WEST OF CARLIN ROAD, AND BEING WHOLLY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF MANSFIELD, TEXAS. A MAP DEPICTING THE BOUNDARIES OF THE PROPOSED REINVESTMENT ZONE EXTENSION IS AVAILABLE IN THE OFFICE OF THE CITY SECRETARY AT 1200 E. BROAD STREET, MANSFIELD, TEXAS 76063, AND IS AVAILABLE FOR PUBLIC INSPECTION. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE INCLUSION OF PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE, THE EXTENSION OF THE REINVESTMENT ZONE, ITS BOUNDARIES AND/OR THE CONCEPT OF TAX INCREMENT FINANCING. FOLLOWING THE PUBLIC HEARING, CITY COUNCIL OF THE MANSFIELD WILL CONSIDER ADOPTION OF AN ORDINANCE EXTENDING THE REINVESTMENT ZONE AND OTHER RELATED MATTERS.
IPL0120323
Apr 27 2023

City of Fort Worth
SECTION 00 11 13
INVITATION TO BIDDERS
RECEIPT OF BIDS
Sealed bids for the construction of 2023 Chip Seal Contract, City Project No. 104366 will be received by the City of Fort Worth Purchasing Office until 1:30 PM. CST, Thursday, MAY 18, 2023) as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be accepted by: US Mail, Courier, FedEx or hand delivery at the address above;
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.
GENERAL DESCRIPTION OF WORK
The major work will consist of the (approximate) following:
53000 SY Polymer Modified Asphalt Seal Coat
150 CY Base Repair
17000 LF Pavement Marking
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at <http://www.fortworthtexas.gov/purchasing/> and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system site. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.
Bid Documents Folder:
<https://docs.b360.autodesk.com/shares/459a29a2-1bd4-4ec5-a409-2757fd526ce9>
Addendum:
<https://docs.b360.autodesk.com/shares/d7695faf-e04f-4c5a-a73c-2c6cbeaa6021>
Plan Holders Registration Form and Plans Holders List
<https://docs.b360.autodesk.com/shares/a2129a1c-aeac-4015-9966-e7aad370b591>
The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

Copies of the Bidding and Contract Documents may be purchased from A.N.A. Consultants, Which is as follows 5000 Thompson Terrace, Colleyville, Texas 76034
The cost of Bidding and Contract Documents is:
Set of Bidding and Contract Documents with full size drawings: \$100
Set of Bidding and Contract Documents with half size drawings: \$60
EXPRESSION OF INTEREST
To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties are requested to email Expressions of Interest in this procurement to the City Project Manager and the Design Engineer. The email should include the company's name, contact person and that individual's email address and phone number. All Addenda will be distributed directly to those who have expressed an interest in the procurement and will also be posted in the City of Fort Worth's purchasing website at <http://fortworthtexas.gov/purchasing/>
PREBID CONFERENCE – Web Conference
A prebid conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date, and time via a web conferencing application:
DATE: Wednesday, May 3, 2023
TIME: 10:00 A.M.
Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.
If a prebid conference is held, the presentation and any questions and answers provided at the prebid conference will be issued as an Addendum to the call for bids. If a prebid conference is not being held, prospective bidders can e-mail questions or comments in accordance with Section 6 of the Instructions to Bidders referenced above to the project manager(s) at the e-mail addresses listed below. Emailed questions will suffice as "questions in writing." If necessary, Addenda will be issued pursuant to the Instructions to Bidders.
CITY'S RIGHT TO ACCEPT OR REJECT BIDS
City reserves the right to waive irregularities and to accept or reject any or all bids.
AWARD
City will award a contract to the Bidder presenting the lowest price, qualifications and competencies considered.
FUNDING
Any contract awarded under this INVITATION TO BIDDERS is expected to be funded from revenues generated from bonds, grants, etc. and reserved by the City for the Project.
INQUIRIES
All inquiries relative to this procurement should be addressed to the following:
Attn: Iretomiwa Otuyelu, City of Fort Worth
Email: iretomiwa.otuyelu@fortworth-texas.gov
Phone: 682-444-8921
IPL0118779
Apr 20,27 2023

City of Arlington
NOTICE OF PUBLIC HEARING
Public hearings will be held by the Planning and Zoning Commission of Arlington, Texas in the Council Chamber, 1st Floor at City Hall, 101 West Abram Street, Arlington, Texas on dates indicated below no earlier than 5:30 o'clock p.m. and by the City Council of Arlington, Texas on dates indicated below no earlier than 6:30 o'clock p.m. at which times interested parties and citizens shall have an opportunity to be heard concerning proposed amendments, supplements, changes, modifications and/or re-peals to the "Zoning" Chapter of the Arlington City Code of 1987, as specified herein below:
1. Zoning Case SUP23-01 Planning & Zoning: 05/17/2023
City Council: 06/13/2023
General location: 300 East Division Street, 1700 East. Bardin Road; generally located south of East Division Street and east of North Elm Street. Application for approval of a Specific Use Permit (SUP) for a Nightclub/Live Entertainment Venue on approximately 0.535 acres currently zoned Downtown
Neighborhood Overlay – General Commercial (DNO-GC).
IPL0119858
Apr 27 2023

City of Fort Worth
SECTION 00 11 13
INVITATION TO BIDDERS
RECEIPT OF BIDS
Sealed bids for the construction of New Bazaar Outfall Storm Drain, City Project No. 103261 ("Project") will be received by the City of Fort Worth Purchasing Office until 1:30 PM. CST, Thursday, May 25, 2023 as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be accepted by: US Mail, Courier, FedEx or hand delivery at the address above;
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.
GENERAL DESCRIPTION OF WORK
The major work will consist of the (approximate) following:
53000 SY Polymer Modified Asphalt Seal Coat
150 CY Base Repair
17000 LF Pavement Marking
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at <http://www.fortworthtexas.gov/purchasing/> and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system site. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.
Bid Documents Folder:
<https://docs.b360.autodesk.com/shares/459a29a2-1bd4-4ec5-a409-2757fd526ce9>
Addendum:
<https://docs.b360.autodesk.com/shares/d7695faf-e04f-4c5a-a73c-2c6cbeaa6021>
Plan Holders Registration Form and Plans Holders List
<https://docs.b360.autodesk.com/shares/a2129a1c-aeac-4015-9966-e7aad370b591>
The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

Star-Telegram
STAR-TELEGRAM.COM

CITY OF ARLINGTON
NOTICE OF PUBLIC HEARING
Public hearings will be held by the Planning and Zoning Commission of Arlington, Texas in the Council Chamber, 1st Floor at City Hall, 101 West Abram Street, Arlington, Texas on dates indicated below no earlier than 5:30 o'clock p.m. and by the City Council of Arlington, Texas on dates indicated below no earlier than 6:30 o'clock p.m. at which times interested parties and citizens shall have an opportunity to be heard concerning proposed amendments, supplements, changes, modifications and/or re-peals to the "Zoning" Chapter of the Arlington City Code of 1987, as specified herein below:
1. Zoning Case SUP23-01 Planning & Zoning: 05/17/2023
City Council: 06/13/2023
General location: 300 East Division Street, 1700 East. Bardin Road; generally located south of East Division Street and east of North Elm Street. Application for approval of a Specific Use Permit (SUP) for a Nightclub/Live Entertainment Venue on approximately 0.535 acres currently zoned Downtown
Neighborhood Overlay – General Commercial (DNO-GC).
IPL0119858
Apr 27 2023

City of Fort Worth
SECTION 00 11 13
INVITATION TO BIDDERS
RECEIPT OF BIDS
Sealed bids for the construction of New Bazaar Outfall Storm Drain, City Project No. 103261 ("Project") will be received by the City of Fort Worth Purchasing Office until 1:30 PM. CST, Thursday, May 25, 2023 as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be accepted by: US Mail, Courier, FedEx or hand delivery at the address above;
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.
GENERAL DESCRIPTION OF WORK
The major work will consist of the (approximate) following:
1 LS Railroad Coordination
10 WD Railroad Flagmen
56 LF 36" RCP, Class III
21 LF 42" RCP, Class III
68 LF 6'X5' Box Culvert
1 EA 8' Storm Junction Structure
2 EA 36" SET, 1 Pipe
1 EA Remove Headwall/SET
PREQUALIFICATION
Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 – INSTRUCTIONS TO BIDDERS.
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at <http://www.fortworthtexas.gov/purchasing/> and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system site. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.
Bid Documents Package Link:
<https://docs.b360.autodesk.com/shares/6ca492fb-fd02-4b1b-982a-cdf5009d1783> [docs.b360.autodesk.com]
Addenda Link:
<https://docs.b360.autodesk.com/shares/c436196e-44c3-4c5f-a199-026c37a8845e> [docs.b360.autodesk.com]
Copies of the Bidding and Contract Documents may be purchased from: TransSystems
500 W. 7th Street, Suite 1100
Fort Worth, TX 76102
Attn: Michael Hobbs, PE
Phone Number: 817-334-4449
E-Mail Address: mrhobbs@transystems.com
The cost of Bidding and Contract Documents is:
Set of Bidding and Contract Documents with full size drawings: \$150 each
Set of Bidding and Contract Documents with half size (if available) drawings: N/A
EXPRESSION OF INTEREST
To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties are requested to email Expressions of Interest in this procurement to the City Project Manager and the Design Engineer. The email should include the company's name, contact person and that individual's email address and phone number. See attached Link: Plan Holders:
<https://docs.b360.autodesk.com/shares/46113bf6-891d-40b0-bf60-5198240d98c2> [docs.b360.autodesk.com]. All Addenda will be distributed directly to those who have expressed an interest in the procurement and will also be posted in the City of Fort Worth's purchasing website at <http://fortworthtexas.gov/purchasing/>
PREBID CONFERENCE – Web Conference
A prebid conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date, and time via a web conferencing application:
DATE: May 9, 2023
TIME: 10:00 am
Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.
If a prebid conference is held, the presentation and any questions and answers provided at the prebid conference will be issued as an Addendum to the call for bids. If a prebid conference is not being held, prospective bidders can e-mail questions or comments in accordance with Section 6 of the Instructions to Bidders referenced above to the project manager(s) at the e-mail addresses listed below. Emailed questions will suffice as "questions in writing." If necessary, Addenda will be issued pursuant to the Instructions to Bidders.
CITY'S RIGHT TO ACCEPT OR REJECT BIDS
City reserves the right to waive irregularities and to accept or reject any or all bids.
AWARD
City will award a contract to the Bidder presenting the lowest price, qualifications and competencies considered.
FUNDING
Any Contract awarded under this INVITATION TO BIDDERS is expected to be funded from revenues generated from bonds and reserved by the City for the Project.
INQUIRIES
All inquiries relative to this procurement should be addressed to the following:
Attn: Michael Hobbs, PE, TranSystems Email: mrhobbs@transystems.com
Phone: 817-334-4449
IPL0119867
Apr 27, May 4 2023

CITY OF SAGINAW
PUBLIC NOTICE
The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on May 09, 2023 to consider a change in zoning on 16.430 Acres out of Tract 2A1 & 6A1 & Part CL Street, Abstract 122, John Bursey Survey from Community Commercial (CC) to Heavy Industrial (HI). The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on May 16, 2023 to consider the above-mentioned request for a zoning change, contingent upon the receipt of a report regarding the zoning change from the Planning and Zoning Commission. Both meetings will be at the City of Saginaw City Hall located at 333 W. McLeroy Boulevard, Saginaw, Texas, 76179.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to Salvador Gonzalez Jr., Planning Manager, 817-230-0440. IPL0120309
Apr 27 2023

CITY OF SAGINAW
PUBLIC NOTICE
The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on May 09, 2023 to consider amending the Code of Ordinances, Appendix A "Zoning", Article 8 "Supplemental District Regulations", amending the regulations for Section 8-9 "Off-Street Parking and Loading Requirements" by updating on premise parking requirements and residential and non-residential parking standards. A Public Hearing will be conducted by the Saginaw City Council 6:00 p.m. on May 16, 2023, to consider the above mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at the Saginaw City Hall located at 333 West McLeroy Boulevard.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to Salvador Gonzalez Jr., Interim Planning Manager, 817-230-0440
IPL0120310
Apr 27 2023

CITY OF GRAND PRAIRIE
LEGAL NOTICE
You are hereby notified that the Planning and Zoning Commission will consider the following amendments to the Unified Development Code and Zoning Map of the City of Grand Prairie: CPA-23-04-0006 - Comprehensive Plan Amendment - Zone Change - GSW Phase II Development (City Council District 1). Amendment to the FLUM to change the designation from Mixed Residential to Light Industrial on 1.776 acres Tracts 23, 23.1, 24, 35, 36, 38, 41, and portions of Tracts 25 & 43, John C Read Survey, Abstract 1183, and Lot 3, Robert Stewart's Subdivision No. 3, City of Grand Prairie, Dallas County, zoned Single Family (SF-1), Commercial (C), and PD-381, approximately addressed as 401 W Rock Island Rd and 103, 106, 110, 113 & 114 Josephine Lane ZON-23-03-0012 - Zoning Change - Zone Change - GSW Phase II Development (City Council District 1). Zoning Change from Single family One (SF-1), Commercial (C), and PD-381 to Light Industrial on 1.776 acres Tracts 23, 23.1, 24, 35, 36, 38, 41, and portions of Tracts 25 & 43, John C Read Survey, Abstract 1183, and Lot 3, Robert Stewart's Subdivision No. 3, City of Grand Prairie, Dallas County, zoned Single Family (SF-1), Commercial (C), and PD-381, approximately addressed as 401 W Rock Island Rd and 103, 106, 110, 113 & 114 Josephine Lane SUP-23-03-0010 - Specific Use Permit - Veterinary Emergency Group (City Council District 2). Specific Use Permit for a Veterinarian with Out-Door Kennel, Lot 11, Block A, Epic East Towne Crossing Phase 2, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3142 S HWY 161
For the purpose of considering the effects of such amendments, and in turn making its recommendation to the City Council, the Planning and Zoning Commission will hold a public hearing to consider the application on May 8, 2023, at 6:30 PM, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. The Grand Prairie City Council will hold a public hearing to consider the application on June 6, 2023, at 6:30 PM, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. For further information contact the City of Grand Prairie Planning Department (972) 237-8255.
IPL0120151
Apr 27, May 7 2023

City of Grapevine
RFP 58-23
Request for Proposal: ZONING ORDINANCE UPDATE
The City of Grapevine is soliciting proposals from qualified consultants (herein referred to as "consultant") to perform a review and suggested amendments to the City of Grapevine's Zoning Ordinance (herein referred to as "Ordinance") relative to state land use legislation passed during the 86th, 87th, and 88th Texas State Legislative sessions. This includes only zoning and land use related regulations. The bid will be awarded to the lowest responsible/responsive bidder meeting or exceeding specifications in accordance with the provisions of the current Texas Local Government Code Title 8.
The contract start date will be sometime after City Council approves the award which will be July 1, 2023. All questions regarding the terms, conditions or specifications of this bid must be submitted by 10:00 a.m. May 17, 2023 online through the eBid system. No Pre-Bid meeting is required. Public bid openings are suspended at this time due to the Service Center closure at 501 Shady Brook Drive. All bid openings will be completed on schedule and witnessed by Purchasing staff to ensure all procurement statutes, policies and state laws are followed. Please email a request for a bid tab or a list of proposers. The City of Grapevine Purchasing Department appreciates your cooperation and understanding during this difficult time. The RFP documents may be viewed and obtained by registering online through the City's eBid system found on the Grapevine Purchasing webpage: <http://www.grapevinetexas.gov/>
The RFP closing date and time is May 25, 2023 at 2:00 p.m. local time. RFP responses are due prior to the RFP closing date and time. Responses received after the above time will not be permitted. Submit your proposal electronically through the eBid Procurement system and include all required document submittals.
RFP submittal results will be presented to the City Council at which time the City reserves the right to accept or reject any or all responses and to waive any informalities in the RFP responses.
IPL0120268
Apr 27, May 4 2023

City of Grapevine
RFP 58-23
Request for Proposal: ZONING ORDINANCE UPDATE
The City of Grapevine is soliciting proposals from qualified consultants (herein referred to as "consultant") to perform a review and suggested amendments to the City of Grapevine's Zoning Ordinance (herein referred to as "Ordinance") relative to state land use legislation passed during the 86th, 87th, and 88th Texas State Legislative sessions. This includes only zoning and land use related regulations. The bid will be awarded to the lowest responsible/responsive bidder meeting or exceeding specifications in accordance with the provisions of the current Texas Local Government Code Title 8.
The contract start date will be sometime after City Council approves the award which will be July 1, 2023. All questions regarding the terms, conditions or specifications of this bid must be submitted by 10:00 a.m. May 17, 2023 online through the eBid system. No Pre-Bid meeting is required. Public bid openings are suspended at this time due to the Service Center closure at 501 Shady Brook Drive. All bid openings will be completed on schedule and witnessed by Purchasing staff to ensure all procurement statutes, policies and state laws are followed. Please email a request for a bid tab or a list of proposers. The City of Grapevine Purchasing Department appreciates your cooperation and understanding during this difficult time. The RFP documents may be viewed and obtained by registering online through the City's eBid system found on the Grapevine Purchasing webpage: <http://www.grapevinetexas.gov/>
The RFP closing date and time is May 25, 2023 at 2:00 p.m. local time. RFP responses are due prior to the RFP closing date and time. Responses received after the above time will not be permitted. Submit your proposal electronically through the eBid Procurement system and include all required document submittals.
RFP submittal results will be presented to the City Council at which time the City reserves the right to accept or reject any or all responses and to waive any informalities in the RFP responses.
IPL0120268
Apr 27, May 4 2023

City of Kennedale
NOTICE OF PUBLIC HEARING
PUBLIC HEARINGS WILL BE HELD BY THE KENNEDALE PLANNING AND ZONING COMMISSION ON MAY 11, 2023 AT 6PM PM. FOR THE FOLLOWING:
PZ CASE# 23-06: CONSIDER A REQUEST FOR A ZONING CHANGE FROM "R3 SINGLE FAMILY RESIDENTIAL DISTRICT" TO "AG AGRICULTURAL DISTRICT" FOR APPROXIMATELY 5.076 ACRES AT 1233 SWINEY HIETT RD, LOT 3, C.C. SWINEY'S SUBDIVISION, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.
PZ CASE# 23-07: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 3R-1 & 3R-2, C.C. SWINEY'S SUBDIVISION, APPROXIMATELY 5.076 ACRES, LOCATED AT 1233 SWINEY HIETT RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.
A SECOND PUBLIC HEARING FOR PZ CASE #23-06 WILL BE HELD BY CITY COUNCIL ON MAY 16, 2023, AT 5:30 PM.
BOTH PUBLIC HEARINGS WILL BE CONDUCTED IN THE CITY COUNCIL CHAMBERS AT CITY HALL, 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060. ALL INTERESTED PERSONS ARE ENCOURAGED TO ATTEND. MORE INFORMATION REGARDING THE PROPOSED CASES CAN BE OBTAINED BY CONTACTING THE DIRECTOR OF COMMUNITY DEVELOPMENT, NATHAN GONZALES, AT (817)985-2135 OR NGONZALES@CITYOFKENDALE.COM.
IPL0120302
Apr 27 2023

STAR-TELEGRAM.COM

City of Kennedale
NOTICE OF PUBLIC HEARING
PUBLIC HEARINGS WILL BE HELD BY THE KENNEDALE PLANNING AND ZONING COMMISSION ON MAY 11, 2023 AT 6PM PM. FOR THE FOLLOWING:
PZ CASE# 23-06: CONSIDER A REQUEST FOR A ZONING CHANGE FROM "R3 SINGLE FAMILY RESIDENTIAL DISTRICT" TO "AG AGRICULTURAL DISTRICT" FOR APPROXIMATELY 5.076 ACRES AT 1233 SWINEY HIETT RD, LOT 3, C.C. SWINEY'S SUBDIVISION, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.
PZ CASE# 23-07: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 3R-1 & 3R-2, C.C. SWINEY'S SUBDIVISION, APPROXIMATELY 5.076 ACRES, LOCATED AT 1233 SWINEY HIETT RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.
A SECOND PUBLIC HEARING FOR PZ CASE #23-06 WILL BE HELD BY CITY COUNCIL ON MAY 16, 2023, AT 5:30 PM.
BOTH PUBLIC HEARINGS WILL BE CONDUCTED IN THE CITY COUNCIL CHAMBERS AT CITY HALL, 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060. ALL INTERESTED PERSONS ARE ENCOURAGED TO ATTEND. MORE INFORMATION REGARDING THE PROPOSED CASES CAN BE OBTAINED BY CONTACTING THE DIRECTOR OF COMMUNITY DEVELOPMENT, NATHAN GONZALES, AT (817)985-2135 OR NGONZALES@CITYOFKENDALE.COM.
IPL0120302
Apr 27 2023

Announcements

Community Events

5th Annual Craft/Bake Sale
Everman Civic Center, 213 Race St. 76140
9am -3pm
Sat. April 29
Sponsored by Everman Area Retired School Employees Association

Auctions

Estate Sales

BIG BIG Estate/Garage Sale
Community Sales - Hwy 4 btwn Santo & Palo Pinto
Palo Pinto April 29 & 30th from 8 a.m. to 6 p.m.
333 Knight Rd, Palo Pinto, Tx (Hwy 4, between Palo Pinto and Lone Camp)
Much to much to list, including a 2015 Forest River 25' RV.

Garage Sales

LOWES FARM
Mansfield. Lowes Farm Pkwy at Broad St. Sat Apr 29, 8AM - 4PM
Many families participate, drive neighborhood, follow signs, find treasure and more.

Heritage Cove Neighborhood Garage Sale

Grapevine Heritage Cove Multi-Family Garage Sale
Friday 4/28 and Saturday 4/29
Opens at 8 am each day

4 Fam Sale
FortWorth Fri, 4/28 8am-2pm, Sat 4/29 9am-2pm Furn,clothes,shoes,rugs

Moving Sale--Keller Saturday and Sunday
Mountain Bike, Road Bikes, Stationary trainer, TV sound equipment, Refrigerator, small kitchen appliances, Tons of music CD's, dishes, Pine Mills Pottery, Small ladies clothing, golf clubs, backpacking/camping... 408 Morning Star Lane, Keller

Thur-Fri-Sat - 2115 Kent Dr. Arl, 7-5, 3 Family Garage Sale, new items, household items, CDs, LPs, glassware

Animals

Dogs

Golden Retriever Puppies!
Beautiful AKC registered puppies! Contact Shawn at 817 992-4729

Merchandise

Miscellaneous

WANTED
Dallas Cowboys Season Tickets I will buy your Cowboys Season Tickets! Top \$ Paid! Please call 800-786-8425 ext 2

Want to Buy

MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.E.2.

SUBJECT

PZ Case# 23-07: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 3R-1 & 3R-2, C.C. SWINEY'S SUBDIVISION, APPROXIMATELY 5.076 ACRES, LOCATED AT 1233 SWINEY HIETT RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

ORIGINATED BY Nathan Gonzales

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Replat
Applicant	Leonardo D. Pena
Location	Lot 3, C.C. Swiney's Subdivision, also known as 1233 Swiney Hiett Rd.
Surrounding Uses	Residential, Agriculture
Surrounding Zoning	R-3 to the East and West, R-1 to the South, AG to the north
Future Land Use Plan Designation	Neighborhoods, Parks and Open Space
Staff Recommendation	Approve

STAFF REVIEW

As noted in PZ Case#23-06, Lot 3 is currently an unoccupied lot with single accessory structure. The applicant wishes to create two lots at 1233 Swiney Hiett Rd and has plans to build a single-family home on each lot for himself and a family member.

Staff has reviewed the replat for zoning compliance and has found it meets all minimum requirements.

Notice of Public Hearing was published in the Star-Telegram on April 27, 2023.

A public hearing was held in front of the Planning and Zoning Commission on May 11, 2023. The Planning and Zoning Commission recommended approval. The vote was unanimous.

RECOMMENDATION

Based on the review of the city's Comprehensive Plan and Future Land Use Plan, staff has found this development consistent with the adopted plans and recommends approval.

ACTION BY THE CITY COUNCIL

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 rezoning.

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 rezoning with the following conditions [list conditions].

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 deny the request.

ATTACHMENTS:

Replat Application

Warranty Deed

Zoning Change Photos

Public Hearing Notice and Addresses

Publication in Star Telegram

City of Kennedale Replat Application

APPLICANT NAME: Leonardo D. Pena DATE: 04/05/2022
CURRENT LEGAL DESCRIPTION: Lot 3, C.C. Swiney's Subdivision ACRES: 5.076
CURRENT ZONING: R3 PROPOSED ZONING: AG
BEING PLATTED AS: SUBDIVISION NAME C.C. Swiney's Subdivision
LOTS: 3R-1 & 3R-2 BLOCKS: _____ PHASES: _____
PROPERTY ADDRESS: 1233 Swiney Hiatt Road, Kennedale, Texas 76060
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: _____
902 Wabash Ct, Arlington, Texas 76014

PROJECT CONTACT INFORMATION

OWNER OF RECORD: Leonardo D. Pena
ADDRESS: 902 Wabash Court PHONE: 214-335-1345
(mailing)
CITY: Arlington STATE: Texas ZIP: 76014

SURVEYOR: Jewel Chadd - JPH Land Surveying, Inc.
ADDRESS: 785 Lonesome Dove Trail PHONE: 817-461-4971
(mailing)
CITY: Hurst STATE: Texas ZIP: 76054

ENGINEER: N/A
ADDRESS: _____ PHONE: _____
(mailing)
CITY: _____ STATE: _____ ZIP: _____

DEVELOPER: N/A
ADDRESS: _____ PHONE: _____
(mailing)
CITY: _____ STATE: _____ ZIP: _____

Who is the primary contact for this project?

All communication regarding this plat application will be made with the primary contact.

Select only **ONE** primary contact.

- ☒ Owner Phone 214-335-1345 Email LDAPena30@gmail.com
- ☐ Developer Phone _____ Email _____
- ☐ Surveyor Phone _____ Email _____
- ☐ Engineer Phone _____ Email _____

DESCRIPTION OF THE PROJECT FOR WHICH THE PLAT IS SOUGHT, INCLUDING PROPOSED LAND USES AND THEIR LOCATIONS:

The property in reference is a 5.076 Acre unimproved land lot currently zoned R-3 single family residential.

We are proposing to subdivide this 5.076 Acre lot into Two 2.5 +/- Acre lots for the uses of single family

We are proposing to replatt from R-3 to AG.

APPLICANT SIGNATURE: Leonardo Pena DATE: 04/05/2023

OWNER SIGNATURE: Leonardo Pena DATE: 04/05/2023

SURVEYOR SIGNATURE: [Signature] DATE: 04/05/2023

ENGINEER SIGNATURE: _____ DATE: _____

DEVELOPER SIGNATURE: _____ DATE: _____

Re-Plat Check List

This check list is for your use and is not required to be submitted with your application.

The application packet shall include all documents listed below, and no final plat will be reviewed by the city until all required documents are submitted in a completed format and all fees have been paid.

If plans require resubmittal, you must schedule a meeting with the Public Works Department to review the plan comments before resubmitting the plans for review.

	Items to be submitted
	1) Final plat application (this document) – <u>One copy shall be submitted.</u> The application must include the property owner's signature.
	2) Final plat drawing – <u>Six folded paper copies and a PDF version shall be submitted for review by city staff.</u> The final plat drawing shall contain required information listed in Article 26 of the Unified Development Code (UDC). Plats shall also conform to the City of Kennedale Subdivision Design criteria contained in Article 15 of the Kennedale UDC.
	3) Taxes and liens paid certificates – An official copy of the tax certificates for the property/properties to be platted must be submitted with your application. An official copy can be obtained from the Tarrant County tax assessor's office. <u>NOTE: tax certificates are not available through the Tarrant Appraisal District or a sub-courthouse.</u>
	4) Drainage study – The drainage study with engineering drawings shall conform to the technical specifications contained in the Public Works design manual, available on the City of Kennedale website and from Public Works staff. <u>Two paper copies and a PDF version of the drainage study should be submitted.</u>
	5) Engineering/construction drawings – The applicant or the applicant's engineer shall submit construction plans for all public improvements along with the final plat for approval by the city. The engineering drawings shall conform to the requirements of the design manual and shall be prepared and sealed by a registered professional engineer, licensed to practice in the state. Three (3) paper copies of the engineering/construction drawings and a PDF version shall be submitted.
	6) City-developer agreement, if required – This agreement shall be negotiated between the city and the developer.
	7) Sign-off from Oncor and Atmos – Applicant shall submit a signed statement from Oncor and from Atmos. The statement must indicate whether each company has reviewed the plat and, if the plat has not been approved by the company, the statement from Oncor or Atmos representative should also indicate any concerns he or she may have about the plat.
	8) Any additional plans required by the Public Works Department, Fire Department, or Engineers.
	NOTE: Plans (items 4 and 5 listed above) must have been already reviewed and approved by the Public Works Department before they are included with a plat application; plans that have not been approved will not be accepted. Plat applications submitted without approved plans will be considered incomplete.

City of Kennedale Replat Check List

GENERAL INFORMATION

☒ **Map Sheet Size.**

Map sheets shall be of such size as are acceptable for filing in the office of county clerk and shall not exceed twenty-four (24) X thirty-six (36) inches, but may be eighteen (18) X twenty-four (24) inches, with a binding margin of not less than one and one-half (1½) inches on the left side of the sheets. Sheets shall be numbered in sequence if more than one (1) sheet is used and an index sheet provided with match lines.

☒ **Acceptable scale: 1" = 50', 1" = 100', or 1" = 200'.**

The drawing shall be prepared at a numerical scale no greater than one (1) inch equals one hundred (100) feet. At the discretion of the director of development and enforcement, the plat may be drawn at a numerically smaller scale, i.e. one (1) foot equals fifty (50) feet, one (1) inch equals forty (40) feet, etc., if the plat can still be drawn on the required sheet size. A graphic scale symbol shall be placed on the drawing.

☒ **North Arrow & graphic scale in close proximity**

A north arrow indicating the approximate true north shall be predominantly placed near the scale.

☒ **Vicinity Map**

A small vicinity location map shall be shown on the plat drawing. The vicinity location map shall be drawn at an approximate scale of one (1) inch equals two thousand (2,000) feet and show sufficient streets, collector and arterial street names, and major features of the surrounding area to locate the area being subdivided.

☒ **Title includes City, County, State, Survey Name, Total Gross Acreage**

☒ **Subdivision name.**

The name of the proposed subdivision with predominantly larger letters than those used elsewhere shall be shown on the drawing, within the title block. The proposed name of the subdivision shall not be a duplication of any existing subdivision name, whether by spelling or pronunciation, or similar to any other subdivision within the city unless the proposed subdivision is contiguous with a subsequent filing or a replat of an existing subdivision. The planning and zoning commission shall have final authority to require a change in the proposed name of the subdivision.

The date on which the drawing was prepared shall be shown on the plat drawing.

☒ **Appropriate Title, i.e. "Replat of ..."**

In addition to the name of the subdivision shall be an entry indicating whether the plat is a preliminary plat, final plat, replat, minor plat, or amending plat.

☒ **Name & Address of Owner of Record, Sub-divider, Engineer, Surveyor, & Planner**

The name and address of the current legal owner, and the name, address, and telephone number of the developer, if other than the owner, shall be shown on the plat drawing.

☐ **City Limits boundaries (where applicable)**

The location of the corporate limit boundaries of the city or any adjacent city shall be shown on the plat drawing where applicable.

☒ **Surveyor's certification.**

Every final plat drawing shall contain a surveyor's certification of compliance by a professional land surveyor registered in the state. The certification of compliance shall not be less than one and one-half (1½) inches high

and four (4) inches wide and contain the following information:

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Signature

_____/_____/_____
Date

Phone Number _____/_____/_____

(Affix Seal)

 X **Certificate of approval box for Planning and Zoning Commission**

Every replat or final plat shall contain a certificate of approval by the planning and zoning commission as will amending and minor plats when appropriate. The certificate of approval by the planning and zoning commission shall not be less than two (2) inches high and four and one-half (4½) inches wide and contain the following information:

The Planning and Zoning Commission of the City of Kennedale, Texas voted affirmatively on this _____ day of _____, 20_____, to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

ADJACENT PROPERTY (within 100')

 X **Adjacent Property, platted & unplatted property with legal description with owner of record, volume & page deed recorded, including street intersections**

All property lines, streets and easements on lands immediately adjacent to and contiguous with the perimeter of the proposed subdivision shall be shown for an area extending one hundred (100) feet of the perimeter with the names of the owners as shown in the most current tax assessor's files. If the adjacent properties are platted, the names of adjoining subdivisions and the names of adjoining streets are to be shown.

 X **Existing easements**

The location and dimension of all existing or proposed easements shall be shown on the plat drawing indicating whether such easement is for any specific purpose. Utility easements for the use of public utilities of

not less than seven and one-half (7½) feet in width shall be provided along each side of all rear property lines or on the contained side of perimeter lots. If necessary for the extension of water or sewer mains, storm drainage or other utilities, easements of greater width may be required, or additional easements may be required, along lot lines or across lots. In all cases, easements shall connect with easements already established in adjoining properties or extend to connect with a public right-of-way. No lot shall be shown with an easement which prevents proper development and full utilization of the lot as a suitable building site for the intended zoning district.

Permanent structure encroachments.

Any permanent structures which encroach any building setback lines and will remain after completion of the development shall be shown on the drawing with appropriate dimensions.

X Existing Street Right of Way dimensioned

The width of all existing and proposed public street rights-of-way shall be shown on the plat drawing and be consistent with the minimum requirements contained in the design manual and the master thoroughfare plan. Dimensions shall be shown for all curves. The distance from the centerline of any existing roadway of a boundary street to the proposed subdivision shall be shown to determine the adequacy of right-of-way along the route and to determine if additional right-of-way is necessary to accommodate the proposed street. Sufficient iron pins shall be found or set and shown on the drawing together with dimensions to adequately describe all perimeter streets.

PROPOSED INFORMATION

X Sub-division boundary in heavy lines

The proposed subdivision boundary lines shall be shown in heavy lines so as to provide a differentiation with the internal features of the area being proposed for platting. The location and dimensions of all boundary lines of the property shall be expressed to the nearest hundredth foot.

X Drainage & Utility Easements labeled and dimensioned

The location and dimension of all existing or proposed easements shall be shown on the plat drawing indicating whether such easement is for any specific purpose. Utility easements for the use of public utilities of not less than seven and one-half (7½) feet in width shall be provided along each side of all rear property lines or on the contained side of perimeter lots. If necessary for the extension of water or sewer mains, storm drainage or other utilities, easements of greater width may be required, or additional easements may be required, along lot lines or across lots. In all cases, easements shall connect with easements already established in adjoining properties or extend to connect with a public right-of-way. No lot shall be shown with an easement which prevents proper development and full utilization of the lot as a suitable building site for the intended zoning district.

X Lot and Blocks labeled in consecutive order

All lots and blocks shall be consecutively numbered, or lettered in alphabetical order. The blocks in subdivisions bearing the same name shall be numbered or lettered consecutively through the several sections or phases. Lettering for blocks shall be larger and bolder than lot numbers or circled to make identification clear. Any lot or block which is planned as an out-parcel shall be numbered and designated on the plat with notation regarding any development restrictions.

X Setback lines labeled or noted

N/A Flood Plain Features shown

ADDITIONAL INFORMATION

x **Plat notes and conditions.**

When appropriate, the drawing shall contain a listing of any plat notes and plat conditions in a readily identifiable location with each note numbered consecutively.

N/A **Public Use Areas.**

The location and dimensions of all property proposed to be set aside for park use, or other public or common reservation shall be shown on the plat drawing, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation.

x **Street names.**

All existing and proposed street names shall be shown on the plat drawing. New street names shall be sufficiently different in sound and in spelling from other road names in the city so as to not cause confusion. A road which is, or is planned as a continuation of, an existing road shall bear the same name.

x **Metes and bounds description.**

A written metes and bounds description of the property shall be shown on the plat drawing that will readily determine the location, bearing and length of all perimeter boundary lines, and be capable of reproducing such lines upon the ground with a closure error of less than 1:25,000. The legal description shall include reference to an original survey or subdivision corner, and the Texas NAD83 State Plane Coordinate System. The legal description shall include the acreage of the total area of the proposed subdivision and be consistent with the subdivision boundary, and information to show the last instrument conveying title to each parcel of property involved in the proposed subdivision, giving grantee and land records reference. The legal description will also be shown in its entirety on a separate eight and one-half (8½) X eleven (11) or eight and one-half (8½) X fourteen (14) inch sheet of bond paper to meet the filing requirements of the county clerk.

x **Lot dimensions.**

The exact dimensions of all proposed or existing lots and the perimeter boundary of the subdivision shall be shown on the plat drawing.

x **Lot areas.**

The area for each lot expressed in square feet shall be shown on the plat drawing. (This information may be shown in tabular form on the plat or on a separate sheet.)

x **Irregular side lot lines.**

Side lot lines which are not perpendicular to the street right-of-way shall be indicated with bearing and distance.

TBD **Drainage easements.**

The location of any drainage easements, if applicable, shall be shown on the plat drawing. If the subdivision or a portion thereof is located in the one-hundred-year flood prone area, the developer will be required to comply with the provisions of the flood damage prevention ordinance.

TBD **County certification.**

Any certification block required by the county clerk's office for filing shall be shown on the plat drawing.

x **Dedication certificate.**

Every replat, amending plat, minor plat, or final plat shall contain an owner's certificate of Dedication as follows:

KNOW ALL MEN BY THESE PRESENTS:

That, I, (owners name) 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 }

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared _____, 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 purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20_____.

Notary Public in and for Tarrant County

My commission expires: _____ / _____ / _____

 x **City council approval certification.**

Every replat or final plat shall contain a certificate of approval by the city council as will amending and minor plats when appropriate. The certificate of approval by the city council shall not be less than two (2) inches high and four (4) inches wide and contain the information shown below. A similar certificate without the voting statement will be provided for the city administrator approval of amending and minor plats when appropriate.

The City Council of the City of Kennedale, Texas voted affirmatively on this _____ day of _____, 20_____, to approve of this Plat for filing of record.

Mayor, City of Kennedale

Attest: City Secretary



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00003061981
AD NUMBER: 41080 3
CERTIFICATE NO : 93272143

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
LEONARDO D PENA

PO BOX 14847
HALTOM CITY TX 76117

DATE : 4/11/2023

FEE : \$10.00

PROPERTY DESCRIPTION

SWINEY SUBDIVISION LOT 3 1955
8 X 27 ID#

0001233 SWINEY HIETT RD
5.1 ACRES

PROPERTY OWNER

SMITH ELEANOR

PO BOX 14847
HALTOM CITY TX 76117

PAGE 1 OF 1

YEAR	TAX UNIT	AMOUNT DUE
2022	CITY OF KENNEDALE	\$0.00
2022	Tarrant County	\$0.00
2022	JPS HEALTH NETWORK	\$0.00
2022	TARRANT COUNTY COLLEGE	\$0.00
2022	KENNEDALE ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : LEONARDO D PENA

ACCOUNT NUMBER: 00003061981

TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

 Deputy



Leo Pena <ldpena30@gmail.com>

Plat Review Request - 1233 Swiney Hiatt Rd, Kennedale, TX 76060

Breckenridge, Stan <Stan.Breckenridge@atmosenergy.com>

Thu, Apr 6, 2023 at 6:30 AM

To: Leo Pena <ldpena30@gmail.com>, "Joshua.Brown2@oncor.com" <Joshua.Brown2@oncor.com>

Cc: Carlos Olivas <olivas682@gmail.com>, "ngonzales@cityofkennedale.com" <ngonzales@cityofkennedale.com>

Good morning Leo,

Atmos Energy has no objections to the proposed replat. Please contact me directly if you have any questions.

Stan Breckenridge

Atmos Energy Corporation

Mid-Tex Division

817-375-7921 Office

Stan.Breckenridge@atmosenergy.com

From: Leo Pena <ldpena30@gmail.com>

Sent: Wednesday, April 5, 2023 1:45 PM

To: Joshua.Brown2@oncor.com; Breckenridge, Stan <Stan.Breckenridge@atmosenergy.com>

Cc: Carlos Olivas <olivas682@gmail.com>; ngonzales@cityofkennedale.com

Subject: [EXT] Plat Review Request - 1233 Swiney Hiatt Rd, Kennedale, TX 76060

CAUTION: Don't be quick to click. This e-mail originated from outside of Atmos Energy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Gentlemen,

I am currently working on replating the following property for which the city plat application requested that I get a sign off from Atmos and Oncor:

1233 Swiney Hiatt Rd, Kennedale, TX 76060

7) Sign-off from Oncor and Atmos – Applicant shall submit a signed statement from Oncor and from Atmos. The statement must indicate whether each company has reviewed the plat and, if the plat has not been approved by the company, the statement from Oncor or Atmos representative should also indicate any concerns he or she may have about the plat.

Attached please find a preliminary plat which we will be submitting to the city of Kennedale for review and approval.

Essentially what we are doing is taking a 5 Acre lot and dividing it in half (splitting right down the middle) into two (2) 2.5 Acre lots.

The property frontage is along Swiney Hiatt Rd. There are currently no easements that encroach into these properties from either Oncor or Atmos.

The proposed use of these lots would be to construct a single family house on each lot.

Please review the attached Plat and let me know if you have any questions or concerns regarding this matter. If all looks good, we would appreciate a written and signed statements as requested by the city of Kennedale:

7) Sign-off from Oncor and Atmos – Applicant shall submit a signed statement from Oncor and from Atmos. The statement must indicate whether each company has reviewed the plat and, if the plat has not been approved by the company, the statement from Oncor or Atmos representative should also indicate any concerns he or she may have about the plat.

[Quoted text hidden]



2023-04-04 2023.367.001 1233 Swiney Hiatt , Kennedale, Tx - Plat.pdf

432K



Leo Pena <ldpena30@gmail.com>

Plat Review Request - 1233 Swiney Hiatt Rd, Kennedale, TX 76060

Brown, Josh <Joshua.Brown2@oncor.com>
To: Leo Pena <ldpena30@gmail.com>

Thu, Apr 6, 2023 at 7:38 AM

Leo,

Oncor does not object to the replat of the property.

Thanks,

Josh Brown

Oncor | PMDS West Metro Design

Cell: 682-226-8977

My Supervisor: Jeremy Miller

Cell: 682-220-0101 Email: Jeremy.Miller@oncor.com

From: Leo Pena [<mailto:ldpena30@gmail.com>]

Sent: Wednesday, April 5, 2023 1:45 PM

To: Brown, Josh <Joshua.Brown2@oncor.com>; stan.breckenridge@atmosenergy.com

Cc: Carlos Olivas <olivas682@gmail.com>; ngonzales@cityofkennedale.com

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[Quoted text hidden]

WARNING: This email message did not originate from Oncor and is from an external organization. DO NOT CLICK links or attachments unless you recognize the sender and are certain the content is safe.

Confidentiality Notice: This email message, including any attachments, contains or may contain confidential information intended only for the addressee. If you are not an intended recipient of this message, be advised that any reading, dissemination, forwarding, printing, copying or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by reply message and delete this email message and any attachments from your system.


MARY LOUISE NICHOLSON
COUNTY CLERK

This document is being re-recorded to correct Document # D223042019 that should have included the Exhibit A, now attached

ITC/HMA/2252683-SCDF

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: March 10, 2023

Grantor: PATRICIA LEE STANCOFF also known as PATRICIA SMITH STANCOFF, Independent Executrix of the Estate of Eleanor K. Smith also known as Eleanor Koch Smith, deceased

Grantee: LEONARDO PENA and YESENIA OLIVAS, husband and wife; and
LUIS OLIVAS, a married person

Grantee's Mailing Address:

902 Wabash Ct
Arlington, TX 76014

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of GUARANTY BANK & TRUST, N.A. in the principal amount of TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$240,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of GUARANTY BANK & TRUST, N.A. and by a first-lien deed of trust of even date from Grantee to KIRK L. LEE, trustee.

Property (including any improvements):

SEE EXHIBIT "A".

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2023, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GUARANTY BANK & TRUST, N.A., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of GUARANTY BANK & TRUST, N.A. and are transferred to GUARANTY BANK & TRUST, N.A. without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

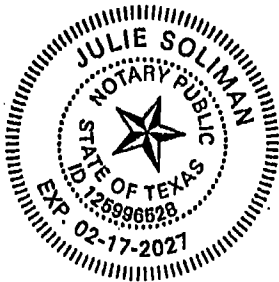
Executed on the date of the acknowledgement below, but effective as of the Date set forth above.

Patricia E. Lund

STATE OF TEXAS)

This instrument was acknowledged before me on March 10, 2023, by PATRICIA LEE STANCOFF also known as PATRICIA SMITH STANCOFF, Independent Executrix of the Estate of Eleanor K. Smith also known as Eleanor Koch Smith, deceased.

Notary Public, State of Texas
My commission expires: _____



BUYER'S ACCEPTANCE:

LEONARDO PENA

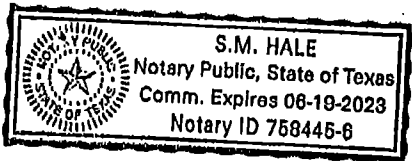
YESENIA OLIVAS

LUIS OLIVAS

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on March 10th, 2023, by
LEONARDO PENA, YESENIA OLIVAS, and LUIS OLIVAS.



S.M. Hale

Notary Public, State of Texas

My commission expires: _____

PREPARED IN THE OFFICE OF:

SCHULTZ & KELLAR, PLLC
5650 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034

AFTER RECORDING RETURN TO:

LEONARDO PENA

EXHIBIT "A"

All of Lot 3, C.C. SWINEY'S SUBDIVISION, an addition in the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Volume 1776, Page 33, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said tract being the same tract described in the deed to Gilbert B. Smith and wife, Eleanor K. Smith, recorded in Volume 2079, Page 199, Deed Records, Tarrant County, Texas; the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING on north line of the tract described in the Tarrant County Highway Department Right-of-Way Easement for the north right of way of County Road No. 2149 (a.k.a. Swiney Hiatt Road | a 55-foot wide right of way) recorded in Volume 1443, Page 121, D.R.T.C.T., at a 3/8 inch rebar found at the southeast corner of the said Lot 3;

THENCE with the perimeter and to the corners of Lot 3, the following calls:

1. **SOUTH 89°58'39" WEST**, a distance of 298.96 feet (plat call 300 feet) to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which the calculated southeast corner of Falcon Crest Estates, a replat of Lot 1 of said C.C. Swiney's Subdivision, recorded under Instrument Number D217034675, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), bears **SOUTH 89°58'39" WEST**, a distance of 307.74 feet (plat call 309 feet);
2. **NORTH 00°41'14" EAST**, a distance of 731.86 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which a 1/2 inch capped rebar stamped "RPLS 5544" found at the northeast corner of said Falcon Crest Estates bears **SOUTH 87°15'42" WEST**, a distance of 309.07 feet;
3. **NORTH 87°15'42" EAST**, passing at a distance of 155.00 feet a set 1/2 inch capped rebar stamped "JPH Witness Corner", and continuing on the said course, in all, a total distance of 300.06 feet;
4. **SOUTH 00°43'58" WEST**, passing at a distance of 220.00 feet a set 1/2 inch capped rebar stamped "JPH Witness Corner", and passing at a distance of 540.99 feet a 1/2 inch rebar found at a salient corner of Lot 5R, C.C. Swiney's Subdivision recorded under Instrument Number D212279531, O.P.R.T.C.T., and continuing on the said course, in all, a total distance of 746.09 feet returning to the **POINT OF BEGINNING** and enclosing 5.076 acres (± 221,120 square feet).

Field: FC
Drafter: SGT | DFW6351
Revision:
Revision:

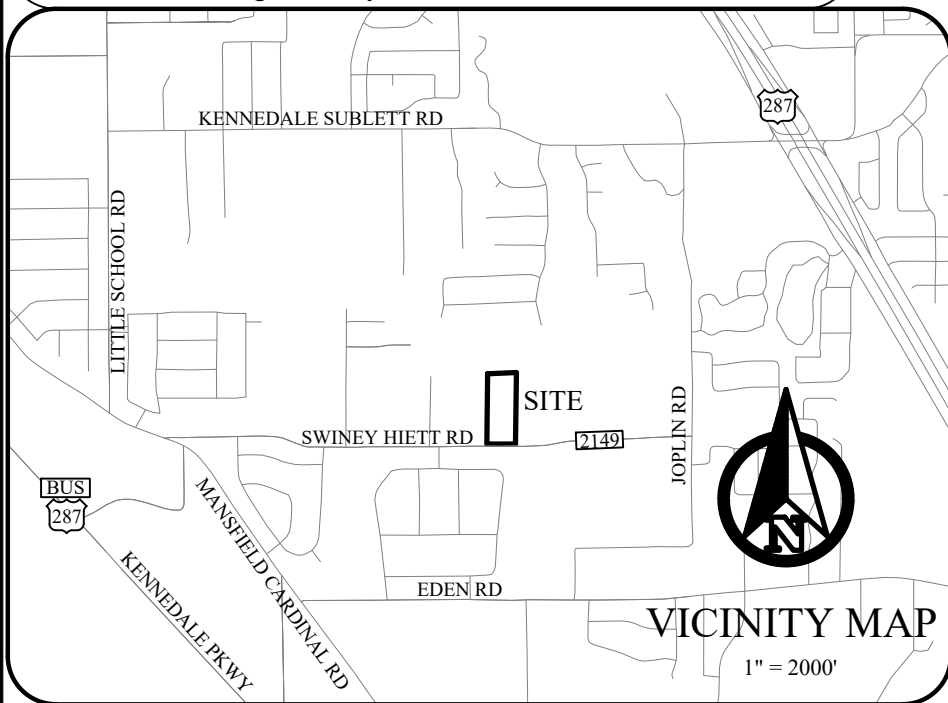
MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ● Site benchmark (see vicinity map for general location)
"+#" ○ "+#" cut in concrete
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS,'83,NCZ
Elevations, if shown, are NAVD'88 (Geoid 18)
Bearings are based on the TxCS,'83,NCZ
Distances & areas shown are represented in surface values

LEGEND OF ABBREVIATIONS

US.SyFt. United States Survey Feet
TxCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line
R.O.W./A.K.A. Right of Way/Also Known As



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

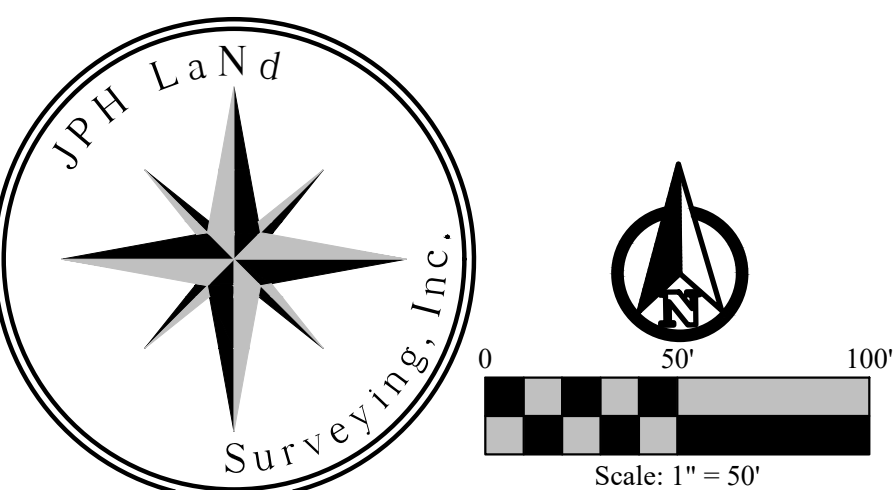
That I, Jewel Chadd, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphs.com

GENERAL PLAT NOTES:

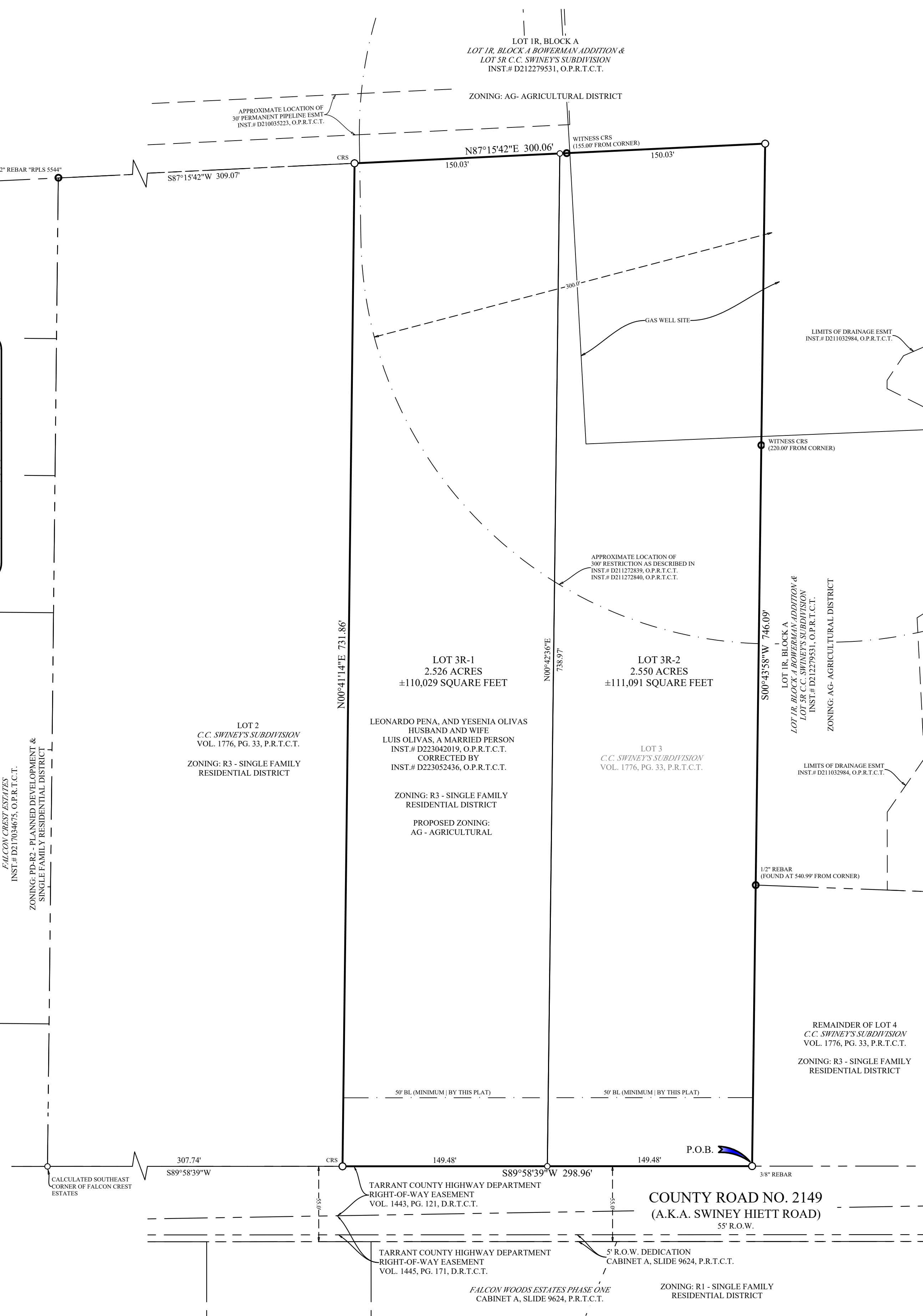
- The purpose of this plat is to subdivide an existing lot into two (2) lots.
- This plat does not alter or remove deed restrictions or covenants, if any, on this property.
- This plat was prepared with the benefit of a title commitment provided by Title Resources Guaranty Company, GF# 2252683-SCDF, effective February 6, 2023, and issued February 13, 2023.
- According to the Flood Insurance Rate Map (FIRM) No. 48439C0340K, dated 2009/09/25 prepared by Federal Emergency Management Agency (FEMA) for Tarrant County, Texas, this property lies within Zone(s) X (Unshaded).
- The fieldwork was completed on February 21, 2023.
- No evidence of permanent structures (building with concrete foundation) were observed during the process of fieldwork.
- Zoning information shown herein are based on the City of Kennedale Zoning Interactive Maps.
(<https://www.cityofkennedale.com/maps>)



JPH Job/Drawing No. (see below)
2023.367.001 1233 Swiney Hiatt Rd, Kennedale, Tarrant Co., Tx - Plat.dwg
© 2023 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

SURVEYOR:
JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: (817) 431-4971

OWNER:
Leonardo Pena | Yesenia Olivas | Luis Olivas
902 Wabash Ct
Arlington, Texas 76014



OWNERS DEDICATION CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Leonardo Pena and Yesenia Olivas, husband and wife, and Luis Olivas, a married person, are the owners of that certain tract being all of Lot 3, C.C. Swiney's Subdivision, an addition in the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Volume 1776, Page 33, Plat Records, Tarrant County, Texas, said tract being the same tract described in the deed to the said Leonardo Pena and Yesenia Olivas, husband and wife, and Luis Olivas, a married person, recorded under Instrument Number D223042019, Official Public Records Tarrant County, Texas (O.P.R.T.C.T.), and corrected by Instrument Number D223052436, O.P.R.T.C.T.; the subject tract is more particularly described as follows:

BEGINNING on north line of the tract described in the Tarrant County Highway Department Right-of-Way Easement for the north right of way of County Road No. 2149 (a.k.a. Swiney Hiatt Road | a 55-foot wide right of way) recorded in Volume 1443, Page 121, Deed Records, Tarrant County, Texas, at a 3/8 inch rebar found at the southeast corner of the said Lot 3;

THENCE with the perimeter and to the corners of Lot 3, the following calls:

- SOUTH** 89°58'39" **WEST**, a distance of 298.96 feet (plat call 300 feet) to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which the calculated southeast corner of Falcon Crest Estates, a replat of Lot 1 of said C.C. Swiney's Subdivision, recorded under Instrument Number D217034675, O.P.R.T.C.T., bears **SOUTH** 89°58'39" **WEST**, a distance of 307.74 feet (plat call 309 feet);
- NORTH** 00°41'14" **EAST**, a distance of 731.86 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which a 1/2 inch capped rebar stamped "RPLS 5544" found at the northeast corner of said Falcon Crest Estates bears **SOUTH** 87°15'42" **WEST**, a distance of 309.07 feet;
- NORTH** 87°15'42" **EAST**, passing at a distance of 155.00 feet a set 1/2 inch capped rebar stamped "JPH Witness Corner", and continuing on the said course, in all, a total distance of 300.06 feet;
- SOUTH** 00°43'58" **WEST**, passing at a distance of 220.00 feet a set 1/2 inch capped rebar stamped "JPH Witness Corner", and passing at a distance of 540.99 feet a 1/2 inch rebar found at a salient corner of Lot 5R, C.C. Swiney's Subdivision recorded under Instrument Number D212279531, O.P.R.T.C.T., and continuing on the said course, in all, a total distance of 746.09 feet returning to the **POINT OF BEGINNING** and enclosing 5,076 acres (± 221,120 square feet).

CERTIFICATE OF APPROVAL

The Planning and Zoning Commission of the City of Kennedale, Texas voted affirmatively on this ____ day of _____, 20__ to recommend approval of this plat by City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL CERTIFICATE OF APPROVAL

The City Council of the City of Kennedale, Texas voted affirmatively on this ____ day of _____, 20__ to recommend approval of this plat by City Council.

Mayor, City of Kennedale

Attest: City Secretary

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That We, **Leonardo Pena**, **Yesenia Olivas**, and **Luis Olivas**, owners, do hereby adopt this plat designating the herein above described property as Lots **C. C. SWINEY'S SUBDIVISION**, an addition in the City of Kennedale, Tarrant County, Texas, and 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.

Witness my hand on this ____ day of _____, 20__.

Leonardo Pena

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned notary public in and for said county and State on this day personally appeared **Leonardo Pena**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public in and for _____ County
My commission expires: _____

Witness my hand on this ____ day of _____, 20__.

Yesenia Olivas

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned notary public in and for said county and State on this day personally appeared **Yesenia Olivas**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public in and for _____ County
My commission expires: _____

Witness my hand on this ____ day of _____, 20__.

Luis Olivas

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned notary public in and for said county and State on this day personally appeared **Luis Olivas**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public in and for _____ County
My commission expires: _____

REPLAT
LOTS 3R-1 & 3R-2
C.C. SWINEY'S SUBDIVISION
BEING A 5.076-ACRE REPLAT OF
LOT 3, C.C. SWINEY'S SUBDIVISION
(VOL. 1776, PG. 33, P.R.T.C.T.)
SITUATED IN THE
BENJAMIN JOPLING SURVEY, ABSTRACT NO. 866
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

THIS PLAT RECORDED IN INSTRUMENT # _____ DATE: _____ PREPARED: MARCH 2023 | REVISED: MAY 2023

1233 Swiney Hiatt Rd, Kennedale, TX



City of Kennedale Zoning Map

City of Kennedale TAD (Tarrant County Appraisal District)

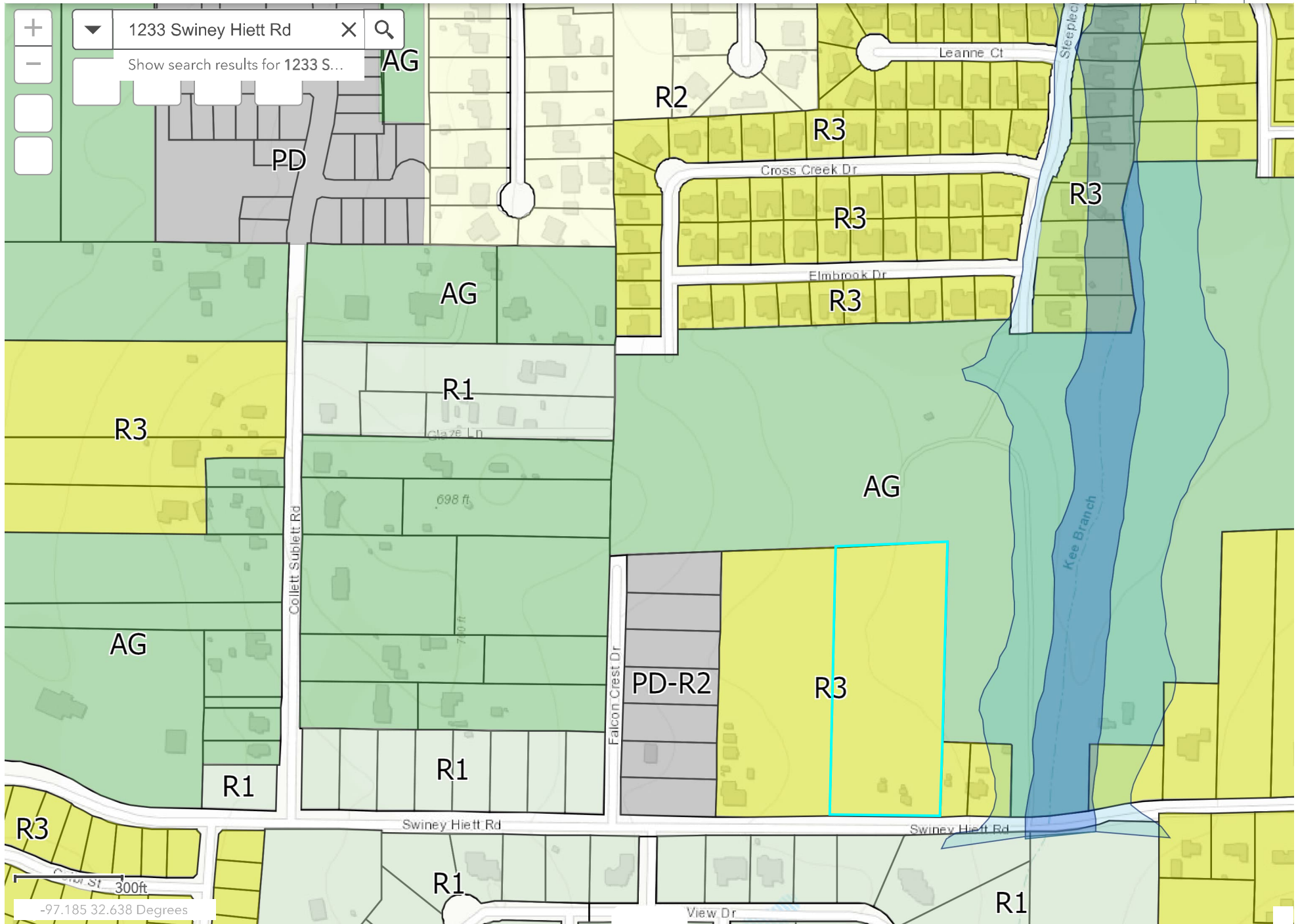


1233 Swiney Hiatt Rd, Kennedale, TX

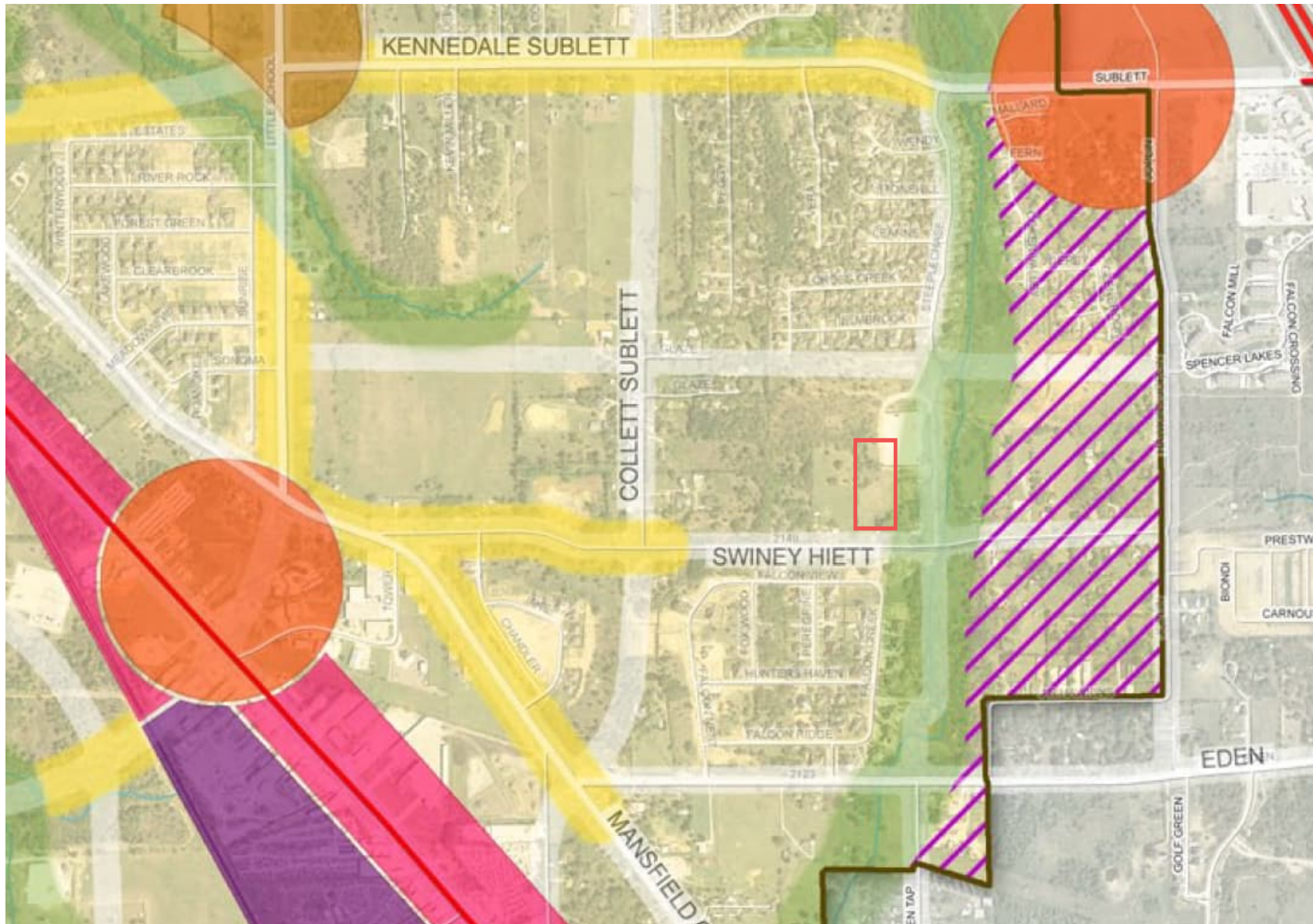


City of Kennedale Zoning Map

City of Kennedale TAD (Tarrant County Appraisal District)



1233 Swiney Hiatt Rd, Kennedale, TX



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	

A comprehensive plan shall not
constitute zoning regulations or
establish zoning district boundaries.

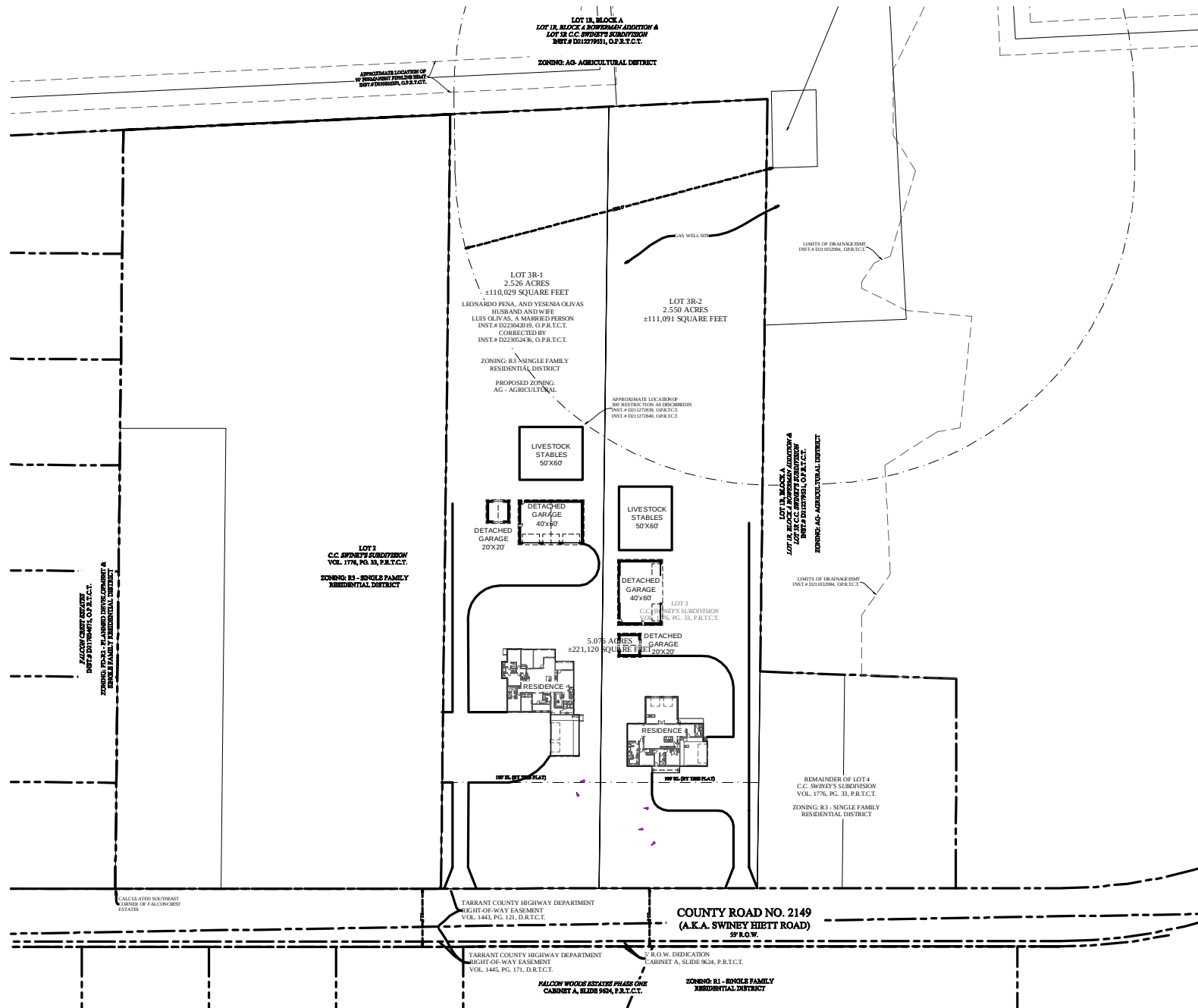
0 1,000 2,000 4,000 Feet
March 8, 2012



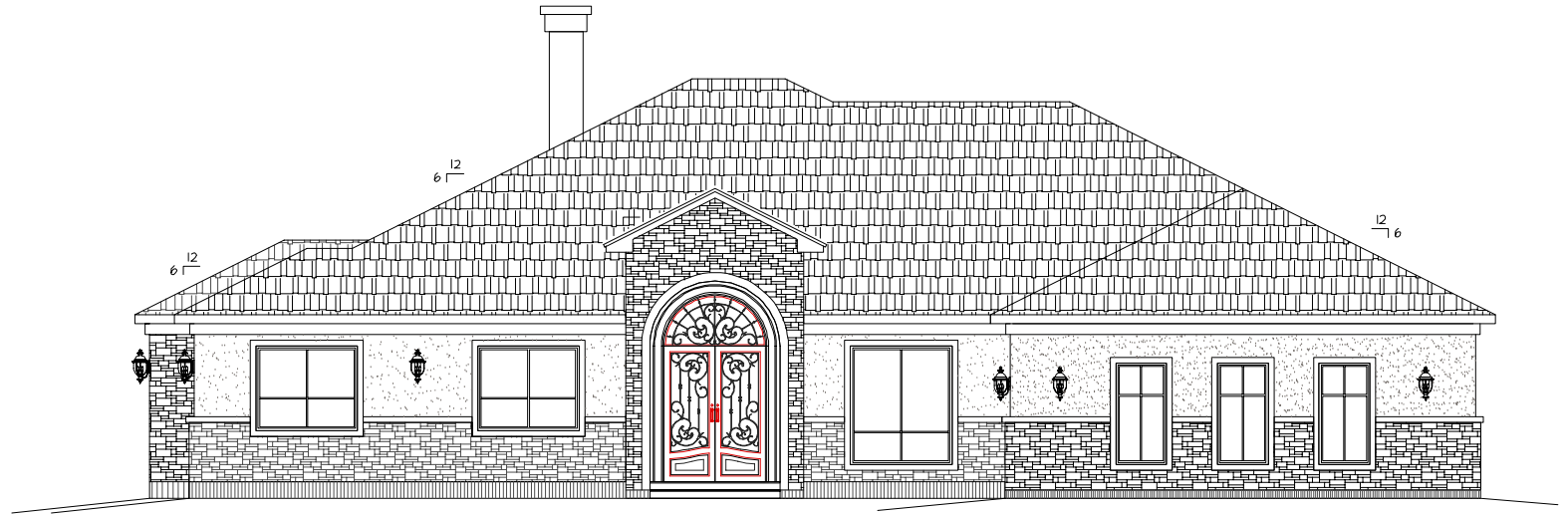
KENNEDALE
You're Here, Your Home



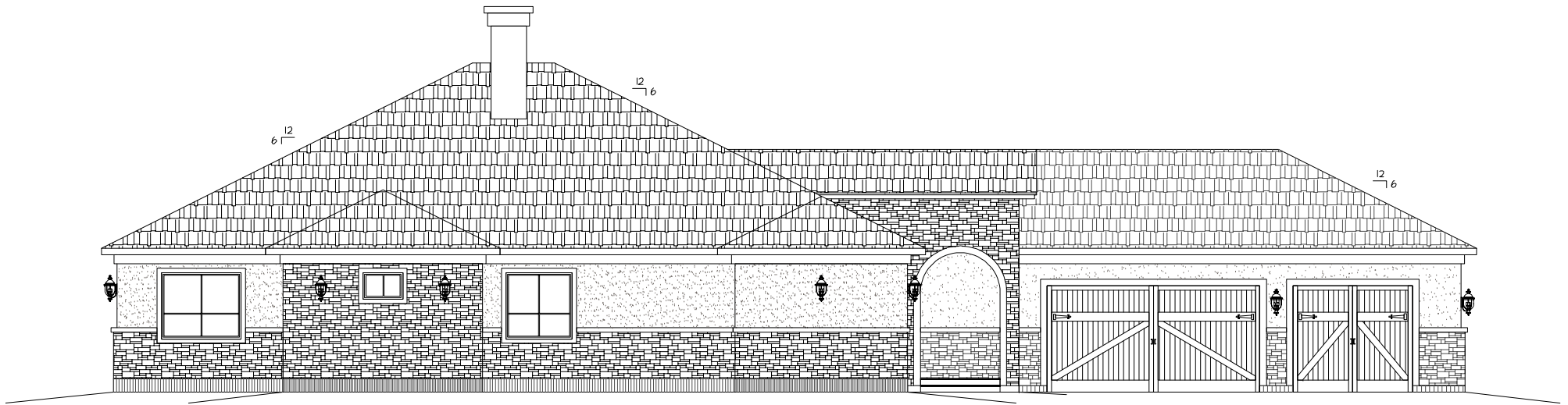
SCALE: 1'-0" = 60'-0"



1233 Swiney Hiatt Rd, Kennedale, TX LOT 3R-1

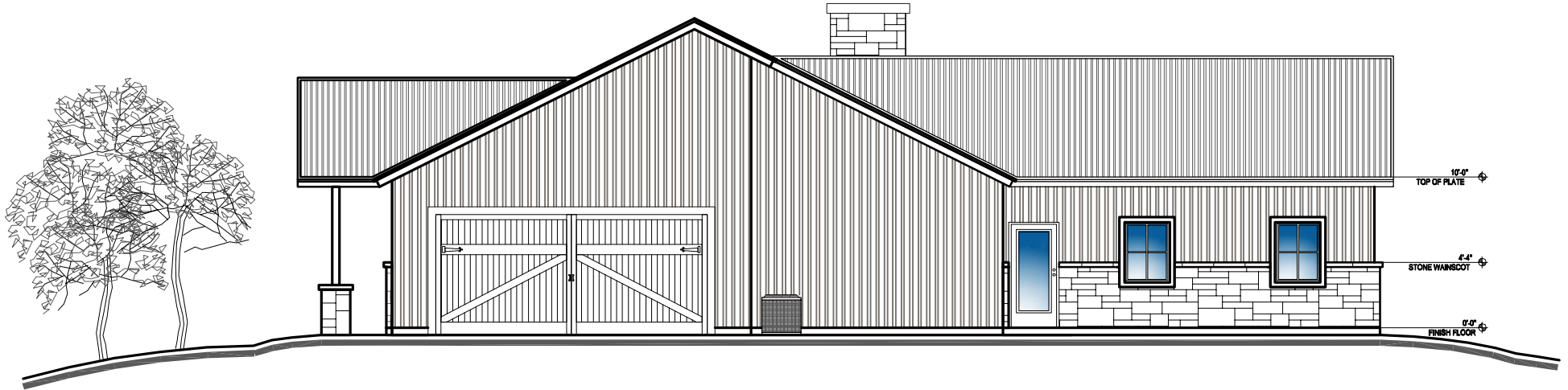


2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

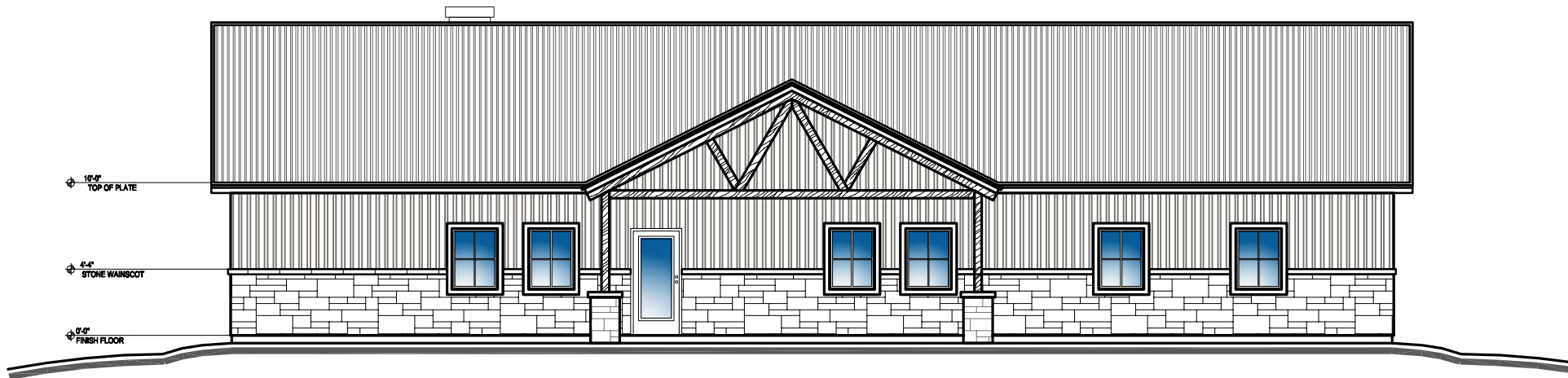


1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1233 Swiney Hiatt Rd, Kennedale, TX LOT 3R-2



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"


MARY LOUISE NICHOLSON
COUNTY CLERK

This document is being re-recorded to correct Document # D223042019 that should have included the Exhibit A, now attached

ITC/HMA/2252683-SCDF

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: March 10, 2023

Grantor: PATRICIA LEE STANCOFF also known as PATRICIA SMITH STANCOFF, Independent Executrix of the Estate of Eleanor K. Smith also known as Eleanor Koch Smith, deceased

Grantee: LEONARDO PENA and YESENIA OLIVAS, husband and wife; and
LUIS OLIVAS, a married person

Grantee's Mailing Address:

902 Wabash Ct
Arlington, TX 76014

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of GUARANTY BANK & TRUST, N.A. in the principal amount of TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$240,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of GUARANTY BANK & TRUST, N.A. and by a first-lien deed of trust of even date from Grantee to KIRK L. LEE, trustee.

Property (including any improvements):

SEE EXHIBIT "A".

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2023, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

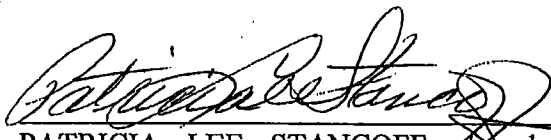
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GUARANTY BANK & TRUST, N.A., at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of GUARANTY BANK & TRUST, N.A. and are transferred to GUARANTY BANK & TRUST, N.A. without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

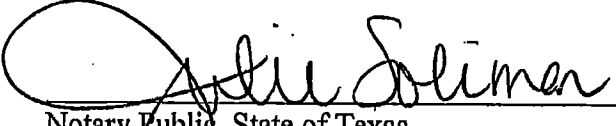
Executed on the date of the acknowledgement below, but effective as of the Date set forth above.

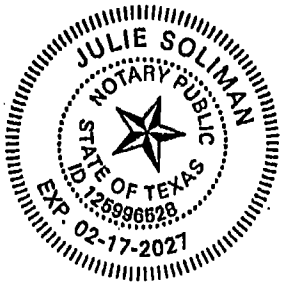

PATRICIA LEE STANCOFF also known as
PATRICIA SMITH STANCOFF, Independent
Executrix of the Estate of Eleanor K. Smith also
known as Eleanor Koch Smith, deceased

STATE OF TEXAS)

COUNTY OF TARRANT)

 This instrument was acknowledged before me on March 10, 2023, by
PATRICIA LEE STANCOFF also known as PATRICIA SMITH STANCOFF, Independent
Executrix of the Estate of Eleanor K. Smith also known as Eleanor Koch Smith, deceased.


Notary Public, State of Texas
My commission expires: _____




LEONARDO PENA


YESENIA OLIVAS



LUIS OLIVAS

COUNTY OF TARRANT)

 S.M. HALE
Notary Public, State of Texas
Comm. Expires 06-19-2023
Notary ID 758445-6



 Notary Public, State of Texas
 My commission expires: _____

SCHULTZ & KELLAR, PLLC
5650 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034

LEONARDO PENA

EXHIBIT "A"

All of Lot 3, C.C. SWINEY'S SUBDIVISION, an addition in the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Volume 1776, Page 33, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said tract being the same tract described in the deed to Gilbert B. Smith and wife, Eleanor K. Smith, recorded in Volume 2079, Page 199, Deed Records, Tarrant County, Texas; the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, North Central Zone):

BEGINNING on north line of the tract described in the Tarrant County Highway Department Right-of-Way Easement for the north right of way of County Road No. 2149 (a.k.a. Swiney Hiatt Road | a 55-foot wide right of way) recorded in Volume 1443, Page 121, D.R.T.C.T., at a 3/8 inch rebar found at the southeast corner of the said Lot 3;

THENCE with the perimeter and to the corners of Lot 3, the following calls:

1. **SOUTH 89°58'39" WEST**, a distance of 298.96 feet (plat call 300 feet) to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which the calculated southeast corner of Falcon Crest Estates, a replat of Lot 1 of said C.C. Swiney's Subdivision, recorded under Instrument Number D217034675, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), bears **SOUTH 89°58'39" WEST**, a distance of 307.74 feet (plat call 309 feet);
2. **NORTH 00°41'14" EAST**, a distance of 731.86 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which a 1/2 inch capped rebar stamped "RPLS 5544" found at the northeast corner of said Falcon Crest Estates bears **SOUTH 87°15'42" WEST**, a distance of 309.07 feet;
3. **NORTH 87°15'42" EAST**, passing at a distance of 155.00 feet a set 1/2 inch capped rebar stamped "JPH Witness Corner", and continuing on the said course, in all, a total distance of 300.06 feet;
4. **SOUTH 00°43'58" WEST**, passing at a distance of 220.00 feet a set 1/2 inch capped rebar stamped "JPH Witness Corner", and passing at a distance of 540.99 feet a 1/2 inch rebar found at a salient corner of Lot 5R, C.C. Swiney's Subdivision recorded under Instrument Number D212279531, O.P.R.T.C.T., and continuing on the said course, in all, a total distance of 746.09 feet returning to the **POINT OF BEGINNING** and enclosing 5.076 acres (± 221,120 square feet).

SITE POSTED 04/25/2023

1233 SWINEY HIETT RD



APRIL 26, 2023

NOTICE OF PUBLIC HEARING

PUBLIC HEARINGS WILL BE HELD BY THE KENNEDALE PLANNING AND ZONING COMMISSION ON MAY 11, 2023 AT 6PM P.M. FOR THE FOLLOWING:

PZ CASE# 23-06: CONSIDER A REQUEST FOR A ZONING CHANGE FROM “R3 SINGLE FAMILY RESIDENTIAL DISTRICT” TO “AG AGRICULTURAL DISTRICT” FOR APPROXIMATELY 5.076 ACRES AT 1233 SWINEY HIETT RD, LOT 3, C.C. SWINEY’S SUBDIVISION, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE# 23-07: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 3R-1 & 3R-2, C.C. SWINEY’S SUBDIVISION, APPROXIMATELY 5.076 ACRES, LOCATED AT 1233 SWINEY HIETT RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

A SECOND PUBLIC HEARING FOR **PZ CASE #23-06** WILL BE HELD BY CITY COUNCIL ON MAY 16, 2023, AT 5:30 PM.

BOTH PUBLIC HEARINGS WILL BE CONDUCTED IN THE CITY COUNCIL CHAMBERS AT CITY HALL, 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060. ALL INTERESTED PERSONS ARE ENCOURAGED TO ATTEND. MORE INFORMATION REGARDING THE PROPOSED CASES CAN BE OBTAINED BY CONTACTING THE DIRECTOR OF COMMUNITY DEVELOPMENT, NATHAN GONZALES, AT (817)985-2135 OR NGONZALES@CITYOFKENNEDALE.COM.



SITE LOCATION

3124-A-1R
BOWERMAN INVESTMENTS INC
PO BOX 171199
ARLINGTON, TX 76003

13570A-1-17RA1
WARD DAVID
1037 FALCON CREEK DR
KENNEDEALE, TX 76060

41080--3
SMITH ELEANOR
PO BOX 14847
HALTOM CITY, TX 76117

41080--4-11
SPAETH MICHAEL V
1241 SWINEY HIETT RD
KENNEDEALE, TX 76060

41080--2A
FAULKNER DENNIS L
1217 SWINEY HIETT RD
KENNEDEALE, TX 76060

13570A-1-5
SCHAFER ANDREW
1233 FALCON VIEW DR
KENNEDEALE, TX 76060

13570A-1-7
WARD DAVID
1037 FALCON CREEK DR
KENNEDEALE, TX 76060

13570A-1-6
PIERSON JERRY
1235 FALCON VIEW DR
KENNEDEALE, TX 76060

13570A--A-04
FALCON WOOD ESTATES INC
1308 CANTERBURY CT
ARLINGTON, TX 76013

13570A-1-4
STEVENS KENNETH B
5825 MONTERREY DR
FORT WORTH, TX 76112

3124-A-1R
BOWERMAN OIL & GAS INC
PO BOX 171199
ARLINGTON, TX 76003

13570A-1-3
JOINES MARTIN B
1217 FALCON VIEW DR
KENNEDEALE, TX 76060

3124-A-1R
BOWERMAN INVESTMENTS INC
PO BOX 171199
ARLINGTON, TX 76003

13570A-1-2
WATSON RICK A
1211 FALCON VIEW DR
KENNEDEALE, TX 76060

41080--4-12
SPAETH MICHAEL V
1241 SWINEY HIETT RD
KENNEDEALE, TX 76060



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
19300	414372	Print Legal Ad-IPL01203020 - IPL0120302		\$74.33	1	42 L

Attention: City Secretary
CITY OF KENNEDALE
405 MUNICIPAL DR

ericson@cityofkenneale.com

City of Kennedale

NOTICE OF PUBLIC HEARING
PUBLIC HEARINGS WILL BE HELD
BY THE KENNEDALE PLANNING AND
ZONING COMMISSION ON MAY 11,
2023 AT 6PM P.M. FOR THE FOLLOW-
ING:

PZ CASE# 23-06: CONSIDER A RE-
QUEST FOR A ZONING CHANGE
FROM "R3 SINGLE FAMILY RESIDEN-
TIAL DISTRICT" TO "AG AGRICULTUR-
AL DISTRICT" FOR APPROXIMATELY
5.076 ACRES AT 1233 SWINEY HIETT
RD, LOT 3, C.C. SWINEY'S SUBDIVI-
SION, CITY OF KENNEDALE, TAR-
RANT COUNTY, TEXAS.

PZ CASE# 23-07: CONSIDER AP-
PROVAL OF A PROPOSED REPLAT
OF LOT 3R-1 & 3R-2, C.C. SWINEY'S
SUBDIVISION, APPROXIMATELY 5.076
ACRES, LOCATED AT 1233 SWINEY
HIETT RD, CITY OF KENNEDALE, TAR-
RANT COUNTY, TEXAS.

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CITY COUNCIL ON MAY 16, 2023, AT
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BOTH PUBLIC HEARINGS WILL BE
CONDUCTED IN THE CITY COUNCIL
CHAMBERS AT CITY HALL, 405 MU-
NICIPAL DRIVE, KENNEDALE, TEXAS
76060. ALL INTERESTED PERSONS
ARE ENCOURAGED TO ATTEND.
MORE INFORMATION REGARDING
THE PROPOSED CASES CAN BE OB-
TAINED BY CONTACTING THE DIREC-
TOR OF COMMUNITY DEVELOPMENT,
NATHAN GONZALES, AT (817)985-
2135 OR NGONZALES@CITYOFKEN-
NEDALE.COM.
IPL0120302
Apr 27 2023

THE STATE OF TEXAS COUNTY OF TARRANT

Before me, a Notary Public in and for said County
and State, this day personally appeared Stefani
Beard, Bid and Legal Coordinator for the Star-
Telegram, published by the Star-Telegram, Inc. at
Fort Worth, in Tarrant County, Texas; and who,
after being duly sworn, did depose and say that
the attached clipping of an advertisement was
published in the above named paper on the listed
dates:

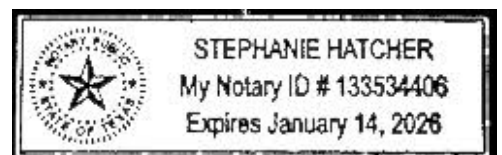
1 insertion(s) published on:
04/27/23

Stefani Beard

Sworn to and subscribed before me this 27th day of
April in the year of 2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE TX 760602249

MEMO INVOICE	
Order No.:	414372
Memo Date:	04/27/2023
Bill-To Account:	19300
Sales Rep:	Hayley Martin

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
04/27/2023 - 04/27/2023	414372	Print Legal Ad-IPL01203020 IPL0120302	FTW-Star-Telegram Legal Legals & Public Notices CLS	1 x 42 L	42 L	1	\$74.33

Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

*** MEMO INVOICE ***

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE TX 760602249

MEMO INVOICE	
Order No.:	414372
Account No.:	19300
Account Name:	CITY OF KENNEDALE
Order Amount:	\$74.33

Email questions to ssccreditandcollections@mcclatchy.com

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0120302

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

FTW - Legal Ads

Final Cost:

74.33

Payment Type:

Account Billed

User ID:

IPL0019782

PREVIEW FOR AD NUMBER IPL01203020**ACCOUNT INFORMATION**

CITY OF KENNEDALE IP

405 MUNICIPAL DR

KENNEDALE, TX 76060-2249

817-360-0522

rericson@cityofkennedale.com

CITY OF KENNEDALE

TRANSACTION REPORT**Date**

April 26, 2023 12:04:08 PM EDT

Amount:

74.33

SCHEDULE FOR AD NUMBER IPL01203020

April 27, 2023

Fort Worth Star-Telegram

City of Kennedale**NOTICE OF PUBLIC HEARING**

PUBLIC HEARINGS WILL BE HELD BY THE KENNEDALE PLANNING AND ZONING COMMISSION ON MAY 11, 2023 AT 6PM P.M. FOR THE FOLLOWING:

PZ CASE# 23-06: CONSIDER A REQUEST FOR A ZONING CHANGE FROM "R3 SINGLE FAMILY RESIDENTIAL DISTRICT" TO "AG AGRICULTURAL DISTRICT" FOR APPROXIMATELY 5.076 ACRES AT 1233 SWINEY HIETT RD, LOT 3, C.C. SWINEY'S SUBDIVISION, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE# 23-07: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 3R-1 & 3R-2, C.C. SWINEY'S SUBDIVISION, APPROXIMATELY 5.076 ACRES, LOCATED AT 1233 SWINEY HIETT RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

A SECOND PUBLIC HEARING FOR PZ CASE #23-06 WILL BE HELD BY CITY COUNCIL ON MAY 16, 2023, AT 5:30 PM.

BOTH PUBLIC HEARINGS WILL BE CONDUCTED IN THE CITY COUNCIL CHAMBERS AT CITY HALL, 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060. ALL INTERESTED PERSONS ARE ENCOURAGED TO ATTEND. MORE INFORMATION REGARDING THE PROPOSED CASES CAN BE OBTAINED BY CONTACTING THE DIRECTOR OF COMMUNITY DEVELOPMENT, NATHAN GONZALES, AT (817)985-2135 OR NGONZALES@CITYOFKENNEDALE.COM.

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

1233 SWing
+ lift

Legals

NOTICE OF PRIVATE SALE
The following property will be sold by written bid by 9:00 a.m. MST on 5/9/2023
2020 Freightliner CASCADIA 126 3AKJH0R8K5JH8883
To inquire about this item please call Bret Swenson at 801-624-5864.
Transportation Alliance Bank
4185 Harrison Blvd Ogden, UT 84403
IPL0120173
Apr 26-27 2023

LEGAL NOTICE
Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Beer Retailer's Permit (BG) by Little Lilly Inc dba Little Lilly Sushi Too, to be located at 1006 Keller Parkway, Suite 104, Keller, Tarrant, Texas. Officers of said corporation are Chih Liu, Owner.
IPL0120010
Apr 26-27 2023

SECTION 00 11 13
INVITATION TO BIDDERS
RECEIPT OF BIDS
Sealed bids for the construction of Water and Sanitary Sewer Replacements, Contract 2019 WSM-O Part 1 CPN 103381 ("Project") will be received by the City of Fort Worth Purchasing Office until 1:30 PM. CST, Thursday, May 25, 2023 as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be accepted by: US Mail, Courier, FedEx or hand delivery at the address above;
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.
In lieu of delivering completed Business Equity (MWBE) forms for the project to the Purchasing Office, bidders shall e-mail the completed Business Equity forms to the City Project Manager no later than 2:00 PM on the third City Business day after the bid opening date, exclusive of the bid opening date.
GENERAL DESCRIPTION OF WORK
The major work will consist of the (approximate) following:
Water:
• 2,515 LF of 16" Waterline (DIP)
• 30 LF of 16" Waterline (DIP B.O.T.O.C.)
• 90 LF of 12" Waterline (PVC)
• 1,450 LF of 8" Waterline (PVC)
• 50 LF of 6" Waterline (PVC)
Sewer:
• 500 LF of 12" Sanitary Sewer (DIP)
• 425 LF of 8" Sanitary Sewer (SDR-26)
• 1,420 LF of 8" Sanitary Sewer (DIP)
Paving:
• 9,000 SY of Pavement Replacement by Milling and Overlay
• 3,515 SY of Pavement Replacement by Pulverization and Overlay
• 200 LF of Curb & Gutter Replacement
PREQUALIFICATION
Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 – INSTRUCTIONS TO BIDDERS.
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at <http://www.fortworthtexas.gov/purchasing/> and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system site. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.
Bid Documents Folder:
<https://docs.b360.autodesk.com/shares/459a29a2-1bd4-4ec5-a409-2757fd526ce9>
Addendum:
<https://docs.b360.autodesk.com/shares/d7695faf-e04f-4c5a-a73c-2c6cbeaa6021>
Plan Holders Registration Form and Plans Holders List
<https://docs.b360.autodesk.com/shares/a2129a1c-aeac-4015-9966-e7aad370b591>
The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

Copies of the Bidding and Contract Documents may be purchased from A.N.A. Consultants, Which is as follows 5000 Thompson Terrace, Colleyville, Texas 76034
The cost of Bidding and Contract Documents is:
Set of Bidding and Contract Documents with full size drawings: \$100
Set of Bidding and Contract Documents with half size drawings: \$60
EXPRESSION OF INTEREST
To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties are requested to email Expressions of Interest in this procurement to the City Project Manager and the Design Engineer. The email should include the company's name, contact person and that individual's email address and phone number. All Addenda will be distributed directly to those who have expressed an interest in the procurement and will also be posted in the City of Fort Worth's purchasing website at <http://fortworthtexas.gov/purchasing/>
PREBID CONFERENCE – Web Conference
A prebid conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date, and time via a web conferencing application:
DATE: Wednesday, May 3, 2023
TIME: 10:00 A.M.
Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.
If a prebid conference is held, the presentation and any questions and answers provided at the prebid conference will be issued as an Addendum to the call for bids. If a prebid conference is not being held, prospective bidders can e-mail questions or comments in accordance with Section 6 of the Instructions to Bidders referenced above to the project manager(s) at the e-mail addresses listed below. Emailed questions will suffice as "questions in writing." If necessary, Addenda will be issued pursuant to the Instructions to Bidders.
CITY'S RIGHT TO ACCEPT OR REJECT BIDS
City reserves the right to waive irregularities and to accept or reject any or all bids.
AWARD
City will award a contract to the Bidder presenting the lowest price, qualifications and competencies considered.
FUNDING
Any contract awarded under this INVITATION TO BIDDERS is expected to be funded from revenues generated from bonds, grants, etc. and reserved by the City for the Project.
INQUIRIES
All inquiries relative to this procurement should be addressed to the following:
Attn: Pratima Poudyal, PE., City of Fort Worth, Water Department
Email: pratima.poudyal@FortWorth-Texas.gov
Phone: 817-392-6149
AND/OR
Attn: Alex Srur, PE., ANA Consultants LLC.
Email: ASRUR@ANALLC.COM
Phone: 817-335-9900 Ext. 104
IPL0120273
Apr 27, May 4 2023

City of Mansfield
PUBLIC HEARING NOTICE
Public hearings will be held by Mansfield Planning & Zoning Commission on 5/1/2023 at 6:00PM in City Council Chambers at 1200 E Broad St, Mansfield TX and by Mansfield City Council on 5/22/2023 and 6/12/2023 at 7:00PM at the same location to consider: ZC#23-011: Change of zoning from PD, Planned Development District to S, South Mansfield Form Based Development District on Approximately 18.59 Acres in the Milton Gregg Survey, Abstract No. 555, City of Mansfield, Tarrant County, Texas Located at 2441 Heritage Parkway.
IPL0120242
Apr 27 2023

CITY OF MANSFIELD
CITY COUNCIL
NOTICE OF PUBLIC HEARING
ON EXTENSION OF A
REINVESTMENT ZONE
THE CITY COUNCIL OF THE CITY OF MANSFIELD WILL HOLD A PUBLIC HEARING ON MAY 8, 2023 AT 7:00 PM. IN THE CITY COUNCIL CHAMBERS LOCATED AT CITY HALL, 1200 E. BROAD STREET, MANSFIELD, TEXAS 76063, ON A REINVESTMENT ZONE EXTENSION AND ITS BENEFITS TO THE CITY OF MANSFIELD AND TO PROVIDE A REASONABLE OPPORTUNITY FOR ANY OWNER OF PROPERTY WITHIN THE PROPOSED ZONE EXTENSION TO PROTEST THE INCLUSION OF THEIR PROPERTY WITHIN THE PROPOSED ZONE EXTENSION, WHICH PROPOSED ZONE EXTENSION CONTAINS APPROXIMATELY 71 ADDITIONAL ACRES OF LAND GENERALLY LOCATED SOUTH OF WALNUT CREEK, EAST AND WEST OF HWY 287, NORTH OF PALM, AND WEST OF CARLIN ROAD, AND BEING WHOLLY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF MANSFIELD, TEXAS. A MAP DEPICTING THE BOUNDARIES OF THE PROPOSED REINVESTMENT ZONE EXTENSION IS AVAILABLE IN THE OFFICE OF THE CITY SECRETARY AT 1200 E. BROAD STREET, MANSFIELD, TEXAS 76063, AND IS AVAILABLE FOR PUBLIC INSPECTION. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE INCLUSION OF PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE, THE EXTENSION OF THE REINVESTMENT ZONE, ITS BOUNDARIES AND/OR THE CONCEPT OF TAX INCREMENT FINANCING. FOLLOWING THE PUBLIC HEARING, CITY COUNCIL OF THE MANSFIELD WILL CONSIDER ADOPTION OF AN ORDINANCE EXTENDING THE REINVESTMENT ZONE AND OTHER RELATED MATTERS.
IPL0120323
Apr 27 2023

City of Fort Worth
SECTION 00 11 13
INVITATION TO BIDDERS
RECEIPT OF BIDS
Sealed bids for the construction of 2023 Chip Seal Contract, City Project No. 104366 will be received by the City of Fort Worth Purchasing Office until 1:30 PM. CST, Thursday, MAY 18, 2023) as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be accepted by: US Mail, Courier, FedEx or hand delivery at the address above;
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.
GENERAL DESCRIPTION OF WORK
The major work will consist of the (approximate) following:
53000 SY Polymer Modified Asphalt Seal Coat
150 CY Base Repair
17000 LF Pavement Marking
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at <http://www.fortworthtexas.gov/purchasing/> and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system site. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.
Bid Documents Folder:
<https://docs.b360.autodesk.com/shares/459a29a2-1bd4-4ec5-a409-2757fd526ce9>
Addendum:
<https://docs.b360.autodesk.com/shares/d7695faf-e04f-4c5a-a73c-2c6cbeaa6021>
Plan Holders Registration Form and Plans Holders List
<https://docs.b360.autodesk.com/shares/a2129a1c-aeac-4015-9966-e7aad370b591>
The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

Copies of the Bidding and Contract Documents may be purchased from A.N.A. Consultants, Which is as follows 5000 Thompson Terrace, Colleyville, Texas 76034
The cost of Bidding and Contract Documents is:
Set of Bidding and Contract Documents with full size drawings: \$100
Set of Bidding and Contract Documents with half size drawings: \$60
EXPRESSION OF INTEREST
To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties are requested to email Expressions of Interest in this procurement to the City Project Manager and the Design Engineer. The email should include the company's name, contact person and that individual's email address and phone number. All Addenda will be distributed directly to those who have expressed an interest in the procurement and will also be posted in the City of Fort Worth's purchasing website at <http://fortworthtexas.gov/purchasing/>
PREBID CONFERENCE – Web Conference
A prebid conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date, and time via a web conferencing application:
DATE: Wednesday, May 3, 2023
TIME: 10:00 A.M.
Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.
If a prebid conference is held, the presentation and any questions and answers provided at the prebid conference will be issued as an Addendum to the call for bids. If a prebid conference is not being held, prospective bidders can e-mail questions or comments in accordance with Section 6 of the Instructions to Bidders referenced above to the project manager(s) at the e-mail addresses listed below. Emailed questions will suffice as "questions in writing." If necessary, Addenda will be issued pursuant to the Instructions to Bidders.
CITY'S RIGHT TO ACCEPT OR REJECT BIDS
City reserves the right to waive irregularities and to accept or reject any or all bids.
AWARD
City will award a contract to the Bidder presenting the lowest price, qualifications and competencies considered.
FUNDING
Any contract awarded under this INVITATION TO BIDDERS is expected to be funded from revenues generated from bonds, grants, etc. and reserved by the City for the Project.
INQUIRIES
All inquiries relative to this procurement should be addressed to the following:
Attn: Iretomiwa Otuyelu, City of Fort Worth
Email: iretomiwa.otuyelu@fortworth-texas.gov
Phone: 682-444-8921
IPL0118779
Apr 20,27 2023

City of Arlington
NOTICE OF PUBLIC HEARING
Public hearings will be held by the Planning and Zoning Commission of Arlington, Texas in the Council Chamber, 1st Floor at City Hall, 101 West Abram Street, Arlington, Texas on dates indicated below no earlier than 5:30 o'clock p.m. and by the City Council of Arlington, Texas on dates indicated below no earlier than 6:30 o'clock p.m. at which times interested parties and citizens shall have an opportunity to be heard concerning proposed amendments, supplements, changes, modifications and/or re-peals to the "Zoning" Chapter of the Arlington City Code of 1987, as specified herein below:
1. Zoning Case SUP23-01 Planning & Zoning: 05/17/2023
City Council: 06/13/2023
General location: 300 East Division Street, 1700 East. Bardin Road; generally located south of East Division Street and east of North Elm Street. Application for approval of a Specific Use Permit (SUP) for a Nightclub/Live Entertainment Venue on approximately 0.535 acres currently zoned Downtown
Neighborhood Overlay – General Commercial (DNO-GC).
IPL0119858
Apr 27 2023

City of Fort Worth
SECTION 00 11 13
INVITATION TO BIDDERS
RECEIPT OF BIDS
Sealed bids for the construction of New Bazaar Outfall Storm Drain, City Project No. 103261 ("Project") will be received by the City of Fort Worth Purchasing Office until 1:30 PM. CST, Thursday, May 25, 2023 as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be accepted by: US Mail, Courier, FedEx or hand delivery at the address above;
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.
GENERAL DESCRIPTION OF WORK
The major work will consist of the (approximate) following:
53000 SY Polymer Modified Asphalt Seal Coat
150 CY Base Repair
17000 LF Pavement Marking
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at <http://www.fortworthtexas.gov/purchasing/> and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system site. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.
Bid Documents Folder:
<https://docs.b360.autodesk.com/shares/459a29a2-1bd4-4ec5-a409-2757fd526ce9>
Addendum:
<https://docs.b360.autodesk.com/shares/d7695faf-e04f-4c5a-a73c-2c6cbeaa6021>
Plan Holders Registration Form and Plans Holders List
<https://docs.b360.autodesk.com/shares/a2129a1c-aeac-4015-9966-e7aad370b591>
The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.

Star-Telegram
STAR-TELEGRAM.COM

CITY OF ARLINGTON
NOTICE OF PUBLIC HEARING
Public hearings will be held by the Planning and Zoning Commission of Arlington, Texas in the Council Chamber, 1st Floor at City Hall, 101 West Abram Street, Arlington, Texas on dates indicated below no earlier than 5:30 o'clock p.m. and by the City Council of Arlington, Texas on dates indicated below no earlier than 6:30 o'clock p.m. at which times interested parties and citizens shall have an opportunity to be heard concerning proposed amendments, supplements, changes, modifications and/or re-peals to the "Zoning" Chapter of the Arlington City Code of 1987, as specified herein below:
1. Zoning Case SUP23-01 Planning & Zoning: 05/17/2023
City Council: 06/13/2023
General location: 300 East Division Street, 1700 East. Bardin Road; generally located south of East Division Street and east of North Elm Street. Application for approval of a Specific Use Permit (SUP) for a Nightclub/Live Entertainment Venue on approximately 0.535 acres currently zoned Downtown
Neighborhood Overlay – General Commercial (DNO-GC).
IPL0119858
Apr 27 2023

City of Fort Worth
SECTION 00 11 13
INVITATION TO BIDDERS
RECEIPT OF BIDS
Sealed bids for the construction of New Bazaar Outfall Storm Drain, City Project No. 103261 ("Project") will be received by the City of Fort Worth Purchasing Office until 1:30 PM. CST, Thursday, May 25, 2023 as further described below:
City of Fort Worth
Purchasing Division
200 Texas Street
Fort Worth, Texas 76102
Bids will be accepted by: US Mail, Courier, FedEx or hand delivery at the address above;
Bids will be opened publicly and read aloud at 2:00 PM CST in the City Council Chambers.
GENERAL DESCRIPTION OF WORK
The major work will consist of the (approximate) following:
1 LS Railroad Coordination
10 WD Railroad Flagmen
56 LF 36" RCP, Class III
21 LF 42" RCP, Class III
68 LF 6'X5' Box Culvert
1 EA 8' Storm Junction Structure
2 EA 36" SET, 1 Pipe
1 EA Remove Headwall/SET
PREQUALIFICATION
Certain improvements included in this project must be performed by a contractor or designated subcontractor who is pre-qualified by the City at the time of bid opening. The procedures for qualification and pre-qualification are outlined in the Section 3 of 00 21 13 – INSTRUCTIONS TO BIDDERS.
DOCUMENT EXAMINATION AND PROCUREMENTS
The Bidding and Contract Documents may be examined or obtained on-line by visiting the City of Fort Worth's Purchasing Division website at <http://www.fortworthtexas.gov/purchasing/> and clicking on the link to the advertised project folders on the City's electronic document management and collaboration system site. The Contract Documents may be downloaded, viewed, and printed by interested contractors and/or suppliers.
Bid Documents Package Link:
<https://docs.b360.autodesk.com/shares/6ca492fb-fd02-4b1b-982a-cdf5009d1783> [docs.b360.autodesk.com]
Copies of the Bidding and Contract Documents may be purchased from: TransSystems
500 W. 7th Street, Suite 1100
Fort Worth, TX 76102
Attn: Michael Hobbs, P.E.
Phone Number: 817-334-4449
E-Mail Address: mrhobbs@transystems.com
The cost of Bidding and Contract Documents is:
Set of Bidding and Contract Documents with full size drawings: \$150 each
Set of Bidding and Contract Documents with half size (if available) drawings: N/A
EXPRESSION OF INTEREST
To ensure potential bidders are kept up to date of any new information pertinent to this project, all interested parties are requested to email Expressions of Interest in this procurement to the City Project Manager and the Design Engineer. The email should include the company's name, contact person and that individual's email address and phone number. See attached Link: Plan Holders:
<https://docs.b360.autodesk.com/shares/46113bf6-891d-40b0-bf60-5198240d98c2> [docs.b360.autodesk.com]. All Addenda will be distributed directly to those who have expressed an interest in the procurement and will also be posted in the City of Fort Worth's purchasing website at <http://fortworthtexas.gov/purchasing/>
PREBID CONFERENCE – Web Conference
A prebid conference will be held as discussed in Section 00 21 13 - INSTRUCTIONS TO BIDDERS at the following date, and time via a web conferencing application:
DATE: May 9, 2023
TIME: 10:00 am
Invitations with links to the web conferencing application will be distributed directly to those who have submitted an Expression of Interest.
If a prebid conference is held, the presentation and any questions and answers provided at the prebid conference will be issued as an Addendum to the call for bids. If a prebid conference is not being held, prospective bidders can e-mail questions or comments in accordance with Section 6 of the Instructions to Bidders referenced above to the project manager(s) at the e-mail addresses listed below. Emailed questions will suffice as "questions in writing." If necessary, Addenda will be issued pursuant to the Instructions to Bidders.
CITY'S RIGHT TO ACCEPT OR REJECT BIDS
City reserves the right to waive irregularities and to accept or reject any or all bids.
AWARD
City will award a contract to the Bidder presenting the lowest price, qualifications and competencies considered.
FUNDING
Any Contract awarded under this INVITATION TO BIDDERS is expected to be funded from revenues generated from bonds and reserved by the City for the Project.
INQUIRIES
All inquiries relative to this procurement should be addressed to the following:
Attn: Max Aransen, PE., City of Fort Worth
Email: Max.Aransen@fortworthtexas.gov
Phone: 817-810-0696
AND/OR
Attn: Michael Hobbs, PE, TransSystems Email: mrhobbs@transystems.com
Phone: 817-334-4449
IPL0119867
Apr 27, May 4 2023

CITY OF SAGINAW
PUBLIC NOTICE
The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on May 09, 2023 to consider a change in zoning on 16.430 Acres out of Tract 2A1 & 6A1 & Part CL Street, Abstract 122, John Bursey Survey from Community Commercial (CC) to Heavy Industrial (HI). The Saginaw City Council will conduct a Public Hearing at 6:00 p.m. on May 16, 2023 to consider the above-mentioned request for a zoning change, contingent upon the receipt of a report regarding the zoning change from the Planning and Zoning Commission. Both meetings will be at the City of Saginaw City Hall located at 333 W. McLeroy Boulevard, Saginaw, Texas, 76179.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to Salvador Gonzalez Jr., Planning Manager, 817-230-0440.
IPL0120309
Apr 27 2023

CITY OF SAGINAW
PUBLIC NOTICE
The City of Saginaw Planning and Zoning Commission will conduct a Public Hearing at 6:00 p.m. on May 09, 2023 to consider amending the Code of Ordinances, Appendix A "Zoning", Article 8 "Supplemental District Regulations", amending the regulations for Section 8-9 "Off-Street Parking and Loading Requirements" by updating on premise parking requirements and residential and non-residential parking standards. A Public Hearing will be conducted by the Saginaw City Council 6:00 p.m. on May 16, 2023, to consider the above mentioned zoning ordinance amendment, contingent upon the receipt of a report regarding the amendment from the Planning and Zoning Commission. Both meetings will be in the Council Chambers at the Saginaw City Hall located at 333 West McLeroy Boulevard.
FINAL ACTION IS TAKEN BY CITY COUNCIL ON PUBLIC HEARING CASES.
Please direct any question regarding this matter to Salvador Gonzalez Jr., Interim Planning Manager, 817-230-0440
IPL0120310
Apr 27 2023

CITY OF GRAND PRAIRIE
LEGAL NOTICE
You are hereby notified that the Planning and Zoning Commission will consider the following amendments to the Unified Development Code and Zoning Map of the City of Grand Prairie: CPA-23-04-0006 - Comprehensive Plan Amendment - Zone Change - GSW Phase II Development (City Council District 1). Amendment to the FLUM to change the designation from Mixed Residential to Light Industrial on 1.776 acres Tracts 23, 23.1, 24, 35, 36, 38, 41, and portions of Tracts 25 & 43, John C Read Survey, Abstract 1183, and Lot 3, Robert Stewart's Subdivision No. 3, City of Grand Prairie, Dallas County, zoned Single Family (SF-1), Commercial (C), and PD-381, approximately addressed as 401 W Rock Island Rd and 103, 106, 110, 113 & 114 Josephine Lane ZON-23-03-0012 - Zoning Change - Zone Change - GSW Phase II Development (City Council District 1). Zoning Change from Single family One (SF-1), Commercial (C), and PD-381 to Light Industrial on 1.776 acres Tracts 23, 23.1, 24, 35, 36, 38, 41, and portions of Tracts 25 & 43, John C Read Survey, Abstract 1183, and Lot 3, Robert Stewart's Subdivision No. 3, City of Grand Prairie, Dallas County, zoned Single Family (SF-1), Commercial (C), and PD-381, approximately addressed as 401 W Rock Island Rd and 103, 106, 110, 113 & 114 Josephine Lane SUP-23-03-0010 - Specific Use Permit - Veterinary Emergency Group (City Council District 2). Specific Use Permit for a Veterinarian with Out-Door Kennel, Lot 11, Block A, Epic East Towne Crossing Phase 2, City of Grand Prairie, Dallas County, Texas, zoned PD-364, within the SH 161 Corridor Overlay District, and addressed as 3142 S HWY 161
For the purpose of considering the effects of such amendments, and in turn making its recommendation to the City Council, the Planning and Zoning Commission will hold a public hearing to consider the application on May 8, 2023, at 6:30 PM, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. The Grand Prairie City Council will hold a public hearing to consider the application on June 6, 2023, at 6:30 PM, in the Grand Prairie City Council Chambers at City Hall Plaza, 300 W. Main Street. For further information contact the City of Grand Prairie Planning Department (972) 237-8255.
IPL0120151
Apr 27, May 7 2023

City of Grapevine
RFP 58-23
Request for Proposal: ZONING ORDINANCE UPDATE
The City of Grapevine is soliciting proposals from qualified consultants (herein referred to as "consultant") to perform a review and suggested amendments to the City of Grapevine's Zoning Ordinance (herein referred to as "Ordinance") relative to state land use legislation passed during the 86th, 87th, and 88th Texas State Legislative sessions. This includes only zoning and land use related regulations. The bid will be awarded to the lowest responsible/responsive bidder meeting or exceeding specifications in accordance with the provisions of the current Texas Local Government Code Title 8.
The contract start date will be sometime after City Council approves the award which will be July 1, 2023. All questions regarding the terms, conditions or specifications of this bid must be submitted by 10:00 a.m. May 17, 2023 online through the eBid system. No Pre-Bid meeting is required. Public bid openings are suspended at this time due to the Service Center closure at 501 Shady Brook Drive. All bid openings will be completed on schedule and witnessed by Purchasing staff to ensure all procurement statutes, policies and state laws are followed. Please email a request for a bid tab or a list of proposers. The City of Grapevine Purchasing Department appreciates your cooperation and understanding during this difficult time. The RFP documents may be viewed and obtained by registering online through the City's eBid system found on the Grapevine Purchasing webpage: <http://www.grapevinetexas.gov/>
The RFP closing date and time is May 25, 2023 at 2:00 p.m. local time. RFP responses are due prior to the RFP closing date and time. Responses received after the above time will not be permitted. Submit your proposal electronically through the eBid Procurement system and include all required document submittals.
RFP submittal results will be presented to the City Council at which time the City reserves the right to accept or reject any or all responses and to waive any informalities in the RFP responses.
IPL0120268
Apr 27, May 4 2023

City of Grapevine
RFP 58-23
Request for Proposal: ZONING ORDINANCE UPDATE
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IPL0120268
Apr 27, May 4 2023

City of Kennedale
NOTICE OF PUBLIC HEARING
PUBLIC HEARINGS WILL BE HELD BY THE KENNEDALE PLANNING AND ZONING COMMISSION ON MAY 11, 2023 AT 6PM PM. FOR THE FOLLOWING:
PZ CASE# 23-06: CONSIDER A REQUEST FOR A ZONING CHANGE FROM "R3 SINGLE FAMILY RESIDENTIAL DISTRICT" TO "AG AGRICULTURAL DISTRICT" FOR APPROXIMATELY 5.076 ACRES AT 1233 SWINEY HIETT RD, LOT 3, C.C. SWINEY'S SUBDIVISION, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.
PZ CASE# 23-07: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 3R-1 & 3R-2, C.C. SWINEY'S SUBDIVISION, APPROXIMATELY 5.076 ACRES, LOCATED AT 1233 SWINEY HIETT RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.
A SECOND PUBLIC HEARING FOR PZ CASE #23-06 WILL BE HELD BY CITY COUNCIL ON MAY 16, 2023, AT 5:30 PM.
BOTH PUBLIC HEARINGS WILL BE CONDUCTED IN THE CITY COUNCIL CHAMBERS AT CITY HALL, 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060. ALL INTERESTED PERSONS ARE ENCOURAGED TO ATTEND. MORE INFORMATION REGARDING THE PROPOSED CASES CAN BE OBTAINED BY CONTACTING THE DIRECTOR OF COMMUNITY DEVELOPMENT, NATHAN GONZALES, AT (817)985-2135 OR NGONZALES@CITYOFKENDALE.COM.
IPL0120302
Apr 27 2023

STAR-TELEGRAM.COM

Community Events
5th Annual Craft/Bake Sale
Everman Civic Center, 213 Race St. 76140
9am -3pm
Sat. April 29
Sponsored by Everman Area Retired School Employees Association

Auctions
Estate Sales
BIG BIG Estate/Garage Sale
Community Sales - Hwy 4 btwn Santo & Palo Pinto
Palo Pinto April 29 & 30th from 8 a.m. to 6 p.m.
333 Knight Rd, Palo Pinto, Tx (Hwy 4, between Palo Pinto and Lone Camp)
Much to much to list, including a 2015 Forest River 25' RV.

Garage Sales
LOWES FARM HOME SALE
Mansfield. Lowes Farm Pkwy at Broad St. Sat Apr 29, 8AM - 4PM
Many families participate, drive neighborhood, follow signs, find treasure and more.
Heritage Cove Neighborhood Garage Sale
Grapevine Heritage Cove Multi-Family Garage Sale
Friday 4/28 and Saturday 4/29
Opens at 8 am each day
4 Fam Sale
FortWorth Fri, 4/28 8am-2pm, Sat 4/29 9am-2pm Furn,clothes,shoes,rugs

Moving Sale--Keller Saturday and Sunday
Mountain Bike, Road Bikes, Stationary trainer, TV sound equipment, Refrigerator, small kitchen appliances, Tons of music CD's, dishes, Pine Mills Pottery, Small ladies clothing, golf clubs, backpacking/camping... 408 Morning Star Lane, Keller
Thur-Fri-Sat - 2115 Kent Dr. Arl, 7-5, 3 Family Garage Sale, new items, household items, CDs, LPs, glassware

Animals
Dogs
Golden Retriever Puppies!
Beautiful AKC registered puppies! Contact Shawn at 817 992-4729

Merchandise
Miscellaneous

WANTED
Dallas Cowboys Season Tickets I will buy your Cowboys Season Tickets! Top \$ Paid! Please call 800-786-8425 ext 2
Want to Buy
FREON WANTED: Certified buyer looking to buy R11, R12, R22 & more! Call Xio at 312-697-1976.

Real Estate
Commercial
FOR RENT
Industrial Multiuse Flexspace
76108 - White Settlement
132 N. Grants Lane, Suite D
\$1,895 mo, Approx 1,600 sqft
76087 - Weatherford / Alledo
5973 Stacy Lane 101
\$2,195 mo, Approx 1,600 sqft
Gene Thompson & Associates
817-246-4646 gtax.com
Hablamos Español

For Rent
76108 - White Settlement
300 Delmar Ct. #6 1-1 \$895
76020 - Pelican Bay Homes
1520 Coral Cut-Off 2-1-1 \$1,295
1912 Pelican Dr. N. 3-2-1 \$1,395
76020-Pelican Bay Mobile Homes
1536 Swan Ct. 2-2 \$995
Gene Thompson & Associates
817-246-4646 gtax.com
Hablamos Español

Nice 3/1 Mobilehome on 2 acres for rent.
Paradise TX 76073
Close to HWY 51 and HWY 114 intersection.
Paradise school district.
text
682-551-0424
682-559-1819 \$860.00 mth
\$860.00 Deposit

STAR-TELEGRAM.COM

Real Estate
For Rent
548 Stonegate dr
Paradise TX 76073
Nice 3/1 mobilehome on 2 acres for rent. Paradise. Schools district. Near HW 114 and HW 51 intersections.
Text for details.
682-551-0424
682-559-1819 \$860.00 mth,
\$860.00 Deposit

1926 Eden Ave
Haltom City
Garage Apartment for Rent<



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.A.

SUBJECT

PURSUANT TO §551.071 — Consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.A.1.

SUBJECT

Moratorium.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.A.2.

SUBJECT

Court Warrant Backlog

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.B.

SUBJECT

PURSUANT TO §551.072 — Deliberation regarding the purchase, exchange, lease, or value of real property.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.C.

SUBJECT

PURSUANT TO §551.087 — (1) *Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.*

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.D.

SUBJECT

PURSUANT TO §551.074 — *Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.*

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: MAY 16, 2023

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.D.1.

SUBJECT

Boards and Commissions Appointments.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS