



KENNEDALE CITY COUNCIL AGENDA
REGULAR MEETING | SEPTEMBER 17, 2024 AT 5:30 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DR, KENNEDALE, TX 76060

I. CALL TO ORDER

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. PUBLIC COMMENT

The Kennedale City Council welcomes comments from the public. Those wishing to speak must sign in prior to the start of the meeting. Speakers may speak on any topic, whether on the agenda or not. The Kennedale City Council cannot act upon, discuss issues raised or make any decisions at this time. Speakers under citizens' comments shall observe a three-minute time limit. Inquiries regarding matters not listed on this agenda may be referred to staff for research and/or possible future action by the board.

III. PRESENTATIONS

- A. Presentation of The Jet Teague Community Leadership Award to Recipient Joe Taylor
- B. Library Card Sign Up Proclamation
- C. Senior Center Month Proclamation
- D. National Association of Town Watch Proclamation

IV. PUBLIC HEARINGS WITH NECESSARY ACTION

- A. Conduct a Public Hearing on a Planning and Zoning Case #24-08 a proposed Conditional Use Permit as required by Section 24.2 (C) of the Unified Development Code for "Battery Energy Storage Systems," a new land use, located at 509 S New Hope Rd, Tract 1EE & A1327 TRS 2B01 & 2B04, Abstract 378, situated in the Cannon E C Survey, and 501 S NEW HOPE RD, Block 1, Lot 1, of the Kim Addition, and City of Kennedale, Tarrant County, Texas.
- B. Take action on an Ordinance of the City of Kennedale to amend the Unified Development Code as described in Zoning Case #24-08 a proposed Conditional Use Permit as required by Section 24.2 (C) of the Unified Development Code for "Battery Energy Storage Systems," a new land use, located at 509 S New Hope Rd, Tract 1EE & A1327 TRS 2B01 & 2B04, Abstract 378, situated in the Cannon E C Survey, and 501 S NEW HOPE RD, Block 1, Lot 1, of the Kim Addition, and City of Kennedale, Tarrant County,

Texas.

- C. Conduct a Public Hearing on a Planning and Zoning Case #24-11 a proposed zoning change from “AG-Agricultural District” TO A “PD-Planned Development” For Lot 7A, Lot 6B1, Lot 6A1, Lot 6C1 of Estes, JM Home Tracts Addition, Located at 1102, 1106, 1108, 1110 Kennedale Sublett Rd, and Approximately 3.06 Acres of Block, Lot 11A & 11B of The Oliver Acres Subdivision, located at 305 Collett Sublett Rd, Kennedale, Tarrant County, Texas, 76060.
- D. Take action on an Ordinance to amend the Unified Development Code as described in Zoning Case #24-11 to change the current zoning from “AG-Agricultural District” to a “PD-Planned Development” For Lot 7A, Lot 6B1, Lot 6A1, Lot 6C1 of Estes, JM Home Tracts Addition, Located at 1102, 1106, 1108, 1110 Kennedale Sublett Rd, and Approximately 3.06 Acres of Block, Lot 11A & 11B of The Oliver Acres Subdivision, located at 305 Collett Sublett Rd, Kennedale, Tarrant County, Texas, 76060, described as “The Enclave”.

V. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

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

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

B. CONSENT AGENDA

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

- 1. August 20, 2024, City Council Minutes
- 2. Interlocal Agreement for Administrative Costs Funding for Section 5310 Program Between The Fort Worth Transportation Authority and The City of Kennedale.
- 3. PZ Case#24-13 a replat of Block 1, Lot 1R1, of The Soto Addition, Block 1, Lot 1R, of the Sather Addition, and Track 8 of the Prickett, Jacob Survey Abstract 1225, to create lots 1R1 and 2, Block A, of the Sather Addition, Totalling Approximately 3.097 Acres, Located in the City of Kennedale.

C. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION OR ACTION

- 1. Discuss the Kennedale Youth Advisory Council. - Discussion Item Only
- 2. Discussion on a proposed Lighting Ordinance for the City of Kennedale. - Discussion Item Only

3. Discuss and take action on the 2024/2025 Interlocal Agreement (ILA) renewal with the City of Ft. Worth for rabies control and use of the City of Ft. Worth Animal Shelter.
4. Discuss and take action to cast the City of Kennedale's Official Ballot for the Election of the Region 8 Director of the TML Board of Directors.
5. Discuss and take action to consider a Resolution of the City of Kennedale to make five (5) nominations to the Tarrant Appraisal District Board of Directors.
6. Discuss and take action on an Ordinance to adopt the Comprehensive Plan for the City of Kennedale as recommended by the Planning and Zoning Commission.

VI. EXECUTIVE SESSION

IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. If, during the course of the meeting and discussion of any items covered by this notice, the Kennedale City Council determines that a Closed or Executive session of the Board is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 consultation with counsel on legal matters; Section 551.074 personnel matters (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing. Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the Kennedale City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

VII. RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

VIII. ADJOURNMENT



BOBBIE JO TAYLOR,
CITY SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE SEPTEMBER 17, 2024 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.

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.

A QUORUM OF THE KENNEDALE EDC, THE KENNEDALE PLANNING AND ZONING COMMISSION, BOARD OF ADJUSTMENT, KEEP KENNEDALE BEAUTIFUL COMMISSION, PARKS AND RECREATION BOARD, BUILDING

BOARD OF APPEALS, TOWNCENTER DEVELOPMENT DISTRICT, OR TAX INCREMENT REINVESTMENT DISTRICT MAY BE PRESENT. NO ACTION WILL BE TAKEN BY THE ABOVE-LISTED BOARDS.

MEETING DATE: SEPTEMBER 17, 2024

AGENDA ITEM NUMBER: III A-D

SUBJECT
PRESENTATIONS.

- A. Presentation of The Jet Teague Community Leadership Award to Recipient Joe Taylor
- B. Library Card Sign Up Proclamation
- C. Senior Center Month Proclamation
- D. National Night Out Proclamation
- E. National Association of Town Watch Proclamation



Proclamation

WHEREAS, we are here today to pay honor to and celebrate the outstanding leadership and dedicated excellence of Mr. Joe Taylor; and

WHEREAS, Mr. Taylor has selflessly served the community including serving 15 years with the Kennedale's Pack 35 and Troop 35 Boys Scouts as a mentor for various merit badges including the citizenship badges and rifle and shotgun shooting instructor; and

WHEREAS, Mr. Taylor served 18 years on the Kennedale Independent School District Board of Trustees including serving as President and Vice-President, a Trustee on the KISD Education Foundation Board, led the KISD Planning Committee for the 2004 Bond Election to make additions and improvements on each campus including construction of the Performing Arts Center and a New Athletics Complex; and

WHEREAS, Mr. Taylor served on the Kennedale Area Chamber of Commerce Board for 18 years including several years as President, and is a Founding Member of the Kennedale Rotary Club with 15 years of service 2 of which were in the Office of President; and

WHEREAS, Mr. Taylor has served the City of Kennedale on the 2015 Vision Committee as well as on the 2024 Kennedale Comprehensive Plan Steering Committee; and

WHEREAS, Mr. Taylor served in many other ways including service in His Church, and service on the Board for the Village at Pleasant Ridge a non-profit senior housing complex at the Pleasant Ridge Church; and

NOW, THEREFORE, I, Brad Horton, Mayor of the City of Kennedale, on behalf of the Kennedale City Council, City Staff, and Citizens, do hereby proclaim and present Joe Taylor with the

Coach Jet Teague Community Outstanding Leadership Award

In appreciation of his many years of dedicated service, a true servant's heart, devotion and commitment to the City of Kennedale Community.

In witness thereof, I have hereunto set my hand and caused the seal of the City of Kennedale to be affixed this, the 17th day of September 2024.

Brad Horton, Mayor

PROCLAMATION
LIBRARY CARD SIGN UP MONTH
September 2024

WHEREAS, libraries and librarians play a crucial role in the education and development of children and adults; and

WHEREAS, librarians are literacy experts, offering everything from preschool story hours to summer reading clubs that sustain and support school-year learning; and

WHEREAS, librarians recognize the need for lifelong learning and provide education and skill development opportunities for adults of all ages; and

WHEREAS, librarians create welcoming and inclusive spaces for people of all backgrounds to learn together and engage with one another; and

Whereas, librarians provide a variety of books and resources to serve everyone in the community, making knowledge and ideas available so that people have the freedom to choose what to read; and

Whereas, a library card empowers all people to pursue their dreams, explore new passions and interests, and find their voice; and

Whereas, libraries are constantly transforming to deliver new services that connect closely with community needs; and

NOW, THEREFORE, I, BRAD HORTON, MAYOR OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, do hereby proclaim September Library Card Sign-up Month in Kennedale, Tarrant County, Texas and encourage everyone to sign up for their own library card today.

~ ***LIBRARY CARD SIGN UP MONTH*** ~

IN TESTIMONY, WHEREOF, I have hereunto set my hand and caused the Seal of the City of Kennedale, Texas to be affixed this 17th day of September 2024.

Mayor, Brad Horton

Attest;

City Secretary, Bobbie Jo Taylor

PROCLAMATION
SENIOR CENTER MONTH
September 2024

WHEREAS, older Americans are significant members of our society, investing their wisdom and experience to help enrich and strengthen our community; and

WHEREAS, the Kennedale Senior Center has acted as a catalyst for mobilizing the creativity, energy, vitality, and commitment of the older residents of Kennedale; and

WHEREAS, Kennedale Senior Center has been a community partner in ensuring that older adults in our community are able to stay connected, safe, and healthy; and

WHEREAS, through the wide array of services, programs, and activities, senior centers empower older citizens of Kennedale to contribute to their own health and well-being and the health and well-being of their fellow citizens of all ages;

NOW, THEREFORE, I, BRAD HORTON, MAYOR OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, do hereby proclaim September Senior Center Month in Kennedale, Tarrant County, Texas and call upon all citizens to recognize the special contributions of the senior center participants and the special efforts of the staff and volunteers who work every day to enhance the well-being of the older citizens of our community.

~ ***SENIOR CENTER MONTH*** ~

IN TESTIMONY, WHEREOF, I have hereunto set my hand and caused the Seal of the City of Kennedale, Texas to be affixed this 17th day of September 2024.

Mayor, Brad Horton

Attest;

City Secretary, Bobbie Jo Taylor



Proclamation

September 17th, 2024, National Night Out

Whereas, the National Association of Town Watch (NATW) sponsors a national community-building campaign on Tuesday, October 1, 2024, entitled "National Night Out"; and

Whereas, the National Night Out campaign provides an opportunity for neighbors in the City of Kennedale to join over 38 million neighbors across 18 thousand communities from all 50 states, U.S. territories, and military bases worldwide; and

Whereas, National Night Out is an annual community-building campaign that promotes strong police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live and work; and

Whereas, neighbors in the City of Kennedale, Texas, assist the Kennedale Police Department through joint community-building efforts and support National Night Out 2024; and

Whereas, it is essential that all neighbors of the City of Kennedale come together with police and work together to build a safer, more caring community; and

Wherefore, we hereby call upon all neighbors of the City of Kennedale to join Kennedale Police Department and National Association of Town Watch in support for National Night Out on Tuesday, October 1, 2024.

Further, let it be resolved that, we do hereby proclaim on Tuesday, September 17, 2024, the State of Texas and the neighborhoods of Kennedale celebrate Tuesday, October 1, 2024, as "National Night Out" in the City of Kennedale, Texas.

IN WITNESS WHEREOF, I have set my hand hereunto and have caused the great seal of the City of Kennedale to be affixed this 17th day of September in the year 2024.

Brad Horton, Mayor
City of Kennedale

MEETING DATE: SEPTEMBER 17, 2024

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.A.

SUBJECT

PZ CASE #24-08 to conduct a public hearing and consider a proposed Conditional Use Permit as required by Section 24.2 (C) of the Unified Development Code for “Battery Energy Storage Systems,” a new land use, located at 509 S New Hope Rd, Tract 1EE & A1327 TRS 2B01 & 2B04, Abstract 378, situated in the Cannon E C Survey, and 501 S NEW HOPE RD, Block 1, Lot 1, of the Kim Addition, and City of Kennedale, Tarrant County, Texas

ORIGINATED BY NATHAN GONZALES

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Conditional Use Permit
Applicant	Parker Sloan for Cypress Creek Renewables
Location	501 & 509 S New Hope Rd
Surrounding Uses	Industrial and Residential
Surrounding Zoning	I, PD-MHD, R-2
Future Land Use Designation	Neighborhoods, Park & Open Space
Staff Recommendation	Not Recommended

I. CURRENT STATUS OF THE PROPERTIES

The property at 501 S New Hope Rd is approximately 9.36 acres and is zoned PD-MHD. The current zoning allows for single-family use, however, it was rezoned to a Planned Development to allow for the existing manufactured home to be placed on-site.

The property at 509 S New Hope Rd is approximately 48 acres, not platted, and currently split-zoned. The western acreage with frontage off a S New Hope Rd carries R-2 Single-Family Residential District zoning (+/- 8.65 ac), with the larger acreage to the east zoned I-Industrial District (Highlighted in green, Exhibit A). Aside from an accessory structure near the road, the property is undeveloped.

Both 501 & 509 S. New Hope Rd are heavily treed parcels and owned by the same entity. Both floodways and floodplains exist within the properties.

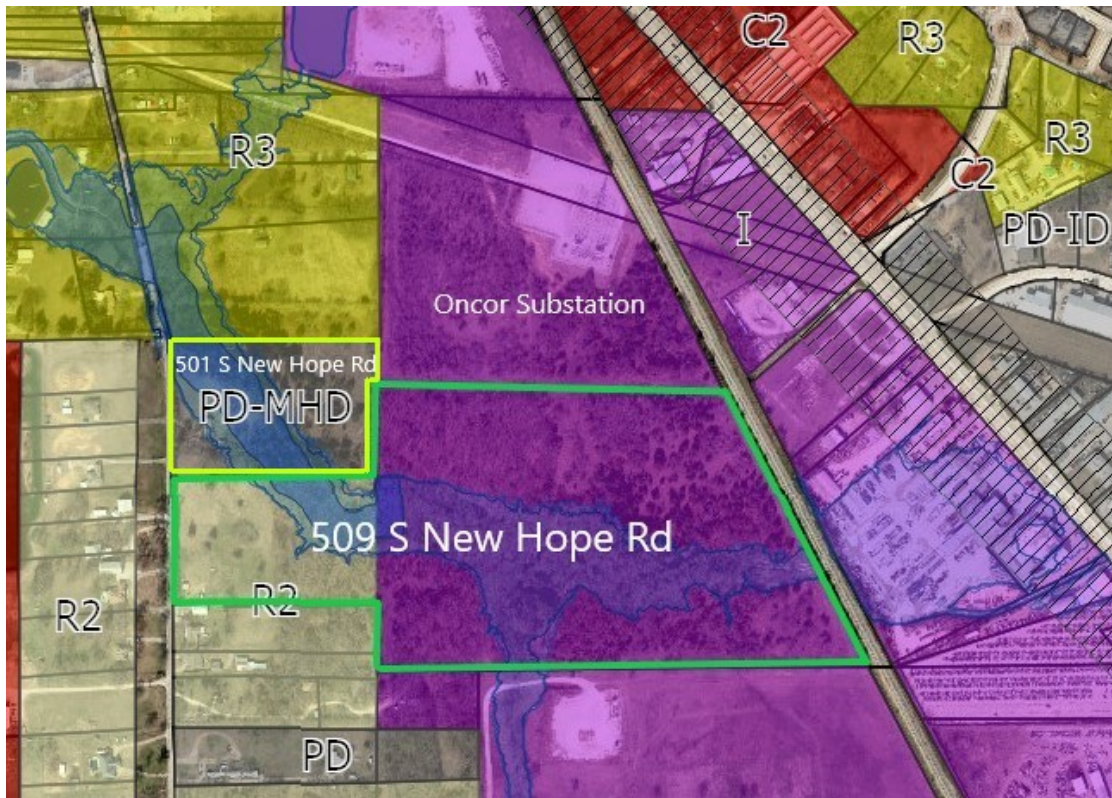


Exhibit A- 509 S New Hope Rd, Kennedale, TX 76060

II. SURROUNDING PROPERTIES & NEIGHBORHOOD

501 S New Hope Rd is surrounded by R-3 single-family residential to the north, I-Industrial District to the east, and R-2 single-family residential to the west and south.

The eastern forty acres of 509 S New Hope Rd are surrounded by I-Industrial to the north, south, and east. An Oncor substation is located directly north. The western eight acres of 509 S New Hope Rd are surrounded by R-2 Single-family residential properties to the north, south, and west.

The current Future Land Use (FLUP) Map has this area designated as “Neighborhood Residential” with “Parks & Open Space” (See Exhibit B). Kennedale’s adopted Comprehensive Plans provide samples of types of development that should occur within Neighborhood Villages. These include neighborhood-serving retail and services, context-sensitive small-scale multifamily, restaurants, and community offerings.

The FLUP has also called for an extension of Little School Rd across Kennedale Parkway providing a connection to New Hope Rd. The planning and route study for this road extension is currently underway. City Council has recently approved a route study to be performed by Freese & Nichols, Inc. Tarrant County has also granted funding to assist with the construction costs of the project. At this time, it is unclear which route the Little School Rd will extend to the south and how much right-of-way will need to be secured and/or extended on both sides of Kennedale Parkway (See Exhibit B). City Council has noted their preferred route and has authorized Freese & Nichols to begin their environmental and feasibility studies (See Exhibit C). City Council approved a measure for CO bonds to fund the project, however, the bonds have yet to be issued and require additional action by the City Council. Should the bonds be issued, this new road extension will create a new gateway, opening up the western half of the city for development.

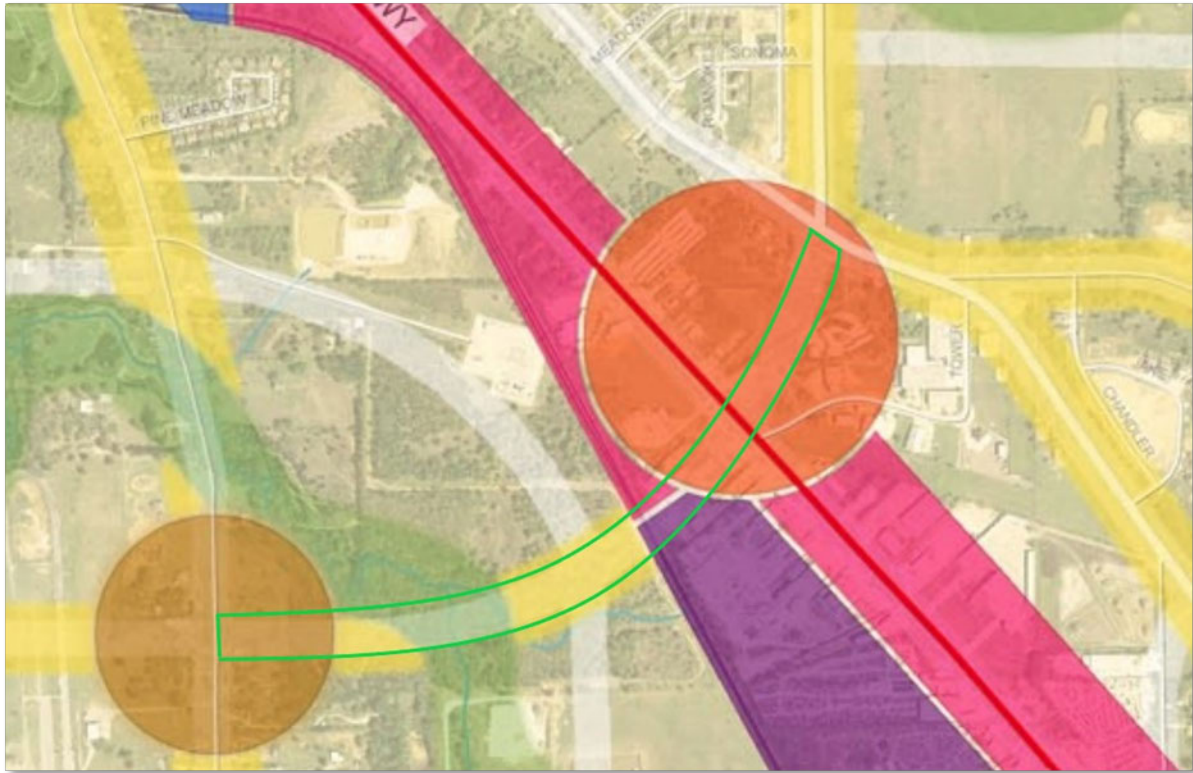


Exhibit B- FLUP & Little School Rd Extension

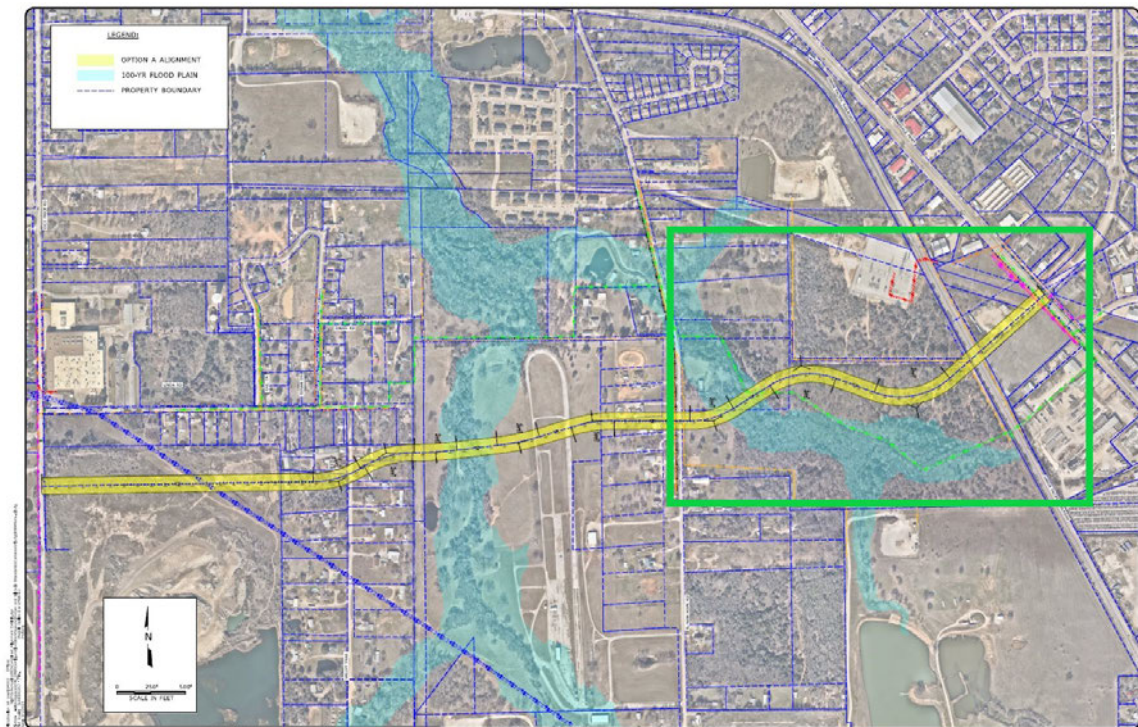


Exhibit C- Preferred Route (Phase 1, Green Box)

III. ZONING REVIEW FOR PROPOSED LAND USE

In May of 2023, staff met with the team of Cypress Creek Renewables who are considering developing the eastern acreage of 509 S New Hope for what they described as a *Battery Energy Storage System*, which they've named *Fort Watt*. Most of the actual site development will occur at 509 S New Hope Rd, however, a portion of 501 S New Hope Rd will be used for site access. Staff's understanding of the operation is that the proposed system utilizes large grid-connected batteries to store energy, and then release it back onto the grid when demand is high. The batteries are built upon a slab or pier and can be removed as needed. Parker Sloan of Cypress Creek Renewables provided photos to help illustrate the type of equipment they plan to use (See Figures 1 & 2).

In August of 2023, Cypress Creek Renewables appeared before the Board of Adjustment to obtain a land use determination. At the time, Cypress Creek believed the appropriate land use classification listed in our current UDC was *Infrastructure and utilities-regional*, a use permitted by right within the I-Industrial District. Staff's interpretation, however, differed and considered the land use to be *Outdoor storage*. A public hearing was held and the Board of Adjustment recommended the case be referred to the Planning and Zoning Commission and City Council for the new land use of *Battery Energy Storage Systems* under application for a Conditional Use Permit (CUP).



Figure 1- Battery on Slab



Figure 2- Battery on Pier

Following the BOA decision in August 2023, staff met with representatives for Cypress Creek Renewable in preparation for their application for CUP. The proposed site plan has changed to allow for any potential extension of Little School Rd. Previously, the road extension would have cut directly through their proposed site. The site itself has been redesigned and shifted further south, out of the area where the Little School Rd extension is proposed. Both site plans have been provided for review. In either scenario, the proposed site itself would be tucked away towards the back acreage and likely unseen from S New Hope Rd. The site, however, may still be visible from the proposed bridge over the railroad as part of the Little School Rd. extension.

As previously noted, the FLUP envisions the proposed site to become a future residential area with an open park and green space. As such, the proposed development would not be consistent with the city's adopted plans. Moreover, the updated Comprehensive Plan draft continues to envision medium-density residential and open space in this same area.

FURTHER CONSIDERATIONS

In early 2024, the Fire Chief, Fire Marshal, and staff met with Cypress Creek to discuss emergency response concerns given the nature of the batteries, the potential for thermal runaway, and emergency management planning. Site precautions, fire suppression systems, and a series of redundancies built into the system were presented and discussed. A plume study was requested by KFD and this has since been completed. The study noted that given specific conditions, toxic and flammable vapors were estimated "not to reach the ground level of 3.3 ft, and thus there [are] no dispersion hazards estimated at 3.3 ft" (DNV, 20024). Cypress Creek has performed similar studies at other sites and each has shown that any potential hazards following a fire would be relegated to the limits of the property.

A letter from the Fire Marshal has been included for review noting concerns the Fire Department has. Staff has also spoken with Interim Chief, Lt. Brian King, who shares the same concerns. Despite the safety redundancies, emergency response planning would remain the same as a hazmat incident, likely requiring a shelter-in-place order as a precautionary measure. Given the small size of the Kennedale Fire Department, mutual aid with neighboring jurisdictions would likely be required. The main driver of KFD's concerns is that the site would be centrally located within Kennedale as opposed to the outer rim of the community where other jurisdictions have allowed these to be developed. Water supply for fire suppression and mitigation is also a concern at the immediate vicinity of the proposed location's entrance.

Cypress Creek has provided an in-depth F.A.Q. regarding their battery systems and estimated tax benefits for the community. Staff recommends both P&Z and City Council review these submittal documents for consideration.

Given the need for resiliency of the state's electrical power grid, alternative energy systems provide a feasible solution. Zoning in most jurisdictions, however, often fails to foresee or account for new advancements in technology. The Kennedale UDC itself notes the difficulty with capturing all future or proposed land uses in its governing documents, hence the request to consider each new land use under its own merits through the CUP application. This proposed development would not only be new and unique to Kennedale, but to the region overall. Given the current industrial zoning of the back acreage at 509 S New Hope Rd, this new land use would be compatible and appropriate in industrial zoning. The caveat is that the location itself is surrounded by existing and proposed new residential housing.

On May 23, 2024, the Planning and Zoning Commission held a public hearing and recommended approval by a vote of 3-2.

RECOMMENDATION

As the current and upcoming Comprehensive Plan does not envision this new land use in this part of town, there may be compatibility issues with future residential development in the area. Although the battery energy storage systems have several layers of safety redundancies, KFD has raised valid concerns regarding emergency response that the City Council should consider. Is the city currently prepared for such a response, and if not, are they willing to provide the required resources to mitigate concerns of responding personnel? Given the compatibility with existing and ongoing development, in addition to safety concerns, staff is unable to recommend approval.

ATTACHMENTS

1.	Cypress Creek-TX-Tarrant-Fort Watt BESS-Project Presentation-Updated	Cypress Creek-TX-Tarrant-Fort Watt BESS-Project Presentation-Updated.pdf
2.	Fort Watt Storage_Opt2-Conceptual Siteplan_2024-04-03	Fort Watt Storage_Opt2-Conceptual Siteplan_2024-04-03.pdf
3.	10510510-HOU-R-01-A Fort Watt BESS Plume Study + Study Basis	10510510-HOU-R-01-A Fort Watt BESS Plume Study + Study Basis.pdf
4.	Brazos Bend 23-20339 E03	Brazos Bend 23-20339 E03.pdf
5.	Fort Watt Neighborhood Letter 2 (1)	Fort Watt Neighborhood Letter 2 (1).pdf
6.	Memo to Kennedale Planning Board & Fire Marshal (1)	Memo to Kennedale Planning Board & Fire Marshal (1).pdf

Project Overview

- 20+ year anticipated project life
- Estimated ~200 MW / 2 Hour Battery Energy Storage System (BESS)
- Located on a portion of a 48.95-acre tract
- Tarrant CAD Parcel ID Number: A-378-1EE

Technology

- Battery Storage
- Installed on large racks in battery containers
- Interconnected lithium-ion batteries
- Same technology typical in cell phones or laptops

Local Impact

- Limited local hiring, but expecting upwards of 30-40 staff on site at peak during construction using hotel and local services
- No anticipated impact on local roads and traffic. Road use agreement will be in place with County
- No anticipated water needs
- Projects generate almost no noise and require little maintenance once operational which minimizes these impacts to the local community
- Zero emissions facilities, with no adverse impact on air quality

Project Timing

- 14 months of on-site construction
- Estimated Construction Start Date in Q1 2026
- Estimated Commercial Operations Date in Q2 2027

Project Investment

- Estimated ~\$144,000,000 in Y1 property tax values to jurisdictions



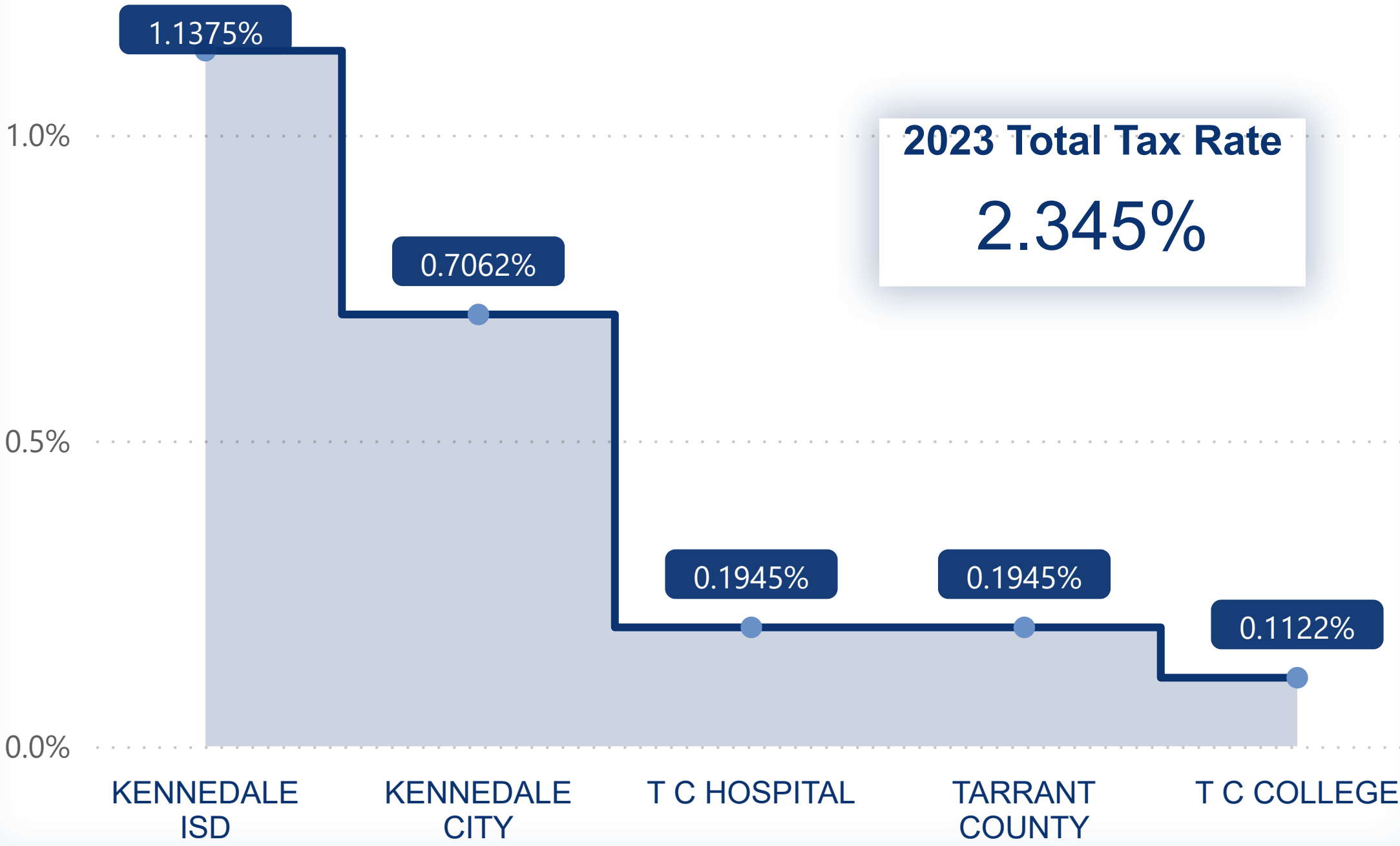
23,190,939

Land+Storage 20 Year Est. Taxes

286,405

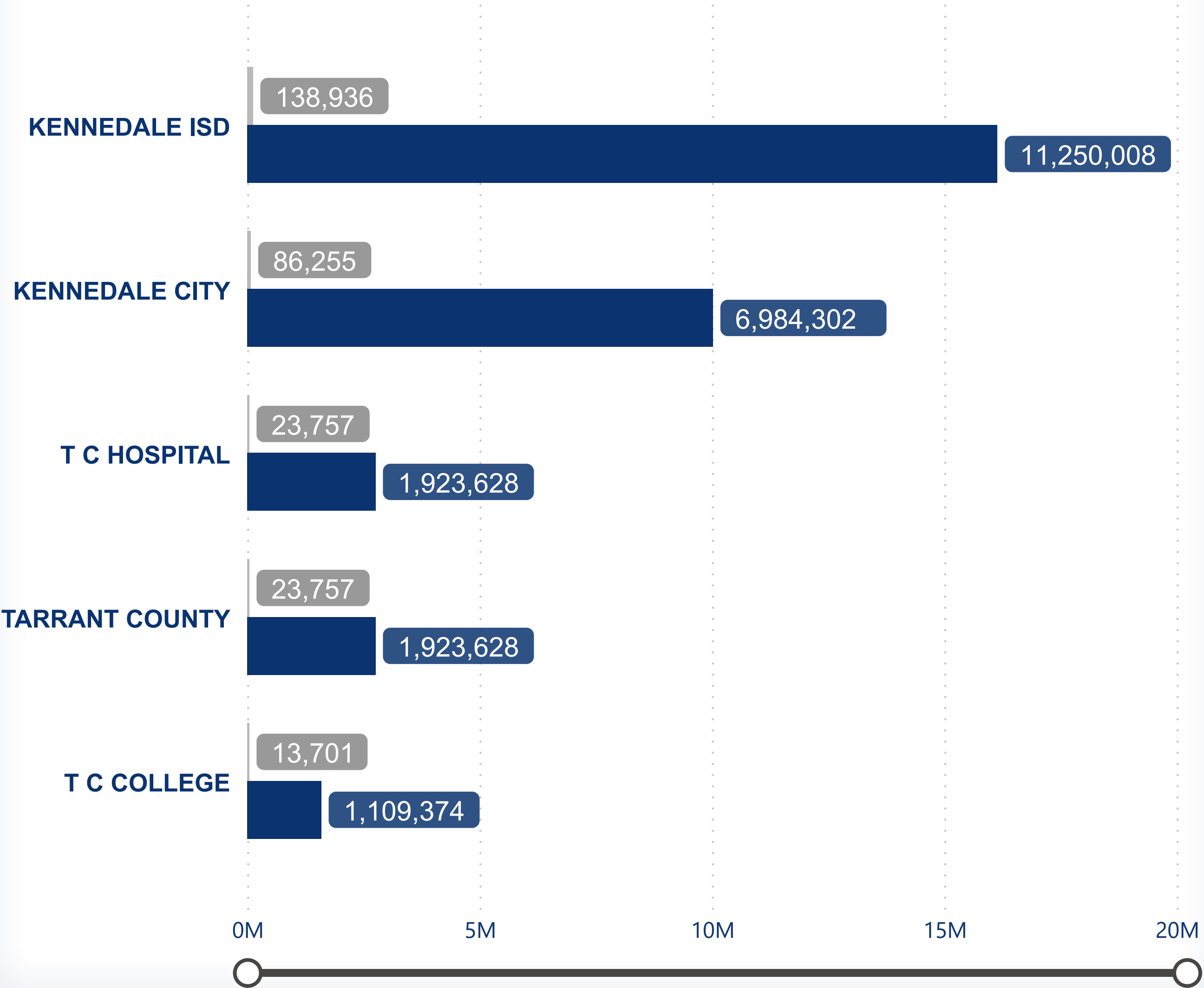
Land Only 20 Year Est. Taxes

2023 Tax Rates by Jurisdiction



20yr Summary by Jurisdiction

Land Only Land + Storage

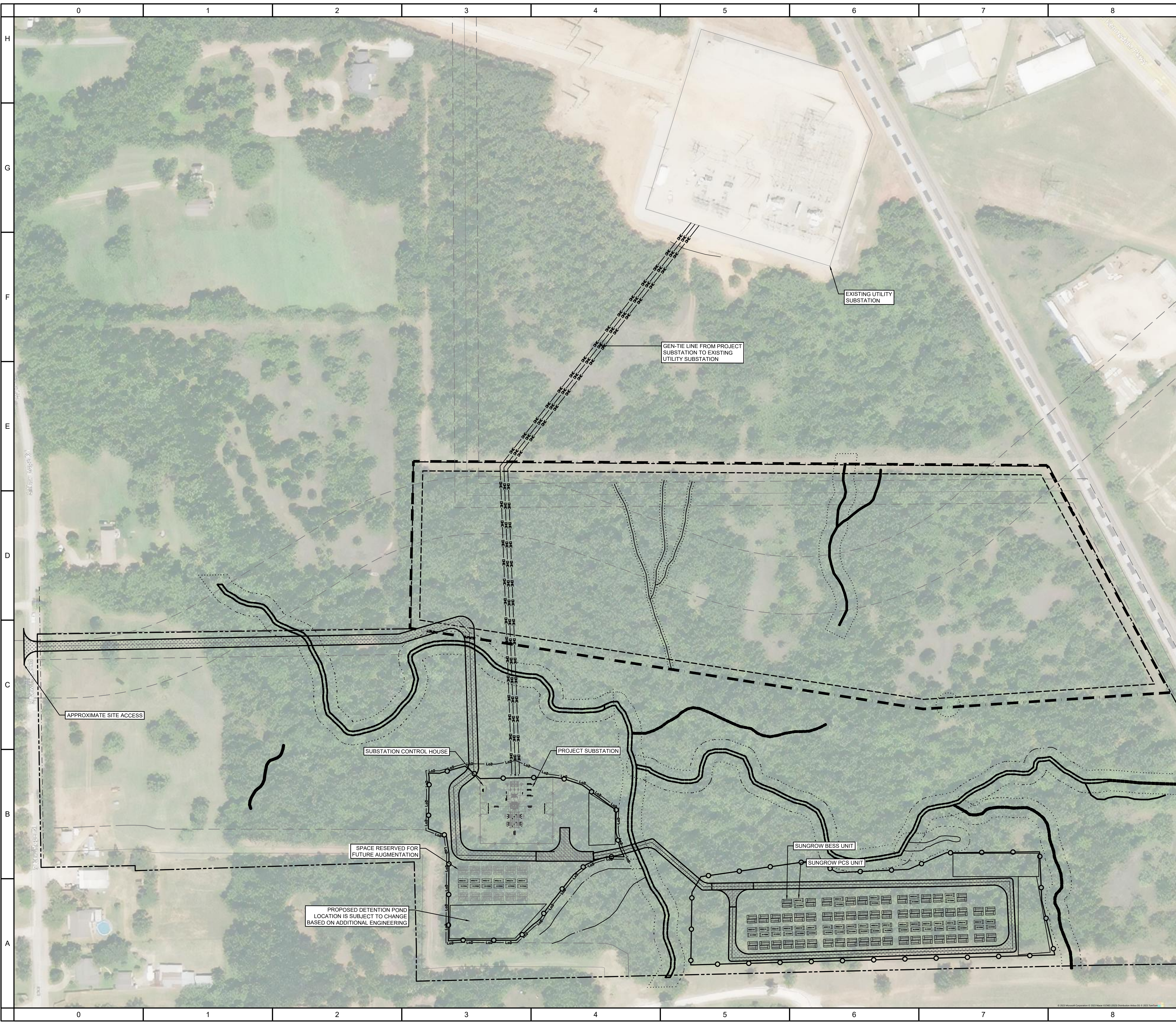


Fort Watt BESS
Map of Possible Location

Project Location
509 S New Hope Rd, Kennedale, TX, USA

Proposed Project Boundary





VICINITY MAP

SCALE 1" = 5000'

NOTES:

1. BESS LAYOUT AS SHOWN IS REPRESENTATIVE AND TO BE FINALIZED PRIOR TO CONSTRUCTION.

2. AERIAL IMAGE MAY NOT ALIGN EXACTLY WITH SURVEY DUE TO MAP PROJECTION.

3. ALL EXISTING ROAD LOCATIONS SHOWN ARE APPROXIMATE.

4. EXACT PROPOSED INTERIOR ACCESS ROAD LOCATIONS ARE REPRESENTATIVE, AND TO BE FINALIZED PRIOR TO CONSTRUCTION.

5. BESS LAYOUT FENCE IS ASSUMED TO ROUTE THROUGH OVERHEAD ELECTRICAL LINE EASEMENT.

PROJECT SPECIFICATIONS DESIGN SUMMARY

UTILITY	ONCOR
POI VOLTAGE (kV)	138.00
BESS SYSTEM SIZE (MW)	200
BESS SYSTEM CAPACITY (MWh)	400.00
BATTERY & PCS MAKE	SUNGROW PT2.0
BLOCK MODEL	PT2.0
BLOCK QTY	50
BATTERY MODEL WITHIN BLOCK	ST5015kWh-2500kW-2h-US
TOTAL BATTERY QTY	100
BATTERY CAPACITY (kWh)	2500
BATTERY NOMINAL VOLTAGE (V)	690
PCS MODEL WITHIN BLOCK	SC210HX-US
TOTAL PCS QTY (12 PER BLOCK)	600
PCS TRANSFORMER POWER (kVA)	5140
PRIMARY VOLTAGE (kV)	34.5
SECONDARY VOLTAGE (kV)	0.7
LATITUDE (°)	32.633
LONGITUDE (°)	-97.215

LEGEND

EASEMENTS

EQUIPMENT PAD

LIMIT OF DISTURBANCE

ELECTRICAL (OVERHEAD)

ELECTRICAL (UNDERGROUND)

PROJECT AREA

SECURITY FENCE

SHADE BUFFER

SITE ACCESS

TREELINE

VEGETATIVE BUFFER

DATE

04-03-24

DRAWN BY:

AR

CHECKED BY:

--

BESS LAYOUT

E-101

FORT WATT STORAGE, LLC

TARRANT COUNTY, TX

DATE

04-03-24

DRAWN BY:

AR

CHECKED BY:

--

BESS LAYOUT

E-101

PERMIT DRAWING - NOT RELEASED FOR CONSTRUCTION

SEAL

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CONSULTANT



HOLTSVILLE WEST

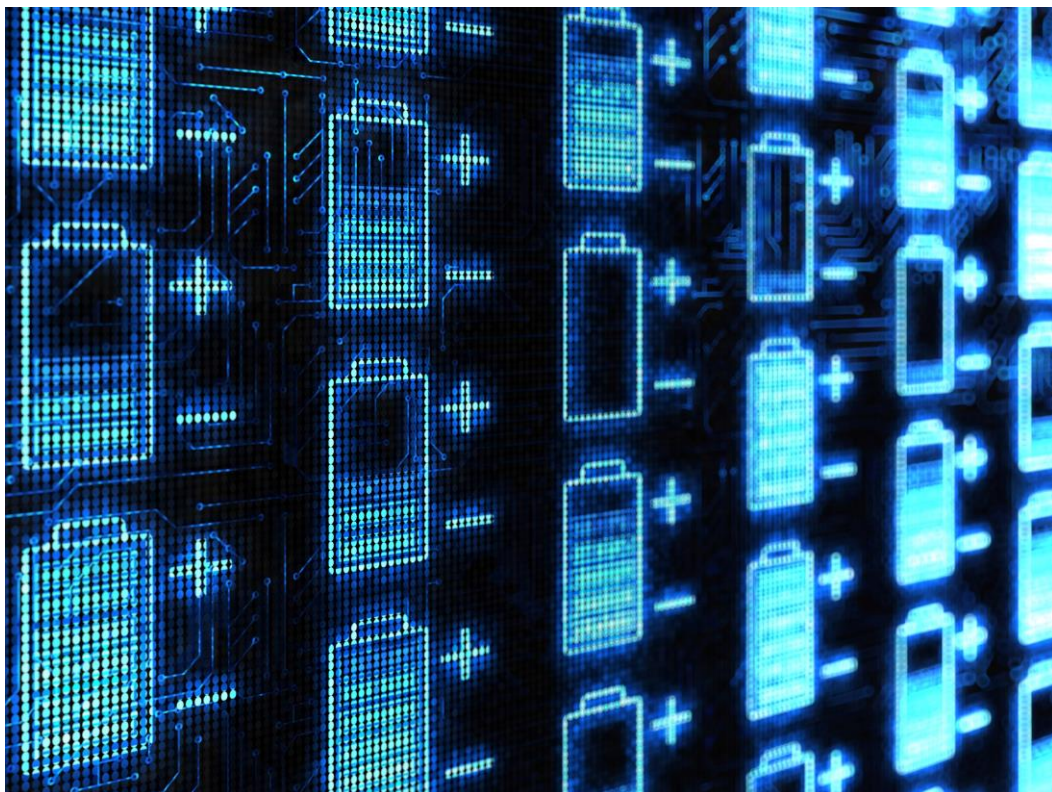
BESS Consequence Study

Cypress Creek Renewables, LLC

Project No.: 10510510, Rev. A

Document No.: 10510510-HOU-R-01

Date: 17 May 2024



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Objective:

The main objective of the study is to determine the potential flammable and toxic dispersion and thermal radiation hazard zones resulting from the potential consequences of three defined battery failure scenarios at the proposed Holtsville West battery energy storage site.

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Keywords:

BESS, Fire, LFP, battery, Energy Storage,
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Appendix I: Study Basis



1 EXECUTIVE SUMMARY

DNV Energy USA Inc. ("DNV") has been tasked to prepare a report for Cypress Creek Renewables, LLC ("Cypress Creek" or "Customer") analyzing the risk associated with the deployment of a lithium-ion battery energy storage system (BESS) sited in Kennedale, Tarrant County, Texas. The main objective of the study is to determine the potential flammable and toxic dispersion and thermal radiation hazard zones resulting from the potential consequences of three defined battery failure scenarios:

- (1) 1 module (104 cells) failure with duration over 10 minutes;
- (2) 1 rack failure (832 cells) with a duration over 1 hour; and
- (3) 1 enclosure failure (6 racks, 4992) with a duration over 3 hours.

It should be noted that the UL 9540A unit level test report indicated that 5 cells were damaged by thermal runaway within the initiating module, but there was no module-to-module, or rack-to-rack propagation observed during testing.

The hazardous endpoints selected for this study are based on the hazardous endpoints agreed upon in the Study Basis (Appendix I) and are discussed further in Section 3. The findings summarized below result from the consequence analysis (discussed in Section 4):

1. The thermal radiation danger zones from an enclosure failure are:
 - a. 37.5 kW/m² (sufficient to cause damage to equipment, fatal): 26 ft
 - b. 12.5 kW/m² (Extreme pain within 20 s and potentially fatal if escape is not possible): 60 ft
 - c. 5 kW/m² (pain in 15-20 s, injury after 30 s exposure): 83 ft
2. The flammable cloud at the lower flammability limit (LFL) or half-LFL is estimated not to reach the ground level of 3.3 ft, the potential location of people. Note that these results are specific to the dispersion of the flammable cloud with operation of the enclosure exhaust fan.
3. The toxic clouds for hydrogen fluoride (HF), carbon monoxide (CO), benzene, and toluene are estimated not to reach the ground level of 3.3 ft, the potential location of people. Note that these results are specific to the dispersion of the toxic clouds with operation of the enclosure exhaust fan.
4. The nearby neighborhoods are estimated not to be exposed to the evaluated thermal radiation hazards or the flammable/toxic dispersion clouds. The equipment area at the project substation may be exposed to the 5 kW/m² thermal radiation hazard depending on the release location (assumed from the future site development) and wind direction. The security fence, property line, site access road, and project area are estimated to be exposed to 5 kW/m² and 12.5 kW/m² thermal radiation hazards depending on the release location and wind directions. The 37.5 kW/m² thermal radiation hazard zone is estimated to reach the security fence and site access road but is estimated not to reach the property line or the project substation.

2 INTRODUCTION

DNV Energy USA Inc. ("DNV") has been tasked to prepare a report for Cypress Creek Renewables, LLC ("Cypress Creek" or "Customer") analyzing the risk associated with the deployment of a Sungrow PowerTitan2.0 lithium-ion battery energy storage system (BESS) sited in Kennedale, Tarrant County, Texas. This study includes a comprehensive analysis of gas risks from the BESS. The gas risks addressed in this analysis are with respect to varying failure events and their associated plumes. Consequences are evaluated and reported for flammable and toxic gas dispersion and thermal radiation hazard zones. Explosion hazards are excluded from the scope.

The proposed Fort Watt Energy Storage Project is a 200 MW / 400 MWh battery storage facility located on S New Hope Rd, Kennedale, TX. The Project will utilize advanced battery technology and control systems contained in enclosures. The Project will consist of 100 of these enclosures along with associated inverters, transformers, and controls. Electrical cabling delivers the power to medium voltage switchgear and then to the high voltage substation. The Project substation will be located adjacent to the BESS as seen in the Figure below.

Figure 2-1 presents an overview of the proposed site location south of Kennedale in Tarrant County, Texas.

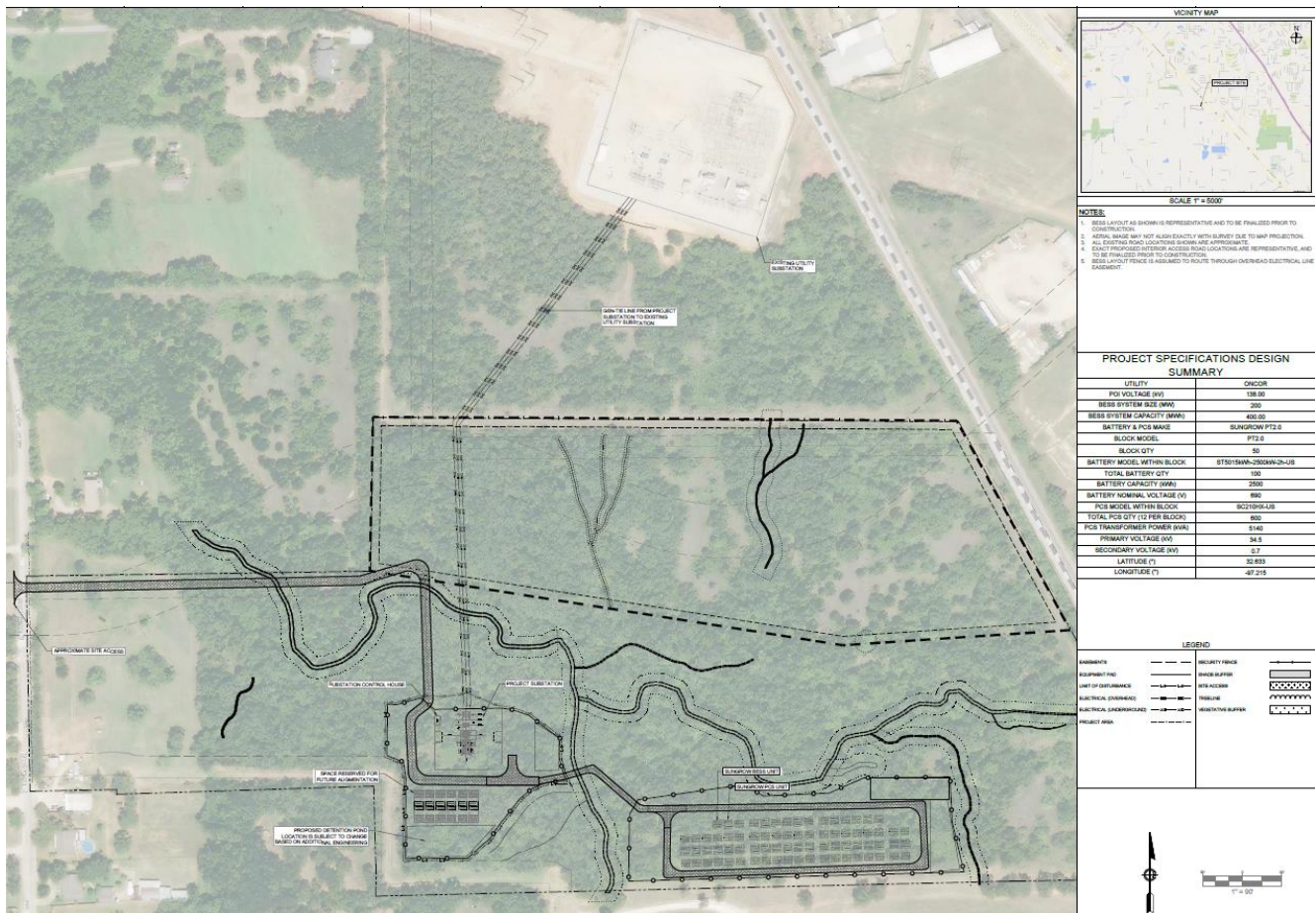


Figure 2-1: Site Location and Layout (I/3/)

The BESS is a lithium iron phosphate (LFP)-based lithium-ion battery enclosed in a container with dimensions of 6.058 m x 2.896 m x 2.438 m (W x H x D) (/1/). There are 104 cells per module and 8 modules (832 cells) per rack. One battery enclosure consists of 6 racks (4,992 cells per enclosure) (/1/).

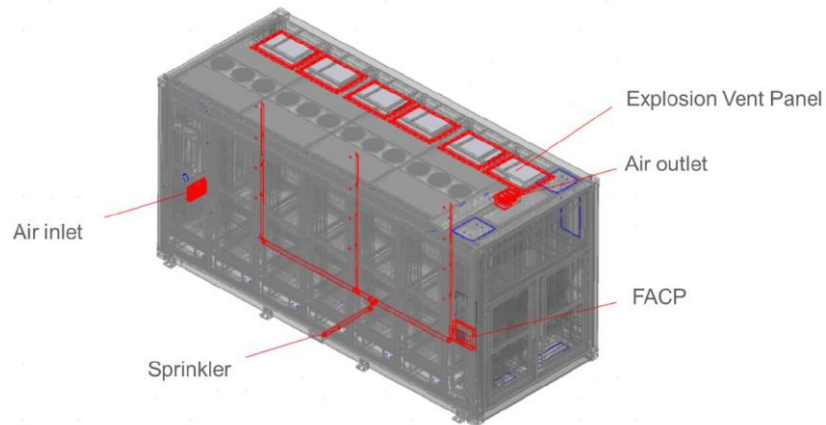


Figure 2-2: BESS System (/2/)

DNV's analysis of safety testing of similar BESS on the market shows that heat, nail penetration, crush, and overcharge could trigger thermal runaway reactions leading to smoke and venting from the battery cells. Flammable and toxic gas release hazards, as well as thermal radiation hazards initiated by thermal runaway reactions due to various reasons within one BESS enclosure are included in this study. The escalation between enclosures or containers is not included in this study. The potential hazard effects to surrounding community are discussed in this study. DNV notes that hazards related to improper firefighting strategies are not covered in this analysis.

3 CASE SELECTION, METHODOLOGY, AND ASSUMPTIONS

3.1 Failure Scenario Cases

A single battery cell fire is assumed to occur due to thermal runaway reaction, with failure induced by abuse conditions, manufacturing defects, or external damage to the cell. A single cell failure, which in the case of a properly deployed and managed system should be a rare event, may result in escalation to the full system should the cell combust because of failure. This escalated failure may then spread through the module, rack or ultimately the whole enclosure. During a fire, toxic materials are quickly discharged from the battery to the surroundings due to the occurrence of a series of exothermic reactions. Toxic and fire hazards were considered during this analysis. Different battery chemistries result in different toxic components modeled. Gases released from burning LFP batteries include: Nitrogen (N₂), Oxygen (O₂), Hydrogen (H₂), Carbon Dioxide (CO₂), Carbon Monoxide (CO), Methane (CH₄), Ethane (C₂H₆), Ethene (C₂H₄), Propane (C₃H₈) and Propene (C₃H₆). The exact composition of the gases can be obtained from the UL 9540A destructive testing report for the cell. UL 9540A test reports which evaluate the off-gas and potential thermal runaway propagation for the cell, module, and unit were provided as input to the evaluation (/4/, /5/, /6/). No external flaming was observed during the tests. The test reports indicated that 5 cells were damaged by thermal runaway within the initiating module, however thermal runaway propagation was not seen between modules (/5/, /6/).

The composition of the off-gas is tabulated in Table 3-1 based on the summary of the UL 9540A cell report (/4/). Based on the test report, the estimated volume of gas from a single cell is 0.176 m³ (/4/).

Table 3-1: Off-gas Composition

Material	Vol%
Carbon monoxide (CO)	12.642
Carbon dioxide (CO ₂)	26.413
Hydrogen (H ₂)	46.491
Methane (CH ₄)	7.016
Acetylene (C ₂ H ₂)	0.158
Ethylene (C ₂ H ₄)	3.111
Ethane (C ₂ H ₆)	1.174
Propylene (C ₃ H ₆)	0.422
Propane (C ₃ H ₈)	0.154
Butane, C ₄ total	0.657
Pentane, C ₅ total	0.200
Hexane, C ₆ total	1.495
Benzene (C ₆ H ₆)	0.058
Toluene (C ₇ H ₈)	0.008
Total	100.0

A range of release scenarios were evaluated:

- 1 module (104 cells) failure with duration over 10 minutes
- 1 rack failure (8 modules = 832 cells) with a duration over 1 hour
- 1 enclosure failure (6 racks = 4,992) with a duration over 3 hours

Although the UL 9540A test results did not give indication of thermal propagation between modules or racks, the above scenarios are proposed to evaluate conservative scenarios. Note that the assumed durations are also a conservative

estimation. Propagation of the module failures, if possible, would take time to spread through the modules and racks within the enclosure. This study has not evaluated the time for potential propagation between cells and modules for thermal runaway.

For these scenarios, it is assumed that the batteries are at 100% state of charge.

Hydrogen Fluoride (HF) was not measured in the cell, module or unit level off-gas composition (/4/, /5/, /6/). However, to ensure that HF is included in the evaluation to evaluate the potential risks, 1,000 ppm (0.001%) is included in the off-gas composition based on DNV experience of battery failure tests (/12/). Carbon monoxide, benzene, and toluene were toxic components measured and recorded within the off-gas composition and therefore used within the toxic gas evaluation.

All three of the UL 9540A cell, module, and unit level tests (/4/, /5/, /6/) did not report external flaming during the test evaluations. For the thermal radiation evaluation, an external flame is assumed possible and present. To model the worst case, the size of the enclosure length (6.058 m, 19.9 ft) is applied to model the fire. Note that the Phast modelling software utilized in this study is a free field model and does not account for the geometry of obstacles or potential shielding of obstacles for thermal radiation. The model will assume that the walls of the container have failed and there are external flames to the enclosure. Therefore, the resulting radiation zones will be a conservative estimation.

No explosion modeling is considered within the work scope.

The container is equipped with flammable gas detector and exhaust vent. The flammable gas detector is calibrated to 10% LEL (/2/). If the flammable gas detector is triggered, the ventilation system is activated.

The rated flow rate of the exhaust fan is 441 ft³/min; however when considering flow rate attenuation in the container the exhaust fan operates at a flow rate of 238 ft³/min (/7/). The size of grate for air change is 347 mm x 248 mm x 88 mm, equivalent to surface area of 0.086 m² (/7/).

The release elevation for the plume modeling is assumed to be at the height of the exhaust indicated outlet on top of the enclosure (/7/). The exhaust fan is at the top of the enclosure at a height of about 2.896 m (9.5 ft). The discharge is assumed at this height above ground level. Releases are modeled as vertical as the off-gassing valve is mounted on the top of the battery enclosure.

3.2 Meteorological Data

Data on the wind speed and atmospheric stability are combined to form a set of representative weather categories. The atmospheric stability and wind speed impact the consequence modeling as the gas cloud dispersion will be affected by the atmospheric conditions. The following representative wind speed and stability class are assumed:

- F2 – atmospheric stability F and wind speed of 2 m/s (4.5 mph) – Typically produces more severe dispersion consequences due to stable wind conditions which results in less turbulence and dilution of the vapor cloud.
- D5 – atmospheric stability D and wind speed of 5 m/s (11 mph) – Represents neutral atmospheric conditions, either during day or night. Typically produces less severe dispersion consequence zones as the greater wind speed promotes more mixing.

The average high annual temperature, 96°F, for Kennedale, TX is applied to the modeling (/8/) to mimic the worst case. The same is assumed for the surface and ground temperatures.

The extreme low humidity of 10%, is applied to the modeling to mimic the worst case. The surface roughness length of 30 mm (open flat terrain; grass, few isolated objects) is applied to represent the area.

3.3 Modeling Endpoints

The fire and dispersion hazards are modeled for defined thresholds indicative of potential hazard impacts.

The fire thermal radiation consequence results are provided at downwind distances from the release source at the following radiation levels shown in Table 3-2 in accordance with the Center for Chemical Process Safety (CCPS) and DNV's general practices (/9/ and /10/).

Table 3-2: Thermal Radiation Level Endpoints

Radiation Intensity (kW/m ²)	Effect
37.5	Sufficient to cause damage to process equipment, 100% lethality
12.5	Extreme pain within 20 sec and fatality (30% lethality) could occur if escape is not possible.
5	Pain in 15 to 20 sec and injury after a 30-sec exposure.

Flammable dispersion results are reported at downwind distances from the release source at the lower flammability level (LFL) concentration and half-LFL concentration. The LFL concentration is defined based on the gas composition and a weighted average based on the gas constituents that are considered flammable.

For toxic chemicals, Emergency Response Planning Guideline (ERPG-3 and ERPG-2) values are adopted as the modeling endpoints. ERPGs are developed by the Emergency Response Planning committee of the American Industrial Hygiene Association (AIHA). ERPG-3 is the maximum airborne concentration below which it is believed that nearly all individuals could be exposed for up to 1 hour without experiencing or developing life-threatening health effects. ERPG-2 is the maximum airborne concentration below which nearly all individuals could be exposed for up to 1 hour without experiencing or developing irreversible or other serious health effects or symptoms that could impair an individual's ability to take protective action.

Table 3-3 lists the toxic dispersion endpoints adopted for application within the modeling (/11/).

Table 3-3: Toxic Materials Threshold Values as Modeling Endpoints

Materials	ERPG-3 (ppm)	ERPG-2 (ppm)
Hydrogen Fluoride (HF)	50	20
Carbon Monoxide (CO)	500	350
Benzene (C ₆ H ₆)	1000	150
Toluene (C ₇ H ₈)	1000	300

3.4 Software / Tools

The consequence modeling is conducted in Phast v9.0. Phast is a comprehensive hazard analysis tool applicable to all stages of design and operation across a wide range of process industries. It is widely used as a compliance, facility siting or an operational tool. Phast examines the progress of a potential incident from the initial gas release to far-field dispersion including modeling of pool spreading and evaporation, as well as flammable and toxic effects. Phast is a free-field model, meaning it does not take into account any effects on a release from obstacles or elevation changes in the path of the release. The results from the analysis can be displayed in tabular and graphical form, so the extent of the impact can be seen, and the effect of the release on the population and environment assessed.

Phast is designed to comply with the regulatory requirements of many countries. For example, specific modules have been included to ensure compliance with the Dutch Yellow Book, US EPA, and UK HSE regulations. Phast contains models tailored for hazard analysis of offshore and onshore industrial installations.

4 RESULTS AND DISCUSSION

4.1 Summary of Hazard Zone Results

Table 4-1 summarizes the results of the Phast analysis from the evaluated scenarios with impact assessed at 3.3 ft from the ground. This height is selected as it is considered the minimum height where people may be present and exposed. Other heights and distances might be of interest when considering neighboring buildings on site. The buoyant toxic and flammable vapor clouds from the exhaust fan are estimated not to reach the ground level of 3.3 ft and thus there is no dispersion hazard estimated at 3.3 ft. Note that these results are specific to the dispersion with operation of the enclosure exhaust fan.

Details regarding each system and hazard are provided in Section 3.3. This should be reviewed for a fuller understanding of the results under a variety of meteorological conditions, heights, and further granularity of gases.

Table 4-1: Summary of Hazard Distance (ft) Results at 3.3 ft Elevation

Hazard	Hazard Details	1 Enclosure Failure		1 Rack Failure		1 Module Failure	
		F2	D5	F2	D5	F2	D5
Thermal	37.5 kW/m ²	22	26	Not modeled		Not modeled	
	12.5 kW/m ²	52	60				
	5 kW/m ²	77	83				
LFL	LFL	-	-	-	-	-	-
	0.5 LFL	-	-	-	-	-	-
Toxicity HF	ERPG-3 (50 ppm)	-	-	-	-	-	-
	ERPG-2 (20 ppm)	-	-	-	-	-	-
Toxicity CO	ERPG-3 (500 ppm)	-	-	-	-	-	-
	ERPG-2 (350 ppm)	-	-	-	-	-	-
Toxicity Benzene	ERPG-3 (1000 ppm)	-	-	-	-	-	-
	ERPG-2 (150 ppm)	-	-	-	-	-	-
Toxicity Toluene	ERPG-3 (1000 ppm)	-	-	-	-	-	-
	ERPG-2 (300 ppm)	-	-	-	-	-	-

Note: "-" indicates the hazard endpoint of interest was not recorded at the evaluated elevation.

4.2 Detailed Modeling Results

The summary of the impact distances is discussed and presented in the following subsections. For each scenario the downwind distances depending on the wind speed/stability are presented. All results are reported at a height of 3.3 ft in accordance with the Study Basis (Appendix I). This height is selected as it is considered the minimum height where people may be present and exposed. Other heights and distances might be of interest when considering neighboring buildings on site.

Cypress Creek should inform their local emergency responders of the potential hazards associated with battery fires so that they address the fire with appropriate firefighting measures and PPE.

4.2.1 Thermal Radiation Hazards

The following results for thermal radiation are based on a jet/diffusive fire originating from the BESS enclosure. The enclosure is assumed to burn as a fire at the ground level and thermal radiation hazard is reported at 3.3 ft above ground level (the potential location of people). Table 4-2 shows the distance downwind in feet (ft) from the release location at which the thermal radiation levels would be felt at 3.3 ft ground height. Only the enclosure failure scenario is evaluated as it is the worst case.

Note that Phast modeling is free field and the results are conservative given there would be some shielding expected from the originating enclosure walls till they fail.

Table 4-2: Thermal Radiation Levels Downwind Distances (ft) at 3.3 ft Elevation

Failure Scenario	Weather	Downwind Distance (ft) to 5 kW/m ² (pain in 15-20s, injury after 30s exposure) ¹	Downwind Distance (ft) to 12.5 kW/m ² (extreme pain within 20s and potential fatality if escape not possible) ¹	Downwind Distance (ft) to 37.5 kW/m ² (sufficient to cause damage to equipment, fatal) ¹
1 Enclosure Failure	F2	77	52	22
	D5	83	60	26

1. required by personnel without shielding but with appropriate clothing. Appropriate clothing consists of hard hat, long-sleeved shirts with cuffs buttoned, work gloves, long-legged pants and work shoes. Appropriate clothing minimizes direct skin exposure to thermal radiation (1/3).

Figure 4-1 presents the fire thermal radiation hazard zones for one enclosure failure at D5 weather condition for four different BESS locations. Note that the figures present the 360-degree rotation of the potential hazard zone displayed. The thermal radiation results are conservative as no shielding from the container is considered in the modeling and the fire is considered in open air. The nearby neighborhoods are estimated not to be exposed to the thermal radiation hazards from the enclosure failure as shown in Figure 4-1. The equipment area at the Project substation may be exposed to the 5 kW/m² thermal radiation hazard depending on the release location (assumed from the future site development) and wind direction. The security fence, property line, site access road, and Project area are estimated to be exposed to 5 kW/m² and 12.5 kW/m² thermal radiation hazards depending on the release location and wind directions. The 37.5 kW/m² thermal radiation hazard zone is estimated to reach the security fence and site access road, but not to reach the property line or the project substation.

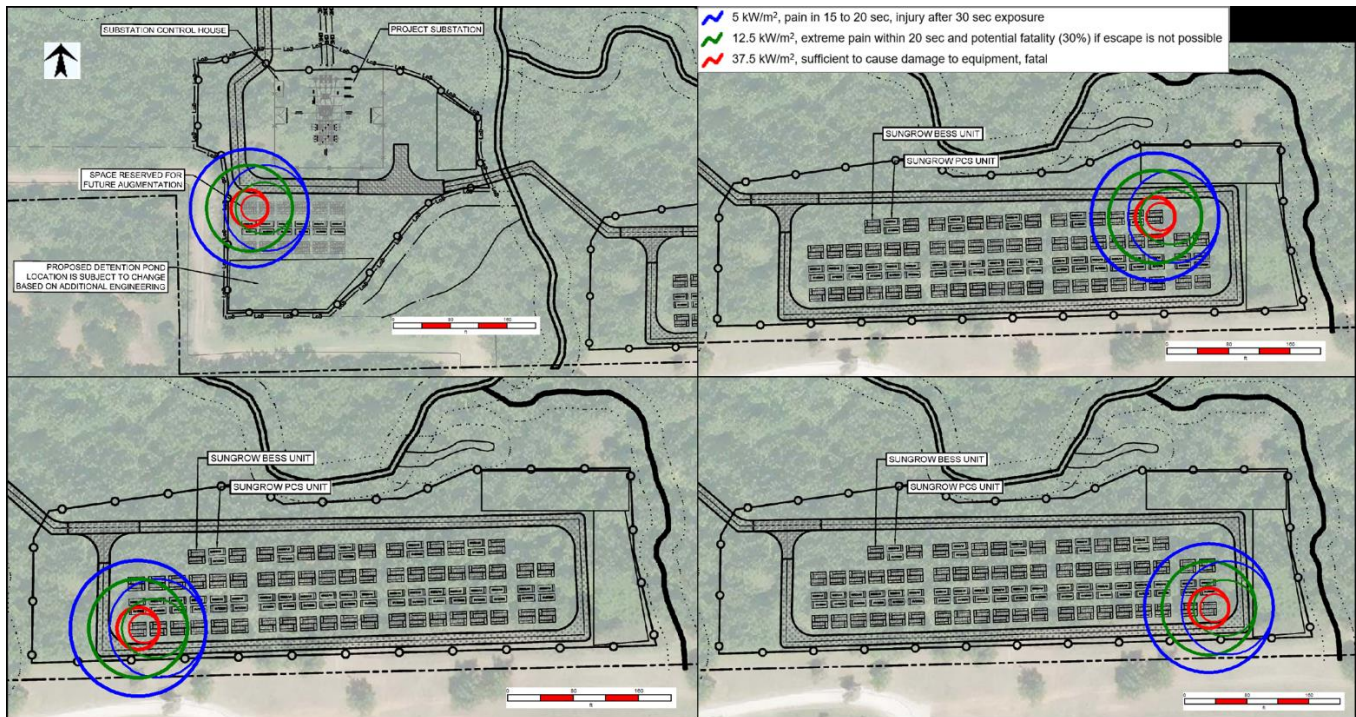


Figure 4-1: Thermal Radiation Hazard Zones (360-degree rotation) for Enclosure Failure – at D5 Weather Condition and 3.3 ft Elevation

4.2.2 Flammable Dispersion Results

For the lower flammability level endpoints, the maximum downwind distance at receptor height of 3.3 ft was evaluated given the flammable gas content. The following results for lower flammability levels (LFL) are based on a release occurring from the exhaust fan at the top of the enclosure (2.896 m, 9.5 ft). The receptor height of people is assumed at 3.3 ft ground level.

Figure 4-2 to Figure 4-4 show the flammable vapor cloud side views for the enclosure failure, rack failure and module failure scenarios, respectively. As the releases are assumed to be released at the height of 2.896 m (9.5 ft), the buoyant flammable vapor clouds are estimated not to reach the ground level of 3.3 ft. The maximum half-LFL flammable dispersion downwind distance of the scenarios is 13.4 ft at a height of 10.7 ft. Note that these results are specific to the dispersion considering operation of the enclosure exhaust fan.

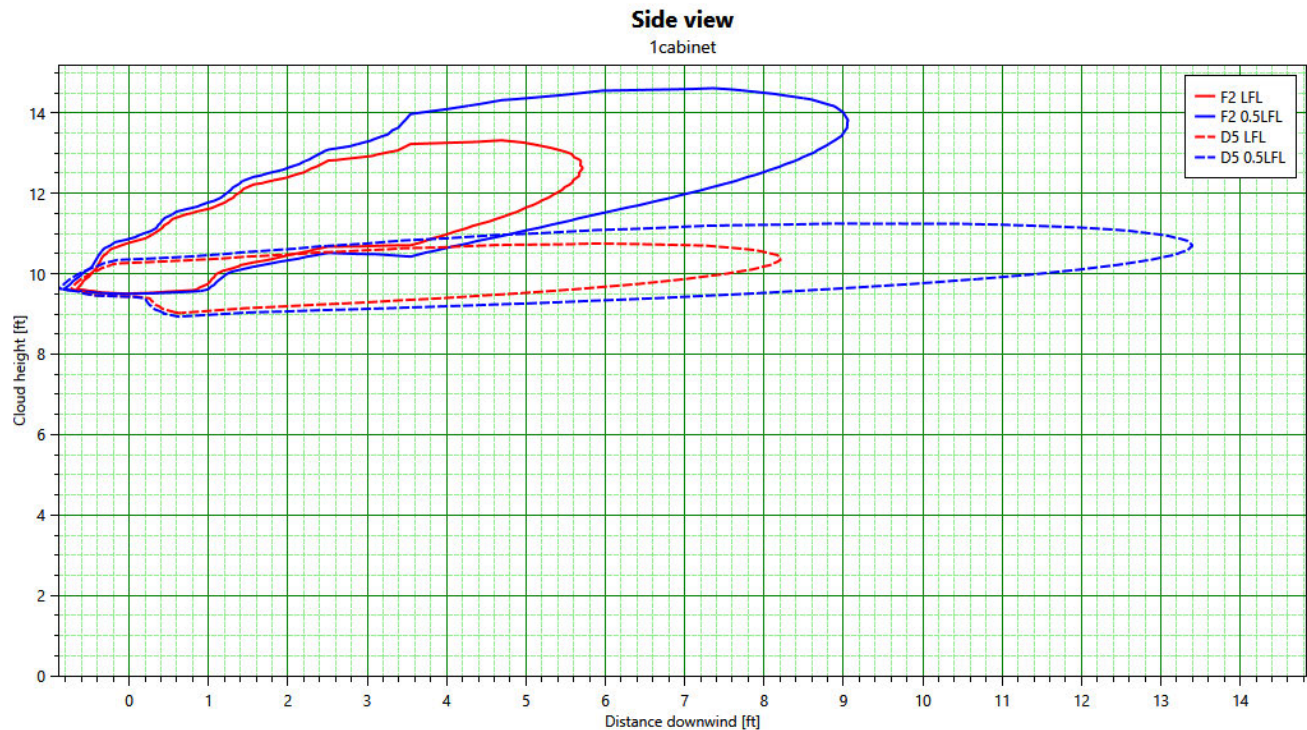


Figure 4-2: Flammable Dispersion Side View, Enclosure Failure

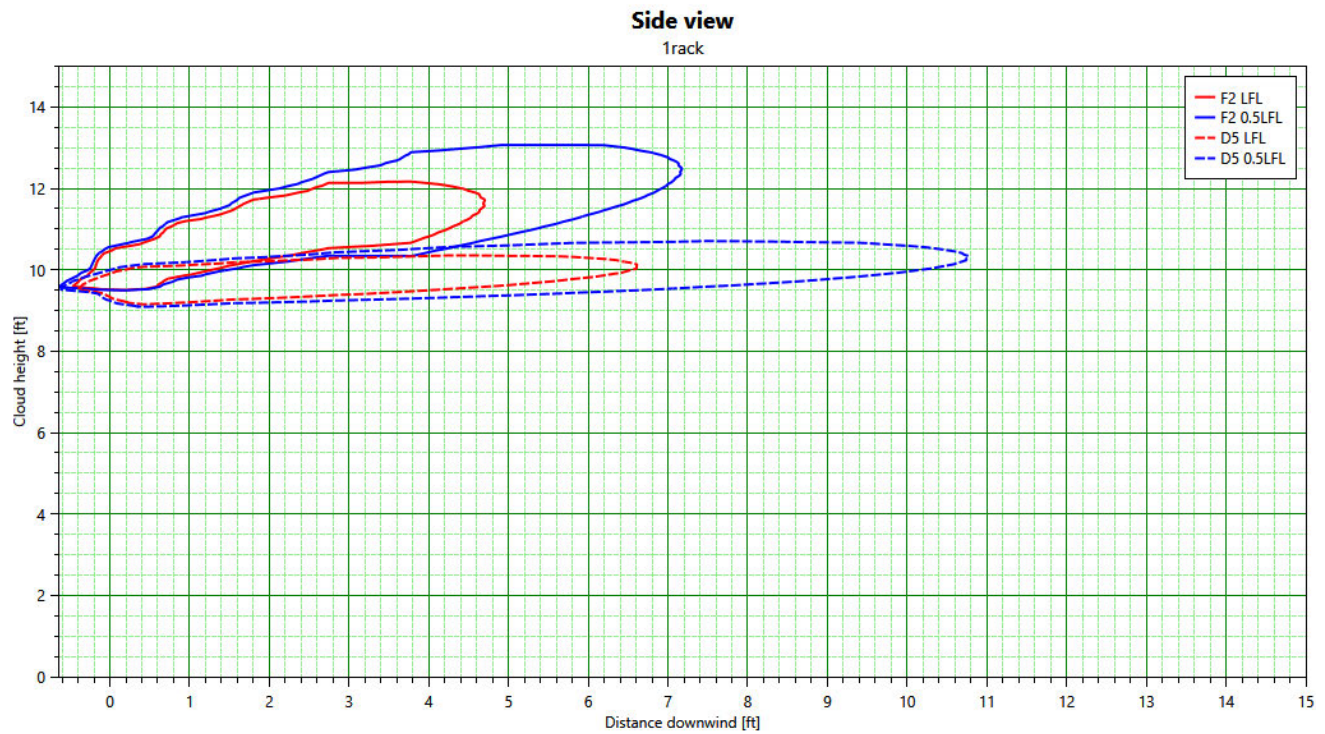


Figure 4-3: Flammable Dispersion Side View, Rack Failure

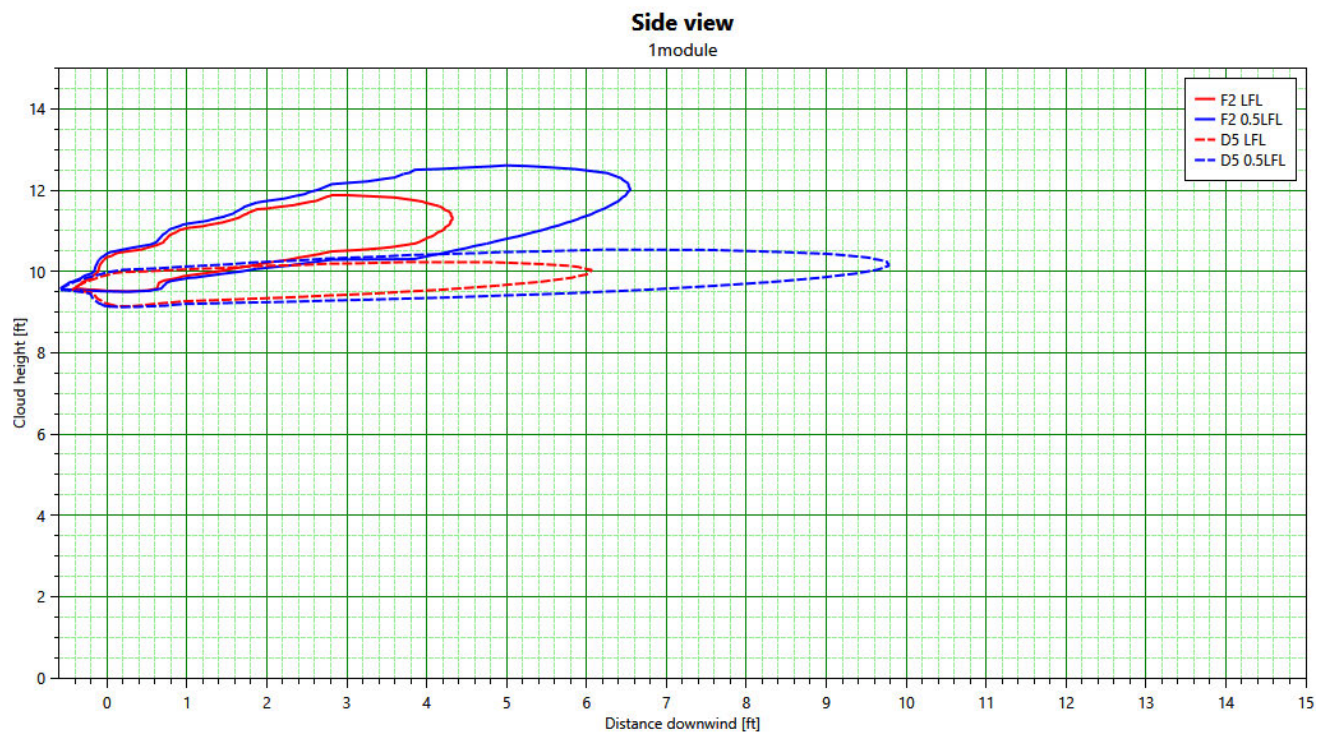


Figure 4-4: Flammable Dispersion Side View, Module Failure

4.2.3 Toxic Dispersion Results

For the toxic gas endpoints, the maximum downwind distance at receptor height of 3.3 ft is reported. The following results for toxic gas endpoints are based on a release occurring from the exhaust fan at the top of the enclosure (2.896 m, 9.5 ft). The receptor height of people is assumed to be at 3.3 ft ground level.

This section shows the toxic vapor cloud side views for the enclosure failure, rack failure and module failure scenarios, respectively. As the releases are assumed to release at the height of 2.896 m (9.5 ft), the buoyant toxic vapor clouds are estimated not to reach the ground level of 3.3 ft. Note that these results are specific to the dispersion considering operation of the enclosure exhaust fan.

4.2.3.1 CO Toxic Hazards

Figure 4-5 to Figure 4-7 show the side views of gas dispersion of the toxic carbon monoxide (CO) endpoints for the enclosure, rack and module failure scenarios, respectively. As the releases are assumed to exit the container via the exhaust fan at the height of 2.896 m (9.5 ft), the buoyant toxic vapor clouds are estimated not to reach the ground level of 3.3 ft.

The maximum CO ERPG-2 dispersion downwind distance of the scenarios is 40.7 ft at a height of 19.5 ft. Note that these results are specific to the dispersion considering operation of the enclosure exhaust fan.

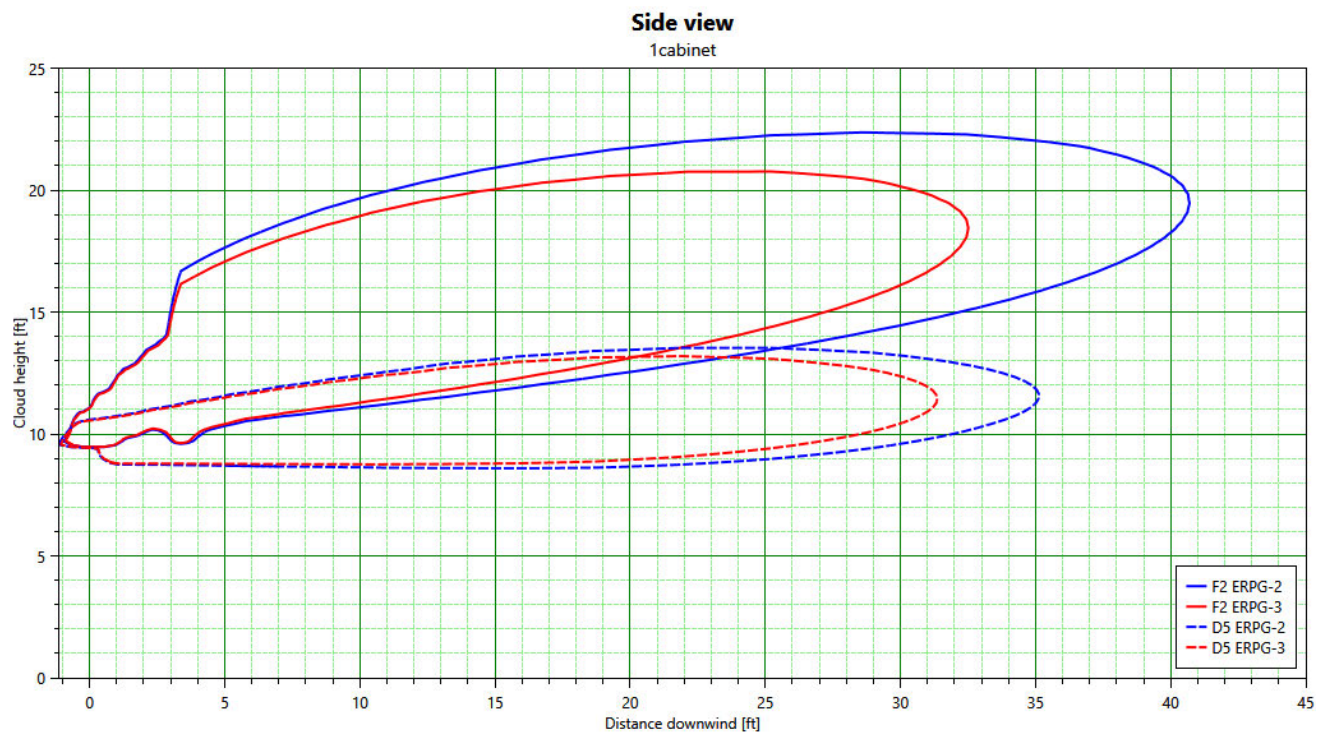


Figure 4-5: Toxic Dispersion Side Views of CO, Enclosure Failure

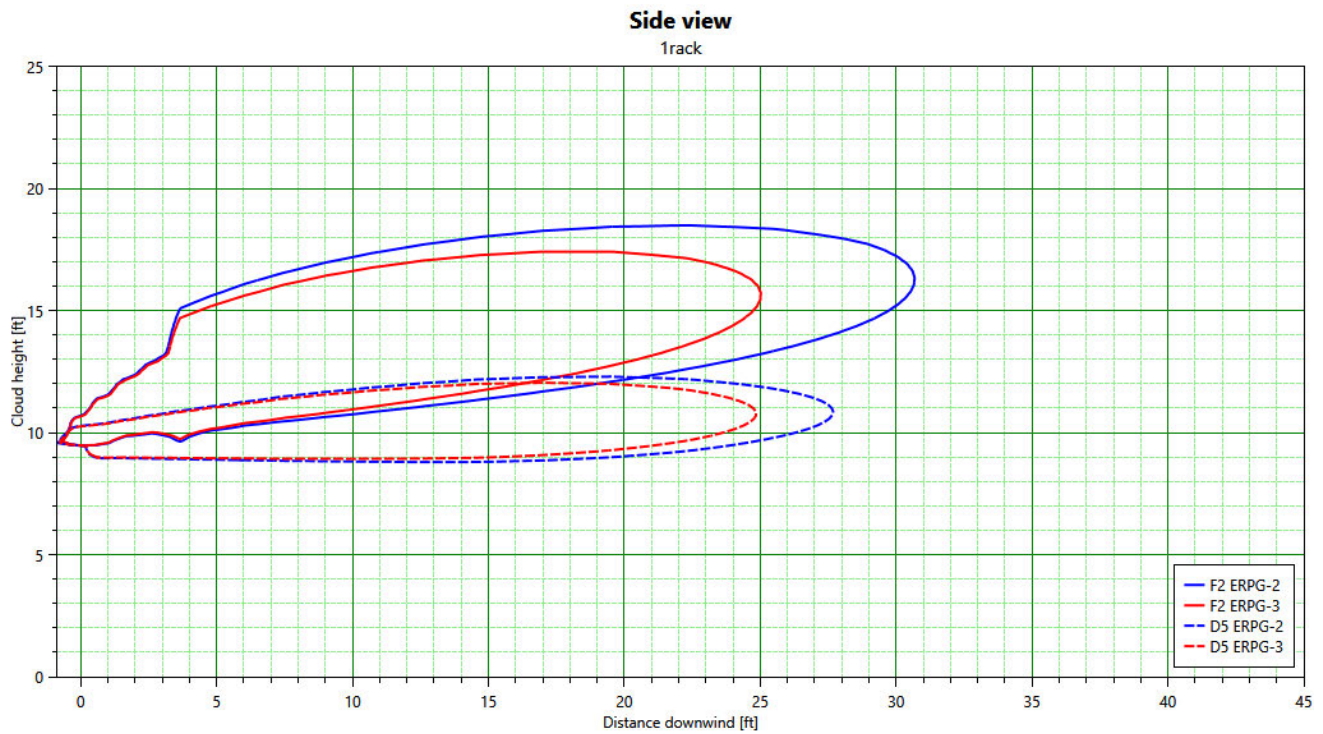


Figure 4-6: Toxic Dispersion Side Views of CO, Rack Failure

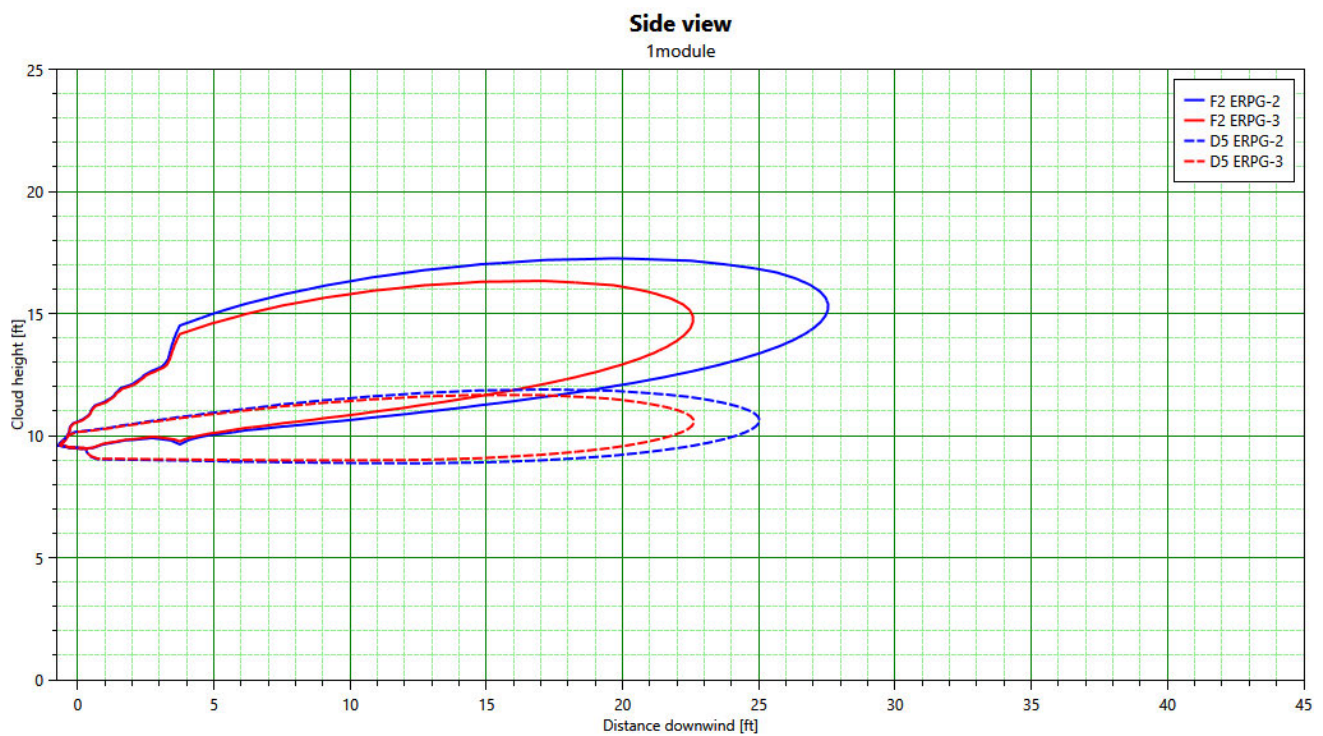


Figure 4-7: Toxic Dispersion Side Views of CO, Module Failure

As seen from the CO toxic dispersion side views (Figure 4-5 to Figure 4-7), the buoyant toxic vapor clouds are estimated not to reach the ground level of 3.3 ft as the releases are assumed to exit the container via the exhaust fan at the height of 2.90 m (9.5 ft).

To display the dispersion extents of the CO toxic hazard zones, the results are presented at a higher elevation than the 3.3 ft. Figure 4-8 presents the CO toxic dispersion hazard zones for one enclosure failure at the F2 weather condition for four locations of the BESS enclosure at a height of 19.5 ft. Note that the figures present the 360-degree rotation of the potential hazard zone displayed.

The nearby neighborhoods and the Project substation are estimated not to be exposed to the CO toxic hazards from the enclosure failure as shown in Figure 4-8. The security fence, site access road and project area are estimated to be exposed to CO 500 ppm and 350 ppm toxic cloud hazards **at 19.5 ft** depending on the release location and wind directions. At the ground level, none of the objects are estimated to be exposed to the CO toxic hazards.

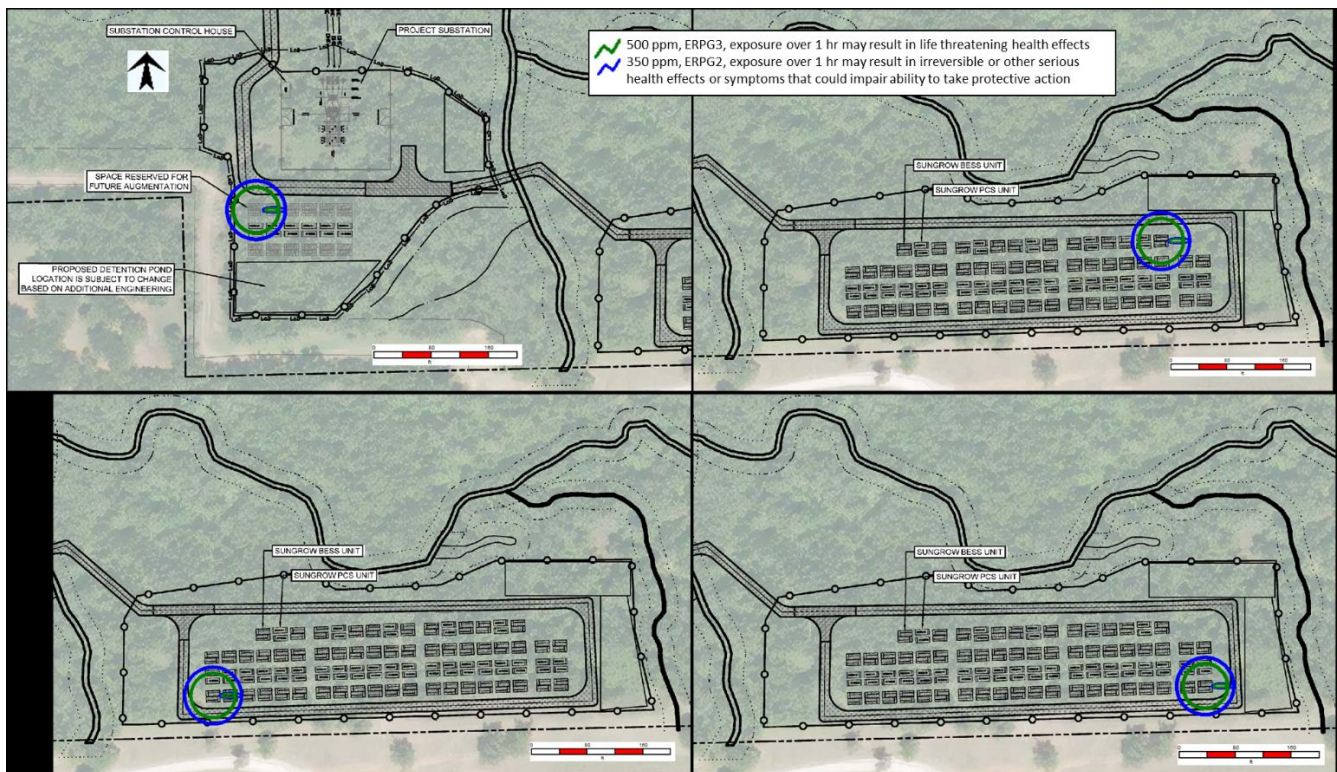


Figure 4-8: CO Toxic Dispersion Hazard Zones (ERPG-3 and ERPG-2) (360-degree rotation) for Enclosure Failure at Height of 19.5 ft (F2 Weather Condition)

4.2.3.2 Benzene Toxic Hazards

Figure 4-9 to Figure 4-11 show the side views of gas dispersion of the toxic benzene endpoints for the enclosure, rack and module failure scenarios, respectively. As the releases are assumed to exit the container via the exhaust fan at the height of 2.90 m (9.5 ft), the buoyant toxic vapor clouds are estimated not to reach the ground level of 3.3 ft.

Only the benzene ERPG-2 concentration (150 ppm) results from the release. The maximum benzene ERPG-2 dispersion downwind distance of the scenarios is 2.1 ft **at a height of 9.8 ft**. Note that these results are specific to the dispersion considering operation of the enclosure exhaust fan.

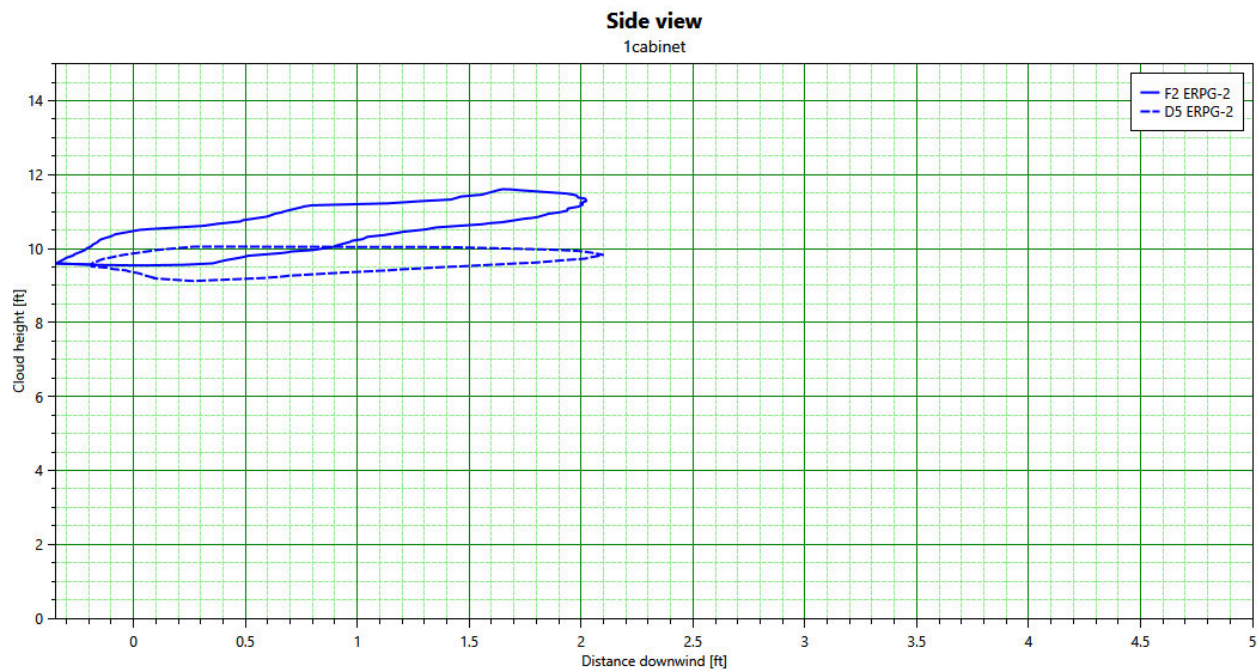


Figure 4-9: Toxic Dispersion Side Views of Benzene, Enclosure Failure

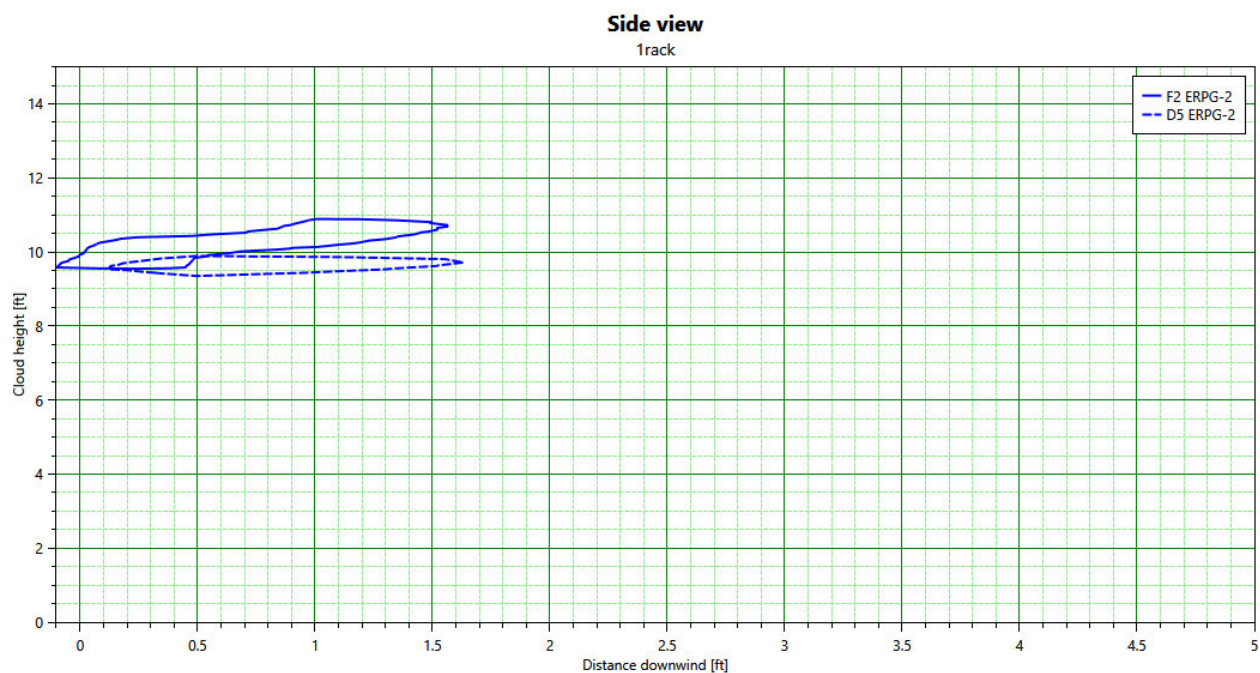


Figure 4-10: Toxic Dispersion Side Views of Benzene, Rack Failure

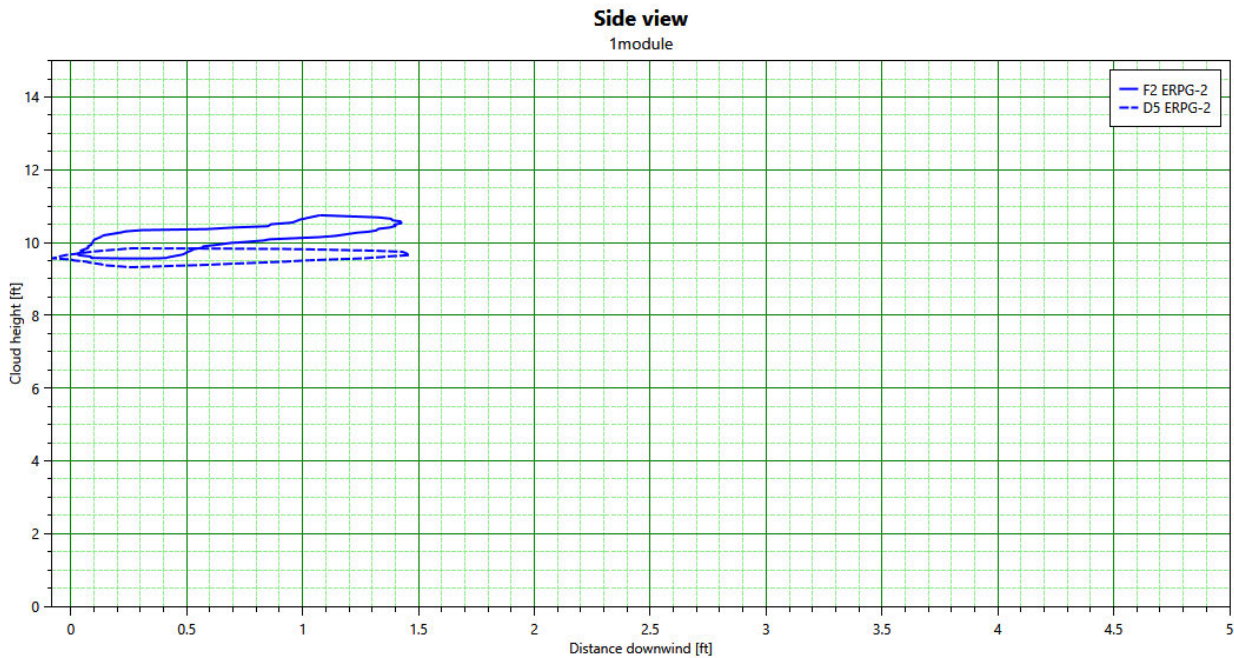


Figure 4-11: Toxic Dispersion Side Views of Benzene, Module Failure

As seen from the benzene toxic dispersion side views (Figure 4-9 to Figure 4-11), the buoyant toxic vapor clouds are estimated not to reach the ground level of 3.3 ft as the releases are assumed to exit the container via the exhaust fan at the height of 2.896 m (9.5 ft).

To display the dispersion extents of the benzene toxic hazard zones, the results are presented at a higher elevation than the 3.3 ft. Figure 4-12 presents the benzene toxic dispersion hazard zones for one enclosure failure at the D5 weather condition for the BESS enclosure at a height of 9.8 ft. Note that the figure presents the 360-degree rotation of the potential hazard zone displayed.

The nearby neighborhoods and the project substation are estimated not to be exposed to the benzene toxic hazards from the enclosure failure as shown in Figure 4-12. The benzene dispersion does not extend to the security fence or site access road **at 9.8 ft** depending on the release location and wind directions. At the ground level, none of the objects are estimated to be exposed to the benzene toxic hazards.

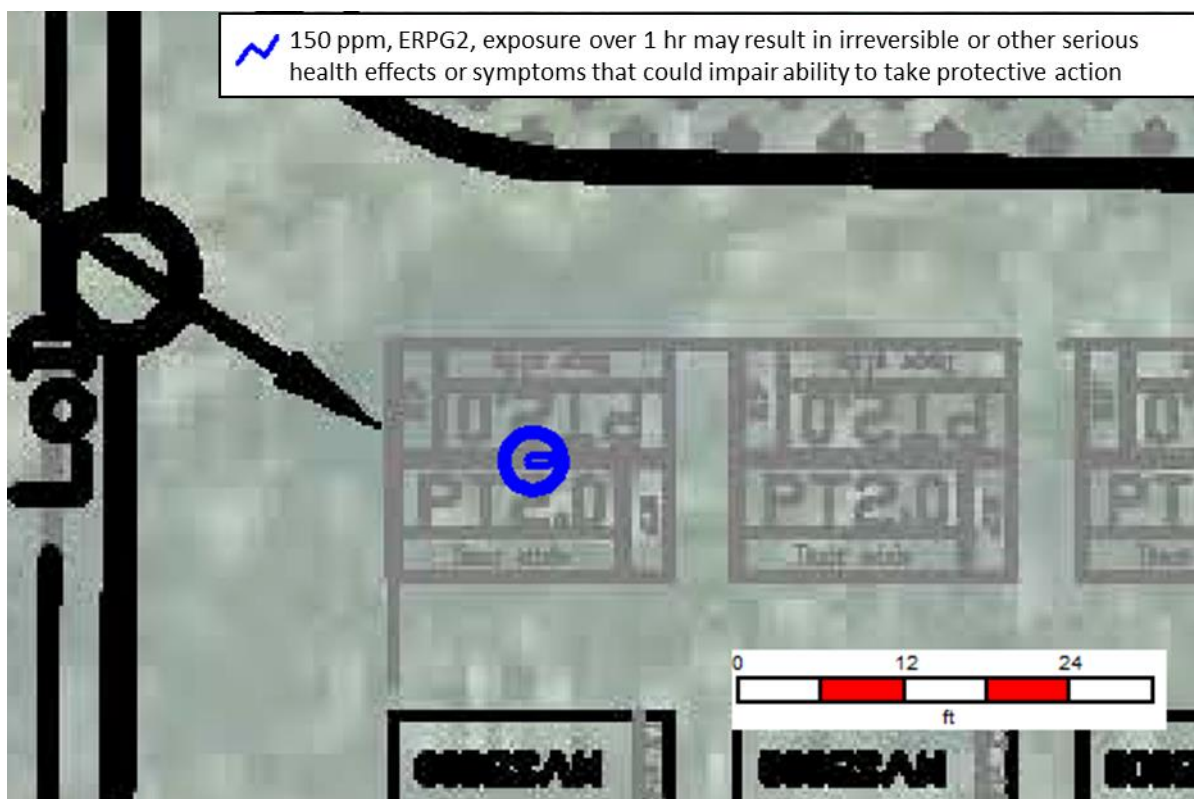


Figure 4-12: Benzene Toxic Dispersion Hazard Zones (ERPG-3 and ERPG-2) (360-degree rotation) for Enclosure Failure at Height of 9.8 ft (D5 Weather Condition)

4.2.3.3 HF Toxic Hazards

The hazards from the HF toxic dispersion are negligible due to their minimal amounts in the off-gas composition. No ERPG-2 or ERPG-3 dispersion plume for HF is estimated to be observed for the scenarios **even at higher elevation**.

4.2.3.4 Toluene Toxic Hazards

The hazards from the toluene toxic dispersion are negligible due to their minimal amounts in the off-gas composition. No ERPG-2 or ERPG-3 dispersion plume for toluene is estimated to be observed for the scenarios **even at higher elevation**.

4.3 Uncertainty

All quantitative studies are subject to uncertainty. The quality and accuracy of the study is dependent on the knowledge, available calculation models, data quality, and degrees of details. It is important to be aware that this study is conducted with the data provided by clients, data generated from internal DNV testing and several assumptions. Consequently, alteration of these assumptions and data may affect the results of the assessment.

A simplified free-field dispersion and radiation model is applied in the consequence analysis, and thus introduces conservatism and uncertainties in the hazard zone estimation. Therefore, any obstacles around the battery containers may lead to the decrease of hazard zone.

The exact smoke composition from a BESS enclosure fire is unknown as the toxic gases are not measured in the UL 9540A test.

In the current study, one enclosure failure is considered as the worst-case scenario. However, it does not mean that multiple enclosure failures would not happen. Certain circumstances with low likelihood, such as external impact (e.g., vehicle collision) to more than one enclosure or extreme weather condition (e.g., wildfire), may lead to multiple enclosures failing, resulting in the increase of hazard zone.

5 REFERENCE

- /1/ Plume Study RFI.xlsx". Email from Jacob Gubbrud "RE: Fort Watt Plume Study" April 8, 2024.
- /2/ SUNGROW, "FSS Design, PowerTitan2.0(US)", v5
- /3/ Cypress Creek Renewables. "BESS Layout". Fort Watt Storage, LLC. Tarrant County, TX. Drawing No. E-101. Date 04-03-24. File name: Fort Watt Storage_Opt2-Conceptual Siteplan_2024-04-03
- /4/ "TR_PT2_CATL_Cell UL9540A Test Report_CCR_20240124". Cell Test Report, UL 9540A, Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage Systems (AACD), UL Solutions, 2023-09-18.
- /5/ "TR_PT2_CATL_Module UL9540A Test Report_CCR_20240124". TUV Rheinland, Sungrow Power Supply Co., Ltd, Energy Storage Battery Pack, Test Report, 2023-12.
- /6/ "TR_PT2_CATL_Unit UL9540A Test Report_CCR_20240124". TUV Rheinland, Sungrow Power Supply Co., Ltd, Battery Rack, Test Report, 2023-12.
- /7/ "PT2.0_NFPA69_report_CCR_20240407". TUV Rheinland, Sungrow Power Supply Co., Ltd, Energy Storage System, Test Report, 2024-02.
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- /9/ Center for Chemical Process Safety (CCPS). *Guidelines for Chemical Process Quantitative Risk Analysis*. Second Edition, New York City, NY, USA.: AIChE CCPS, Inc. 2010
- /10/ International Association of Oil & Gas Producers, 2009. Evacuation Escape and Rescue, DNV report no. 32338533, rev2, August 2009
- /11/ Centers for Disease Control and Prevention (CDC), The National Institute for Occupational Safety and Health (NIOSH), NIOSH Pocket Guide to Chemical Hazards.
- /12/ DNV, "Considerations for ESS Fire Safety," 2017.
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About DNV

DNV is a global quality assurance and risk management company. Driven by our purpose of safeguarding life, property and the environment, we enable our customers to advance the safety and sustainability of their business. We provide classification, technical assurance, software and independent expert advisory services to the maritime, oil & gas, power and renewables industries. We also provide certification, supply chain and data management services to customers across a wide range of industries. Operating in more than 100 countries, our experts are dedicated to helping customers make the world safer, smarter and greener.



APPENDIX I: Study Basis



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1 BACKGROUND

Cypress Creek Renewables, LLC has requested DNV Energy USA Inc. (DNV) to perform a consequence evaluation of a lithium-ion battery energy storage system (BESS) in Kennedale, Tarrant County, Texas.

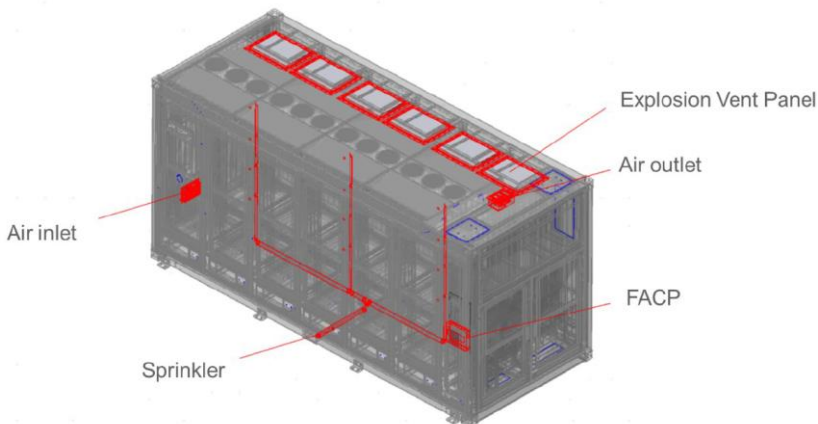
The main objective of the study is to determine the potential flammable and toxic dispersion and thermal radiation hazard zones resulting from the potential consequences of a series of defined battery failure scenarios.

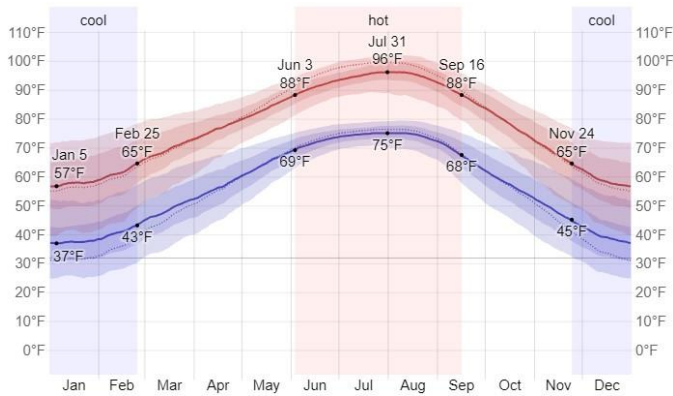
To meet the objective of the assessment DNV will utilize its proprietary software tool, PHAST, to perform release and hazard consequence modeling for the range of release scenarios, weather conditions and endpoints.

This document presents an overview of the assumptions and key information used for this study.

These assumptions form the basis for the study. If any of these assumptions are altered, the results presented for the study are no longer valid. Consequently, alteration of any of these assumptions may generate a need for an update of the analysis.

2 KEY ASSUMPTIONS AND MODEL INPUTS

Input/Assumption Item	Description																														
Software Used for Modeling	Phast v9.0 Phast is a free-field model meaning it does not take into account any effects on a release from obstacles or elevation changes in the path of the release.																														
Battery Specifications	Battery chemistry is LFP (lithium iron phosphate) There are 104 cells per module and 8 modules (832 cells) per rack. 1 battery cabinet consists of 6 racks (4992 cells per cabinet) (/1/)																														
Cell Details	Approximate dimension for a cell is (174.26±0.8) mm *(71.55±0.8) mm *(207.1±0.8) mm (L x W x H). The mass of a cell is 5.49±0.3 Kg (/3/).																														
BESS Container Details	1 BESS system (SUNGROW PT2.0) has dimensions of: 6.058 m x 2.896 m x 2.438 m (W x H x D) (/1/) Note there are two cabinets back-to-back on a skid in the Fort Watt facility design. 																														
UL 9540A Test Results	The UL 9540A cell, module and unit test reports to evaluate thermal runaway propagation in the battery cube were provided as input to the evaluation (/3/, /4/, /5/). The composition of the off-gas is tabulated in the following table based on the summary of the cell test report (/3/). <table border="1"> <thead> <tr> <th>Material</th><th>Vol%</th></tr> </thead> <tbody> <tr><td>Carbon monoxide</td><td>12.642</td></tr> <tr><td>Carbon dioxide</td><td>26.413</td></tr> <tr><td>Hydrogen</td><td>46.491</td></tr> <tr><td>Methane</td><td>7.016</td></tr> <tr><td>Acetylene</td><td>0.158</td></tr> <tr><td>Ethylene</td><td>3.111</td></tr> <tr><td>Ethane</td><td>1.174</td></tr> <tr><td>Propylene</td><td>0.422</td></tr> <tr><td>Propane</td><td>0.154</td></tr> <tr><td>Butane, C4 total</td><td>0.657</td></tr> <tr><td>Pentane, C5 total</td><td>0.200</td></tr> <tr><td>Hexane, C6 total</td><td>1.495</td></tr> <tr><td>Benzene</td><td>0.058</td></tr> <tr><td>Toluene</td><td>0.008</td></tr> </tbody> </table> The lower flammability limit (LFL) based on the defined mixture at 25°C ambient temperature is 5.6% (calculated from Phast). Based on the cell test, the estimated total volume of gas from a single cell is 176 liter (0.176 m³) (/3/).	Material	Vol%	Carbon monoxide	12.642	Carbon dioxide	26.413	Hydrogen	46.491	Methane	7.016	Acetylene	0.158	Ethylene	3.111	Ethane	1.174	Propylene	0.422	Propane	0.154	Butane, C4 total	0.657	Pentane, C5 total	0.200	Hexane, C6 total	1.495	Benzene	0.058	Toluene	0.008
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Hexane, C6 total	1.495																														
Benzene	0.058																														
Toluene	0.008																														
Release Scenarios	A range of release scenarios are evaluated: 104-cells (1 module) failure with duration over 10 min 1 rack failure (832 cells) with duration over 1 hour																														

Input/Assumption Item	Description																										
	1 cabinet failure (6 racks; 4992 cells) with duration over 3 hours Although the UL 9540A unit test results did not give indication of thermal propagation between modules and racks (/4/, /5/), the above scenarios are proposed to evaluate conservative scenarios. Note that the assumed durations are also conservative. Propagation of the module failures if possible would take time to spread through the modules and cubes within the cabinet. This study has not evaluated the time for potential propagation between cells and modules for thermal runaway.																										
Toxic Gases	Carbon monoxide (CO), benzene and toluene were recorded in the off-gas compositions and thus will be modeled for toxic dispersion. 1000 ppm (0.001%) of Hydrogen Fluoride (HF) is also included in the off-gas composition based on DNV experience of battery failure tests.																										
Fire Modeling	The UL 9540A cell, module and unit tests (/3/, /4/, /5/) did not see external flaming during the test evaluations. For the thermal radiation evaluation, an external flame is assumed possible and present. Note that Phast is a free field model and does not account for the geometry of obstacles or potential shield of thermal radiation. The model will assume that the walls of the cabinet have failed and there are external flames to the cabinet. The cabinet length of 6.058 m is conservatively assumed to be the pool fire size; hence the resulting radiation zones will be conservative.																										
Explosion Modeling	No explosion modeling is considered within the work scope.																										
Exhaust Fan	The container is equipped with flammable gas detector and exhaust vent. The flammable gas detector is calibrated to 10% LEL (/7/). If the flammable gas detector is triggered, the ventilation system is activated. The ventilation flow rate is conservatively assumed as 283 CFM, as in the Energy Storage System test report (/6/). The size of grate for air change is 347 mm x 248 mm x 88 mm, equivalent to surface area of 0.086 m² (/6/).																										
Release Elevation	The release elevation for the plume modeling is assumed to be at the height of the exhaust (outlet near top). The exhaust fan is at the top of the cabinet at a height of about 2.896 m. The discharge is assumed at this height above ground level.																										
Release Direction	Releases will be modeled as vertical as the off-gassing valve is mounted on the top of the battery cabinet.																										
Wind and Stability Conditions	The atmospheric stability and wind speed impact the consequence modeling. The following representative wind speed and stability class are assumed: - F2 – atmospheric stability F and wind speed of 2 m/s (4.5 mph) – Typically produces more severe dispersion consequences due to stable wind conditions which results in less turbulence and dilution of the vapor cloud. - D5 – atmospheric stability D and wind speed of 5 m/s (11 mph) – Represents neutral atmospheric conditions, either during day or night. Typically produces less severe dispersion consequence zones as the greater wind speed promotes more mixing.																										
Atmospheric Temperature	The average high annual temperature, 96 °F (/1/) is applied to the model to address the worst case. The same is assumed for the surface and ground temperatures.  <table border="1"> <caption>Monthly Average High Temperatures (°F)</caption> <thead> <tr> <th>Month</th> <th>Approx. High Temp (°F)</th> </tr> </thead> <tbody> <tr><td>Jan</td><td>57</td></tr> <tr><td>Feb</td><td>65</td></tr> <tr><td>Mar</td><td>69</td></tr> <tr><td>Apr</td><td>75</td></tr> <tr><td>May</td><td>88</td></tr> <tr><td>Jun</td><td>96</td></tr> <tr><td>Jul</td><td>96</td></tr> <tr><td>Aug</td><td>88</td></tr> <tr><td>Sep</td><td>88</td></tr> <tr><td>Oct</td><td>65</td></tr> <tr><td>Nov</td><td>65</td></tr> <tr><td>Dec</td><td>45</td></tr> </tbody> </table>	Month	Approx. High Temp (°F)	Jan	57	Feb	65	Mar	69	Apr	75	May	88	Jun	96	Jul	96	Aug	88	Sep	88	Oct	65	Nov	65	Dec	45
Month	Approx. High Temp (°F)																										
Jan	57																										
Feb	65																										
Mar	69																										
Apr	75																										
May	88																										
Jun	96																										
Jul	96																										
Aug	88																										
Sep	88																										
Oct	65																										
Nov	65																										
Dec	45																										

Input/Assumption Item	Description															
Relative Humidity & Atmospheric Pressure	The extreme low humidity, 10%, is applied to the model to address the worst case. Atmospheric pressure is assumed as default, 1 atm.															
Surface Roughness Length	Low congestion level with low surface roughness (30 mm, open flat terrain; grass, few isolated objects)															
Hazard Endpoints	Flammable dispersion results are reported at downwind distances from the release source at the lower flammability level (LFL) concentration and half-LFL concentration. The fire thermal radiation consequence results are provided at downwind distances from the release source at the following radiation levels (/8/ and /9/): 37.5 kW/m² – Sufficient to cause damage to process equipment, 100% lethality 12.5 kW/m² – Extreme pain within 20 sec and fatality (30% lethality) could occur if escape is not possible. 5 kW/m² – Pain in 15 to 20 sec and injury after a 30-sec exposure. The following toxic dispersion endpoints are adopted for application within the modeling (/10/): <table><tr><th>Material</th><th>ERPG-3 (ppm)</th><th>ERPG-2 (ppm)</th></tr><tr><td>Hydrogen Fluoride (HF)</td><td>50</td><td>20</td></tr><tr><td>Carbon Monoxide (CO)</td><td>500</td><td>350</td></tr><tr><td>Benzene</td><td>1000</td><td>150</td></tr><tr><td>Toluene</td><td>1000</td><td>300</td></tr></table> ERPG (Emergency Response Planning Guideline) concentrations are developed by the American Industrial Hygiene Association. ERPGs estimate the concentrations at which most people will begin to experience health effects if they are exposed to a hazardous airborne chemical for 1 hour. (Sensitive members of the public—such as old, sick, or very young people—aren't covered by these guidelines and they may experience adverse effects at concentrations below the ERPG values). - ERPG-3 is the maximum airborne concentration below which nearly all individuals could be exposed for up to 1 hour without experiencing or developing life-threatening health effects. - ERPG-2 is the maximum airborne concentration below which nearly all individuals could be exposed for up to 1 hour without experiencing or developing irreversible or other serious health effects or symptoms which could impair an individual's ability to take protective action.	Material	ERPG-3 (ppm)	ERPG-2 (ppm)	Hydrogen Fluoride (HF)	50	20	Carbon Monoxide (CO)	500	350	Benzene	1000	150	Toluene	1000	300
Material	ERPG-3 (ppm)	ERPG-2 (ppm)														
Hydrogen Fluoride (HF)	50	20														
Carbon Monoxide (CO)	500	350														
Benzene	1000	150														
Toluene	1000	300														
Receptor Height	The reporting of the hazard zones is assumed at 1 m above ground level and at elevations of maximum extent.															
Key Outputs from Phast to be Reported	Tables with maximum downwind hazard distances at each relevant endpoint. Key side views and aerial footprint views of the hazard zones at each endpoint. Potential impact to surrounding locations will be evaluated and discussed.															

3 REFERENCES

- /1/ "Plume Study RFI.xlsx". Email from Jacob Gubbrud "RE: Fort Watt Plume Study" April 8, 2024.
- /2/ Average Temperature in Kennedale TX. <https://weatherspark.com/y/8120/Average-Weather-in-Kennedale-Texas-United-States-Year-Round>.
- /3/ "TR_PT2_CATL_Cell UL9540A Test Report_CCR_20240124". Cell Test Report, UL 9540A, Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage Systems (AACD), UL Solutions, 2023-09-18.
- /4/ "TR_PT2_CATL_Module UL9540A Test Report_CCR_20240124". TUV Rheinland, Sungrow Power Supply Co., Ltd, Energy Storage Battery Pack, Test Report, 2023-12.
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- /6/ "PT2.0_NFPA69 report_CCR_20240407". TUV Rheinland, Sungrow Power Supply Co., Ltd, Energy Storage System, Test Report, 2024-02.
- /7/ SUNGROW, "FSS Design, PowerTitan2.0(US)", v5
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Brazos Bend Energy Storage System

EMERGENCY RESPONSE PLAN

Rev .03 | December 24th, 2023

Summary

This document serves as the Emergency Response Plan (ERP) for the Brazos Bend Energy Storage System to be located at 3329 River Road, Rosenberg, Texas 77471 in Fort Bend County.

This ERP provides information and instructions to guide first responders in preparing for, and safely responding to, an incident, fire, or other emergency associated with the energy storage facility.

LIFE SAFETY SHALL BE THE HIGHEST PRIORITY DURING ANY TYPE OF EVENT

Prepared For:

Cypress Creek Renewables
3402 Pico Boulevard
Santa Monica, California 90405

Energy Safety Response Group
8350 US HWY 23 N
Delaware, OH 43015
www.energysresponsegroup.com
1-833-SAFE-ESS

PROJECT INFORMATION

Project Name	Brazos Bend Energy Storage System
Project No.	23-20339
Prepared For	Cypress Creek Renewables
Revision No.	Rev .03
Document No.	23-20339-E-D02
Date of Issue	12/24/2023

Prepared By: Michelle Hoffman Emergency Response & Training <i>Michelle.Hoffman@energyresponsegroup.com</i> _____ Date: _____	Reviewed and Approved By: Tom Bensen Principal, co-Founder <i>Tom.Bensen@energyresponsegroup.com</i> _____ Date: _____
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REVISION HISTORY

Revision No.	Date of Issue	Substance of Change
Rev .01	08/14/2023	Draft issue
Rev .02	08/24/2023	Revisions
Rev .03	12/24/2023	Revisions

Note 1: The information in this document is subject to change while in DRAFT status and may be modified in the event of modifications to equipment or other factors affecting the design of the system or site.

Note 2: During the operating life span of the project, it is expected that this document shall be reviewed annually, and that all pertinent information shall be appropriately updated as necessary. This ERP is compiled based upon current design and usage at the time of this writing. (See Appendix E)

Note 3: Highlighted items to be finalized prior to commissioning.

IMPORTANT NOTICE AND DISCLAIMER

Energy Safety Response Group LLC (ESRG) is providing this “draft” Emergency Response Plan (ERP) based on information supplied to ESRG to date for the Brazos Bend Energy Storage Facility. This “draft” Emergency Response Plan shall not be implemented for an actual incident. This document is intended to serve as a living document that will be developed into a site-specific Emergency Response Plan (ERP) once an on-site ESRG visit is performed to confirm “as built” and accurate information.

Industry, related technology, and best practices are rapidly evolving and changing regularly. It has been observed that changes often occur to a project through the construction phase, whether it be to the battery itself or to the balance of system.

The contents of this document are in no way meant to be exhaustive and do not address every potential scenario associated with the subject matter of the document. Site and circumstance-specific factors and real-time judgment and reason may significantly impact some of the subject matter conveyed in this document. Additional resources and actions, which may be beyond the scope of this document, may be required to address specific issues. Additionally, laws, ordinances, regulatory standards, and best practices related to the contents of this document are subject to change or modification.

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IMPORTANT INFORMATION	
	This Notice and Disclaimer are important to clarify and understand the status of this document.

Local Emergency Contact Information

CONTACT	CONTACT INFORMATION
Local and State Emergency Response Agencies	Emergency: 911
Fire Department	Rosenberg Fire Department 1021 4 th Street Rosenberg, Texas 77471 (832) 595-3620 (Non-Emergency)
Law Enforcement	Rosenberg Police Department 2120 4 th Street Rosenberg, Texas 77471 (832) 595-3700 (Non-Emergency)
Emergency Room	OakBend Medical Center 1705 Jackson Street Richmond, Texas 77469 (281) 341-3000 (Non-Emergency)
Burn Center	Memorial Hermann- Texas Medical Center 6411 Fannin Street Houston, Texas (713) 704-4000 (Non-Emergency)
Level I Trauma Center	Memorial Hermann- Texas Medical Center 6411 Fannin Street Houston, Texas (713) 704-4000 (Non-Emergency)
BESS Emergency Call Center Cypress Creek Control Center	(984) 789-2912
Subject Matter Expert (SME) Jacob Gubbrud	(319) 230-5465

SITE SPECIFIC DEFINITIONS AND ACRONYMS

Battery Energy Storage System (BESS)	Stationary equipment that receives electrical energy and then utilizes batteries to store that energy to supply electrical energy at some future time. The BESS, at a minimum, consists of one or more modules, a power conditioning system (PCS), battery management system (BMS) and balance of plant components.
Battery Management System (BMS) or Local Plant Controller (LPC)	A system that monitors, controls, and optimizes performance of an individual or multiple battery modules in an energy storage system and has the ability to control the disconnection of the module(s) from the system in the event of abnormal conditions. This system can be completely independent of the ESMS.
Cypress Creek Renewables Control Center (C4)	Provides 24/7 continuous monitoring of the BESS.
Emergency Response Plan (ERP)	A documented set of actions to address the planning for, management of, and response to natural, technological, and man-made disasters and other emergencies.
Emergency Stop Button (E-Stop)	An emergency stop push button switch is used as a safety measure to stop hazardous parts (loads).
Energy Management System (EMS)	A system that monitors, controls, and optimizes the performance of an energy storage system and has the ability to control the disconnection of the energy storage system in the event of abnormal conditions.
Heating Ventilation Air Conditioner (HVAC)	The system that regulates and moves heated and cooled air throughout the container.
Human Machine Interface (HMI)	A system is used to monitor and simulate the control performance. The results show that the PLC approach provides an efficient and reliable control of the BESS in which a compact protection against the battery overcharging, under-discharging, and overheating is achieved.
Incident Command System (ICS)	Unified Command is a team effort process, allowing all agencies with geographical or functional responsibility for an incident, to assign an Incident Commander to a Unified Command organization to work together effectively.
Lower Flammability Limit (LFL)	The lowest percentage of a product's vapor or gas in the air that's capable of igniting when exposed to an ignition source, such as an arc, spark, heat, or flame.
Lock-Out-Tag-Out (LOTO)	The placement of a lockout device and tag on an energy isolating device, in accordance with an established procedure, ensuring that the energy isolating device and the equipment being controlled cannot be operated until the lockout device is removed.
Off-Gassing	The event in which the cell case vents due to a rise in internal pressure of the cell.

Overcurrent Protection Devices (OCPD)	Overcurrent protection simply means a fuse, breaker, or fusible link is used to protect the equipment, a circuit in the equipment, or the equipment's wiring.
Personal Protective Equipment (PPE)	Personal protective equipment, commonly referred to as “PPE”, is equipment worn to minimize exposure to a variety of hazards.
Self-Contained Breathing Apparatus (SCBA)	A self-contained breathing apparatus, or SCBA, is the foundational tool that provides the greatest amount of airway protection from toxic gas and harmful particulates resulting from the fire.
Stranded Energy	The energy remaining in a cell after efforts to safely discharge the stored energy in damaged lithium-ion cells.
Subject Matter Expert (SME)	During an incident at the facility where Public Safety response is summoned, Cypress Creek Renewables shall make a Subject Matter Expert (SME) available for the duration of the event. The SME's responsibility is to serve as a liaison between public safety and the facility. The SME shall understand the facility operation in detail, public safety terminology, communication, and the incident command structure; shall have an in-depth knowledge of the site-specific emergency response plan and overall understanding of response to energy storage facility incidents; shall assist in alarming, telemetry, shut-down procedures, and site-specific hazards.
Surge Protection Device (SPD)	Surge Protective Devices (SPD) are used to protect the electrical installation, which consists of the consumer unit, wiring and accessories, from electrical power surges known as transient over voltages.
Thermal Runaway	An incident where an electrochemical cell increases its temperature through self-heating in an uncontrollable fashion and progresses when the cell's heat generation is at a higher rate than it can dissipate, potentially leading to off-gassing, fire, or explosion. NFPA 855 – 2023,3.3.26 Self-heating of an electrochemical system in an uncontrollable fashion.
Upper Flammability Limit	The inverse of LFL/LEL, or the point at which the air has become too fuel rich to sustain combustion.

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1 INTRODUCTION

1.1 Scope and Purpose

This Emergency Response Plan (ERP) is provided for the Brazos Bend (BESS) facility located at 3329 River Road, Rosenberg, Texas 77471. The purpose of this document is to provide information and instructions to guide public safety-first responders in safely responding to, a fire, explosion, or other battery-related emergency event that requires a public safety response at the Brazos Bend Energy Storage Facility.

Life safety shall be the highest priority during any type of event.

1.2 Activation

This Emergency Response Plan shall be activated during any emergency response to a battery-related incident on-site.

1.3 ERP Update Process

1.3.1 Issuance and Revisions

Dates for draft issuance, revisions, and final issuance of this ERP are provided on page 2 of this document.

Updates to this ERP based on any system or operating changes to the installation are the responsibility of the System Owner / Operator and other relevant entities.

1.3.2 Annual Review

During the operating life span of this installation, it is expected that this document shall be reviewed annually, with all pertinent information updated as required.

Life safety shall be the highest priority during any type of event.

2 Site Overview

Site Location (Figure1 & 2)

SITE LOCATION	
Address	3329 River Road Rosenberg, Texas 77471
GPS Coordinates	29.56443°, -95.79237°

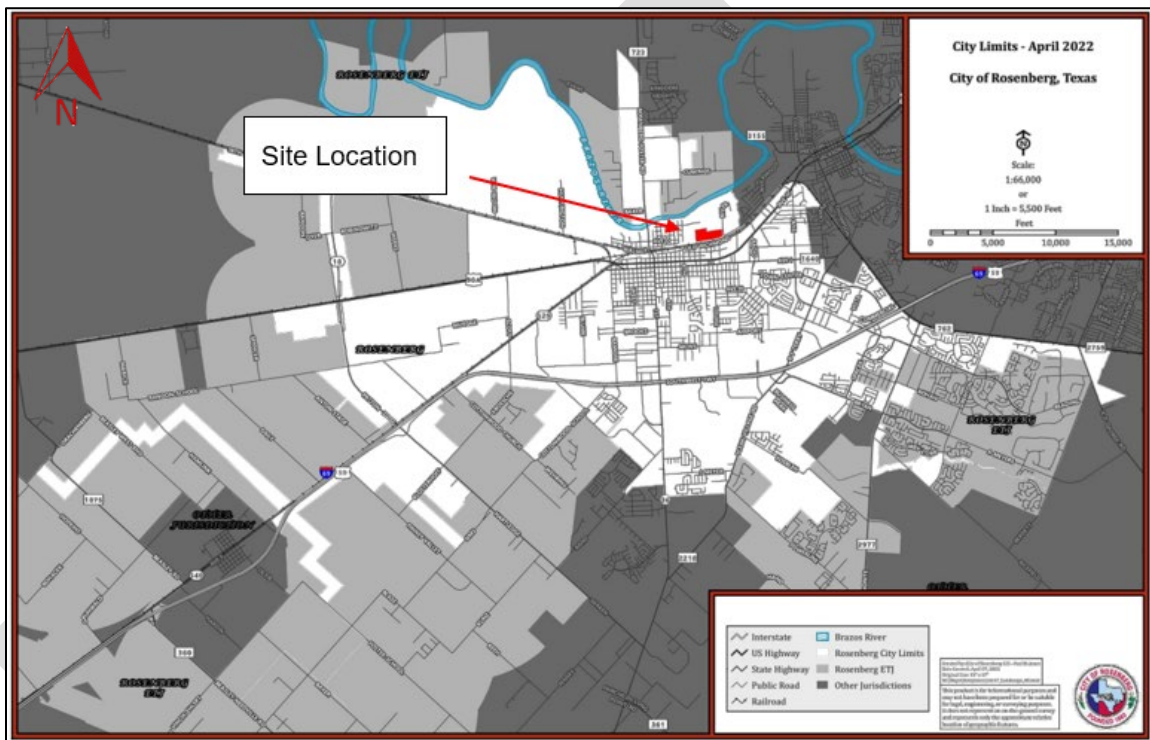


Figure 1: Site Map – Navigation



Figure 2: Site Location – Satellite

3 System Overview

System Overview	
BESS Make / Model	SUNGROW PowerTitan ST2236UX
Battery Technology (Safety Data Sheets – Appendix A),	CATL Co., LTD. CB310/CB2W0 Lithium Iron Phosphate (LFP)
Total BESS Power / Energy Capacity	100MW/100MWh
Enclosure Count/Layout (See Figure 3)	60 Enclosures
Inverter (See Appendix C)	There are 30 inverters (each inverter services two enclosures) on the project site.
Back-Up Power	There is an on-site UPS for the facility to provide auxiliary power for 12-hours for controls and communication and 8-hours for fire detection/protection.

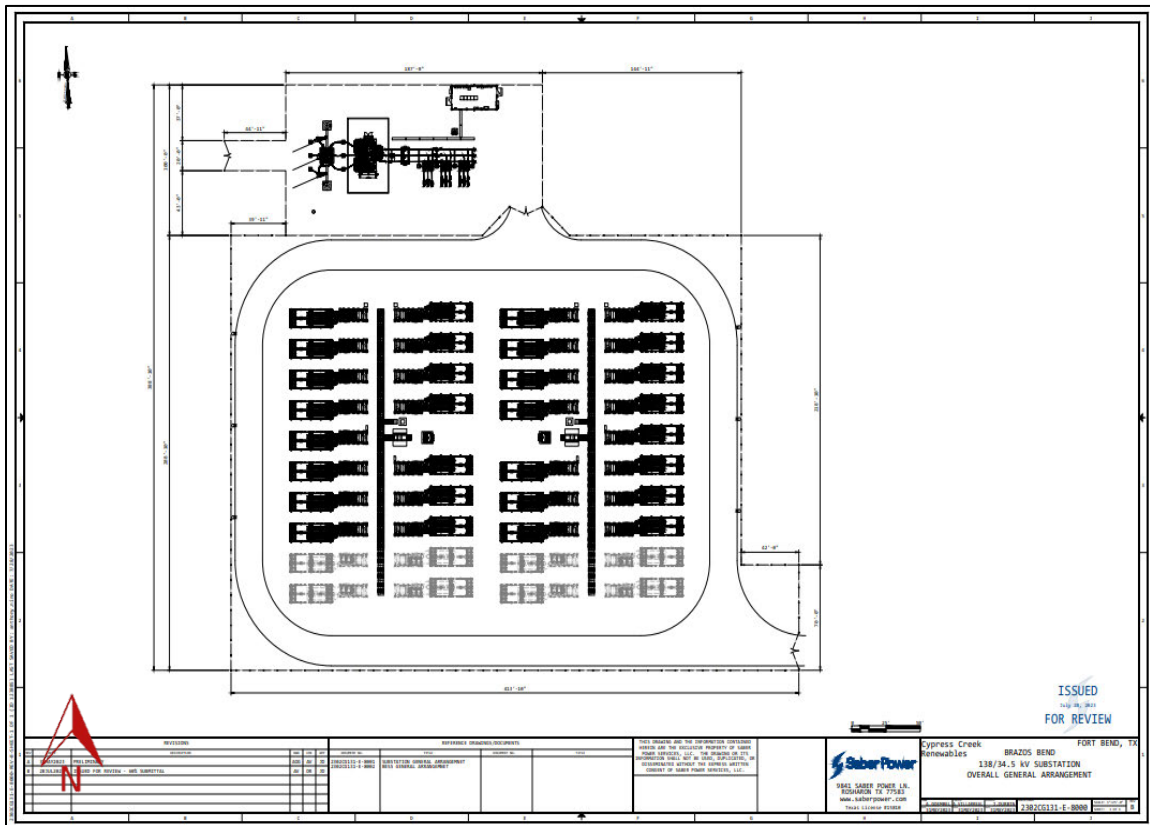


Figure 3: Site Layout

3.1 System Protection Features

System Protection Features (Figure 4)	
Smoke Detection	There are two (2) smoke detectors located inside of each battery enclosure.
Thermal Detection	There are two (2) thermal detectors located inside of each battery enclosure.
Flammable Gas Detectors	There are two (2) flammable gas detectors located inside of each battery enclosure.
Exhaust Ventilation	The exhaust ventilation system is designed in accordance with NFPA 69 to remove flammable gases released during a potential battery failure from the enclosures before explosive limits can be reached.
Emergency Stop Buttons	There is one Emergency Stop Button (E-Stop) located on the System/Enclosure. The

	activation of an E-Stop will immediately open all BMS DC contactors.
Deflagration Protection	The Sungrow ST2236UX is equipped with explosion prevention system designed in accordance with NFPA 69 to automatically exhaust flammable gases before they are allowed to accumulate and create an explosive atmosphere within the enclosure.

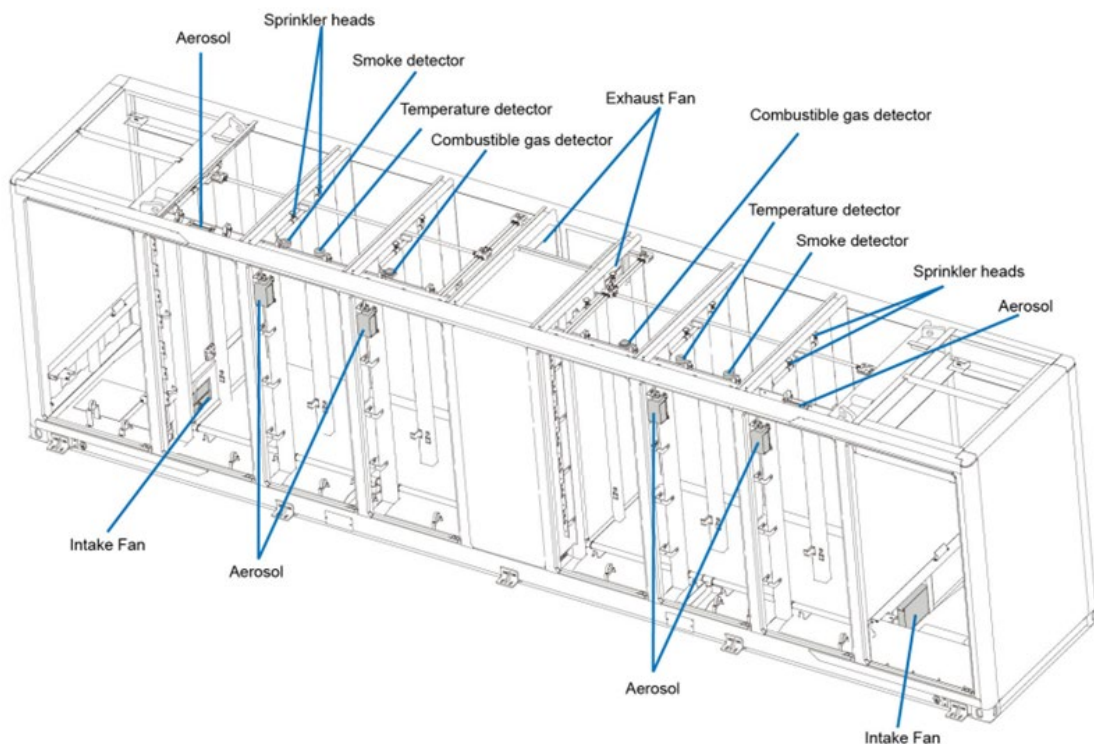


Figure 4: Sungrow PowerTitan ST2236UX Safety Feature Placement

3.2 Site Access

The project site is enclosed with protective chainlink fencing. Fire Department access is available via gated entrance at the SE corner of the site off of River Rd. The fire Department should not attempt to enter the site fence line unless there is a threat to life safety. (Figure 5)



Figure 5: Site Map with Critical Locations (To be updated as information becomes available)

3.3 Fire Department Staging and Incident Command

Staging for the Fire Department is... (TBD) (Figure 5)

3.4 Muster Points (Accountability)

The Brazos Bend Energy Storage Facility is an unmanned/unoccupied site, with the exception of periodic equipment inspections, monitoring and testing, and maintenance as needed.

Should there be an incident with personnel on site, site personnel shall go to the primary designated muster area as identified in Figure 5 and immediately contact their supervisor. Site personnel shall not leave the designated muster area until accountability has been conducted or otherwise directed by Public Safety personnel.

3.5 Water Supply

Primary Fire Department Water Source: Apparatus, supplemented by water shuttles.

3.6 Entry into Containers

All components of the Sungrow ST2236UX are housed in an enclosure-style enclosure with access for maintenance provided via the enclosure doors. The enclosure cannot be physically entered by any person and therefore is not considered a walk-in container, occupied building, or structure as defined by NFPA 855 and IFC. (Figure 8)

The fire department shall not make forced entry into any enclosures during an emergency event. Should the doors come open during an event, the fire service may direct water streams into the enclosure, but they shall not otherwise enter or access the inside of the enclosure during or after an emergency event.

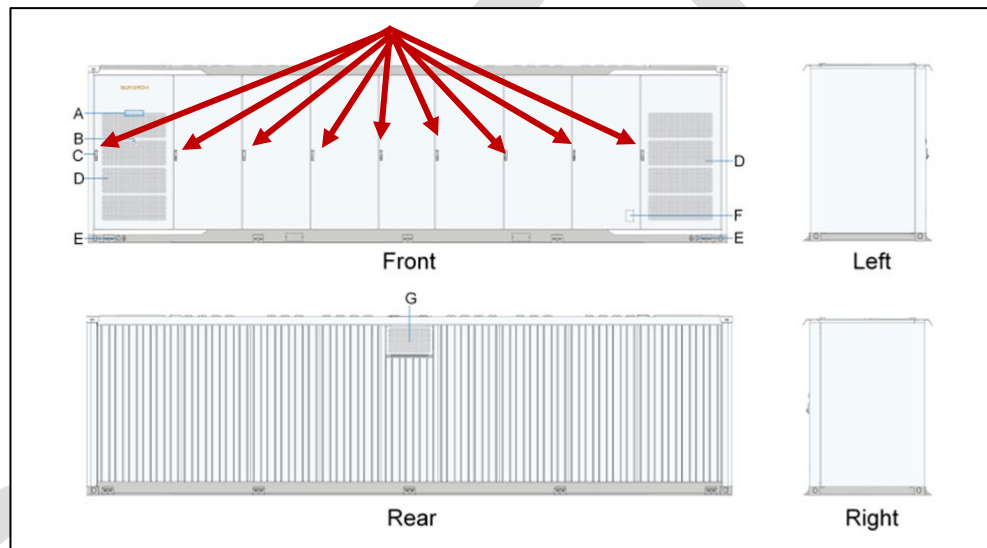


Figure 6: Sungrow ST2236UX Enclosure with Access to Enclosure

3.7 Nearby Exposures

The Brazos Bend energy storage facility is located in a suburban area, with multiple nearby exposures in the area which may be affected in the event of a battery-related failure on-site. The nearest exposures include:

- Residential homes located approximately 700 ft W of the nearest ESS unit.
- A water treatment plant is located approximately 350 ft N of the nearest ESS unit.
- A rail line is located approximately 250 ft S of the nearest ESS unit.
- Electrical substation located approximately 250 ft W of the nearest ESS unit.

Though these exposures may be affected by a battery related failure event, off-gassing or smoke is the highest risk factor within the distances for this project. Experience has shown that at these distances, smoke and off-gas dissipates, greatly reducing potential impact to the exposures. The closest infrastructure is 250 ft away, which is outside of the hazard boundary for a deflagration event.

3.8 Site Maintenance

The facility's interior access roads shall be maintained to guarantee accessibility to the site by emergency personnel, especially during inclement weather. Cypress Creek Renewables will ensure landscaping and other ongoing upkeep activities are in place prior to construction.

4 Fire Protection Systems

4.1 Fire and Gas Detection

Each Sungrow ST2236UX enclosure comes with two (2) smoke detectors, two (2) thermal detectors, and two (2) flammable gas detectors. This is used to monitor the temperature of the interior environment of the enclosure and will monitor temperature and heat increases.

The smoke detectors will trigger upon detection of smoke product within the battery enclosure. Upon activation of the smoke detector, a signal is sent to the EMS which will then send a fire signal to the fire alarm in the main station. The fire signal will also be sent to the Battery System Controller (BSC). The BSC will send a fire signal to the local controller and open DC contactors of switchgear and stop the cooling system.

The thermal detectors will trigger upon sensing a rise in temperature within the battery enclosure. Upon activation of the thermal detector, a signal is sent to the EMS which will then send a fire signal to the fire alarm in the main station. The fire signal will also be sent to the Battery System Controller (BSC). The BSC will send a fire signal to the local controller and open DC contactors of switchgear and stop the cooling system.

The flammable gas detector will trigger if the interior of the battery enclosure reaches 10% Lower Explosive Limit (LEL) of the volume of the enclosure. Upon activation of the flammable gas detector, the ventilation and exhaust system will be opened. The system consists of two (2) 100 CFM fans (200 CFM total) per compartment that are triggered by included gas detectors.

4.2 Exhaust Ventilation System

Each Sungrow ST2236UX enclosure is equipped with an active mechanical exhaust ventilation system designed in accordance with *NFPA 69 Standard on Explosion Prevention Systems* to control the concentration of combustible vapors released during cell failure and maintain a concentration below 10% Lower Explosive Limit (LEL) of the volume of the enclosure.

Each Sungrow ST2236UX enclosure has 2 internal Liquid Cooling Systems.

The combustible gas alarm system and the emergency ventilation system are installed in the battery container for fire warning. If the combustible gas concentration reaches 10% LEL, the combustible gas detector acts and transmits the fire alarm signal to the EMS outside the container, which will then start the ventilation system through the control module and send the fire alarm signal to the Battery Management System (BMS) to shut down the system.

The ventilation and exhaust system mainly includes ventilation inlet and exhaust fan windows. The ventilation inlet and exhaust windows are equipped with electric shutters, which can be started and closed according to the needs of the system, and it has a protective structure on the outside. Ventilation and exhaust systems can control and reduce the explosion hazard.

The air volume of the fan in the exhaust system is 200m³/h. This gives an air exchange rate inside the enclosure of twenty-nine (29) air changes per hour (ACH) according to calculations provided by Sungrow.

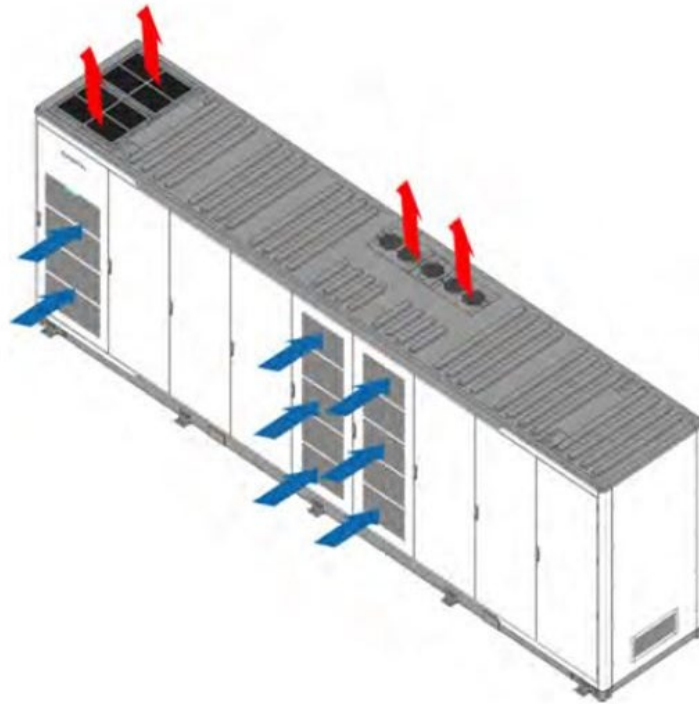


Figure 7: System Ventilation

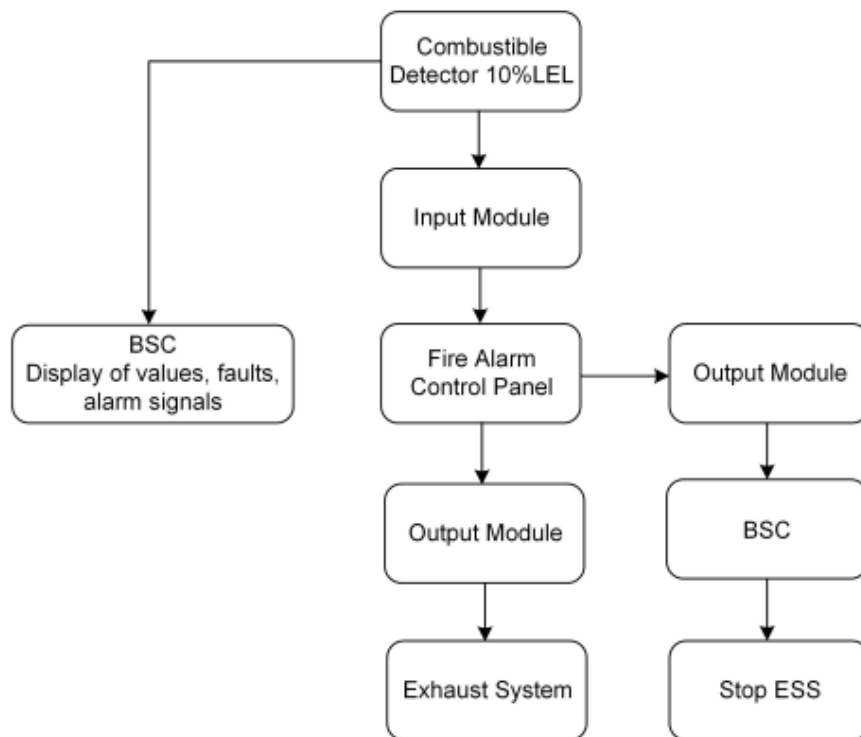


Figure 8: Control Logic of Exhaust System

DANGER: Risk of Explosion / Deflagration	
	An explosion / deflagration / over-pressure event is a critical hazard, and any emergency on-site should always be addressed with full awareness of potential factors which may lead to such an event. <u>Any failure or alarm condition should result in the assumption of an explosion risk.</u>

DANGER: Risk of Re-ignition	
	Do <u>NOT</u> assume the fire is out as the fire event unfolds. A lithium-ion battery fire which has seemingly been extinguished may flare up again if all cells within the enclosure have not been completely consumed.

4.3 Emergency Shutoffs

Emergency shutoff is provided at multiple levels, though the Fire Department should not engage with E-Stops, as ESS shutdown may adversely affect the electrical grid.

The Fire Department should not engage with E-Stops, as ESS shutdown may adversely affect the electrical grid. Any interaction with E-Stops should only be initiated in coordination with the System Owner and other SMEs as is deemed necessary.

4.3.1 Automatic E-Stop

Upon activation of a heat, smoke, or gas detector, all battery racks in the enclosure are disconnected from the ESS block. Auxiliary power (230 VAC and 24 VDC) shall remain connected to the BMS and exhaust ventilation system.

4.3.2 Site-Level E-Stop

There is a site level E-Stop located with the Fire Alarm Control Panel.

The Fire Department should not engage with E-Stops, as ESS shutdown may adversely affect the electrical grid. Any interaction with E-Stops should only be initiated in coordination with the System Owner and other SMEs as is deemed necessary.

4.3.3 Enclosure-Level E-Stop

Each Sungrow ST2236UX enclosure is equipped with a physical E-stop button, though this is intended for maintenance purposes only and the Fire Department should not attempt to engage this E-stop.

4.3.4 PCS E-Stop

Each PCS (inverter) has a physical E-stop. An inverter services three (3) BESS enclosures. Activation of the PCS E-stop will rapidly shut down the PCS and send an emergency signal to the LC. The LC will shut off all other PCSs in the block and isolate all affected racks. Even after substation power lines are isolated from a BESS, the battery enclosure may still be powered by a 230V UPS to supply back-up power to the exhaust ventilation system. (Initiation of E-Stop stops charge and discharge of system and critical systems on back-up power.)

In the event of a battery-related failure, the Fire Department should not approach any battery enclosures or engage with any enclosure E-Stops.

DANGER: Risk of Stranded Energy



Shutting off power to the ESS unit(s) does not de-energize the battery and shock hazard may still be present. Always treat the batteries as Energetic Hazardous Materials, as they may maintain their State of Charge (SOC) long after the removal of power to the overall ESS.

DANGER: Risk of Fire and Explosion



The risk of fire or explosion may be present in the event of a battery failure. The Fire Department should not attempt to engage with any site or enclosure E-stops. Assistance in shutdown should be provided by the System Owner / Operator and any other required SMEs.

DANGER: Electrical Shock Hazard	
	In case of flooding, stay out of the water if any part of the ESS unit(s) or wiring is submerged.

4.4 Battery Management System (BMS)

The Battery Management System (BMS) adopts a three-level management structure design, which are:

- Level 1: Battery Management Unit (BMU)

Built into the PACK, manages the cells inside a single PACK.

- Level 2: Battery Cluster Management Unit (CMU)

Built into a switch gear (S/G) or DC/DC to manage PACKs within a single battery cluster.

- Level 3: Battery System Controller (BSC)

Built into the Battery Supply Panel (BSP) in battery cabinet, manages battery clusters within a single battery cabinet.

The Battery Management System (BMS) monitors cell and battery packs for immediate safety conditions or conditions that may affect battery performance. The BMS aggregates cell-level, battery pack-level, and rack-level data for reporting, and contains logic and parameters for generating warnings and alarm notifications to ensure that the battery is operating within safe margins.

TIME SERIES DATA STREAMS		
State of Charge State of Health Real Power (Actual) Real Power (Commanded) Reactive Power (Actual) Reactive Power (Commanded) POI Metered Data (Frequency, Current, Voltage) Market Telemetry Available Power and Capacity	PCS Status (RunPQ, Standby, Off) AC Voltage and Current DC Voltage and Current Max/Min Rack SOC Max/Min Rack SOH Max/Min Cell Temperatures Max/Min Cell Voltages Fault and Warning Statuses (PCS and BMS)	Fire Suppression Status Fire Panel Outputs HVAC Statuses Ambient Temperature Sensors Humidity GPS / Time / Date Weather Load / Generation Data Sensors and Meters More...

Figure 9: Available Telemetry Through BMS

A back up power system will provide power in the event of loss of normal operating power supply. The back up power system will provide 12 hours for system controls and communications, and 8 hours for fire detection/protection systems.

There are (4) UPS systems on site.

- The 125V DC UPS located in the Substation will provide backup power to the substation relays and Sudden Pressure Monitors on the Main GSU. Its backup time is designed according to IEEE 485.
- There is a 24V DC UPS in Fractal's EMS Enclosure that will provide a 20–30-minute backup for the components within.
- There is a 240V AC UPS (x2) in the field to provide UPS power to the Sungrow LC-1000 Local Controllers.

There is a 24V DC UPS (x4) in the field to provide UPS power to the Sungrow Gas Sensors.

Transmitted BESS telemetry will be available to Public Safety via authorized Cypress Creek Renewables on-site representative(s).

5 Fire Detection, Alarming, and Notification

5.1 Fire Detection

Each Sungrow ST2236UX is equipped with two (2) heat detectors, two (2) smoke detectors, and two (2) combustible gas detectors. Activation of these detectors

initiates independent safety functions depending on the criteria noted in Figure 10 below.

Actions Triggered Upon Heat, Smoke, and Gas Detection:

- **Single Detector Activation:** Activation of a heat, smoke, or gas detector will send an Alarm signal to the Fire Alarm Control Panel and Cypress Creek Controls Center.
- **Combustible Gas Detector Activation:** Activation of any combustible gas detector upon detection of 10% LFL will automatically activate the explosion prevention (exhaust) system for the enclosure, with an alarm signal that shall be sent to the EMS and Cypress Creek Control Center.

Trouble and Alarm Signals:

- **Trouble (Fault) Signal:** if there is a trouble signal, a fault indicator signal will be sent to the EMS.
- **Alarm Signal:** Activation of a single heat, smoke, or combustible gas detector shall result:
 - Alarm signal sent to the Central Station.
 - Alarm signal sent to the Cypress Creek Controls Center.
 - Emergency Power Off – all battery racks in the enclosure are disconnected from the ESS block. Auxiliary power (230 VAC and 24 VDC) shall remain connected to the BMS and exhaust ventilation system.

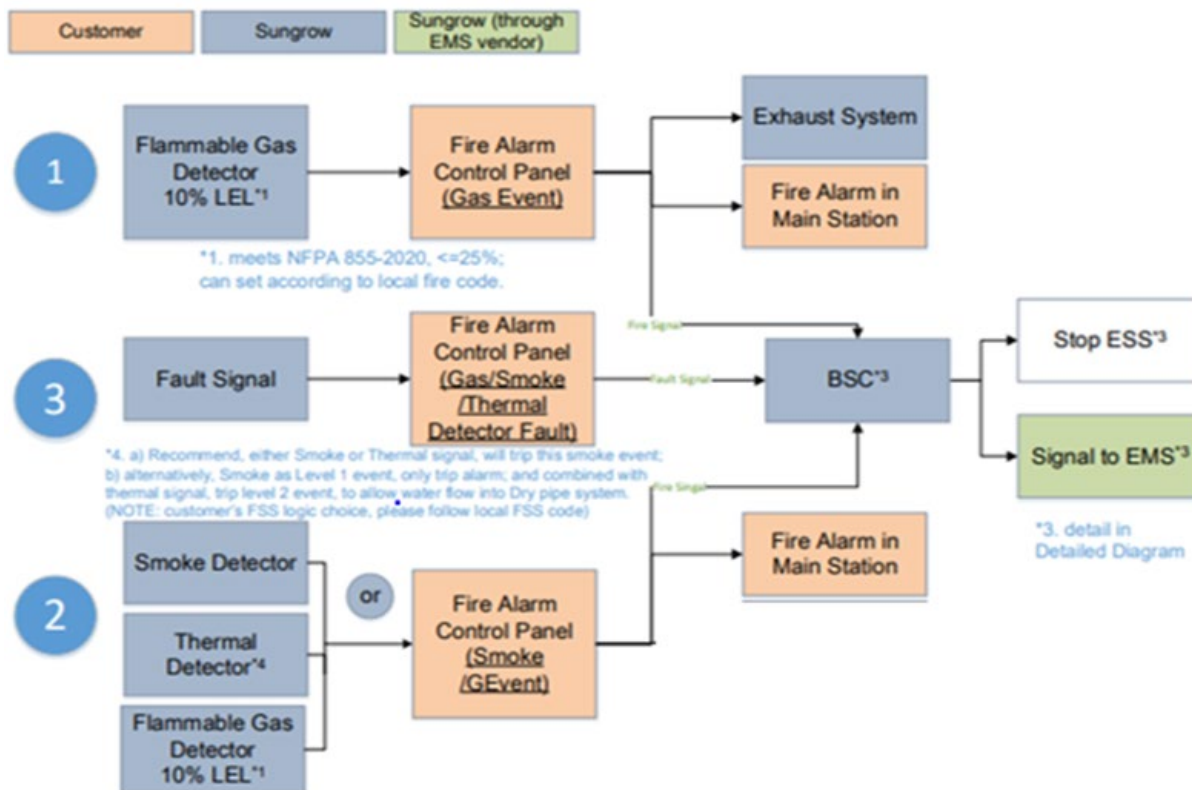


Figure 10: Sequence of Operations Table for the Battery System

5.2 Remote Control Center (C4)

In the event of fire detection via smoke, heat, or gas detectors, the EMS shall send Alarm and Trouble signals to the C4 Control Center which shall then be relayed to the local Fire Department dispatch station.

Cypress Creek Renewables Control Center

- Business Telephone: (984) 789-2912

6 GENERAL HAZARDS ASSOCIATED BATTERY ENERGY STORAGE SYSTEMS

There are five major risks posed by lithium-ion battery failures: **fire**, **explosion**, **electric shock**, **arc flash**, and **toxicity of by-products from off-gassing**. Off-gassing of flammable gas from damaged cells is also a unique characteristic of lithium-ion battery failures and should be looked for when arriving at the scene of a battery incident. (**Note:** Care shall be taken to differentiate between smoke and off-gas, if

unknown it shall be treated as off-gas due to the quantities of hydrogen and carbon-monoxide likely to be present.)

6.1 General Hazards

6.1.1 Fire and Re-ignition

Lithium-ion battery fires burn at extreme temperatures and are difficult to extinguish. Fire growth can be slow, fast, or ultra-fast, and may last hours until battery modules are completely consumed. There is a risk of re-ignition event after apparent extinguishment, which can persist for hours or days. Flames may sometimes arise violently and resemble jet flames.

DANGER: Risk of Re-ignition



Do **NOT** assume the fire is out as the fire event unfolds. A lithium-ion battery fire which has seemingly been extinguished may flare up again if all cells within the enclosure have not been completely consumed. The risk of battery re-ignition can remain present for hours or even days after the smoke / flame is initially detected.

NOTICE



Indicators which may provide insight into what is happening or about to happen during an incident may include:

- Smoke or flames
- Change in smoke color
- Change in velocity or volume of smoke production
- Sounds – popping and / or hissing
- Smell – sweet smell

6.1.2 Explosion

Accumulated flammable gases inside of a BESS enclosure may result in an explosion, if ignited. Given the size of the batteries in the system versus the volume of the container, even a single cell may create a flammability or explosion hazard inside the battery container. Therefore, responders should assume that any failure in the battery may create an explosive situation. This explosive event may be enough to open the doors mildly or much more violently, posing a risk to life and property. Any

approach to the container shall be at 45-degree angles off the corner of the container. (Figure 11)

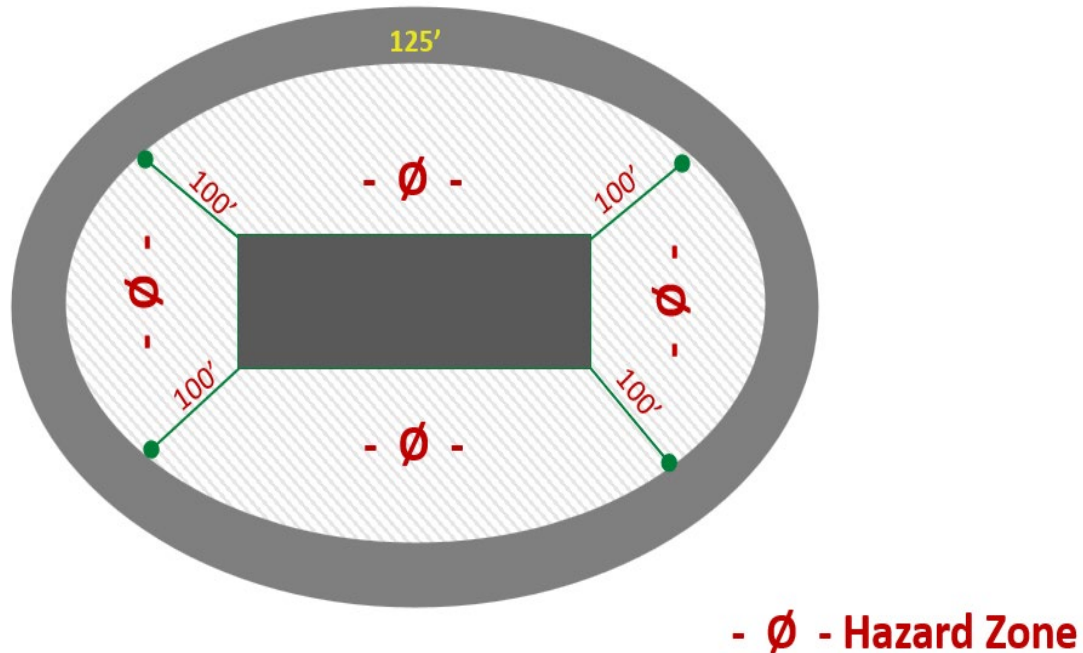


Figure 11: Managing the Incident

DANGER: Risk of Explosion / Deflagration	
	An explosion / deflagration / over-pressure event is a critical hazard, and any emergency on-site should always be addressed with full awareness of potential factors which may lead to such an event. <u>Any failure or alarm condition should result in the assumption of an explosion risk.</u>

6.1.3 Electric Shock

All ESS systems and related electrical equipment shall always be treated as energized (Energetic Hazardous Material). Even though a battery may look to be destroyed by fire and/or other means, there is great potential that the battery still has stranded energy and remains energized. The use of water, while effective at knocking down flame and cooling the batteries, may cause localized electrical arcing.

DANGER: Risk of Stranded Energy	
	Always treat the batteries as Energetic Hazardous Materials, as stranded energy is likely to remain present. Traditional Fire Department overhaul should not be conducted due to the potential for stranded energy.

6.1.4 Arc Flash

All ESS systems and related electrical equipment shall always be treated as energized (Energetic Hazardous Material). Even though a battery may look to be destroyed by fire and/or other means, there is great potential that the battery still has stranded energy and remains energized. An electrical explosion due to a fault condition or short circuit when either a phase-to-ground or phase-to-phase conductor is connected and current flows through the air.

DANGER: Risk of Stranded Energy	
	Always treat the batteries as Energetic Hazardous Materials, as stranded energy is likely to remain present. Traditional Fire Department overhaul should not be conducted due to the potential for stranded energy.

6.1.5 Toxic Smoke and Gas Emissions (BESS Off-Gassing)

Lithium-ion batteries release flammable and toxic chemicals when subjected to electrical or physical damage, including fire. Chemicals released can also pose an inhalation hazard. During a failure event, a lithium-ion battery may emit tens to hundreds of liters of off-gas, and larger failures may emit thousands of liters of gas. Typical composition of a lithium-ion off-gassing event may include:

High Concentrations (>10%)	▪ Carbon Monoxide ▪ Carbon Dioxide ▪ Hydrogen
Medium Concentrations (1-10%)	▪ Methane ▪ Ethane / Ethanol / Ethylene ▪ Other Hydrocarbons
Low Concentrations (<1000 ppm)	▪ Hydrogen Fluoride ▪ Hydrogen Chloride ▪ Hydrogen Cyanide ▪ Benzene, Toluene

Figure 12: By-products of Off-Gassing

(Note: Care shall be taken to differentiate between smoke and off-gas, if unknown it shall be treated as off-gas due to the quantities of hydrogen and carbon-monoxide likely to be present.)

DANGER: Toxic Gases	
	Large quantities of toxic smoke and gas may be emitted from the ESS during battery off-gassing or fire situations. <u>Proper PPE including SCBA should be worn by first responders.</u>

NOTICE	
	Typical composition of battery off-gassing event may include: ▪ High concentrations (>10%) of Hydrogen, Carbon Monoxide, Carbon Dioxide ▪ Lower concentration (<10%) of Methane, Ethane, or other flammable hydrocarbons

6.2 Electrical Hazards

Electrical hazards may also be present from associated electrical equipment such as those listed below. **All BESS systems and related electrical equipment shall always be treated as energized (Energetic Hazardous Material), even following an incident.**

- **On-site Electrical Equipment** – All BESS electrical equipment, including batteries shall always be treated as energized. A BESS does not have a single point of disconnect to electrically isolate all components from each other. There are disconnects that will de-energize select parts of the system, but the batteries themselves will remain energized.
- **Overhead Power Lines** – Overhead power lines shall always be treated as energized. Associated hazards include electric shock, arc flash, and fire.

6.3 Additional Hazards and Considerations

For additional hazards associated with leaked coolant, leaked refrigerant, leaked electrolyte, or emergency considerations during storage, operation, transportation, or first aid measures, and disposal procedures, please see product Safety Data Sheets.

6.4 Site Specific Hazards

TBD

DANGER: Risk of Stranded Energy	
	Always treat the batteries as Energetic Hazardous Materials, as stranded energy is likely to remain present. Traditional Fire Department overhaul should not be conducted due to the potential for stranded energy.

7 Emergency Response Considerations

7.1 Emergency Contacts

A list of emergency contacts associated with this installation is provided on Page 4.

7.2 Equipment and Personal Protective Equipment (PPE)

Full firefighter protective gear shall be worn in any response to a fire and/or explosion event or any indication a fire may be present, or likely to be present at any time during the event. This shall include proper use of Self-Contained Breathing Apparatus (SCBA).

If no risk of fire or explosion is present, Arc-rated (AR) protective clothing to protect against arc flash and shock shall be worn. Jewelry such as necklaces shall be removed to avoid contact with any electrical hazard.

Proper PPE shall include the use of Self-Contained Breathing Apparatus (SCBA).

PPE CATEGORY 1	PPE CATEGORY 2	PPE CATEGORY 3	PPE CATEGORY 4
Minimum Arc Rating of 4 cal/cm² Arc Rated Clothing: • AR long-sleeve shirt and pants, or AR coverall • AR face shield, or AR flash suit hood • AR jacket, parka, rainwear, or hard hat liner (as needed) Protective Equipment: • Hard hat • Safety glasses or safety goggles • Hearing protection (with inserts) • Heavy duty leather gloves • Leather footwear (as needed)	Minimum Arc Rating of 8 cal/cm² Arc Rated Clothing: • AR long-sleeve shirt and pants, or AR coverall • AR flash suit hood, or AR face shield and AR balaclava • AR jacket, parka, rainwear, or hard hat liner (as needed) Protective Equipment: • Hard hat • Safety glasses or safety goggles • Hearing protection (with inserts) • Heavy duty leather gloves • Leather footwear	Minimum Arc Rating of 25 cal/cm² Arc Rated Clothing: • As required: AR long-sleeve shirt, AR pants, AR coverall, AR flash suit jacket, and/or AR flash suit pants • AR flash suit hood • AR gloves • AR jacket, parka, rainwear, or hard hat liner (as needed) Protective Equipment: • Hard hat • Safety glasses or safety goggles • Hearing protection (with inserts) • Leather footwear (as needed)	Minimum Arc Rating of 40 cal/cm² Arc Rated Clothing: • As required: AR long-sleeve shirt, AR pants, AR coverall, AR flash suit jacket, and/or AR flash suit pants • AR flash suit hood • AR gloves • AR jacket, parka, rainwear, or hard hat liner (as needed) Protective Equipment: • Hard hat • Safety glasses or safety goggles • Hearing protection (with inserts) • Leather footwear (as needed)

Figure 13: Required Arc Resistant (AR) Clothing

**** First Responder turn-out gear DOES NOT provide any type of AR protection.**

DANGER: Risk of Explosion / Deflagration	
	An explosion / deflagration / over-pressure event is a critical hazard, and any emergency on-site should always be addressed with full awareness of potential factors which may lead to such an event. <u>Any failure or alarm condition should result in the assumption of an explosion risk.</u>

DANGER: Toxic Gases	
	Large quantities of toxic smoke and gas may be emitted from the ESS during battery off-gassing or fire situations. <u>Proper PPE including SCBA should be worn by first responders.</u>

7.3 General Emergency Response Recommendations

Initiation of emergency response shall be activated per current protocol.

General Emergency Response Recommendations:

- 1. If there is any threat or potential threat to life or safety, 911 shall be called immediately to summon the aid of public safety responders.**
- 2. An initial scene assessment shall be conducted from all sides (360-degree scene size-up) if possible, and a clear concise assessment shall be given to incoming responders. Hazards and facility safety concerns such as high voltage areas or other electrical concerns shall be announced to all responders. The scene assessment shall include the following in plain language (no code or terms):**
 - Where the incident is located
 - What has happened
 - What is occurring
 - Any injuries or unaccounted for individuals
 - What needs or other resources should be requested
- 3. An Incident Command System (ICS) shall be established immediately and shall include designation of roles.** The primary command post location shall be located at the Fire Department Staging Area, or other designated area at the front of the site. If Public Safety is summoned to the incident, the ICS shall be a Unified Incident Command System (UICS).
- 4. On-site staff (if applicable) shall immediately go to a designated muster point,** which will be the command post location unless designated differently by the Incident Commander.
- 5. Incident Command shall designate the individual in charge of accountability.** Accountability shall be reported as soon as possible. If available, another individual shall control any traffic and guide first responders to the scene.

Note: At the same time as these activities are occurring, the System Owner / Operator or other designated SME shall immediately contact the C4 Control Center to establish available data from the BMS and

communicate this to the Incident Commander or other appropriate individual.

It is recommended that a safety perimeter is set up and maintained around the site to keep any persons or personnel a safe distance from the incident.

DANGER: Risk of Explosion / Deflagration



An explosion / deflagration / over-pressure event is a critical hazard, and any emergency on-site should always be addressed with full awareness of potential factors which may lead to such an event.

Any failure or alarm condition should result in the assumption of an explosion risk.

Danger: Toxic Gases



Large quantities of toxic smoke and gas may be emitted from the ESS during battery off-gassing or fire situations.

Proper PPE including SCBA should be worn by first responders.

8 Determine Incident Actions

8.1 Unified Command/Collaboration with Subject Matter Expert (SME)

During an incident at the facility where Public Safety response is summoned, Cypress Creek Renewables shall make the Subject Matter Expert (SME) available for the duration of the event. The SME's responsibility is to serve as a liaison between public safety and the facility. The SME shall understand the facility operation in detail, public safety terminology, communication, and the incident command structure; shall have an in-depth knowledge of the site-specific emergency response plan and overall understanding of response to energy storage facility incidents; shall assist in alarming, telemetry, shut-down procedures, and site-specific hazards.

8.2 Determine Incident Actions

8.2.1 Managing the Incident

Unless there is an immediate threat to life safety or similar threat, a defensive operation shall be considered.

8.2.2 Defensive Operation

Caution should be exercised if water is applied directly to the outside of a BESS enclosure that is burning on the inside. The general approach for this application is to apply water to adjacent exposures, as necessary, in a defensive manner, rather than aggressively attacking the fire in the burning unit. The telemetry of adjacent enclosures shall be closely monitored during this operation. Water penetration on enclosures is not expected to have direct access to the batteries, and as such, this will not stop the thermal runaway event and may only delay the eventual combustion of the entire BESS product. Manage the fire incident utilizing the reach of the hose stream to protect exposures and control the off-gassing and smoke from the enclosure.

Entering a fenced area, other than for life safety, is only to be considered after consultation with the SME/C4. Substantial electrical power may remain at the batteries and to the inverters and at the coupled transformers even after the high voltage feeder lines have been isolated from feeding the enclosures. Firefighting operations should be limited to hose and master stream application from outside the designated boundary as far back as hose and stream ranges will allow, considering the location of inverters. In all instances, power shut down and isolation involving the high voltage feeder lines needs to be confirmed before any defensive measures are taken involving application of water to the site.

**** Lock-out/Tag-out Procedures shall be followed by all parties and confirmed by all parties.**

8.2.3 Safety Perimeter & Stand-off Distances

A **safe stand-off distance of 100'** (30.5 meters) shall be maintained between individuals and the BESS enclosure exhibiting fire conditions. Staging of personnel and equipment shall be on the angles (Figure 11) of the BESS enclosure, to stay out of the potential blast radius of any doors or other potential projectiles. Attempt to extinguish the fire only if imminent threat to life safety exists.

Establish a **safety perimeter of 125'** (45.75 meters) for non-emergency personnel around all sides of the BESS and remain outside the fenced area. Do not allow personnel other than firefighters in proper PPE to enter the safety perimeter. (Note: The Safety Perimeter may extend beyond the boundary of the fenced area. Stay upwind out of smoke and off-gassing.)

CAUTION



Unless there is an immediate threat to life safety or similar threat, manage the incident utilizing the reach of the hose stream.

8.3 Incident Response

When sensors within the BESS enclosures (e.g., BMS) detect conditions that indicate a fire, an alarm will be sent to the C4. Additionally, an audible alarm and visual strobe will flash on the enclosure exterior.

** The rate of fire growth can vary in nature and can change suddenly.

If there is no immediate threat to life safety:

1. Allow the BESS to burn in a controlled fashion until the fire self-extinguishes.
2. A defensive approach should be considered utilizing water to cool and protect adjacent exposures and mitigate the spread of fire to areas outside of the fenced installation. Remove or protect adjacent vegetation through routine maintenance program to avoid providing an additional fuel source which may aid the spread of fire. Manage the fire incident utilizing the reach of the hose stream to protect exposures and control the off-gassing and smoke from the enclosure.
3. Remember that even after the BESS is isolated from the electric grid there will still be considerable stored energy in the batteries that poses a potential electric shock hazard to anyone in the nearby vicinity.

Warning: The risk of battery re-ignition remains present for hours or even days after the smoke/flame was initially detected. Even if a lithium-ion battery fire has been extinguished, there is still a risk of re-ignition.

Chemicals released during a fire or explosion will be in a gaseous form and primarily pose an inhalation hazard. A fog pattern from a handline or monitor nozzle may be an effective way to control the off-gassing event on the exterior of the battery enclosure from migrating to unwanted areas. However, if water is used in extinguishing flames, these gases can become acids which may cause skin irritation.

Water curtains or hose streams may be applied to adjacent exposures for cooling purposes. If any indicators are present of damage or heat to an adjacent system, the BMS data shall be closely monitored for the adjacent system and relayed to the appropriate individual within the Incident Command System.

8.3.1.1 Fire Watch

Following partial or complete consumption of the system by fire, batteries may continue to emit low levels of flammable gases and dangerous levels of toxic gases for an extended period of time. Continuous monitoring of gas levels in and around the incident location is recommended to be conducted and use of mechanical ventilation may be utilized to manage gas levels. Full firefighter PPE and SCBA shall be utilized until gas levels are confirmed to be at a safe level. A Cypress Creek Renewables assigned Firewatch shall be performed for a minimum of 24 hours after any thermal event or any indication of a thermal event. Fire watch personnel shall be appropriately trained for the task.

Fire watch personnel shall have the following:

- Thermal Camera
- Calibrated gas detection equipment
- Proper PPE for the greatest hazard (thermal vs arc flash)
- Communication equipment
- Appropriate fire suppression equipment is required for the incident.

Any fire incident in which the Fire Department did not respond shall be reported to the Fire Department in a timely fashion for notification purposes.

DANGER: Risk of Explosion / Deflagration	
	An explosion / deflagration / over-pressure event is a critical hazard, and any emergency on-site should always be addressed with full awareness of potential factors which may lead to such an event. <u>Any failure or alarm condition should result in the assumption of an explosion risk.</u>

DANGER: Risk of Stranded Energy	
	Always treat the batteries as Energetic Hazardous Materials, as stranded energy is likely to remain present. Traditional Fire Department overhaul should not be conducted due to the potential for stranded energy.

8.3.2 Explosion/Deflagration

A safe stand-off distance (100') shall be maintained between individuals and the BESS cabinet exhibiting fire conditions or the potential for fire and/or off-gas conditions to exist. Personnel shall be in proper PPE including donned SCBA. Staging of personnel and equipment shall be on the 45° angles off of the corner of the BESS enclosure, to stay out of the potential blast radius of any doors or other potential projectiles. Attempt to extinguish the fire only if imminent threat to life safety exists.

Lithium batteries may off-gas when heated or when subjected to electrical or physical damage. These gases can accumulate inside the battery enclosure at levels above the Lower Explosive Limit (LEL). At sufficiently high accumulations, gases can exceed their Upper Explosive Limit (UEL). Ventilation may bring the environment back into flammability limits and create a new explosion risk.

DANGER: Risk of Explosion / Deflagration	
	An explosion / deflagration / over-pressure event is a critical hazard, and any emergency on-site should always be addressed with full awareness of potential factors which may lead to such an event. <u>Any failure or alarm condition should result in the assumption of an explosion risk.</u>

8.3.3 Electric Shock

Even though a battery may look to be destroyed by fire and/or other means, there is great potential that the battery still has stranded energy and remains energized. De-energization of the system or any removal of the battery or battery component shall only be performed by trained and qualified individuals with proper PPE, and under the direction of the SME.

Overhaul of the BESS enclosure shall not be attempted by the fire department in any circumstances, as there are considerations for handling damaged batteries requiring equipment and expertise not readily available. Once the scene is secured, these actions may be undertaken by trained, qualified, and competent individuals under the direction of the SME.

8.3.4 Arc Flash

BESS systems and related electrical equipment shall be treated as energized Energetic Hazardous Material.

Proper PPE and training are required when working or accessing equipment within an Arc Flash Boundary. When in direct proximity of the battery enclosure, wear the proper PPE for the greatest hazard. Maintain the arc flash boundary until the completion of the task being performed.

The arc flash boundary for batteries at 100% SOC is (To be confirmed and shall be set to the greatest boundary for the site)

8.3.5 Chemical Release

The BESS site perimeter should not be entered during a fire or off-gassing event unless there is an imminent threat to life safety. This entry shall be with full firefighter protective gear to include self-contained breathing apparatus (SCBA). Entry in this situation shall be at the sole discretion of the Incident Commander (IC).

Chemicals consumed during a thermal runaway event will produce copious amounts of smoke. However, if water is used in extinguishing flames, these gases can become acids which may cause skin irritation.

DANGER: Toxic Gases



Large quantities of toxic smoke and gas may be emitted from the ESS during battery off-gassing or fire situations.

Proper PPE including SCBA should be worn by first responders.

8.3.6 Drainage and Water Run-off

If necessary, consideration should be given to mats, pigs, barriers, temporary diking, and damming.

Appendix A – Safety Data Sheets (SDS)

Batteries



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MATERIAL SAFETY DATA SHEET

Issue: 2020-A

Doc No.: 2020-A-105

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1. Product & Company Identification

Product Description	Lithium Ion Cell (Rechargeable type)	CATL Model Name:	001CB2W0
Manufacturer	Contemporary Amperex Technology Co., Limited	Approximate Weight:	5.36 Kg
Capacity	280 Ah	Equivalent lithium content	84 g
Nominal voltage	3.2 V	Watt-hour	896Wh
UN No.	UN3480	Proper Shipping Name	Lithium Ion Battery
Address	No.2 Xingang Road, Zhangwan Town, Jiaocheng Distric, Ningde City, Fujian Province, P.R of China		
Telephone:	86-593-2583668	Fax	+86-593-2583667

2. Hazardous Identification

2.1 CAS-No/EINECS NO.:N/A

INCI CTFA-Description: Lithium ion polymer rechargeable battery series.

2.2 The product is classified and labeled according to Regulation (EC) No 1272/2008

• Hazard pictograms



GHS05 GHS07 GHS08

Signal word: Danger

• Hazard statements

H314 Causes severe skin burns and eye damage.

H317 May cause an allergic skin reaction.

• Precautionary statements

P101 If medical advice is needed, have product container or label at hand.

P102 Keep out of reach of children.

P103 Read label before use.

P260 Do not breathe dust/fume/gas/mist/vapors/spray.



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P303+P361+P353 IF ON SKIN (or hair): Take off immediately all contaminated clothing. Rinse skin with water/shower.

P305+P351+P338 IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.

P310 Immediately call a POISON CENTER/doctor.

P405 Store locked up.

P501 Dispose of contents/container in accordance with local/regional/national/international regulations.

2.3 Other hazards:

Results of PBT and vPvB assessment

PBT: Not applicable.

vPvB: Not applicable

3. Composition /Information on Ingredients

Important note: The battery should not be opened or burned. Exposure to the ingredients contained within or their combustion products could be harmful.

MATERIAL OR INGREDIENT	PEL (OSHA)	TLV (ACGIH)	%/wt.
Graphite	CAS# 7782-42-5 EC#231-955-3	None established	7-25
Lithium iron Phosphate	CAS# 15365-14-7 EC# 476-700-9	None established	15-40
Hexafluoropropylene-vinylidene fluoride Copolymer	CAS# 9011-17-0 EC# 618-470-6	 Hazardous, H411	3-15
Lithium Hexafluorophosphate	CAS# 21324-40-3 EC#235-362-0	Acute Tox. 3, H311;  Skin Corr. 1B, H314;  Acute Tox. 4, H302	0-5
Acetylene Black	CAS# 1333-86-4 EC#215-609-9	None established	0-2



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Diethyl Carbonate	CAS# 105-58-8 EC#203-311-1	Flam. Liq. 3, H226	0-15
Dimethyl Carbonate	CAS# 616-38-6 EC# 210-478-4	Inflammable, H225	0-15
Ethyl Methyl Carbonate	CAS# 623-53-0 EC# 433-480-9	Inflammable, H225	0-15
Propylene Carbonate	CAS# 108-32-7 EC#203-572-1	Eye Irrit. 2, H319	0-15
Ethylene Carbonate	CAS# 96-49-1 EC#202-510-0	Eye Irrit. 2, H319	0-15

4. First Aid Measures

Under normal conditions of use, the battery is hermetically sealed.

Ingestion: Swallowing a battery can be harmful

Contents of an open battery can cause serious chemical burns of mouth, esophagus, and gastrointestinal tract. If battery or open battery is ingested, do not induce vomiting or give food or drink. Seek medical attention immediately.

Inhalation: Contents of an open battery can cause respiratory irritation. Inhalation of vapors may cause irritation of the upper respiratory tract and lungs. Provide fresh air and seek medical attention.

Skin Absorption: Ethylene carbonate, diethyl carbonate and dimethyl carbonate may be absorbed through the skin causing localized inflammation.

Skin Contact: Contents of an open battery can cause skin irritation and/or chemical burns. Remove contaminated clothing and wash skin with soap and water. If a chemical burn occurs or if irritation persists, seek medical attention.

Eye Contact: Contents of an open battery can cause severe irritation and chemical burns. Immediately flush eyes thoroughly with water for at least 15 minutes, lifting upper and lower lids, until no evidence of the chemical remains. Seek medical attention.

5. Fire Fighting Measures



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5.1 Hazard Analysis (electrical shock, fire, explode, population)

There was no electrical shock Hazard for single cell, or battery module which voltage was less than 50V DC (the safety voltage). But if the pack had the voltage was bigger than 50V DC, the electrical shock shall be protected.

During the shipment or testing process for LIB Pack or Module, there was danger factors like drop, crush, broken, metal short circuit, liquid immersion, the factors would lead the Hazard like electrical shock, catch fire. If pack was in well sealed box, there was gas exploding Hazard; if the pack was in big room or fans, there was not explode Hazard. The released liquid was the environment population Hazard.

5.2 Material prepare & people training

- 1) **Water based sprayer fire extinguish:** 1 set of 9L or 2 sets of 6L water spray fire extinguishers per each 500KWh LIB pack or Modules. The water based spray fire extinguisher could be used for fire type ABCE = solid (A), flash point >60°C liquid (B), gas (C), <36Kv electrical (E) fire.
- 2) **Water protection sets:** raincoat, galoshes, and rubber gloves. Plastic rollers. Rags.
- 3) **PPE:** breathing mask, safety glass, face mask, gloves for high temperature.
- 4) **Smoke escape:** fans in wall one per 20m or portable fans in rooms. Keep gas exchange hole in trucks.
- 5) **Gases explode tools:** open condition for devices & rooms. Some devices like high or low temperature ovens must be sealed; there was one copper film with the diameter 200mm & thickness 8um as the safety vent. The wall should have one fan per 20m, $\geq 5000\text{m}^3$ per hour for flow rate.
- 6) **Neutralized material:** prepare 10kg $\text{Ca}(\text{OH})_2$ powder per 500KWh LIB pack or modules, it was used for neutralized for release electrolyte. Because electrolyte met with water, 8% HF would be created.
- 7) **Voltage measure.** Multimeter. Please physical block the current measure function, the mistake would lead instrument exploding.
- 8) **People training:** (a) turn on fans or portable fans for smoke escape. (b) Wear the water protection sets → use water spray fire extinguishers → dry by cloths with rubber gloves → insulated by plastic film. (c) Neutralized by $\text{Ca}(\text{OH})_2$ or NaOH for released electrolyte. (d) Use multimeter to measure voltage. Take care of the mistake.

5.3 Fire Extinguisher Flow Chart

- 1) Alarm if you found the smoking or burning.

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- 2) Wear PPE. (Breath mask, face mask. If using water, PPE should include the raincoat, galoshes, and rubber gloves).
- 3) Turn Off power supply in devices or power supply.
- 4) Use any fire extinguishers for solid material fire, the recommended sequence was water or mist water, sand, fire extinguisher blanket, CO₂, powder.
- 5) Smoke Escape by turn on fans or open air environment.
- 6) Dry and neutralize. Drying by fans, Neutralization by Ca(OH)₂ powder if water was used.

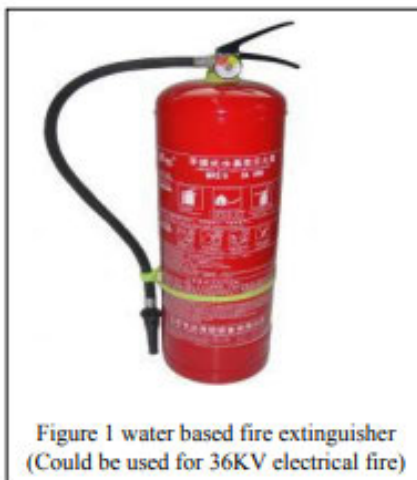


Figure 1 water based fire extinguisher
(Could be used for 36KV electrical fire)



Figure 2 water sprayers to fire extinguisher
(Wear PPE to avoid electrical shock)

6. Accidental Release Measures

On hand: Place material into suitable containers and call local fire/police department.

In water: Low electrical shock Hazard when EV or battery/pack in water, GM also shared the information. But H₂ gas was released by the electrolyzed water, you should keep good air flow to avoid the H₂ gas accumulated to prevent hydrogen explosion in enclosed space. If possible, remove from water and call local fire/police department.

7. Handling & Storage

One of the major Hazards associated with the transport of batteries and battery-powered equipment is short-circuit of the battery as a result of the battery terminals coming into contact with other batteries, metal objects, or conductive surfaces. Packaged batteries or cells must be separated in



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a way to prevent short circuits and damage to terminals. They must be packed in a strong outer packaging or be contained in equipment.

Handling: Do not expose the battery to excessive physical shock or vibration. Short-circuiting should be avoided; however, accidental short-circuiting for a few seconds will not seriously affect the battery. Prolonged short circuits will cause the battery to rapidly lose energy, could generate enough heat to burn skin. Sources of short circuits include jumbled batteries in bulk containers, coins, metal jewelry, metal covered tables, or metal belts used for assembly of batteries in devices. To minimize Hazard of short-circuiting, the protective case supplied with the battery should be used to cover the terminals when transporting or storing the battery. Do not disassemble or deform the battery. Should an individual cell within a battery become ruptured, do not allow contact with water. When operators handle the battery which voltage more than 50v, they must wear the insulation protection PPE.

Storage: The lithium ion battery should be between 25% and 75% of full charge when stored for a long period of time. Stored in a cool, dry, and well ventilated area. Elevated temperatures can result in loss of battery performance, leakage, or rust. Do not expose the battery to open flames.

8. Exposure Control/Personal Protection

Engineering Control: Keep away from heat and open flame. Stored in a cool dry place.

Personal Protection:

Respiratory Protection: Not necessary under normal conditions.

Eye/Face Protection: Not necessary under normal conditions. Wear safety glasses with side shields if handling an open or leaking battery.

Gloves: Not necessary under normal conditions. Use neoprene or natural rubber gloves if handling an open or leaking battery.

Foot Protection: Steel toed shoes recommended for large container handling.

9. Physical/Chemical Properties

Physical state	Solid	Solubility in water:	Not Applicable
Color	White	Vapor pressure	Not Applicable
Odor	No Odor	Explosion limit	Not Applicable
Flash point	Not Applicable	Auto flammability	Not Applicable
Solubility in ethanol soluble	Not Applicable	Melting Point	Not Applicable



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Boiling Point	Not Applicable	Freezing Point	Not Applicable
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10. Stability & Reactivity

Stability: Product is stable under conditions described in Section 7.

Conditions to Avoid: Heat above 70 °C or incinerate. Deform. Mutilate. Crush. Disassemble. Overcharge. Short circuit. Expose over a long period to humid conditions.

Materials to avoid: Oxidising agents, alkalis, water.

Hazardous Decomposition Products: Toxic Fumes, and may form peroxides.

Hazardous Polymerization: N/A.

If leaked, forbidden to contact with strong oxidizers, mineral acids, strong alkalies, halogenated hydrocarbons.

11. Toxicological information

Signs & symptoms: None, unless battery ruptures.

In the event of exposure to internal contents, vapour fumes may be very irritating to the eyes and skin.

Inhalation: Lung irritant.

Skin contact: Skin irritant.

Eye contact: Eye irritant

Ingestion: Poisoning if swallowed..

Medical conditions generally aggravated by exposure: In the event of exposure to internal contents, moderate to severe irritation, burning and dryness of the skin may occur, Target organs nerves, liver and kidneys.

12. Ecological information

Mammalian effects: None known at present.

Eco-toxicity: None known at present.

Bioaccumulation potential: Slowly Bio-degradable.

Environmental fate: None known environmental hazards at present.



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13. Disposal considerations

Do not incinerate, or subject cells to temperature in excess of 70°C. Such abuse can result in loss of seal leakage, and/or cell explosion. Dispose of in accordance with appropriate local regulations.

14. Transport Information

14.1 The requirement of air transportation

The lithium battery should accord with the International Air Transport Association (IATA DGR 61 edition) requirements for transportation. The battery or cell should be packed and signed as following table. (If the cell's power less than 20Wh or battery's power less than 100Wh and the package according with PI-965 Section II, it is not classified as dangerous cargo).



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UN NO.	Proper Shipping Name	Power	Package requirements	Label which need to paste
UN3480	lithium ion batteries	Cell > 20Wh Battery > 100Wh	PI965 Section IA Limit per package: Pax A/C = Forbidden CAO = 35 kg	Class 9 hazard label 
		Cell ≤ 20Wh Battery ≤ 100Wh	PI965 Section IB NOTE: Use "IB" if package exceeds Section II Limits or more than 1 package Limit per package: Pax A/C = Forbidden CAO = 10 kg Gross	Class 9 hazard label and lithium battery handling label  
		Cell ≤ 20Wh Battery ≤ 100Wh	PI965 Section II (no more than 1 package) Limit per package: ≤ 2.7 Wh = 2.5kg; or cells > 2.7 Wh ≤ 20 Wh = 8 cells; or batteries > 2.7 Wh ≤ 100 Wh = 2 batteries Pax A/C = Forbidden	lithium battery handling label 
UN3481	lithium ion batteries contained in equipment	Cell > 20Wh Battery > 100Wh	PI967 Section I Limit per package: Pax A/C = 5 kg CAO = 35 kg	Class 9 hazard label 
		Cell ≤ 20Wh Battery ≤ 100Wh	PI967 Section II Limit per package: Pax A/C = 5 kg CAO = 5 kg	lithium battery handling label 
UN3481	lithium ion batteries packed with equipment	Cell > 20Wh Battery > 100Wh	PI966 Section I Limit per package: Pax A/C = 5 kg CAO = 35 kg	Class 9 hazard label 



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		Cell≤20Wh Battery≤100Wh	PI966 Section II Limit per package: Pax A/C = 5 kg CAO = 5 kg	lithium battery handling label 
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Cells and/or batteries at a SOC of greater than 30% of their rated capacity may only be shipped with the approval of the State of Origin and the State of the Operator under the written conditions established by those authorities.

Packages prepared according to Section II of PI965 must be offered to the operator separately from other cargo and must not be loaded into a unit load device before being offered to the operator.

The lithium core and battery goods required by the packaging specification PI965 and PI968 II shall not be packed in the same outer package as other dangerous goods.

Ban lithium ion battery (UN 3480, PI965 Section IA or IB) and Aggregate Lithium Content (3090, UN PI968 Section IA or IB) with category 1 explosive material (except ammunition) 1.4, 2.1 flammable gas, flammable liquid, 4.1 3 flammable solid, 5.1 class antioxidant and other dangerous goods packaging in the same package.

Do not damage or mishandle this package. If package is damaged, batteries must be quarantined, inspected, and repacked. Cells and batteries identified by the manufacturer as being defective for safety reasons, or that have been damaged, that have the potential of producing a dangerous evolution of heat, fire or short circuit are forbidden for transport. Waste lithium batteries and lithium batteries being shipped for recycling or disposal are prohibited from air transport unless approved by the appropriate national authority of the State of origin and the State of the operator.

The lithium battery should pass the UN38.3 test, if the battery can not pass the testing, it can not transport, should redesign. If the batteries through the test, for the lithium battery only, follow the UN3480 and the packing requirements for PI965, for the lithium battery which installed in equipment, follow the UN3481 and the packing requirements for PI967.

The lithium battery testing meets all requirements under UN Manual of Tests and Criteria Part III, subsection 38.3.

No	ITEMS	RESULT	REMARKS
1	Altitude simulation	Pass	Test 1 to 5 must be conducted in sequence on the same cell or battery
2	Thermal test	Pass	
3	Vibration	Pass	
4	Shock	Pass	
5	External short circuit	Pass	
6	Impact	Pass	



宁德时代新能源科技股份有限公司

Contemporary Amperex Technology Co., Limited

No.2 Xingang Road, Zhangwan Town, Jiaocheng District, Ningde City, Fujian Province, P.R of China, 352100

中国福建省宁德市蕉城区漳湾镇新港路2号 352100

Tel: +86-593-2582114 Fax: +86-593-2583667

MATERIAL SAFETY DATA SHEET

Issue: 2020-A

Doc No.: 2020-A-105

Issue Date: 6/5/2020

7	Forced Discharge	Pass	Only for Cell
---	------------------	------	---------------

14.2 The requirement of ocean shipping

According to International Maritime Dangerous Goods Code (IMDG 38th) to transport and according to the requirements of UN NO. 3480/3481 to management the goods, and require class II packaging. Firmly installation. Mutual isolation. Avoid short circuits. If the package contain more than 24 lithium batteries or more than 12 lithium battery packs, must provide the special program if package damage.

The clause 188 of IMDG require the Watt of lithium ion cell less than 20Wh is not classified as dangerous cargo and the Watt of lithium ion battery less than 100Wh is not classified as dangerous cargo but need marked the WHR ratio label. Otherwise, the battery and module should packed in a strong outer packaging or be contained in equipment.

The clause 230 of IMDG 38th requires the lithium battery testing should meets all requirements under UN Manual of Tests and Criteria Part III, subsection 38.3.

15. Regulatory Information

See ACGIH exposure limits information as noted in Section3

US: This MSDS meets/exceeds OSHA requirements.

International: This MSDS conforms to European Union (UN), the International Standards Organization (ISO) and the International Labor Organization (ILO) and as documental in ANSI (American National Standards Institute) Standard Z400.1-1993.

Air transportation: According to Civil aviation industry standard MH/T1020-2018 Lithium Battery Air Transport Standard and IATA DGR and ICAO. The international transport and commodity inspection is used this standard at the moment (IMDG CODE),

Ocean shipping: According to International Maritime Dangerous Goods Code to transport and According to the requirements of UN NO 3480/3481 to management the goods.

Land transportation: According to List of Dangerous Goods(GB12268).

Avoid electrical shock: According to Standard for Electrical Safety in the Workplace, NFPA-70E.

16. Charging and labeling



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Tel: +86-593-2582114 Fax: +86-593-2583667

MATERIAL SAFETY DATA SHEET

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Charging: This battery is made to be charged many times. Use an Energizer approved battery charger. Never use a modified or damaged battery charger. A backup charge termination based on time is recommended to prevent overcharging. The charging temperature should be between 0 °C and 45 °C (32 °F and 113 °F). The battery pack will be normally warm during charging.

Charging Voltages and Currents: Charging voltages are prevented from exceeding the specified limits by an internal battery protection circuit. Never use a battery that shows signs of a damaged protection circuit or broken case. (Such damage to the protection circuit may be indicated by voltages at the battery terminals outside of their specified ranges.) Adhere to all specified charging and discharging voltages and currents. Do not use battery if its voltage drops below the specified minimum voltage.

Labeling: If the CATL label or package warnings are not visible, it is important to provide a package and/or device label stating.

If the lithium-ion battery or cell transported by air the labeling according the requirement of IATA 60th, the packages bear the Class 9 hazard label (Figure 3) or/and lithium battery handling label (Figure 4).



Figure 3 Class 9 hazard label



Figure 4 lithium battery handling label

If the lithium-ion battery or cell transported by sea the labeling according to IMDG 38th, the requirement as follow,

- Package, do not any indication.
- Need all the UN No.
- subassembly: Do not any indication.
- Need the *LQ* label.

WARNING: CHARGE ONLY WITH SPECIFIED CHARGERS ACCORDING TO DEVICE MANUFACTURER'S INSTRUCTIONS. DO NOT OPEN BATTERY, DISPOSE OF IN FIRE, OR



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MATERIAL SAFETY DATA SHEET

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SHORT CIRCUIT - MAY IGNITE, EXPLODE, LEAK, OR GET HOT CAUSING PERSONAL INJURY.

Disposal: Dispose in accordance with all applicable federal, state and local regulations.

The information contained herein is furnished without warranty of any kind. Users should consider this data only as a supplement to other information gathered by them and must make independent determinations of the suitability and completeness of information from all sources to assure proper use and disposal of these materials and the safety and health of employees and customers.

【Material Safety Data Sheet】

SECTION 1 PRODUCT AND COMPANY IDENTIFICATION

Product Name	Sinopec -40℃ Inverter Engine Coolant
Product Code	60506820
Product Usage:	Used as heat transfer medium in inverter
Company Identification	SINOPEC LUBRICANT CO., LTD.
Address	No. 6 Anning Zhuang West Road, Haidian District, Beijing, P.R.China
Post Code	100085
Emergency Response	Phone 86-800-810-9886 Fax 86-10-82410856
Website	http://english.sinolube.com
E-mail	csc.lube@sinopec.com
Effective date	2020-03-01

SECTION 2 COMPOSITION/ INFORMATION ON INGREDIENTS

This product is a mixture of additives, water and glycol.

COMPONENTS	CAS NUMBER	AMOUNT
Additive	Mixture	<5%weight
Water	7732-18-5	40-60%weight
Ethylene Glycol	107-21-1	40-60%weight

SECTION 3 HAZARDS IDENTIFICATION

GHS Hazards Type	Non-hazardous
GHS Label Elements	
Sign	No data
Caution Words	No data
Hazard Statement	Physical hazards: According to GHS, it is not classified as hazardous substances. Health hazard: According to GHS, it is not classified as health hazard substances. Environmentally hazard: According to GHS, it is not classified as environmentally hazard substances.
GHS Precautionary Statements	
Precaution	No data
Incident Response	No data
Safe Storage	No data

SINOPEC LUBRICANT CO., LTD.

-40℃ Inverter Engine Coolant
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Disposal	No data
Other Hazards	Not classified as flammable, but will combust
Main Symptoms and Emergency Overview	Based on animal experiments, found no strong evidence to prove that the product Carcinogenic. Usually this product is no hazardous to health. Might be it stimulate to eyes, skin and respiratory when overexposure.

SECTION 4 FIRST AID MEASURES

General Information	Shouldn't become a health hazard when used under normal condition
The disposal of the Different Contact Manner	
Inhalation	Move exposed person from the contact area to fresh air and provide oxygen, and keep the respiratory tract unobstructed. If breathing is difficult, give oxygen, if breathing stops, carry out artificial respiration immediately and get medical treatment.
Skin	Take off contaminated clothes, wash with a large amount of flowing water, and seek medical advice if necessary.
Eye	Wash eyes with water for 15 minutes. If irritation occurs, get medical attention.
Ingestion	Urge vomiting immediately and receive medical treatment.
Main Symptoms(acute / delayed effect)	No data

SECTION 5 FIRE FIGHTING MEASURES

Special Risk	This product is not hazardous product. It may be to combustion when exposure to high temperature or fire.
Extinguishing Method and media	Foam extinguishers, carbon dioxide extinguishers, dry powder extinguishers, spray extinguishers, etc. Sand is only suitable for small fires.
Combustion Products	Incomplete combustion produces smoke, carbon monoxide, oxides, aldehydes and other decomposition components.
Forbidden Media	Water.
Firefighters Special Protective Equipment	Breathing apparatus must be worn when approaching the ignition point in a confined space.

SECTION 6 ACCIDENTAL RELEASE MEASURES

Avoid contact with spilled or released material. Guide to the selection of personal protective equipment, see chapter 8 of the safety data sheet.	
Disposal information, see chapter 13 of safety data sheet. Please comply with all applicable local or national regulations.	
Emergency Response Procedures	Cut off the fire source, contact the operators immediately, and let the irrelevant personnel evacuate to the safety zone and isolate. Cut off the leakage source as much as possible to prevent entering into the sewer, drainage ditch, water body and other spaces. Observe the relevant firefighting procedures, refer to Chapter 8 of the safety technical instructions.
Protective Measures for Operators	In case of leakage, use protective equipment to protect the human body when removing the leakage liquid.
Environmental Protection Measures	No data
Spill Management	Disposal of the waste refer to chapter 13 of the safety data sheet. FOR LARGE SPILLS: Remove with vacuum truck or pump to storage/salvage vessels.

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FOR SMALL SPILLS: Soak up residue with an absorbent such as clay, sand or other suitable material. Place in non-leaking container and seal tightly for proper disposal

SECTION 7 HANDLING AND STORAGE

Handling

General Preventive Measures	Avoid contact with skin for a long time or repeatedly, and wash thoroughly after contact. If there is a danger of inhaling steam, spray or smoke, please use partial exhaust ventilation. Handle with care to prevent damage to packaging and containers.
Precautions for safety disposal	Operators must be specially trained and strictly abide by the operation specifications. Avoid contact with oxidants. Equip with corresponding quantity of fire-fighting equipment and leakage emergency treatment equipment. Protective shoes shall be worn when loading and unloading 200L barreled products. Empty containers may contain harmful substances.
Storage	Do not store in open or unlabeled containers. Store in a cool, dry place with adequate ventilation. Keep away from open flames and high temperatures. Suggest do not to be stored in the galvanized container.

SECTION 8 EXPOSURE CONTROLS/PERSONAL PROTECTION

Allowable Concentration	No data
Engineering Controls	Provide good natural ventilation conditions.
Personal Protective Equipment	Personal protective equipment shall meet the relevant national standards. Specific content consult the supplier of personal protective equipment.
Respiratory Protection	If engineering controls do not maintain airborne concentrations to a level which is adequate to protect worker health, an approved respirator must be worn.
Hand protection	Use protective gloves which are chemically resistant to this material.
Eye protection	Chemical goggles, or safety glasses with side shields.
Personal Protection	Use protective clothing and shoes which are chemically resistant to this material.

SECTION 9 PHYSICAL AND CHEMICAL PROPERTIES

Appearance	Distinctive
Odor	No odor
pH	7.5~11.0
Melting Point	Not Applicable
Pour Point	No data
Boiling Point	109.5℃(typical data)
Flash Point	No data
Explosion Limit	No data
Vapour Pressure	No data
Vapour Density	No data
Density	1076 kg/ m3(typical data)
Solubility	Soluble in water
Octanol/ Water Partition	No data
Coefficient	
Decomposition Temperature	No data
Freezing Point	-41.0℃(typical data)

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SECTION 10 STABILITY AND REACTIVITY

Chemical Stability	Stable (at room temperature)
Incompatibility With Other Materials	Contact with strong oxidant
Conditions to Avoid	Extreme temperature, sunlight exposure, contact with strong oxidant and fire source
Incompatible Materials	Strong oxidant
Hazardous Decomposition	May react with strong oxidizing agents
Product	Hazardous decomposition will not form under normal storage conditions

SECTION 11 TOXICOLOGICAL INFORMATION

Acute Dermal Toxicity	LD ₅₀ /Oral/Mouse:>2000mg/kg Primary skin irritation/Rabbit/OECD 404:No irritation Primary mucous membrane irritation/Rabbit eyes/OECD 405:No irritation
Skin Irritation or Corrosion	Mild irritation
Eye Irritation or Corrosion	Long-term exposure can cause eye irritation
Inhalation Hazards	Mild irritation
Respiratory or Skin	No data
Sensitization	No data
Germ Cell Mutagenicity	No data
Reproductive Toxicity	No data
Specific target Organ	No data
Toxicity—Disposable Contact	No data
Specific target Organ	No data
Toxicity—Disposable Contact—Repeated contact	No data
Additional Information	No data

SECTION 12 ECOLOGICAL INFORMATION

Ecotoxicity	Though long time infiltration, it may produce ecological toxicity
Persistence and Degradability	This product is expected to be inherently biodegradable
Potential Bioaccumulation	This product has the water solubility; but bioavailability and bioaccumulation to aquatic organisms is minimal.
Mobility	When released into the environment, adsorption to sediment and soil will be the predominant behavior.

SECTION 13 DISPOSAL CONSIDERATIONS

Waste Disposal	It should be recycled or recycled as far as possible, or disposed of by an approved recycling facility, or at an appropriate government waste disposal facility.
Disposal of Containers	Uncontaminated container can be recycled.

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Note to Release Containers that cannot be cleaned must be discarded and disposed of by a waste collector approved by relevant laws and regulations.
Please use personal protective equipment. Keep waste away from soil or into drains. Transport means, recycling devices, treatment or storage equipment approved by the authority shall be used for waste turnover or storage.

SECTION 14 TRANSPORT INFORMATION

Land, sea and air transport process, the product is not classified as dangerous goods.

UN Dangerous Goods Code	Not Applicable
UN Shipping Name	Not Applicable
UN Hazard type	Not Applicable
Packing Group	Not Applicable
Marine Pollutant	Not Applicable

SECTION 15 REGULATORY INFORMATION

EPCRA 311/312 CATEGORIES:

1. Immediate (Acute) Health Effects:	NO
2. Delayed (Chronic) Health Effects:	NO
3. Fire Hazard:	NO
4. Sudden Release of Pressure Hazard:	NO
5. Reactivity Hazard:	NO

REGULATORY LISTS SEARCHED:

01-1=IARC Group 1 03=EPCRA 313
01-2A=IARC Group 2A 04=CA Proposition 65
01-2B=IARC Group 2B 05=MARTK
02=NTP Carcinogen 06=NJ RTK
07=PA RTK

No components of this material were found on the regulatory lists above.

Chemical Inventories All components comply with the following chemical inventory requirements: AICS (Australia), DSL (Canada), EINECS (European Union), KECI (Korea), PICCS (Philippines), TSCA (United States).
One or more components does not comply with the following chemical inventory Requirements: ENCS (Japan).
Additional notifications in Canada may be required 90 days prior to use other than as a lubricating oil additive.

NEW JERSEY RTK CLASSIFICATION:

Under the New Jersey Right-to-Know Act L. 1983 Chapter 315 N.J.S.A. 34:5A-1 et. seq., the product is to be identified as follows: PETROLEUM OIL (Motor oil)

WHMIS Classification This product is not considered a controlled product according to the criteria of the Canadian Controlled Products Regulations.

SECTION 16 OTHER INFORMATION

Revision Date:	March 01,2020
MSDS Version Number	5
Other Information	Other information and manuals can be obtained through the sales department and technical department.
Amendment Statement	The information provided is based on our understanding of the existing data. Desc

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description of the product solely for the purpose of complying with requirements of the health, safety and environment. We don't provide any guarantee of the specific characteristics of the product.

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Appendix B – Site Signage/Placarding

CAUTION



DO NOT ENTER

CALL 419-566-5175



**LITHIUM – ION
BATTERY ENCLOSED.**

RISK OF FLAMMABLE AND TOXIC GAS

**ESRG HOFFMAN SOLAR + BESS
COORDINATES 12.345678°, -987.654321
NAME OF SYSTEM + MODEL – ELECTROCHEMICAL ESS**



ESRG

ESRG HOFFMAN SOLAR + BESS

**123 South Avenue 14 E
Anytown, OH 42315**

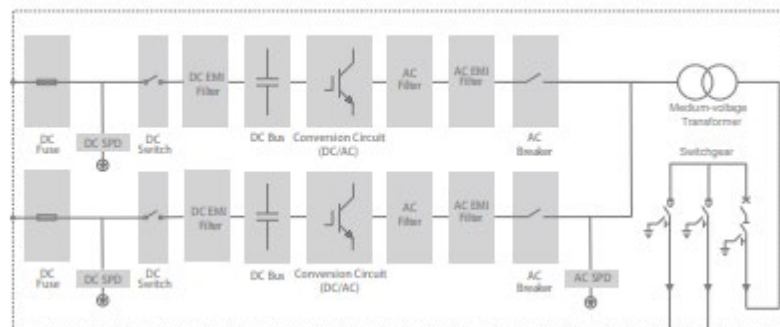
24-HOUR EMERGENCY #419-566-5175

Appendix C – Inverter

The site will also consist of 30 SC4000UD-MV-US inverters. Each inverter will service 2 BESS enclosures.

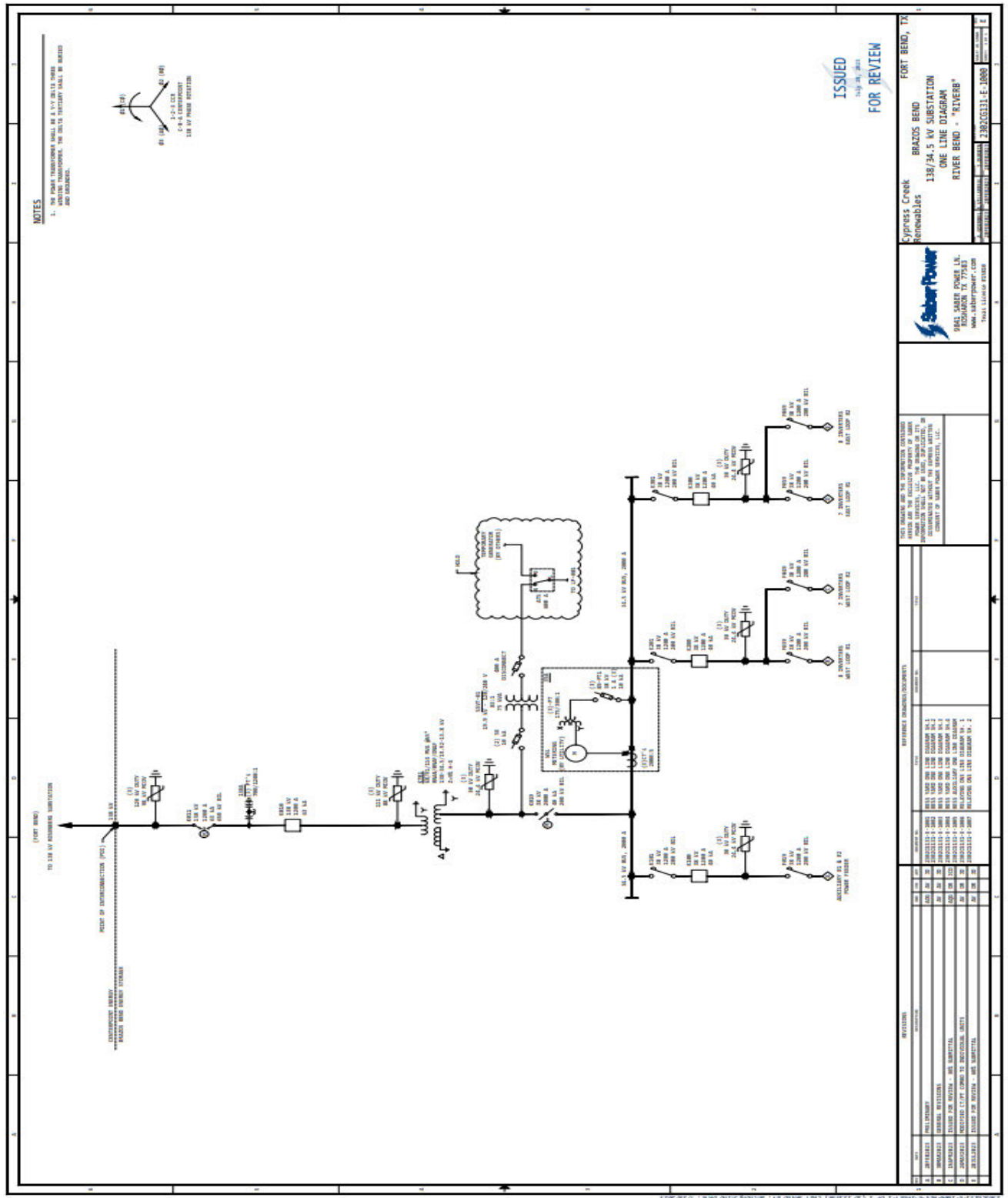


CIRCUIT DIAGRAM



System Type	SC4000UD-MV
DC side	
Max. DC voltage	1500 V
Min. DC voltage	1150 V
DC voltage range	1150 – 1500 V
Max. DC current	2 * 1952 A @ 30 °C
No. of DC inputs	2
AC side (Grid)	
AC output power	4000 kVA @ 45 °C / 4400 kVA @ 30 °C
Max. AC output current	2886 A @ 45 °C / 3174 A @ 30 °C
Nominal AC voltage	800 V
AC voltage range	704 – 880 V
Nominal grid frequency / Grid frequency range	50 Hz / 45 – 55 Hz, 60 Hz / 55 – 65 Hz
Harmonic (THD)	< 3 % (at nominal power)
Power factor at nominal power / Adjustable power factor	>0.99 / 1 leading – 1 lagging
Adjustable reactive power range	-100 % – 100 %
Feed-in phases / AC connection	3 / 3-PE
AC side (Off-Grid)	
Inverter port nominal AC voltage	800 V
Inverter port AC voltage range	704 – 880 V
AC voltage distortion	< 3 % (Linear load)
DC voltage component	< 0.5 % Un (Linear balance load)
Unbalance load Capacity	100 %
Nominal Voltage frequency / Voltage frequency range	50 Hz / 45 – 55 Hz, 60 Hz / 55 – 65 Hz
Efficiency	
Max. efficiency	99 %
Transformer	
Transformer rated power	4000 kVA
Transformer max. power	4400 kVA
LV / MV voltage	0.8 kV / 35 kV
Transformer vector	Dy11
Transformer cooling type	ONAN
Oil type	Mineral oil (PCB free) or degradable oil on request
Protection	
DC input protection	Load break switch + fuse
Inverter output protection	Circuit breaker
AC output protection	Circuit breaker
Surge protection	DC Type II / AC Type II
Grid monitoring / Ground fault monitoring	Yes / Yes
Insulation monitoring	Yes
Overheat protection	Yes
General Data	
Dimensions (W*H*D)	6058*2896*2438 mm
Weight	18000 kg
Degree of protection	IP65
Operating ambient temperature range	-35 to 60 °C (> 45 °C derating)
Allowable relative humidity range	0 – 100 %
Cooling method	Temperature controlled forced air cooling
Max. operating altitude	1000 m (Standard) / > 1000 m (Optional)
Display	LED, WEB HMI
Communication	R5485, CAN, Ethernet
Compliance	CE, IEC 62477-1, IEC 61000-6-2, IEC61000-6-4
Grid support	L/HVRT, L/HFRT, active & reactive power control and power ramp rate control, Volt-var, Volt-watt, Frequency-watt

Appendix D – Single Line Diagram



Appendix E – Annual Review Log

The following table provides a log of reviews to be conducted on an annual basis for this Emergency Response Plan (ERP).

Date Conducted	System Owner Sign-Off	Notes / Comments

Dear <<Name>>,

My name is Parker Sloan and I work with Cypress Creek Renewables. Cypress Creek Renewables is a national solar and energy storage company who has developed projects in Texas since 2014. I am reaching out today to introduce myself and give you information about an energy storage project that is proposed at least 1,200 feet to the east of S New Hope Rd in your area. The proposed project parcel is A 378-1EE, owned by Hawa Inc.

You will likely receive a notice about this project, as we are going to appear in front of the Planning and Zoning Commission on April 25th. After that meeting, we may have additional meetings at the Planning and Zoning Commission, or we will move on to appear before the City Council at a later date for further discussion about the project. The project is expected to start construction in late-2025.

Enclosed I have included a brief questions and answers regarding the project and a small map intended to give you some sense of where the proposed project is located.

Please feel free to reach out to us via phone or email before then if you have any questions. If there is interest, we are happy to set up a time to meet and talk through any questions you may have, either virtually over the phone or in person (at your home, coffee shop, wherever is convenient for you!). We plan to hold a neighborhood meeting prior to appearing before City Council to ensure you have the opportunity to have your voice heard and any questions answered. I have included my contact information below, as well as the contact information for my colleague Ethan Agrawal who is working on this project with me.

Kind Regards,

Parker Sloan
Director Community & Economic Development
828-367-9035 | parker.sloan@ccrenew.com

Ethan Agrawal
Project Developer
210-473-7806 | ethan.agrawal@ccrenew.com

How does it work?

Just like charging your phone while you sleep, energy storage systems efficiently and conveniently capture electricity so that it can be used when it's most needed. Grid-connected energy storage doesn't move or emit any pollution. A grid-connected energy storage system consists of batteries, racks for the batteries, inverters that convert DC energy to AC energy, communications equipment that allow control and monitoring of the batteries, and equipment that ensures the batteries can operate safely. Various types of energy storage have been utilized for more than a century, and the oldest battery storage projects currently in operation have been serving the electrical grid for more than a decade.

Is it safe for neighbors of the facility?

Yes! Battery energy storage systems undergo rigorous health and safety testing, and facilities come equipped with a wide range of state-of-the-art technologies that prevent, monitor, and respond in real time in the unlikely event something does happen. The Electric Power Research Institute published that there have been twenty-two battery system failures since 2012, or in other words, a failure rate of less than two percent. However, in any of these failures, the incidents had no impact outside the bounds of the facility. We will also work with all local emergency services on having clear emergency response plans, proper training, and clear processes for responding to any events. Cypress Creek operates a 24/7/365 control center with local technicians, monitoring and responding as necessary.

Why this location?

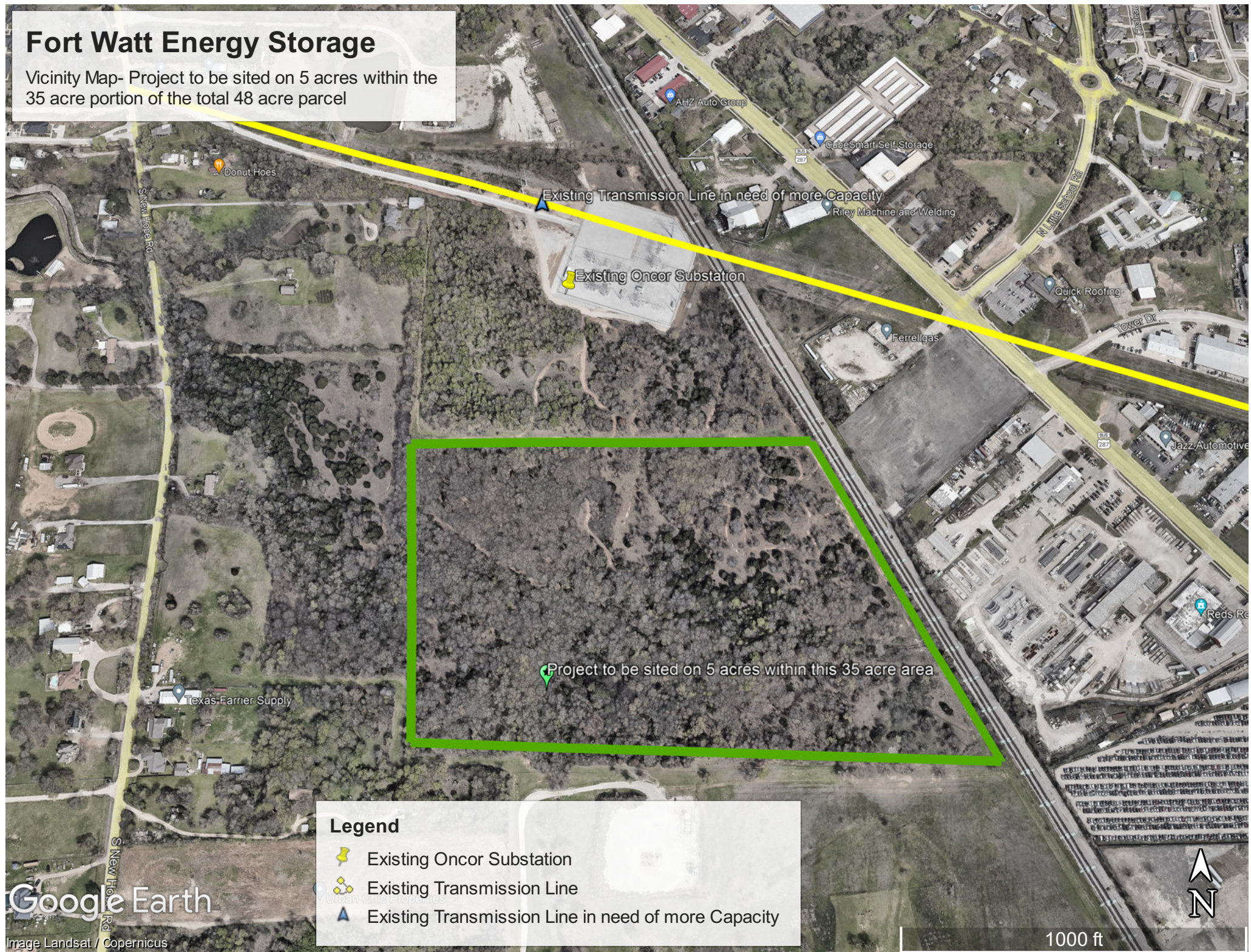
The demand for electricity in Kennedale and the surrounding area is growing and projects like energy storage systems are an answer to the volatile grid supply and demand felt by people all over Texas and your area. This location is unique and is close to an electrical substation and a specific power line in need of more capacity.

What does it look like?

Energy storage systems connected to the electrical grid are housed in specially engineered outdoor-rated cabinets. While residential systems are generally installed on the exterior of homes and about the size of whole-home HVAC systems, grid-scale facilities vary in size. Our project proposed for the City of Kennedale is about the size of a basketball court. There are currently hundreds of Utility-Scale energy storage projects operating and in construction throughout the entire United States, including in extremes of arctic and desert environments, each tailored for the unique setting and community it serves. Energy storage facilities are located in dense, urban centers as well as rural and remote areas. These operating energy storage projects, wherever they are located, provide valuable reliability and resilience services to the electrical grid in communities across the country. This project will remain hidden within the parcel of land due to much of the existing vegetation staying in place because of the streams and associated floodplain.

Fort Watt Energy Storage

Vicinity Map- Project to be sited on 5 acres within the 35 acre portion of the total 48 acre parcel



MEMORANDUM

To: City of Kennedale Planning & Zoning Commission, and City Fire Marshal

From: Jacob Gubbrud, Director of Engineering at Cypress Creek Renewables

Date: May 17, 2024

Re: Summary of Commitments regarding Fort Watt Energy Storage Project

1. Fort Watt storage commissioned a plume study of the proposed facility dated 5/17/24. This study evaluates the release of gases from a battery thermal event to determine severity of potential hazards and risks. It concluded that the radius of risk would minimally extend beyond the project boundaries and would be limited to within 85' of the affected battery container.
2. An Emergency Response Plan (ERP) will be provided to the Kennedale Fire Marshal once construction is reaching completion, all equipment has been procured, and site designs have been finalized. An example ERP will be provided as an attachment to this memo.
3. Fort Watt Storage, in coordination with the equipment manufacturer(s) and Cypress Creek Operations & Maintenance, will provide appropriate training to the Fire Department and all emergency first responders of the City's choosing immediately after the site becomes operational and at an ongoing basis into the future. Any reasonable costs to City emergency services personnel shall be incurred by Fort Watt Storage.
4. Fort Watt Storage will provide a bond and associated contract in the amount of \$200,000 to be placed with the City of Kennedale to be used in the unlikely event of an emergency on site. The bond and contract will be in place by the start of construction and maintained for the project's life until decommissioning. The goal of the bond is to ensure funds are available to the City if they need to act quickly for project-related emergencies.
5. In consideration of Emergency Services personnel staff time working on this project now and into the future, Fort Watt Storage will provide a one-time payment at construction commencement in the amount of \$75,000 to the City of Kennedale Fire Department to compensate public staff for their time and further the Department's mission of public safety.

- What is a plume study?
 - A study to determine the potential impact on the surrounding area if a thermal runaway event were to occur. The study determines the radius at which a risk would exist under various weather conditions in a worst-case scenario.
 - Thermal runaway is an event in which the battery enters an uncontrollable self-heating state
- Inputs
 - UL 9540A Test Results
 - Test where a battery is intentionally put into thermal runaway to see how battery reacts and if the thermal event propagates between batteries.
 - *Technology chosen for this project demonstrated no flame, only smoke, and no propagation between battery modules within a container during this testing.*
 - Test measures off-gas (smoke) composition and volume.
 - Weather Conditions
 - Typical weather conditions for the area based on local weather station data
 - Wind speed of 4.5 mph – typically produces more severe consequences due to less dispersion of gas.
 - Wind speed of 11 mph – typically produces less severe consequences due to greater dispersion of gas.
 - Temperature of 96°F – minimal impact on plume
 - Humidity of 10% - minimal impact on plume
 - Release scenarios
 - Assume worst case release scenario, above and beyond what UL 9540A testing demonstrates.
 - For this plume study, an entire battery container entering thermal runaway (48 modules, 4992 cells) was the scenario evaluated. *This would be 48 times worse than the results of the UL 9540A test indicate is a worst-case scenario as the modules are designed to not propagate.*
- Outputs
 - Thermal impacts

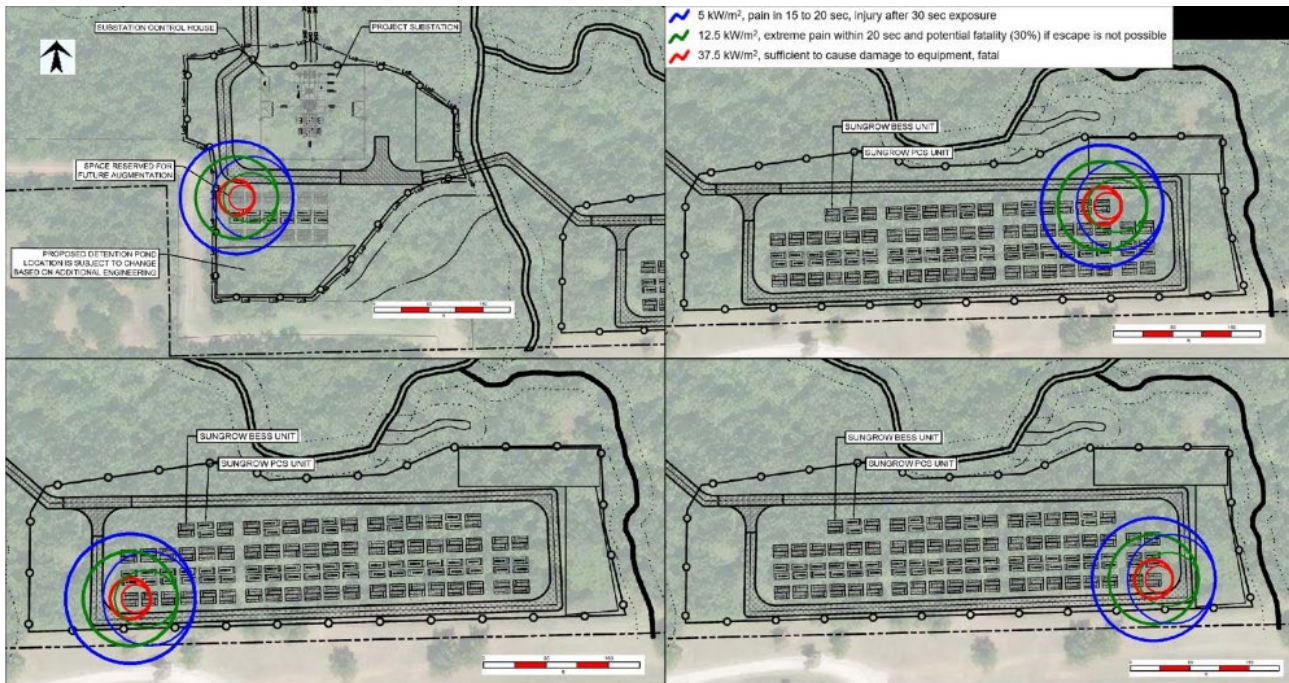


Figure 4-1: Thermal Radiation Hazard Zones (360-degree rotation) for Enclosure Failure – at D5 Weather Condition and 3.3 ft Elevation

- Results indicate that minimal thermal radiation risk would exist outside of the project boundaries
- Toxic Plume impact
 - Plume would come out of the container at approximately 8 feet above grade and immediately start to rise as the plume composition is lighter than air

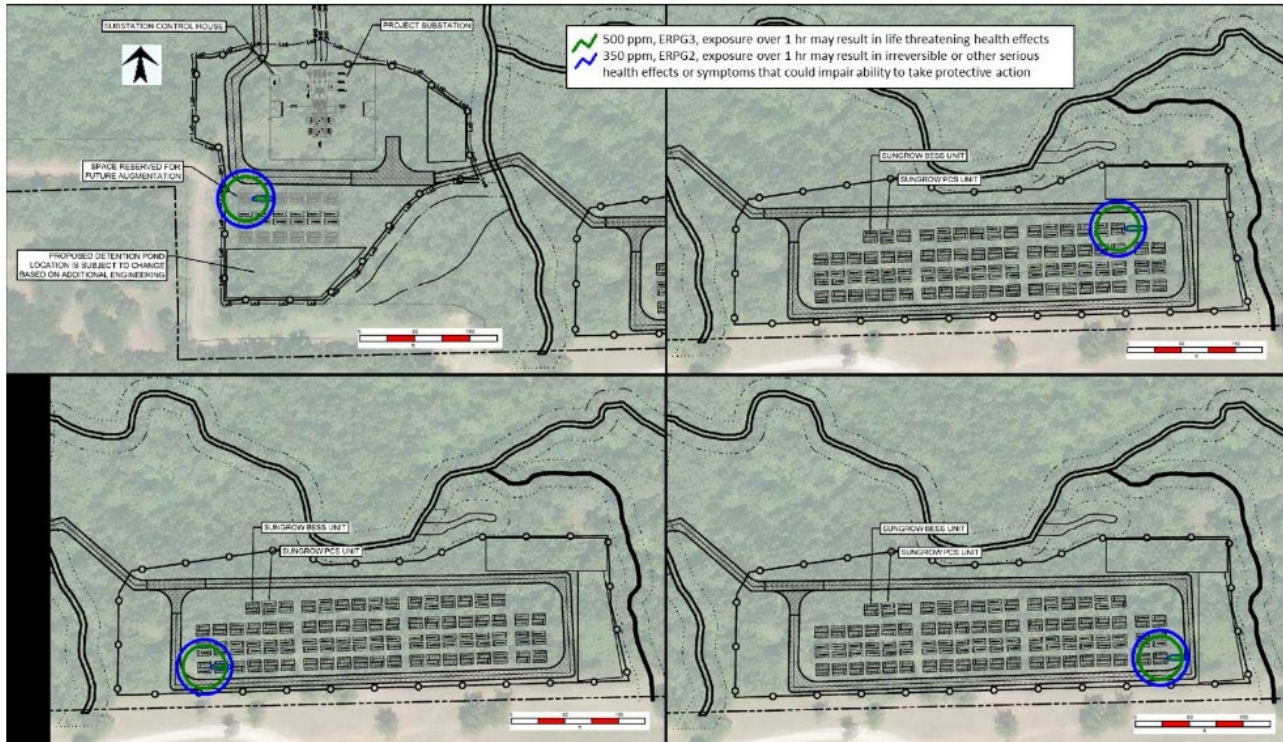


Figure 4-8: CO Toxic Dispersion Hazard Zones (ERPG-3 and ERPG-2) (360-degree rotation) for Enclosure Failure at Height of 19.5 ft (F2 Weather Condition)

- Results indicate the hazardous gases in the plume would be dissipated within 40 feet of the affected container. This indicates that toxic gases would be below hazardous levels outside of the project boundary.
- Conclusion
 - UL 9540A test demonstrates no flame, only smoke during thermal runaway
 - UL 9540A test demonstrates no propagation between modules (only one module would be affected)
 - Plume study evaluated a worst-case scenario where 48 modules enter thermal runaway
 - Plume study demonstrates even in the worst-case scenario modelled, significant thermal or toxic plume hazards are not estimated to reach outside of the project boundary during worst-case weather conditions for the area.



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
19300	588101	Print Legal Ad-IPL01917110 - IPL0191711	PZ Cases Hearing	\$79.64	1	43 L

Attention: Ross Sanchez

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 760602249

citysecretary@cityofkenneedale.com

CITY OF KENNEDALE NOTICE OF PUBLIC HEARING

The Kennedale City Council will hold a public hearing for the following cases on Tuesday, September 17, 2024 at 5:30 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

PZ CASE #24-08 to Conduct a public hearing and consider a proposed conditional use permit as required by section 24.2 (c) of the unified development code for battery energy storage systems, a new land use, located at 509 S New Hope Rd, Tract 1EE & A1327 TRS 2B01 & 2B04, abstract 378, situated in the Cannon E C Survey, and 501 S New Hope Rd, Block 1, lot 1, of the Kim Addition, and City of Kennedale, Tarrant County, Texas.

PZ CASE #24-11 to conduct a public hearing and consider a Proposed Zoning Change from "AG-Agricultural District" to a "PD-Planned Development" for lot 7A, lot 6B1, lot 6A1, lot 6C1 of Estes, JM Home Tracts addition, located at 1102, 1106, 1108, 1110 Kennedale Sublett Rd, and Approximately 3.06 Acres of Block 1, lot 11A & 11B of the Oliver Acres Subdivision, located at 305 Collett Sublett Rd, Kennedale, Tarrant county, Texas, 76060. Interested persons are encouraged to attend the public hearings to offer public comments or provide written comments prior to the meeting to: Community Development Department, 405 Municipal Drive, Kennedale, TX, 76060. For more information, please call (817) 985-2135.

IPL0191711
Aug 29 2024

THE STATE OF TEXAS COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared Mary Castro, 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:

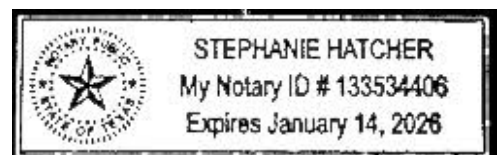
08/29/24

Mary Castro

Sworn to and subscribed before me this 29th day of
August in the year of 2024

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!

OWNER_NAME	OWNER_ADDR	OWNER_CITY
BULLDOG INTEGRATED GROUP LLC	PO BOX 15038	FORT WORTH, TX
CALLAHAN & FREEMAN INC	PO BOX 15577	FORT WORTH, TX
KENNEDALE, CITY OF	405 MUNICIPAL DR	KENNEDALE, TX
KENNEDALE, ISD	120 W. KENNEDALE PARKWAY	KENNEDALE, TX
CORCORAN, FLORENCE	PO BOX 628	KENNEDALE, TX
FERRELLGAS LP	1 LIBERTY PLZ	LIBERTY, MO
FINCHER, RUSSELL W	PO BOX 372	KENNEDALE, TX
GBH INC	1004 E KENNEDALE PKWY # A	KENNEDALE, TX
GEODYNAMICS INC	10400 W INTERSTATE 20	MILLSAP, TX
HARRISON JET GUNS II LP	8582 KATY FWY STE 162	HOUSTON, TX
HAWA INC	2109 LOST VALLEY DR	EULESS, TX
HINKEL, GLEN R	PO BOX 540	KENNEDALE, TX
HULL, BRANDON	500 S NEW HOPE RD	KENNEDALE, TX
HULL, HOWARD W	PO BOX 1242	KENNEDALE, TX
HULL, RAWDY	460 S NEW HOPE RD	KENNEDALE, TX
LKQ CORPORATION	5846 CROSSINGS BLVD	ANTIOCH, TN
MACDONNELL, FREDERICK	530 S NEW HOPE RD	KENNEDALE, TX
MARTIN, NATHAN C	550 S NEW HOPE RD	KENNEDALE, TX
MORRIS, DONNA D EST	603 S NEW HOPE RD	KENNEDALE, TX
MORRIS, JEFFREY	414 S NEW HOPE RD	KENNEDALE, TX
MORRIS, KENNETH EST	607 S NEW HOPE RD	KENNEDALE, TX
NORWOOD, DEMETRIC	600 SOUTH NEW HOPE RD	KENNEDALE, TX
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX
RBL 1212 LLC	5372 ROYAL LYTHAM RD	KELLER, TX
RON STURGEON REAL ESTATE LP	5940 EDEN DR	HALTOM CITY, TX
SOUTHERN PACIFIC RR CO	1400 DOUGLAS STOP 1640 ST	OMAHA, NE
SPEED FAB CRETE CORP INTL	PO BOX 15580	FORT WORTH, TX
TEXAS FARRIER SUPPLY INC	603 S NEW HOPE RD	KENNEDALE, TX
THOMAS, LINDA K	3715 KENEDALE NEWHOPE RD	KENNEDALE, TX

OWNER_ZIP

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NOTICE OF PUBLIC HEARING

Kennedale ISD
120 W Kennedale Parkway
Kennedale, TX 76060

August 29, 2024

The Kennedale City Council will hold a public hearing to discuss the following case on Tuesday, September 17, 2023, at 5:30 PM. The meeting will be held in the City Council Chambers in City Hall, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

PZ CASE #24-08 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED CONDITIONAL USE PERMIT AS REQUIRED BY SECTION 24.2 (C) OF THE UNIFIED DEVELOPMENT CODE FOR BATTERY ENERGY STORAGE SYSTEMS, A NEW LAND USE, LOCATED AT 509 S NEW HOPE RD, TRACT 1EE & A1327 TRS 2B01 & 2B04, ABSTRACT 378, SITUATED IN THE CANNON E C SURVEY, AND 501 S NEW HOPE RD, BLOCK 1, LOT 1, OF THE KIM ADDITION, AND CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

We are sending notification to you in case you wish to attend the public hearing or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor of or against the request(s). Written comments may be provided prior to the meeting to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060. If you would like more information about the case or public hearing process, please contact 817-985-2105 or permits@cityofkennedale.com.

The agenda will be posted at 72 hours before the meeting at www.cityofkennedale.com/agendas and the meeting calendar is published at www.cityofkennedale.com/cal. For your reference, a map showing the property is below.

Sincerely,

Nathaniel Gonzales
Community Development Director
817-985-2135



August 29, 2024

To Whom It May Concern;

The Kennedale City Council will hold a public hearing to discuss the following case on Tuesday, September 17, 2023, at 5:30 PM. The meeting will be held in the City Council Chambers in City Hall, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

PZ CASE #24-08 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED CONDITIONAL USE PERMIT AS REQUIRED BY SECTION 24.2 (C) OF THE UNIFIED DEVELOPMENT CODE FOR BATTERY ENERGY STORAGE SYSTEMS, A NEW LAND USE, LOCATED AT 509 S NEW HOPE RD, TRACT 1EE & A1327 TRS 2B01 & 2B04, ABSTRACT 378, SITUATED IN THE CANNON E C SURVEY, AND 501 S NEW HOPE RD, BLOCK 1, LOT 1, OF THE KIM ADDITION, AND CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

We are sending notification to those who own real property within 200 feet of the request in case they wish to attend the public hearing or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor of or against the request(s). Written comments may be provided prior to the meeting to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060. If you would like more information about the case or public hearing process, please contact 817-985-2105 or permits@cityofkennedale.com.

The agenda will be posted at 72 hours before the meeting at www.cityofkennedale.com/agendas and the meeting calendar is published at www.cityofkennedale.com/cal. For your reference, a map showing the property is below.

Sincerely,

Nathaniel Gonzales
Community Development Director
817-985-2135



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: SEPTEMBER 17, 2024

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.B.

SUBJECT
Take action on an Ordinance of the City of Kennedale to amend the Unified Development Code as described in Zoning Case #24-08 a proposed Conditional Use Permit as required by Section 24.2 (C) of the Unified Development Code for “Battery Energy Storage Systems,” a new land use, located at 509 S New Hope Rd, Tract 1EE & A1327 TRS 2B01 & 2B04, Abstract 378, situated in the Cannon E C Survey, and 501 S NEW HOPE RD, Block 1, Lot 1, of the Kim Addition, and City of Kennedale, Tarrant County, Texas.

ORIGINATED BY

SUMMARY
If approved staff will add any conditions set by council action as well as the exhibits to the ordinance.

RECOMMENDATION

ATTACHMENTS		
1.	CUP	CUP.doc

ORDINANCE NO. _____

AN ORDINANCE OF THE KENNEDALE, TEXAS GRANTING A CONDITIONAL USE PERMIT ON CERTAIN PROPERTY IN THE CITY OF KENNEDALE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, in accordance with Article 24 of the Unified Development Code of the City of Kennedale, an application has been filed for a Conditional Use Permit for Battery Energy Storage System for the property located at 509 S. New Hope Rd, otherwise known as Lot Tract 1EE & A1327 TRS 2B0a & 2B04 Abstract 378, in the Cannon E C Survey, and 501 S. New Hope Rd., Block 1, Lot 1, of the Kim Addition, containing approximately 57.36 acres of land, and the owner of the property has agreed in writing to allow the applicant to request a Conditional Use Permit for such use; and

WHEREAS, the Planning and Zoning Commission of the City of Kennedale, Texas held a public hearing on May 23, 2024, and recommended that the proposed Conditional Use Permit be granted; and

WHEREAS, the City Council of the City of Kennedale, Texas held a public hearing on September 17, with respect to the Conditional Use Permit described herein; and

WHEREAS, the City has complied with all requirements of the Unified Development Code of the City of Kennedale, and all other laws dealing with notice, publication, and procedural requirements for the approval of a Conditional Use Permit on the property.

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

SECTION 1.

A Conditional Use Permit is hereby granted to permit the following conditional use on the hereinafter described property and area as shown below:

An approximately 48 acre tract of land located at Lot Tract 1EE & A1327 TRS 2B0a & 2B04 Abstract 378, in the Cannon E C Survey, Tarrant County, Texas, , and incorporated herein; and An approximately 9.36 acre tract of land situated in Block 1, Lot 1, of the Kim Addition, Tarrant County, and being further described by metes and bounds in **Exhibit "A"** herein; and

A Conditional Use Permit for a Battery Energy Storage System, as shown on the site plan attached hereto and incorporated herein as Exhibit "B".

SECTION 2.

The Conditional Use Permit as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the community.

SECTION 3.

The official map of the City of Kennedale is amended and the City Secretary is directed to revise the official zoning map to reflect the approved Conditional Use Permit as set forth above.

SECTION 4.

The use of the property described above shall be subject to all restrictions, terms, and conditions contained in Exhibit "B" as well as the applicable regulations contained in the Unified Development Code and all other applicable and pertinent ordinances of the City of Kennedale. [If additional conditions are applied, add: The use of the property is further subject to the following specific conditions and limitations: (list conditions and limitations)].

SECTION 5.

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

SECTION 6.

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

SECTION 8.

All rights and remedies of the City of Kennedale are expressly saved as to any and all violations of the provisions of any ordinances governing zoning that have accrued at the time of

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

SECTION 9.

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

PASSED AND APPROVED ON THIS DAY OF ____, _____.

APPROVED:

Brad Horton, Mayor

ATTEST:

Bobbie Jo Taylor
City Secretary

APPROVED AS TO FORM:

Carvan E. Adkins, City Attorney

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: SEPTEMBER 17, 2024

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.B.

SUBJECT

PZ CASE#24-11 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "AG-AGRICULTURAL DISTRICT" TO A "PD-PLANNED DEVELOPMENT" FOR LOT 7A, LOT 6B1, LOT 6A1, LOT 6C1 OF ESTES, JM HOME TRACTS ADDITION, LOCATED AT 1102, 1106, 1108, 1110 KENNEDALE SUBLETT RD, AND APPROXIMATELY 3.06 ACRES OF BLOCK 1, LOT 11A & 11B OF THE OLIVER ACRES SUBDIVISION, LOCATED AT 305 COLLETT SUBLETT RD, KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

ORIGINATED BY NATHAN GONZALES

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Zoning Change from "AG-Agricultural District" to "PD-Planned Development"
Applicant	Nathan Anderson, United Residential
Location	1102,1106, and 1108 Kennedale Sublett Rd & a 3-acre portion of 305 Collett Sublett Rd
Surrounding Uses	Residential
Surrounding Zoning	AG to the west and south, R-2 to the North, PD to the east
Future Land Use Plan Designation	Neighborhood Corridor, Neighborhoods
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The subject properties are currently residential home sites, zoned "AG-Agricultural District." The applicant and developer have the properties under contract with the proposed zoning change being a condition of the sale. The landowners have attempted to sell their property in the past but have been unsuccessful due to previous unfavorable developments. A major issue for residents and the previous City Council was that the previous proposal did not include a second egress outlet onto Kennedale Sublett Rd and there was a concern that without one, the new development would further increase traffic onto Collett Sublett Rd. To be clear, the applicant and developer are new. The project will be called *The Enclave* and consist of 95 new residential single-family lots.

In working with the new applicant, staff has ensured previous concerns have been addressed. The new

proposed zoning change and concept plan will now include a secondary egress outlet onto Kennedale Sublett Rd as well as tie into Sterling Dr, an existing stubbed-out street located south within The Vineyards Subdivision. Another concern in the Magnolia Hills Subdivision was that the streets McLellan, Levee, and Tucker were designed too narrow, prohibiting emergency services from driving through if vehicles were parked on both sides of the street. At *The Enclave*, each street is wider, having a minimum width of 31 FT, measured from back-of-curb to back-of-curb. Street trees, meandering 5-FT sidewalks, and a First-in-Kennedale sensory park have all been negotiated as part of the development standards. Lastly, lot widths and side yard setbacks have been increased. A majority of the lots located within The Enclave are 60 FT wide, with wider side yard setbacks ranging from 5 FT to 10 FT. The lot layouts have also been staggered between Type A, Type B, and Type C lots to provide more variety while at the same time providing more distance between homes. In providing wider streets, wider lots, and wider side yard setbacks, lot depths have been reduced slightly while still on par with market standards. Lastly, drainage concerns were brought up by residents in the area. The developer has already engaged city engineers to review drainage requirement ahead of their required engineering submittals. Moreover, the developer has secured ample offsite drainage easements with adjacent property owners to ensure enough area is provided to mitigate and improve drainage in the immediate area.

The proposed concept plan and PD development standards have been provided for your review.

SURROUNDING PROPERTIES & NEIGHBORHOOD

Surround the subject properties today are a mix of single-family residences on all four sides of the subject location. To the west and south are homes with above-average acreage. To the east is the Magnolia Hills Subdivision. To the Southwest is The Vineyards Subdivision. To the north is the Turner Acres Addition consisting of housing stock built in the 70's & 80's.

STAFF REVIEW

ZONING REVIEW

Staff has reviewed the development against existing zoning requirements and has found the proposed development to best suited for a Planned Development. As a planned development, The Planning and Zoning Commission and City Council have the opportunity to negotiate standards over and above the minimum requirements of traditional zoning while still allowing for flexibility in design, amenities, and lot arrangement. A site plan is also a component of a Planned Development, unlike traditional zoning districts. Staff has found the project to meet the requirements for a Planned Development.

LAND USE COMPATIBILITY

As a Planned Development, staff has found *The Enclave* development compatible with adjacent uses.

COMPREHENSIVE PLAN CONSISTENCY

The 2012 Comprehensive Plan and Future Land Use Plan (FLUP) envision this area of the city as a *Neighborhood Corridor* and *Neighborhood* (See Figure A). Sample development types include single-family, attached single-family, townhomes/rowhouses as well as small multifamily offerings.

PROTESTS

Staff has received protests from residents in the area. These petition forms have been included in the

packet for your review. Staff has also include a worksheet detailing the names, addresses, and acreage within the 200 FT buffer. To date, 20.75% of adjacent property owners have protested the zoning change, requiring a supermajority from the City Council for approval.

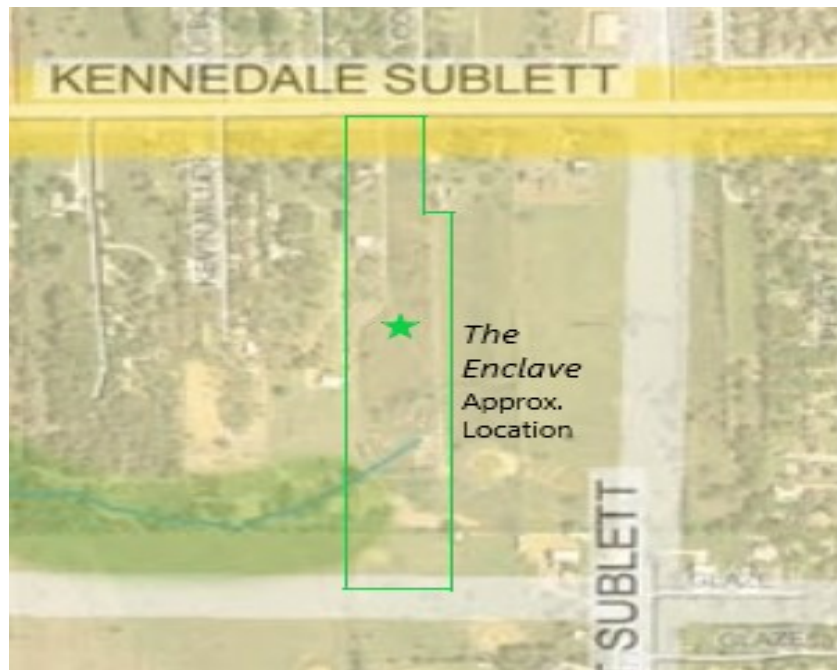


Figure A- Future Land Use Plan

The proposed rezoning is **consistent** with the Comprehensive Plan and Future Land Use Plan.

The proposed rezoning is also **consistent** with the updated Comprehensive Plan and Future Land Use Plan draft currently in review.

Lastly, the proposed rezoning is also **consistent** with the community survey conducted in the Fall of 2023 as a component of the updated Comprehensive Plan. The community survey highlighted a desire from the community to see more entry-level, mid-level, and custom single-family residential offerings. Given the range of residential lots in this development, all three levels noted in the survey will be provided.

The Planning and Zoning Commission held a public hearing on September 5, 2024, and recommended approval by a vote of 4-0-1, with one member abstaining due to a conflict of interest.

STAFF RECOMMENDATION

The applicant's request for a zoning change to "PD-Planned Development" is compatible with the existing land use and is consistent with the current Comprehensive Plan, therefore staff has recommended approval.

Land Use Compatibility:
Comprehensive Plan Consistency:
Future Land Use Plan Consistency:
Staff Recommendation:

The requested change **is compatible.**
The requested change **is consistent.**
The requested change **is consistent.**
Approve

ATTACHMENTS

1.	Zoning Change App, Concept Plan, Affidavits	Zoning Change App, Concept Plan, Affidavits.pdf
2.	Enclave PD Draft	Enclave PD Draft.docx
3.	SITE POSTINGS	SITE POSTINGS.docx
4.	Star-Telegram Affidavit	Star-Telegram Affidavit.pdf
5.	P&Z Case #24-11 - KISD Letter and Envelope	P&Z Case #24-11 - KISD Letter and Envelope.pdf
6.	200ft Buffer Mailing List	200ft Buffer Mailing List.pdf
7.	Protest Forms	Protest Forms.pdf
8.	200FT Protest Verification Updated 082924	200FT Protest Verification Updated 082924.pdf



The Enclave

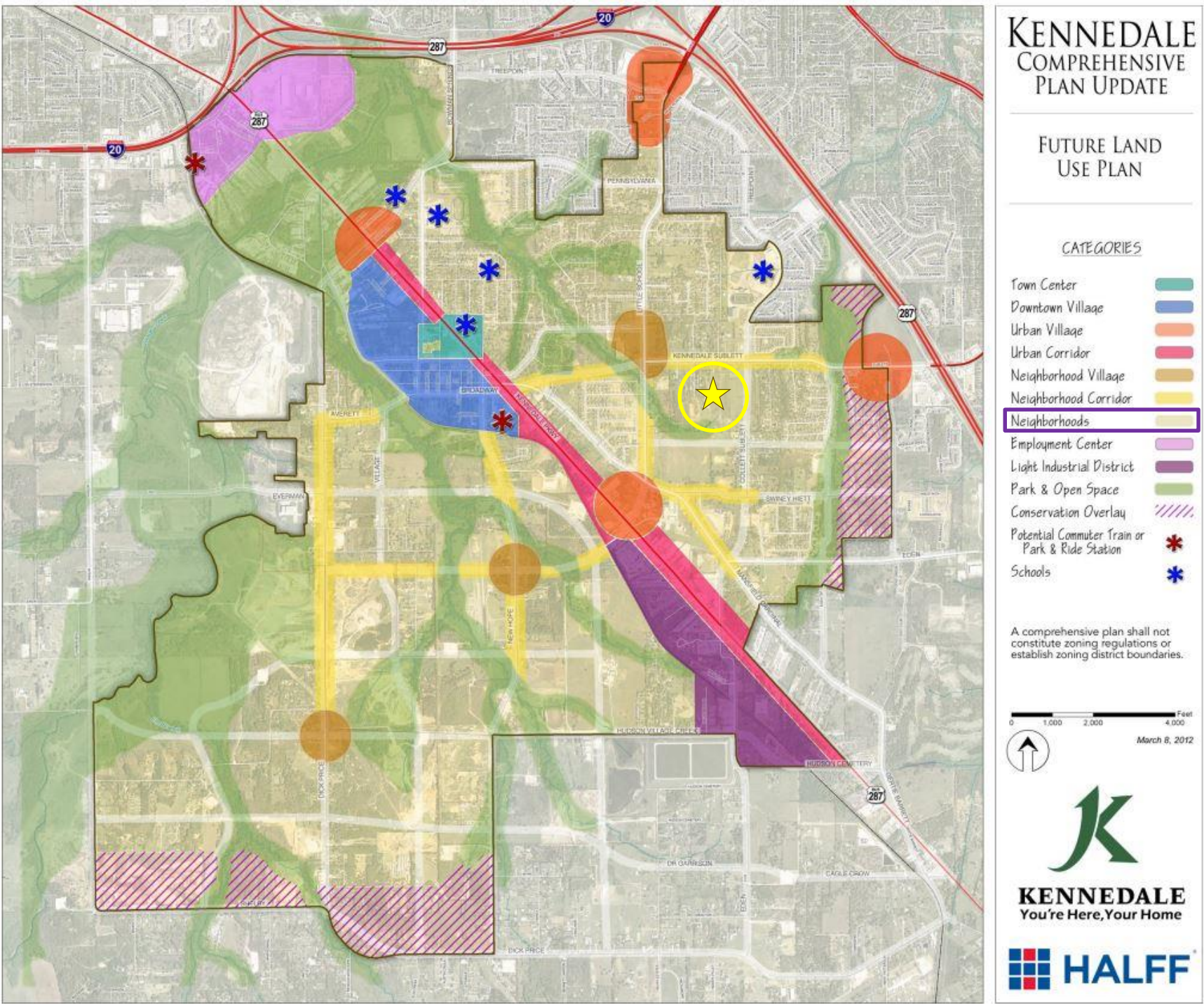
City Council

September 17, 2024

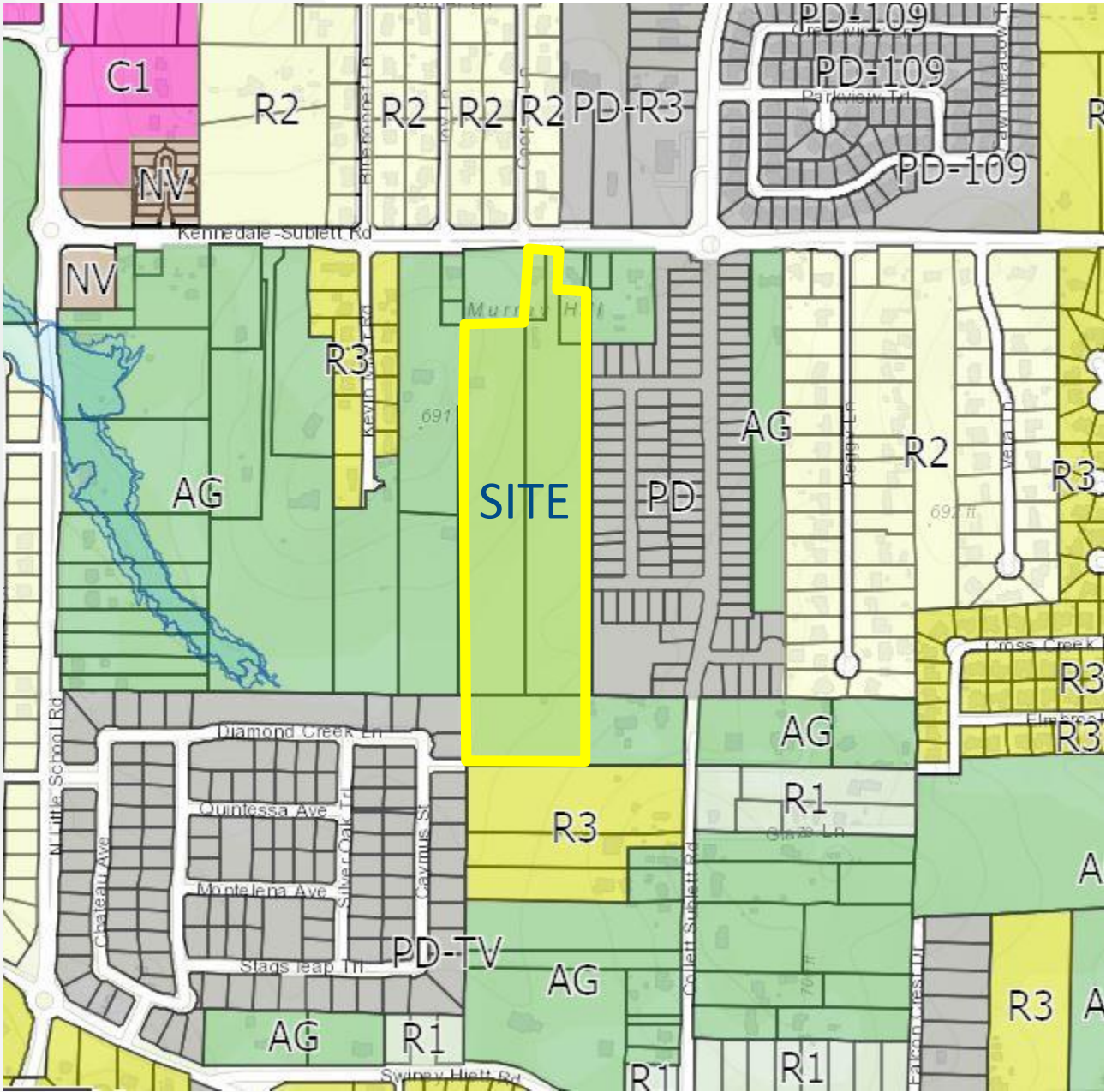
Project Location



Future Land Use Plan



Zoning



Proposed Single Family PD Request

- The request is to change the zoning from Agricultural district (A) to Planned Development (PD) for 95 residential single-family homes.
- The typical lot size will be 6,000 sq ft (60'x99.5') with average size home of 1,900 to 2,300 square feet.
- Primary access on Kennedale Sublett Rd
- Secondary access on Levee Ln, McLellan Ct, and Sterling Dr
- Two open space areas with sensory park, benches, playground equipment, and shaded picnic area
- Minimum width 31 feet streets
- Street trees and meandering sidewalks
- HOA requirement
- Construction access ONLY from Kennedale Sublett Road until the City has accepted the infrastructure

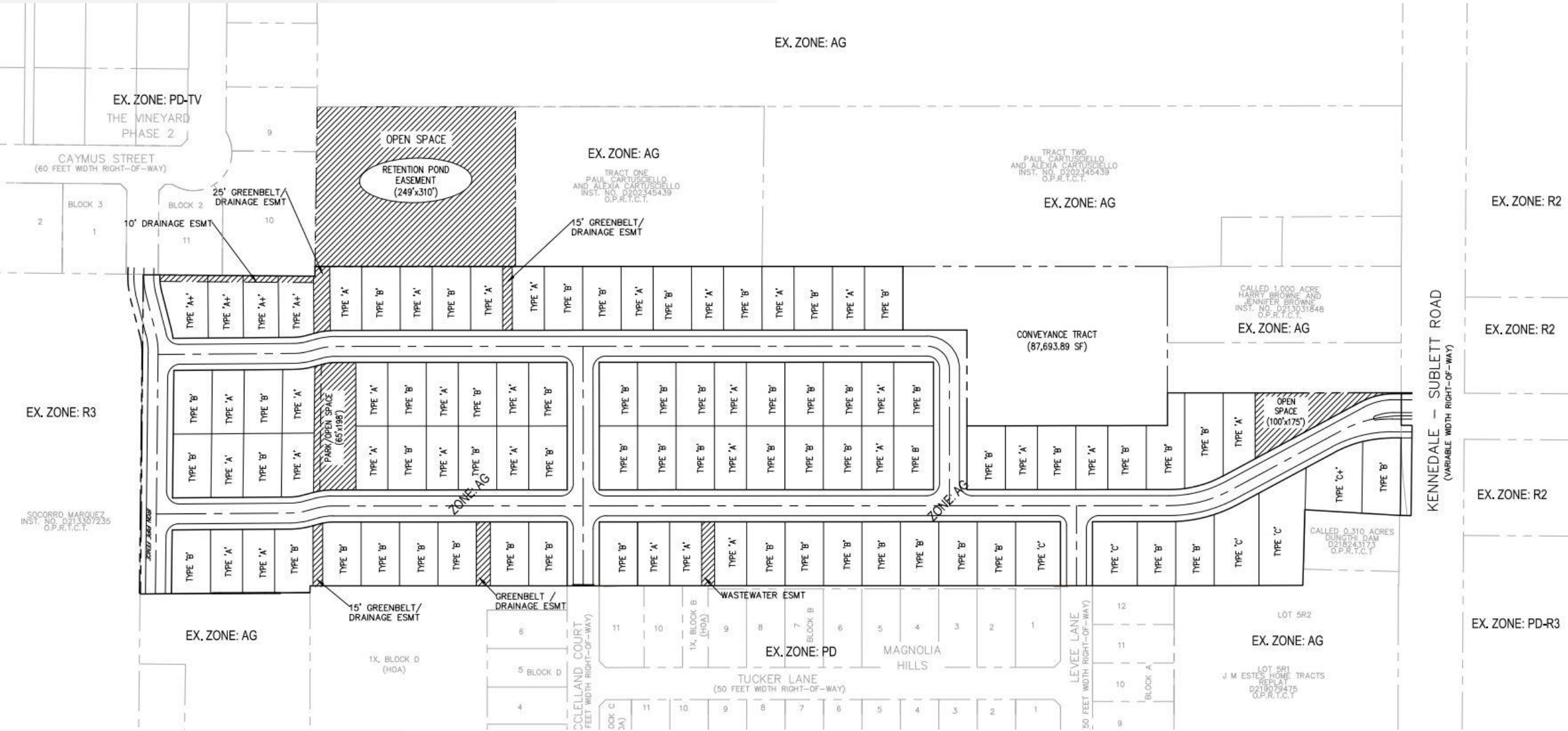


Neighborhood Outreach

- Neighborhood meeting held on July 24th
- Addressed concerns/answered questions
 - Setbacks
 - Ingress/egress
 - Construction access
 - Construction traffic
 - Drainage



Site Plan



Typical elevation



Typical Elevation



Typical Elevation



Typical Elevation



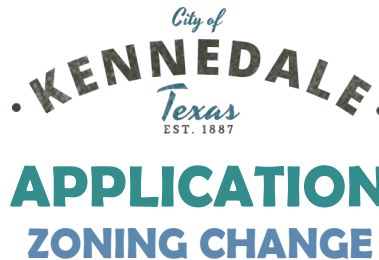
Drainage Exhibit



THANK YOU!



Questions? Comments?



Permit Number

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: Nathan Anderson

Applicant Title: Developer

Applicant Address: 3106 n 70th st #2005 scottsdale az 85251

Applicant Phone: 480-313-4004 Applicant Email: nate@unitedresi.com

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

Owner Name: See affidavits 3 separate owners

Owner Address: _____

Owner Phone: _____ Owner Email: _____

Property Information

Property Address: 1102, 1108, 1110, 1106, 305 Kennedale Sublett Rd, Kennedale, TX

Property Legal Description: _____

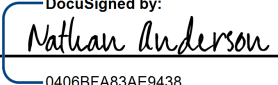
Present Use of Property: Ag exempt

Present Zoning of Property: Ag exempt

Desired Zoning of Property: PD

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:  Date: 4/22/2024

DocuSigned by:
0406BFA83AE9438...

For Office Use Only**Completeness Check**Application form completely filled and signed? ☒ Yes ☐ NoAttached site plan? ☒ Yes ☐ NoAttached legal description of property? ☒ Yes ☐ NoFee paid? ☒ Yes ☐ No**Sign** Nathan Gonzales **Date** 8/01/24**Preliminary Planning and Zoning Review****Current zoning:** AG **Proposed zoning:** PDRequired attachments are complete and correct? ☒ Yes ☐ NoIs proposed use permitted under requested zoning? ☒ Yes ☐ No**Sign** Nathan Gonzales **Date** 08/01/24

City of Kennedale
Zoning Change
Owner Affidavit

PZ Case # 24-11

Property Address: 1106, 1108, 1110 Kennedale Sublett Rd

Legal Description: ESTES, J M HOME TRACTS ADDN Lot 6B1 an additional 2

Applicant Name: ~~McLellan Robert Joesph~~ *NATHAN ANDERSON - UNITED RESIDENTIAL* *By*

Applicant Email: r.mclellan@sbcglobal.net

Type of Request: Zoning Change

I, McLellan Robert Joesph, current owner of above mentioned property, authorize the applicant or his or her authorized representative to make application for the Kennedale Planning and Zoning Commission and City Council to consider granting the above referenced request on my behalf.

Owner Signature *Robert Joseph McLellan*

Date *4/22/2024*

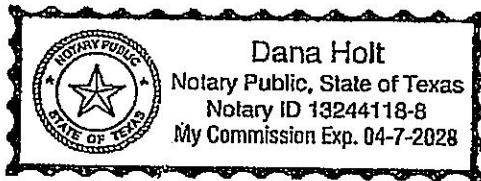
*

SWORN TO and Subscribed before me by *Dana M. Holt*

ON THIS *22nd* DAY OF *April*, 20 *24*

Dana M. Holt

Notary Public, Tarrant County, Texas



City of Kennedale
Zoning Change
Owner Affidavit

PZ Case # _____

Property Address: 1102 Kennedale Sublett Rd

Legal Description: ESTES, J M HOME TRACTS ADDN Lot 7A HS

Applicant Name: Harry Browne /¹³ Nathan Anderson / United Residential

Applicant Email: hbrowne@flow-sync.com /¹³ Nate@unitedresi.com

Type of Request: Zoning Change

I, Harry Browne ¹³, current owner of above mentioned property, authorize the applicant or his or her authorized representative to make application for the Kennedale Planning and Zoning Commission and City Council to consider granting the above referenced request on my behalf.

Owner Signature

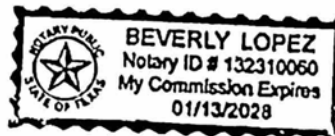
Date

.....

*

SWORN TO and Subscribed before me by Harry Browne
ON THIS 22nd DAY OF April, 20 24

Beverly Lopez
Notary Public, Tarrant County, Texas



Please submit to permits@cityofkennedale.com with supporting documents if applicable.
Planning and Development • City of Kennedale • 405 Municipal Dr. • Kennedale, TX 76063 • (817) 985-2133

City of Kennedale
Zoning Change
Owner Affidavit

PZ Case # 24-11

Property Address: 1102 Kennedale Sublett Rd

Legal Description: ESTES, J M HOME TRACTS ADDN Lot 7A HS

Applicant Name: Jen Browne ^{JB} Nathan Anderson / United residential

Applicant Email: jbrowne@flow-syne.com ^{JB} Nate@unitedresi.com

Type of Request: Zoning Change

I, Jen Browne, current owner of above mentioned property, authorize the applicant or his or her authorized representative to make application for the Kennedale Planning and Zoning Commission and City Council to consider granting the above referenced request on my behalf.

Owner Signature [Signature]

Date 4/22/24

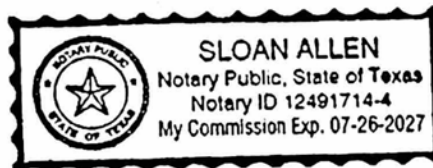
*

SWORN TO and Subscribed before me by SLOAN ALLEN

ON THIS 22 DAY OF APRIL, 20 24

Sloan Allen

Notary Public, Tarrant County, Texas



City of Kennedale
Zoning Change
Owner Affidavit

PZ Case # 24-11

Property Address: 305 Collett Sublett RD

Legal Description: +/-3.06 Ac. in Oliver Acres Subdivision, Block 1, Lot 11A & 11B

Applicant Name: United Residential

Applicant Email: nate@unitedresi.com

Type of Request: Zoning Change

I, Lora Dell Ford, current owner of above mentioned property, authorize the applicant or his or her authorized representative to make application for the Kennedale Planning and Zoning Commission and City Council to consider granting the above referenced request on my behalf.

Owner Signature

Lora Dell Ford

Date

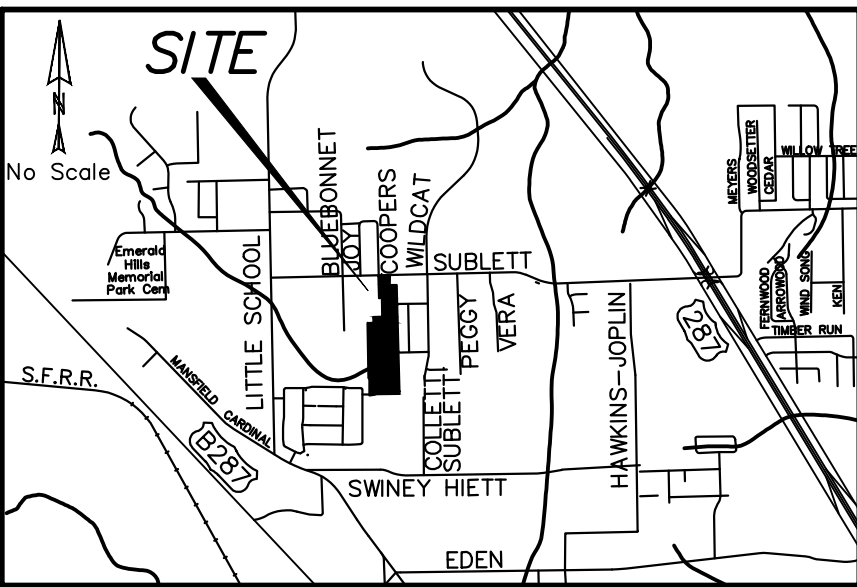
4/22/2024

*

SWORN TO and Subscribed before me by Lora Dell Ford
ON THIS 22nd DAY OF April, 20 24

Jessica Wilkey
Notary Public, Tarrant County, Texas





VICINITY MAP
MAPSCO: 108F-G
NOT TO SCALE

EXISTING ZONING: AG
PROPOSED ZONING: PD

BASE ZONING NOTE:
THE USE OF THE PROPERTY SHALL CONFORM TO THE STANDARDS AND REGULATIONS OF THE PD SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, TO THE EXTENT NOT MODIFIED IN THIS ORDINANCE AND THE DOCUMENTS APPURTENANT HERETO, AND SHALL BE SUBJECT TO ALL OTHER APPLICABLE REGULATIONS CONTAINED IN THE ZONING ORDINANCE AND ALL OTHER APPLICABLE AND PERTINENT ORDINANCES OF THE CITY OF KENNEDALE.

AREA: 18.49 ACRES

PUBLIC OPEN SPACES: 2 LOTS

PROPOSED PD REGULATIONS:

STREET R.O.W:
50 FT. WIDE (31' BACK-TO-BACK PAVING)
5' SIDEWALK EASEMENTS

PARKWAY ENHANCEMENT:
- MEANDERING SIDEWALKS
- SHADE TREES

SETBACKS:

TYPE A & TYPE A+	FRONT	20 ft
	REAR	10 ft
	SIDE	5 ft
	SIDE	5 ft (Corner Lot)

TYPE B	FRONT	20 ft
	REAR	10 ft
	SIDE	7.5 ft
	SIDE	7.5 ft (Corner Lot)

TYPE C & TYPE C+	FRONT	20 ft
	REAR	10 ft
	SIDE	10 ft
	SIDE	10 ft (Corner Lot)

MAX. PAD COVERAGE: 65%

MIN. LOT DIMENSIONS:

TYPE A	50 ft x 99 ft	(30 Each)
TYPE A+	55 ft x 96 ft	(4 Each - 5,000 sf min.)
TYPE B	60 ft x 99 ft	(56 Each)
TYPE C	70 ft x 99 ft	(4 Each)

TYPE C+ 88 ft. x 91 ft. (1 Each - 8,000 sf)
(Note: Type C+ Depth Measured @ Center of Lot)

PROPOSED PD
AG TO PD
THE ENCLAVE

95 LOTS
BEING 18.49 ACRES OF LAND

OUT OF THE
J.M. LILLY SURVEY, ABSTRACT NO. 985
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

DATE PREPARED: JULY 8, 2024

100 50 0 100
SCALE: 1 INCH = 100 FEET

KENNEDALE - SUBLETT ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

EX. ZONE: R2

EX. ZONE: R2

EX. ZONE: R2

EX. ZONE: PD-R3

EX. ZONE: AG

EX. ZONE: AG

EX. ZONE: AG

EX. ZONE: AG

EX. ZONE: AG

EX. ZONE: PD

MAGNOLIA HILLS

EX. ZONE: PD-TV
THE VINEYARD
PHASE 2

CAYMUS STREET
(60 FEET WIDTH RIGHT-OF-WAY)

EX. ZONE: R3

SOCORRO MARQUEZ
INST. NO. D213307235
O.P.R.T.C.T.

EX. ZONE: AG

1X, BLOCK D
(HOA)

MCCLELLAND COURT
(50 FEET WIDTH RIGHT-OF-WAY)

TUCKER LANE
(50 FEET WIDTH RIGHT-OF-WAY)

LEVEE LANE
(50 FEET WIDTH RIGHT-OF-WAY)

J M ESTES HOME TRACTS
D219079475
O.P.R.T.C.T.

OPEN SPACE
RETENTION POND
EASEMENT
(249'x310')

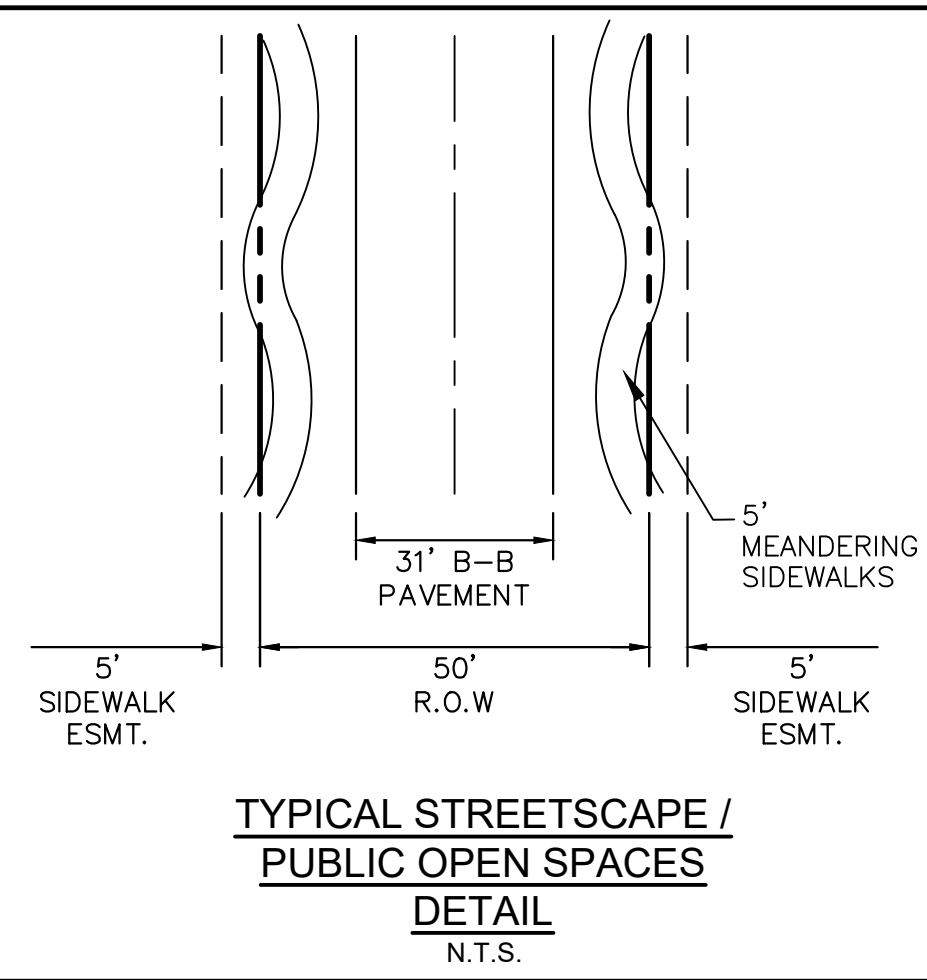
TRACT ONE
PAUL CARTUSCIELLO
AND ALEXIA CARTUSCIELLO
INST. NO. D202454539
O.P.R.T.C.T.

TRACT TWO
PAUL CARTUSCIELLO
AND ALEXIA CARTUSCIELLO
INST. NO. D202454539
O.P.R.T.C.T.

CONVEYANCE TRACT
(87,693.89 SF)

CALLED 1.000 ACRE
HARRY BROWN AND
JENNIFER BROWN
INST. NO. D213031848
O.P.R.T.C.T.

CALLLED 0.310 ACRES
DUNTHAM DAM
D218243173
O.P.R.T.C.T.



DEVELOPER:
UNITED RESIDENTIAL
3106 N. 70th STREET, #2005
SCOTTSDALE, ARIZONA 85251
CONTACT: NATHAN ANDERSON
E: NATE@UNITEDRESI.COM
T: (480) 313-4004

ENGINEER:
MACATEE ENGINEERING LLC
4144 N. CENTRAL EXPY., STE. 340
DALLAS, TEXAS 75204
CONTACT: DAYTON MACATEE, PE
E: DAYTONM@MACATEE-ENGINEERING.COM
T: (214) 373-1180

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF KENNEDALE, TEXAS, BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE CITY OF KENNEDALE, BEING APPROXIMATELY 18.49 ACRES DESCRIBED AS “THE ENCLAVE,” LOCATED WEST OF THE EXISTING MAGNOLIA HILLS SUBDIVISION OFF KENNEDALE SUBLETT ROAD FROM “AG” AGRICULTURAL ZONING DISTRICT TO “PD” PLANNING DEVELOPMENT DISTRICT IN ACCORDANCE WITH THE CITY’S COMPREHENSIVE PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCOPRORATED; HEREIN PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the property owners of a certain tract or parcel of land have requested a zoning classification change on the property from its current classification of “R4” Single-Family Residential to “PD” Planned Development; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City on July 25, 2024, and by the City Council of the City on August 20, 2024, with respect to the zoning change described herein; and

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

WHEREAS, the City Council does hereby deem it advisable and in the best interest of the City and will promote the health, safety, and general welfare of the City and the general public to amend the Unified Development Code, as described herein.

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

SECTION 1.

The Unified Development Code of the City, as amended, is hereby amended on the hereinafter described property and area to establish a Planned Development District as shown below:

A certain tract or parcel of land, known as ±18.49 acres, described as “The Enclave”, located west of the existing Magnolia Hills subdivision off Kennedale Sublett Road, City of Kennedale, Tarrant County, Texas (the “Property”), shall be rezoned from “AG” Agricultural District to “PD” Planned Development District as depicted in the Official Zoning Map, attached hereto as **Exhibit A**.

SECTION 2.

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

SECTION 3.

The use of the Property described above shall be subject to all restrictions, terms, and conditions contained herein and in **Exhibit B**, attached hereto, as well as the applicable regulations contained in the Unified Development Code and all other applicable and pertinent ordinances of the City.

SECTION 4.

The City Secretary is hereby directed to amend the Official Zoning Map to reflect the changes in classifications approved herein.

SECTION 5.

This Ordinance shall be cumulative of the Unified Development Code, as amended, and all other ordinances of the City affecting zoning and land use, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

SECTION 6.

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

SECTION 7.

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

SECTION 8.

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 invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid or unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 9.

The City Secretary is hereby directed to publish the caption, the penalty clause, and the effective date clause of this Ordinance as provided by Section 3.10 of the Charter of the City.

SECTION 10.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THIS THE ON THIS ____ DAY OF _____, 2024.

APPROVED:

Brad Horton, Mayor

ATTEST:

Bobbie Jo, City Secretary

EXHIBIT A
Official Zoning Map

EXHIBIT B
“The Enclave” Planned Development

1. Property Location and Size:

The Enclave (*Subject Property*) is located west of the existing Magnolia Hills subdivision off Kennedale Sublett Road. This Planned Development is comprised of three (3) tracts of land consisting of approximately 18.49 acres, more particularly and shown on the Concept Plan, which is attached hereto for all purposes.

2. Purpose:

To create a Planned Development with the flexibility to reduce the minimum residential spatial requirements per the current AG-Agricultural District “AG” Zoning District for ninety-five (95) single-family residential lots. The Planned Development will meet all of the qualifying conditions as laid out in Section 9.2 of the Unified Development Code. These conditions include a provision of open space, efficient consolidation of poorly dimensioned parcels, effective transition between higher and lower density uses, shared vehicular and pedestrian access between properties, and mitigation to offset impacts on public infrastructure.

3. Development Plan:

The proposed Concept Plan will be in complete accordance with the provisions of the approved Planned Development and shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

4. Lot Composition and Layout:

The lot layout and dimensions shall conform to the approved Concept Plan and spatial dimensions as stated in Table 1 & 2, as follows:

Table 1: Lot Composition:

<i>Lot Type</i>	<i>Lot Size (FT.)</i>	<i>Lot Size (SF.)</i>	<i>Maximum Lot Type</i>
<i>A</i>	50' x 99'	4,950 SF	30 Lots (31%)
<i>A1</i>	55' x 96'	5,280 SF	4 Lots (4%)
<i>B</i>	60' x 99''	5,940 SF	56 Lots (58%)
<i>C</i>	70' x 99'	6,930 SF	No Maximum
<i>C+</i>	88'x 91'	8,000 SF	No Maximum

Table 2: Lot Dimensional Requirements:

Lot Type (see Concept Plan) ►

<i>A</i>	<i>AI</i>	<i>B</i>	<i>C</i>	<i>C+</i>
<i>Minimum Lot Width/Frontage</i> 50'	55'	60'	70'	88'
<i>Minimum Lot Depth</i> 99'	96'	99'	99'	91'
<i>Minimum Lot Area</i> 4,950 SF	5,280 SF	5,940 SF	6,930 SF	8,000 SF

<i>Minimum Front Yard Setback</i>	20'	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	5'	5'	7.5'	10'	10'
<i>Minimum Side Yard Setback (Corner Lot)</i>	5'	5'	7.5'	10'	10'
<i>Maximum Height*</i>	40'	40'	40'	40'	40'
<i>Minimum Rear Yard Setback</i>	10'	10'	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF)</i>	1,850 SF	2,000 SF	2,000 SF	2,000 SF	2,000 SF
<i>*Type A & B lots along the western property line shall be limited to single-story</i>					
<i>*Type A1 lots along the western property line may include 2-story</i>					

The standards and requirements per the Single-Family Residential “R-4” Zoning District are applicable to all development on the subject property unless specifically stated within this Planned Development ordinance.

5. Community Architectural Controls:

The pictures are shown as a representation only.



Additional building material standards may be addressed within a Development Agreement. The requirements of this section apply to all buildings within the development.

The architectural elements for this residential development will consist of the following:

1. Facades shall incorporate at least three (3) of the following design features to provide visual relief:
 - a. Dormers
 - b. Shutters
 - c. Gable Roof
 - d. Recessed entries – a minimum of three (3) feet deep
 - e. Covered Porches
 - f. Cupolas
 - g. Bay Windows with a minimum twenty-four (24)-inch projection
 - h. Divided light windows
2. The following minimum design and construction standards shall apply within this Planned Development District, as volunteered by the applicant. Building elevations shall be submitted for review by the City Manager or his/her designee. At minimum, the development shall incorporate the following standards:
3. All homes will have a minimum of 2 car garages. Garage doors shall be ornamental in style to match the style of the home and contain ornamental garage door hardware.
4. Driveways shall have a minimum driveway length of twenty (20) feet and be a minimum of twelve (12) feet in width and a maximum of twenty (20) feet in width, measured at the property line.
5. Any home with a covered front porch shall be at least twenty-five (25) square feet in total size to allow this space to be usable. A covered porch may encroach into an area designated as a front yard or side yard not greater than five (5) feet to help improve the architecture of the home and the character of the street.
6. All walls, except gabled roof areas, which face a street must contain at least 25% of the wall space in fenestrations (windows, garage & doors, alternative openings). Right and left elevations shall contain at least 15% wall space in windows and doors.
7. Windows shall be provided with trim or shall be recessed. Windows shall not be flushed with exterior wall treatment. Windows shall be provided with architectural surroundings at the jamb.
8. Shutters, if provided, will be sized, and shaped to match the associated openings.
9. Gutters, if provided, will be exposed or painted copper, galvanized steel, or aluminum if exposed to the street.

10. All asphalt roof shingles will be laminated architectural shingles with a three-dimensional appearance and warranted for at least thirty (30) years.
11. All roof shingles shall be an architectural or dimensional shingle (3-Tab Roofing Shingles are prohibited).
12. A minimum overall 6:12 roof pitch is required on all structures except for sunrooms, covered patios, and porches, which shall have a minimum of a 4:12 roof pitch.
13. In order to encourage variety on a continuous block, the exterior facades for houses will vary within every four (4) houses. Once a house is constructed the same combination of brick, stone, masonry-like materials, and paint will not be used within two (2) houses on either side of that house.
 - a. Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.
 - b. Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - i. Number of stories
 - ii. Permitted encroachment type and layout
 - iii. Roof type and layout
 - iv. Articulation of the front façade

6. Lighting:

Decorative street lighting will be utilized and will conform to Oncor and the City of Kennedale standards and include the following if approved by and available from Oncor: low profiling lighting; or induction lights (LED), scotopic lumens allowing streetlights with lower wattages and lower photopic lumens. Lighting shall be consistent with the design of the neighborhood and shall be distinguished from lights on adjacent or nearby arterial streets.

1. Light poles shall not exceed twenty (20) -feet in total height (i.e. base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.

7. Utility, Service and Mechanical Equipment:

1. All equipment related to utilities intended to serve one Lot shall be installed by the Owner of the Lot and shall be located underground if possible.
2. All services to the Lot, including pre-wiring for cable television, must be installed underground if available.
3. Ground-mounted mechanical equipment, such as HVAC units, shall be screened from view and grouped together away from street and public view. Private, surface-mounted mechanical equipment, air conditioners, condensers, compressors, pool equipment, switches, etc. should be placed behind the side yard fence of a Lot.

8. Fencing:

All wood fencing will be constructed of spruce, whitewood, or cedar and shall comply with the following:

1. All wood fences shall be constructed of standard fencing material and use fasteners that are hot dipped galvanized or stainless steel. Generally, the wood fences shall be spruce, whitewood, or cedar.
2. The with a minimum height of six (6) feet and a maximum height of eight (8) feet, with metal posts. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the public side facing the street. All wood fences shall be pre-stained, smoothly finished, free of burs and splinters.
3. All perimeter fencing along the western property boundary shall be eight (8) feet in height and maintained by the Homeowners Association (HOA).

9. Landscaping and Open Space:

The standards and requirements per the City of Kennedale Landscape Ordinance are applicable to all development on the subject property unless specifically stated within this Planned Development Ordinance.

1. All park/open spaces and drainage/detention areas will have a mandatory HOA to maintain those improvements.
2. Within the Park/Open Space, there will be a minimum number of amenities that will include:
 - a. Five (5) foot meandering sidewalk
 - b. Sensory equipment
 - c. Playground equipment
 - d. Benches
 - e. Trash receptacles.

- f. Shade structure
 - g. Picnic area
- 3. All lawns, open spaces and landscaping shall be irrigated.
- 4. There will be a minimum of two, three (3") inch, caliper trees per residential lot located in the front yard and installed by the homebuilder. The term "front yard" includes the area within the dedicated right- of-way for a roadway immediately adjoining the front yard of the lot.
- 5. There will be a minimum of six (6) three-gallon (3 gal) shrubs per residential lot located in the front yard. All shrub locations and types will conform to the City of Kennedale Landscape Ordinance.

10. Streets:

- 1. All streets within the development will be situated within a minimum fifty (50) foot public right-of-way.
- 2. All streets will have a minimum width of thirty-one (31) feet, measured from back-of-curb to back-of-curb.
- 3. All streets are required to meet the design standards and requirements per the City of Kennedale Public Works Design Manual.

11. Sidewalks:

- 1. Sidewalks will be required throughout the development. If not installed by the developer, sidewalks along residential lots (front yards and side yards) are to be constructed by the home builder at the time of home construction for each residential lot.
- 2. Sidewalks shall meander and be a minimum of five (5) feet in width.
 - a. A five (5) foot pedestrian access easement will be dedicated adjacent to the street right-of-way, to allow for meandering sidewalks and street shade trees.

12. Homeowners' Association:

A HOA shall be created to enforce the restrictions established in accordance with the HOA requirements of the City of Kennedale Unified Development Code. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, and screening fences associated with this development.

SITE POSTINGS



1108 KENNEDALE SUBLETT RD



1106 KENNEDALE SUBLETT RD



1102 KENNEDALE SUBLETT RD.



305 COLLETT SUBLETT RD



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
19300	583724	Print Legal Ad-IPL01894340 - IPL0189434		\$87.50	1	49 L

Attention: Ashley Wolfe

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 760602249

citysecretary@cityofkenneedale.com

CITY OF KENNEDALE NOTICE OF PUBLIC HEARING

THE KENNEDALE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASES ON THURSDAY, SEPTEMBER 5, 2024 AT 6 PM. IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060:

PZ CASE#24-11 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE FROM "AG-AGRICULTURAL DISTRICT" TO A "PD-PLANNED DEVELOPMENT" FOR LOT 7A, LOT 6B1, LOT 6A1, LOT 6C1 OF ESTES, JM HOME TRACTS ADDITION, LOCATED AT 1102, 1106, 1108, 1110 KENNEDALE SUBLETT RD, AND APPROXIMATELY 3.06 ACRES OF BLOCK 1, LOT 11A & 11B OF THE OLIVER ACRES SUBDIVISION, LOCATED AT 305 COLLETT SUBLETT RD, KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE#24-13 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF BLOCK 1, LOT 1R1, OF THE SOTO ADDITION, BLOCK 1, LOT 1R, OF THE SATHER ADDITION, AND TRACK 8 OF THE PRICKETT, JACOB SURVEY ABSTRACT 1225, TO CREATE LOTS 1R1 & 2, BLOCK A, OF THE SATHER ADDITION, TOTALLING APPROXIMATELY 3.097 ACRES, LOCATED IN THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARINGS TO OFFER PUBLIC COMMENTS OR PROVIDE WRITTEN COMMENTS PRIOR TO THE MEETING TO: COMMUNITY DEVELOPMENT DEPARTMENT, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, PLEASE CALL (817) 985-2135.

IPL0189434
Aug 16 2024

THE STATE OF TEXAS COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared Mary Castro, 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:

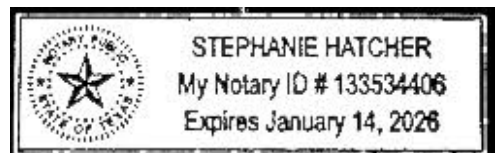
08/16/24

Mary Castro

Sworn to and subscribed before me this 16th day of August in the year of 2024

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!



NOTICE OF PUBLIC HEARING

Kennedale ISD
120 W. Kennedale Parkway
Kennedale, TX 76060

August 16, 2024

The Kennedale Planning and Zoning Commission will hold a public hearing on this case on Thursday, September 5, 2024 at 6 P.M. in the City Council Chambers, 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

PZ CASE#24-11 TO CONDUCT A PUBLIC HEARING AND REZONE A PORTION OF THE "AG-AGRICULTURAL DISTRICT" TO A "PD-PLANNED DEVELOPMENT" DISTRICT, 6C1 OF ESTES, JM HOME TRACTS ADDITION, LOCATED ON THE EAST SIDE OF COLLETT RD, AND APPROXIMATELY 3.06 ACRES OF BLOCK 1, LOT 1, LOCATED AT 305 COLLETT SUBLETT RD, KENNEDALE, TEXAS 76060.

A second public hearing for this case will be held before the City Council on September 12, 2024 at 6 PM in the City Council Chambers, located at 405 Municipal Drive, Kennedale, TX 76060.

We are sending this notification to you in case you have any comments. You are not required to attend the public hearing, but you do have an opportunity to speak either in favor of or against the proposed rezoning. Please bring this to the meeting to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060. For more information about the case or public hearing process, please contact Nathan Gonzales at ngonzales@cityofkennedale.com.

The agenda will be posted at 72 hours before the meeting. The meeting calendar is published at www.cityofkennedale.com.

Sincerely,

Nathan Gonzales
Director of Community Development
City of Kennedale
405 Municipal Dr
Kennedale, TX 76060
ngonzales@cityofkennedale.com
(817)985-2135



KENNEDALE, ISD
120 W. KENNEDALE PARKWAY
KENNEDALE, TX 76060

DISTANCE	TAXPIN	ACCOUNT	OWNER_NAME	OWNER_ADDR	OWNER_CITY	OWNER_ZIP
141.8162759	12930-6A1	4347927	MCLELLAN, ROBERT JOESPH	1106 KENNEDALE SUBLETT RD	KENNEDALE, TX	76060
141.8162759	12930-6A1	4347935	MCLELLAN, ROBERT JOESPH	1106 KENNEDALE SUBLETT RD	KENNEDALE, TX	76060
143.1395087	24612-B-8	42705965	SOUKSAVATH, LINDA	1328 TUCKER KNL	KENNEDALE, TX	76060
149.3336883	24612-B-7	42705957	CHAMBERLAIN, IRA	1324 TUCKER LN	KENNEDALE, TX	76060
158.7929359	24612-B-9	42705973	RHODES, AUSTIN	1332 TUCKER LN	KENNEDALE, TX	76060
176.9985571	24612-B-6	42705949	MIMS, ROBIN	1320 TUCKER LN	KENNEDALE, TX	76060
187.2291608	24612-B-1X-09	42706007	MAGNOLIA HILLS HOMEOWNERS ASSO	1024 S GREENVILLE AVE #230	ALLEN, TX	75002
191.3583419	24612-B-3X-09	42706023	MAGNOLIA HILLS HOMEOWNERS ASSO	1024 S GREENVILLE AVE #230	ALLEN, TX	75002
218.0096296	24612-B-5	42705931	PULLIAM, ANTHRONE	1316 TUCKER LN	KENNEDALE, TX	76060
223.271584	24612-B-10	42705981	THE SURVIVOR'S TRUST	1340 TUCKER LN	KENNEDALE, TX	76060
266.1707516	24612-B-4	42705922	LEWIS, KRISTA	1312 TUCKER LN	KENNEDALE, TX	76060
273.2535846	24612-B-11	42705990	SHRESTHA, SAROJA	1344 TUCKER LN	KENNEDALE, TX	76060
303.8692266	24612-B-2X-09	42706015	MAGNOLIA HILLS HOMEOWNERS ASSO	1024 S GREENVILLE AVE #230	ALLEN, TX	75002
316.2158899	24612-C-8	42706104	MEDRANO, MARY	1329 TUCKER LN	KENNEDALE, TX	76060
318.3281172	24612-B-3	42705914	MATTHEWS, MICHAEL	1308 TUCKER LN	KENNEDALE, TX	76060
319.0440665	24612-C-7	42706091	GROTHER, TIMOTHY	1325 TUCKER LN	KENNEDALE, TX	76060
324.6197577	24612-C-9	42706112	HENRY, ADAM	1333 TUCKER LN	KENNEDALE, TX	76060
332.9233094	24612-C-6	42706082	JOSEPH, LIJI	1321 TUCKER LN	KENNEDALE, TX	76060
333.6679883	12930-7A	4347862	BROWNE, HARRY	1102 KENNEDALE SUBLETT RD	KENNEDALE, TX	76060
333.6679883	12930-7A	6900267	BROWNE, HARRY	1102 KENNEDALE SUBLETT RD	KENNEDALE, TX	76060
343.4918909	24612-C-10	42706121	ACQUAYE, PAULINA	1337 TUCKER LN	KENNEDALE, TX	76060
356.4909106	24612-C-5	42706074	DECKER, KATHLEEN	1317 TUCKER LN	KENNEDALE, TX	76060
371.193	24612-C-11	42706139	DANNER, WENDY	1341 TUCKER LN	KENNEDALE, TX	76060
373.1172459	24612-B-2	42705906	BAZA, ANGELICA	1304 TUCKER LN	KENNEDALE, TX	76060
387.9179275	24612-C-4	42706066	CHOI, SAMUEL	1313 TUCKER LN	KENNEDALE, TX	76060
402.9970843	24612-C-1X-09	42706287	MAGNOLIA HILLS HOMEOWNERS ASSO	1024 S GREENVILLE AVE #230	ALLEN, TX	75002
413.6093078	24612-D-6	42706341	GARY, JONATHAN	1300 MCLELLAND CT	KENNEDALE, TX	76060
425.6266287	24612-C-3	42706058	VU, TAI	1309 TUCKER LN	KENNEDALE, TX	76060
433.7990935	24612-B-1	42705892	BROWN, CHRISTOPHER	1300 TUCKER LN	KENNEDALE, TX	76060
438.1518216	24612-D-5	42706333	POWELL, DARNELL	1304 MCLELLAN CT	KENNEDALE, TX	76060
467.6329181	24612-C-2	42706040	PALAU, ANDY	1305 TUCKER LN	KENNEDALE, TX	76060
468.9768775	24612-D-4	42706325	LIUA, PETERANA	1308 MCLELLAND CT	KENNEDALE, TX	76060
517.5183913	24612-C-1	42706031	TATE, JEFFERY	1301 TUCKER LN	KENNEDALE, TX	76060
567.7895632	24612-A-12	42705876	MCBROOM, STEPHEN	1237 LEVEE LN	KENNEDALE, TX	76060
581.9193901	24612-A-11	42705868	SOTO, JOSE	1241 LEVEE LN	KENNEDALE, TX	76060
594.0185386	24612-D-1X-09	42706384	MAGNOLIA HILLS HOMEOWNERS ASSO	1024 S GREENVILLE AVE #230	ALLEN, TX	75002
601.7934586	24612-A-10	42705850	MORRIS, CAROLE	1245 LEVEE LN	KENNEDALE, TX	76060
626.7350812	24612-A-9	42705841	VUONG, STEVE	1249 LEVEE LN	KENNEDALE, TX	76060
667.3211696	12930-8A3	7056761	CARTUSCIELLO, PAUL	1032 KENNEDALE SUBLETT RD	KENNEDALE, TX	76060
718.0840845	12930-8A2A	4347919	CARTUSCIELLO, PAUL	1032 KENNEDALE SUBLETT RD	KENNEDALE, TX	76060
723.0093769	12930-6C1	40372014	MCLELLAN, ROBERT JOESPH	1106 KENNEDALE SUBLETT RD	KENNEDALE, TX	76060
739.5771254	24612-D-8	42706368	O'RILEY, JESSE	1360 COLLETT SUBLETT RD	KENNEDALE, TX	76060
790.6098434	24612-D-9	42706376	DAVIS, ROBERT	1364 COLLETT SUBLETT RD	KENNEDALE, TX	76060
821.0831859	12930-SR1	42544562	SALDIVAR, JOSE	4220 CAREY ST	FORT WORTH, TX	76119
859.4713286	24612-E-31	42706694	RANKIN, JACOB	1300 SAMUELS CT	KENNEDALE, TX	76060
860.9283809	31140-1-11A	6530729	FORD, LORA DELL	305 COLLETT SUBLETT RD	KENNEDALE, TX	76060
860.9283809	31140-1-11A	2074699	FORD, LORA DELL	305 COLLETT SUBLETT RD	KENNEDALE, TX	76060
863.4033722	12930-6B1	872911	MCLELLAN, ROBERT J	1106 KENNEDALE SUBLETT RD	KENNEDALE, TX	76060
871.6333647	12930-8A1	872970	BROWNE, HARRY	1102 KENNEDALE SUBLETT RD	KENNEDALE, TX	76060
898.6615722	12930-6C2	41242122	DAM, DUNGTHI	1112 KENNEDALE SUBLETT RD	KENNEDALE, TX	76060
899.1436281	12930-6C1A	42722461	DAM, DUNG	1112 KENNEDALE SUBLETT RD	KENNEDALE, TX	76060
908.1050054	24612-E-32	42706708	BALI, UDESH	1304 SAMUEL CT	KENNEDALE, TX	76060
910.8509784	12930-SR2	42544571	BLANCO, ALBA	1114 KENNEDALE SUBLETT RD	KENNEDALE, TX	76060
943.8381979	44728-2-10	42146419	BOECK, JAMES	1523 DIAMOND CREEK LN	KENNEDALE, TX	76060
980.8543003	12930-8B1	872989	CRUZ, FRANK	7531 PERSEUS SOUND	SAN ANTONIO, TX	78252
1020.381914	44728-2-9	42146401	WRIGHT, FARRYN	1521 DIAMOND CREEK LN	KENNEDALE, TX	76060
1032.475357	44728-2-11	42146427	NEW J.B.K. CORPORATION	400 CAYMUS ST	KENNEDALE, TX	76060
1123.506008	31140-1-10	42055669	MARQUEZ, SOCORRO	225 COLLETT SUBLETT RD	KENNEDALE, TX	76060
1123.506008	31140-1-10	2074672	MARQUEZ, SOCORRO	225 COLLETT SUBLETT RD	KENNEDALE, TX	76060
1140.972327	31140-2-1R	41287916	BREWER, SHERIDAN GLAZE	PO BOX 222	KENNEDALE, TX	76060
1145.735917	43980-1-1A	3198278	DETURO, VIRGINIA A	1113 KENNEDALE SUBLETT RD	KENNEDALE, TX	76060
1164.926797	43980-2-1A	3198332	MILLER, DAVID E	1105 KENNEDALE SUBLETT RD	KENNEDALE, TX	76060
1168.11656	44728-3-1	42146435	JONES FAMILY REVOCABLE LIVING	402 CAYMUS ST	KENNEDALE, TX	76060
1168.3229	44728-8-12	42146915	BERRY, JEREMIAH	401 CAYMUS ST	KENNEDALE, TX	76060
1200.777066	43980-2-12A	3198456	DANIELS, SHALLENDRA	2944 BANDERA	GRAND PRAIRIE, TX	75054
1257.311996	31140-2-2C	2074796	WILSON, DIANE B	224 COLLETT SUBLETT RD	KENNEDALE, TX	76060
1260.043439	44728-3-2	42146443	WHITAKER, LEKEISHA	404 CAYMUS ST	KENNEDALE, TX	76060
1267.338793	43980-3-1A	3198464	YEARLY, JON M	PO BOX 369	KENNEDALE, TX	76060
1302.08956	45337-1-1A	6516629	MARQUEZ, JOSE	1121 KENNEDALE SUBLETT RD	KENNEDALE, TX	76060
1527.427131	15303-1-1A	41186427	GILLEY, BILLY D	1115 KENNEDALE SUBLETT RD	KENNEDALE, TX	76060
			KENNEDALE ISO	120 W Kennedale Parkway	KENNEDALE, TX	76060



**OFFICE OF THE CITY SECRETARY
RECEIPT**

405 MUNICIPAL DRIVE | KENNEDALE, TX 76060

OFFICE: 817-985-2102 | FAX: 817-478-7169

August 8, 2024

Confirmation of Receipt

The following documents were submitted to the Office of the City Secretary on August 8th, 2024.

20 – Zoning Change Written Protest Individual Forms with Signatures RE: Zoning Case #24.11

Please be advised these documents have not been certified or verified. This document only serves as a receipt of such petition listed above.

Respectfully,

Bobbie Jo Taylor, TRMC, CMC
City Secretary

ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot 6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: HOA VP Rachel Niblo

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
HOA VP Rachel Niblo	McKellan/Tucker Green Sp	Rachel Niblo

Date: 7/31/2024

Witnessed By: Betty Usry Betty Usry
Name Signature

Property Documents

Documents

2024 Documents

Property Value Information

2023 Documents

Show Documents

Owner Information

Current Owner:

MAGNOLIA HILLS HOMEOWNERS ASSOCIATION INC

Primary Owner Address:

1024 S GREENVILLE AVE #230
ALLEN, TX 75002

Deed Date: 11/9/2021

Deed Volume:

Deed Page:

Instrument: D221331600

\$ Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

Year

2024

Improvement Market

\$0

Land Market

\$1

ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

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Name: HOA VP Rachel Niblo

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
HOA VP Rachel Niblo	1336 Tucker Ln	Rachel Niblo

Date: 7/31/2024

Witnessed By: Betty Usry Betty Usry
Name Signature

Property Documents

Documents

2024 Documents

Property Value Information

2023 Documents

Show Documents

Owner Information

Current Owner:

MAGNOLIA HILLS HOMEOWNERS ASSOCIATION INC

Primary Owner Address:

1024 S GREENVILLE AVE #230
ALLEN, TX 75002

Deed Date: 11/9/2021

Deed Volume:

Deed Page:

Instrument: D221331600

\$ Values

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Year

2024

Improvement Market

\$0

Land Market

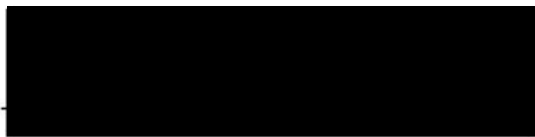
\$1

ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: HOA VP Rachel Nislo

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
HOA VP Rachel Nislo	Park	Rachel Nislo

Date: 7/31/2024

Witnessed By:

Name

Signature

Property Documents

Documents

2024 Documents

Property Value Information

2023 Documents

Show Documents

Owner Information

Current Owner:

MAGNOLIA HILLS HOMEOWNERS ASSOCIATION INC

Primary Owner Address:

1024 S GREENVILLE AVE #230
ALLEN, TX 75002

Deed Date: 11/9/2021

Deed Volume:

Deed Page:

Instrument: D221331600

\$ Values

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Year

2024

Improvement Market

\$0

Land Market

\$1

ZONING CHANGE

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Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: HOA VP Rachel Niblo

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
HOA VP Rachel Niblo	McLellan/Tucker mail Area	Rachel Niblo

Date: 8/1/2024

Witnessed By: Betty Usry Betty Usry
Name Signature

Property Documents

Documents

2024 Documents

Property Value Information

2023 Documents

Show Documents

Owner Information

Current Owner:

MAGNOLIA HILLS HOMEOWNERS ASSOCIATION INC

Primary Owner Address:

1024 S GREENVILLE AVE #230
ALLEN, TX 75002

Deed Date: 11/9/2021

Deed Volume:

Deed Page:

Instrument: D221331600

\$ Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

Year

2024

Improvement Market

\$0

Land Market

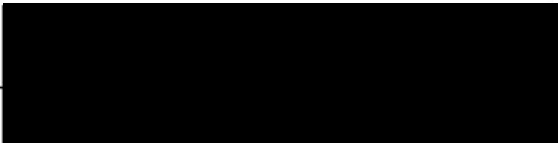
\$1

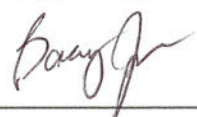
ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Barry Jones

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Barry Jones	402 Cayman St	

Date: 8/3/2024

Witnessed By: Betty Usry Betty Usry
Name Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

Owner Information

Current Owner:

JONES FAMILY REVOCABLE LIVING TRUST

Primary Owner Address:

402 CAYMUS ST
KENNE DALE, TX 76060

Deed Date: 7/6/2019

Deed Volume:

Deed Page:

Instrument: D219175827

Previous Owners:

Name

JONES BARRY D;JONES WENDY A

Date

9/15/2017

Instrument

D217216704

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Deed Page

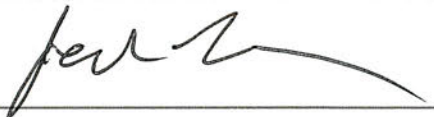
ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

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Name: Jerod Reeves

Phone: [REDACTED]

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Jerod Reeves	1519 Diamond Creek Ln	

Date: 8/17/24

Witnessed By: Betty Usry Betty Usry
Name Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

Hearing Notice 2024-06-05

Agreed Order 2024-06-28

2023 Documents

Show Documents

Owner Information

Current Owner:

REEVES KRISTA D

REEVES JEROD M

Primary Owner Address:

1519 DIAMOND CREEK LN

KENNEDALE, TX 76060

Deed Date: 12/4/2017

Deed Volume:

Deed Page:

Instrument: D217281505

\$ Values

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Year

ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

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Name: Johnny Nguyen

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Johnny Nguyen	400 Caymus St	

Date: 8/3/2024

Witnessed By: Betty Usry Betty Usry
Name Signature

Property Documents

Documents

2024 Documents

[Value Notice 2024-04-15](#)

[Hearing Notice 2024-06-01](#)

[Hearing Notice 2024-06-06](#)

[Agreed Order 2024-06-17](#)

[Agreed Order 2024-06-17](#)

2023 Documents

Show Documents

Owner Information

Current Owner:

NEW J.B.K. CORPORATION

Primary Owner Address:

400 CAYMUS ST

KENNEDALE, TX 76060

Deed Date: 9/27/2017

Deed Volume:

Deed Page:

Instrument: [D217226589](#)

\$ Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).



Franchise Tax Account Status

As of : 08/03/2024 09:30:46

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

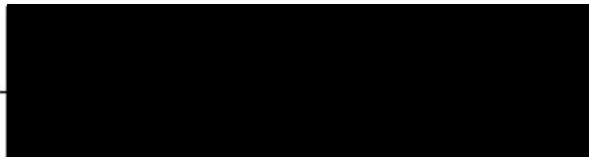
NEW J.B.K. CORPORATION	
Texas Taxpayer Number	30118915716
Mailing Address	PO BOX 153048 ARLINGTON, TX 76015-9048
? Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	08/21/1996
Texas SOS File Number	0141189100
Registered Agent Name	TUAN QUOC NGUYEN
Registered Office Street Address	7 HEATHROW COURT ARLINGTON, TX 76016

ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

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Name: Angelica Bara

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Angelica Bara	 1304 Tealbar Ln.	

Date: 7-30-2024

Witnessed By: Betty Ubray Betty Ubray
Name Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

Owner Information

Current Owner:

BAZA ANGELICA
TEE BAZA DAN O

Primary Owner Address:

1304 TUCKER LN
KENNE DALE, TX 76060

Deed Date: 1/28/2022

Deed Volume:

Deed Page:

Instrument: D222028635

Previous Owners:

Name

IMPRESSION HOMES LLC

Date

6/21/2021

Instrument

D221180872

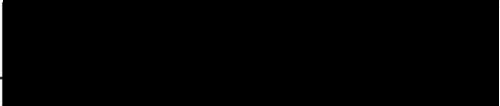
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Name: Mike Munro

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Mike Munro	1308 Thacker Ln	

Date: 8/3/2024

Witnessed By:

Name

Signature

Betty Day Betty Day

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

Owner Information

Current Owner:

MATTHEWS MICHAEL DALE

MATTHEWS KELSEY

Primary Owner Address:

1308 TUCKER LN

KENNEDALE, TX 76060

Deed Date: 2/10/2022

Deed Volume:

Deed Page:

Instrument: D222038665

Previous Owners:

Name

IMPRESSION HOMES LLC

Date

6/21/2021

Instrument

D221180579

Deed Volume

ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Garrison & Krista Lewis

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Krista Lewis	1312 Tucker Ln	K Lewis

Date: 7-30-24

Witnessed By:

Name

Betty Usry

Signature

Betty Usry

Property Documents

Documents

2024 Documents

[Value Notice 2024-04-15](#)

[Hearing Notice 2024-06-01](#)

[Agreed Order 2024-06-06](#)

[Agreed Order 2024-06-06](#)

2023 Documents

Show Documents

Owner Information

Current Owner:

LEWIS KRISTA KELLEE

LEWIS GARRISON R

Primary Owner Address:

1312 TUCKER LN

KENNEDALE, TX 76060

Deed Date: 6/10/2022

Deed Volume:

Deed Page:

Instrument: [D222149880](#)

Previous Owners:

Name

WINDSOR HOMES CUMBERLAND LLC

Date

4/8/2021

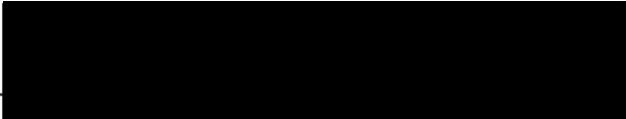
Instrument

ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Anthony Pulliam

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Anthony Pulliam	1316 tucker	

Date: 7/30/24

Witnessed By:

Name

Signature

Betty Usry

Betty Usry

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

Hearing Notice 2024-06-17

2023 Documents

Show Documents

Owner Information

Current Owner:

PULLIAM ANTHRONE

PULLIAM SERENA NICOLE

Primary Owner Address:

1316 TUCKER LN

KENNEDALE, TX 76060

Deed Date: 12/16/2022

Deed Volume:

Deed Page:

Instrument: D222289447

Previous Owners:

Name

WINDSOR HOMES CUMBERLAND LLC

Date

9/2/2021

Instrument

D221259538

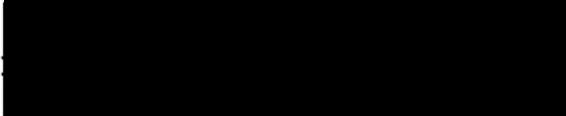
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ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Robin Mims

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Robin Mims	1320 Tucker Ln	Robin Mims

Date: 7-30-2024

Witnessed By:

Betty Usry

Name

Betty Usry

Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

Hearing Notice 2024-06-07

2023 Documents

Show Documents

Owner Information

Current Owner:

MIMS ROBIN D

Primary Owner Address:

1320 TUCKER LN

KENNEDALE, TX 76060

Deed Date: 11/29/2022

Deed Volume:

Deed Page:

Instrument: D222278945

Previous Owners:

Name

WINDSOR HOMES CUMBERLAND LLC

Date

6/10/2021

Instrument

D221169952

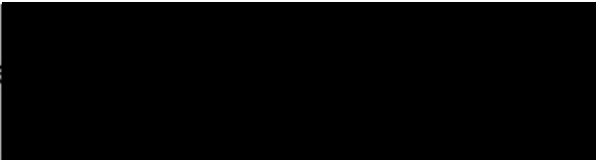
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ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Carmen C. Chamberlain

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Carmen Chamberlain	1324 Tucker Ln.	

Date: 7-30-24

Witnessed By: Betty Usry Betty Usry
Name Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

Owner Information

Current Owner:

CHAMBERLAIN IRA DWAIN

CHAMBERLAIN CARMEN

Primary Owner Address:

1324 TUCKER LN

KENNEDALE, TX 76060

Deed Date: 1/28/2022

Deed Volume:

Deed Page:

Instrument: D222029788

Previous Owners:

Name

IMPRESSION HOMES LLC

Date

2/26/2021

Instrument

D221072186

Deed Volume

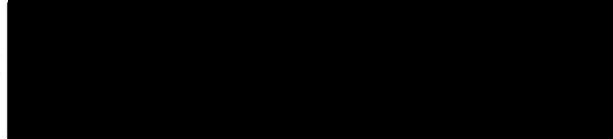
ZONING CHANGE

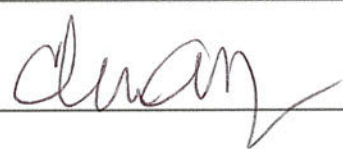
WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Chris Albery

Phone:



Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Chris Albery	1328 Tucker Ln	

Date: 8/3/2024

Witnessed By: Betty Usry Betty Usry
Name Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

Owner Information

Current Owner:

SOUKSAVATH LINDA

ALBERY CHRISTOPHER R

Primary Owner Address:

1328 TUCKER KNL

KENNEDALE, TX 76060

Deed Date: 1/28/2022

Deed Volume:

Deed Page:

Instrument: D222029786

Previous Owners:

Name

IMPRESSION HOMES LLC

Date

2/26/2021

Instrument

D221072186

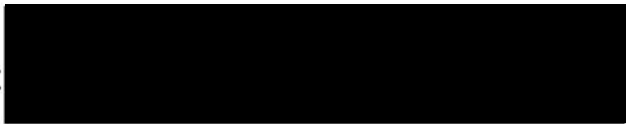
Deed Volume

ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Betty Usry

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
<u>the Survivor's Tr.</u>		
<u>Betty Usry,</u>	<u>1340 Tucker Ln.</u>	<u>Betty Usry</u>

Trustee

Date: 8/8/24

Witnessed By:

Tily Perry

Name

Tily Perry

Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

Owner Information

Current Owner:

THE SURVIVOR'S TRUST

Primary Owner Address:

1340 TUCKER LN
KENNE DALE, TX 76060

Deed Date: 9/16/2022

Deed Volume:

Deed Page:

Instrument: D222228677

Previous Owners:

Name

WINDSOR HOMES CUMBERLAND LLC

Date

6/22/2021

Instrument

D221181754

Deed Volume

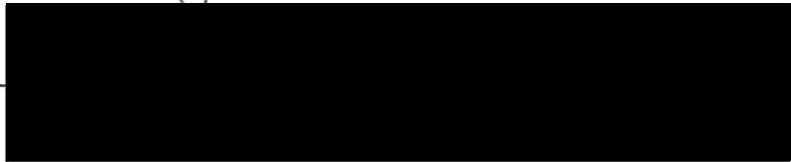
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ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Saroja Shrestha

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
SAROJA SHRESTHA	1344 Tucker Ln Kennedale, Tx 76060	<u>Saroja Shrestha</u>

Date: 4/2/24

Witnessed By: Betty Usry Betty Usry
Name Signature



Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents



Owner Information

Current Owner:

SHRESTHA SAROJA DEVI
PRADHAN RABIN B

Primary Owner Address:

1344 TUCKER LN
KENNE DALE, TX 76060

Deed Date: 9/28/2022

Deed Volume:

Deed Page:

Instrument: D222237689

Previous Owners:

Name

WINDSOR HOMES CUMBERLAND LLC

Date

4/8/2021

Instrument

D221098823

Deed Volume

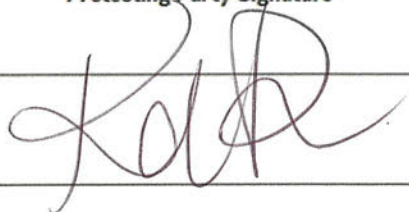
ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublett Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Stephen and Katie McBroom

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Katie McBroom	1237 Levee Lane	

Date: 7/31/2024

Witnessed By: Betty Usry Betty Usry
Name Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

Owner Information

Current Owner:

MCBROOM STEPHEN JAMES

MCBROOM KATHRYN JEAN

Primary Owner Address:

1237 LEVEE LN

KENNEDALE, TX 76060

Deed Date: 7/20/2022

Deed Volume:

Deed Page:

Instrument: D222182751

Previous Owners:

Name

WINDSOR HOMES CUMBERLAND LLC

Date

4/8/2021

Instrument

D221098821

Deed Volume

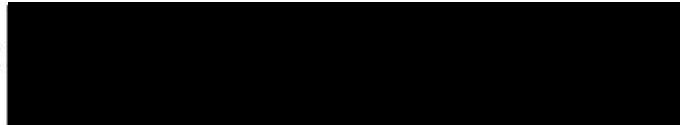
ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: JOSE L DE LA TORRE

Phone:



Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
JOSE DeLaTorre	1242 Levee Lane	

Date: 8/4/2024

Witnessed By:

Betty Usay

Name

Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

Owner Information

Current Owner:

SOTO JOSE LUIS DE LA TORRE
RODRIGUEZ ERIKA

Primary Owner Address:

1241 LEVEE LN
KENNE DALE, TX 76060

Deed Date: 10/19/2022

Deed Volume:

Deed Page:

Instrument: D222252343

Previous Owners:

Name

WINDSOR HOMES CUMBERLAND LLC

Date

9/2/2021

Instrument

D221259547

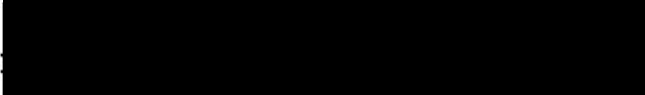
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ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Carole Morris

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Carole Morris	1245 Levee Lane	Carole Morris

Date: 07-30-24

Witnessed By:

Betty Usry

Name

Betty Usry

Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

Owner Information

Current Owner:

MORRIS CAROLE CHRISTINE

Primary Owner Address:

1245 LEVEE LN
KENNE DALE, TX 76060

Deed Date: 4/10/2023

Deed Volume:

Deed Page:

Instrument: D223059307

Previous Owners:

Name

MORRIS CAROLE CHRISTINE;WHITE MARK

Date

8/22/2022

Instrument

D222210097

Deed Volume

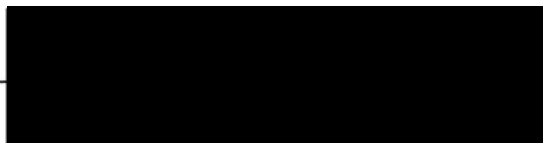
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ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Matilda A. Perry

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Matilda Perry	1300 McLeland Ct.	Matilda Perry

Date: 8/1/24

Witnessed By:

Name

Signature

Betty Uby Betty Uby

Property Documents

Documents

2024 Documents

[Value Notice 2024-04-15](#)

[Hearing Notice 2024-06-05](#)

[Hearing Notice 2024-06-05](#)

[Hearing Notice 2024-06-10](#)

[Agreed Order 2024-06-25](#)

[Agreed Order 2024-06-25](#)

2023 Documents

Show Documents

Owner Information

Current Owner:

GARY JONATHAN C

PERRY MATILDA

Primary Owner Address:

1300 MCLELLAND CT

KENNEDALE, TX 76060

Deed Date: 3/25/2022

Deed Volume:

Deed Page:

Instrument: [D222078643](#)

Previous Owners:

Name

WINDSOR HOMES CUMBERLAND LLC

Date

5/17/2021



**OFFICE OF THE CITY SECRETARY
RECEIPT**

405 MUNICIPAL DRIVE | KENNEDALE, TX 76060
OFFICE: 817-985-2102 | FAX: 817-478-7169

August 9, 2024

Confirmation of Receipt

The following documents were submitted to the Office of the City Secretary on August 8th, 2024.

12 – Zoning Change Written Protest Individual Forms with Signatures RE: Zoning Case #24.11 (these are additional documents received after the initial 20 protest forms received earlier in the day)

Please be advised these documents have not been certified or verified. This document only serves as a receipt of such petition listed above.

Respectfully,

Bobbie Jo Taylor, TRMC, CMC
City Secretary

ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06' acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Justin Wright

Phone: [REDACTED]

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Justin + Ferryn Wright	1521 Diamond Creek Ln Kennedale, TX 76060	

Date: 8/3/24

Witnessed By: Betty Usry Betty Usry
Name Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

Hearing Notice 2024-06-05

Agreed Order 2024-06-25

Agreed Order 2024-06-25

2023 Documents

Show Documents

Owner Information

Current Owner:

WRIGHT FARRYN

WRIGHT JUSTIN

Primary Owner Address:

1521 DIAMOND CREEK LN

KENNEDALE, TX 76060

Deed Date: 10/28/2019

Deed Volume:

Deed Page:

Instrument: D219249288

Previous Owners:

Name

PRASAD DALEY;PRASAD VIJAY

Date

9/27/2017

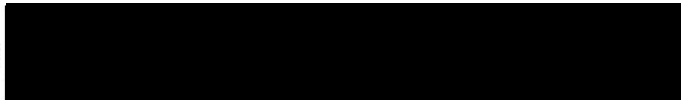
Instrument

ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot 6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Jesse O'Riley

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Jesse O'Riley	1360 Collett Sublett Rd Kennedale, TX 76060	

Date: 8/6/2024

Witnessed By:


Abigail O'Riley

Name


Cystal O

Signature

 Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

 Owner Information

Current Owner:

O'RILEY JESSE

Primary Owner Address:

1360 COLLETT SUBLETT RD
KENNE DALE, TX 76060

Deed Date: 6/24/2022

Deed Volume:

Deed Page:

Instrument: D222161688

Previous Owners:

Name

IMPRESSION HOMES LLC

Date

9/23/2021

Instrument

D221280015

Deed Volumne

Deed Page

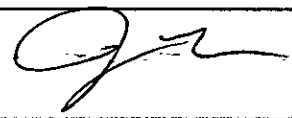
ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

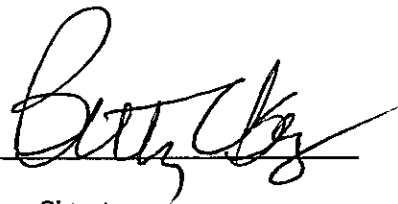
Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot 6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: JAKE RANKIN 

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
JAKE RANKIN	1300 SAMUELS CT	

Date: 8-5-24

Witnessed By: Betty Usy 

Name

Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

Owner Information

Current Owner:

RANKIN JACOB

VELASQUEZ MARLEN

Primary Owner Address:

1300 SAMUELS CT

KENNEDALE, TX 76060

Deed Date: 12/20/2021

Deed Volume:

Deed Page:

Instrument: D221371670

Previous Owners:

Name

IMPRESSION HOMES LLC

Date

2/26/2021

Instrument

D221072186

Deed Volume

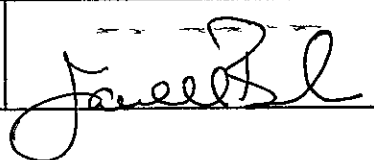
ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot 6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108, and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Janell Bali

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Janell Bali	1304 Samuel Ct Kennedale	

Date: 8/7/24

Witnessed By: Betty Usry Betty Usry
Udesh Bali Janell Bali

Name

Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

Agreed Order 2024-05-29

Agreed Order 2024-05-29

2023 Documents

Show Documents

Owner Information

Current Owner:

BALI UDESH A

BALI JANELL H

Primary Owner Address:

1304 SAMUEL CT

KENNEDALE, TX 76060

Deed Date: 6/28/2022

Deed Volume:

Deed Page:

Instrument: D222164085

Previous Owners:

Name

WINDSOR HOMES CUMBERLAND LLC

Date

5/12/2021

Instrument

D221137137

ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot 6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Kisha Tate

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Kisha Tate	1301 Tucker	Kisha Tate

Date: 8-4-24

Witnessed By:

Name

Signature

Betty Usry Betty Usry

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

Owner Information

Current Owner:

TATE JEFFERY PAUL

TATE KISHA MICHELLE

Primary Owner Address:

1301 TUCKER LN

KENNEDALE, TX 76060

Deed Date: 8/9/2022

Deed Volume:

Deed Page:

Instrument: D222199091

Previous Owners:

Name

WINDSOR HOMES CUMBERLAND LLC

Date

6/22/2021

Instrument

D221181760

Deed Volume

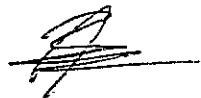
ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot 6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Andy Palau

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Andy Palau	1305 Tucker Ln	

Date: 07/30/2024

Witnessed By: Betty Usry Betty Usry
Name Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

Owner Information

Current Owner:

PALAU ANDY

Primary Owner Address:

1305 TUCKER LN
KENNEDEALE, TX 76060

Deed Date: 10/28/2022

Deed Volume:

Deed Page:

Instrument: D222260194

Previous Owners:

Name

WINDSOR HOMES CUMBERLAND LLC

Date

8/27/2021

Instrument

D221251625

Deed Volume

Deed Page

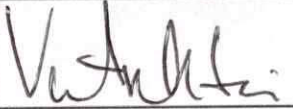
ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot 6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Tai Vu

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Tai Vu	1309 Tucker	

Date: 7/30/24

Witnessed By: Betty Usry Betty Usry
Name Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

Owner Information

Current Owner:

VU TAI

DOAN QUYNH CHAU

Primary Owner Address:

1309 TUCKER LN

KENNEDALE, TX 76060

Deed Date: 11/4/2022

Deed Volume:

Deed Page:

Instrument: D222264483

Previous Owners:

Name

WINDSOR HOMES CUMBERLAND LLC

Date

9/16/2021

Instrument

D221271216

Deed Volume

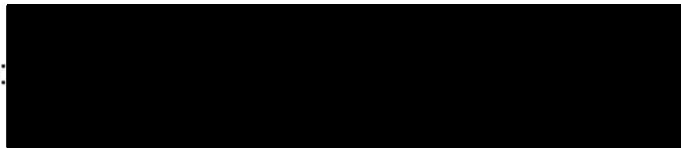
ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot 6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Justin Thomas

Phone:



Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Justin Thomas	1321 Tucker Lane	

Date: 8/3/2024

Witnessed By: Betty Usry Betty Usry

Name

Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

Owner Information

Current Owner:

JOSEPH LIJI
SALIM NAUREEN
THOMAS JESTIN

Primary Owner Address:

1321 TUCKER LN
KENNEDEALE, TX 76060

Deed Date: 5/19/2022

Deed Volume:

Deed Page:

Instrument: D222135271

Previous Owners:

Name

IMPRESSION HOMES LLC

Date

6/21/2021

Instrument

D221183568

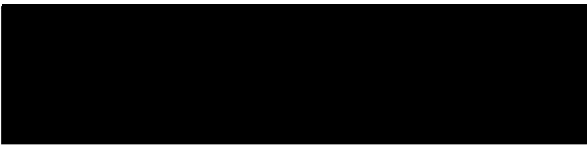
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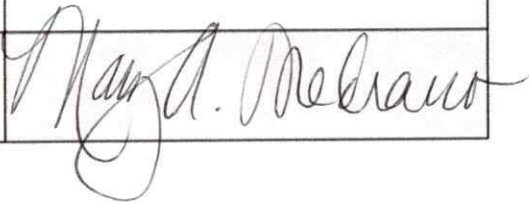
ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot 6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Mary A. Medrano

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Mary A. Medrano	1329 Tucker Ln	

Date: 7-30-2024

Witnessed By: Betty Usry Betty Usry
Name Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

Owner Information

Current Owner:

MEDRANO MARY ANN
GONZALEZ RAFAEL

Primary Owner Address:

1329 TUCKER LN
KENNE DALE, TX 76060

Deed Date: 11/22/2022

Deed Volume:

Deed Page:

Instrument: D222274837

Previous Owners:

Name

WINDSOR HOMES CUMBERLAND LLC

Date

8/19/2021

Instrument

D221243910

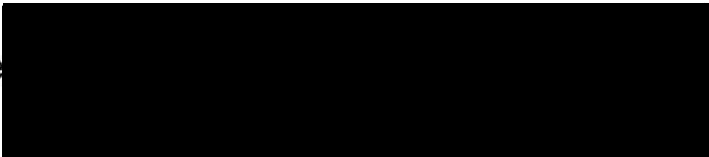
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ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Reid Mullins

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Reid Mullins	1317 Tucker Ln Kennedale Tx	

Date: 7/31/2024

Witnessed By: Betty Usry Betty Usry
Name Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

Owner Information

Current Owner:

MULLINS REID
CAMBIS VERONICA

Primary Owner Address:

1317 TUCKER LN
KENNE DALE, TX 76060

Deed Date: 12/28/2023

Deed Volume:

Deed Page:

Instrument: D223229257

Previous Owners:

Name

DECKER KATHLEEN E

Date

3/8/2022

Instrument

CWD223229092

Deed Volume

ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Paylina Acquaye

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Paylina	1337 Tucker lane	<u>Acquaye</u>

Date: 8/3/2024

Witnessed By: Betty Uby Betty Uby
Name Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

Owner Information

Current Owner:

ACQUAYE PAULINA

Primary Owner Address:

1337 TUCKER LN
KENNEDEALE, TX 76060

Deed Date: 5/12/2022

Deed Volume:

Deed Page:

Instrument: D222127390

Previous Owners:

Name

IMPRESSION HOMES LLC

Date

6/21/2021

Instrument

D221183568

Deed Volume

Deed Page

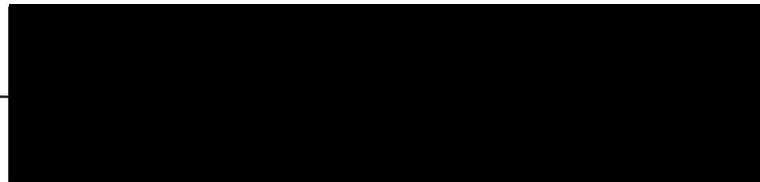
ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Wendy Danner

Phone: _____



Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Wendy Danner	1341 Tucker Lane	<i>Wendy Danner</i>

Date: 8/2/2024

Witnessed By: Betty Usny Betty Usny
Name Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

Owner Information

Current Owner:

DANNER WENDY

Primary Owner Address:

1341 TUCKER LN
KENNE DALE, TX 76060

Deed Date: 5/12/2022

Deed Volume:

Deed Page:

Instrument: D222127406

Previous Owners:

Name

IMPRESSION HOMES LLC

Date

9/23/2021

Instrument

D221280015

Deed Volume

Deed Page



**OFFICE OF THE CITY SECRETARY
RECEIPT**

405 MUNICIPAL DRIVE | KENNEDALE, TX 76060
OFFICE: 817-985-2102 | FAX: 817-478-7169

August 13, 2024

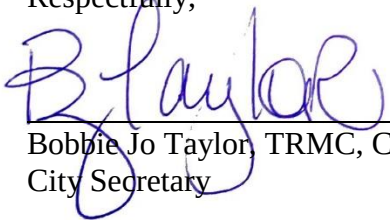
Confirmation of Receipt

The following documents were submitted to the Office of the City Secretary on August 12th, 2024.

- 6 – Zoning Change Written Protest Individual Forms with Signatures RE: Zoning Case #24.11
- 1 – Listing of all signatures objecting to zoning case #24.10

Please be advised these documents have not been certified or verified. This document only serves as a receipt of such petition listed above.

Respectfully,



Bobbie Jo Taylor, TRMC, CMC
City Secretary

Date: August 2024

Objection to City of Kennedale – Case#24-11

Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot 6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060.

The undersigned Kennedale residents within 200 feet strongly object to the above referenced development.

Name/Signature	Address	Acres
Garrison & Krista Lewis	1312 Tucker Ln	.169
Betty Usery Betty Usery	1340 Tucker Ln	.176
Acchun	1324 Tucker	.169
Ann Par	1316 Tucker LN	.169
Robin Marin	1320 Tucker LN	.169
ABZ	1304 Tucker Ln.	.168
Carole Marie Carole Marie	1245 Levee Lane	.172
Andy Palau	1305 Tucker Ln	.07
Tai Vu	1309 Tucker Ln	.07
Mary A. Medrano	1329 Tucker Ln	.07
Reid Mullins/Reid Mullins	1317 Tucker Ln	.07
Stephen and Katie McBroom	1237 Levee Lane	.175
HOA VP Rachel Niblo	1336 Tucker	.117
HOA VP Rachel Niblo	McLellan/Tucker	.81
HOA VP Rachel Niblo	Park	1.31
HOA VP Rachel Niblo	Mail Box Area	.07
Samantha Brown	1300 TUCKER LANE	.196
Tily Perry	1300 McLellan Ct	.169
Saroja Shrestha/Saroja Shrestha	1344 Tucker Lane	.176

Date: August 2024

Objection to City of Kennedale – Case#24-11

Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot 6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060.

The undersigned Kennedale residents within 200 feet strongly object to the above referenced development.

[illegible]

Date: August 2024

Objection to City of Kennedale – Case#24-11

Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot 6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060.

The undersigned Kennedale residents within 200 feet strongly object to the above referenced development.

[illegible]

ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

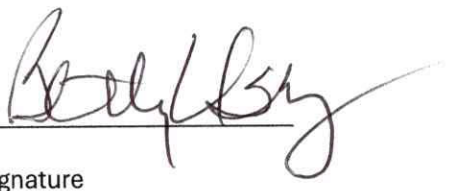
Name: Austin Rhodes

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Austin Rhodes	1332 Tucker Ln	

Date: 8/11/24

Witnessed By:

Betty Bay 

Name

Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

Owner Information

Current Owner:

RHODES AUSTIN
RHODES KELSEY

Primary Owner Address:

1332 TUCKER LN
KENNE DALE, TX 76060

Deed Date: 9/15/2021

Deed Volume:

Deed Page:

Instrument: D221270682

Previous Owners:

Name

IMPRESSION HOMES LLC

Date

2/26/2021

Instrument

D221059738

Deed Volume

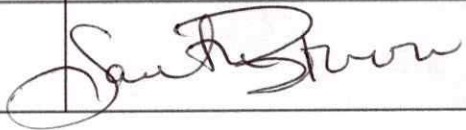
ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Samantha Brown

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Samantha Brown	1300 Tucker Ln	

Date: 7/31/2024

Witnessed By: Betty Usry Betty Usry
Name Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

Owner Information

Current Owner:

BROWN CHRISTOPHER RAY

Primary Owner Address:

1300 TUCKER LN
KENNEDEALE, TX 76060

Deed Date: 7/12/2022

Deed Volume:

Deed Page:

Instrument: D222177228

Previous Owners:

Name

IMPRESSION HOMES LLC

Date

9/23/2021

Instrument

D221280015

Deed Volume

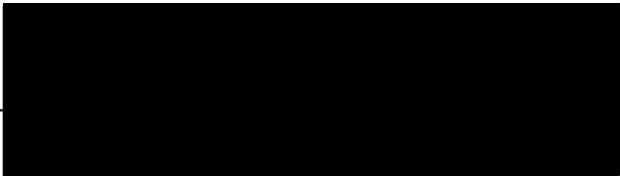
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ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Vannah Liva

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Vannah Liva	1308 Mcblland Ct.	

Date: 8/12/24

Witnessed By: Betty Usry Betty Usry
Name Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

2023 Documents

Show Documents

Owner Information

Current Owner:

LIUA PETERANA NATHAN
LIUA UIMAILUMA

Primary Owner Address:

1308 MCLELLAND CT
KENNEDEALE, TX 76060

Deed Date: 12/30/2021

Deed Volume:

Deed Page:

Instrument: D222000773

Previous Owners:

Name

IMPRESSION HOMES LLC

Date

2/26/2021

Instrument

D221059738

Deed Volume

ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: DARNELL POWELL

Phone: _____

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
DARNELL POWELL	1304 MCKENNA COURT KENNEDELE TEXAS 76060	Darnell Powell

Date: 8/11/2024

Witnessed By: Tilly Perry Tilly Perry
Name Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-06-12

2023 Documents

Show Documents

Owner Information

Current Owner:

POWELL DARNELL
PRATHER GAVRIELLA

Primary Owner Address:

1304 MCLELLAN CT
KENNEDEALE, TX 76060

Deed Date: 10/28/2022

Deed Volume:

Deed Page:

Instrument: D222259338

Previous Owners:

Name
WINDSOR HOMES CUMBERLAND LLC
Date
5/12/2021
Instrument
<u>D221136919</u>
Deed Volume

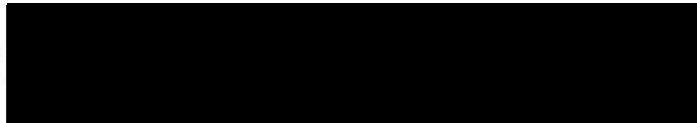
ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: James Boeck

Phone:



Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
James Boeck	1523 Diamond Creek LN Kennedale, TX 76060	

Date: 8/13/2024

Witnessed By: Betty Usay Betty Usay
Name Signature

Property Documents

Documents

2024 Documents

Value Notice 2024-04-15

Hearing Notice 2024-06-05

Agreed Order 2024-06-11

Agreed Order 2024-06-11

2023 Documents

Show Documents

Owner Information

Current Owner:

BOECK JAMES

Primary Owner Address:

1523 DIAMOND CREEK LN
KENNEDEALE, TX 76060

Deed Date: 8/3/2018

Deed Volume:

Deed Page:

Instrument: D218172868

Previous Owners:

Name
LONG BONITA J
Date
9/25/2017
Instrument
<u>D217224148</u>

ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot 6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Billy D. Gilley

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Billy Don Gilley	1115 Kennedale Sublett Rd	Billy Don Gilley

Date: 8/7/2024

Witnessed By: Betty Usry Betty Usry
Name Signature

[Value Notice 2024-04-15](#)[Hearing Notice 2024-06-05](#)[Agreed Order 2024-06-11](#)[Agreed Order 2024-06-11](#)**2023 Documents**[Show Documents](#) **Owner Information****Current Owner:**

GILLEY BILLY D

Primary Owner Address:1115 KENNEDALE SUBLETT RD
KENNEDEALE, TX 76060-5821**Deed Date:** 1/1/2006**Deed Volume:** 00000000**Deed Page:** 00000000**Instrument:** 0000000000000000

\$ Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year

2024

Improvement Market

\$479,362

Land Market

\$225,638

Total Market

\$705,000



**OFFICE OF THE CITY SECRETARY
RECIPT**

405 MUNICIPAL DRIVE | KENNEDALE, TX 76060
OFFICE: 817-985-2102 | FAX: 817-478-7169

August 15, 2024

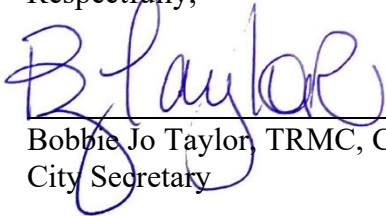
Confirmation of Receipt

The following documents were submitted to the Office of the City Secretary on August 14th, 2024.

4 – Zoning Change Written Protest Individual Forms with Signatures RE: Zoning Case #24.11

Please be advised these documents have not been certified or verified. This document only serves as a receipt of such petition listed above.

Respectfully,

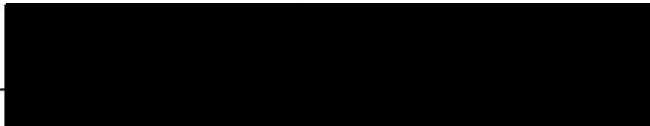

Bobbie Jo Taylor, TRMC, CMC
City Secretary

ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Magnolia Hills HOA President, Wendy Danner

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Wendy Danner Magnolia Hills	Tucker Ln 42706015	Wendy Danner

HOA President

Date: 8-14-2024

Witnessed By: Betty Usry Betty Usry

Name

Signature

Property Documents

Documents

2024 Documents

Property Value Information

2023 Documents

Show Documents

Owner Information

Current Owner:

MAGNOLIA HILLS HOMEOWNERS ASSOCIATION INC

Primary Owner Address:

1024 S GREENVILLE AVE #230
ALLEN, TX 75002

Deed Date: 11/9/2021

Deed Volume:

Deed Page:

Instrument: D221331600

\$ Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

Year

2024

Improvement Market

\$0

Land Market

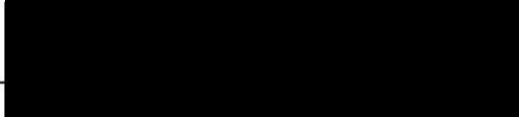
\$1

ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: Magnolia Hills HOA President, Wendy Danner

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Wendy Danner Magnolia Hills HOA President	1368 McKellan 42706384	Wendy Danner

Date: 8-14-2024

Witnessed By: Betty Usry Betty Usry
Name Signature

Property Documents

Documents

2024 Documents

Property Value Information

2023 Documents

Show Documents

Owner Information

Current Owner:

MAGNOLIA HILLS HOMEOWNERS ASSOCIATION INC

Primary Owner Address:

1024 S GREENVILLE AVE #230
ALLEN, TX 75002

Deed Date: 11/9/2021

Deed Volume:

Deed Page:

Instrument: D221331600

\$ Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

Year

2024

Improvement Market

\$0

Land Market

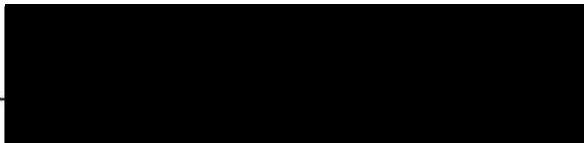
\$1

ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

Kennedale Zoning Case # 24-11 - Zoning change from AG to PD for approximately 19.4 acres for lot 7A, Lot 6B1, Lot 6A1, Lot6C1 of Estes, JM Home Tracts Addition, located at 1102, 1106, 1108 and 1110 of Kennedale Sublet Road, and approximately 3.06 acres of Block 1, Lot 11A & 11B of the Oliver Acres Subdivision located at 305 Collett Sublett RD, Kennedale, Tarrant County, Texas 76060

Name: MagnoliaHills HOA President,
Wendy Danner

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Wendy Danner Magnolia Hills HOA President	1336 Tucker Ln 42706007	

Date: 8-14-2024

Witnessed By: Betty Usry Betty Usry
Name Signature

Property Documents

Documents

2024 Documents

Property Value Information

2023 Documents

Show Documents

Owner Information

Current Owner:

MAGNOLIA HILLS HOMEOWNERS ASSOCIATION INC

Primary Owner Address:

1024 S GREENVILLE AVE #230
ALLEN, TX 75002

Deed Date: 11/9/2021

Deed Volume:

Deed Page:

Instrument: D221331600

\$ Values

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Year

2024

Improvement Market

\$0

Land Market

\$1

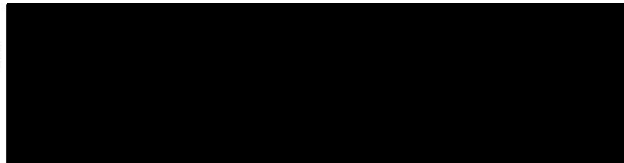
ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

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Name: Magnolia Hills HOA President, Wendy Danner

Phone:



Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Wendy Danner Magnolia Hills HOA President	Mail Area 1345 Tucker 427 06287	

Date: 8-14-2024

Witnessed By: Betty Usry Betty Usry
Name Signature

Property Documents

Documents

2024 Documents

[Property Value Information](#)

2023 Documents

Show Documents

Owner Information

Current Owner:

MAGNOLIA HILLS HOMEOWNERS ASSOCIATION INC

Primary Owner Address:

1024 S GREENVILLE AVE #230
ALLEN, TX 75002

Deed Date: 11/9/2021

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Year

2024

Improvement Market

\$0

Land Market

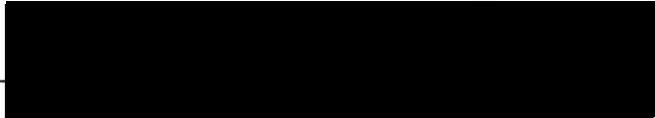
\$1

ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

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Name: Lekeisha Whitaker

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
Lekeisha Whitaker	404 Caymus	Lekeisha Whitaker

Date: 8/27/2024

Witnessed By:

Name

Signature

Betty Usry Betty Usry

Property Documents

Documents

2024 Documents

[Value Notice 2024-04-15](#)

[Hearing Notice 2024-06-05](#)

[Hearing Notice 2024-06-10](#)

[Agreed Order 2024-06-25](#)

[Agreed Order 2024-06-25](#)

2023 Documents

Show Documents

Owner Information

Current Owner:

WHITAKER LEKEISHA

AKWAR ELLIS

Primary Owner Address:

404 CAYMUS ST

KENNEDALE, TX 76060

Deed Date: 8/30/2017

Deed Volume:

Deed Page:

Instrument: [D217202967](#)

\$ Values

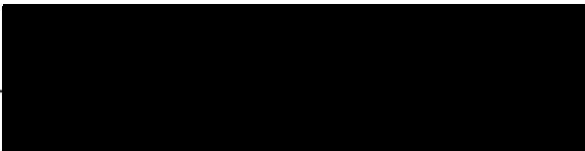
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ZONING CHANGE

WRITTEN PROTEST – INDIVIDUAL

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Name: New J.B.K Corporation / Tuan Q. Nguyen

Phone: 

Protesting Party Name (Please Print)	Address of Property affected by Proposed Zoning Change	Protesting Party Signature
New J.B.K Corporation	400 Cypress St. Kennedale, TX 76060	

Date: 8/27/2024

Witnessed By: Betty Usey

Name

Signature

Property Documents

Documents

2024 Documents

[Value Notice 2024-04-15](#)

[Hearing Notice 2024-06-01](#)

[Hearing Notice 2024-06-06](#)

[Agreed Order 2024-06-17](#)

[Agreed Order 2024-06-17](#)

2023 Documents

Show Documents

Owner Information

Current Owner:

NEW J.B.K. CORPORATION

Primary Owner Address:

400 CAYMUS ST

KENNEDALE, TX 76060

Deed Date: 9/27/2017

Deed Volume:

Deed Page:

Instrument: [D217226589](#)

\$ Values

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The Enclave Zoning Change Protest Verification							
Property Address	Total Acres	Acres Counted	Owner	Name of Signature	Does Name Match TAD?	Certified Protest Y/N	Sqyd in Buffer from GIS
1336 Tucker Ln	0.1172	0.1172	Magnolia Hills HOA	Wendy Danner	No	Yes	
1324 Tucker (Mail Area)	0.1688	0	Chamberlain, Ira & Carmen	Wendy Danner	No	No	
1368 McLellan Ct (Detention Pond)	1.94	1.37	Magnolia Hills HOA	Wendy Danner	No	Yes	
Tucker PIN 42706015	0.0288	0.0288	Magnolia Hills HOA	Wendy Danner	No	Yes	
1332 Tucker Ln	0.1688	0.1688	Rhodes, Austin & Kelsey	Austin Rhodes	Yes	Yes	
1300 Tucker Ln	0.1955	0	Brown, Christopher Ray	Samantha Brown	No	No	
1308 McLelland Ct	0.1722	0	Liua, Peterana Nathan & Uimailum	Vannah Liua	No	No	593 sqyd
1304 McLelland Ct	0.1722	0.1722	Powell, Darnell & Gavriella	Darnell Powell	Yes	Yes	
1523 Diamond Creek Ln	0.634	0.643	Boeck, James	James Boeck	Yes	Yes	
1115 Kennedale Sublett Rd	4.3391	0.26095041	Gilley, Billy D	Billy D. Gilley	Yes	Yes	1263 sqyrd
1521 Diamond Creek Ln	0.317	0.0857438	Wright, Farryn & Justin	Justin Wright	Yes	Yes	415 sqyrd
1360 Colett Sublett Rd	0.1858	0	O'Riley, Jesse	Jesse O'Riley	Yes	No	Not in buffer
1300 Samuels Ct	0.2191	0	Rankin Jacob, Velasquez Marlen	Jacob Rankin	Yes	No	Not in buffer
1304 Samuels Ct	0.1709	0	Bali, Udesch A & Janell H	Janell Bali	Yes	No	Not in buffer
1301 Tucker	0.1997	0.03471074	Tate, Jeffery Paul & Kisha Michelle	Kisa Tate	Yes	Yes	168 sqyd
1305 Tucker Ln	0.1722	0.03016529	Palau, Andy	Andy Palau	Yes	Yes	146 sqyd
1309 Tucker Ln	0.1722	0.03119835	Vu Tai, Doan Quynh Chau	Tai Vu	Yes	Yes	151 sqyd
1321 Tucker Ln	0.1722	0.02995868	Joseph Liji, Salim Naureen, Thomas Jestin	Jestin Thomas	Yes	Yes	145 sqyd
1329 Tucker Ln	0.1722	0.03140496	Medrano Mary Ann, Rafael Gonzalez	Mary Medrano	Yes	Yes	152 sqyd
1317 Tucker Ln	0.1722	0.03078512	Reid Mullins	Reid Mullins	Yes	Yes	149 sqyrd
1337 Tucker Ln	0.1722	0.03140496	Acquaye, Paulina	Paulina Acquaye	Yes	Yes	152 sqyd
1341 Tucker Ln	0.1722	0.03140496	Danner Wendy	Wendy Danner	Yes	Yes	153 sqyd
402 Caymus St	0.32	0.32	Jones Family Revocable Living Trust	Bary Jones	No	Yes	
1519 Diamond Creek	0.321	0	Reeves, Krista D & Jerod M	Jerod Reeves	Yes	No	Not in buffer
400 Caymus	0.307	0.307	New J.B.K. Corporation	Johnny Nguyen	No	Yes	
1304 Tucker	0.1686	0.1686	Baza Angelica, Tee Baza Dan O	Angelica Baza	Yes	Yes	
1308 Tucker	0.1687	0.1687	Mathews, Michael Dale & Kelsey	Michael Mathews	Yes	Yes	
1312 Tucker	0.1687	0.1687	Lewis, Krista & Garrison	Garrison & Krista Lewis	Yes	Yes	
1316 Tucker	0.1687	0.1687	Pulliam, Anthrone & Serena	Anthrone Pulliam	Yes	Yes	
1320 Tucker Ln	0.1687	0.1687	Mims, Robin D	Robin Mims	Yes	Yes	
1324 Tucker Ln	0.1688	0.1688	Chamberlain, Ira & Carmen	Carmen Chamberlain	Yes	Yes	
1328 Tucker Ln	0.1688	0.1688	Souksavath Linda, Alberly Christopher	Chris Alberly	Yes	Yes	
1340 Tucker Ln	0.1758	0.1758	The Survivor's Trush	Betty Usry	No	Yes	
1344 Tucker Ln	0.1758	0.1758	Shrestha Saroja Devi, Pradhan Rabin B	Saroja Shrestha	Yes	Yes	
1237 Levee Ln	0.1753	0.1753	Mcbroom, Stephen & Kathryn	Stepehn & Katie McBroom	Yes	Yes	
1241 Levee Ln	0.1731	0.1731	Soto Jose Luis De La Torre, Rodriguez Erika	Jose L. De La Torre	Yes	Yes	
1245 Levee Ln	0.1728	0.1728	Morris, Carole Christine	Carole Morris	Yes	Yes	
1300 McLelland Ct	0.1722	0.1722	Gary Jonathan C, Perry Matilda	Matilda Perry	Yes	Yes	
404 Caymus	0.321	0.17582645	Whitaker, Lekeisha	Lekeisha Whitaker	Yes	Yes	851 sqyd
Total	13.7295	6.12655372					
200 FT Buffer Acreage	47.98						
	47.98-18.49 (The Enclave) = 29.49 acres of buffer						
	29.49 x .2 = 5.898						
20% Protest of Acreage Needed	5.898						
Total Certified		6.12655372 (6.12/29.49) x 100 = 20.75%					
McLellan/Tucker green space	unk	unk	Magnolia Hills HOA	Rachel Niblo HOA VP	No	No	unknown location
1336 Tucker			Magnolia Hills HOA	Rachel Niblo HOA VP	No	No	already counted
Park	unk	unk	Magnolia Hills HOA	Rachel Niblo HOA VP	No	No	counted as 1368 McLellan
Mail area	unk	unk	Magnolia Hills HOA	Rachel Niblo HOA VP	No	No	not counted



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: SEPTEMBER 17, 2024

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.D.

SUBJECT

Take action on an Ordinance to amend the Unified Development Code as described in Zoning Case #24-11 to change the current zoning from “AG-Agricultural District” to a “PD-Planned Development” For Lot 7A, Lot 6B1, Lot 6A1, Lot 6C1 of Estes, JM Home Tracts Addition, Located at 1102, 1106, 1108, 1110 Kennedale Sublett Rd, and Approximately 3.06 Acres of Block, Lot 11A & 11B of The Oliver Acres Subdivision, located at 305 Collett Sublett Rd, Kennedale, Tarrant County, Texas, 76060, described as “The Enclave”.

ORIGINATED BY

Bobbie Jo Taylor, City Secretary

SUMMARY

This ordinance takes official action required to implement the zoning change relating to the Enclave if passed by City Council Action.

RECOMMENDATION

ATTACHMENTS

1.	Ordinance to change zoning of the Enclave	Ordinance to change zoning of the Enclave.pdf
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ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF KENNEDALE, TEXAS, BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE CITY OF KENNEDALE, BEING APPROXIMATELY 18.49 ACRES DESCRIBED AS “THE ENCLAVE,” LOCATED WEST OF THE EXISTING MAGNOLIA HILLS SUBDIVISION OFF KENNEDALE SUBLETT ROAD FROM “AG” AGRICULTURAL ZONING DISTRICT TO “PD” PLANNING DEVELOPMENT DISTRICT IN ACCORDANCE WITH THE CITY’S COMPREHENSIVE PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCOPRORATED; HEREIN PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the property owners of a certain tract or parcel of land have requested a zoning classification change on the property from its current classification of “R4” Single-Family Residential to “PD” Planned Development; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City on July 25, 2024, and by the City Council of the City on August 20, 2024, with respect to the zoning change described herein; and

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

WHEREAS, the City Council does hereby deem it advisable and in the best interest of the City and will promote the health, safety, and general welfare of the City and the general public to amend the Unified Development Code, as described herein.

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

SECTION 1.

The Unified Development Code of the City, as amended, is hereby amended on the hereinafter described property and area to establish a Planned Development District as shown below:

A certain tract or parcel of land, known as ±18.49 acres, described as “The Enclave”, located west of the existing Magnolia Hills subdivision off Kennedale Sublett Road, City of Kennedale, Tarrant County, Texas (the “Property”), shall be rezoned from “AG” Agricultural District to “PD” Planned Development District as depicted in the Official Zoning Map, attached hereto as **Exhibit A**.

SECTION 2.

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

SECTION 3.

The use of the Property described above shall be subject to all restrictions, terms, and conditions contained herein and in **Exhibit B**, attached hereto, as well as the applicable regulations contained in the Unified Development Code and all other applicable and pertinent ordinances of the City.

SECTION 4.

The City Secretary is hereby directed to amend the Official Zoning Map to reflect the changes in classifications approved herein.

SECTION 5.

This Ordinance shall be cumulative of the Unified Development Code, as amended, and all other ordinances of the City affecting zoning and land use, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

SECTION 6.

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

SECTION 7.

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

SECTION 8.

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 invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid or unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 9.

The City Secretary is hereby directed to publish the caption, the penalty clause, and the effective date clause of this Ordinance as provided by Section 3.10 of the Charter of the City.

SECTION 10.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THIS THE ON THIS ____ DAY OF _____, 2024.

APPROVED:

Brad Horton, Mayor

ATTEST:

Bobbie Jo, City Secretary

EXHIBIT A
Official Zoning Map

EXHIBIT B
“The Enclave” Planned Development

1. Property Location and Size:

The Enclave (*Subject Property*) is located west of the existing Magnolia Hills subdivision off Kennedale Sublett Road. This Planned Development is comprised of three (3) tracts of land consisting of approximately 18.49 acres, more particularly and shown on the Concept Plan, which is attached hereto for all purposes.

2. Purpose:

To create a Planned Development with the flexibility to reduce the minimum residential spatial requirements per the current AG-Agricultural District “AG” Zoning District for ninety-five (95) single-family residential lots. The Planned Development will meet all of the qualifying conditions as laid out in Section 9.2 of the Unified Development Code. These conditions include a provision of open space, efficient consolidation of poorly dimensioned parcels, effective transition between higher and lower density uses, shared vehicular and pedestrian access between properties, and mitigation to offset impacts on public infrastructure.

3. Development Plan:

The proposed Concept Plan will be in complete accordance with the provisions of the approved Planned Development and shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

4. Lot Composition and Layout:

The lot layout and dimensions shall conform to the approved Concept Plan and spatial dimensions as stated in Table 1 & 2, as follows:

Table 1: Lot Composition:

<i>Lot Type</i>	<i>Lot Size (FT.)</i>	<i>Lot Size (SF.)</i>	<i>Maximum Lot Type</i>
<i>A</i>	50’ x 99.’	4,950 SF	30 Lots (31%)
<i>A1</i>	55’ x 96’	5,280 SF	4 Lots (4%)
<i>B</i>	60’ x 99’’	5,940 SF	56 Lots (58%)
<i>C</i>	70’ x 99’	6,930 SF	No Maximum
<i>C+</i>	88’x 91’	8,000 SF	No Maximum

Table 2: Lot Dimensional Requirements:

Lot Type (see Concept Plan) ►

<i>A</i>		<i>A1</i>	<i>B</i>	<i>C</i>	<i>C+</i>
<i>Minimum Lot Width/Frontage</i>	50’	55’	60’	70’	88’
<i>Minimum Lot Depth</i>	99’	96’	99’	99’	91’
<i>Minimum Lot Area</i>	4,950 SF	5,280 SF	5,940 SF	6,930 SF	8,000 SF

<i>Minimum Front Yard Setback</i>	20'	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	5'	5'	7.5'	10'	10'
<i>Minimum Side Yard Setback (Corner Lot)</i>	5'	5'	7.5'	10'	10'
<i>Maximum Height*</i>	40'	40'	40'	40'	40'
<i>Minimum Rear Yard Setback</i>	10'	10'	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF)</i>	1,850 SF	2,000 SF	2,000 SF	2,000 SF	2,000 SF
<i>*Type A & B lots along the western property line shall be limited to single-story</i>					
<i>*Type A1 lots along the western property line may include 2-story</i>					

The standards and requirements per the Single-Family Residential “R-4” Zoning District are applicable to all development on the subject property unless specifically stated within this Planned Development ordinance.

5. Community Architectural Controls:

The pictures are shown as a representation only.



Additional building material standards may be addressed within a Development Agreement. The requirements of this section apply to all buildings within the development.

The architectural elements for this residential development will consist of the following:

1. Facades shall incorporate at least three (3) of the following design features to provide visual relief:
 - a. Dormers
 - b. Shutters
 - c. Gable Roof
 - d. Recessed entries – a minimum of three (3) feet deep
 - e. Covered Porches
 - f. Cupolas
 - g. Bay Windows with a minimum twenty-four (24)-inch projection
 - h. Divided light windows
2. The following minimum design and construction standards shall apply within this Planned Development District, as volunteered by the applicant. Building elevations shall be submitted for review by the City Manager or his/her designee. At minimum, the development shall incorporate the following standards:
3. All homes will have a minimum of 2 car garages. Garage doors shall be ornamental in style to match the style of the home and contain ornamental garage door hardware.
4. Driveways shall have a minimum driveway length of twenty (20) feet and be a minimum of twelve (12) feet in width and a maximum of twenty (20) feet in width, measured at the property line.
5. Any home with a covered front porch shall be at least twenty-five (25) square feet in total size to allow this space to be usable. A covered porch may encroach into an area designated as a front yard or side yard not greater than five (5) feet to help improve the architecture of the home and the character of the street.
6. All walls, except gabled roof areas, which face a street must contain at least 25% of the wall space in fenestrations (windows, garage & doors, alternative openings). Right and left elevations shall contain at least 15% wall space in windows and doors.
7. Windows shall be provided with trim or shall be recessed. Windows shall not be flushed with exterior wall treatment. Windows shall be provided with architectural surroundings at the jamb.
8. Shutters, if provided, will be sized, and shaped to match the associated openings.
9. Gutters, if provided, will be exposed or painted copper, galvanized steel, or aluminum if exposed to the street.

10. All asphalt roof shingles will be laminated architectural shingles with a three-dimensional appearance and warranted for at least thirty (30) years.
11. All roof shingles shall be an architectural or dimensional shingle (3-Tab Roofing Shingles are prohibited).
12. A minimum overall 6:12 roof pitch is required on all structures except for sunrooms, covered patios, and porches, which shall have a minimum of a 4:12 roof pitch.
13. In order to encourage variety on a continuous block, the exterior facades for houses will vary within every four (4) houses. Once a house is constructed the same combination of brick, stone, masonry-like materials, and paint will not be used within two (2) houses on either side of that house.
 - a. Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.
 - b. Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - i. Number of stories
 - ii. Permitted encroachment type and layout
 - iii. Roof type and layout
 - iv. Articulation of the front façade

6. Lighting:

Decorative street lighting will be utilized and will conform to Oncor and the City of Kennedale standards and include the following if approved by and available from Oncor: low profiling lighting; or induction lights (LED), scotopic lumens allowing streetlights with lower wattages and lower photopic lumens. Lighting shall be consistent with the design of the neighborhood and shall be distinguished from lights on adjacent or nearby arterial streets.

1. Light poles shall not exceed twenty (20) -feet in total height (i.e. base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.

7. Utility, Service and Mechanical Equipment:

1. All equipment related to utilities intended to serve one Lot shall be installed by the Owner of the Lot and shall be located underground if possible.
2. All services to the Lot, including pre-wiring for cable television, must be installed underground if available.
3. Ground-mounted mechanical equipment, such as HVAC units, shall be screened from view and grouped together away from street and public view. Private, surface-mounted mechanical equipment, air conditioners, condensers, compressors, pool equipment, switches, etc. should be placed behind the side yard fence of a Lot.

8. Fencing:

All wood fencing will be constructed of spruce, whitewood, or cedar and shall comply with the following:

1. All wood fences shall be constructed of standard fencing material and use fasteners that are hot dipped galvanized or stainless steel. Generally, the wood fences shall be spruce, whitewood, or cedar.
2. The with a minimum height of six (6) feet and a maximum height of eight (8) feet, with metal posts. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the public side facing the street. All wood fences shall be pre-stained, smoothly finished, free of burs and splinters.
3. All perimeter fencing along the western property boundary shall be eight (8) feet in height and maintained by the Homeowners Association (HOA).

9. Landscaping and Open Space:

The standards and requirements per the City of Kennedale Landscape Ordinance are applicable to all development on the subject property unless specifically stated within this Planned Development Ordinance.

1. All park/open spaces and drainage/detention areas will have a mandatory HOA to maintain those improvements.
2. Within the Park/Open Space, there will be a minimum number of amenities that will include:
 - a. Five (5) foot meandering sidewalk
 - b. Sensory equipment
 - c. Playground equipment
 - d. Benches
 - e. Trash receptacles.

- f. Shade structure
 - g. Picnic area
- 3. All lawns, open spaces and landscaping shall be irrigated.
- 4. There will be a minimum of two, three (3") inch, caliper trees per residential lot located in the front yard and installed by the homebuilder. The term "front yard" includes the area within the dedicated right- of-way for a roadway immediately adjoining the front yard of the lot.
- 5. There will be a minimum of six (6) three-gallon (3 gal) shrubs per residential lot located in the front yard. All shrub locations and types will conform to the City of Kennedale Landscape Ordinance.

10. Streets:

- 1. All streets within the development will be situated within a minimum fifty (50) foot public right-of-way.
- 2. All streets will have a minimum width of thirty-one (31) feet, measured from back-of-curb to back-of-curb.
- 3. All streets are required to meet the design standards and requirements per the City of Kennedale Public Works Design Manual.

11. Sidewalks:

- 1. Sidewalks will be required throughout the development. If not installed by the developer, sidewalks along residential lots (front yards and side yards) are to be constructed by the home builder at the time of home construction for each residential lot.
- 2. Sidewalks shall meander and be a minimum of five (5) feet in width.
 - a. A five (5) foot pedestrian access easement will be dedicated adjacent to the street right-of-way, to allow for meandering sidewalks and street shade trees.

12. Homeowners' Association:

A HOA shall be created to enforce the restrictions established in accordance with the HOA requirements of the City of Kennedale Unified Development Code. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, and screening fences associated with this development.



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: SEPTEMBER 17, 2024

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

SUBJECT
Updates from the City of Kennedale Mayor and City Council

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: SEPTEMBER 17, 2024

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

SUBJECT

Updates from the City of Kennedale City Manager

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



**CITY OF KENNEDALE
MONTHLY FINANCIAL REPORT
Month Ended August 30, 2024
EXECUTIVE OVERVIEW**

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

FROM Jon Horton, Finance Director

DATE September 17, 2024

SUBJECT Monthly Financial Report for August 2024

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

Results through August represent 91.67% of the fiscal year.

GENERAL FUND (01)

- ◊ Property tax revenues received year-to-date \$6,096,875; 101.9% of total budget; prior year receipts through August were 99.6% of total
- ◊ Sales tax revenues received year-to-date \$1,643,790; 82.5% 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 August were \$1,609,996; 72.6% of receipts
- ◊ General Fund expenditures year-to-date \$8,789,359 ; 84.6% of total budget
- ◊ Fund Balance year-to-date is \$4,516,304; 156 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 \$3,024,332 or 104 days of total budgeted expenditures and transfers out

WATER/SEWER FUND (10)

- ◊ Water service sales year-to-date \$2,655,607; 92.3% of budget
- ◊ Sewer service sales year-to-date \$1,587,782; 92.7% of budget
- ◊ Utility Billing and Operations expenditures year-to-date \$4,005,462; 111.1% of total budget
- ◊ Working Capital year-to-date is \$ 17,855,499; 502 days of total budgeted expenditures and transfers out; budgeted Days of Working Capital at year-end is 266 days

STORMWATER FUND (07)

- ◊ Drainage fees year-to-date \$254,766; 94.4% of budget
- ◊ Stormwater Fund expenditures year-to-date \$224,358; 104.5% of total budget
- ◊ Working Capital year-to-date is \$830,073; 1,405 days of total budgeted expenditures and transfers out; budgeted Days of Working Capital at year-end is 1,399 days

EDC FUND (15)

- ◊ Sales tax revenues received year-to-date \$547,629; 89.3% 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 August were \$504,948; 82.3% of total receipts
- ◊ Rental fees for the Shopping Center year-to-date \$303,803; 97.7% of total budget
- ◊ EDC Operations expenditures year-to-date \$735,914; 88.8% of total budget; includes \$26,869 for annual Christmas event
- ◊ EDC Town Shopping Center expenditures year-to-date \$189,473; 56.0% of total budget
- ◊ Fund Balance year-to-date is \$2,146,263; 550 days of total budgeted expenditures and transfers out; budgeted Fund Balance at year-end is 478 days

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended August 30, 2024

GENERAL FUND (01)									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	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	\$ 5,777,979	\$ 14,940	\$ 5,756,482	99.6%	\$ 5,980,866	\$ 11,689	\$ 6,096,875	101.9%	\$ (116,009)
Sales Taxes	2,218,382	200,935	1,609,996	72.6%	1,991,717	182,601	1,643,790	82.5%	347,927
Grants and Contributions	135,199	17,600	124,530	92.1%	-	-	-	0.0%	-
Licenses and Permits	281,185	24,535	267,163	95.0%	449,884	74,582	392,469	87.2%	57,415
Fines and Fees	232,568	21,730	206,567	88.8%	215,000	40,408	342,728	159.4%	(127,728)
Charges for Services	251,275	25,154	211,858	84.3%	225,000	20,932	276,289	122.8%	(51,289)
Intergovernmental	220,794	59,380	172,550	78.1%	165,000	7,618	115,871	70.2%	49,129
All Other Revenues	256,078	19,297	181,143	70.7%	154,999	12,792	301,238	194.3%	(146,239)
Total General Fund Revenues	9,373,461	383,571	8,530,289	91.0%	9,182,466	350,622	9,169,259	99.9%	13,207
GENERAL FUND EXPENDITURES									
City Manager - Dept 01	330,992	24,212	286,842	86.7%	366,952	29,134	299,494	81.6%	67,458
Mayor/Council - Dept 02	151,730	250	104,434	68.8%	187,100	19,042	169,840	90.8%	17,260
City Secretary - Dept 03	162,093	21,421	132,869	82.0%	194,147	34,073	152,688	78.6%	41,459
Municipal Court - Dept 04	181,028	12,088	159,624	88.2%	242,974	24,269	205,110	84.4%	37,864
Human Resources - Dept 05	163,243	9,265	140,410	86.0%	224,532	13,391	164,399	73.2%	60,133
Finance - Dept 07	466,574	32,854	411,564	88.2%	606,846	42,947	477,577	78.7%	129,269
Police - Dept 09	3,472,227	226,573	2,977,219	85.7%	3,606,007	255,708	3,236,226	89.7%	369,781
Fire - Dept 10	2,673,744	170,523	2,313,639	86.5%	2,961,998	192,546	2,422,814	81.8%	539,184
Community Development - Dept 12	617,476	31,579	487,733	79.0%	687,928	61,495	516,765	75.1%	171,163
Senior Citizen Center - Dept 16	48,584	3,490	38,174	78.6%	53,172	3,445	39,285	73.9%	13,887
Library - Dept 17	393,462	39,203	343,983	87.4%	501,153	34,914	379,207	75.7%	121,946
Communications - Dept 18	-	-	-	0.0%	26,100	4,921	7,431	28.5%	18,669
Non Departmental - Dept 90	544,203	17,739	510,524	93.8%	725,194	14,874	718,523	99.1%	6,671
Total General Fund Expenditures	9,205,355	589,198	7,907,014	85.9%	10,384,103	730,759	8,789,359	84.6%	1,594,744
Revenues Over (Under) Expenditures	168,105	(205,627)	623,275		(1,201,637)	(380,137)	379,900		
Transfers In	1,193,374	99,448	1,093,926	91.7%	1,263,732	105,311	1,158,421	91.7%	105,311
Transfers (Out)	(391,090)	(10,000)	(267,883)	68.5%	(188,958)	(15,747)	(173,212)	91.7%	(15,747)
Net Change in Fund Balance	970,389	(116,179)	1,449,318		(126,863)	(290,572)	1,365,109		
Beginning Fund Balance - October 1	2,180,806		2,180,806		3,151,195		3,151,195		
Ending Fund Balance - year-to-date	\$ 3,151,195		\$ 3,630,124		\$ 3,024,332		\$ 4,516,304		
Average Daily Annual Expenditures	\$ 26,292				\$ 28,967				
Days of Fund Balance	120		138		104		156		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended August 30, 2024

UTILITY FUNDS									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	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	\$ 315,324	\$ 25,888	\$ 278,338	88.3%	\$ 272,850	\$ 25,257	\$ 285,026	104.5%	\$ (12,176)
Stormwater Utility Fund Expenditures	222,314	17,727	186,287	83.8%	215,655	34,144	224,358	104.0%	(8,703)
Revenues Over (Under) Expenditures	93,010	8,161	92,051		57,195	(8,887)	60,668		
Beginning Fund Balance - October 1	676,394		676,394		769,404		769,404		
Ending Fund Balance - year-to-date	<u>\$ 769,404</u>		<u>\$ 768,445</u>		<u>\$ 826,599</u>		<u>\$ 830,073</u>		
Average Daily Annual Expenditures	\$ 609				\$ 591				
Days of Fund Balance	1263		1262		1399		1405		
Water/Sewer Fund (10)									
W/S Fund Revenues and Bond Funds	\$ 20,409,510	\$ 650,317	\$ 4,799,276	23.5%	\$ 5,022,628	\$ 738,588	\$ 5,514,750	109.8%	\$ (492,122)
Water/Sewer Fund Expenditures									
Utility Billing - Dept 01	2,073,319	124,595	1,563,548	75.4%	1,450,700	236,817	1,999,810	137.9%	(549,110)
Operations - Dept 02	1,756,471	151,963	1,853,564	105.5%	2,172,320	168,019	2,005,652	92.3%	166,668
Debt Service - Dept 03	466,301	-	293,930	63.0%	295,312	12,300	295,312	100.0%	0
Capital Projects - Dept 04	-	14,234	260,847	100.0%	8,315,000	7,809	131,881	1.6%	8,183,119
Non Departmental - Dept 90	1,363,044	57,262	702,860	51.6%	757,450	58,344	660,678	87.2%	96,772
Total Water/Sewer Fund Expenditures	5,659,136	348,054	4,674,748	82.6%	12,990,782	483,290	5,093,333	39.2%	7,897,449
Revenues Over (Under) Expenditures	14,750,375	302,263	124,527		(7,968,154)	255,298	421,417		
Transfers In	187,525	15,627	171,898	91.7%	187,525	15,627	171,898	91.7%	15,627
Net Change in Fund Balance	14,937,900	317,890	296,425		(7,780,629)	270,926	593,315		
Beginning Fund Balance - October 1	2,324,284		2,324,284		17,262,184		17,262,184		
Ending Fund Balance - year-to-date	<u>\$ 17,262,184</u>		<u>\$ 2,620,709</u>		<u>\$ 9,481,555</u>		<u>\$ 17,855,499</u>		
Average Daily Annual Expenditures	\$ 15,504				\$ 35,591				
Days of Fund Balance	1113		169		266		502		
Water Impact Fee Fund (61)									
Water Impact Fund Revenues	\$ 18,848	\$ 1,345	\$ 17,045	90.4%	\$ 58,752	\$ 11,097	\$ 28,745	48.9%	\$ 30,007
Water Impact Fund Expenditures	0	-	-	0.0%	-	-	-	0.0%	-
Revenues Over (Under) Expenditures	18,848	1,345	17,045		58,752	11,097	28,745		
Transfers (Out)	(30,000)	(2,500)	(27,500)	91.7%	(30,000)	(2,500)	(27,500)	91.7%	(2,500)
Net Change in Fund Balance	(11,152)	(1,155)	(10,455)		28,752	8,597	1,245		
Beginning Fund Balance - October 1	109,672		109,672		98,520		98,520		
Ending Fund Balance - year-to-date	<u>\$ 98,520</u>		<u>\$ 99,217</u>		<u>\$ 127,272</u>		<u>\$ 99,765</u>		
Sewer Impact Fee Fund (62)									
Fund 62 Sewer Impact Fund Revenues	\$ 19,289	\$ 1,850	\$ 16,795	87.1%	\$ 111,348	\$ 3,358	\$ 24,826	22.3%	\$ 86,522
Fund 62 Sewer Impact Fund Expenditures	-	-	-	0.0%	-	-	-	0.0%	-
Revenues Over (Under) Expenditures	19,289	1,850	16,795		111,348	3,358	24,826		
Transfers (Out)	(60,000)	(5,000)	(55,000)	91.7%	(60,000)	(5,000)	(55,000)	91.7%	(5,000)
Net Change in Fund Balance	(40,712)	(3,150)	(38,205)		51,348	(1,642)	(30,174)		
Beginning Fund Balance - October 1	184,924		184,924		144,213		144,213		
Ending Fund Balance - year-to-date	<u>\$ 144,213</u>		<u>\$ 146,719</u>		<u>\$ 195,561</u>		<u>\$ 114,039</u>		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended August 30, 2024

DEBT SERVICE FUND (02)									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	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	\$ 1,723,284	\$ 6,199	\$ 1,413,657	82.0%	\$ 2,683,268	\$ 238,872	\$ 2,726,529	101.6%	\$ (43,261)
Debt Service Fund Expenditures	1,863,100	-	1,671,772	89.7%	2,564,324	12,530	2,569,033	100.2%	(4,709)
Revenues Over (Under) Expenditures	(139,815)	6,199	(258,115)		118,944	226,342	157,496		
Beginning Fund Balance - October 1	838,142		838,142		698,327		698,327		
Ending Fund Balance - year-to-date	698,327		580,027		817,271		855,823		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended August 30, 2024

CAPITAL PROJECT FUNDS									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	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	\$ 120,531	\$ 28,683	\$ 91,316	75.8%	\$ 95,700	\$ 14,393	\$ 132,477	138.4%	\$ (36,777)
Capital Projects Fund Expenditures	-	-	-	0.0%	-	-	-	0.0%	-
Revenues Over (Under) Expenditures	120,531	28,683	91,316		95,700	14,393	132,477		
Transfers (Out)	(104,800)	-	-	0.0%	(108,055)	(3,580)	(108,055)	100.0%	-
Net Change in Fund Balance	15,731	28,683	91,316		(12,355)	10,813	24,422		
Beginning Fund Balance - October 1	174,591		174,591		190,322		190,322		
Ending Fund Balance - year-to-date	\$ 190,322		\$ 265,907		\$ 177,967		\$ 214,744		
Capital Bond Fund (13)									
Capital Bond Fund Revenues	\$ 2,806,125	\$ 192,849	\$ 371,448	13.2%	\$ 173,250	\$ 18,342	\$ 329,114	190.0%	\$ (155,864)
Capital Bond Fund Expenditures	2,059,022	16,306	1,938,479	94.1%	6,768,295	469,186	2,054,856	30.4%	4,713,439
Revenues Over (Under) Expenditures	747,104	176,544	(1,567,031)		(6,595,045)	(450,845)	(1,725,742)		
Beginning Fund Balance - October 1	8,057,939		8,057,939		8,805,043		8,805,043		
Ending Fund Balance - year-to-date	\$ 8,805,043		\$ 6,490,908		\$ 2,209,998		\$ 7,079,301		
Park Dedication Fund (14)									
Park Dedication Fund Revenues	\$ 36,806	\$ 4,237	\$ 32,770	89.0%	\$ 27,000	\$ 727	\$ 30,510	113.0%	\$ (3,510)
Park Dedication Fund Expenditures	177,820	-	33,666	18.9%	45,000	-	301,083	669.1%	(256,083)
Revenues Over (Under) Expenditures	(141,014)	4,237	(895)		(18,000)	727	(270,573)		
Beginning Fund Balance - October 1	699,736		699,736		558,722		558,722		
Ending Fund Balance - year-to-date	\$ 558,722		\$ 698,841		\$ 540,722		\$ 288,149		
Library Building Fund (32)									
Library Building Fund Revenues	\$ 215	\$ 5	\$ 215	99.8%	\$ 202	\$ 32	\$ 414	205.2%	\$ (212)
Library Building Fund Expenditures	0	-	-	0.0%	0	-	-	0.0%	0
Revenues Over (Under) Expenditures	215	5	215		202	32	414		
Beginning Fund Balance - October 1	(1,868)		(1,868)		(1,653)		(1,653)		
Ending Fund Balance - year-to-date	\$ (1,653)		\$ (1,653)		\$ (1,451)		\$ (1,239)		
Roadway Impact Fee Fund (45)									
Roadway Impact Fee Fund Revenues	\$ 53,675	\$ 3,925	\$ 49,708	92.6%	\$ 141,695	\$ 32,973	\$ 158,692	112.0%	\$ (16,997)
Roadway Impact Fee Fund Exp	-	-	-	0.0%	-	-	192,723	0.0%	(192,723)
Revenues Over (Under) Expenditures	53,675	3,925	49,708		141,695	32,973	(34,031)		
Transfers (Out)	(107,525)	(8,960)	(98,565)	91.7%	(107,525)	(8,960)	(98,565)	91.7%	(8,960)
Net Change in Fund Balance	(53,850)	(5,035)	(48,857)		34,170	24,013	(132,596)		
Beginning Fund Balance - October 1	623,604		623,604		569,754		569,754		
Ending Fund Balance - year-to-date	\$ 569,754		\$ 574,747		\$ 603,924		\$ 437,158		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended August 30, 2024

SPECIAL REVENUE FUNDS									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	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	\$ 79,265	\$ 39,706	\$ 78,074	98.5%	\$ 72,406	\$ 849	\$ 91,680	126.6%	\$ (19,274)
TIF #1 New Hope Fund Expenditures	48,848	-	29,654	0.0%	378,229	228,229	322,313	0.0%	55,916
Revenues Over (Under) Expenditures	\$ 30,417	39,706	\$ 48,420		\$ (305,823)	(227,380)	\$ (230,633)		
Transfers In	167,883	833	167,050	99.5%	170,000	833	201,881	118.8%	(31,881)
Net Change in Fund Balance	198,300	40,539	215,470		(135,823)	(226,546)	(28,751)		
Beginning Fund Balance - October 1	(21,022)		(21,022)		177,278		177,278		
Ending Fund Balance - year-to-date	\$ 177,278		\$ 194,448		\$ 41,455		\$ 148,526		
Hotel/Motel Tax Fund (30)									
Hotel/Motel Tax Fund Revenues	\$ 38,749	\$ 243	\$ 27,668	71.4%	\$ 25,000	\$ 208	\$ 32,162	128.6%	\$ (7,162)
Hotel/Motel Tax Fund Expenditures	13,258	(1,016)	13,258	100.0%	12,000	440	17,304	144.2%	(5,304)
Revenues Over (Under) Expenditures	\$ 25,491	1,259	\$ 14,410		\$ 13,000	(232)	\$ 14,858		
Beginning Fund Balance - October 1	41,927		41,927		67,418		67,418		
Ending Fund Balance - year-to-date	\$ 67,418		\$ 56,337		\$ 80,418		\$ 82,276		
Police Seizure Fund (31)									
Police Seizure Fund Revenues	\$ 125	\$ 16	\$ 108	86.4%	\$ 80	\$ 11,304	\$ 11,446	14307.3%	\$ (11,366)
Police Seizure Fund Expenditures	-	-	-	0.0%	3,810	-	-	0.0%	3,810
Revenues Over (Under) Expenditures	\$ 125	16	\$ 108		\$ (3,730)	11,304	\$ 11,446		
Beginning Fund Balance - October 1	3,650		3,650		3,775		3,775		
Ending Fund Balance - year-to-date	\$ 3,775		\$ 3,758		\$ 45		\$ 15,221		
LEOSE Fund (34)									
LEOSE Fund Revenues	\$ 1,438	\$ 4	\$ 1,434	99.7%	\$ 1,421	\$ 11	\$ 3,801	267.5%	\$ (2,380)
LEOSE Fund Expenditures	1,590	-	1,590	100.0%	1,500	-	410	27.3%	1,090
Revenues Over (Under) Expenditures	\$ (152)	4	\$ (156)		\$ (79)	11	\$ 3,391		
Beginning Fund Balance - October 1	1,002		1,002		850		850		
Ending Fund Balance - year-to-date	\$ 850		\$ 846		\$ 771		\$ 4,241		
Disaster Recovery Fund (35)									
Disaster Recovery Fund Revenues	\$ 254,371	\$ 7,982	\$ 55,098	21.7%	\$ 1,991,000	\$ 4,844	\$ 75,009	3.8%	\$ 1,915,991
Disaster Recovery Fund Expenditures	191,642	95,786	287,428	150.0%	2,039,300	1,056	41,876	2.1%	1,997,424
Revenues Over (Under) Expenditures	\$ 62,729	(87,804)	\$ (232,331)		\$ (48,300)	3,788	\$ 33,133		
Beginning Fund Balance - October 1	7,300		7,300		70,029		70,029		
Ending Fund Balance - year-to-date	\$ 70,029		\$ (225,031)		\$ 21,729		\$ 103,162		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended August 30, 2024

OTHER FUNDS									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	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	\$ 361,296	\$ 14,732	\$ 213,893	59.2%	\$ 166,850	\$ 12,143	\$ 190,227	114.0%	\$ (23,377)
Capital Replacement Fund Expenditures	261,511	10,205	118,748	45.4%	97,103	4,409	86,090	88.7%	11,013
Revenues Over (Under) Expenditures	99,784	4,527	95,144		69,747	7,734	104,136		
Beginning Fund Balance - October 1	(399,257)		(399,257)		(299,473)		(299,473)		
Ending Fund Balance - year-to-date	<u>\$ (299,473)</u>		<u>\$ (304,113)</u>		<u>\$ (229,726)</u>		<u>\$ (195,337)</u>		
Court Security Fund (12)									
Court Security Fund Revenues	\$ 5,398	\$ 739	\$ 4,519	83.7%	\$ 3,850	\$ 1,053	\$ 9,367	243.3%	\$ (5,517)
Court Security Fund Expenditures	5,092	297	4,791	0.0%	10,000	-	245	2.5%	9,755
Revenues Over (Under) Expenditures	305	442	(271)		(6,150)	1,053	9,122		
Beginning Fund Balance - October 1	29,358		29,358		29,663		29,663		
Ending Fund Balance - year-to-date	<u>\$ 29,663</u>		<u>\$ 29,087</u>		<u>\$ 23,513</u>		<u>\$ 38,785</u>		
Court Technology Fund (16)									
Court Technology Fund Revenues	\$ 5,185	\$ 598	\$ 4,690	90.4%	\$ 4,050	\$ 825	\$ 7,216	178.2%	\$ (3,166)
Court Technology Fund Expenditures	8,828	-	107	1.2%	10,000	4,893	7,324	73.2%	2,676
Revenues Over (Under) Expenditures	(3,643)	598	4,583		(5,950)	(4,068)	(108)		
Beginning Fund Balance - October 1	17,769		17,769		14,126		14,126		
Ending Fund Balance - year-to-date	<u>\$ 14,126</u>		<u>\$ 22,352</u>		<u>\$ 8,176</u>		<u>\$ 14,018</u>		
Street Improvement Fund (17)									
Street Improvement Fund Revenues	\$ 815,474	\$ 61,349	\$ 698,789	85.7%	\$ 857,010	\$ 48,426	\$ 622,820	72.7%	\$ 234,190
Street Improvement Fund Expenditures	847,876	140,965	721,046	85.0%	1,200,755	81,192.54	939,765	78.3%	260,990
Revenues Over (Under) Expenditures	(32,402)	(79,616)	(22,257)		(343,745)	(32,767)	(316,944)		
Transfers In	112,248	18,708	102,894	91.7%	191,998	-	159,998	83.3%	32,000
Transfers (Out)	(151,797)	(26,900)	(140,747)	92.7%	(155,235)	(12,936)	(142,299)	91.7%	(12,936)
Net Change in Fund Balance	(71,951)	(87,808)	(60,110)		(306,982)	(45,703)	(299,245)		
Beginning Fund Balance - October 1	384,656		384,656		312,705		312,705		
Ending Fund Balance - year-to-date	<u>\$ 312,705</u>		<u>\$ 324,546</u>		<u>\$ 5,723</u>		<u>\$ 13,460</u>		
Local Youth Diversion Fund (18)									
Juvenile Case Manager Fund Revenues	\$ 560	\$ 45	\$ 518	92.6%	\$ 490	\$ 35	\$ 448	91.5%	\$ 42
Juvenile Case Manager Fund Exp	-	-	-	0.0%	7,000	-	-	0.0%	7,000
Revenues Over (Under) Expenditures	560	45	518		(6,510)	35	448		
Beginning Fund Balance - October 1	8,623		8,623		9,183		9,183		
Ending Fund Balance - year-to-date	<u>\$ 9,183</u>		<u>\$ 9,141</u>		<u>\$ 2,673</u>		<u>\$ 9,631</u>		
Park Recovery/Donation Fund (41)									
Park Rec/Donation Fund Revenues	\$ 5,336	\$ 151	\$ 5,002	93.7%	\$ 5,625	\$ 116	\$ 36,407	647.2%	\$ (30,782)
Park Rec/Donation Fund Expenditures	7,604	294	214	2.8%	7,853	-	7,752	98.7%	101
Revenues Over (Under) Expenditures	(2,268)	(143)	4,788		(2,228)	116	28,655		
Beginning Fund Balance - October 1	(67)		(67)		(2,335)		(2,335)		
Ending Fund Balance - year-to-date	<u>\$ (2,335)</u>		<u>\$ 4,721</u>		<u>\$ (4,563)</u>		<u>\$ 26,321</u>		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended August 30, 2024

OTHER FUNDS - <i>continued</i>									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
Grant Fund Fund (40)									
Grant Fund Revenues				N/A	\$ 675,000	\$ -	\$ 55,958	8.3%	\$ 619,042
Grant Fund Expenditures				N/A	675,000	45,657	671,147	99.4%	3,853
Revenues Over (Under) Expenditures	-	-	-		-	(45,657)	(615,189)		
Beginning Fund Balance - October 1	-		-		-		-		
Ending Fund Balance - <i>year-to-date</i>	<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ (615,189)</u>		
Tree Restoration Fund (83)									
Tree Restoration Fund Revenues	\$ 7,429	\$ 311	\$ 7,107	95.7%	\$ 6,550	\$ 207	\$ 2,934	44.8%	\$ 3,616
Tree Restoration Fund Expenditures	-	-	-	0.0%	-	-	-	0.0%	-
Revenues Over (Under) Expenditures	7,429	311	7,107		6,550	207	2,934		
Beginning Fund Balance - October 1	71,535		71,535		78,964		78,964		
Ending Fund Balance - <i>year-to-date</i>	<u>\$ 78,964</u>		<u>\$ 78,642</u>		<u>\$ 85,514</u>		<u>\$ 81,898</u>		
Unclaimed Property Fund (85)									
Unclaimed Property Fund Revenues	\$ 18	\$ -	\$ 18	100.0%	\$ 20	\$ -	\$ -	0.0%	\$ 20
Unclaimed Property Fund Expenditures	-	-	-	0.0%	-	-	-	0.0%	-
Revenues Over (Under) Expenditures	18	-	18		20	-	-		
Transfers (Out)	0	-	-	0.0%	0	-	-	0.0%	0
Net Change in Fund Balance	18	-	18		20	-	-		
Beginning Fund Balance - October 1	316		316		334		334		
Ending Fund Balance - <i>year-to-date</i>	<u>\$ 334</u>		<u>\$ 334</u>		<u>\$ 354</u>		<u>\$ 334</u>		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended August 30, 2024

EDC FUNDS									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	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	\$ 1,178,119	\$ 101,625	\$ 878,182	74.5%	\$ 1,093,807	\$ 95,029	\$ 1,250,074	114.3%	\$ (156,267)
EDC Fund Expenditures									
Operations Expenditures	560,637	39,937	463,469	82.7%	714,406	101,691	735,914	103.0%	(21,508)
Debt Service Expenditures	301,233	13,893	306,463	101.7%	309,200	12,687	314,584	101.7%	(5,384)
Town Shopping Center Expenditures	73,091	3,407	65,630	89.8%	338,461	41,609	189,473	56.0%	148,988
Total EDC Fund Expenditures	934,961	57,238	835,562	89.4%	1,362,067	155,987	1,239,971	91.0%	122,096
Revenues Over (Under) Expenditures	243,158	44,388	42,620		(268,260)	(60,957)	10,102		
Transfers (Out)	(56,124)	(4,677)	(51,447)	91.7%	(61,520)	(5,127)	(56,393)	91.7%	(5,127)
Net Change in Fund Balance	187,034	39,711	(8,827)		(329,780)	(66,084)	(46,291)		
Beginning Fund Balance - October 1	2,005,520		2,005,520		2,192,554		2,192,554		
Ending Fund Balance - year-to-date	\$ 2,192,554		\$ 1,996,693		\$ 1,862,774		\$ 2,146,263		
Average Daily Annual Expenditures	\$ 2,715				\$ 3,900				
Days of Fund Balance	807		735		478		550		
EDC Bond Reserve Fund (95)									
EDC Bond Reserve Fund Revenues	\$ 4,350	\$ 567	\$ 3,761	86.5%	\$ 2,800	\$ 344	\$ 5,268	188.1%	\$ (2,468)
EDC Bond Reserve Fund Expenditures	0	-	-	0.0%	0	-	-	0.0%	0
Revenues Over (Under) Expenditures	4,350	567	3,761		2,800	344	5,268		
Beginning Fund Balance - October 1	126,575		126,575		130,925		130,925		
Ending Fund Balance - year-to-date	\$ 130,925		\$ 130,336		\$ 133,725		\$ 136,193		

MEETING DATE: SEPTEMBER 17, 2024

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM V. B.

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.

1. August 20, 2024, City Council Minutes
2. Interlocal Agreement for Administrative Costs Funding for Section 5310 Program Between The Fort Worth Transportation Authority and The City of Kennedale.
3. PZ Case#24-13 a replat of Block 1, Lot 1R1, of The Soto Addition, Block 1, Lot 1R, of the Sather Addition, and Track 8 of the Prickett, Jacob Survey Abstract 1225, to create lots 1R1 and 2, Block A, of the Sather Addition, Totaling Approximately 3.097 Acres, Located in the City of Kennedale.

ORIGINATED BY

City Staff

SUMMARY

The consent agenda requires little or no deliberation. The Council may choose to remove an item from the consent agenda listing to a discussion item.

RECOMMENDATION

Approval of the consent agenda.



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: SEPTEMBER 17, 2024

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM V.B.1.

SUBJECT
August 20, 2024, City Council Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	August 20 2024 City Council Meeting Minutes	August 20 2024 City Council Meeting Minutes.pdf
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KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | AUGUST 20, 2024 AT 5:30 PM

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

I. CALL TO ORDER

Mayor Brad Horton called the meeting to order at 5:30 p.m.

A. ROLL CALL

Mayor Horton, Mayor Pro Tem Michels, Place 1 Glover, Place 2 Kobeck Place 4 Gary, and Place 5 Nevarez were in attendance, thus constituting a quorum.

The City Manager, City Secretary, department directors and various other staff were also present.

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."

Place 5 Nevarez led the invocation, followed by the Pledges to the American and Texas Flags led by Mayor Pro Tem Michels.

II. PRESENTATIONS

A. Brinson Benefits update on the 2024-2025 Employee Benefit Package

Dawn Brinson, CEO Brinson Benefits, updated the Council on the Fiscal Year 2024-2025 Employee Benefits.

III. PUBLIC COMMENT

The Kennedale City Council welcomes comments from the public. Those wishing to speak must sign in prior to the start of the meeting. Speakers may speak on any topic, whether on the agenda or not. The Kennedale City Council cannot act upon, discuss issues raised or make any decisions at this time. Speakers under citizens' comments shall observe a three-minute time limit. Inquiries regarding matters not listed on this agenda may be referred to staff for research and/or possible future action by the board.

Barbara Boettger, 2001 Perry Dr., thanked the Council for the support of the Arrowhead District of Boys Scouts of America.

Joe Palmer, 4017 Sanguinet Court, Fort Worth, concerns regarding Business Licenses.

Andrew Shaffer, 1233 Falcon View, In favor of the Interlocal Agreement between the City of

Arlington and the City of Kennedale.

Dale Scaief, 948 Sunrise Dr., Proposed Tax Rate and Bonds, Alta Landings, and Business Licenses

IV. PUBLIC HEARINGS

- A. To receive public comment on the proposed Comprehensive Plan for the City of Kennedale.

Mayor Brad Horton opened the Public Hearing at 5:53 p.m.

Carl Hall, 807 Shady Bend Dr., Opposed to the Comprehensive Land Use Plan.

David Bloxum, 1150 Kennedale Parkway, Opposed to the Comprehensive Land Use Plan.

Joe Palmer, 4017 Sanguinet Court, Fort Worth, Opposed to the Comprehensive Land Use Plan.

Ron Hamm, 1150 E. Kennedale Parkway, Opposed to the Comprehensive Land Use Plan.

Stephanie Love, 212 Village St., Opposed to the Comprehensive Land Use Plan

David McMillian, 3830 Kennedale New Hope Rd., Opposed to the Comprehensive Land Use Plan.

R. Matthew Molash, 9406 Biscayne Blvd., Opposed to the Comprehensive Land Use Plan.

John Corteusciello, 2104 English Oak Dr., Opposed to the Comprehensive Land Use Plan.

Mayor Brad Horton closed the Public Hearing at 6:16 p.m.

- B. To receive public comment on the fiscal year 2024-2025, City of Kennedale Budget.

Mayor Brad Horton opened the Public Hearing at 6:16 p.m.

No were Comments made at this time.

Mayor Brad Horton closed the Public Hearing at 6:17 p.m.

- C. To receive public comment on a tax rate of \$0.706190 per \$100 valuation proposed by the governing body of the City of Kennedale, with a maintenance and operation rate of \$0.510974, and an Interest and Sinking Rate (debt rate) of \$0.195216.

Mayor Brad Horton opened the Public Hearing at 6:17 p.m.

Joe Palmer, 4017 Sanguinet Court, Fort Worth, Opposed to proposed Tax Rate.

Mayor Brad Horton closed the Public Hearing at 6:21 p.m.

V. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

In addition to any items below, the Kennedale City Council, the presiding officer, and/or staff may give or receive reports regarding items of community interest, including, but not limited to,

recognition of officials, citizens, staff, or departments; information regarding holiday schedules; and upcoming or attended events.

1. Updates from the City of Kennedale Mayor and City Council.

The City Council and Mayor gave updates on items of public interest, including the Chamber of Commerce Luncheon, the upcoming 9/11 Memorial Event, and the upcoming Bring It event to be held on 9/7.

2. Updates from the City of Kennedale City Manager.

No updates at this time.

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

Finance Director Jonathan Horton reviewed the City financials with the Council.

B. CONSENT AGENDA

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

1. July 8, 2024, City Council Special Meeting and Budget Workshop Minutes.
2. July 15, 2024, City Council Special Meeting Minutes.
3. 2024/2025 Interlocal Agreement (ILA) renewal with the City of Ft. Worth for rabies control and use of the City of Ft. Worth Animal Shelter.
4. An ordinance of the City Council of the City of Kennedale, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the company's 2024 rate review mechanism filing.
5. Amended and Restated Interlocal Agreement for Water and Wastewater Operations and Maintenance between the City of Arlington and the City of Kennedale.

Mayor Pro Tem Michels motioned to approve items 1, 2, 4 and 5 of the consent agenda.

Place 5 Nevarez seconded the motion.

No oppositions, No abstentions

Vote: The motion carried unanimously: 5-0

Place 3 Kobeck requested that item #3 be pulled for discussion by the Council.

3. 2024/2025 Interlocal Agreement (ILA) renewal with the City of Ft. Worth for rabies control and use of the City of Ft. Worth Animal Shelter.

The Council held a discussion with the City Staff regarding the renewal of the City of Ft. Worth Interlocal Agreement (ILA). The consensus of the Council was to have a clearer item sheet presented at the next Council meeting.

PI 1 Glover motioned to table Consent Agenda Item #3, A 2024/2025 Interlocal Agreement (ILA) renewal with the City of Ft. Worth for rabies control and use of the City of Ft. Worth Animal Shelter.

PI 2 Kobeck seconded the motion.

No oppositions, No abstentions

Vote: The motion carried unanimously: 5-0

Mayor Horton recessed into a break at 6:33 p.m. the meeting reconvened at 6:42 p.m.

C. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

1. Discuss and take action on an ordinance authorizing the issuance, sale and delivery of up to \$11,000,000 in principal amount of "combination tax and revenue certificates of obligation, series 2024"; securing the payment thereof by authorizing the levy of an annual ad valorem tax and a pledge of certain surplus revenues of the city's municipal waterworks and sewer system; and approving and authorizing all other instruments and procedures related thereto.

Andrew Friedman of Samco Capital presented the Council with an update of the issuance, sale and delivery of the Combination Tax and Revenue Certificates of Obligation. Mr. Friedman noted that the city was able to secure an interest rate of 3.85% which was lower than anticipated.

The Council discussed the funding of the certifications of obligation with Mr. Friedman and City Staff. It was noted that the funds would be used for the remodel of the Police Station, construction of the new Fire Station, and other infrastructure upgrades that had been discussed previously with the Council.

PI 4 Nevarez made a motion to approve an ordinance authorizing the issuance, sale and delivery of up to \$11,000,000 in principal amount of "combination tax and revenue certificates of obligation, series 2024"; securing the payment thereof by authorizing the levy of an annual ad valorem tax and a pledge of certain surplus revenues of the city's municipal waterworks and sewer system; and approving and authorizing all other instruments and procedures related thereto.

Mayor Pro Tem Michels seconded the motion.

PI 2 Kobeck and PI 4 Gary opposed the motion, PI 1 Glover abstained, Mayor Horton voted to oppose the motion in order to break the tie.

Vote: The motion failed: 2-3-1

2. Discuss and take action on an ordinance authorizing the issuance of up to \$3,000,000 in principal amount of “general obligation bonds, series 2024,” levying a continuing direct annual ad valorem tax for the payment of the bonds; prescribing the form, terms, conditions, and resolving other matters incident and related to the issuance, sale, and delivery of the bonds; and enacting other provisions incident and related to the subject and purpose of the ordinance.

Andrew Friedman of Samco Capital presented the Council with an update of the General Obligation Bonds levying a continuing direct annual ad valorem tax. Mr. Friedman noted that the city was able to secure an interest rate of 3.86% which was lower than the anticipated rate.

The Council held a discussion with Mr. Friedman and staff related to the funding of the General Obligation Bonds which would be used towards park improvements. Mr. Friedman advised the Council that this bond was approved by voters at an election.

PI 5 Nevarez made a motion to approve an ordinance authorizing the issuance of up to \$3,000,000 in principal amount of “general obligation bonds, series 2024,” levying a continuing direct annual ad valorem tax for the payment of the bonds; prescribing the form, terms, conditions, and resolving other matters incident and related to the issuance, sale, and delivery of the bonds; and enacting other provisions incident and related to the subject and purpose of the ordinance.

PI 4 Gary seconded the motion.

No oppositions, PI 1 Glover abstained

Vote: The motion passed: 4-0-1

3. Discussion on a proposed Comprehensive Plan for the City of Kennedale as recommended by the Planning and Zoning Commission.

The Council held discussions with Dunaway Consulting and the Community Development Director, Nathan Gonzales. Mr. Gonzales advised that the Comprehensive Plan is complete after months of steering committee meetings, open houses, community surveys, and joint-session workshops. Mr. Gonzales stated that a public hearing was held before the Planning and Zoning Commission on July 25, 2024, and received a unanimous recommendation for approval.

Mayor Horton requested the Council review the plan in full and take the comments made during the meeting into account before taking action on the draft. Mayor Horton suggested bringing the plan back before the Council to vote in September.

The consensus of the Council was to bring the plan back for a vote in September.

4. Discuss and take action on the Mayor's Veto received on July 22, 2024, Vetoing action taken by the City Council on July 15, 2024, authorizing the City Manager to move forward with the Little School Rd. Extension Project Design and to approve the Design Project of Kennedale Sublett Rd.

The Council and the Mayor discussed the Mayor's Veto received on July 22, 2024, vetoing action taken by the City Council on July 15, 2024, authorizing the City Manager to move forward with the Little School Rd. Extension Project Design and to approve the Design Project of Kennedale Sublett Rd.

Mayor Pro Tem Michels motioned to override the Mayor's Veto received on July 22, 2024, Vetoing action taken by the City Council on July 15, 2024, authorizing the City Manager to move forward with the Little School Rd. Extension Project Design and to approve the Design Project of Kennedale Sublett Rd.

PI 1 Glover seconded the motion.

PI 1 Kobeck and PI 4 Gary opposed, No abstentions

Vote: Motion approved 3-2

City Manager Darrell Hull requested clarification on item #1 concerning the Combination Tax and Revenue Certificates of Obligation.

Mayor Horton recessed the meeting for a break at 7:40 p.m. the meeting reconvened at 7:50 p.m.

Mayor Pro Tem Michels motioned to adjourn into Executive Session at 7:50 p.m.

PI 1 Glover seconded the motion.

No opposition, No abstentions

Vote: The motion passed unanimously

Mayor Horton reconvened the meeting into open session at 8:08 p.m.

Mayor Horton revisited Item #1

1. Discuss and take action on an ordinance authorizing the issuance, sale and delivery of up to \$11,000,000 in principal amount of "combination tax and revenue certificates of obligation, series 2024"; securing the payment thereof by authorizing the levy of an annual ad valorem tax and a pledge of certain surplus revenues of the city's municipal waterworks and sewer system; and approving and authorizing all other instruments and procedures related thereto

PI 1 Glover stated for the record that he has a conflict of interest due to his employment with J.P. Morgan Chase and has been advised by his employer not to participate in voting regarding bonds.

PI 5 Nevarez motioned to reconsider Item #1.

PI 2 Kobeck seconded the motion.
PI 4 Gary opposed, PI 1 Glover abstained.
Vote: Motion passed 3-1-1

Mayor Horton opened the floor for discussion of the bond.

PI 4 Gary advised he would also abstain due to his employment.

PI 5 Nevarez stated that his vote would not change due to the need for public safety facilities.

PI 2 Kobeck asked for a breakdown of the funding. City Manager Hull advised that \$8.4MM would be used for the public safety facilities with 2.6MM to be used for infrastructure projects.

PI 5 Nevarez motioned to approve an ordinance authorizing the issuance, sale and delivery of up to \$11,000,000 in principal amount of "combination tax and revenue certificates of obligation, series 2024"; securing the payment thereof by authorizing the levy of an annual ad valorem tax and a pledge of certain surplus revenues of the city's municipal waterworks and sewer system; and approving and authorizing all other instruments and procedures related thereto.

Mayor Pro Tem Michels seconded the motion.
No opposition, PI 1 Glover and PI 4 Gary abstained.
Vote: Motion passed 3-0-2

5. Discussion on the City of Kennedale Commercial Business Licenses process.

Community Development Director Nathan Gonzales requested that the Council not repeal the ordinance, as there is value in maintaining a list of business registrations. Mr. Gonzales requested the Council allow the department to implement the software upgrade. Mr. Gonzales advised that when the fee schedule is revised, it would be possible to update the schedule to reflect no charges for this type of registration. Mr. Gonzales stated that a home-based business is not defined in the ordinance and could potentially be amended in the future. Mr. Gonzales is in favor of having a registration for businesses, but with no assessment of a fee.

No action was taken by the City Council.

6. Discuss and take action on approval of the Oak Hill Addition Channel Cleaning.

The Council discussed field investigations that were performed at the Oak Hill Addition drainage channel after recent complaints of flooding and erosion concerns. Based on the investigation findings, it was determined that the drainage problems

will worsen if the channel sedimentation is not removed.

PI 1 Glover motion to approve a professional service agreement with Makou Construction in the amount of \$18,750.00.

Mayor Pro Tem Michels seconded the motion.

No opposition, No abstentions

Vote: Motion carried unanimously 5-0

7. Discuss and take action on a Resolution of the City Council of the City of Kennedale, Texas, adopting rules governing public comments and public hearing comments at all City Council, Board, Commission, and Committee Meetings.

Christina Husfeld, 1411 Debry Dr., opposed the Resolution regarding Public Comment.

Tracy Hardy, 1406 Fern Ct., opposed the Resolution regarding Public Comment.

Garrison Lewis, 1312 Tucker Ln., opposed the Resolution regarding Public Comment.

The Council discussed the resolution with staff and the City Attorney. The City Attorney advised that the courts have ruled that all regulations regarding public comment must be deemed reasonable. The attorney stated that the rules that were presented are reasonable and are constitutional.

The Council showed concerns regarding reading emails into the record and limiting groups to a specified amount of time per topic.

No action was taken by the Council at this time.

Mayor Horton adjourned the meeting for a break at 9:20 p.m. the meeting was reconvened at 9:28 p.m.

8. Discuss and hold a Roll Call Vote to take action on an ordinance of the city of Kennedale, Texas, adopting the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025; appropriating resources for each department, project, operation, activity, purchase, account and other expenditures; providing for emergency expenditures and expenditures as allowed by applicable state law; providing for the filing and posting of the budget as required by state law; providing a severability clause; and providing an effective date.

Finance Director Jonathan Horton began budget discussions with the City Council regarding adopting the 2024-2025 Fiscal Year Budget. Mr. Horton advised that since the budget meeting on August 12th, the following changes had been made to the budget:

- Cover: Design update
- EDC (Fund 15): added \$50,000 to "Special Services" for a contracted EDC staff

member. This to replace the Director position that was previously removed.

- Narrative language added in the introduction section and for each individual fund.

Mr. Horton stated the budget was part of three Council work sessions: April 15th, July 8th, and August 12th, with additional related work sessions held regarding bonds that included budgetary elements.

PI 2 Kobeck shared her disappointment regarding the tax rate not being reduced, which was a shared concern of PI 4 Gary. PI 4 Gary also relayed that he would have liked to have seen his suggestions for the pay increase step plan for the Fire and Police Department be lengthened over a period of time.

PI 5 Nevarez advised that once more rooftops are added to the tax roll, the property tax rate could be decreased without using reserve funding or cutting services to citizens.

PI 2 Kobeck stated the city has to reign in on spending and then stated that the pay step plan for Police and Fire should have been less aggressive, especially in the first year. Ms. Kobeck explained that the steps could have been less per step but more funding over time.

Mr. Hull explained he has produced a budget that the City Manager's Office felt covered all services to the City of Kennedale residents that are needed and expected without inflating the budget.

PI 5 Nevarez advised that the pay step plan could be updated or revised in the future.

Mayor Horton advised that the vote for this item would be required to be a roll call vote of the City Council.

PI 1 Glover advised he was concerned about the message that will be sent to staff by decreasing the pay amounts of the step plans.

PI 4 Gary stated that the budget should have been reduced in order to fund the Police and Fire Department's pay step plan increase.

PI 1 Glover made a motion to approve an ordinance of the city of Kennedale, Texas, adopting the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025; appropriating resources for each department, project, operation, activity, purchase, account and other expenditures; providing for emergency expenditures and expenditures as allowed by applicable state law; providing for the filing and posting of the budget as required by state law; providing a severability clause; and providing an effective date.

PI 5 Nevarez seconded the motion.

ROLL CALL VOTE:

PI 1 Glover – Aye
PI 2 Kobeck – Nay
PI 3 Mayor Pro Tem Michels – Aye
PI 4 Gary – Nay
PI 5 Nevarez – Aye
No abstentions

Vote: Motion passed 3-2

9. Discuss and take action on the ratification of the property tax for Fiscal Year 2024.

PI 5 Nevarez moved to ratify the property tax increase as reflected in adopted FY25 budget.

PI 1 Glover seconded the motion.

PI 2 Kobeck and PI 4 Gary opposed, No abstentions

Vote: Motion carried 3-2

10. Discuss and hold a Roll Call Vote to take action on an ordinance of the city of Kennedale, Texas, levying municipal ad valorem taxes for use and support of the municipal government of the city of Kennedale, Texas, for the 2024-2025 fiscal year at the rate of \$0.706190 per one hundred dollars (\$100.00), and for each year thereafter until otherwise provided, on all taxable property within the corporate limits of the city of Kennedale; providing for apportioning each levy for specific purposes; and providing when taxes shall become due and when same shall become delinquent if not paid; approving the tax rolls; providing a severability clause; repealing conflicting ordinances; providing a savings clause; and providing an effective date.

PI 5 Nevarez moved that the property tax rate be increased by the adoption of a tax rate of \$0.706190, which is effectively a 2.91% increase in the tax rate.

PI 1 Glover seconded the motion.

ROLL CALL VOTE:

PI 1 Glover – Aye
PI 2 Kobeck – Nay
PI 3 Mayor Pro Tem Michels – Aye
PI 4 Gary – Nay
PI 5 Nevarez – Aye
No abstentions

Vote: Motion passed 3-2

VI. EXECUTIVE SESSION

IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. If, during the course of the meeting and discussion of any items covered by this notice, the Kennedale City Council determines that a Closed or Executive session of the Board is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 consultation with counsel on legal matters; Section 551.074 personnel matters (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing. Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the Kennedale City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

Pursuant to the Open Meetings Act, Chapter 551, Section 551.071 of the Texas Government Code, the Council may convene into executive session at any time during the meeting if a need rises for the City Council to seek advice from the City Attorney concerning any item on this agenda, to discuss pending and contemplated litigation, or a settlement offer, or to discuss a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Board of Texas clearly conflicts with Chapter 551.

Mayor Brad Horton recessed into Executive Session at 10:08 p.m.

1. Review of Complaint
2. City Council, Boards and Commissions Social Media Policies
3. 400 N. Little School Rd. - Sewer Backup

Mayor Brad Horton reconvened the meeting at 10:37 p.m.

VII. RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

VIII. ADJOURNMENT

PI 5 Nevarez motioned to adjourn the meeting.

Place 1 Glover seconded the motion.

There being no further business the Mayor adjourned the meeting at 10:37 p.m.

APPROVED:

MAYOR, BRAD HORTON

ATTEST:

CITY SECRETARY BOBBIE JO TAYLOR

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: SEPTEMBER 17, 2024

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM V.B.2.

SUBJECT
Interlocal Agreement for Administrative Costs Funding for Section 5310 Program Between The Fort Worth Transportation Authority and The City of Kennedale.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	TCTS ILA Kennedale 2024	TCTS ILA Kennedale 2024.doc
2.	TCTS Kennedale FY2023 and FY2024 to July	TCTS Kennedale FY2023 and FY2024 to July.pdf

**INTERLOCAL AGREEMENT
FOR ADMINISTRATIVE COSTS FUNDING FOR
SECTION 5310 PROGRAM
BETWEEN
THE FORT WORTH TRANSPORTATION AUTHORITY
AND
THE CITY OF KENNEDALE, TEXAS**

The Fort Worth Transportation Authority (“Trinity Metro”) and the City of Kennedale, Texas (“City”) are both local governmental entities as that term is used in Chapter 791, Interlocal Cooperation Contracts, V.T.C.A., Government Code. They shall sometimes be referred to collectively as the “Parties”.

WHEREAS, the City of Kennedale desires to provide door-to-door paratransit services for elderly and persons with disabilities within Tarrant County and does not have a transportation service nor is it a member of a transportation authority; and

WHEREAS, Trinity Metro is a federal grantee of the Federal Transit Administration and the Federal Transit Administration provides funding to States under Section 5310 of Title 49 of the United States Code, and the goal of the Section 5310 program is to provide transportation for elderly and disabled persons residing in cities that do not have public transportation available to them; and

WHEREAS, the Texas Department of Transportation (TxDOT) asked Trinity Metro to develop and implement a Section 5310 Tarrant County Transportation Services (TCTS) program for otherwise underserved communities in Tarrant county; and

WHEREAS, Trinity Metro has been awarded the grant for this area and the City of Kennedale is contributing a total of \$1,288.00 towards the administrative costs of the Section 5310 service (TCTS) for the period from January 1, 2024 through December 31, 2024; and

WHEREAS, the monies will support a portion of administrative costs for the transportation services to the described peoples during a 12-month period;

Now, therefore, the parties pursuant to City of Kennedale action and Trinity Metro action, agree as follows:

1. This program is called Tarrant County Transportation Services (TCTS). This transportation is provided for a variety of purposes such as medical appointments, shopping, recreation, school or work. The City of Kennedale will be allocated one day (Tuesday), each week as their primary designated day for transportation. On that day, all available vehicles will be provided for service to qualified Kennedale residents. On the remaining days of the week, rides are available subject to the priority requests from other cities on a first-come basis.
2. Each party represents to the other that the delegated costs of the project under the Agreement, as well as any payments made by it pursuant to this Agreement, will be made from current revenues and/or specified grant funds. Further, each Party warrants and represents to the other party that each Party has been authorized by its respective governing body to do so. Each party further represents and warrants to the other Party that any renewal of, deletion, or change to this Agreement will be in writing and authorized by its respective governing body.
3. Trinity Metro will administer transportation services to the citizens of the City of Kennedale under the program known as Tarrant County Transportation Services from January 1, 2024 through December 31, 2024.
4. Trinity Metro will administer demand responsive transportation services for the seniors and persons with disabilities of Kennedale according to the federal requirements of the Section 5310 grant and according to the relevant State of Texas statutes.
5. The City of Kennedale will pay the authorized amounts to Trinity Metro within 30 days of receipt of invoice. The payment will be for the period from January 1, 2024 through December 31, 2024.
6. Trinity Metro will provide access upon request to the Section 5310 records to the City of Kennedale.
7. Parties will comply with all applicable State of Texas and federal statutes and regulations as required by their status as a federal grantee and transit authority of the State of Texas, and federal grantee and municipality of the State of Texas, respectively.
8. The term of this agreement will begin January 1, 2024 and end December 31, 2024.
9. The City of Kennedale will be considered a participating community and the qualifying residents of Kennedale will be entitled to ride TCTS for a one-way trip fare of \$2.50.

CITY OF KENNEDALE, TEXAS FORT WORTH TRANSPORTATION AUTHORITY:

By: _____
Mayor

By: _____
Richard Andreski
President & CEO

ATTEST:

APPROVED AS TO FORM:

City Attorney
City of Kennedale, Texas

**Tarrant County Transportation Service
City of Kennedale
October 2022 - July 2024**

	<u>Month</u>	<u>Trips</u>	<u>Cost</u>
FY2023	Oct 2022	10	\$438.50
	Nov	11	\$482.35
	Dec	28	\$1,227.80
	Jan 2024	31	\$1,359.35
	Feb	23	\$1,008.55
	Mar	26	\$1,140.10
	Apr	31	\$1,359.35
	May	22	\$964.70
	June	19	\$833.15
	July	25	\$1,096.25
	Aug	32	\$1,403.20
	Sept	20	\$877.00
	Total	278	\$12,190.30
FY2024	Oct 2023	11	\$497.64
	Nov	23	\$1,040.52
	Dec	22	\$995.28
	Jan 2024	25	\$1,131.00
	Feb	33	\$1,492.92
	Mar	38	\$1,719.12
	Apr	35	\$1,583.40
	May	18	\$814.32
	June	24	\$1,085.76
	July	32	\$1,447.68
	Total	261	\$11,807.64

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: SEPTEMBER 17, 2024

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM V.B.4.

SUBJECT

PZ Case#24-13 a replat of Block 1, Lot 1R1, of The Soto Addition, Block 1, Lot 1R, of the Sather Addition, and Track 8 of the Prickett, Jacob Survey Abstract 1225, to create lots 1R1 and 2, Block A, of the Sather Addition, Totaling Approximately 3.097 Acres, Located in the City of Kennedale.

ORIGINATED BY NATHAN GONZALES

SUMMARY

This replat will consolidate three lots into two. The existing home at 421 Corry A Edwards will be platted on a single lot half acre lot with the remaining 2.5 acres platted on the second lot which has frontage on W 3rd Street. Both parcels will retain their existing OT-4 zoning.

A public hearing was held on September 5, 2024, by the Planning and Zoning Commission. The Planning and Zoning Commission recommended approval by a vote of 5-0.

RECOMMENDATION

Staff has reviewed the replat for zoning compliance. The replat meets all zoning requirements and recommends approval.

ATTACHMENTS

1.	Sather Addition Replat	Sather Addition Replat.pdf
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MEETING DATE: SEPTEMBER 17, 2024

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM V.C.

SUBJECT

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION OR ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: SEPTEMBER 17, 2024

AGENDA ITEM NUMBER: REGULAR SESSION ITEM V.C.1.

SUBJECT

Discuss the Kennedale Youth Advisory Council. - Discussion Item Only

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: SEPTEMBER 17, 2024

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM V.C.2.

SUBJECT
Discussion on a proposed Lighting Ordinance for the City of Kennedale. - Discussion Item Only

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Kennedale Outdoor Lighting Ordinance Version 0.1 - DRAFT	Kennedale Outdoor Lighting Ordinance Version 0.1 - DRAFT.docx
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Kennedale Outdoor Lighting Ordinance

SECTION 1: PURPOSE AND INTENT

The purpose of this subsection is to provide regulations for outdoor lighting created in such a manner as to:

- (A) Minimize the adverse offsite impacts of lighting such as trespass and glare.
- (B) Curtail light pollution, reduce sky glow, and improve the nighttime environment.
- (C) Conserve energy and resources to the greatest extent possible.
- (D) Eliminate nuisance lighting.

SECTION 2: CONFORMANCE WITH APPLICABLE CODES

All outdoor lighting shall be installed in conformance with the provision of this subsection, applicable electrical and energy codes and applicable section of the building code.

SECTION 3: APPLICABILITY

The provisions of the outdoor lighting regulations provided in this chapter shall apply in the following situation:

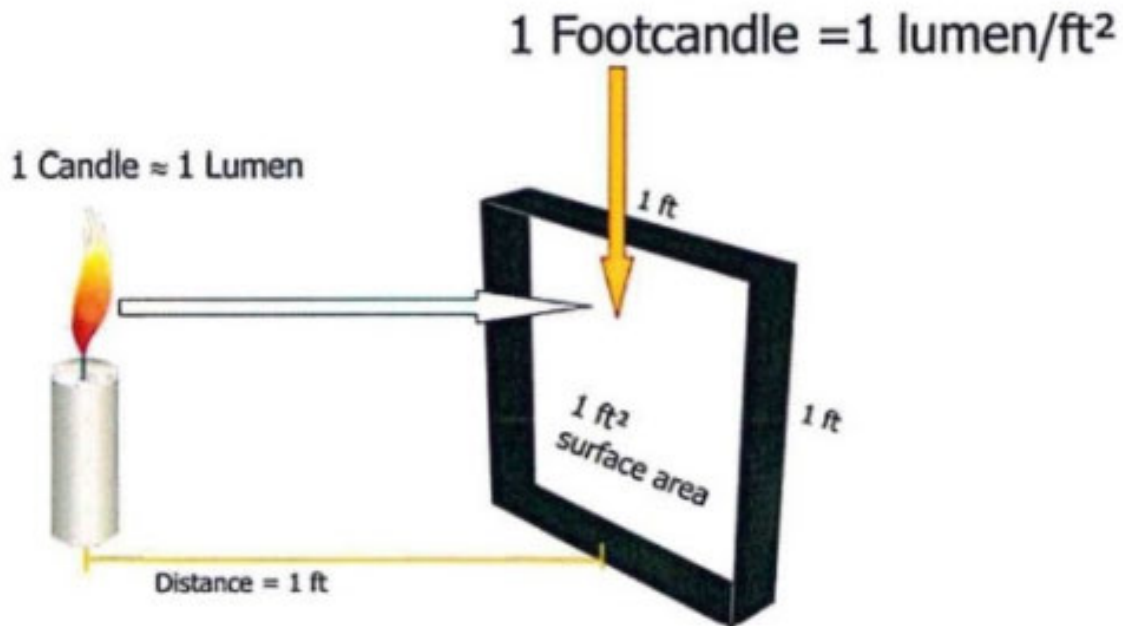
- (A) *New fixtures or additional lighting.* This subsection shall apply to all installations of new fixtures or additional lighting to any new or existing use or structure.
- (B) *Nuisance lighting.* Luminaires installed prior to the adoption of this Subchapter from which this subsection is derived shall immediately be re-aimed or shielded such that the fixture no longer creates a nuisance. Shielding may be accomplished by louvers, baffles, visors, or shields placed on the luminaires, or any other method whereby the light therefrom does not constitute a nuisance.
- (C) Exemptions.
 - a. Street lighting installed by a governmental agency for public benefit on public rights-of-way.
 - b. Public outdoor recreational sport fields and sport courts complexes.

SECTION 4: DEFINITIONS

For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

FLOODLIGHTING. A system designed for lighting a scene or object to a luminance greater than its surroundings. It can be for utility, advertising, or decorative purposes.

FOOTCANDLE. The amount of illumination provided by one lumen uniformly distributed on one square foot of surface. See diagram below.



GLARE. Lighting entering the eye directly from luminaires or indirectly from reflective surfaces that cause visual discomfort or reduced visibility.

LAMP and LIGHT SOURCE. A device that produces visible energy, such as a bulb.

LIGHT INTRUSION OR TRESPASS. A light flow that spills outside the location boundary causing a disturbance to adjacent areas.

LIGHTING STANDARD. The light pole and the base measured at the highest point on the pole or fixture including the base.

LUMEN. The unit of measure used to quantify the amount of light produced by a lamp or emitted from a luminaire (as distinct from "watt," a measure of power consumption).

LUMINAIRE. A complete lighting unit including a light source and all necessary mechanical, electrical, reflective and decorative parts.

POINT METHOD PHOTOMETRICS. A lighting design procedure for predetermining the illuminance at various locations in lighting installations by use of luminaire photometric data.

PRIVATE OUTDOOR RECREATIONAL ACTIVITIES. Any form of outdoor play or amusement, including, but not limited to, games or sports conducted on property not

owned, operated, or leased for operation by the city, a school, school district, county, or other governmental agency.

PUBLIC OUTDOOR RECREATION SPORTS FIELDS AND SPORT COURTS

COMPLEX. Any outdoor community recreation facilities owned, operated, or leased for operation by the city, a school, school district, county, or other governmental agency and may include swimming pools, tennis courts, softball and baseball facilities, soccer facilities, and other outdoor athletic facilities.

OUTDOOR LIGHTING NUISANCE. A nuisance created by light:

- (A) Which if measured at the property line adjacent is in excess of two-tenths (0.2) of one footcandle;
- (B) Which if measured at the property line adjacent to an arterial street, is in excess of one and one-half (1-1/2) footcandles; or
- (C) Which if measured at the property line adjacent to a collector or residential street, is in excess of two-tenths (0.2) of one footcandle.

VERTICAL ILLUMINANCE. Illuminance measured or calculated in a plane perpendicular to the site boundary or property line.

SECTION 5: MEASUREMENT

- (A) *Metering equipment.* Lighting levels shall be measured in footcandles with a direct-reading, portable light meter.
- (B) *Method of footcandle measurement.* The meter sensor shall not be more than six inches above ground level in a horizontal position or six foot in a vertical position. The reading shall be taken only after the cell has been exposed long enough to provide a constant reading.

SECTION 6: PROHIBITED LIGHTING

- (A) Any lighting source above 315 lumens that is not aimed to prevent light trespass or glare beyond the property boundary;
- (B) Any lighting source above 315 lumens unless it is shielded sufficiently such that the luminous elements (lamp, reflective surface or lens cover) of the fixture are not visible from any other property;
- (C) The operation of searchlights, strobes, or pulsating lights;
- (D) The use of low pressure sodium bulbs as a light source;
- (E) An unshielded lighting source or drop lens, above 315 lumens;
- (F) Any light or combination of lighting that creates a nuisance; or
- (G) Any lighting installed to illuminate an unimproved surface or private outdoor activities that exceed requirements defined as a outdoor lighting nuisance.

- (H) A footcandle reading, as performed in accordance with **MEASUREMENT** and found to be in excess of those amounts defined as a outdoor lighting nuisance shall be prima facie evidence of violation of this chapter.

SECTION 7: HEIGHT

The maximum height for outdoor lighting pole standards shall be XX feet.

SECTION 8: BUILDING MOUNTED LIGHTING

All building mounted luminaires exceeding 315 lumens shall be directed down.

SECTION 9: PENALTY

- (A) Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this chapter shall be fined not more than \$XXX for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.
- (B) Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions shall be fined not more than \$X,XXX for each offense.

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: SEPTEMBER 17, 2024

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM V.C.3.

SUBJECT

Discuss and take action on the 2024/2025 Interlocal Agreement (ILA) renewal with the City of Ft. Worth for rabies control and use of the City of Ft. Worth Animal Shelter.

ORIGINATED BY

Mike Hogue

SUMMARY

The City of Kennedale currently contracts with the City of Fort Worth for animal control services reference Chapter 791 of the Texas Government Code and Chapter 826 of the Texas Health and Safety Code- The Rabies Control Act of 1981.

Costs charged to the City are included in the contract renewal (not to exceed \$510.08 per animal for impoundment; and not to exceed \$250.00 for rabies specimens). The renewal term begins on October 1, 2024, and ends on September 30, 2025, but can be canceled with 30 days' written notice by either party.

This is a scheduled and agreed upon service fee increase per the original ILA for Rabies Control signed on September 19, 2023 (also attached- CSC No. 60226).

Staff appreciates the Council's consideration and will be available to answer questions.

RECOMMENDATION

Approve

ATTACHMENTS

1.	ILA for rabies control Renewal	ILA for rabies control Renewal.pdf
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**CITY OF FORT WORTH
CONTRACT RENEWAL NOTICE**

July 17, 2024

City of Kennedale
Attn: Chief Mike Holguin
401 Municipal Dr.
Kennedale, Texas 76060

Re: Contract Renewal Notice

Contract No. CSC No. 60226 (the "Contract")

Renewal Term No. R1: October 1, 2024 to September 30, 2025

The above referenced Contract with the City of Fort Worth expires on September 30, 2024 (the "Expiration Date"). Pursuant to Section 3 of the Contract, contract renewals are at the mutual agreement of the parties. This letter is to inform you that the City is requesting to renew the Contract for an additional one (1) year period, which will begin immediately after the Expiration Date and which will expire on September 30, 2025. All other terms and conditions of the Contract remain unchanged. As a reminder, per the Schedule of Fees, the flat rate of animal service calls will increase from \$495.22 to \$510.08 during the first renewal term.

To agree to renew the Contract for an additional one (1) year period, please sign and return this request to exercise renewal option, along with a copy of your current insurance certificate, to address set forth below.

Please log onto PeopleSoft Purchasing at <http://fortworthtexas.gov/purchasing> to insure that your company information is correct and up-to-date.

If you have any questions concerning this Contract Renewal Notice, please contact me at the telephone number listed below.

Sincerely,

Christopher Lirette
5000 Martin Luther King Blvd.
Fort Worth, Texas 76119
PH# 817-392-7084

ACCEPTED AND AGREED:

CITY OF FORT WORTH By: _____ Name: Valerie R. Washington Title: Assistant City Manager APPROVAL RECOMMENDED: By: _____ Name: Christopher McAllister Title: Asst. Code Compliance Director ATTEST: By: _____ Name: Jannette Goodall Title: City Secretary	CONTRACT COMPLIANCE MANAGER: By signing I acknowledge that I am the person responsible for the monitoring and administration of this contract, including ensuring all performance and reporting requirements. By: _____ Name: Christopher Lirette Title: Superintendent Code Compliance APPROVED AS TO FORM AND LEGALITY: By: _____ Name: Samuel Angel Title: Assistant City Attorney CONTRACT AUTHORIZATION: M&C: 23-0483 Date Approved: June 13, 2023 Form 1295 Certification No.: ____N/A____
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<i>Date:</i> _____, ____ By: _____ Name: Brad Horton Title: Mayor
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STATE OF TEXAS

§

COUNTY OF TARRANT

§

§

**INTERLOCAL AGREEMENT FOR RABIES CONTROL
CITY OF KENNEDALE**

THIS AGREEMENT is made and entered into by and between the City of Fort Worth, a home-rule municipal corporation situated in Tarrant, Denton, Parker, Johnson and Wise Counties, Texas, acting by and through its duly authorized Assistant City Manager (hereinafter referred to as "City"), and the City of Kennedale, Texas, a home rule city located in Tarrant County, Texas, acting by and through its duly authorized Mayor (hereinafter referred to as "Kennedale").

WHEREAS, Chapter 791 of the Texas Government Code authorizes the formulation of interlocal cooperation agreements between and among municipalities and counties for the performance of governmental functions; and

WHEREAS, Chapter 826 of the Texas Health and Safety Code, also known as the Rabies Control Act of 1981 (hereinafter referred to as the "Act"), requires governing bodies of each municipality to designate a local rabies control authority to enforce the Act and minimum standards for rabies control adopted by the Texas Department of State Health Services; and

WHEREAS, Section 826.016 of said Act authorizes a municipality to enter into agreements with public entities to carry out activities required or authorized under the Act; and

WHEREAS, Kennedale wishes to participate in an interlocal agreement with City for the purpose of limited rabies control in the City of Kennedale; and

WHEREAS, Kennedale and City mutually desire to be subject to the provisions of Chapter 791 of the Texas Government Code, also known as the Interlocal Cooperation Act.

NOW, THEREFORE, it is agreed as follows:

1.

PURPOSE

The purpose of this Interlocal Agreement is to enter into an Agreement between City and Kennedale whereby, subject to the terms and conditions hereinafter set forth and consideration specified below, City agrees to provide Kennedale with limited rabies control services in the City of Kennedale, and City agrees to provide impoundment for dogs and quarantine facilities for animals pursuant to this Agreement for the benefit of Kennedale.

2.
DEFINITIONS

For the purposes of this Agreement, the following definitions shall apply:

ACT shall mean the Rabies Control Act of 1981, codified as Chapter 826 of the Texas Health and Safety Code.

ANIMAL shall mean any living, vertebrate creature, domestic or wild, other than homo sapiens.

ANIMAL CARE AND CONTROL CENTER shall mean a facility located in Fort Worth, Texas, which is operated by the City for the purpose of impounding and caring for animals as prescribed by law.

BITE shall mean a bite or scratch capable of transmitting rabies, which is inflicted by an animal on a human.

CAT shall mean a commonly domesticated member of the Felidae (feline) family, other than a lion, tiger, bobcat, jaguar, panther, leopard, cougar, or other prohibited animal.

DANGEROUS DOG shall mean a dog that makes an unprovoked attack on a person that causes bodily injury and occurs in a place other than an enclosure in which the dog is being kept and that was reasonably certain to prevent the dog from leaving the enclosure on its own; or commits unprovoked acts in a place other than an enclosure in which the dog was being kept and that was reasonably certain to prevent the dog from leaving the enclosure on its own and those acts cause a person to reasonably believe that the dog will attack and cause bodily injury to that person.

DAY shall mean a calendar day or any part thereof.

DOG shall mean canis familiaris.

QUARANTINE shall mean the strict confinement of a biting animal, in accordance with the Act and the Rules.

RABIES shall mean an acute viral disease of man and animal affecting the central nervous system and usually transmitted by an animal bite.

RULES shall mean the rules adopted by the Texas Department of State Health Services for rabies control and eradication under 25 TAC § 169.21 et seq.

STRAY shall mean roaming with no physical restraint beyond the premises of an animal's owner or keeper.

3.
TERM

Unless terminated pursuant to the terms herein, this Agreement shall be for a term of one year, beginning on October 1, 2023 and ending on September 30, 2024. In addition, the term may be extended by mutual written agreement of the parties, for up to four additional one-year terms.

4.
SERVICES BY CITY

- A. Hours
City agrees to perform the services described herein for Kennedale in the City of Kennedale, between the hours of 8:00 a.m. and 4:00 p.m. weekdays and weekends, excluding holidays, with no after hours service provided.
- B. Service Calls and Rabies Response
In the manner and to the extent that it deems appropriate and in accordance with the Rules and the Act, bite animals which are delivered by Kennedale officials to the City will be handled by the City.
- C. Impoundment of Dogs
City will board dogs delivered to the City's Animal Care and Control Center by Kennedale officials pursuant to Section 6.

5.
DUTIES OF KENNEDALE

- A. Kennedale agrees that it will retain all responsibility for enforcement of all aspects of the Act not covered in Section 4 of this Agreement, including criminal enforcement.
- B. Kennedale agrees that it will pursue, at its discretion, the issuance and execution of warrants or other court orders necessary for the seizure of animals requiring quarantine or testing under Section 4 of this Agreement, whose owners have failed or refused to place them for quarantine or testing. Kennedale further agrees that City is not required to pursue the issuance and execution of such warrants.

6.
IMPOUNDMENT AND DISPOSITION OF ANIMALS

- A. A live, stray dog impounded by Kennedale and delivered to the City under this Agreement shall be held for a period of not less than ninety-six (96) hours, unless released earlier to its owner ("Animal Owner") or as described in subsection 6.D. below. A quarantined animal impounded by Kennedale and delivered to the City shall be held or presented for testing according to the Act and the Rules. Kennedale shall provide in writing to the City the date of the bite incident and the animal's date of release from

quarantine. Kennedale shall pay charges for impounded dogs, and quarantined animals, as specified in Exhibit "A."

- B. Prior to the expiration of the impoundment period, the City may destroy an impounded dog if the Animal Services Administrator or Animal Control Manager of the City or the Animal Care and Controls veterinarian recommends and approves such action.
- C. Impounded animals will be released to their owners upon:
 - (1) Proof of identification;
 - (2) Payment of Exhibit "B" fees;
 - (3) The animal is vaccinated against rabies at the owner's expense if the animal is a dog or a cat over 12 weeks of age and the owner does not have an unexpired rabies vaccination certificate for the animal.
- D. The ownership of impounded or quarantined animals that have not been released to their owners on the expiration of the impoundment or quarantine period, or submitted for rabies testing, shall lie with Kennedale, and Kennedale authorizes the City to place the animals for adoption, to transfer them to other animal welfare organizations, or to be euthanized, at the sole discretion of the City.
- E. All quarantined animals from Kennedale not reclaimed by their owner will be disposed of pursuant to Section 6.D. above, and Kennedale will be billed for the cost in accordance with the fee schedule attached to this Agreement as Exhibit B.
- F. Kennedale will be billed for all impounded dogs and quarantined animals delivered by the Kennedale.
- G. The City will impound and hold dogs from Kennedale which have been seized by Kennedale only under Chapters 821 or 822 of the Texas Health and Safety Code. Kennedale agrees to request, pursuant to Chapters 821 and 822, an Appeals Bond to cover the fees estimated to be charged to the Animal Owner under Exhibit "B" and Kennedale agrees to pay the City all fees which would have been charged the Animal Owner in the event the court does not require the Animal Owner to pay the fees or where the Animal Owner is ordered by the court to pay and fails to pay.

7.

EXCLUSIONS

- A. Nothing in this Agreement shall be deemed as designating the City or an officer or employee of the City as the "local health authority" or "local rabies control authority" of Kennedale those terms are defined or used in Title 10 of the Texas Health and Safety Code, Vernon's Texas Codes Annotated.
- B. Nothing in this Agreement shall be deemed as requiring the City to investigate reports of dangerous dogs, to register dangerous dogs, or otherwise regulate dangerous dogs in the

City of Kennedale under the authority of Chapter 822 Subchapter D. of the Texas Health and Safety Code, Vernon's Texas Codes Annotated.

- C. Nothing in this Agreement shall be deemed as requiring the City to quarantine or present for testing domestic animals that have been bitten by or directly exposed by physical contact to a rabid animal or its fresh tissues.
- D. City shall not impound stray animals if Kennedale fails to enact and maintain rules or ordinances pursuant to Sections 826.015 and 826.033 of the Texas Health and Safety Code that require animals to be restrained at all times.

8.

RESPONSIBILITY FOR EMPLOYEES

City employees who provide services under this Agreement are deemed to be City employees when providing such services. City will exercise complete control over the hiring, training, supervision, and conduct of such employees. City will be responsible for all wages and applicable payroll deductions, unemployment taxes, workers' compensation insurance, vacations, holidays, and fringe benefits for such employees and for all uniforms, vehicles, and equipment used by such employees for providing services under this Agreement. Kennedale shall have no direct supervisory authority over such employees except in emergency situations where the exercise of supervision by Kennedale becomes necessary for resolution of the emergency. Regarding workers' compensation insurance, the City shall not waive its right to subrogate against Kennedale for losses incurred in the course of City's services rendered to Kennedale under this Agreement.

9.

COMPENSATION

- A. As fair compensation for the services rendered Kennedale agrees to pay City for its services based on the schedule attached hereto as Exhibit "A", as pertinent, which is hereby incorporated as a part of this Agreement as if it were set forth at length. City may adjust any fee listed in Exhibit "A" during the term of this Agreement by giving Kennedale 120 days' written notice.
- B. Head and shipment preparation fees shall be as described in Exhibit "A".
- C. Kennedale will not pay City more than **\$55,000.00**, in total per contract year, for services rendered during the term of this Agreement. This amount shall herein constitute a **not to exceed** limitation placed upon this Agreement, and when such amount is reached, City will cease providing such services. City agrees to provide Kennedale with an itemized monthly bill. Kennedale agrees to promptly pay such bills upon presentation by the City, such payments to be made from current revenues available to Kennedale, within thirty (30) days of receipt. In the event of the termination of this Agreement, City shall bill Kennedale for any outstanding balance, regardless of the amount, and Kennedale agrees to promptly pay such bill, within thirty (30) days of receipt.

- D. Pursuant to the requirements of Section 791.011(d)(3) of the Texas Government Code, the amount due City shall be paid from revenues available to Kennedale in that current fiscal year.

10.

FEEES CHARGED ANIMAL OWNERS

Kennedale hereby agrees that City may charge, or cause to be charged, the fees set out in Exhibit "B" to the owners of animals that have been impounded or quarantined. Exhibit "B" is hereby incorporated as a part of this Agreement as if it were set forth at length. City is hereby authorized to increase said fees during the terms of this Agreement by giving Kennedale 120 days' notice. Notwithstanding the fees charged to animal owners, Kennedale shall remain responsible to the City for the fees set out in Exhibit "A."

11.

LIABILITIES

- A. To the extent permitted by law, Kennedale shall be responsible for all work-related deaths, injuries or diseases of Kennedale employees, and for property damage, personal injury or death caused by such employees, relating to work provided pursuant to this Agreement.
- B. To the extent permitted by law, City shall be responsible for all work-related deaths, injuries or diseases of City employees, and for property damage, personal injury or death caused by City employees or volunteers relating to work provided pursuant to this Agreement.
- C. Kennedale shall be responsible for all property damages, personal injuries and death caused by the use of City and Kennedale equipment and vehicles caused by Kennedale employees or volunteers pursuant to this Agreement. Furthermore, Kennedale shall be responsible for the repair or replacement of all such equipment and vehicles damaged, destroyed, lost or stolen by Kennedale employees or volunteers during the provision of services hereunder.
- D. City shall be responsible for all property damages, personal injuries and death caused by the use of City equipment and vehicles caused by City employees or volunteers pursuant to this Agreement. Furthermore, City shall be responsible for the repair or replacement of all such equipment and vehicles damaged, destroyed, lost or stolen caused by City employees or volunteers during the provision of services hereunder.

12.

IMMUNITY & THIRD PARTIES

- A. Kennedale expressly waives its right to assert immunity from suit for a claim forming the basis of a suit between the City and Kennedale alleging a breach of this Agreement. Kennedale does this as consideration for the City's offer to enter into this Contract with Kennedale. No third party may use this waiver in any way and no waiver of immunity in favor of a third party is intended by this Agreement.
- B. Nothing in this Agreement shall be construed to expand the liability of City or Kennedale beyond the scope of Chapter 101 of the Texas Civil Practice and Remedies Code unless specifically stated herein.

13.
TERMINATION

It is further agreed by and between City and Kennedale that City and Kennedale shall each have the right to terminate this Agreement upon thirty (30) days written notice to the other party.

14.
ENTIRETY

This Agreement contains all commitments and agreements of the parties hereto, and no other oral or written commitments shall have any force or effect if not contained herein.

15.
MODIFICATION

This Agreement may be modified by the mutual agreement of the parties, if the modification is in writing and signed by City and Kennedale.

16.
SEVERABILITY

In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provisions had never been contained herein.

17.
AUTHORITY

This Agreement is made for City and Kennedale as an Interlocal Agreement pursuant to VTCA, Government Code, Chapter 791.

18.
AUTHORIZATION

The undersigned officer and/or agents of the parties hereto are properly authorized officials and have the necessary authority to execute this Agreement on behalf of the parties hereto, and each party hereby certifies to the other that any necessary resolutions extending such authority have been duly passed and are now in full force and effect.

19.

FORCE MAJEURE

It is expressly understood and agreed by the parties to this Agreement that if the performance of any obligations hereunder is delayed by reason of war; civil commotion; acts of God; inclement weather; governmental restrictions, regulations, or interferences; fires; strikes; lockouts, national disasters; riots; material or labor restrictions; transportation problems; or any other circumstances which are reasonably beyond the control of the party obligated or permitted under the terms of this Agreement to do or perform the same, regardless of whether any such circumstance is similar to any of those enumerated or not, the party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such design or construction requirement shall be extended for a period of time equal to the period such party was delayed.

20.

FISCAL FUNDING LIMITATION

If for any reason, at any time during any term of this Agreement, either city fails to appropriate funds sufficient for the City to fulfill its obligations under this Agreement, that City may terminate this Agreement to be effective on the later of (i) thirty (30) days following delivery of written notice of the city's intention to terminate or (ii) the last date for which funding has been appropriated by the City Council for the purposes set forth in this Agreement.

Remainder of Page Intentionally Blank

**SIGNATURE PAGE
INTERLOCAL AGREEMENT FOR RABIES CONTROL
CITY OF FORT WORTH AND CITY OF KENNEDALE**

CITY OF FORT WORTH



Valerie Washington (Oct 6, 2023 16:01 CDT)
Valerie Washington
Assistant City Manager
Date: Oct 6, 2023

RECOMMENDED



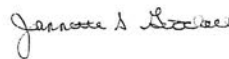
Christopher McAllister
Asst. Code Compliance Director

**APPROVED AS TO FORM
AND LEGALITY**



Christopher K. Austria
Assistant City Attorney

ATTEST:



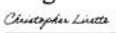
Jannette Goodall
City Secretary

M&C: 23-0483
1295: N/A



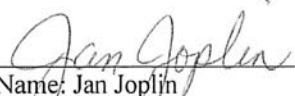
CONTRACT COMPLIANCE MANAGER:

By signing I acknowledge that I am the person responsible for the monitoring and administration of this contract, including ensuring all performance and reporting requirements.

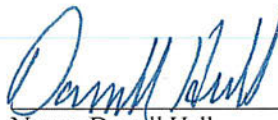
By: 

Name: Christopher Lirette
Title: Code Compliance Superintendent

CITY OF KENNEDALE



Name: Jan Joplin
Title: Mayor
Date: 9-19-23

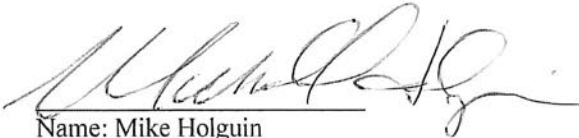


Name: Darrell Hall
City Manager

**APPROVED AS TO FORM
AND LEGALITY**



Name: Carvan E. Akins
City Attorney



Name: Mike Holguin
Chief Of Police

EXHIBIT A

SCHEDULE OF FEES PAID BY CITY OF KENNEDALE

Impoundment/Boarding Fee:

City of Kennedale shall pay the City a flat fee of \$495.22 per dog or quarantine animal impounded by the City from City of Kennedale during the term of this agreement.

For each renewal year, the total compensation not to exceed amount will increase by 3%. Payment for the initial term and each renewal term are as follows:

Year	Flat Rate Animal Service Call
Fiscal Year 2024 <i>(Initial Term)</i>	\$495.22
Fiscal Year 2025 <i>(Renewal Term)</i>	\$510.08
Fiscal Year 2026 <i>(Renewal Term)</i>	\$525.38
Fiscal Year 2027 <i>(Renewal Term)</i>	\$541.14
Fiscal Year 2028 <i>(Renewal Term)</i>	\$557.38

SPECIMEN HEAD PREPARATION AND SHIPMENT

Per Animal Head Specimen

\$250.00 per specimen

EXHIBIT B

SCHEDULE OF FEES TO BE PAID TO CITY
BY OWNERS RECLAIMING ANIMALS

Rabies vaccination fee	\$ 9.00 per reclaimed dog or cat
Spay or neuter fee	\$50.00 per cat \$80.00 per dog
Microchip Fee	\$12.00 per reclaimed dog or cat
Daily board fees:	
Kenneling (dog, cat, small animal)	\$30.00 per day
Kenneling (other than dogs, cats or small animal)	\$30.00 per day
Quarantined animals and dangerous dogs	\$50.00 per day



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: SEPTEMBER 17, 2024

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM V.C.4.

SUBJECT
Discuss and take action to cast the City of Kennedale's Official Ballot for the Election of the Region 8 Director of the TML Board of Directors.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Ballot 2024 Region 8	Ballot 2024 Region 8.pdf
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OFFICIAL BALLOT

Texas Municipal League (TML) Region 8 Director Election

This is the official ballot for the election of the Region 8 director of the TML Board of Directors. You received this ballot because you are the city's primary contact person with TML. Each TML member city is entitled to one vote, which vote must be cast by a majority vote of the city's governing body. Please record your city's choice by placing an "X" in the square beside the candidate's name or writing in the name of an eligible person in the space provided. You can only vote for one candidate.

The officials listed on this ballot have been nominated to serve a two-year term on the TML Board of Directors. A brief biography for each candidate is included after the ballot.

Ballots must reach the TML office by 5:00 p.m. Central Time on October 3, 2024. Ballots received after this date cannot be counted. **The ballot must be properly signed and mailed to: Rachael Pitts, Texas Municipal League, 1821 Rutherford Lane, Suite 400, Austin, TX 78754, or scanned and emailed to rpitts@tml.org. If the ballot is not signed, it will not be counted.**

Region 8 Director (select one)

☐

Troy Dunn, Councilmember, Haltom City

☐

Kim Greaves, Mayor, Westlake

☐

Jon McKenzie, Councilmember, Hurst (Incumbent)

☐

Mary Sarver, Mayor Pro Tem, Grandview

Certificate

I certify that the vote cast above has been cast in accordance with the will of the majority of the governing body of the city named below.

Witness my hand, this _____ day of _____, 2024.

Signature of Authorized Official

Title

Printed Name of Authorized Official

Printed Name of City

Region 8 Director Candidate Biographies (printed on both sides of the page)



Troy Dunn, Councilmember, Haltom City

Troy Dunn and his wife own Troy Dunn Insurance Agency, which is very active in the community. Dunn is a member of the Birdville Education Foundation Board of Directors, served on the 2022 Birdville ISD Bond Committee, and has been offering a Troy Dunn Insurance Scholarship for Haltom High seniors for six years. He is very active in his community and is the Northeast Tarrant Chamber incoming chair and a Haltom City Council councilmember. He previously served on the Haltom City Economic Development Corporation for three years, the Zoning Board of Adjustments for three years, and the Parks Board for five years. Dunn is a community partner with Haltom Senior Center Bingo each month and has been a luncheon sponsor at the Center for the past four years. He is also on the North Richland Lions Club Board of Directors. Dunn is a community partner first

and foremost in his personal and business life.



Kim Greaves, Mayor, Westlake

Kim Greaves was a financial services executive with a breadth of success across numerous organizations from start-ups to enhancing mature organizations. As a collaborative leader, he has demonstrated successes by directing cross-functional teams to plan effectively, develop strategically, and execute tactically to exceed business, delivery, and financial expectations. Over the course of his career, Kim managed over 7,000 employees and managed billions in mortgage servicing portfolios. Kim developed a reputation for improving every organization he managed while successfully driving unprecedented growth for companies such as JPMorgan Chase, Citibank, Nationstar Mortgage, and Citizens Bank. Kim retired in 2021 and has dedicated his time to serving his community. After getting involved with Westlake Academy athletics, Kim started attending town council/schoolboard

meetings and was frustrated with issues and unanswered questions. He decided to run for the Westlake Town Council/School Board and was elected in 2022. After serving his first term as a councilmember, Kim decided to run for mayor and bring respect and ethics back to the mayor's office. He was elected with 82% of the vote. (Note: The Town of Westlake runs a municipality and a charter school, nationally ranked Westlake Academy. Town councilmembers are also school board members.) Kim attended high school at New Mexico Military Institute, holds a BBA in Finance from the University of North Texas and an MBA from the University of Notre Dame. In addition to town responsibilities, Kim currently serves as the vice chairman of the New Mexico Military Institute Foundation and is active in the Metroport Chamber of Commerce.

Region 8 Director Candidate Biographies (printed on both sides of the page)



Jon McKenzie, Councilmember, Hurst (Incumbent)

Jon McKenzie is an engaged community leader and dedicated family man. He and his wife, Brianne, have been childhood sweethearts, and together they raise their two daughters, Avery (16) and Claire (12), in his hometown of Hurst. Jon has a strong record of public service. He has been an elected member of the Hurst City Council since 2018. He also serves on several local boards and committees, including the United Way Northeast Steering Committee (as chair), the United Way of Tarrant County Board of Directors, the NCTCOG Regional Transportation Committee (as alternate), the 6 Stones Advisory Board, and the HEBISD Education Foundation. Professionally, Jon has worked as a minister at Bridgewood Church of Christ since 2003. In this role, his responsibilities include preparing and delivering sermons, teaching classes, creating online content, congregational communication, and community outreach. Before entering ministry, he worked as a Radio

Frequency Technician at Atlantic Western Communication from 2000-2003. He holds a Master of Business Administration with a focus on Strategic Leadership from the University of Dallas. He received a bachelor's degree in communications and business administration from Texas Wesleyan University. Jon currently serves as the TML Region 8 board director. His involvement with the Texas Municipal League has been a great way for him to learn and connect within the region and state, and he would appreciate the opportunity to continue serving as the Region 8 board director. His main priorities would continue to be making beneficial connections and sharing information and resources with cities throughout Region 8.



Mary Sarver, Mayor Pro Tem, Grandview

Mayor Pro Tem Mary Sarver has demonstrated a strong commitment to public service through her tenure on various boards and as a member of the Grandview City Council. She has served on the Grandview City Council since June 2022. She is a member of the Economic Development Type A Board, vice chair of the National League of Cities' Small Cities Board, a member of the National League of Cities Economic Development Federal Advocacy Committee, and a member of the North Central Texas Council of Government Economic Development District Board. Along with her responsibilities with the NLC, Mayor Pro Tem Sarver consistently engages in Texas Municipal League (TML) training and conferences. Her dedication to public service is evident in her efforts to collaborate with neighboring cities and county officials to advance the interests of TML Region 8. She actively participates in meetings with local, state, and

national municipal leaders to further these goals. Since her election, Mayor Pro Tem Sarver has actively engaged in a wide array of trainings and conferences hosted by the Texas Municipal League (TML), demonstrating a strong commitment to her professional development and the advancement of municipal governance. Her participation in these events underscores her dedication to staying informed about best practices, emerging trends, and legislative changes affecting local governments. In addition to her personal involvement, Mayor Pro Tem Sarver takes a proactive approach in promoting the benefits of TML to her colleagues and elected officials in neighboring cities. She encourages her peers to leverage the extensive resources and networking opportunities provided by TML, recognizing the value these resources bring to effective municipal management and collaboration. Her efforts not only enhance her own capabilities but also foster a broader culture of informed and collaborative leadership across the region.

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: SEPTEMBER 17, 2024

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM V.C.5.

SUBJECT

Discuss and take action to consider a Resolution of the City of Kennedale to make five (5) nominations to the Tarrant Appraisal District Board of Directors.

ORIGINATED BY

Bobbie Jo Taylor, City Secretary

SUMMARY

TAD currently has five members of the Board of Directors that have terms that are set to expire on December 31, 2024. The City of Kennedale may choose to adopt a Resolution to make nominations to serve on the Board. To be eligible to serve, the members must have resided in Tarrant County for at least two years prior to January 1, 2025, and cannot be a member of the governmental body of Kennedale. The Texas Property Tax Code provides that the following are not eligible to serve as voting members of the Board of Directors.

1. Anyone who has been employed by TAD at any time during the preceding three years.
2. Anyone who has served as a voting member of the Board of directors for all or part of five terms since January 1, 2022.
3. Anyone who is an employee of Kennedale unless the person is also a member of the governing body or an elected official of Kennedale.
4. Anyone who has a direct or through a business entity that has substantial interest, is a party to a contract with TAD or a taxing unit that participates in the District, if the contract relates to the performance of any activity governed by the Property Tax Code.
5. Anyone who has engaged in the business of appraising property for compensation for use in proceedings under the property Tax Code at any time during the preceding three years.
6. Anyone who has engaged in the business of representing property owners for compensation in proceedings under the Property Tax Code in Tarrant County at any time during the preceding three years.
7. Anyone who is related by blood or marriage to someone who is engaged in the business of appraising property for compensation for use in proceedings under the Property Tax Code or of representing property owners for compensation in proceedings under the Property Tax Code in Tarrant County, if the relationship is within the 1st or 2nd degrees of affinity or Consanguinity. (chart can be found in attachments to this file)
8. Anyone who owns property on which delinquent taxes have been owned to a taxing unity for more than 60 days after the date the individual knew or should have known of the delinquency unless the delinquent taxes, penalty, and interest are being paid under an installment plan or a suite to collect the delinquent taxes is deferred or abated.

Nominations are due before October 15, 2024.

RECOMMENDATION

The council may choose to take no action, make one nomination, or up to 5 total nominations.

ATTACHMENTS

1.	TAD Resolution	TAD Resolution.docx
2.	September 10 2024 BOD Appointment Letter for 1 1 25 term w merge fields sample	September 10 2024 BOD Appointment Letter for 1 1 25 term w merge fields sample.pdf
3.	Vote Calculation 2024	Vote Calculation 2024.pdf

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
KENNEDALE, TEXAS, NOMINATING INDIVIDUALS TO SERVE ON THE
TARRANT APPRAISAL DISTRICT BOARD OF DIRECTORS.**

BE IT RESOLOVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS:

I. That the City Council of the City of Kennedale is authorizing Mayor Brad Horton to execute this resolution on behalf of the City Council making nominations of candidates to potentially serve on the Tarrant Appraisal District Board of Directors.

II. The City Council has adopted this Resolution and made the following nominations to be considered.

_____ Name	_____ Address
_____ Name	_____ Address
_____ Name	_____ Address
_____ Name	_____ Address
_____ Name	_____ Address

III. The City Secretary is hereby directed to forward a certified copy of this resolution to the Tarrant Appraisal District.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
KENNEDALE, TEXAS, on the __ DAY OF _____, 2024.**

Brad Horton, Mayor

Attest:

Bobbie Jo Taylor, City Secretary

Approved as to Form and Legality:

Carvan E. Adkins, City Attorney



Joe Don Bobbitt
Executive Director
Chief Appraiser

September 10, 2024

Jim Ross
Mayor
City of Arlington
101 W. Abram Street, MS 01-0310
Arlington, Texas 76010

RE: Nomination and Appointment to TAD Board of Directors

Dear Mr. Ross:

The current terms of the five appointed members of the Tarrant Appraisal District Board of Directors will expire on December 31, 2024. The first step in appointing voting members for the term beginning January 1, 2025 is calculating the number of votes to which the taxing units are entitled. As required by Section 6.03 of the Property Tax Code, I have calculated and provide in the enclosed list the number of votes for each school district, city, and county entity that is entitled to participate in the appointment process. The **next step** is nomination of candidates. Taxing units are not required to submit any nominations but, if they choose to do so, the **nominations may be made only by a resolution adopted by the governing body and the presiding officer of the governing body must submit the names of the nominees to me *BEFORE* October 15, 2024, which means the nominations must be received by our office no later than October 14, 2024.**

To be eligible to serve as a voting member of the Board of Directors, an individual must have resided in Tarrant County for at least the two years immediately preceding January 1, 2025. An individual who is otherwise eligible is not ineligible because he or she is a member of the government body of a taxing unit. Texas law restricts eligibility and conduct of members of governmental bodies such as appraisal districts' board of directors. In consultation with your attorneys, please review the Property Tax Code and other applicable laws carefully for the details of those restrictions, including definitions of "substantial interest", "business entity", "deferred", "abated", and other terms used below and for the potential criminal consequences of violating certain restrictions. In summary, the Property Tax Code provides that the following are ineligible to serve as voting members of the Board of Directors:

- An individual who has been an employee of the Tarrant Appraisal District at any time during the preceding three years;
- An individual who has served as a voting member of the Board of Directors for all or part of five terms since January 1, 2022
- An individual who is an employee of a taxing unit that participates in Tarrant Appraisal District unless the individual is also a member of the governing body or an elected official of a taxing unit that participates in the District;

Letter to Taxing Units
 Appointments to Board of Directors
 September 10, 2024

- An individual who, directly or through a business entity in which he or she has a substantial interest, is a party to a contract with Tarrant Appraisal District or a taxing unit that participates in the District, if the contract relates to the performance of any activity governed by the Property Tax Code;
- An individual who has engaged in the business of appraising property for compensation for use in proceedings under the Property Tax Code at any time during the preceding three years;
- An individual who has engaged in the business of representing property owners for compensation in proceedings under the Property Tax Code in Tarrant County at any time during the preceding three years;
- An individual who is related by blood or marriage to an individual who is engaged in the business of appraising property for compensation for use in proceedings under the Property Tax Code or of representing property owners for compensation in proceedings under the Property Tax Code in Tarrant County, if the relationship is within the 1st or 2nd degrees on the following chart;

Degrees of Consanguinity and Affinity

1 st DEGREE	2 nd DEGREE	3 rd DEGREE
By Consanguinity • Parents • Children By Affinity • Spouses of relatives listed under first degree consanguinity • Spouse • Spouse's parents • Spouse's children • Stepparents • Stepchildren	By Consanguinity • Grandparents • Grandchildren • Brothers & sisters By Affinity • Spouses of relatives listed by second degree consanguinity • Spouse's grandparents • Spouse's grandchildren • Spouse's brothers & sisters	By Consanguinity • Great grandparents • Great grandchildren • Nieces & nephews • Aunts & uncles By Affinity • No prohibitions

- an individual who owns property on which delinquent taxes have been owed to a taxing unit for more than 60 days after the date the individual knew or should have known of the delinquency unless the delinquent taxes, penalty, and interest are being paid under an installment plan or a suit to collect the delinquent taxes is deferred or abated.

When submitting nominations to jwooddell@tad.org, please include not only the full name of each candidate, but also his or her complete residence address and a current biography. From timely submitted nominations, I will prepare and distribute before October 30th a ballot to each



Letter to Taxing Units
Appointments to Board of Directors
September 10, 2024

taxing unit entitled to participate in the appointment process. The appointment process may be summarized as follows:

before October 01, 2024	Chief Appraiser calculates numbers of votes and notifies taxing units
before October 15, 2024	Governing bodies of taxing units nominate candidates by resolution and send names to Chief Appraiser
before October 30, 2024	Chief Appraiser prepares ballot and sends it to taxing units
before December 15, 2024 for most taxing units but see the different requirements in section 6.03(k-1) that applies only to “each taxing unit entitled to cast at least five percent of the total votes”, which in this appointment cycle means 250 or more votes on the enclosed list	Governing bodies of taxing units determine their votes by resolution and send votes to Chief Appraiser
before December 31, 2024	Chief Appraiser counts votes, determines which 5 candidates received the most votes, and submits results to taxing units
January 01, 2025	new term begins

Copies of the Nomination Letter, the Ballot Letter, and the Results Letter and enclosures will be posted at www.tad.org/Board-Appointment-Process for your convenience. Entity nominations, nominee biographies, and entity votes will be uploaded as submitted. Please bookmark this communication tool in lieu of PIA requests and phone inquiries. If you have any questions, please do not hesitate to call.

Sincerely,



Joe Don Bobbitt
Executive Director
Chief Appraiser

JDB:jw
Enclosure

CC: Mr. Trey Yelverton



TARRANT APPRAISAL DISTRICT
2024 Calculation of Taxing Entity Votes for Board of Directors
Per Section 6.03(d) of Texas Property Tax Code

	2023 TAXES IMPOSED	% OF TOTAL	2024 VOTES
School Districts:			
Aledo ISD	6,131,473	0.11075%	6
Arlington ISD	449,339,758	8.11586%	406
Azle ISD	26,757,803	0.48329%	24
Birdville ISD	178,756,575	3.22866%	161
Burleson ISD	29,051,705	0.52472%	26
Carroll ISD	126,974,245	2.29338%	115
Castleberry ISD	16,163,500	0.29194%	15
Crowley ISD	141,730,903	2.55991%	128
Eagle Mountain/Saginaw ISD	197,162,524	3.56110%	178
Everman ISD	25,800,708	0.46601%	23
Fort Worth ISD	593,404,765	10.71793%	536
Godley ISD	1,285,755	0.02322%	1
Grapevine/Colleyville ISD	188,683,742	3.40796%	170
Hurst/Euless/Bedford ISD	188,555,828	3.40565%	170
Keller ISD	278,949,682	5.03832%	252
Kennedale ISD	24,972,025	0.45104%	23
Lake Worth ISD	19,932,270	0.36001%	18
Lewisville ISD	6,486,148	0.11715%	6
Mansfield ISD	225,674,872	4.07608%	204
Northwest ISD	161,450,254	2.91607%	146
White Settlement ISD	40,321,570	0.72828%	36
Total Schools	\$ 2,927,586,104	52.87733%	2644
Cities:			
City of Arlington	234,044,834	4.22726%	211
City of Azle	7,311,615	0.13206%	7
City of Bedford	29,123,128	0.52601%	26
City of Benbrook	18,003,459	0.32517%	16
City of Blue Mound	1,867,773	0.03374%	2
City of Burleson	6,585,215	0.11894%	6
City of Colleyville	19,359,700	0.34967%	17
City of Crowley	11,329,035	0.20462%	10
City of Dalworthington Gardens	2,683,830	0.04847%	2
Edgecliff Village	918,338	0.01659%	1
City of Euless	30,920,591	0.55848%	28
City of Everman	3,597,742	0.06498%	3
City of Flower Mound	2,207,765	0.03988%	2

City of Forest Hill	7,061,450	0.12754%	6
City of Fort Worth	730,749,438	13.19861%	660
City of Grand Prairie	70,893,423	1.28046%	64
City of Grapevine	30,588,773	0.55249%	28
City of Haltom City	22,894,575	0.41352%	21
City of Haslet	5,622,782	0.10156%	5
City of Hurst	23,713,609	0.42831%	21
City of Keller	24,518,629	0.44285%	22
City of Kennedale	8,649,162	0.15622%	8
Town of Lakeside	1,076,854	0.01945%	1
City of Lake Worth	2,754,231	0.04975%	2
City of Mansfield	63,492,884	1.14679%	57
City of N. Richland Hills	41,212,868	0.74438%	37
Town of Pantego	2,529,168	0.04568%	2
City of Pelican Bay	957,767	0.01730%	1
City of Reno	52,401	0.00095%	0
City of Richland Hills	4,960,043	0.08959%	4
City of River Oaks	3,589,961	0.06484%	3
City of Roanoke	493,962	0.00892%	0
City of Saginaw	15,125,861	0.27320%	14
City of Sansom Park	2,190,078	0.03956%	2
City of Southlake	35,285,741	0.63732%	32
Town of Trophy Club	666,770	0.01204%	1
City of Watauga	11,730,967	0.21188%	11
Town of Westlake	3,896,972	0.07039%	4
City of Westover Hills	3,303,687	0.05967%	3
Westworth Village	2,395,613	0.04327%	2
City of White Settlement	9,970,052	0.18008%	9
Total Cities	<u>\$ 1,498,330,747</u>	<u>27.06248%</u>	<u>1353</u>
Other:			
Tarrant County	551,272,993	9.95696%	498
Tarrant County College	<u>559,372,168</u>	<u>10.10324%</u>	<u>505</u>
Total Other	<u>\$ 1,110,645,161</u>	<u>20.06020%</u>	<u>1003</u>
Total All	\$ 5,536,562,012	100%	5000

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: SEPTEMBER 17, 2024

AGENDA ITEM NUMBER: REGULAR SESSION ITEM V.C.4.

SUBJECT

Discuss and take action on a proposed Comprehensive Plan for the City of Kennedale as recommended by the Planning and Zoning Commission.

ORIGINATED BY NATHAN GONZALES

SUMMARY

The attached Comprehensive Plan draft includes the recommended changes staff has received from local business, as well as commercial and residential properties owners since the plan was discussed at the previous city council meeting. Updates to the master thoroughfare plan have also been included.

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

1.	Kennedale Comp Plan DRAFT 2024-0911 Pages	Kennedale Comp Plan DRAFT 2024-0911 Pages.pdf
----	---	---

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF KENNEDALE, TEXAS, ADOPTING A COMPREHENSIVE PLAN FOR THE CITY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; 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 has previously adopted the City of Kennedale, Texas Comprehensive Code; and

WHEREAS, Kennedale's population and other demographic characteristics have changed to necessitate review, discussion, and formulation of a comprehensive plan to determine whether changes regarding land use, transportation, parks and open spaces, public utilities, and city facilities are necessary to facilitate the sound development of the City; and

WHEREAS, on July 25, 2024, a public hearing was conducted by the Planning and Zoning Commission at which members of the public were given the opportunity to give testimony and present written evidence regarding the comprehensive plan; and

WHEREAS, on August 20, 2024, a public hearing was conducted by the City Council at which members of the public were given the opportunity to give testimony and present written evidence regarding the comprehensive plan; and

WHEREAS, Section 213.003 of the Texas Local Government Code provides that a comprehensive plan may be adopted or amended by ordinance following (a) a hearing at which the public is given the opportunity to give testimony and present written evidence; and (b) review by the municipality's planning commission, and each of the foregoing items has been satisfied in connection with the amended comprehensive plan and the adoption of it by this Ordinance; and

WHEREAS, the adoption of the amended comprehensive plan by this Ordinance will promote the sound development of the City and is in the best interests of and will promote the public health, safety and welfare.

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

SECTION 1.

That the City of Kennedale 2024 Comprehensive Plan attached hereto as Exhibit "A", is hereby adopted as the Comprehensive Plan of the City of Kennedale. The Comprehensive Plan adopted hereby reflects the goals, objectives, and strategies of the City Council for the long-range

development of the City.

SECTION 2.

As set forth in more detail in the Comprehensive Plan, the Comprehensive Plan shall serve as a guideline for the City's adoption of, or amendment(s) to the City's various development regulations. The Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries.

SECTION 3.

This ordinance shall be cumulative of all provisions of ordinances of the City of Kennedale, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 4.

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 5.

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

PASSED AND APPROVED ON THIS ____ DAY OF _____, 2024.

APPROVED:

Brad Horton, Mayor

ATTEST:

Bobbie Jo Taylor
City Secretary

APPROVED AS TO FORM:

Carvan E. Adkins, City Attorney

EXHIBIT A
COMPREHENSIVE PLAN



City of Kennedale **COMPREHENSIVE PLAN**

DRAFT September 11, 2024



TownCenter Park

Acknowledgments

The Citizens of the City of Kennedale

Kennedale Comprehensive Plan Steering Committee

The City Council of the City of Kennedale

Brad Horton

Mayor

David Glover

Place 1

Thelma Kobeck

Place 2

Kenneth Michels

Place 3

Chris J. Gary

Place 4

Jeff Nevarez

Place 5

Former City Council Members

Jan Joplin

Former Mayor

Bryant Griffith

The Planning and Zoning Commission of the City of Kennedale

Andrew Malkowski

Vice Chair, Place 1

Michael Brown

Chair, Place 2

Kevin Guo

Place 3

Anita Favela

Place 4

Socorro Martinez

Place 5

City Staff

Darrell Hull

City Manager | EDC Executive Director

Nathan Gonzales

Director of Community Development

Bobbie Jo Taylor

City Secretary

Mike Holguin

Chief of Police

Brian King

Interim Fire Chief

Consultant Team

Dunaway Associates

Stephen Cook, AICP

Project Manager

Chance LeBlanc, AICP

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Aden Herrera

Planning Analyst

Ellen Soward, AICP

Planner

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Planning Senior Discipline Lead

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Chapter 1:
**VISION &
INTRODUCTION TO PLAN**

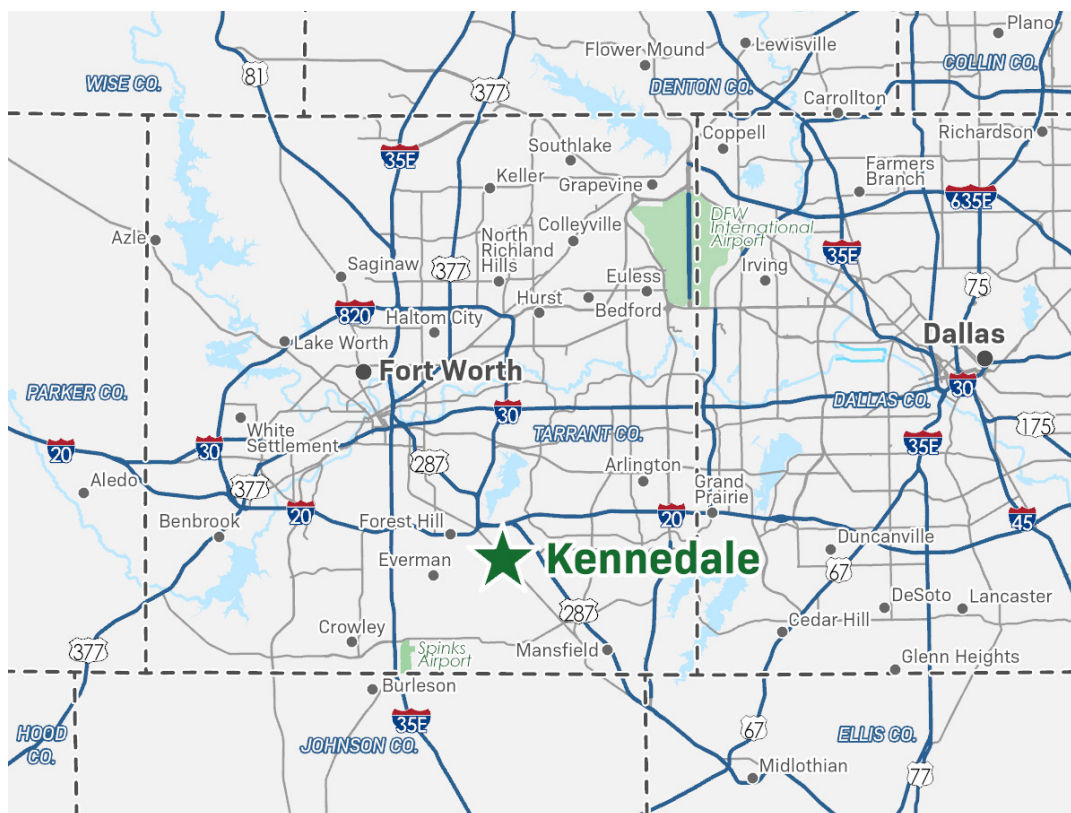


Public art in TownCenter Park

Kennedale is in the central southeast section of Tarrant County, ideally situated on major highways (Loop 820 and I-20) and State Highway 287, which forms a central crossroads for shipping and commerce in the southern heart of the Dallas-Fort Worth Metroplex. The city is conveniently located along Burleson Northern / Santa Fe (BNSF) rail with potential to develop transit-oriented development (TOD). Additionally, the city is located south of Arlington at the northern end of the prosperous Arlington-Mansfield corridor. Kennedale is 11 miles from the heart of Downtown Fort Worth and is provided with easy access to the rest of the region. It is the ideal location for families looking for a community with small town charm and values, while not having to sacrifice the amenities of the city such as arts, entertainment, and shopping offered in larger cities.

Figure 1:

Regional Location



For many years the large-scale suburban development has passed by Kennedale, in favor of other surrounding communities despite its proximity to employment centers and major highways. This slower pace of development has allowed the city to preserve its small town feel that the community loves. However, over the past decade, the population has grown by over 17%, driven by its strategic geographic location, regional accessibility via I-20, Loop 820, and Hwy 287, and its comparatively affordable cost of living. As more people move into the North Texas area, the population is expected to only increase. The City is in a position to understand how growth may occur in the community and to provide guidance as to how to manage that growth. In addition, as new development and redevelopment occurs, the City will need to ensure that this growth is in line with the community's values and desires.

A part of any comprehensive planning process is the creation of a vision and the involvement of community leaders and residents. The public involvement process is important in that the plan is ultimately defined by the residents and elected and appointed officials. The process allows input and feedback on past decisions regarding

zoning, land use, capital improvements, and growth. Gathering community feedback fosters the buy-in, from not only residents but also City staff and leadership, that is needed to successfully implement a Comprehensive Plan. The vision process helps shape an articulated basis in which future decisions can be made.

Development of the Vision

The City appointed a Steering Committee consisting of community members with various experiences and roles including local leaders and elected and appointed officials. The Steering Committee attended many meetings throughout the duration of the planning process. Within their role, the Steering Committee was tasked with the following:

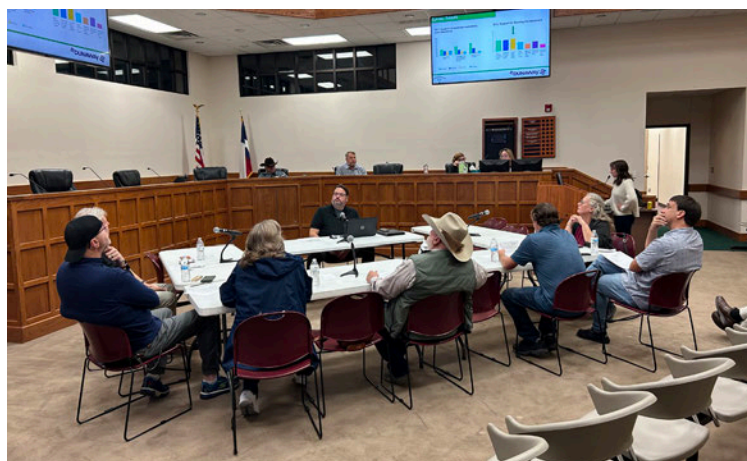
- Advise the planning team in reviewing data in addition to developing and reviewing goals, policies, and draft documents.
- Provide comments and input during all project phases and civic engagement meetings and components.
- Identify issues and concerns during the project development process, and for the project as a whole.
- Encourage community consensus and stakeholder participation and support the mission of the project.
- Act in an advisory capacity to the Planning and Zoning Commission and City Council.

On June 15, 2023, the Steering Committee along with City Staff assembled in the Kennedale Municipal Building to discuss the issues important for the management of positive growth of the city. Various visioning exercises were conducted with the attendees in order to formulate the vision of Kennedale. The objective of the meeting was to inform the assembled group of the planning process, explain the purpose of the Comprehensive Plan, gather feedback on the vision, and begin identifying ways to guide development through land uses. The mapping activity asked the committee to indicate what land uses were needed, and where they could go. The committee was also asked “What does Kennedale want to be?” A summary of the responses is below:

- Small town with amenities
- Family friendly and safe environment
- Welcoming and adaptive for all ages and abilities
- Innovative and business-oriented
- Employment center

On September 14, 2023, the committee met again to go over a potential vision statement and goals and objectives of the Plan. The meeting included a review of the initial draft Future Land Use Map and its categories. This effort resulted in a more concise vision statement and provided more direction for the Plan in its aims to guide desired development.

On November 13, 2023, the committee met to review the revised vision statement and strategies for the growth management, future land use, and transportation chapters. The meeting provided the committee with the chance to ensure that the plan



Steering Committee meeting on November 13, 2023.



Community Open House on January 30, 2024.

included implementation strategies that reflect the community's desires. It also helped identify future efforts to ensure funding and resources for each goal and objective. The discussion listed several types of land uses which should be encouraged in the community. These include Commercial within Town Center and along Kennedale Parkway, and an Industrial Employment Center. Following the discussion, a vision statement was drafted and then reworked by the Steering Committee to provide a clear phrase that represents the city now and what they hope to work toward. The Vision Statement for the City of Kennedale Comprehensive Plan is on the following page.

On January 30, 2024, community members, including Steering Committee members and City Staff, gathered for a public meeting at the Kennedale Municipal Building. Attendees were invited to discuss various aspects of the plan and review maps for accuracy. The planning team guided participants through different stations, offering insights into the Plan's development. This come-and-go meeting served as an opportunity for the public to share their visions for Kennedale's evolution, emphasizing the importance of preserving the cherished "small town feel." Attendees expressed their thoughts on preserving the community's history, with several providing valuable resources to integrate the city's story into the plan. Additionally, a rolling slideshow showcased the Plan's vision statement, goals, and objectives, aligning with the community's aspirations for Kennedale's growth. Following the meeting, the planning team integrated the community feedback into the Comprehensive Plan draft to provide context and refine strategies.

Following a March meeting with City Staff to gather their requests and priorities for updating the City's Unified Development Code, a joint workshop was held on April 1, 2024. Participants included several groups such as the Steering Committee, City Council, and Planning and Zoning Commission. The workshop aimed to review the updates to the Future Land Use Plan discussed during the January public hearing and determine how they should be incorporated into the development code update.

The meeting provided a final opportunity for the group to review and discuss the City's goals and vision, particularly concerning land use and development patterns. Key topics included preserving and redeveloping Old Town, developing Bowman Springs Road as a major corridor and catalyst site for a potential Entertainment District, identifying growth areas, and determining suitable locations for higher-density residential areas and Transit-Oriented Development (TOD). Participants were asked to mark-up feedback on the draft Future Land Use Map and offer individual comments. Staff recommendations and feasibility considerations were taken into account when creating the final version of the map, seen on page 61.

Vision

The City's Vision is an expression of its values. This vision guides all of the City's goals, objectives, and strategies and will be the basis on which decisions are made for the future. The Chapters of this Plan contain a broad set of topics that will achieve the community's Vision and solve real challenges. The vision statement is the backbone of this plan and the subsequent strategies utilized during growth to expand and maintain the place that so many call "home." The vision, however, is not a rebranding of the City but meant to iterate what is important to Kennedale and its residents as the City works toward the community's desired future.

VISION STATEMENT:
KENNEDALE is a HOMETOWN with a vision to improve the quality of life for present and future generations

Prior Planning Efforts

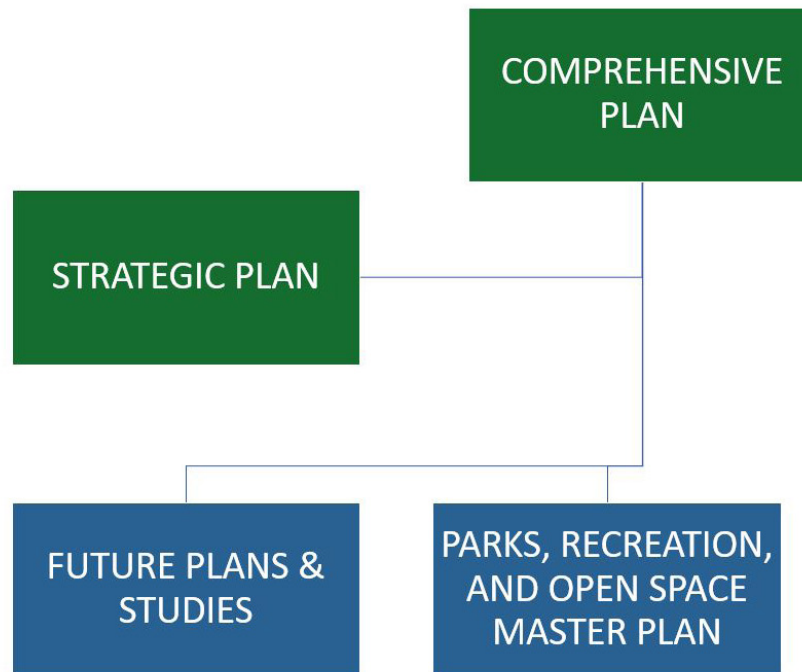
Kennedale has invested in several planning efforts since the last Comprehensive Plan was adopted in 2012 – such as its 2016 Parks, Recreation, and Open Space Master Plan, and the Imagine Kennedale 2015 Strategic Plan. These plans and other documents are used to help run the City; some build upon and work alongside other plans, while some are used congruently. (See Figure 2 on page 13.) However, the Comprehensive Plan is the primary policy document used to guide everyday decision of the City and provides direction for all other plans.

The City's Strategic Plan ensures that the staff and leadership work toward common goals and operate with purpose, intention, and shared focus. The Comprehensive Plan and Strategic Plan can work together to guide the future of Kennedale. These Plans provide a solid foundation upon which the other City plans and documents can build. All of Kennedale's plans are connected, but each may operate at different levels to direct policies and actions.

The Parks, Recreation, and Open Space Master Plan is an example of a document that is complementary to the Comprehensive Plan, built using the strategies and actions found within the Comprehensive Plan to provide additional detail on a specific topic. Future plans and studies can be developed under the umbrella of, and with the guidance contained in, the Comprehensive Plan.

Kennedale's 2016 Comprehensive Plan created new city villages and neighborhoods that reflect Form-Based Code (FBC). These ideas are reflected in the City's current Unified Development Code. However, City Staff and the development community have faced difficulties when trying to implement it as the FBC only applies within certain areas of the city. Kennedale has changed in the years since the prior Comprehensive Plan. The goals and objectives need to be updated to better reflect the community's current and future aspirations. This Comprehensive Plan will provide Kennedale with a more user-friendly Future Land Use Plan that is customized to meet the needs of the community and clearly reflects desired development patterns. The new Future Land Use Plan can then be used to update the City's existing Development Code. This Comprehensive Plan provides Kennedale with a new roadmap for its future preservation, growth, development, and decisions as it evolves over time.

Figure 2:
Plan Hierarchy



Community Survey Results

As part of the public engagement process to develop a Comprehensive Plan for the City of Kennedale, an online survey, in both English and Spanish, was developed asking questions about the level of service, quality of life, and functionality of the City. Residents, property owners, and stakeholders were invited to complete the survey. The purpose of the survey was to gain an initial understanding of how Kennedale operates and what opportunities the City could offer.

The survey was live from October to November 2023. During that time, a total of 210 responses were received. Most of the responses received were from those living within the City of Kennedale.

The survey indicated that Kennedale is generally a good place to live and raise a family. The city could benefit from more family-oriented amenities, such as improvements to existing parks and open space, but overall, the survey respondents felt that Kennedale maintained a high quality of life.

The primary age bracket of survey respondents were those 35-44 years and tended to be predominantly female. Overall availability of library services and maintenance of City facilities/buildings scored well in the “very satisfied” or “satisfied” categories, while there appeared to be room for improvement regarding street maintenance and parks and recreation spaces.

The City might put forth effort to improve their existing parks and recreation areas by updating the quality of facilities such as playgrounds and adding amenities, including more space for outdoor athletics. Residents would also like to see an increase in the variety of single-family housing options. Regarding commercial development, full-service restaurants were identified as the most desired, followed by grocery stores and entertainment venues.

As will be reflected in this Plan, there is a strong desire from the survey respondents to focus upon the BUS 287 Commercial Area, overall street maintenance and transportation, and open space and parks. The results of the survey are attached to this Plan within the Appendix.

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Chapter 2:
**KENNEDALE
BACKGROUND**



Kennedale Train Depot, c. 1911
Source: Kennedale Historical Society

History

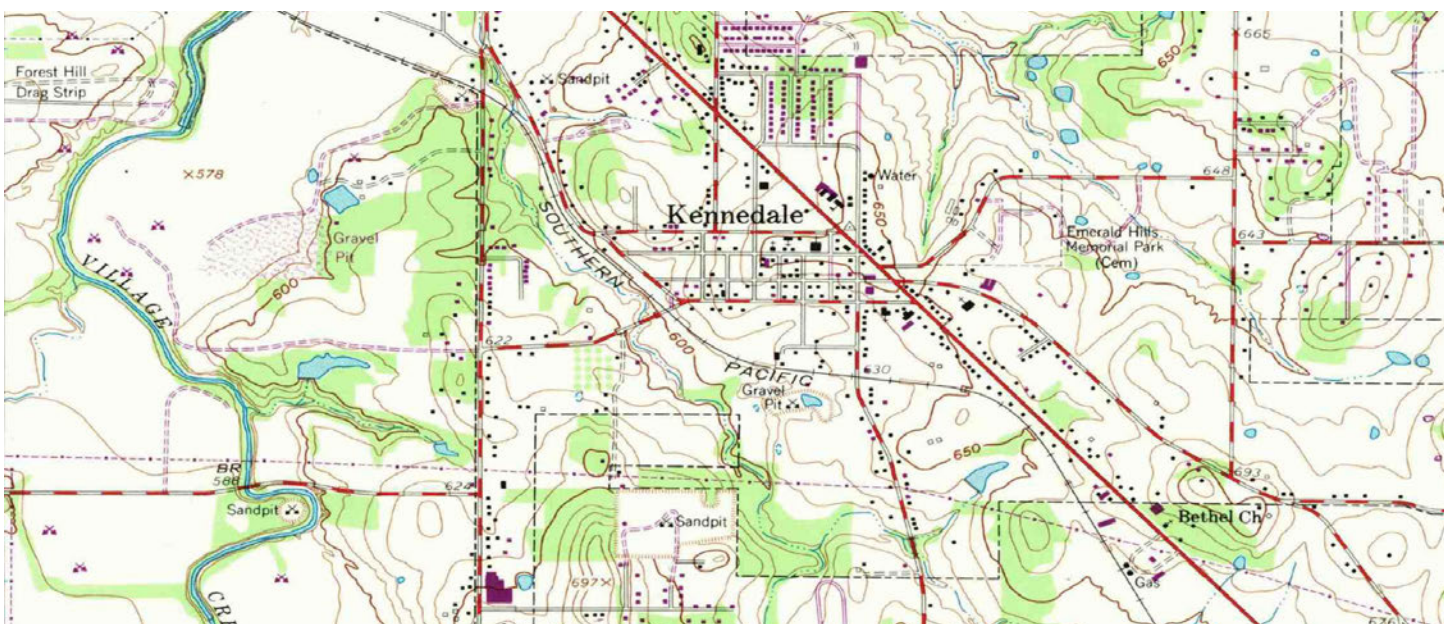
Native Americans were the first to hunt and fish along Village Creek near the present site of Kennedale. The Village Creek tribes and the Republic of Texas signed a treaty in 1843, and settlers began moving into the area. In the mid-1800s, there were early signs that Kennedale would become a transportation hub. Many wagon trails crossed at the site of the present-day city, in numbers that exceeded the trails through what was to become the City of Arlington. In 1882 John D. Hudson, along with C.B. Teague and O.S. Kennedy, purchased land and established the Town of Kennedale on the site of a mineral well.

By 1884, a local post office was established, and in 1886, the Town of Kennedale was platted and named for Kennedy. To attract a rail line to the community, Kennedy donated land to the railroad, and the Fort Worth & New Orleans Railway (FW&NO) Company built a line through Kennedale to Waxahachie. After acquiring the land and right-of-way, the FW&NO Railway began construction of a line through Kennedale, connecting Fort Worth to a junction with the Houston & Texas Central Railroad in Waxahachie; the line was operational by May 1886. Together, the two lines were advertised as the “Central Route,” the only all-steel rail line in the state, which provided a shorter route from Fort Worth to Galveston than any other in the state, and the quickest route to New Orleans. The FW&NO Railroad also built a depot and three section houses in Kennedale. These section houses were home to railroad employees responsible for the track running between the nearby communities of Brambleton to the northwest and Bisbee to the southeast.



U.S. Post Office, Kennedale, 1935.
Source: Kennedale Historical Society

The central business district that developed near the mineral well consisted of the train depot, hotel, general merchandise store, drug store, bank, post office, lumber company, and blacksmith. Kennedale had a public school by 1890 and formed a school district in 1909. A brickyard was established in 1888 at the location of the present-day



Kennedale shown in USGS map, 1969.
Source: US Geological Survey



Historical section house replica serves as the present-day home of the Kennedale Chamber of Commerce.

which after that was used as a private residence. This original section house was about 1,000 square feet and was clad with wood clapboard siding. It featured design details typical of homes of this period but had a unique style. The home had three gables, each with a sunburst ornamentation. The depot and other section houses were gone by the 1950s. In 2008, the remaining section house was severely damaged by fire, but the City salvaged materials from the original structure and used them to build a replica. The building now sits in the middle of the Kennedale TownCenter and is the home of the Kennedale Chamber of Commerce.

The area surrounding the town consisted largely of farms, and the town maintained a rural character well into the 20th century. As late as the 1940s, some homes did not have electricity. The first city water lines were installed in 1952, and sewer lines were installed in the early 1960s. In July 1947, with a population of 300, Kennedale voted to incorporate. At that time, the city limits followed the school district boundaries and encompassed 13.5 square miles. By 1950 the population had increased to 500, and the State of Texas approved changing the status of Kennedale from “Town” to “City.”

Education

The city and surrounding area are predominantly served by Kennedale Independent School District (ISD). (Portions of the city limits and extraterritorial jurisdiction (ETJ) also fall within the boundaries of Fort Worth ISD, Arlington ISD, and Mansfield ISD.) Kennedale ISD is an award-winning 4A district that serves 2,885 students across its five campuses. The District Improvement Plan states that the schools strive to provide a diverse, engaging, and safe environment where all stakeholders are responsible and



Kennedale High School, located along Wildcat Way.

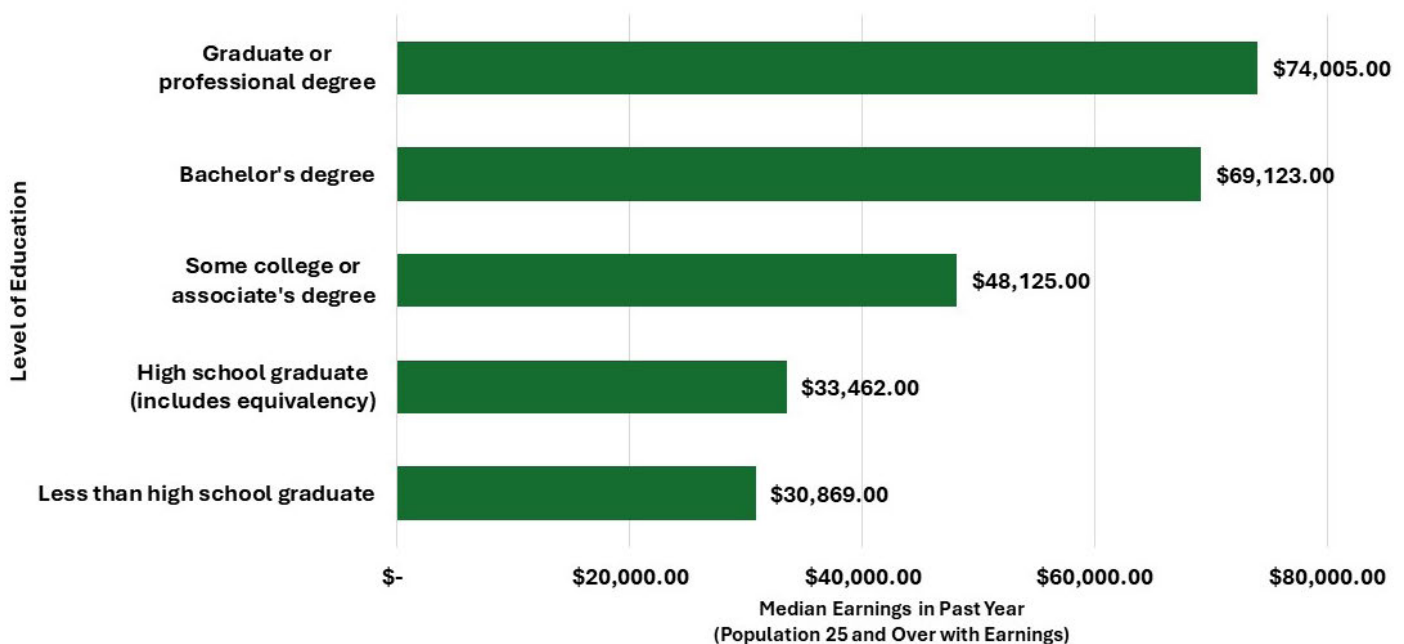
accountable for student success. Additionally, private school options can be found in the city. The Fellowship Academy is a Pre-K through 12th grade private school located in Kennedale and has a student body of approximately 355.

Kennedale is surrounded by several higher educational providers and is less than ten miles from Tarrant County College South Campus and the University of Texas at Arlington. Community leaders in the city and the surrounding area strive to provide a wide range of academic and technical programs to prepare residents for high skill, high demand jobs. Kennedale Public Library and Community Center offers resources and classes through Learning Express Library (EBSCO) for adults and students to improve skills required for academic and career success.

Kennedale is a well-educated community with employment opportunities for those of all levels of educational attainment. In its 2022 estimates, the US Census Bureau finds that 84.5% of Kennedale adults aged 25 and over have earned a high school diploma or higher and 31.7% have earned a bachelor's degree or higher. These rates are lower than the state average for those with a high school degree or higher (86.8%) and for those with a bachelor's degree or higher (34.9%). Levels of educational obtainment appear to have a significant impact on median income (see Figure 3). However, it is also important to note that 51.5% of community survey respondents do not work within Kennedale. Many respondents reported commuting to surrounding cities, such as Fort Worth, for employment opportunities that require a higher educational degree.

Figure 3:

Kennedale Median Income by Education Level



Source: US Census Bureau 2021

Demographics

The population size of Kennedale steadily rose in the first decades after the townsite was surveyed in 1886. By the start of the 20th century the Fort Worth & New Orleans Railway Company had built a line through Kennedale, bringing with it more business and people. By 1904, the city had a population of 216, and the area continues to grow but maintained a rural character well into the 20th century. With the construction of State Highway 34 through the town and development of the defense industry in Fort Worth, the city reached a population of 325 by the late 1940s. In the 1950s, Kennedale's population had grown over 1,000 and large enough that the State of Texas approved changing the status from "Town to "City". By 1955, it had a population of 1,046 which would continue to increase into the 1970s. By 1975, more businesses were beginning to be established and the population had grown to 2,900. The population decreased significantly in the 1980s but by 1998 had grown to over 5,000 making the city eligible for Home Rule. During the 1990s and 2000s, Kennedale, along with most of Tarrant County, began becoming more suburban.

Texas Water Development Board forecasts an annual growth of 1.16% for Tarrant County through 2070 and an even faster growth of 1.75% annually through 2070 for Johnson County to the south. Development pressure is moving outwards from the urban core of Fort Worth and Dallas due to land prices, supply of buildable land, and other factors. As the Dallas-Fort Worth area grows, communities like Kennedale are positioned to absorb this growth. This expected growth will require new supporting infrastructure and will bring many challenges in providing and maintaining quality utilities, streets, parks and open spaces, emergency services, and other public services.

Figure 5 on page 21 illustrates Kennedale's population age characteristics compared with nearby cities, Tarrant County, and the State of Texas. Kennedale's median age is the highest in the peer group and has the lowest under-18 population. However, it should be noted that according to the US Census Bureau, the median age has been increasing nationally: Between 2021 and 2022, the national median age increased by 0.2 years to 38.9 years. With an increasingly aging population, it will be important for communities, such as Kennedale, to invest in housing and community amenities that allow residents to age in place.

As of 2021, the City of Kennedale had 4,252 males (53.6%) and 4,090 females (46.4%). The median age within Kennedale is above average at 43.9; however there is still a healthy number of economically active residents. Generation X (those born 1965 to 1980) make up the largest age cohort in the community, at 24.7%. This bulge within the population pyramid, as seen in Figure 6 on page 21, includes a portion of the working age population that is approaching retirement age; therefore, it could be attributed to economic migration. However, the small bulge may also represent children of Baby Boomers and is an "echo" of this older and larger Baby Boom generation (those born 1946 to 1964). In addition, there appears to be an outmigration once individuals reach retirement age with the maturity of the Baby Boom cohorts. The age of the resident population is important for planning purposes as cohorts desire different choices in retail and housing, as well as have different needs for services depending on their current life stage.

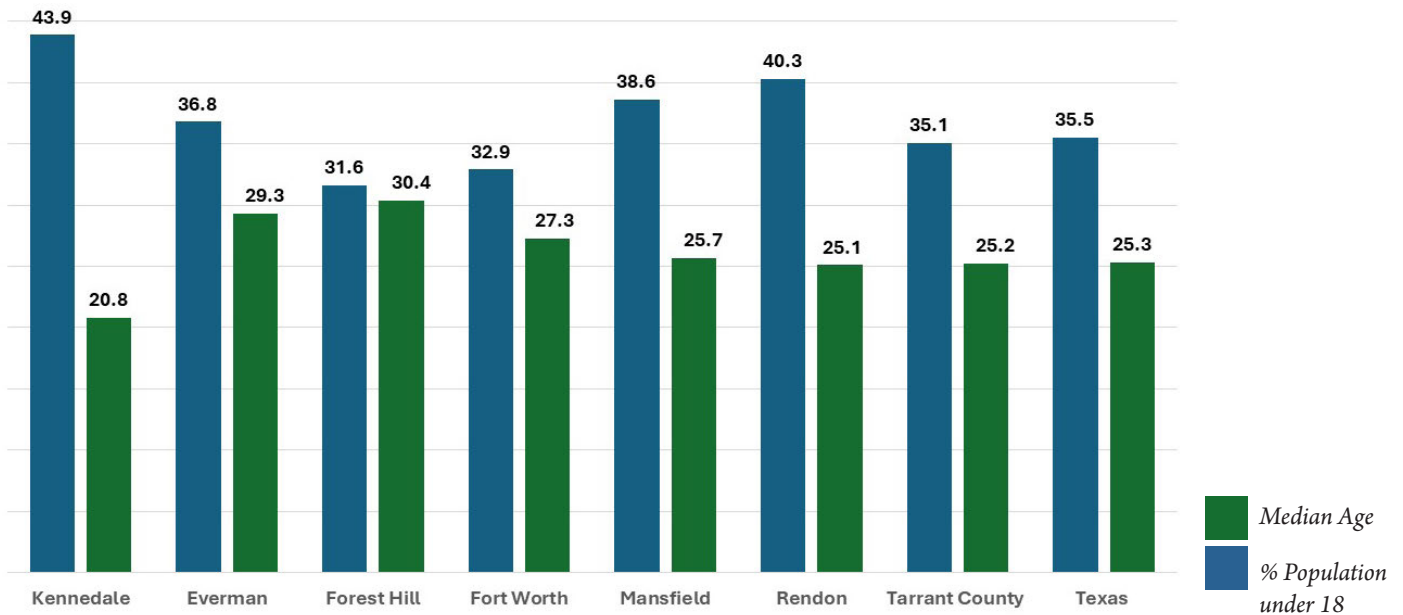
Figure 4:

City of Kennedale Population Growth

Year	Population	% Increase
1950	1,046	--
1960	1,521	45.4%
1970	3,076	102.2%
1980	2,594	-15.7%
1990	4,098	58.0%
2000	5,850	42.8%
2010	6,763	15.6%
2020	8,517	25.9%
2021	8,462	-0.6%
2022	9,329	10.2%

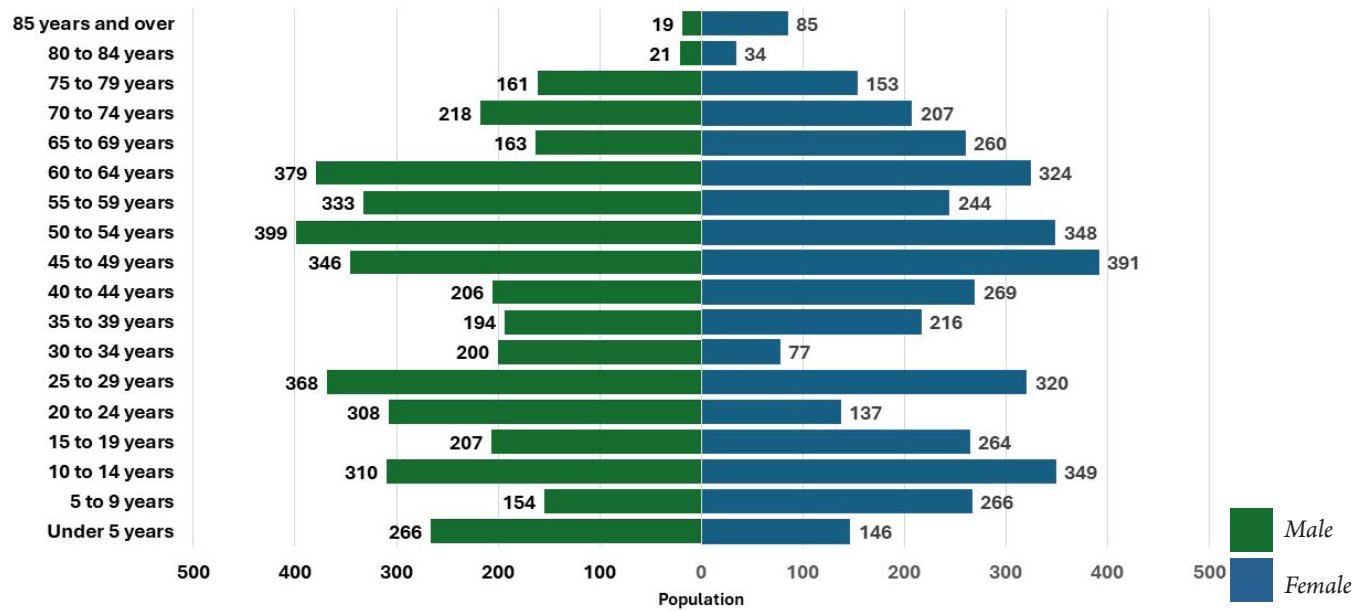
Source: US Census Bureau

Figure 5:
Age Characteristics of Kennedale and Surrounding Communities



Source: US Census Bureau 2021

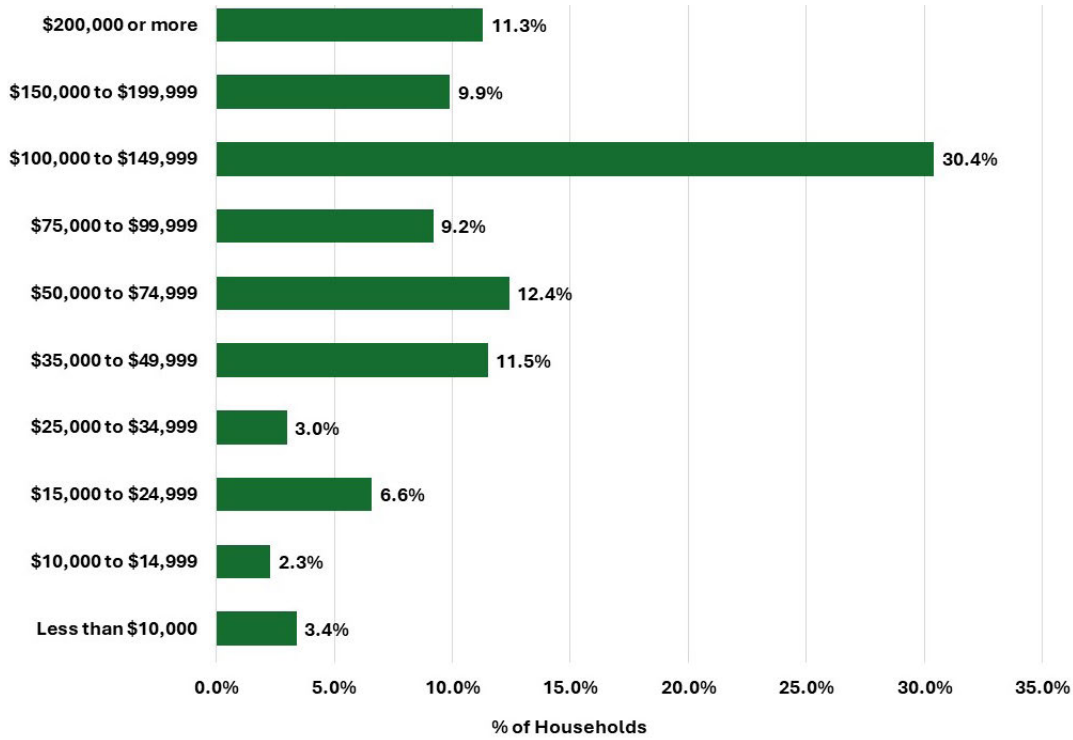
Figure 6:
Age Distribution within Kennedale



Source: US Census Bureau 2021

Figure 7:

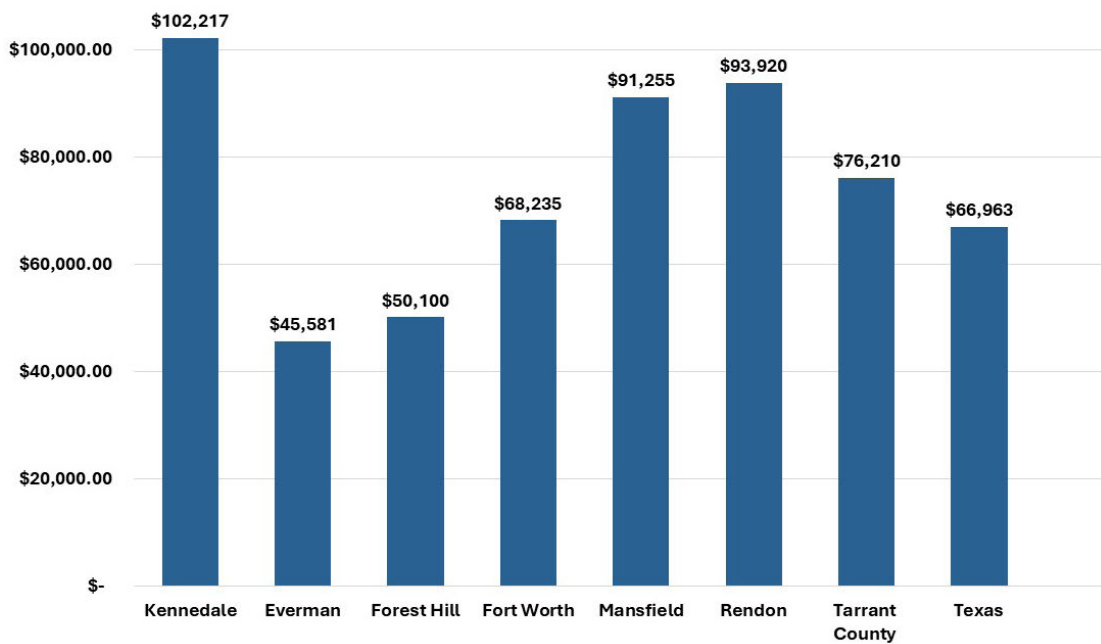
Kennedale Income Levels by Percentage of Households



Source: US Census Bureau 2021

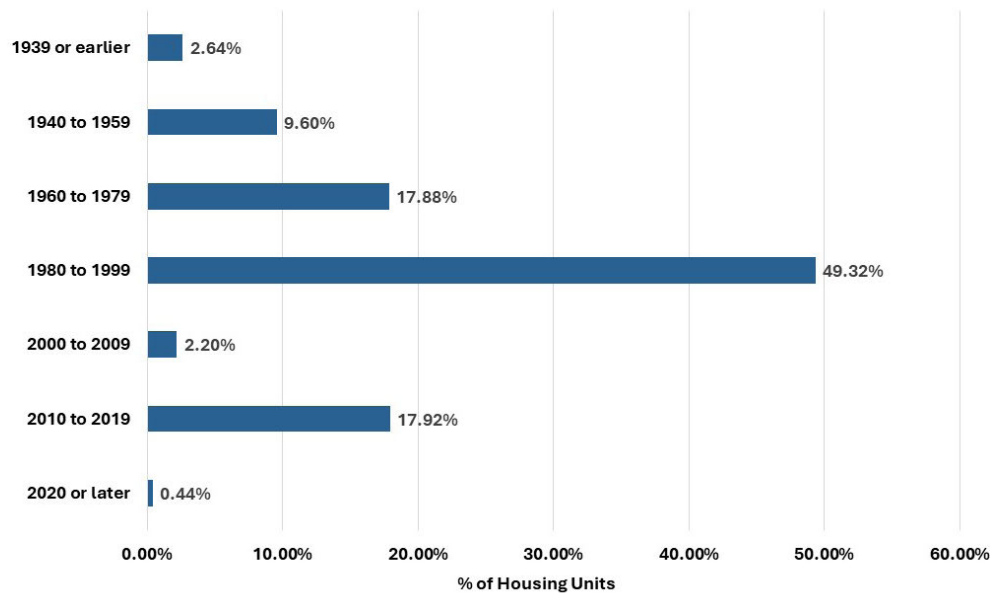
Figure 8:

Median Income of Kennedale and Surrounding Communities



Source: US Census Bureau 2021

Figure 9:
Year Built of Homes in Kennedale

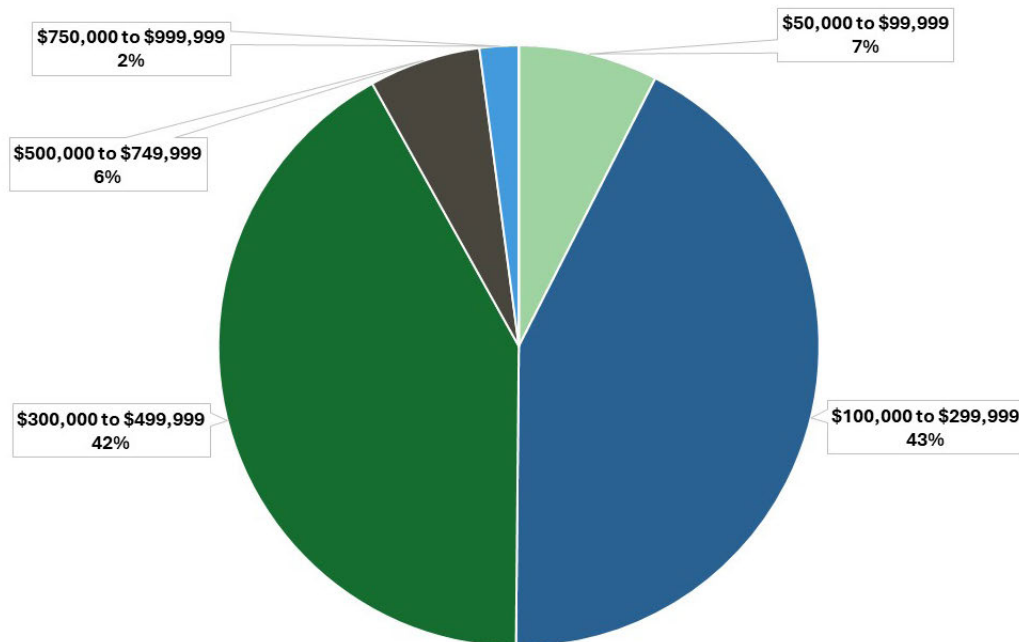


Source: US Census Bureau 2021

Figure 7 shows the distribution of Kennedale's household income while Figure 8 provides a comparison of median yearly incomes among surrounding communities, the county, and the state. This data indicates that Kennedale's income is higher than the surrounding communities. Kennedale also has a significantly higher median income level (\$102,217), than Tarrant County and the state, indicating that the community as a whole is financially well off. Income is an indicator of the ability of residents to spend on retail, entertainment, and food, resulting in an estimation of the commercial health of a market.

As shown in Figure 9, the majority (74.11%) of Kennedale's existing housing stock was built before 2000. Most of the homes were constructed between 1960 and 1999, the same years that Kennedale saw the largest increase in its population. Older housing can be an asset to a community and demonstrates residents' long-term commitment to a place. However, it also brings along the challenges of sustaining quality housing, as older structures require reinvestment and maintenance to remain within standards and attract new residents. Relatively fewer homes have been built in the last 20 years.

Figure 10:

Valuation of Owner-Occupied Homes in Kennedale

Source: US Census Bureau 2021

As seen in Figure 10, the housing valuation for owner-occupied homes within Kennedale is mostly over \$100,000. Per the US Census Bureau, the estimated median value for owner-occupied houses is \$299,600. This is slightly greater than that of Tarrant County's estimate median value (\$229,200) and other surrounding counties such as Johnson (\$216,300) and Ellis (\$239,000). Affordable housing prices allow current residents to age in place and new families to move to Kennedale. However, higher property values translate into more wealth for homeowners and bring in more property taxes that enable the community to invest in its infrastructure and services. Thus, the right balance of housing types and values are crucial. By attracting new housing construction and encouraging investment in existing homes, Kennedale can raise property values in the community. Additional new housing construction brings an increase in new residents and the population needed to attract more of the commercial development that the community desires, such as retail, restaurants, and entertainment.

Land Use

The Existing Land Use Map is provided at the end of this chapter on page 31. The map indicates the existing land use category for all parcels within Kennedale's city limits and Extraterritorial Jurisdiction (ETJ). It differs from the Future Land Use Map provided later in this Plan, as that map shows the desired land use as the parcel develops or redevelops. Land use categories were assigned through a windshield survey of Kennedale, followed by analysis via recent aerial imagery in combination with the 2012 Existing Land Use Plan and city data. In addition, City Staff and the Steering Committee provided valuable input on existing conditions within Kennedale. Figure 11 and Figure 12 break down the total acreage and percentage of existing land uses with the city limits and ETJ, respectively.

The three predominate land uses in the city currently are Industrial, Single Family, and Agricultural. There is also a significant amount of Vacant/Undeveloped land; this category along with Agricultural land are best suited for future development, including low- to medium-density single family residential and commercial development as desired by the community.

Figure 11:

Existing Land Uses within Kennedale City Limits

<i>Land Use</i>	<i>Acres</i>	<i>% of CL</i>
Single Family	1,389.62	32.88%
Manufactured Housing	76.01	1.80%
Multifamily	55.82	1.32%
Commercial	155.02	3.67%
Institutional	175.55	4.15%
Industrial	918.05	21.72%
Utilities	98.17	2.32%
Parks, Recreation, and Open Space	104.49	2.47%
Vacant/Undeveloped	626.98	14.84%
Agricultural	178.08	4.21%
Transportation*	448.03	10.60%
Total	4,225.82	100.00%

Figure 12:

Existing Land Uses within Kennedale ETJ

<i>Land Use</i>	<i>Acres</i>	<i>% of ETJ</i>
Single Family	292.34	17.63%
Manufactured Housing	169.85	10.24%
Multifamily	-	0.00%
Commercial	34.55	2.08%
Institutional	-	0.00%
Industrial	637.70	38.45%
Utilities	41.56	2.51%
Parks, Recreation, and Open Space	-	0.00%
Vacant/Undeveloped	217.77	13.13%
Agricultural	259.29	15.64%
Transportation*	5.34	0.32%
Total	1,658.41	100.00%

*Transportation includes road and railroad rights-of-way.

See Existing Land Use Map on page 31.

Growth Based on Existing Land Uses

A holding capacity model is a forecasting tool for evaluating vacant land's growth potential in light of current zoning and other development restrictions. The analysis is completed using Geographic Information System (GIS) data by intersecting layers of data (existing land use, city limits, zoning district boundaries, and floodplain boundaries). Vacant and agricultural land outside the 100-year floodplain is identified and considered as areas with development potential. Future total housing units are calculated based on the density allowed by each existing zoning district and its regulations. To estimate the total potential population capacity, the total housing units are multiplied by the average household size provided by the US Census Bureau.

It is important to understand the limitations of a holding capacity model. The analysis assumes city limits, zoning districts and regulations, and floodplain boundaries will remain the same as the city grows and develops. This is unlikely, as Kennedale boundaries may grow in size through voluntary annexation. Additionally, many cities choose to revise their zoning regulations as the needs of their community changes. Developers can also bring land out of the floodplain through engineering and stormwater improvements. Lastly, the analysis focuses on vacant or agricultural land (where the greatest development potential lies), but it is also possible – if allowed by zoning regulations – for residential parcels to be developed at greater density or for commercial properties to convert to residential over time.

Certain assumptions must be made based on the ultimate additional build out number:

- All future and existing residential properties are assumed to be 100% occupied. This means that subdivisions currently under development with vacant lots would be built out.
- Existing areas zoned residential will remain unchanged throughout build out.
- Large tract residential properties (one single family house with some agricultural uses) were labeled as Single Family residential and were not included for potential future subdivisions.
- All vacant and agricultural land potentially used for residential would build out at maximum density as currently zoned. These are properties which do not have a specific development plan but are zoned for future development.
- Areas labeled as vacant but had floodplain over 50% of the parcel were eliminated from the study.
- Potential population on build out is based on the average of 2.76 persons per household provided by the US Census's 2021 American Community Survey for the City of Kennedale.
- Property zones OT 1-4, NV, and UV (Form Based Code Districts) do not have a maximum or minimum dwelling unit as these areas are intended to be a relatively dense mix of uses.

Figure 13:

Holding Capacity Analysis within Current City Limits

Zoning	Vacant Acres	Vacant Acres within Floodplain	Developable Acres	Dwelling Units / Acre	Total Dwelling Units Allowed	Persons
AG	98.20	5.04	93.15	1.0	93.2	257.10
R-1	64.77	0.96	63.81	2.0	127.61	352.20
R-2	60.83	2.55	58.28	2.9	169.24	467.11
R-3	70.83	2.44	68.39	5.0	340.44	939.62
D	-	-	-	10.0	-	-
MF	-	-	-	16.0	-	-
MH	1.83	-	1.83	8.7	15.92	43.94
FBC Districts	48.17	-	48.17	-	-	-
				Total	730.45	2,016.04

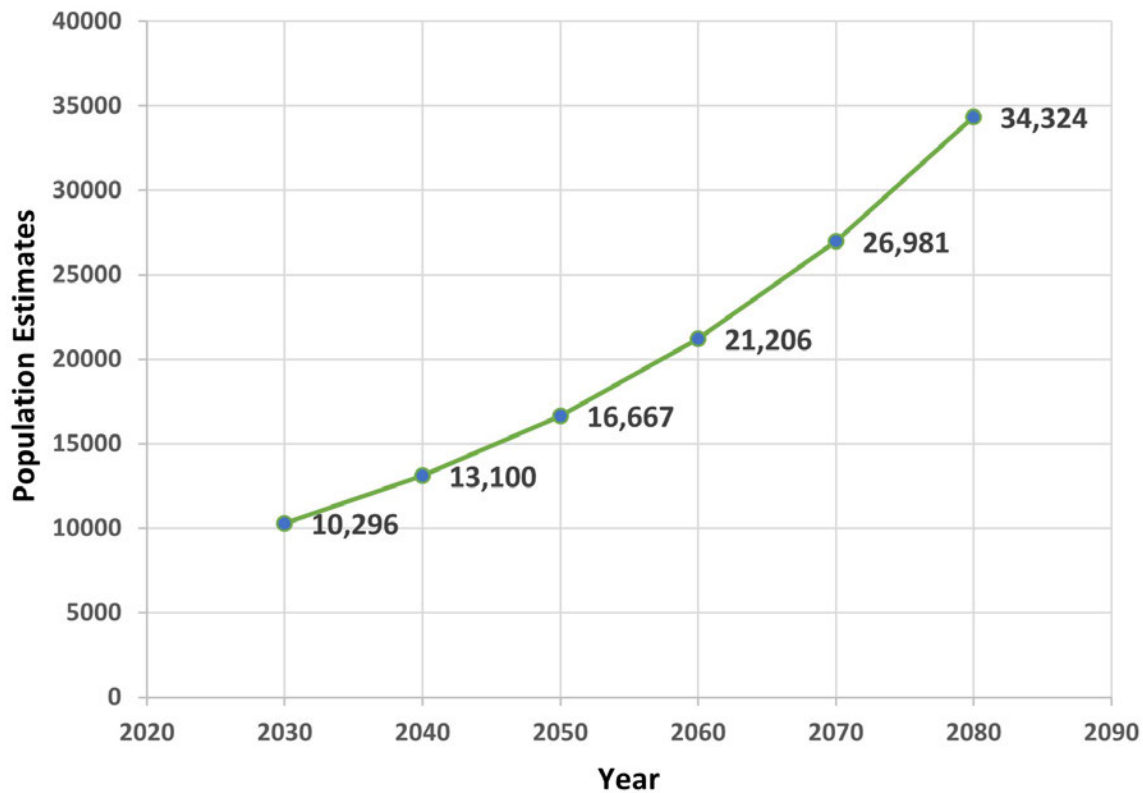
See Existing Zoning Districts Map on page 33.

Population Projections

The Texas Water Development Board is tasked with forecasting future water consumption demand as the population grows and shifts throughout the state. The agency creates county-by-county population projections through the cohort survival method. This method takes population by age group or cohort and “ages” them progressively year-by-year. It also factors in the birth and death rates of each individual county and then factors in the emigration rate (movement into and out of the county). Each individual subgroup of the county (cities and municipal utility districts) are then provided a “share-of-the-growth” of the county. The share each city or municipal utility district is assigned is usually based on the historical percentage of the county as a whole.

The population projections from the TWDB are conservative in nature and are only an estimate of the city’s potential population growth. To accommodate the level of population illustrated in Figure 14, as mentioned above, it will be important for Kennedale to maximize the use of the land within its city limits for residential development. An additional option is for Kennedale’s city limits to expand out into its current ETJ, through appropriate negotiation and agreements between private property owners and the City. However, it should be noted that the expansion potential for Kennedale city limits and ETJ are limited, due to surrounding jurisdictions’ boundaries, as visible in Figure 15 on page 29.

Figure 14:
Kennedale Population Projections



Source: Texas Water Development Board 2020

Development Constraints

All types of development can be constrained by various factors, whether it be characteristic of the land itself or a regulatory restriction placed on a property. Examples of natural constraints include steep topography, creeks, and floodplain. Regulatory constraints include zoning, conflicting rights-of-way, and political boundaries.

Part of the Cross Timbers and Prairies Ecological Region, Kennedale is surrounded by a mixture of naturally wooded areas and flat plains. The city also has several small bodies of water and lies within Lake Arlington-Village Creek watershed. Floodplain is located throughout the area: 16% of the land within city limits and 22% within the ETJ is covered by the 100- and 500-year floodplain, as defined by the Federal Emergency Management Agency (FEMA). Areas within the floodplain must meet FEMA standards and are thus more costly and time consuming to develop.



Source: Texas Parks & Wildlife

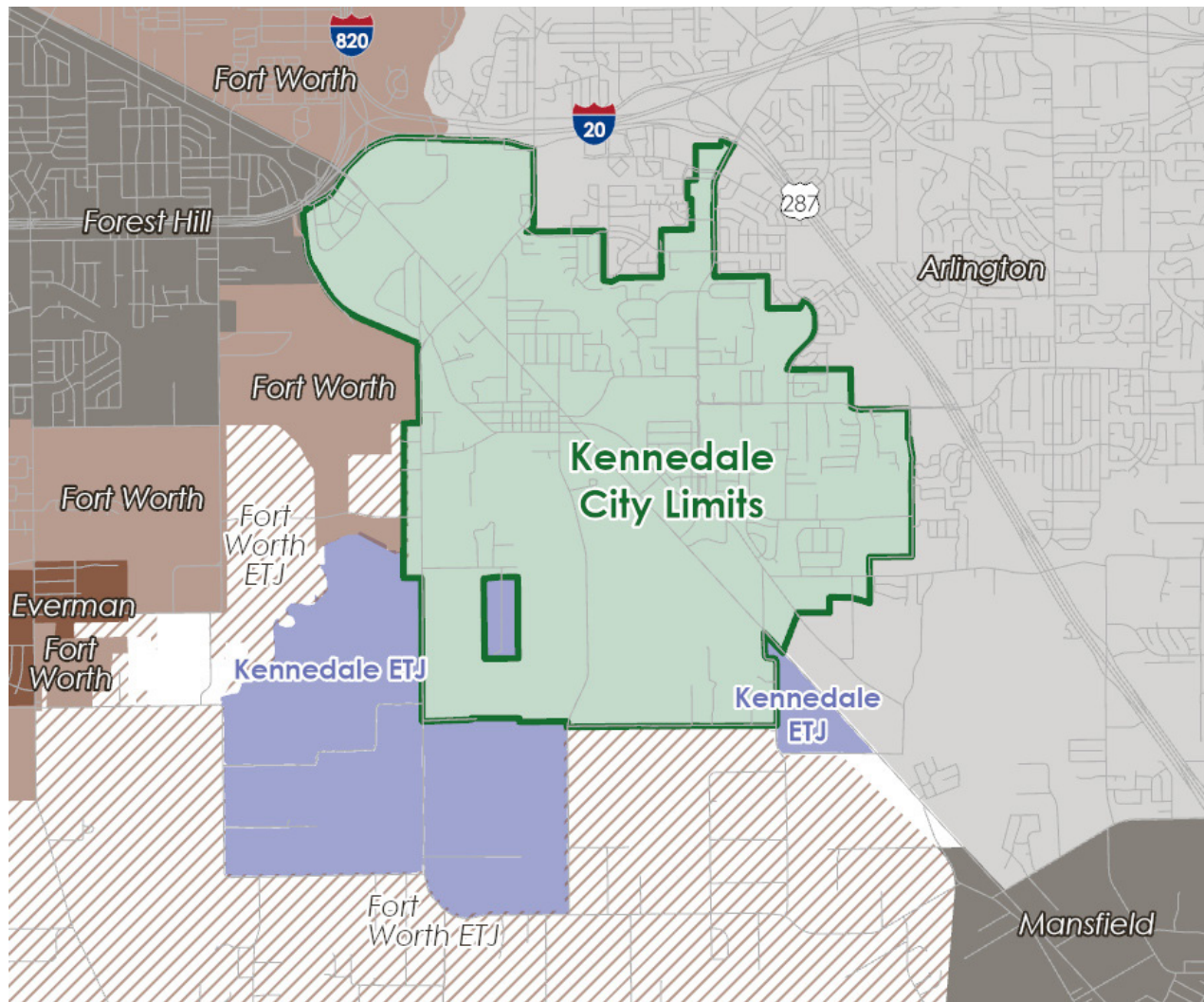
As another restricting factor to growth, the availability of infrastructure such as utilities and roads greatly affects the pace and nature of a city's development. Infrastructure updates and expansions help to maintain an adequate level of service for its residents while welcoming new development.

Political boundaries represent an additional constraint on managed growth. Texas municipalities are limited in their ability to annex property. However, it is possible through vol-

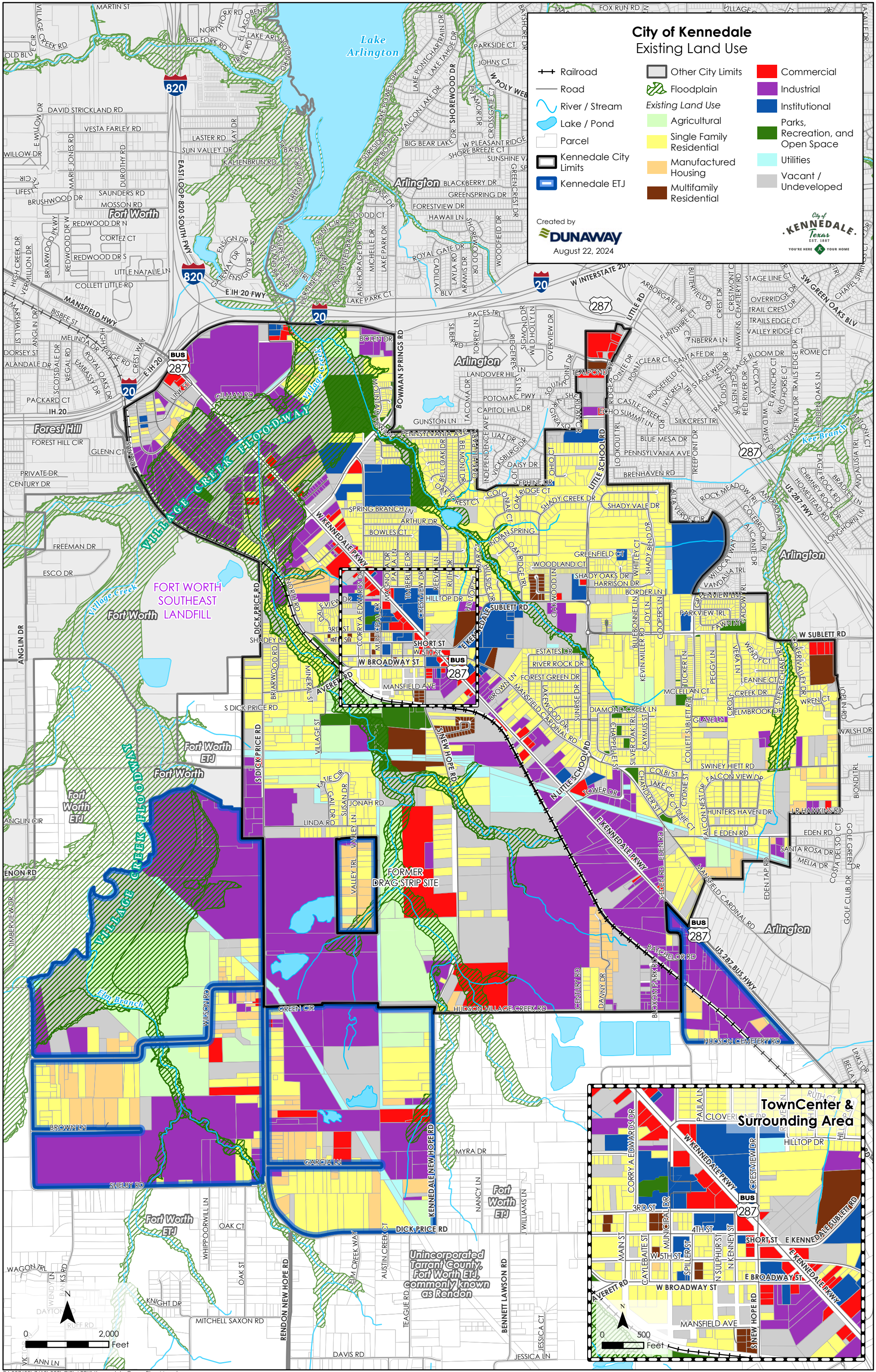
untary annexation, in which the City negotiates with property owners and developers to bring new tracts into the city limits. Cities also may only annex within their ETJ. Kennedale's ETJ includes unincorporated land within one mile of the corporate boundaries. How much territory is encompassed in the City's ETJ is based upon population size. Once the community reaches 25,000 inhabitants the City can consider extending the ETJ boundary.

See Development Constraints Map on page 35.

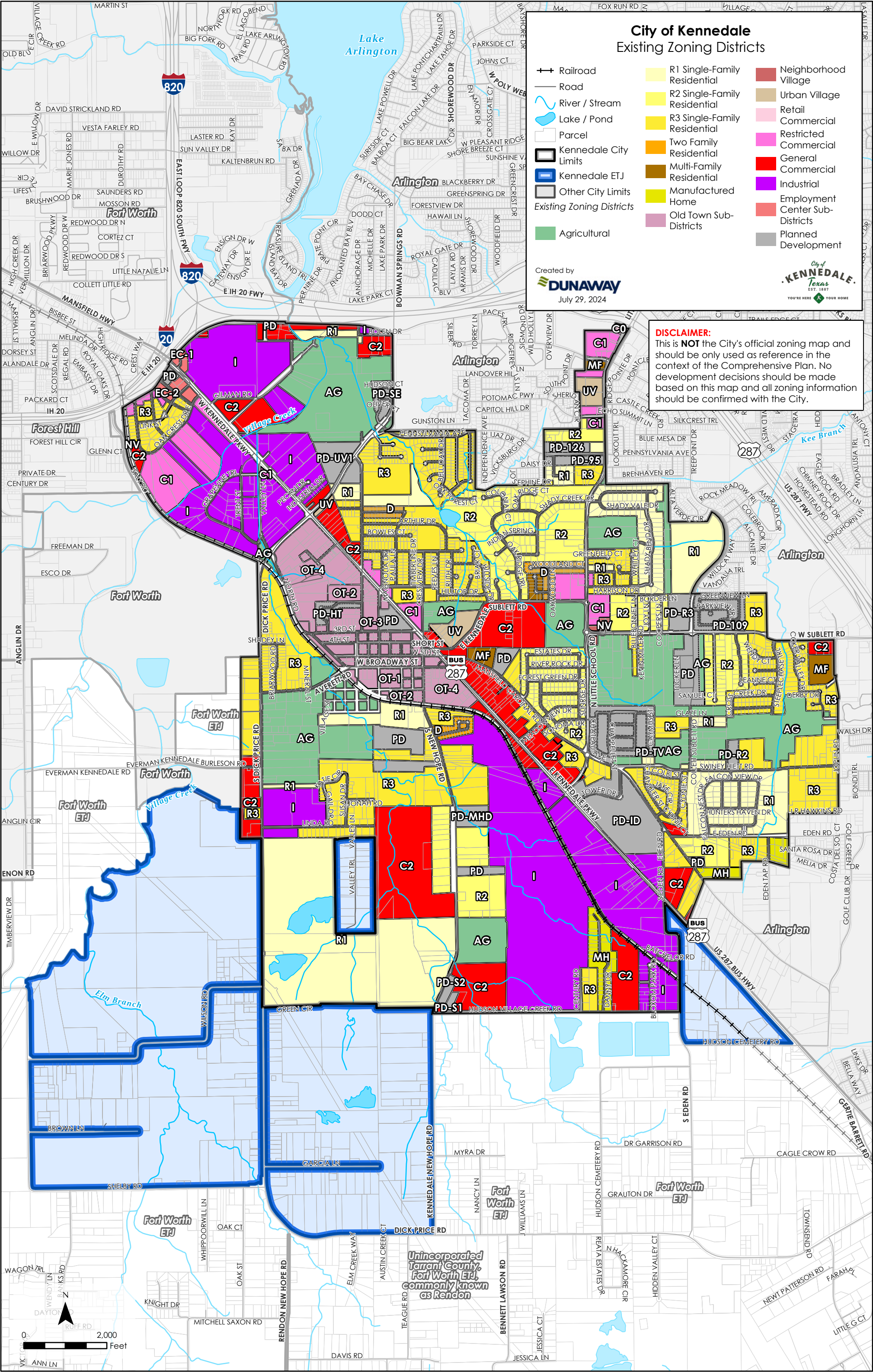
Figure 15:
Surrounding Jurisdictions around Kennedale



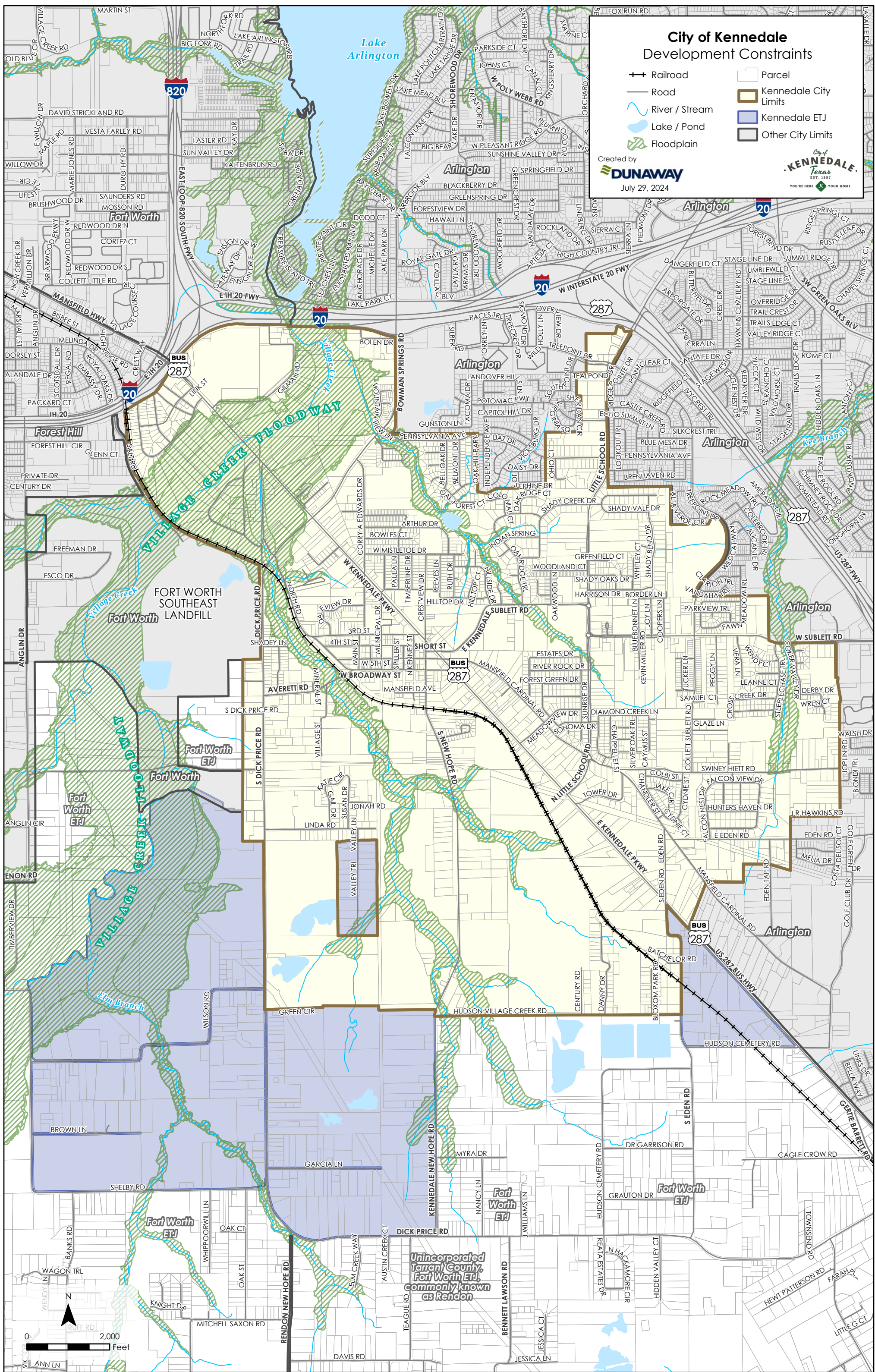
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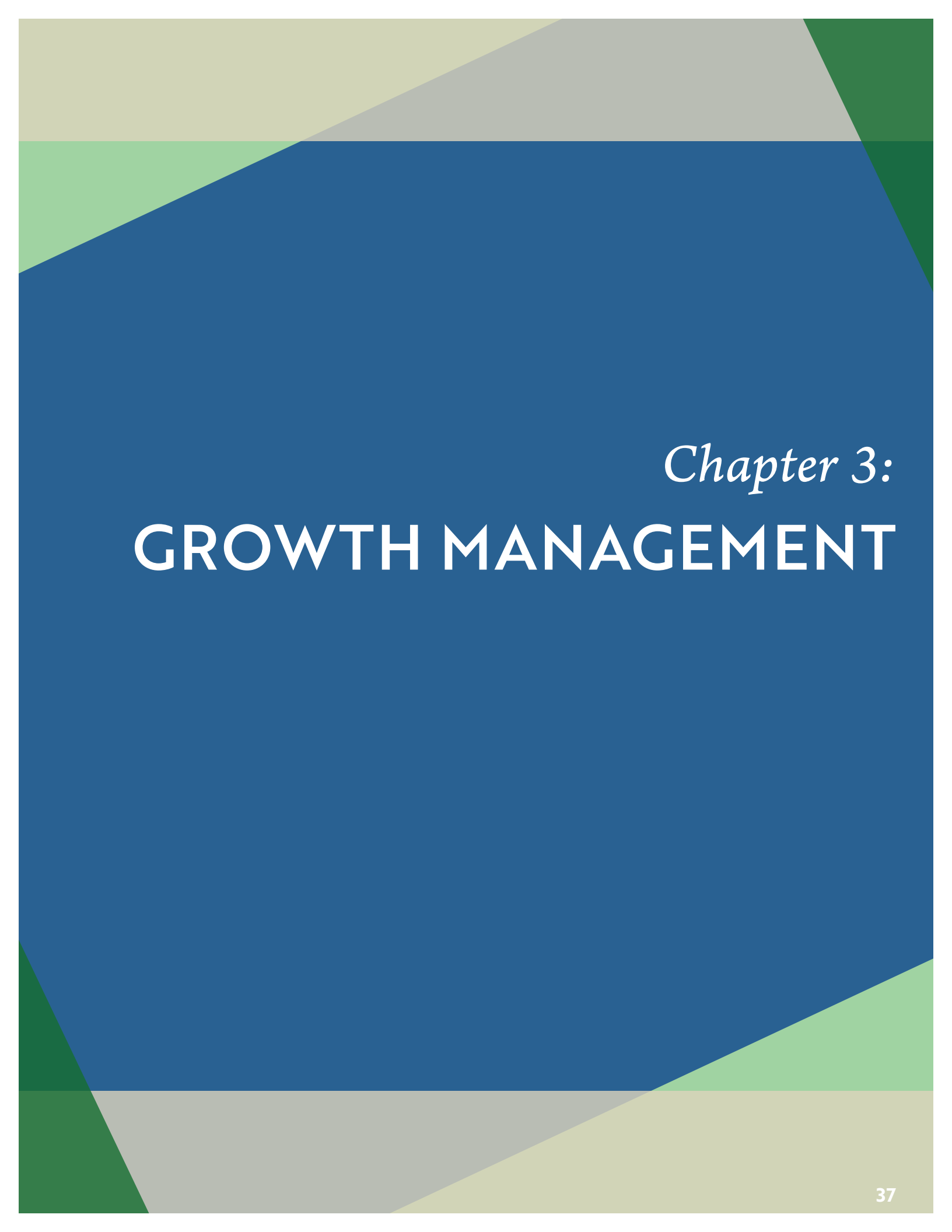
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Chapter 3: GROWTH MANAGEMENT



Current aerial in Kennedale, showing vacant land for future growth
Source: Esri, Maxar

As seen in Chapter 2, population growth in Kennedale has been steady. However, in the last decade the city has grown significantly with individuals and families seeking to take advantage of its easy access to the rest of the region and small town charm. As the Dallas-Fort Worth urban core expands, Kennedale will continue to see more growth in the coming years. Management and the understanding of growth are critical to the City and will be key to guiding the community's desired commercial and family-oriented development. Growth management practices and the land use policies covered in Chapter 4 work together to allow the City to control the intensity and design of growth within the city limits and prioritize desired development that is consistent with the Vision of the community.

In order to attract the community's desired commercial development, the City will need to plan to accommodate a larger residential population. Community feedback also indicated that residents would like to prioritize large lot residential and the "hometown feel" as the community grows. Moving forward, it is important for the Future Land Use Map and zoning regulations to align with the community's desires of increased commercial development while also maintaining its rural character. This can be achieved by encouraging growth within Old Town and more mixed-use zoning throughout the city. Mixed-use refers to a development style that creates areas which combine a mix of land uses within one defined zoning district. Focusing expansion and redevelopment efforts within Old Town will allow existing infrastructure to be utilized to its full potential, while increasing mixed-use zoning will encourage more commercial development along with higher-density uses. Both of these approaches could encourage higher density within appropriate areas that are already developed, to allow much of the remaining space for single family residential. Future population growth within Kennedale is among the most important factors to consider when developing the goals, objectives, and strategies within this Comprehensive Plan. With the anticipated increase in residential development, proactive planning is considered the preferable option and necessary approach, as it will define the rules by which growth will benefit the most people.

As Kennedale continues to grow, maintaining and foraging partnerships and relationships both within and outside of the community will be critical. The City and its institutional partners can further collaborative efforts and working relationships to meet the demand of future growth. Proactive planning requires preparation and an investment in resources for anticipated growth. Anticipation of the adverse impact of growth is a key element in proactive planning. In reactive planning, preparation is not necessary. Without proactive planning, growth is solely driven by consumer demand, and planning for governmental services and utility systems is done after the fact. The growth management goal contains objectives that keep Kennedale a step ahead. All other goals and objectives in the Comprehensive Plan must adhere to the growth management goals.

Figure 16:

City of Kennedale Population Growth



Source: US Census Bureau, Texas Water Development Board 2020

GROWTH MANAGEMENT GOAL: Kennedale will have residential, commercial, and employment growth while retaining its safe, community feel.

OBJECTIVE 1: Encourage a mix of single family residential units and appropriately located and designed medium- to higher-density units according to the Future Land Use Plan.

The Future Land Use Map is located further in this document on page 61. The map indicates the desired location for growth and identifies areas along the existing railroad that are ripe for Transit-Oriented Development (TOD). Infrastructure and zoning are vital to making sure that residential growth is in appropriate places in relationship to utility lines and roads.

The plan encourages residential development to occur in low densities of less than four (4) units to the acre or less. Some areas may develop at a medium density of five (5) units to the acre. Higher-density development such as townhomes, single family attached structures, and multifamily development should occur in mixed-use developments with adequate public facilities or in stand-alone developments close to open space amenities with access to higher capacity traffic patterns. These developments, in accordance with the City's current zoning tolerances, should be limited to a maximum of eight (8) units to the acre. Concentrating commercial and mixed-use development around the areas identified for TOD provides opportunities for employment



In mixed-use areas, higher-density developments such as townhomes provide the necessarily density to support a pedestrian-friendly environment.

and multimodal transit/mobility options. It is recommended that a variety of housing options, such as multifamily residential, be located near the TOD areas to take advantage of the transit options and the additional concentration of mixed uses, with retail and/or office uses within walking distance.

Within mixed-use districts, residential, retail, restaurants, office, and public uses may be allowed within the same building, same lot, tract, or zoning district. By mixing uses, public infrastructure efficiency can be maximized, costing the City and developers less in construction and ongoing maintenance expenses. When designed correctly, mixed-use areas can increase pedestrian movement and minimize land consumption. These types of densities can be attractive for starter homes or for those who no longer wish to maintain a large yard but want to stay within a community and continue to participate in their social, religious, and community life.

Strategies

- A** Modify the development code for clarity of design standards for all levels of housing density. Setback distances, street widths, and the transitional environment from industrial to commercial to residential will be prioritized.
- B** Enact City-initiated proactive zoning processes to encourage the development pattern as recognized in the Future Land Use Plan.
- C** Locate housing and office uses in and around transit-oriented areas to create a vibrant day and evening environment that supports the businesses and retail stores in the area.

OBJECTIVE 2: Increase the number of commercial and retail uses to provide more shopping opportunities for residents, visitors, and employees.

Commercial development is a significant part of the health of a community. Virtually all commercial uses provide employment, while retail and hotel uses also provide revenue for the City through sales and occupancy taxes which can be used to ensure high quality services to the community. Enough of these types of revenues can provide stability in the City's property tax rate. Commercial development growth should, like residential, be located where the infrastructure investment has been made by the City and in logical locations, such as where wastewater installation does not require new lift stations and where water systems can be maintained charged and looped.

Strategies

- A** Encourage greater selectivity in the type of non-residential uses that locate in Kennedale through the provision of design guidelines and the permitted use table of the development code.
- B** The non-residential development should emphasize locally-serving use types to include grocery, coffee shops, full-service restaurants, family friendly entertainment activities.
- C** Encourage the use of infill development through the potential relaxation of development fees or other associated costs in agreement with the specifically encouraged development.

OBJECTIVE 3: Manage industrial development in Kennedale through zoning and design regulations.

The City desires for there to be a balance among all land uses within Kennedale to increase the livability of the community and its economic growth. Kennedale has a large industrial economy but as the community has become more suburban, it has become evident that rezoning and additional standards may need to be provided in areas near residential development and along major streets and corridors. For example, automotive salvage yards are one the most visible and prevalent industries in the city and happen to be located along or the near primary route through the city, Kennedale Parkway (BUS 287). Additionally, the area is known for its racetracks, along New Hope Road and Hudson Village Creek Road. These industries and sites are now located near areas that are being redeveloped, such as Old Town. The Future Land Use Plan in Chapter 4 reflects Kennedale's desire to develop more of its land for commercial and residential uses. To recruit new development and investment within Kennedale, the City will need to improve the aesthetic of the community. The City can establish design standards

and screening requirements that will allow industrial uses to continue in a way that is complementary to a suburban environment. Updates will need to be made to Kennedale's Zoning Map along with the Unified Development Code for the City to guide industrial development and uses to be in line with the community's desired Vision.

Strategies

- A** Modify use types in the development code to focus on suburban friendly levels of nuisance and location.
- B** Hold necessary uses, such as auto-related uses, to a higher standard of design and operation, including requirements that all work to be interior to a building; no outside storage of vehicles under repair; and parts and accessories for sale will be stored at all times interior to the building.
- C** Additional screening for undesirable uses and parking areas should be required.

OBJECTIVE 4: Continue to foster strong relationships with Tarrant County, Kennedale ISD, neighboring cities, and the Texas Department of Transportation (TxDOT) in order to manage road networks within the city for the most efficient growth patterns.

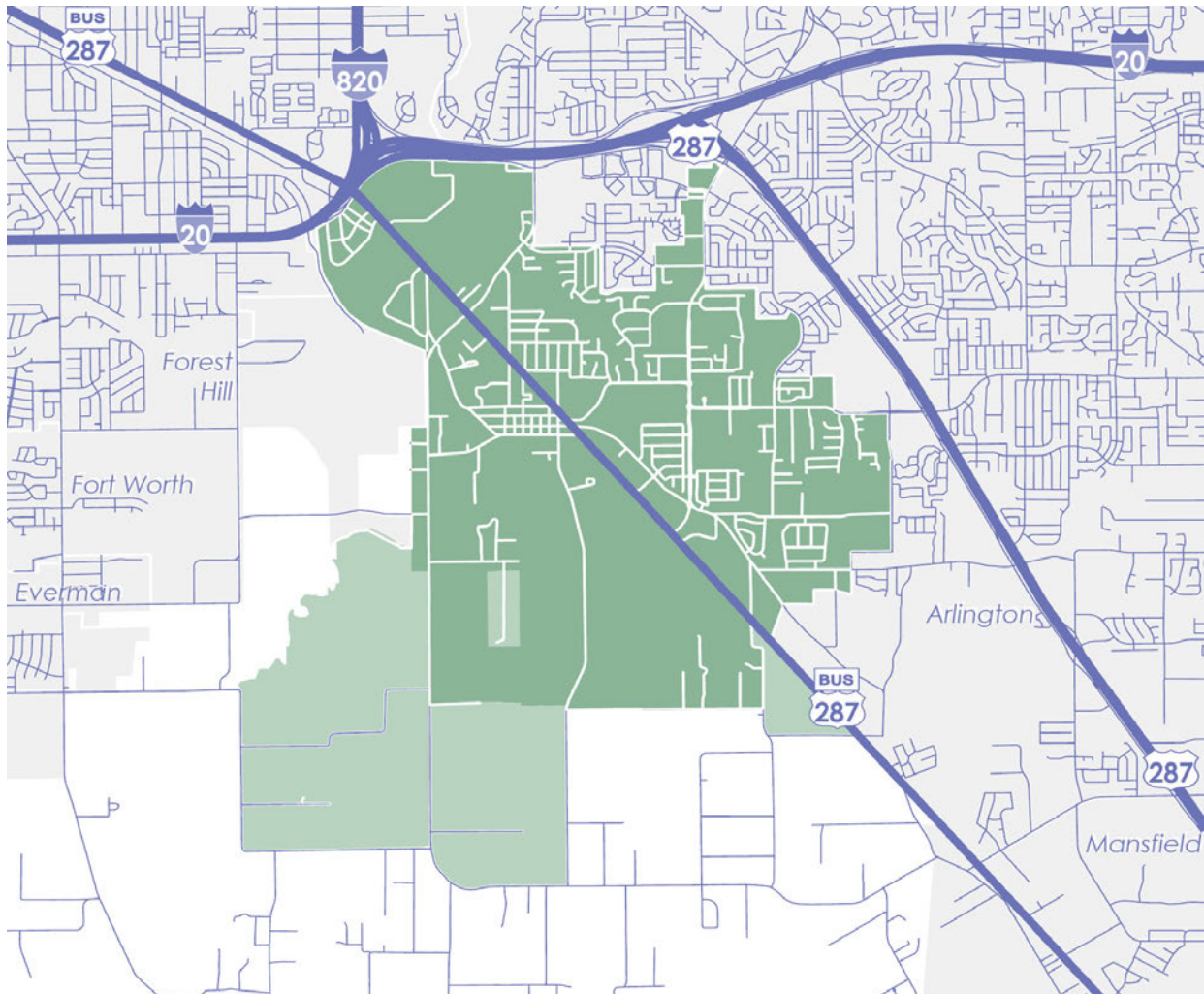
Partnerships, both within and outside of Kennedale, play a key role in the day-to-day operations of the city. The City recognizes that its growth not only impacts the community of Kennedale but also other surrounding communities such as Arlington. To mitigate the stress, and so that one community is not overly burdened by the impacts of growth, Kennedale hopes to build and grow existing relationships with the surrounding communities. As the region continues to grow, there is a greater need to develop further collaborative efforts and the relationships between Kennedale, Tarrant County, and other surrounding municipalities. Building these relationships will help ensure that all parties remain updated on current and future development and will allow for additional planning efforts as needed. Working together provides more resources and opportunities to better serve the community through increased funding, efficiency, information sharing, and teamwork – ultimately leading toward the best results for everyone.

Strategies

- A** Investigate funding sources to assist the City of Arlington to increase capacity in the Kennedale Collaborative effort on water delivery to the City of Kennedale.
- B** Work with TxDOT to prioritize additional sidewalk improvements on state-funded roadways.

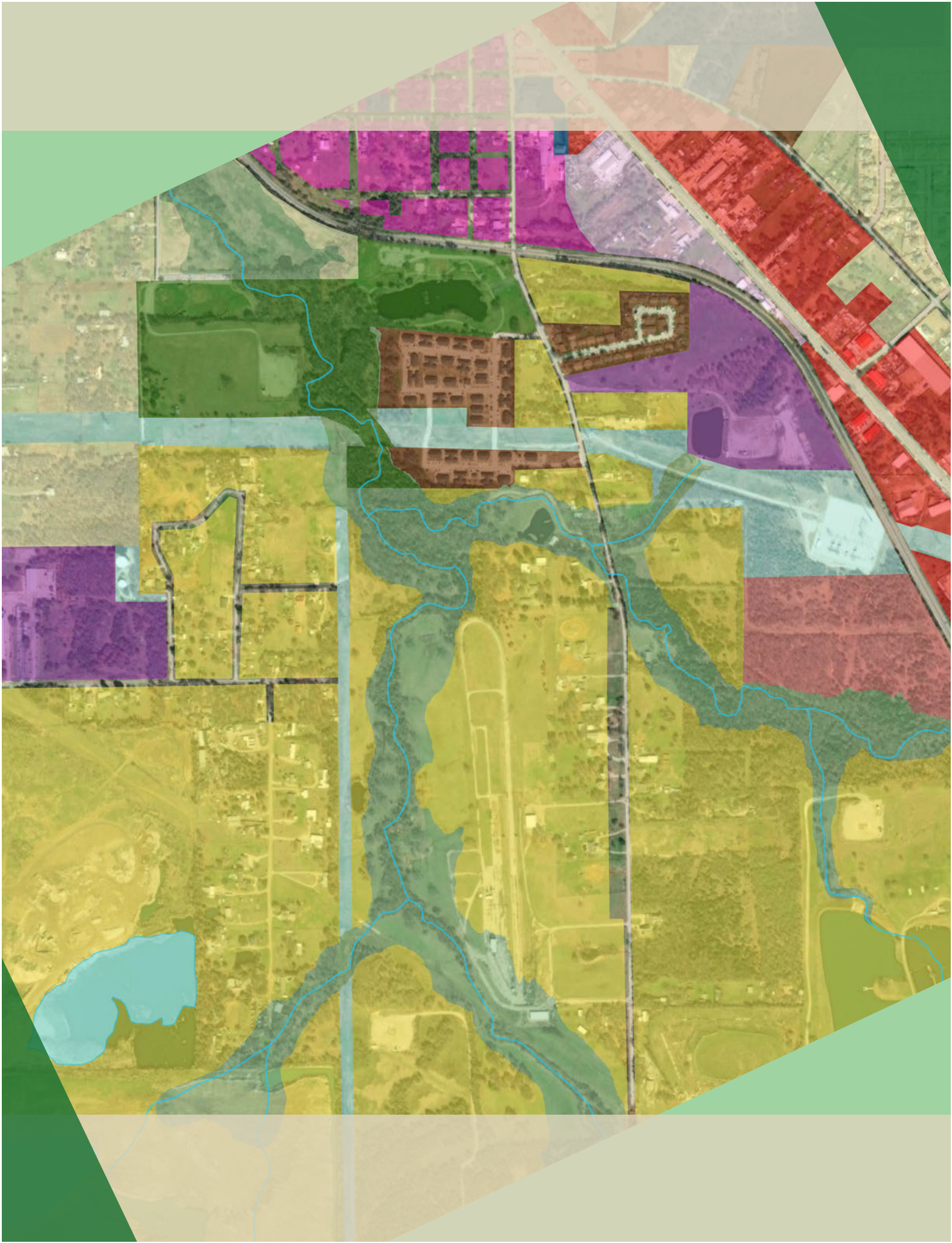
Figure 17:

Highway Network in and near Kennedale



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Chapter 4:
FUTURE LAND USE



Expectations for future land use of property are important for residents and businesses. Future land uses play an important role in infrastructure investment, guiding decisions on where to place additional utilities and streets. Most communities provide distinct places for residents to live that are separate from places where they shop and work. Historically, this has taken place to avoid conflicts of traffic, noise, and, in some cases, odors and vibrations. In recent years, value has been placed on finding ways to mix residential, retail, and office uses in a way that avoids conflict.

The Future Land Use Plan is a guide. It does not establish any regulations. It is a best guess as to where future land uses should go and can provide the Planning and Zoning Commission and City Council information as to whether they should modify zoning and the arrangement of new development. The Future Land Use Plan has been developed through the City of Kennedale's Steering Committee and public input. It focuses on creating spaces for new commercial, retail, and employment growth; providing opportunities for the right kind of mixed uses of commercial, office, and higher density residential; creating a multimodal community through TOD; and preserving a large amount of land for low density residential uses.

The community's vision for future land use is depicted in the Future Land Use Map on page 61 and described further in this chapter.

In response to community feedback, the following general descriptions are provided for residential zoning districts "R-3," "R-2," and "R-1", to enhance public understanding of the land use terms referenced in the creation of the land use categories depicted in Figure X and the Future Land Use map on page X. These descriptors are intended as educational tools and do not directly reflect Kennedale's current zoning, Unified Development Code, or other updates. Rather, they aim to assist the public in comprehending potential city development patterns and are based on generalized standards commonly observed within the State of Texas.

The "R-3," "R-2," and "R-1" (residential single-family) zoning districts are designed to offer options for developing dwelling units catering to specialized housing markets, including starter homes, aging-in-place residences, and those seeking alternatives to apartments or single family homes. These districts designate areas for medium- to high-density, single family residential uses where adequate public facilities and services are available. They aim to prevent land overcrowding and facilitate the provision of transportation infrastructure.

Moreover, the "R-3," "R-2," and "R-1" (residential single family) zoning districts are typically situated in close proximity to schools, public parks, and open spaces to serve the residents of the area effectively.



R-1: 0 to 4 dwelling units/acres on average within Texas. The intent of this single family district is to accommodate traditional single family houses and subdivisions within appropriate locations throughout the city.



R-2: 0 to 9 dwelling units/acre on average within Texas. The intent of the Medium-Density Two-Family Residential zone is to accommodate single-family and duplex types of residential development, with appropriate amenities for the residents. The allowable density ranges from 0 to 9 dwelling units per acre.



R-3: 0 to 12 dwelling units/acre on average within Texas. The intent of the High-Density Multifamily zone is to accommodate and encourage multifamily residential uses consisting of low-rise (one to three stories in height) apartment, condominium, and townhouse style development, with appropriate amenities for the residents and common and private open spaces.

Icon Sources: Dave Gandy, Uniconlabs

Figure 18:

Future Land Use Categories

Residential (Low Density) – Single family detached residential structures are examples of low-density residential uses. Typically speaking, low-density residential land uses will include density of less than four (4) units to the acre. This category is equivalent to the City's existing single family R-1 zoning district and is considered estate style lots.



Residential (Medium Density) – The medium-density residential can support a variety of housing types, including small-lot single family detached and patio homes in a more compact network of streets that are easy to navigate. This category is equivalent to the City's existing single family R-2 and R-3 zoning districts in which there may be no more than one primary dwelling.



Residential (High Density) – This land use recognizes the need for housing at more affordable price points and to accommodate younger families and mature adults wishing to live in the community without the burden of maintaining a home and a yard. These units range from duplexes to apartment complexes. Densities should not exceed eight (8) units to the acre. This area is equivalent to the City's existing MF, MH, and TH zoning districts.



Old Town – This area is the confluence of the original community and has been in a state of transition for over 30 years. This area encompasses a blend of historical structures, residential, institutional, and commercial spaces. Potential lies in preserving, redeveloping, and expanding the original town, including its remaining undeveloped lots and establishing a distinctive gateway into Kennedale. As the area undergoes redevelopment, the emphasis should be on preserving its diverse mixture of uses, promoting walkability, and providing public gathering space.



Transit-Oriented Development (TOD) - The City has established two potential locations for a commuter train or park and ride station, one along Interstate 20 and US 287 in the area known as Oak Crest and a second near the center of the city off Kennedale Pkwy. TOD is a land use pattern and development style with unique characteristics based on the proximity and relationship of property to a transit facility. TOD is intended to be a pedestrian-friendly environment that encourages people to leave their cars at home and use transit. In order to change commuting habits, a variety of activities—shopping, entertainment, employment, and even residential—must be located conveniently to the transit facility. Prioritizing higher density, such as mixed-use buildings with commercial spaces on the ground floor and residential units above, along with enhancing walkability, can further support TOD principles in these areas.



TownCenter – This area is the civic center and the vibrant heart of the community. The area includes Kennedale’s primary institutional buildings, TownCenter Park, and the TownCenter shopping area and commercial space. The intention is for this area to evolve into a high-intensity mixed-use space. The envisioned development includes offices, specialized retail, family-friendly entertainment, and sit-down restaurants. The primary focus remains on creating and enhancing public spaces, fostering walkability, and strengthening connections to surrounding neighborhoods and destinations.



Local Commercial – These uses should be complementary to their surroundings and include local shops and services oriented to meeting the needs of the community, such as locally owned medical offices and dental practices and standalone businesses such as drug stores and small shopping centers. These uses should allow the community to shop, dine, and conduct personal business within the same vicinity.



Commercial - Primarily commercial and businesses on high speed, auto-oriented roadways. These uses are regionally oriented commercial development with high traffic and high employment. Businesses may include grocery stores, hotel/motels, big box retail, restaurants, and commercial services.



Entertainment District - The Entertainment District will include nonresidential areas along Bowman Springs Road. This area is envisioned as a vibrant gateway into Kennedale, dedicated to destination-oriented venues and family-friendly attractions, including sit-down restaurants. It offers the opportunity to further grow and build upon the existing recreational destinations, ensuring ample opportunities for residents and employees to engage in recreation, socializing, and entertainment. The balance of land uses and businesses for working, living, and shopping will aid in encouraging economic development and will play a pivotal role in shaping the city’s unique identity along this key corridor.



Institutional - Uses in this category includes county and city buildings, schools, community centers, or other public service types of uses. Places of worship are considered institutional even if they are located within residential areas due to the potential traffic impact they may have on the community.



Industrial - Industrial uses may be logistics or manufacturing businesses containing offices and light to heavy industrial processing uses which generate few objectionable conditions. Examples of light industrial uses include assembly, research and development, and warehousing and distribution. Focus should be on flex-industrial spaces which can be used for a variety of corporate functions, storage, and office spaces.



Utilities - Land used or dedicated for public and private utilities, including pipelines, utility lines, water and wastewater facilities, substations, and telephone facilities.



City Parks, Recreation, and Open Space - This category includes all City-owned public parks and proposed park areas within Kennedale and may include community ballparks, neighborhood parks with playgrounds, natural trails, and other open space areas.



Floodplain - Areas designated on the map that are within a federally identified floodplain. Portions of these areas may develop under the correct circumstances, but the majority of this area will remain open and provide opportunity for open spaces and trails.



Figure 19:

Future Land Use Areas within Kennedale City Limits

<i>Land Use</i>	<i>Acres</i>	<i>% of CL</i>
Residential (Low Density)	804.04	19.03%
Residential (Medium Density)	1,128.98	26.72%
Residential (High Density)	77.64	1.84%
Old Town	116.02	2.75%
Transit Oriented Development (TOD)	50.75	1.20%
TownCenter	25.29	0.60%
Local Commercial	46.92	1.11%
General Commercial	347.42	8.22%
Entertainment District	59.28	1.40%
Institutional	152.68	3.61%
Industrial	229.91	5.44%
Utilities	80.42	1.90%
City Parks, Recreation, and Open Space	85.81	2.03%
Floodplain	569.49	13.48%
Transportation*	451.16	10.68%
Total	4,225.82	100.00%

Figure 20:

Future Land Use Areas within Kennedale ETJ

<i>Land Use</i>	<i>Acres</i>	<i>% of ETJ</i>
Residential (Low Density)	952.53	57.44%
Residential (Medium Density)	45.32	2.73%
Residential (High Density)	-	0.00%
Local Commercial	10.61	0.64%
General Commercial	14.31	0.86%
Institutional	-	0.00%
Industrial	176.15	10.62%
Utilities	29.81	1.80%
City Parks, Recreation, and Open Space	117.46	7.08%
Floodplain	306.88	18.50%
Transportation*	5.34	0.32%
Total	1,658.41	100.00%

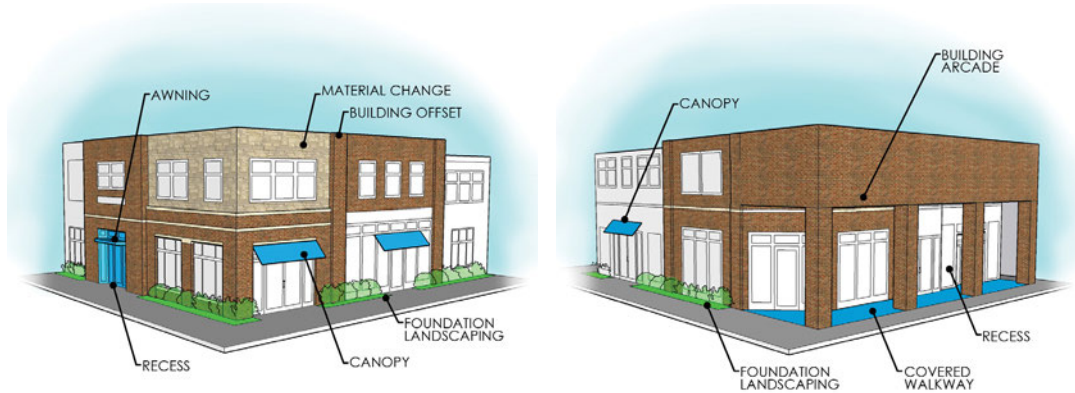
*Transportation includes road and railroad rights-of-way.

See Future Land Use Plan Map on page 61.

The Future Land Use Plan for the city indicates that the majority of land within the city limits and the ETJ will still be oriented to low- and medium-density residential. Within these residential areas, the City should strive to integrate a variety of housing option types from entry-level starter homes to larger custom home estate, in order to meet the diverse needs and preferences of residents, as identified in the Community Survey Results (see the Appendix). Other areas such as Old Town, TownCenter, and TOD areas will allow for a variety of high-density residential dwelling units (such as apartments, townhouses, and condominiums) intended to be integrated with retail, office, and entertainment uses and to function as a cohesive “live/work/socialize” space.

Urban Design in Future Land Uses

Urban design is a term used to define how a community manages the physical and visual character of its built environment. The design of new developments within the city and ETJ of Kennedale will become increasingly more important as new neighborhoods and the potential of commercial development increases. The design quality of the built environment can have a profound effect on the economic and social health of a city. The quality of the surroundings where people work, live, and play affects the city's image and attractiveness to developers searching for high quality business and residential locations. By contrast, a poorly designed urban environment can be a barrier to investment and economic development. Urban design should be included with the arrangement of land uses and is included in this plan with aims to substantially raise the quality of Kennedale's urban environment.



These graphics show examples of urban design elements that contribute to the quality of the built environment.

Urban design and future land use planning strategies need to acknowledge economic realities and functional necessities. Practical and reasonable expectations require that urban design efforts are concentrated on the “public environment,” referring specifically to areas that are either physically accessible or visually prominent to the members of the general public. Kennedale seeks to maximize both the public and private benefits by improving visual quality.

To improve the urban design of new developments, the City will strive to review the design context of residential, commercial, institutional, and industrial development. Site analysis will be considered an important aspect during the development, design, and construction proposals, and will include:

- Careful consideration of proportions, details, and context of the buildings in relationship to the property and adjacent properties. Relate the size and proportion of new buildings to the scale of adjacent buildings.
- *Mixed use and compatibility.* Mixed uses that meet pre-determined standards may be permitted within designated neighborhoods and provide a variety of housing for people in different stages of their lives. Buildings may have a variety of functions but must be compatible with one another in size and their relationship to the street. Uses may change within the buildings both horizontally and vertically. Neighborhood services should be accessible within a five-minute walk. Retail may be integrated with residential but should be specifically designed to enhance a neighborhood rather than detract from it.
- Public spaces should be integrated with new development. Buildings should be sited carefully to create defined public space. Build-to-lines should be utilized to establish a consistent series of building facades and to promote regular alignment. The street is an important form of public space that is shaped by design standards.

TownCenter

The TownCenter catalyst site represents a vibrant mixed-use hub comprising institutional, commercial, and recreational facilities. Positioned at the heart of the community, it serves as both a focal point for gatherings and a sought-after destination. The goal is to enhance TownCenter's public spaces, attract desired businesses, and offer engaging entertainment options. This catalyst area will remain a cornerstone for community interaction and visitor attraction, with potential for further activation through programming and additional retail ventures.

A key objective is to enhance walkability in the vicinity, fostering connectivity with surrounding neighborhoods and Old Town through well-designed sidewalks, trails, and pedestrian crossings. This catalyst site is envisioned as a versatile space for community events, City initiatives, and sustainable commercial growth. Continued investment in TownCenter is essential for nurturing the city's brand and fostering a strong community identity, vital for establishing a distinctive sense of place in Kennedale.



Guiding Policies

- Provide mixed-use developments that mitigate traffic impacts while supporting desired retail and shopping needs of the community.
- All development should be a mixture of shopping, restaurants, and entertainment as it establishes gathering space for the community and visitors.
- Provide connected sidewalks and trail to nearby destinations, such as Old Town and the surrounding neighborhoods.
- Provide entertainment and events that activate the TownCenter space.



Old Town

Old Town is the confluence of the original community and has been in transition for over 30 years. This catalyst site boasts a unique blend of historical structures and residential, institutional, and commercial spaces. The area holds the potential to preserve, redevelop, and expand the original townsite, including its remaining undeveloped or vacant lots. In addition, this catalyst site provides opportunities to explore cost-effective and sustainable approaches to revitalizing underutilized spaces and preserving Kennedale's history.

As redevelopment unfolds, the focus should be on preserving the area's diverse mixture of uses, promoting walkability, and creating public gathering spaces. Economic development is anticipated through infill and redevelopment of underutilized properties and adaptive reuse of existing buildings, contributing to ongoing revitalization efforts.



Given its historical significance, including landmarks like the First United Methodist Church of Kennedale, special care is necessary to protect community assets and preserve the area's character as the city grows.

Within this area, various building types operate differently and evolve over time. Commercial buildings are subject to market pressures and often experience changing tenants, while residential buildings undergo smaller adaptations rather than wholesale renovations. Meanwhile, institutional buildings represent stability and permanence and typically resist change. Adaptive reuse plays a crucial role in revitalizing the area by re-purposing existing structures for new uses while preserving their original character and historical value. This sustainable practice reduces the demand for new construction and maintains Kennedale's heritage and community identity.

Guiding Policies

- Implement measures to protect and preserve historical structures, landmarks, and sites within the area, ensuring they remain integral to the community's identity.
- Encourage a mix of residential, commercial, institutional, and recreational uses to promote diversity, vibrancy, and economic resilience.
- Promote adaptive reuse of existing buildings and structures, incentivizing developers to re-purpose them for new uses while retaining their original character and architectural integrity.
- Foster economic growth through infill development, adaptive reuse projects, and the attraction of businesses that complement the area's character and meet the needs of residents and visitors.
- Evaluate whether zoning ordinances and land use regulations align with the community's vision for the area, balancing preservation goals with the need for responsible growth and development.

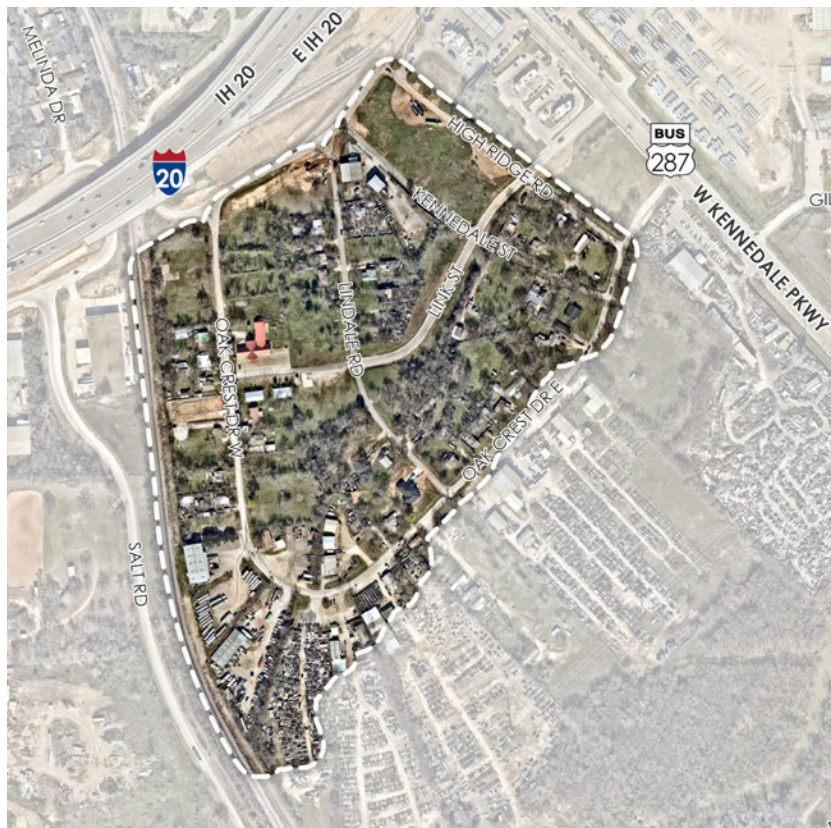
Oakcrest Neighborhood (I-20 and BUS 287)

The area along I-20 and BUS 287 is ripe for redevelopment, a prime location for business headquarters and offices. With access to two major freeways and the potential for a park & ride station or commuter train, there is an emphasis for a mix of land uses focused on employment and transit-oriented development (TOD). This area is also intended to support higher density dwelling units with multifamily and live-work units to take advantage of the adjacency to transit. This area should be well integrated with retail, office, and entertainment uses in a more compact urban form with increased walkability. Within this area, residential, retail, and office uses will be within walking distance or even in the same building. These various land uses are compact and mutually beneficial due to their proximity.

As the City continues to pursue TOD within this area, and other identified locations, they should consider special regulations and plans to take advantage of the development and redevelopment in the surrounding area. One of the top priorities of TOD is to create a pedestrian-friendly environment that encourages people to leave their car and use transit. To change commuting habits a variety of uses and activities - shopping, entertainment, employment, and residential - should be located conveniently to the transit facilities. This mix of uses is also intended to extend activities beyond the workday into the evening and weekends.

Guiding Policies

- Direct and perform land use plans, market analyses, and other special studies related to TOD.
- Develop, implement, and monitor zoning ordinances and development regulations targeted at encouraging TOD.
- Facilitate partnerships among landowners, developers, the local transit agency, and the City.
- Educate the public about the opportunities and benefits of TOD.



Entertainment District

The Entertainment District has been identified as a catalyst site to aid in transforming and branding Bowman Springs Road into a major corridor for Kennedale. By strategically capitalizing on its location and current recreational offerings, the site has the potential to attract investment and evolve into a family-friendly destination.

With a focus on expanding recreational opportunities, such as the golf range, the district aims to become a hub for family-oriented businesses and activities, catering to both locals and visitors. The envisioned future for the Bowman Springs Corridor is that it will become a vibrant gateway into the heart of Kennedale, where people can gather for recreation, socializing, and entertainment, enriching the quality of life for the community.

Guiding Policies

- Encourage a mix of residential, recreational, and commercial uses (including sit-down restaurants) to create a vibrant and diverse environment.
- Promote businesses and activities that cater to families and individuals of all ages, ensuring a welcoming and inclusive atmosphere.
- Prioritize walkability and bikeability within the district by implementing pedestrian-friendly infrastructure, such as sidewalks, bike lanes, and crossings, to enhance safety and convenience.
- Foster collaboration among stakeholders, including residents, businesses, developers, and the City, to ensure transparent decision-making processes and community engagement in shaping the district's development.



Family-friendly entertainment can include a wide range of attractions, including restaurants with outdoor seating and areas for recreation and events.

FUTURE LAND USE GOAL:

Kennedale will have safe and convenient places to live, work, worship, and play.

OBJECTIVE 1: Develop land in accordance with the Future Land Use Plan.

Throughout the planning process, Kennedale expressed strong preference for preserving existing neighborhoods and character while encouraging appropriate growth.

Strategies

- A** Work with property owners to encourage the consolidation and assembly of sites to allow site development that will meet the City's requirements for parking and stormwater management.
- B** When greenfield development is considered, it should be done in a way that does not dilute services or add to the City's resource challenges or infrastructure. The City should ask for a traffic impact analysis and adequate public facilities study prior to consideration of planned development zoning.

OBJECTIVE 2: Redevelop TownCenter and the surrounding areas including Old Town and property along Kennedale Parkway (BUS 287) to include more retail opportunities.

The TownCenter and Old Town are the heart of the Kennedale community and have been identified as a catalyst site. The area features both historic and new development and has been in transition for over 30 years. Redevelopment and revitalization by local enterprises and property owners could make this area a destination for both residents and visitors. Through zoning changes and development incentives, the City could further support and recruit commercial development and retail opportunities that reflect the community's vision. There will be some new development on some vacant properties within this area; however redevelopment and retrofitting will take place as well. Some structures may need to be renovated or properties could evolve into new buildings and uses.

Strategies

- A** Apply an infill or redevelopment overlay or other zoning districts to targeted revitalization areas. These often address dimensional and design requirements, adaptive reuse of existing buildings, demolition of existing structures, new development of individual buildings, and coordinated redevelopment or new development of multiple structures.
- B** Simplify and streamline permitting processes for these projects to further increase their attractiveness to developers.
- C** Offer a range of development incentives to encourage parcel consolidation. These incentives are usually offered within mixed use or planned development districts in exchange for lot consolidation or site assembly that creates a larger parcel.

OBJECTIVE 3: Redevelop the area south of the intersection of Interstate 20 and BUS 287 (Oakcrest Neighborhood) as an employment center coupled with transit-oriented design.

Oakcrest Neighborhood (Interstate 20 and BUS 287) has been selected as a catalyst site that will serve as an employment center surrounded by TOD and mixed-use development. The area has the potential for both high-density residential and nonresidential development to create a space to live, work, and socialize. The area will have a compact walkable design to attract commercial development and entertainment that is complementary to the surrounding uses. The successful development of this area will also heavily rely on facilitating partnerships amongst landowners, developers, regional organizations, the local transit agency, and the City.

Strategies

- A** Work with the salvage yard ownership for the redevelopment of the properties west of BUS 287, initiating programs for environmental clean-up and returning properties to usable floodplain.
- B** Continue to work with North Central Texas Council of Governments (NCTCOG) on development of a Transit-Oriented Development (TOD) adjacent to the railroad.
- C** Transition zoning to allow redevelopment of this area for transit density housing and employment.

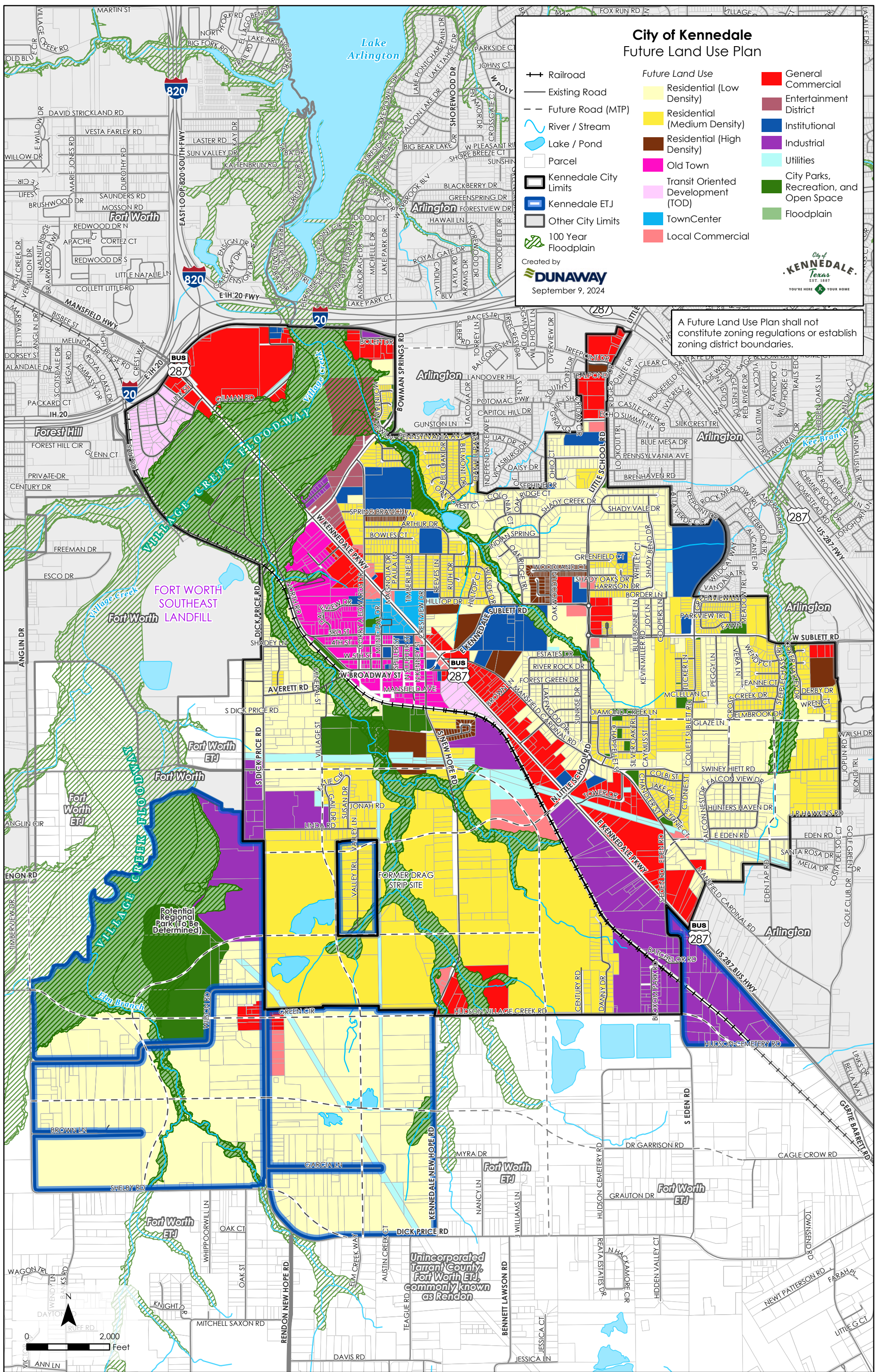
OBJECTIVE 4: Ensure all new development is compatible with existing neighborhoods through density gradients and design.

Strategies

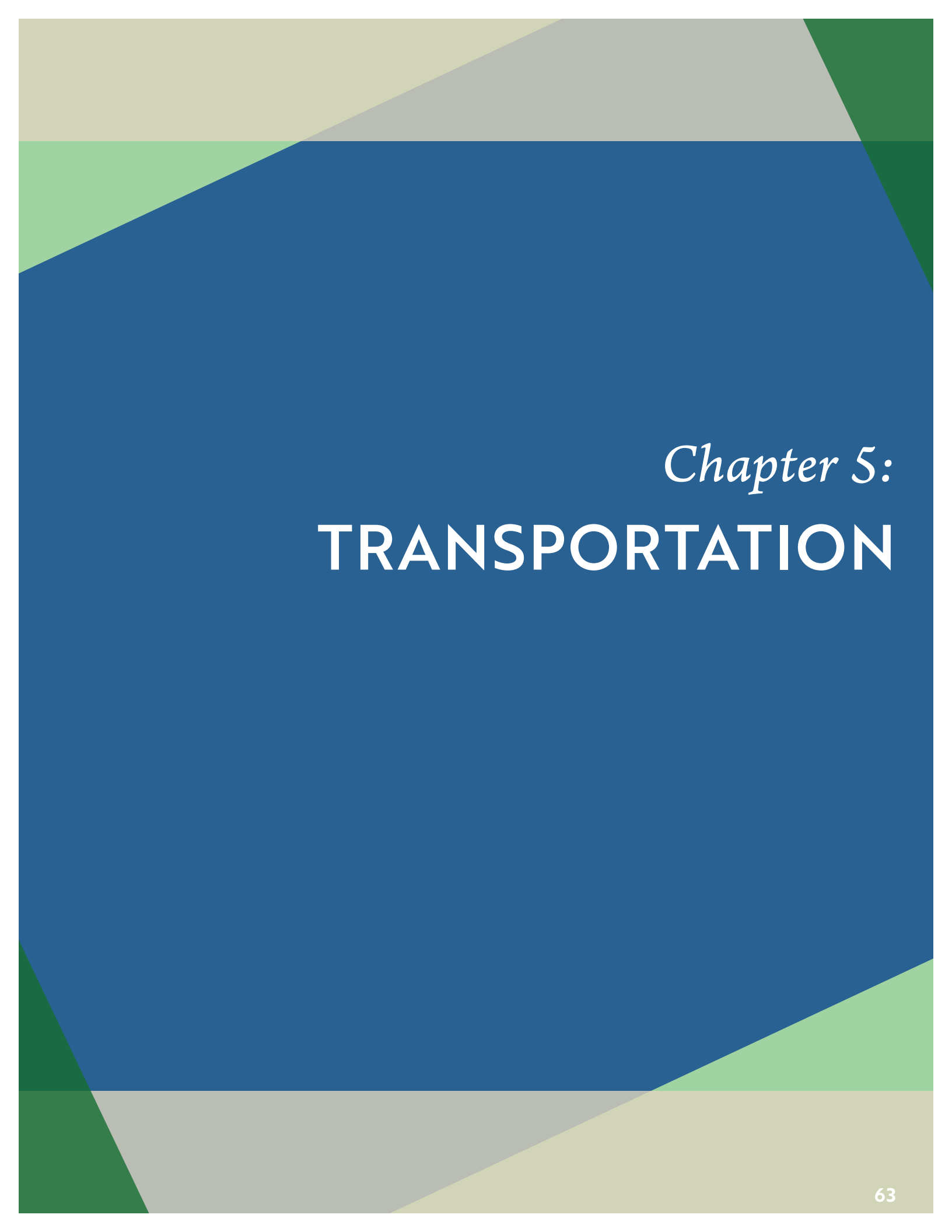
- A** New development should be based on standards intended to create community and connectivity. Higher development costs should be offset through corresponding economic development incentives or capital improvements such as water/wastewater or roadway capacity increases.
- B** Development regulations contained within the Unified Development Code should be revised to place a greater balance between the market and urban design.
These issues can include:
 - The relationship between different buildings – the urban village concept may not be appropriate throughout the community and should be focused on a city center or transit-oriented development.
 - The relationship between buildings and the street, parks, and other spaces which make up the public domain. Urban setback distances preclude estate housing and have difficulty blending into traditionally zoned residential property.
- C** Visual quality objectives and a healthy business environment should not be considered mutually exclusive. Urban design should be incorporated into private development plans early in the development process.
- D** The impact of public features such as signage, utility locations, valve boxes, utility risers, solid waste containers, sidewalks, landscaping, lighting, drainage, and topography should be recognized as important factors in affecting community appearance and effects on neighboring property.

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Chapter 5: **TRANSPORTATION**



Sidewalks and pedestrian-oriented site furnishings in TownCenter

Because roads do not stop at the city limits, coordination with neighboring cities, Tarrant County, and the Texas Department of Transportation (TxDOT) is vital to encourage connectivity between developments throughout the community as well as ensuring safe travel for cars, trucks, bicycles, and pedestrians. Over the last decade Kennedale has been transitioning from a rural community to a more suburban style community. It is dependent on primary and secondary arterial roads that are maintained by Tarrant County and TxDOT for much of the access to developed property throughout the community. Within Kennedale, highways and access roads, such as BUS 287, are maintained by the state. Streets within unincorporated Tarrant County are maintained by the county. Local roads and non-highway streets are primarily maintained by the City; however, some street repairs are completed through interlocal agreements with Tarrant County Precinct 2. Based upon the community survey, the condition of local streets is a main concern for residents; survey takers also indicated their support to initiate a street improvement program to increase repairs to existing streets. In addition to street improvements, residents desire to increase walkability within the community via sidewalks and crosswalks to community destinations, particularly near the city's schools to provide a safe route for students.

Traffic and Congestion

Two of the three common components of traffic congestion are based on the physical construction of the roadway (number of lanes and demand, known as capacity and volume). The function of a roadway is impacted by the number of cars traveling at any given time and the number of available lanes. The third aspect has to do with the potential hazards at key intersections and access points to private property, also known as driveways. Analysis of the existing and future road network revealed that Kennedale's roads will have challenges in both capacity and the volume needed for estimated future demand. The Master Thoroughfare Plan later in this chapter on page 77 identifies new roadways that can be built as demand and further development occur, as well as existing roadways expand or revitalized as needed depending on traffic and infrastructure conditions at the time. Roadways may be initially built with lower capacity, such as two lanes instead of four and expanded if and when traffic volumes necessitate the need for additional capacity.

The term Level of Service (LOS) is commonly used by transportation planners to study and make recommendations for the road network. Level of Service (also called Quality of Service or Service Quality) refers to the speed, convenience, comfort, and security of transportation facilities and services as experienced by users. LOS ratings, typically from A (best) to F (worst), are widely used to evaluate problems and potential solutions.

Such ratings systems can be used to identify problems, evaluate potential solutions, compare locations, and track trends. Current planning tends to evaluate transportation system performance based primarily on motor vehicle traffic speed and delay (also known as "traffic"). Note the focus on motor vehicle mobility, which contributes to continued automobile dependency. This plan also considers other forms of mobility as result of community input.

Level of Service (LOS)

The following travel flow characteristics (V/C Ratio) are used to determine needs and deficiencies during the planning process:

A	<i>Virtually free flow; completely unimpeded: Volume/Capacity ratio less than or equal to .60.</i>
B	<i>Stable flow with slight delays; reasonably unimpeded: Volume/capacity ratio .61 to .70.</i>
C	<i>Stable flow with delays, less freedom to maneuver: Volume/Capacity ratio .71 to .80.</i>
D	<i>High density but stable flow: Volume/Capacity ratio .81 to .90.</i>
E	<i>Operating conditions at or near capacity; unstable flow: Volume/Capacity ratio .91 to 1.00.</i>
F	<i>Forced flow, breakdown conditions: Volume/Capacity ratio greater than 1.00.</i>

TxDOT Proposed Improvements

1 Southeast Connector Project ROW Expansion

The project is intended to ease congestion and improve transportation in Tarrant County on a stretch of highway that sees about 200,000 vehicle trips a day and is expected to increase to 370,000 vehicles a day by 2045. I-820 is a loop around Fort Worth that passes through 11 cities - Benbrook, White Settlement, Lake Worth, Saginaw, Haltom City, North Richland Hills, Hurst, Richland Hills, Kennedale, Forest Hill, and Fort Worth. TxDOT has been developing and widening I-820 since 1949. As funding is identified, future widening is planned on the east loop from I-35W to I-20.

The project will expand roughly 11 miles of Interstate 20—through Fort Worth, Arlington, Forest Hill, and Kennedale. The widening will vary by location, a stretch from I-820 to US 287 will expand from eight to 10 lanes. This will nearly double the capacity of I-820, from four to eight lanes.

As part of the project, the I-20, I-820 and US 287 interchanges will be rebuilt, left exits and entrance ramps will be eliminated, and turnarounds will be added at all cross streets. TxDOT is studying the use of public-private partnerships to accelerate construction on I-820, SH 121/183, and portions of I-35W by combining express lanes and high occupancy vehicle lanes within a comprehensive development agreement. According to TxDOT, the improvements will facilitate trade, increase safety, and improve efficiency within Kennedale and throughout North Texas.

As a crucial component affecting Kennedale, the project includes moving the I-20 eastbound exit for BUS 287, to the west of Salt Road. This relocation will extend the amount of frontage road accessible within Kennedale, opening up the development potential in the Oakcrest Neighborhood southwest of the I-20 and BUS 287 interchange. This expanded access is critical for the growth identified in the Future Land Use Plan, including the Oakcrest transit-oriented development. The increased frontage road length has the potential to attract greater development within the area, which could provide the additional investment needed to achieve the City's long-term goals of creating a pedestrian-friendly, mixed-use community with easy access to public transit. Additionally, the newly accessible land has the potential to attract businesses such as sit-down restaurants and hotels, which – based on community feedback – aligns with residents' requests and the City's vision for a vibrant, mixed-use area.

2 I-20 Overlay from I-820 to Little Road

In addition to the larger widening project, a portion of I-20 from I-820 to Little Road in Arlington will undergo an overlay update to extend the lifetime of the road surface. The overlay process includes leveling up or surfacing a pavement course, or any combination composed of a compacted mixture of mineral aggregate and asphaltic material.

Other Planned Improvements

3 Sublett Road (Joplin Road to City Limits)

The project roadway is within Arlington's city boundary with the Kennedale city limits running along the south side of the street. The project site is shown in Figure 21. The Kennedale portion began in January 2023 and is currently under construction, as of spring 2024. The project will address not only street improvements but other infrastructure improvements as well, including:

- Rebuilding and realigning the two-lane asphalt roadway to a three-lane concrete roadway with on-street bike lanes and sidewalks on both sides of the roadway.
- Installation of a bridge and retaining walls to span over creek.
- Installation of new streetlights, new traffic signs, and new pavement markings.
- Installation of storm drainage infrastructure.
- Water and sanitary sewer infrastructure renewals.

The Kennedale City Council approved an interlocal agreement with the City of Arlington that listed responsibilities and necessary areas of cooperation. The project will be funded by the Street Board funds, Water & Sanitary Sewer Renewal funds, and Tarrant County.

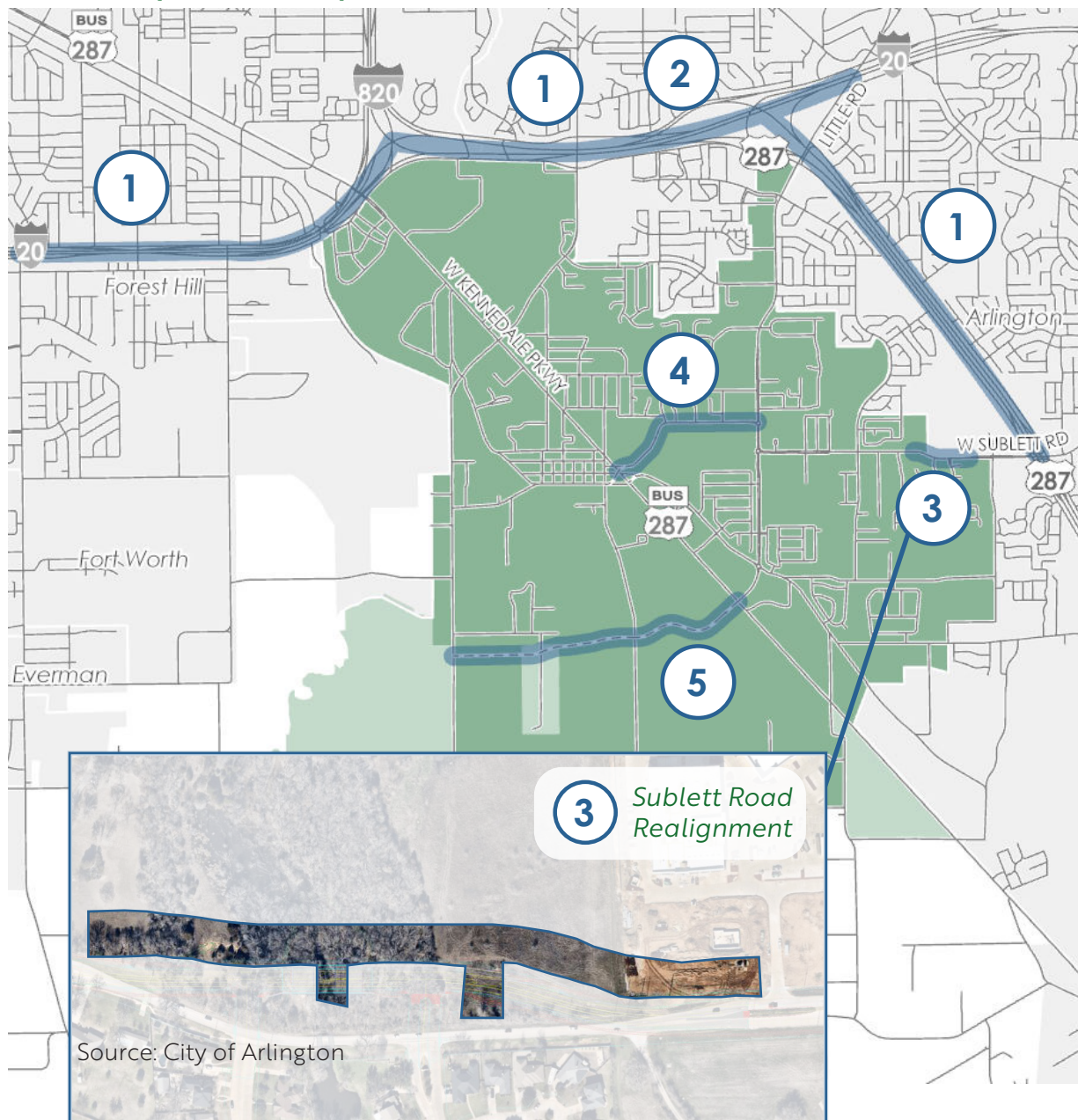
4 Kennedale Sublett Road Improvements and Intersection Realignment

A portion of Kennedale Sublett Road will be reconstructed and improved with partial funding from the Tarrant County Bond Program and City of Kennedale. The project also includes intersection realignments where Kennedale Sublett Road and Mansfield Cardinal Road intersect with BUS 287.

5 Little School Road Extension and Railroad Bridge Crossing

The Little School Road extension to Dick Price Road includes a grade-separated crossing with the railroad. This project includes partial funding from the Tarrant County Bond Program.

Figure 21:
Planned Transportation Improvements



TRANSPORTATION GOAL: Kennedale will have a transportation network which meets basic needs for movement, access, safety, and reasonably rapid travel for people and goods through and within the city.

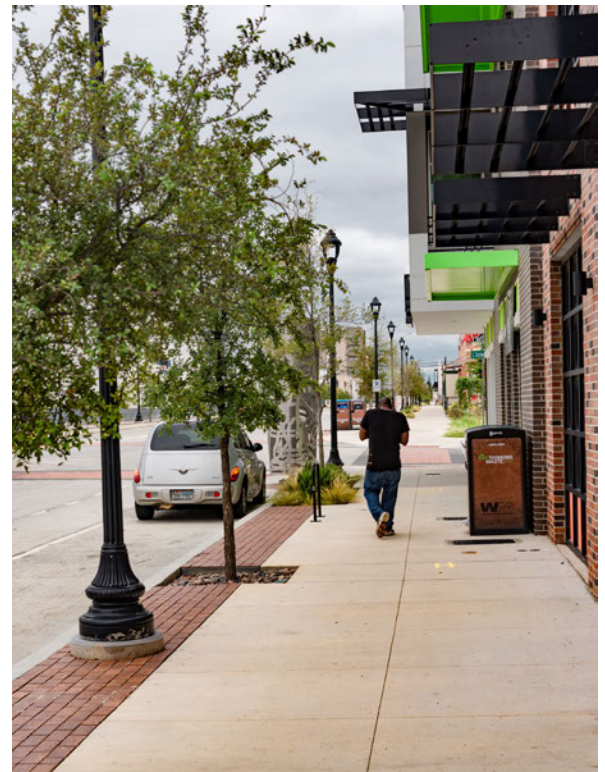
OBJECTIVE 1: Use concepts for Context Sensitive Design when improving existing streets and building new streets, interconnections, and sidewalks.

Build-to-lines should be utilized to establish a consistent series of building facades and to promote regular alignment along the street. The street is an important form of public space, and the buildings that define it should be expected to reinforce and enhance the streetscape corridor. Therefore, as new streets are designed and existing ones are increased in capacity, the design of the street should be reflective of the types of uses adjacent to that particular section.

In order to design for neighborhoods and pedestrian-oriented areas, decision makers must understand the key relationship between transportation and land use. In particular, flexibility may be needed in roadway design to accommodate a changing urban form within the community. Understanding key community objectives for land use within the community is also important in order to ensure that public infrastructure investments are in line with ultimate land use objectives. One way to do this is through context sensitive solutions.

Context sensitive solutions (CSS) is the practice of developing transportation projects that serve all users and meet the needs of the neighborhoods through which they pass. Developing solutions must be a collaborative process that involves all stakeholders in street designs that ultimately fit into the character of surrounding neighborhoods while maintaining safety and mobility. The key is making sure that elements of streets complement surrounding or adjacent development to generate a neighborhood or “roadway experience.”

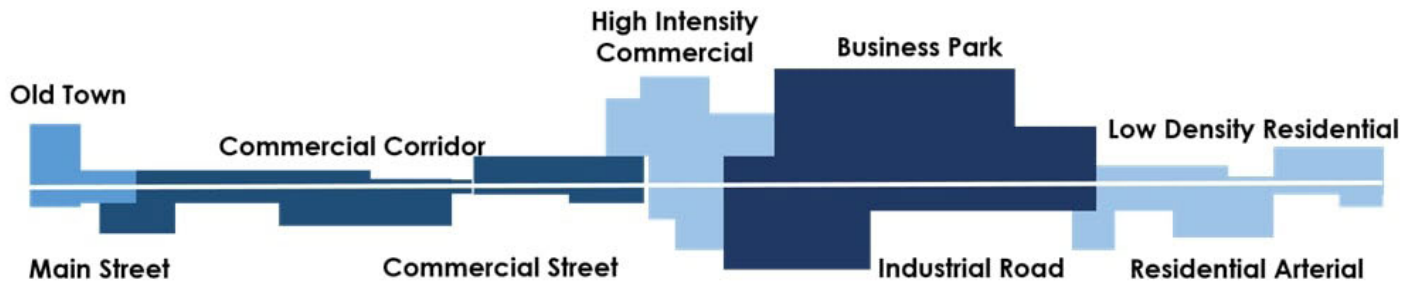
The process of designing CSS roadways is similar to the process of designing traditional thoroughfares: automobile traffic is considered through traffic counts, traffic demand, and level of service information-gathering efforts. The difference is that, in addition to automobile traffic, other elements – such as pedestrian traffic, built environment, and land use – are also carefully considered.



Context sensitive design creates pedestrian-scaled infrastructure to foster walkability where desired.

Figure 22:

Context Sensitive Corridor Example



The most notable publication and guidebook for CSS is *Designing Walkable Urban Thoroughfares: A Context Sensitive Approach* published by the Institute of Transportation Engineers (ITE). This publication includes information on balancing the transportation needs of the community with adjacent land uses. In particular, the CSS approach recommends designing thoroughfares based upon:

- Community objectives
- Functional classes
- Thoroughfare types
- Adjacent land use

New streets, sidewalks, and bikeways as well as street upgrades should be planned with the recommendations of CSS. Figure 22 shows how one road could be designed to have different capacity and profile based on the intensity of land uses abutting the road.

As a street winds through the city, its function and street section may change based on the surrounding land uses – rather than a one-size-fits-all pattern.

As Kennedale grows, a larger road network containing more lane miles will need to be maintained. Most of Kennedale's existing network contains asphalt surface materials which over time will deteriorate through use, heavy loads, edge encroachment by grass, and stresses through extreme temperature change. In addition, Kennedale's roads are greatly impacted by the heavy volume of truck traffic coming through the community. A Pavement Management System is an organized effort to index the surface and subsurface condition of all the City's roads and, based on a numerical grade on those conditions, provide an annual plan for crack repair, pothole repair, mill and overlay techniques, and eventual roadway and subsurface replacement. The Pavement Management System allows the community to move from a demand response model of road repair to a standardized, quantitative program of repair so that labor and material costs can be normalized, and repair activities can be focused on extending the lifetime of road surfaces. The system also allows communities to save capital expenses for future expansion and replacement.

Strategies

- A** Work with TxDOT and Kennedale ISD for a crosswalk solution across Kennedale Parkway at the TownCenter to increase safety and connectivity between city facilities, the elementary school, and adjacent properties.
- B** Reserve the required right-of-way for transportation corridors.
- C** Integrate all modes of transportation.
- D** Implement cross sections that reflect the adjacent land use context.

OBJECTIVE 2: Fund and build improvements to existing streets as shown on the Thoroughfare Plan.

The City has prioritized focusing on repairing and upgrading City-maintained streets since the issue was first identified as a residential concern in the Imagine Kennedale 2015 plan and continues to work toward funding more improvements. At the regional level, Kennedale leadership participates in the Tarrant Regional Transportation Coalition (TRTC), which advocates on behalf of the North Texas Region for increased funding for transportation. City Staff works with Tarrant County and North Central Texas Council of Governments (NCTCOG) to address larger regional issues and long-range planning.

See Master Thoroughfare Plan Map on page 77.

Strategies

- A** Continue to fund improvements through the City's Capital Improvement Program (CIP) and available grants and loans.
- B** Continue to utilize a pavement management system, which extends existing roadway life, and manage the CIP for roadway repair and replacement.
- C** Coordinate with TxDOT, Tarrant County, and NCTCOG to address long-range transportation needs.
- D** Organize an access management system for all new development on major arterials through the city. Access management should be designed to provide fewer drive approaches and consolidation of cross access to multiple properties to increase the efficiency of arterial capacity.

Figure 23:
Roadway Functional Classification System

Functional System	Proportion of Service	Service Provided
Arterial		Provides the highest level of service at the greatest speed for the longest uninterrupted distance with some degree of access control.
Collector		Provides a less highly developed level of service at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials.
Local		Consists of all roads not defined as arterials or collectors; primarily providing access to land with little or no through movement.

Source: FHWA - Flexibility in Highway Design

Figure 24:

Master Thoroughfare Plan Class Conversion

Previous 2012 Future Transportation Plan Road Class*	New MTP Road Class (see page 77)
Parkway	Major Arterial
Boulevard	Minor Arterial
Avenue	Collector
Rural Road	Collector
Street	Local

*Reference: 2012 Kennedale Comprehensive Plan Update, Future Transportation Plan on pg. 67

OBJECTIVE 3: Require developers to dedicate right-of-way and construct collector and arterial streets as shown on the Master Thoroughfare Plan.

The Federal Highway Administration (FHWA) functional classification system of roadways is the predominant method for roadway classification used by transportation planners. This classification ranges from arterials that are streets meant for high-speed, long-distance travel, carrying large volumes, and not hindered by local access. And at the other end of the spectrum, a local street (meant to feed other streets) carries small volumes at low speeds. In between is a collector street that collects traffic from local streets, maybe has fronting commercial uses, and feeds the arterial system.

Figure 23 describes typical functional classifications for roadways, while the Master Thoroughfare Plan (MTP) on page 77 delineates where these roadway types may be assigned throughout Kennedale, both to current and future rights-of-way. Through the Capital Improvement Program budget, the City should consider how much of their network should be improved and at what time. New developments to the community may propose alternative street designs and capacities based on their traffic demand and density. Future roads on the map are suggested locations and connections. Specific engineering and land planning will determine the final location of the roadways.

This Plan uses different roadway classifications than those shown in the previous 2012 Comprehensive Plan Update, Future Transportation Plan. Figure 24 matches each MTP class with the most similar thoroughfare type from the 2012 Plan.

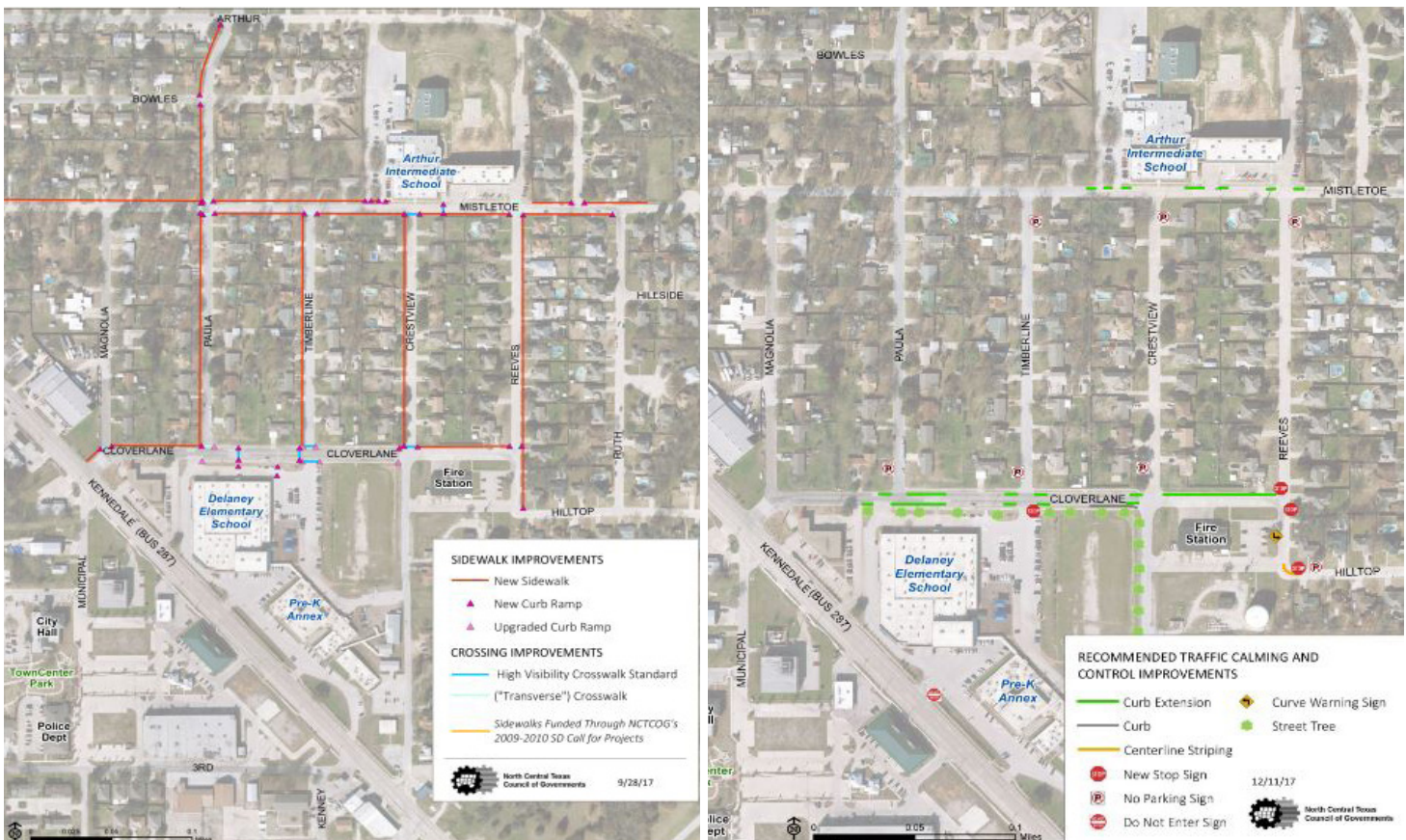
OBJECTIVE 4: Make important interconnections of streets to activity centers.

Activity centers, such as places of worship, schools, business, and industry, thrive when access is made easy. Street connections are important for residents and businesses alike. Dead-end streets impede movement, especially for school buses and emergency services.

Strategies

- A** Minimize use of cul-de-sacs in new neighborhoods so that emergency services can be provided as quickly as possible when needed.
- B** Design rights-of-way on new neighborhoods to provide a permeable but not strictly gridded network of streets. This allows a spreading of traffic for new neighborhoods and reduces congestion on pinch points on arterials and collectors.

Figure 25:
Pedestrian Improvements from 2017-2018 SRTS Project



Source: NCTCOG

OBJECTIVE 5: Improve existing sidewalks and construct new sidewalks for pedestrian access and citizen health.

Citizen health largely depends on access to food, medical support, and exercise. Sidewalks can improve citizen health by promoting walking, especially to schools, parks, and public transit stops. Individuals who cannot drive a car are especially helped by having sidewalks and safe routes to public transit stops within the community. In the heat of the summer, these sidewalks can still be used in the morning and evening.

The City has already begun to improve and expand existing sidewalks through the Safe Routes to School Program (SRTS). In 2017-2018, the City partnered with NCTCOG for improvements to the Crestdale area, with a focus on pedestrian connections to James F. Delaney Elementary and James A. Arthur Intermediate Schools. The project resulted in sidewalks, crosswalks, and other traffic calming measures being placed in the Crestdale neighborhood. Based upon community feedback, future SRTS projects should focus on improving pedestrian safety near the Kennedale High School campus along Wildcat Way. Current improvement are shown in Figure 25.



Sidewalks along Kennedale Parkway.

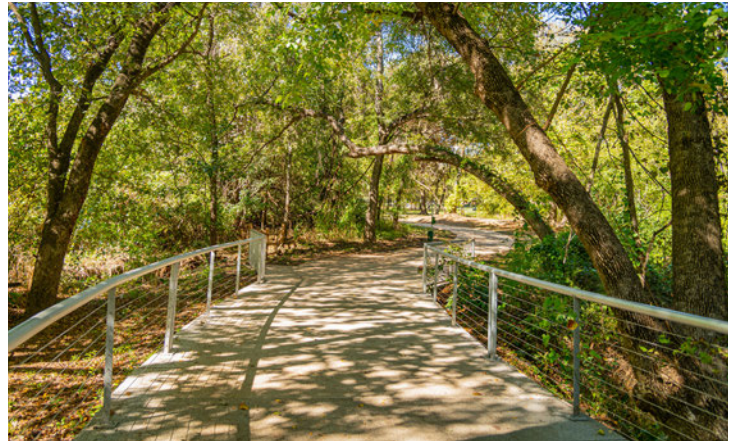
Active transportation, unlike driving and public transit, involves getting around in ways that are human-powered—walking, bicycling, using a wheelchair, skateboarding, and so on. Traditional communities built prior to the 1970s were structured to provide alternative modes with a grid network of streets. Depending on the location and regulatory environment, inclusion of sidewalks as an element of the mobility network has varied over time. Fluctuating gas prices, increased traffic and associated delays, environmental concerns, a more widespread focus on personal health and fitness, and the shifting lifestyle preferences of younger generations all point to a greater demand for walkable, bikeable communities. It is recommended that Kennedale incorporate active transportation as a key component of its future roadway design. Kennedale can become more active transportation-friendly by: committing to a more compact, multi-use pattern of development; investing in pedestrian facilities like sidewalks and multi-use paths; and designing streets as low-speed, people-first places. When walking or biking is more convenient for residents, they are far more likely to make these healthy activities a part of their daily lives.

Strategies

- A** Develop and implement a wayfinding strategy.
- B** Develop and implement an ADA (Americans with Disabilities Act) compliance transition plan.
- C** Fund and build sidewalks to help create an interconnected sidewalk system throughout the city.
- D** When designing new sidewalks along existing streets, recognize that right-of-way may not be sufficient for the ideal street cross-section shown in the typical street section examples. In these circumstances, provide the widest sidewalk possible for pedestrians.

OBJECTIVE 6: Evaluate flood plains for the construction of multi-purpose trails.

Kennedale's floodplains extend throughout the city but the largest covers much of the land near Village Creek within the northwest and southwest portions of the city limits. These floodplains, when preserved and protected, can ensure the protection of property from flooding and can provide natural connections between neighborhoods and areas of the city.



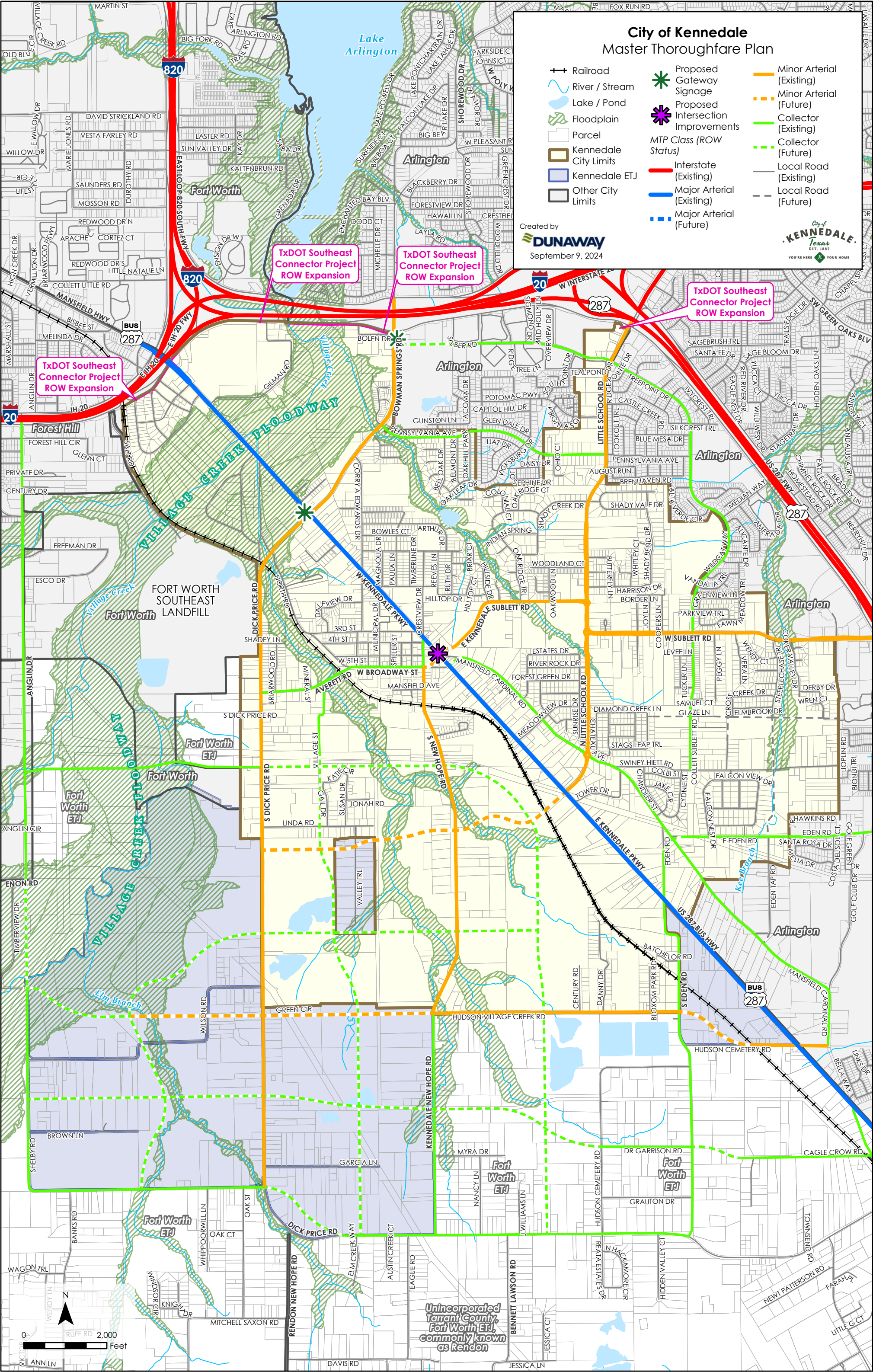
Locating trails within floodplains can provide important recreational opportunities in sensitive natural areas.

Strategies

- A** Discourage and/or prevent construction of permanent structures in the floodplain to help protect property and environmental quality.
 - If construction in existing floodplain is deemed necessary for any project, then measures should be taken to raise the land out of the floodplain and to amend the Flood Zone Map.
- B** Encourage the siting of trails based on natural topography of slope to ensure the lowest impact of the existing conditions by trail construction.
- C** Look at opportunities to construct trails within floodplain areas which are grade separated from high-capacity roads.
- D** Examine opportunities in new developments where natural connections can be made to trails through floodplain corridors connecting each neighborhood to another. Plan into the design of new neighborhoods trailhead connections to the citywide trail system.

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Chapter 6:
**ECONOMIC
DEVELOPMENT**



Kennedale Area Chamber of Commerce office

Kennedale has long been known for its great schools and hometown feel. However, most of its residents commute outside of the city to work, shop, and engage in other activities. The community desires a greater diversity of businesses and retail to continue to meet the community's needs and provide more employment opportunities. The city itself has a total area of 6.6 square miles, but because of its central location between I-20, Loop 820, and US 287, the Kennedale Area Chamber of Commerce notes that businesses in the area can reach 53,000 buyers in a three-mile radius and over 150,000 in a five-mile radius. The City's primary revenue stream comes from property taxes and sales taxes.

The City is most involved in economic development through the Kennedale Economic Development Corporation (KEDC) and the Kennedale Area Chamber of Commerce (KACC), which work together to actively recruit businesses and developers that align with the community's desires and needs. KEDC is a Texas Type B Economic Development organization authorized by the voters of the City of Kennedale and is committed to developing quality employment opportunities for local residents. KACC is a nonprofit membership organization that serves as a voice for the business community and a catalyst for increasing investment and employment in the community. The organization established itself as an essential resource to the Kennedale business community through regular events such as their Lunch and Learn series, Networking Luncheons, and Business After Hours. Through these events and other opportunities, the Kennedale businesses are able to network and further learn and develop as professionals.

Together, the two organizations strive to promote a business climate that propels Kennedale's transformation from a conventional residential enclave into a contemporary and forward-thinking city. The City is focused on being business-friendly and family-oriented, meaning it hopes to attract businesses that align and reflect the values of the community. Kennedale envisions itself as a "Progress Central—a cutting-edge and vibrant urban hub that exceeds the expectations of its residents while stimulating economic prosperity."



The wide variety of businesses around Kennedale benefit from the positive economic environment fostered by KEDC and KACC.

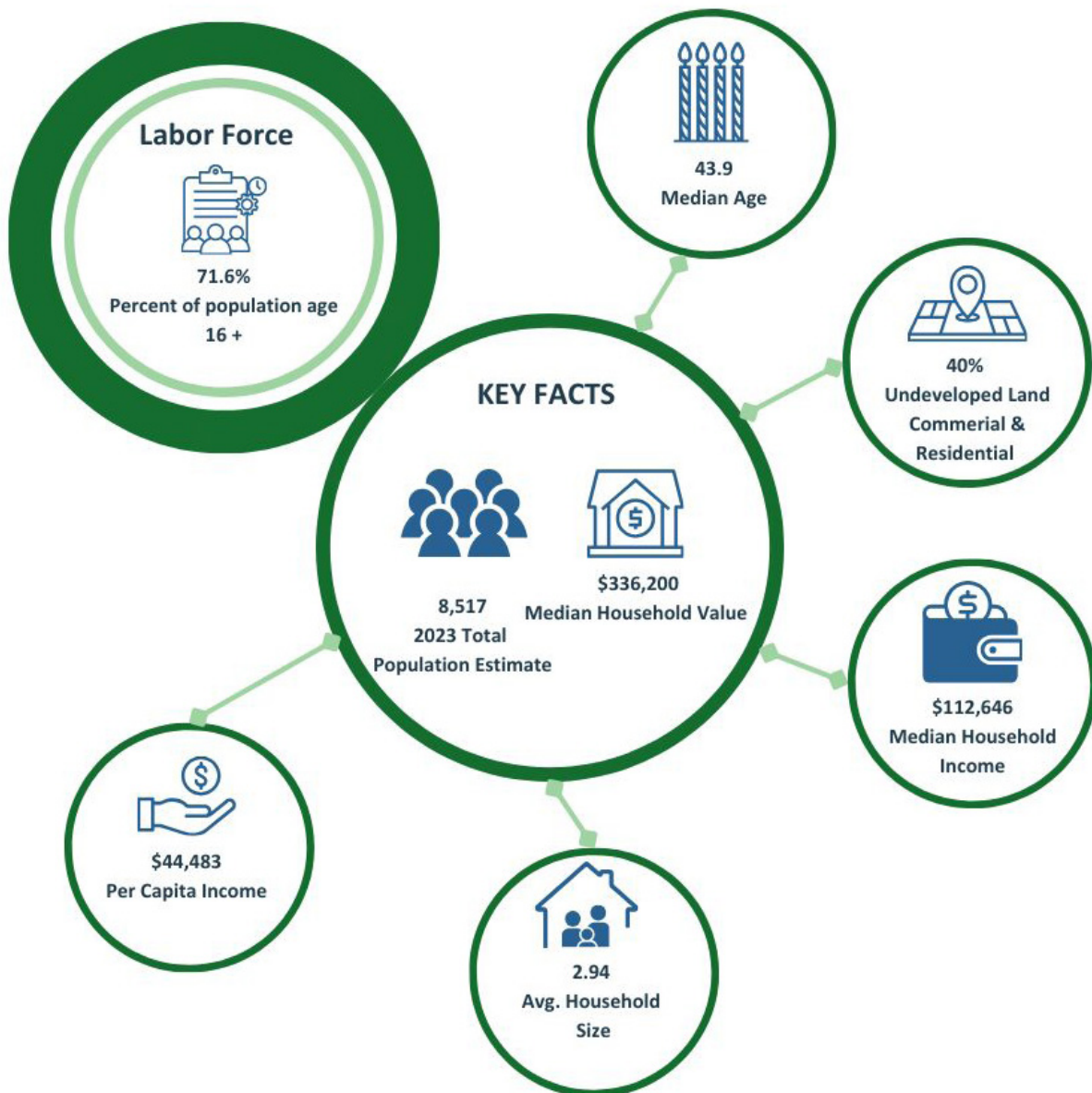
Separate Entity Boards

In addition to these economic organizations, Kennedale has Separate Entity Boards which serve as advisors to City Council but are separate legal entities from the City of Kennedale. Both TownCenter Development District Board and Tax Increment Reinvestment Zone Board oversee independent affiliate organizations.

TownCenter Development District Board

The TownCenter Development District (TDD) Board functions as the oversight board for the Kennedale Municipal Management District (MMD), which was created in 2009 by the Texas State Legislature to assist in the development of the Kennedale TownCenter. The District is referred to as both the MMD and TDD, and both are used interchangeably throughout the City's various documents and resources.

Figure 26:
Kennedale Economic and Demographic Facts



Source: US Census Bureau

Tax Increment Reinvestment Zone Board

The Tax Increment Reinvestment Zone (TIRZ) Board of Directors makes recommendations to the Council concerning the administration, management, and operation of the TIRZ. The board prepares and adopts a project plan and a reinvestment zone financing plan for the zone and submits such plans to the Council for its approval. The board performs all other duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws.

Chapter 311 of the Texas Tax Code regulates the utilization of TIRZs, a financing mechanism employed by local governments to fund enhancements that attract private investment to specific areas, such as the catalyst sites identified in the Future Land Use Plan.

The Future Land Use Plan supports notable areas of key development, such as TownCenter, Old Town, Oakcrest Neighborhood, and the Entertainment District. These can be defined as catalyst sites to spur further economic development. These areas are intended to attract diverse development, along with opportunities to continue improving existing city assets and creating new spaces to serve the community and stimulate the economy. With these catalyst sites and beyond, building additional infrastructure provides room to bring in new development and businesses to help stimulate the local economy.

ECONOMIC DEVELOPMENT GOAL: Kennedale will have a strong and resilient economic base.

OBJECTIVE 1: Continue to capitalize on a strong industrial employment workforce to leverage demand for more destination-based retail and restaurant opportunities.

The workforce is a critical element to Kennedale's resiliency and economic health. Kennedale's employees serve as the lifeblood of the city's economic base. Creating programs and enhancing the quality of the Kennedale workforce will make the city more competitive and desirable to potential businesses. Additionally, leveraging the city's workforce will help provide more retail options, which can mitigate retail leakage into surrounding cities and provide great funding opportunities to make improvements to the city that are aligned with the community's vision. Embracing a robust industrial employment workforce, Kennedale is strategically positioned to capitalize on its strengths and stimulate further growth in the community. Central to the City's economic development strategy is the cultivation of strong partnerships with local stakeholders to attract new talent, foster business opportunities, and facilitate the exchange of valuable resources and knowledge.

To bolster economic prospects, capital improvements should be directed toward the catalyst sites identified within this document in Chapter 4, Future Land Use. Collaborative efforts with economic partners will spotlight local businesses, encouraging residents to support their own community. Additionally, to ensure that the city remains competitive in a crowded market of choices for business locations and development, they will continue to research and evaluate best practices for economic incentives. This strategic approach underscores Kennedale's dedication to fostering an environment conducive to both industrial and retail progress.

Strategies

- A** Kennedale will continue to develop relationships with local economic partners, including but not limited to local business owners and developers, Kennedale Economic Development Corporation, Kennedale Area Chamber of Commerce, and TownCenter Development District (TDD), through continued communication and coordination. This process should include the regular sharing of quarterly reports and statistics.
- B** Continue to focus capital improvements and community improvement funds on established catalyst sites, including the TownCenter and the two areas that have been identified by the community to support potential Transit-Oriented Development (TOD): one along Interstate 20 and US 287 known as the Oakcrest Neighborhood, and another between New Hope Road and Kennedale Parkway.
- C** Collaborate with local economic partners like the Kennedale Economic Development Corporation and the Kennedale Area Chamber of Commerce to shine a spotlight on various local businesses. By showcasing local talent and services, the City will encourage residents to patronize these establishments, fostering a thriving economy within the community and preventing its leakage to neighboring areas.
- D** Conduct an in-depth review of current business incentives. During the review process, analyze best practices from peer communities in Texas and make updates to Kennedale's incentive list if necessary.
- E** Create materials that can be advertised on the City's website or through physical handouts that clearly communicate processes and policies for economic development incentives to potential businesses and developers.
- F** Work to attract predominantly convenience-based Class A retail spaces along BUS 287 Commercial Area.
 - Design standards must remain focused on traffic movement and landscaping as this is the visual entry to the community from neighboring communities.
 - Destination retail and restaurants would enhance the quality of life for Kennedale's residents and employees while attracting new visitors.
 - Although convenience-based retail is easier to attract with demographics than destination-driven retail, the City can focus on the types of criteria that tenants would find appropriate and attractive. This includes reducing development permitting costs, creating potential tax incentives, and providing public infrastructure capital improvements.
 - Family-based retail needs traffic, land, infrastructure, and visibility to be sustainable. Providing these elements can bring restaurants, larger retail, and ancillary entertainment venues.

OBJECTIVE 2: Create a catalyst project at the TownCenter to assist in improving the core of the community.

Surrounding cities like Arlington, Fort Worth, and Mansfield have been growing rapidly for a number of years while Kennedale has been largely bypassed by developers who have sought what they perceived as more opportune prospects elsewhere. During this time, the City embarked on significant infrastructure projects, including the construction of a new City Hall, Police Department, Library, and Park. However, nearby, these developments were juxtaposed with an outdated retail center in dire need of revitalization. The eight-acre tract included neglected buildings from the 1950s and 1960s era.

Recognizing the need for revitalization, the KEDC initiated a search for private developers to partner with. Their efforts led them to a planned railroad-themed retail development in Cedar Park, Texas, which served as inspiration for Kennedale's own revitalization project. The vision incorporated historic and cultural elements, such as a replica of a 1890s railroad section house and a 9/11 Memorial Park, featuring a steel beam from the World Trade Center. Pedestrian trails and bridges were also integrated into the area, alongside a dual-purpose parking and plaza area that caters to both TownCenter visitors and event attendees.



9/11 Memorial at TownCenter.

Early on, it became evident that increasing foot traffic within the retail center was crucial for the success of tenants and the overall vibrancy of the area. With the support of the KEDC, TDD board, and private development partners, the TownCenter is now more regularly visited by those seeking shopping, dining, and various other services. As the area continues to develop, the overarching goal remains to ensure that all buildings have thriving tenants, and the community continues to benefit from the additional sales tax revenue.



Monument sign for businesses at Kennedale TownCenter.

As the TownCenter continues to evolve, the focus shifts toward maximizing its potential as both a retail destination and a community hub. This entails prioritizing initiatives to enhance walkability and pedestrian safety along Kennedale Parkway, as well as strengthening connections to other community destinations such as parks and Transit-Oriented Development (TOD) areas. Additionally, preserving and incorporating cultural and historic elements remains a priority to maintain Kennedale's charm and infuse the catalyst site with vibrancy and vitality. Continued collaboration between the public and private sectors will be instrumental in effectively pooling resources and expertise to realize the TownCenter's full potential and foster its ongoing growth and success.

Strategies

- A** Form a taskforce headed by the TownCenter Development District (TDD) Board, comprising of representatives from community organizations, businesses, and residents to identify focus areas of the catalyst project such as: improving infrastructure, enhancing public spaces, boosting economic activity, and expanding events and programming.
- B** Foster collaboration between public and private sectors to pool resources and expertise.
- C** Prioritize pedestrian/bike crossings along Kennedale Parkway and the designation of bike/pedestrian routes that connect TownCenter with the existing park system and the areas identified by the city for Transit- Oriented Development.
- D** Encourage the development of cultural and artistic initiatives as a part of the catalyst project, to continue to add vibrancy to the TownCenter.

OBJECTIVE 3: Consider how the branding of the City may bring economic development and improve wayfinding signs in the community.

Kennedale enjoys a prime location at the convergence of major interstate highways, including Loop 820, Interstate 20, and US 287, making it a pivotal hub for shipping and commerce within the bustling Dallas-Fort Worth Metroplex. To distinguish itself from neighboring communities along these busy thoroughfares, strategically placing Kennedale's logo at key locations can serve as a distinguishing identifier. Branding efforts extends beyond mere aesthetics and serve the following critical purposes:

- **Establishing a Common Vision:** By creating a unified vision for the future, the community can rally around shared goals and aspirations.
- **Consistent Representation:** A well-defined brand ensures that Kennedale is consistently represented across various platforms, reinforcing its identity.
- **Enhanced Awareness:** Through effective branding, Kennedale can boost its visibility and recognition locally, regionally, and even globally.
- **Facilitating Navigation:** Branding is not just about visuals; it also aids in navigation. By incorporating wayfinding elements into the brand, such as signage and markers, the City can guide both residents and visitors to key destinations and amenities.

As Kennedale evolves with new catalyst sites like the TOD locations and the Entertainment District, it will be important to update wayfinding and signage to reflect these developments. This includes strategically placed signage along major corridors and arterial roads to attract passing travelers and inform them of available retail opportunities.



Branding in TownCenter Park.

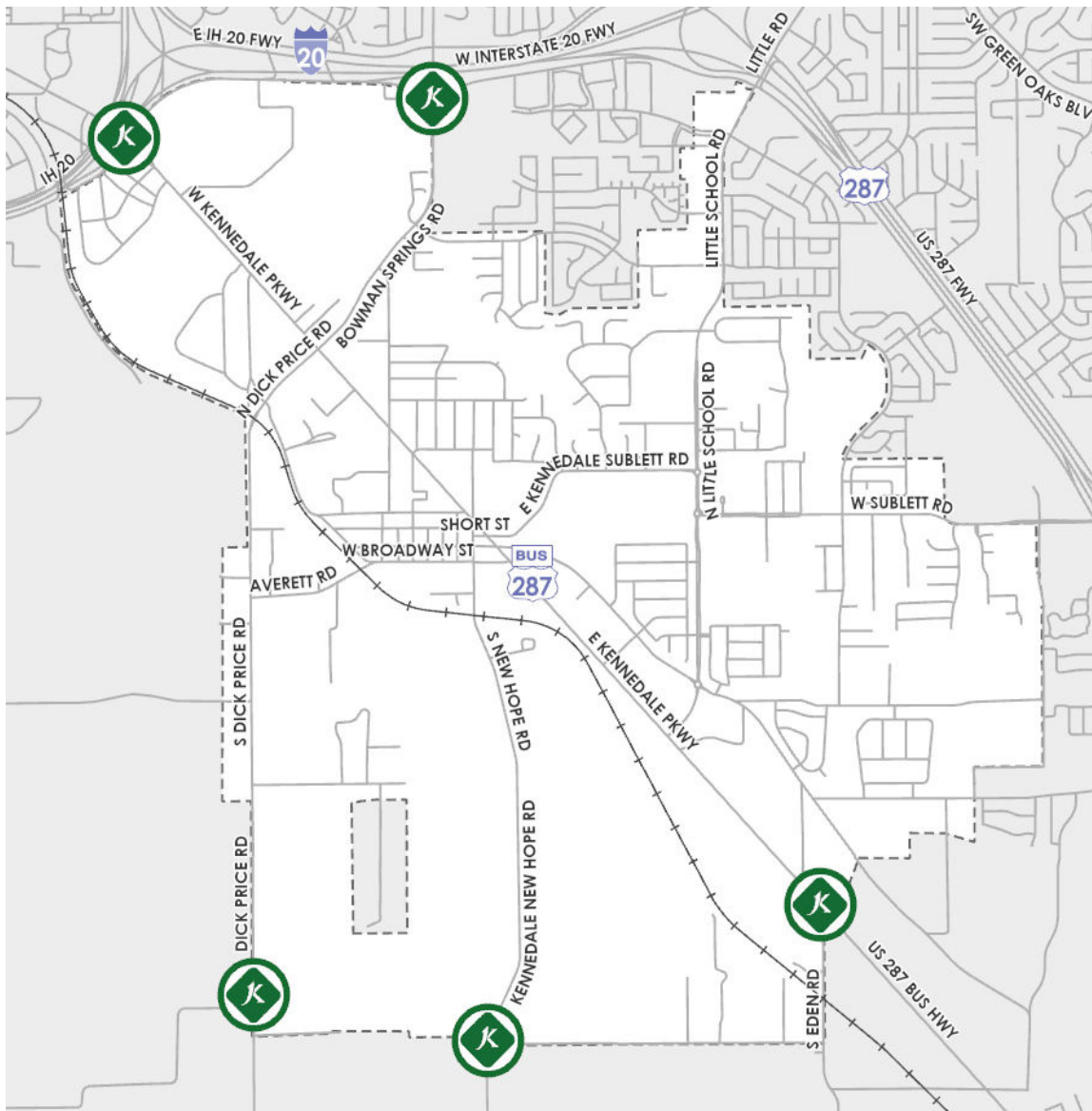
Given that unfamiliar visitors may struggle to locate businesses along highway corridors, enhancing wayfinding becomes particularly crucial. Monument markers and directional signage can highlight Kennedale's offerings and guide traffic toward community destinations. The gateway entrances serve as the city's first impression for pass-through traffic, making them prime locations for showcasing Kennedale's unique identity and attractions. By integrating the brand identifier into these entrances and providing informative signage, Kennedale can capture the interest of potential residents, workers, and visitors while underscoring its significance within the broader regional context.

Strategies

- A** Focus on signage at the key intersections of major arterial roads, such as Bowman Springs Road, Dick Price Road, and New Hope Road.
- B** Place gateway signs at the primary entry points to the city via BUS 287, such as the I-20 exit onto Kennedale Pkwy. Ideally these would be placed near the corners of the roadways but far enough to reduce the likelihood of being hit by errant traffic.
- C** Provide improved wayfinding directions to TownCenter. These signs should provide directional arrows.
- D** Develop a design plan for public lighting, median design, signage, and landscaping along the BUS 287 Corridor that can be implemented in focused areas over time.

Figure 27:

Potential Gateway and Directional Signage Locations



OBJECTIVE 4: Encourage the development of the community as a social center for recreation through marketing of events.

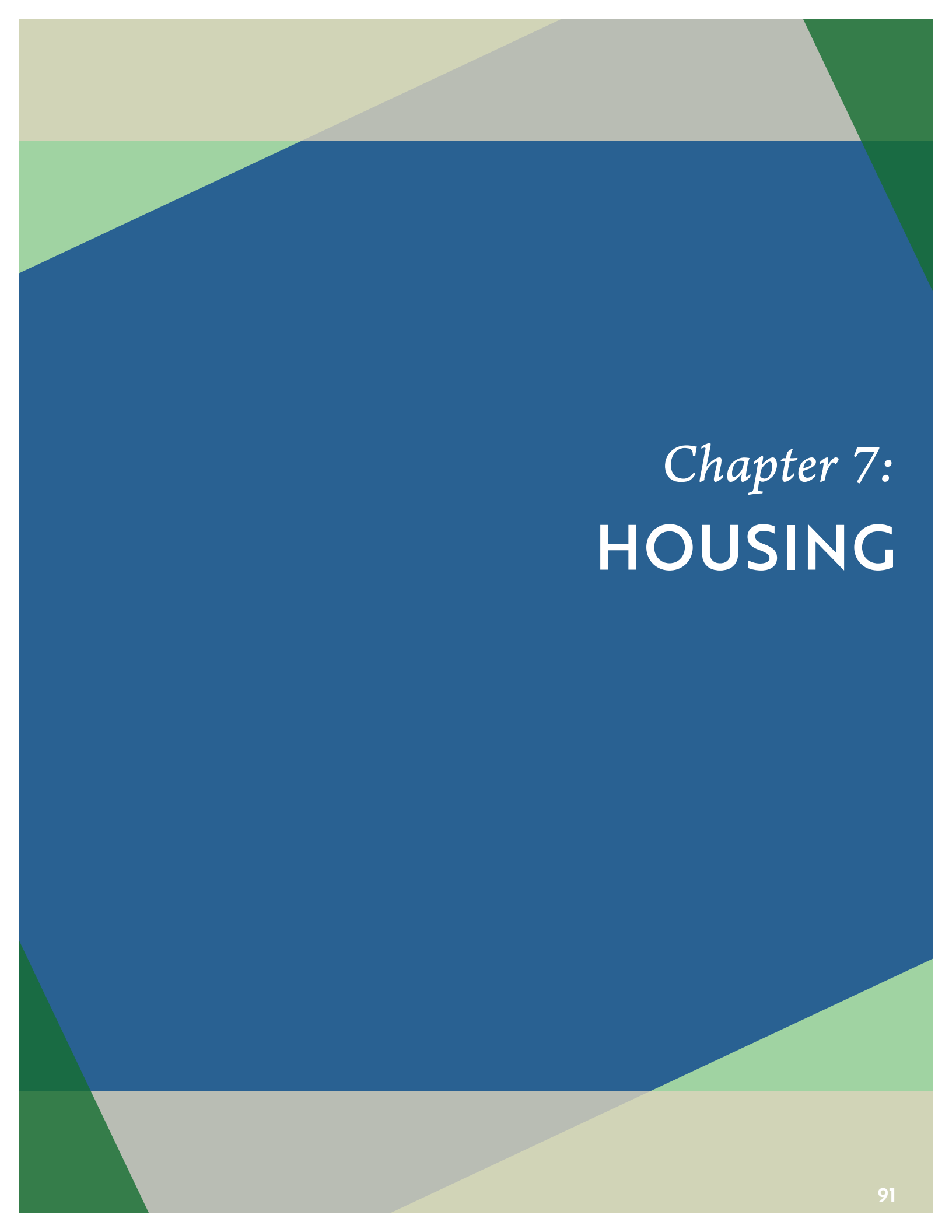
Community feedback underscores the importance of preserving Kennedale's cherished hometown feel even as the city undergoes growth and development. One of the most effective methods to maintain this sense of community is by fostering events and spaces that bring people together. To achieve this objective, a series of strategic initiatives have been identified. First, there will be an exploration into the feasibility of establishing a Parks and Recreation Coordinator position, aimed at bolstering the promotion and leadership of City events while expanding recreational programming within the community. Additionally, the City can rotate the location of seasonal recreational events among its parks and recreational facilities, ensuring a broad spectrum of opportunities for community engagement. Also, potential collaborations and partnerships with local recreational organizations can increase the community's awareness and involvement. Furthermore, as the Bowman Springs Road Corridor evolves into the envisioned lively family-oriented recreational destination, there will be greater opportunities to activate and market the community as a social center for recreation.

Strategies

- A** Explore the feasibility of creating a Parks and Recreation Coordinator position to promote and lead City events, and further recreational programming within the community.
- B** Host seasonal recreational events that rotate between the city's parks and recreational facilities.
- C** Partner with the community's recreational organizations, such as Kennedale Youth, to better promote community events and participation.
- D** Collaborate with the Kennedale Economic Development Corporation (KEDC) to actively engage developers and businesses in the transformation of the Bowman Springs Road Corridor into a vibrant, family-oriented recreational destination hub.

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Chapter 7: **HOUSING**



Kennedale's dominant housing type is single family detached dwellings, and based on upon community feedback, there is a desire for large style lots to continue to be the predominate housing type with the community. However, as shown in the community survey, there remains a desire for a greater variety of housing types, within appropriate locations, to support lifestyles of all ages and income levels. The Future Land Use Map within Chapter 4 identifies potential areas where various housing types may best be situated, and as a part of the Unified Development Code update, the City will further set standards and guidelines, such as lot size and the number of dwelling units per acre. Having a variety of housing types allows for residents to choose the type of home they can both afford and prefer. Housing needs are different throughout different stages of life. Providing all types of housing allows residents to gracefully age in place.

Elements of housing relates to three generalized areas – Affordability, Preservation, and Diversity of housing type:

- Affordability of housing refers to the overall housing costs and ensuring that a range of price options exist in the city. Home valuation in Kennedale has increased significantly with the housing boom of new homes within North Texas.
- Preservation refers to the ability to maintain and retain existing homes and neighborhoods of Kennedale, as well as ensuring the ability of residents to stay in their homes over time. Most of Kennedale's aging housing is within or near the original Old Town.
- Diversity of housing is related to affordability; it also refers to the needs of the household through different stages of life. Younger families have different housing needs than retirement age people wishing to spend less time and resources on maintenance of a structure or on a yard.

A variety of lot sizes results in a mix of housing options. Requiring minimum lot sizes sets the character of the neighborhood by determining the type of development intended for the neighborhood; however, it does not limit homes to being the same size and style. Regulations for new subdivisions should account for the existing character of the area. Policy considerations should be made to ensure that lot sizes are distributed among small, medium, and large estates within each neighborhood.

Kennedale's housing stock also includes older homes predominately within Old Town – some of which have historically lacked property maintenance with overgrown yards and planted materials, storage of debris, and some dilapidated structures, which can contribute to the degradation of the community's appearance and has a strong effect on self-image. For health, safety, and community pride, efforts to improve property maintenance are key to a successful future.



Kennedale's existing single family housing stock includes older and newer homes in a variety of styles.

Neighborhoods are important to the community. Creating strong neighborhoods with connections to the civic life of the city, to schools, and to recreation opportunities is vital to sustaining a healthy environment. The following are some common characteristics of neighborhoods which can enhance development in the city.



Allow a variety of housing types and sizes to accommodate different stages of life within Kennedale. Ensure that all housing types are built to the highest possible quality.



Encourage connected neighborhoods, emphasizing both internal and external connectivity. Neighborhoods should be linked to each other as well as to the community.



Continue to encourage and expand events at TownCenter, block parties, and other neighborhood events to promote social interaction among neighbors and to foster a sense of community.



Create parks to provide outdoor recreational opportunities for both neighborhoods and the community.



Consider minimum residential standards that reduce maintenance and preserve long-term appearance.



Incorporate neighborhood retail centers in those areas identified for local commercial in the Future Land Use Plan, which optimize convenience for adjacent neighborhoods. Encourage walkability and connectivity to adjacent neighborhoods.



In addition to parks and trails, neighborhoods should include open space to preserve some rural aspects of the city.



Delineate different neighborhoods through entrance features and signage.

HOUSING GOAL: Kennedale will have a variety of housing types available to all incomes. All housing will be safe and decent for residents.

OBJECTIVE 1: Promote development of housing types: single family detached units, townhouses, and apartments should be located where appropriate and designed well.

Kennedale predominantly features single family detached housing, yet to foster diversity in age, income, and affordability within the community, a range of housing options is essential. The Existing Land Use Map on page 31 shows where existing single family and multifamily developments are located, while the Future Land Use Plan on page 61 indicates areas suitable for increased housing density, particularly in Transit-Oriented Development (TOD) zones. Encouraging the construction of attached housing, townhouses, and mixed-use developments in locations with access to utilities, transportation, employment, and retail opportunities is pivotal, encompassing medium- to high-density zones or TOD areas. Additionally, integrating various housing types within larger neighborhoods facilitates inclusivity across age groups and income brackets. Furthermore, promoting lot replatting ensures adherence to minimum zoning standards, fostering cohesive city development. As the City updates their Unified Development Code, they should keep in mind these strategies and ensure that zoning is reflective of community desire and needs for housing.

Strategies

- A** Support development of new areas for attached housing, townhouses, and mixed-use housing where there is access to existing or planned utility services, transportation capacity, jobs, and retail. These can be found within medium-density, high-density, or TOD areas.
- B** To the extent possible, allow for a mixture of housing types within larger neighborhoods to support a variety of age groups and income levels.
- C** Promote the replatting of lots to make sure that housing meets minimum lot standards for zoning districts.

OBJECTIVE 2: Maintain and improve the existing housing stock.

As housing ages, maintenance needs increase. Housing and infrastructure improvements within Old Town and older neighborhoods are of particular focus for the City. However, not all property owners can afford to keep up with needed improvements, but assistance can be made available. The City currently offers the HOME Program in Partnership with Tarrant County Development to fund housing repair to Kennedale residents.

Strategies

- A** Expand programs to maintain the existing housing stock such as those offered by Habitat for Humanity and other organizations and agencies.
- B** Use the development review process to evaluate private projects and their contributions to urban design.
- C** Align zoning and future land use allocation to ensure housing is located where it can be served by infrastructure without creating a burden on city services.

OBJECTIVE 3: Develop greater opportunities for senior housing and age-restricted housing.

To enhance the community members' quality of life, it is imperative to establish specialized zoning land use categories and design standards tailored for age-restricted and assisted living developments within medium- and high-density zoning districts. This strategic approach ensures that the built environment caters to the specific needs of seniors and individuals with disabilities, fostering inclusive communities. Moreover, cultivating collaboration with nonprofit organizations is essential in bolstering housing opportunities for these demographic groups, thereby promoting social equity and well-being. By leveraging negotiation within development agreements and implementing planned developments, the City can effectively integrate diverse housing options, facilitating a more dynamic and inclusive urban landscape that caters to the evolving needs of its residents.



Age-restricted communities can help fulfill the desire for seniors who need specific accommodations but want to continue living in Kennedale.

Strategies

- A** Develop zoning land use categories and design standards for age-restricted and assisted living development within medium- and high-density zoning districts.
- B** Support the nonprofit community in creating housing opportunities for seniors and people with disabilities.
- C** Negotiation with developers through development agreements and the creation of planned developments can provide opportunities to include various housing options.

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Chapter 8:
**PARKS, RECREATION,
AND OPEN SPACE**



Community leaders in Kennedale have long acknowledged the importance of parks and recreation. Since the early 2000s, the City has been committed to long-range planning for its Parks System. The city adopted its first Parks, Recreation, and Open Space Plan in 2005. The most recent update in 2016 reflects the City's continued dedication to addressing area and economic growth to ensure the utilization of natural features and seize new opportunities for residents and visitors alike. The 2016-2026 Plan provides the framework for the creation and adoption of parks and green spaces in order to provide necessary amenities for the future. It was designed to be adaptive and build upon other plans as Kennedale's demands and needs change. An example includes the development of a sustainable plan for pathways, amenities, erosion prevention, and natural conservation for the local greenways. The City has worked in partnership with the National Park Service (NPS) and the Master of City and Regional Planning program at the University of Texas at Arlington. The City is still in the process of officially adopting the 2020 Kennedale Greenway Plan.

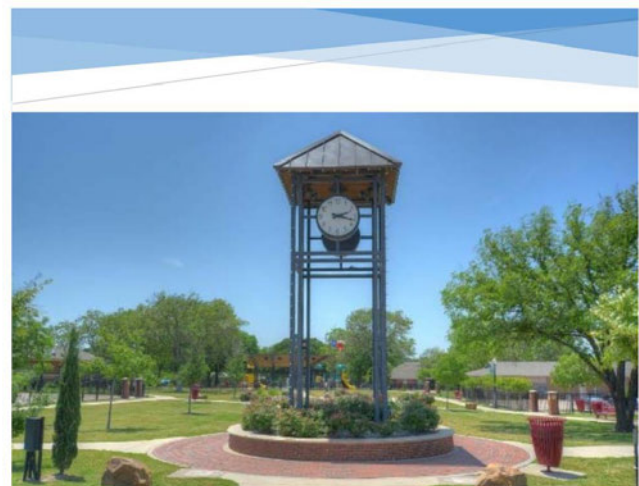
The Comprehensive Plan, in conjunction with the Parks, Recreation, and Open Space Master Plan, can facilitate the orderly development of Kennedale's parks system and guide policy decisions for future recreation amenities and parkland needs. The Parks Master Plan's main purpose was to define the needs and deficiencies in the system; establish goals and priorities for improving it; and work toward realizing the vision. In addition to its primary functions, the Plan also identified changing trends and residents' desires and continues to act as a valuable tool in securing funding opportunities for the City.

City of Kennedale Parks, Recreation, and Open Space Master Plan 2016-2026

Vision: "You're here, your home - a serene environment to engage the sense and build relations - to preserve, conserve, and inspire our community."

Core Principles:

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



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

In Kennedale, well-maintained public parks, open spaces, and recreation facilities are essential for maintaining the city's status as a regional destination and promoting community health. Strategically placed and equitably distributed parks and recreational facilities offer numerous opportunities for individual and community enrichment. Furthermore, parks and open spaces play a crucial role in conserving environmentally sensitive lands from the negative impacts of new development, while also preserving their recreational and transportation benefits.

These spaces serve as venues for recreation, relaxation, and social interaction within the community. They help define neighborhoods, serve as cultural hubs, and can enhance the economic value of nearby properties when properly designed and maintained. Linear open spaces connect neighborhoods with key city elements such as transit-oriented developments (TOD), schools, downtown areas, and commercial developments, while also acting as effective buffers between incompatible land uses.

Kennedale's Park system includes approximately 104 acres of park and recreational space. The City of Kennedale currently has three existing public recreational sites, including Rodgers Farm Park, TownCenter Park, and Sonora Park. In addition, the City owns Railroad Park which is still under the conceptual design phase. Each of the existing park's features and facilities are summarized on the following pages.

TownCenter Park

TownCenter Park is located between City Hall and the Kennedale Public Library. Parking is available in the TownCenter shopping area, at the library, or behind City Hall. The park has a play area with a swing set, baby swings, a merry-go-round, a multilevel play structure, and bouncy race cars. There is also a pavilion, picnic tables, a grassy area, and a walking path. The walking path is 850 feet, which is about a 1/6 of a mile.

Features & Asset Components

- 9/11 Memorial
- Veterans Memorial & Engraved Bricks
- Benches
- Clock Tower
- Pavilion / Covered Area(s)
- Picnic Tables and Area
- Playground Equipment
- Walking Trail or Path



Rodgers Farm Park

Rodgers Farm Park is a small park in the Rolling Hills Neighborhood that features tree-lined sidewalks and several picnic tables and benches along the quarter-mile walking trail. It also has a half-size basketball court, playground equipment, and a climbing feature.

Features & Asset Components:

- Playground Equipment
- Benches
- Picnic Tables and Area
- Basketball Court
- Concrete Trail
- Monument Plaques
- Sanitation Station



Source: City of Kennedale

Sonora Park

At 22 acres, Sonora Park is the largest and most popular park in Kennedale. It is located just south of TownCenter, and the pavilion overlooking the pond is the perfect place for birthday parties and picnics. There are picnic tables and benches throughout the park, barbecue grills, a bird habitat, wooded areas, grassy hills, waterfowl, a fishing pier, and paved pathways and nature trails. Sonora Park also houses the ballfields, a splash pad, a nine-hole disc golf course, horseshoe pits, and playground equipment. This park also has permanent restroom facilities. The Sonora Park splash pad is typically open May through September.

Features & Asset Components

- Baseball/Softball Fields
- BBQ Grills
- Disc Golf (nine-hole course)
- Pavilion / Covered Area
- Picnic Tables and Area
- Playground Equipment
- Public Restrooms
- Splash Pad



Source: City of Kennedale

Park Classification

The following park classification are used in the 2016-2026 Parks, Recreation, and Open Space Master Plan. A successful and sustainable parks system is made up of many different kinds of parks, which vary greatly in size and in function. It is important to be able to classify and inventory these different parks in order to assess whether community needs are being met. The following descriptions are based on an oft-cited report by the National Recreation and Park Association, “Park, Recreation, Open Space and Greenway Guidelines” (1995).

Mini Park

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

Neighborhood Park

Neighborhood parks are the basic unit of the park system. They range in size from approximately 5 to 10 acres and serve a ¼ to ½ mile radius – still a walkable distance. Ideally, all residential areas within the city should fall within one of these radii. Neighborhood parks provide a range of activities of interest to multiple age groups. Although the park size is still somewhat small, the National Recreation and Park Association (NRPA) suggests keeping half of the site undisturbed to act as a buffer zone between the park and other uses.

Community Park

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



As a community park, Sonora Park serves all residents in Kennedale from multiple surrounding neighborhoods.

Regional Park

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

Linear Park

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

Greenway Trails

Greenway trails are to be the key feature of the trail network system. By utilizing the floodplain areas of local tributaries, the greenway trail system can act as a safe and scenic way to walk from nearly anywhere in the city to another. A key component of this trail network is to connect with other trail networks in the area, including Arlington's and possibly Fort Worth's. Several types of facility needs have been met, but the city still needs substantial increases in many facility types in order to meet current resident needs.

Park Standards and Needs

The 2016-2026 Parks, Recreation, and Open Space Master Plan included a Park Needs Assessment, comparing Kennedale's current park acreage against demand based on population. The analysis details the proposed standards for the City of Kennedale customized for local conditions, along with current demand (total resident demand) as well as current need (resident demand minus existing parkland or facilities). Per the 2016 Plan, the only park classification that met current demand (based on 2015 population) was community parkland, but all types of parkland would be needed by 2020 as the population grew. Using Kennedale's 2022 population (9,329), Figure 28 confirms this conclusion and presents updated calculations.

Figure 28:
Park Needs Assessment

<i>Park Classification</i>	<i>Existing Acres</i>	<i>Kennedale Standards (acres per 1,000 residents)</i>	<i>Current Demand*</i>	<i>Current Need</i>
Mini	0	0.25	2.3	2.3
Neighborhood	6.73	1.0	9.3	2.6
Community	26.3	3.0	28.0	1.7
Regional	0	3.0	28.0	28.0
Linear	0	3.0	28.0	28.0
Total	33.03	10.25	95.6	62.6

Based on Table 16 (p. 32) in 2016-2026 Parks, Recreation, and Open Space Master Plan.

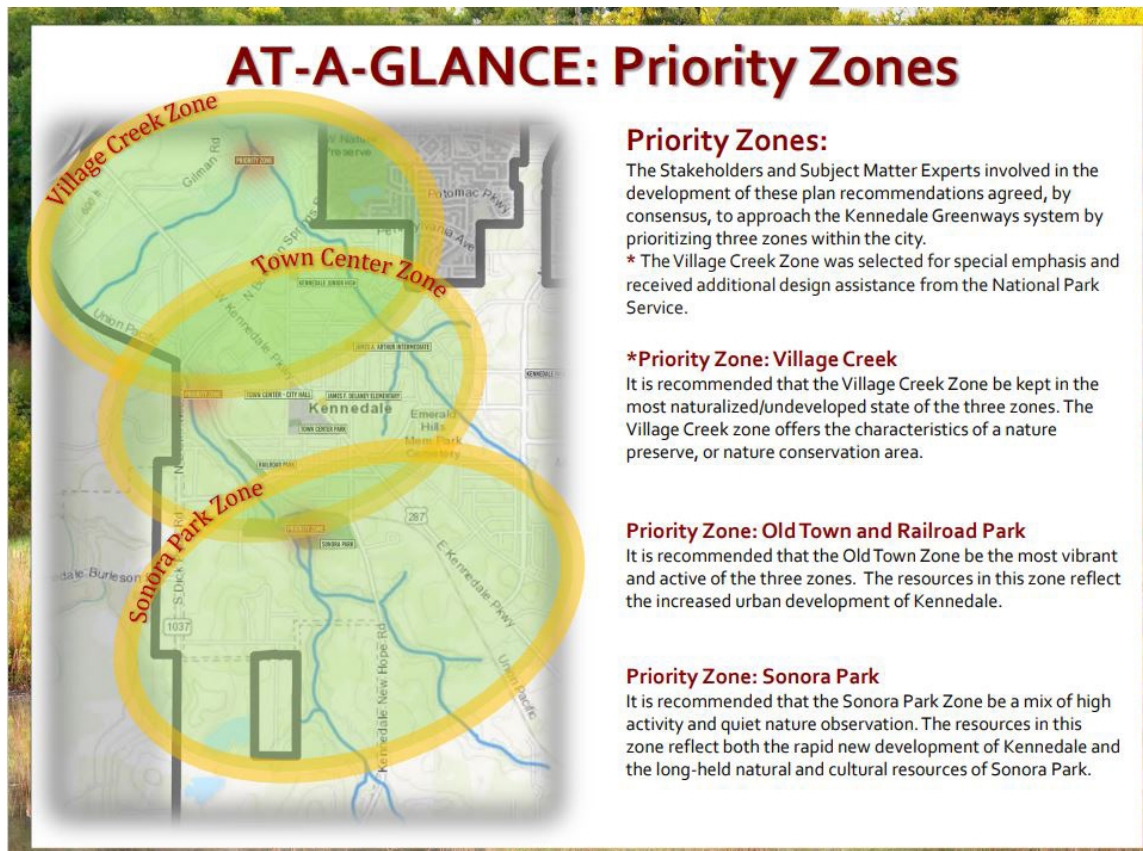
*Updated using 2022 population (9,329).

PARKS, RECREATION, AND OPEN SPACE GOAL: Kennedale will have excellent parks and recreational areas and preserve important natural resources.

OBJECTIVE 1: Assess the community needs and desires for improvement of existing passive and active parks in a tiered park system located throughout the community.

Using the tiered park system will continue to help the city move toward the identified vision, prioritize resources, and provide strategies for enhancements or additions within the parks and recreation system. As a part of growing the city's parks and trail system, the Kennedale Greenway Plan identifies safe connections between the various destinations within the City of Kennedale and at its boundaries with neighboring communities. The greenway project seeks to improve and bring into focus the entire Kennedale creek system including Kennedale Creek, Winding Creek, and Village Creek. Additionally, the plan recommended to approach the Kennedale Greenways system by prioritizing three zones within the city as shown in Figure 29.

Figure 29:
Greenway Priority Zones



Source: Kennedale Greenways Concepts & Recommendations 2020

Strategies

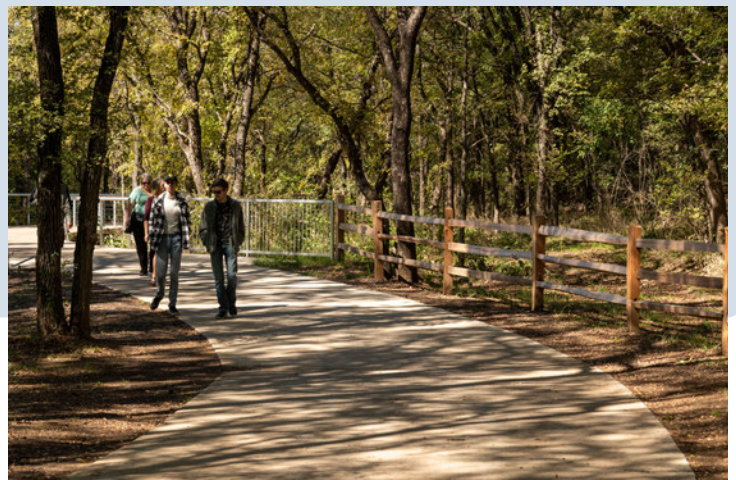
- A** In 2026, update the existing Parks, Recreation & Open Space Master Plan, and apply for a Texas Parks & Wildlife parks grant.
- B** Continue to work with the National Park Service (NPS) and UTA Masters of City and Regional Planning program to implement the Kennedale Greenways Plan.
- C** Parks and open spaces may be located in or adjacent to floodplains, where possible, to aid in floodplain conservation efforts and to enhance recreational opportunities. Such areas may be developed with recreation facilities or set aside as open space to preserve sensitive areas. Use of floodplains should be an amenity to the parks system and be considered as an option, not as the primary source of parkland.
- D** The City should acquire and develop parks in combination with other public facilities to provide the most cost-effective public services. Park property could be developed jointly with new schools, stormwater detention basins, drainage channels, or new city facilities. This strategy should not contradict the spatial distribution objective of parks and recreation facilities to be located throughout the community.

OBJECTIVE 2: Protect the floodplain for property preservation, water and environmental quality, and the inclusion of a trail system.

Preserving floodplains has great value for a community. Limiting development helps to protect lives and property. In addition, the floodplain can act as a filter for water entering creeks, streams, rivers, and lakes. It can also provide a location for passive recreation and trails and paths.

Strategies

- A** Discourage and/or prevent construction of permanent structures in the floodplain or reducing the size of natural floodplain by engineering and construction to help protect lives and property.
 - If construction in existing floodplain is deemed necessary for any project, then measures should be taken to raise the land out of the floodplain and to amend the flood zone map.
- B** Encourage planting of trees and shrubs in the floodplain (but not in floodway) to help improve water quality.



Locating trails within floodplains can provide important recreational opportunities in sensitive natural areas.

OBJECTIVE 3: Influence new development in providing public spaces in addition to private amenity centers.

Currently the City imposes a fee-in-lieu-of parkland dedication; however, the adoption of a new parkland dedication ordinance was recommended with the 2016-2026 Plan and would require developers to dedicate land from a development to be used for parks and park facilities that service the neighborhood and surrounding areas. This is a way to increase parkland for future Kennedale residents without costing current residents money to acquire new lands.

Strategies

- A** Develop multi-use trails to meet high demand for recreation and connectivity in the community.
- B** Develop additional nature areas, picnic/pavilion facilities, a community garden, and a dog park.
- C** Require parkland dedication in new subdivisions to expand access to publicly-owned parkland in more areas of the city..

OBJECTIVE 4: Locate and site an indoor recreation center which serves the greater community and provides programming for a variety of age groups and sports.

A proposed recreation center reflects the community's desire for indoor recreation opportunities and additional family-friendly amenities, as seen in the community survey results. These types of spaces are critical to the community and help provide an affordable and convenient place for people to work toward their health goals. It will also provide additional space for programming and events. In other communities, recreation centers have improved the health of the community while also impacting economic vitality through the increase in property values and creation of new jobs.

The benefits of a recreation center go far beyond improving the health of the community. They provide an additional space for all income levels to learn, de-stress, and organically connect. Following the isolation of the COVID-19 pandemic, there has been a national push for more community recreational spaces. The following summarizes the potential benefits that a recreation center could bring to the Kennedale community:

- In smaller communities, recreation centers often promote a healthy fitness culture and become the hub for community programming.
- They increase educational equality by providing low-cost learning, which is invaluable to all income brackets.
- They provide additional meeting and event spaces in communities with limited civic gathering space.
- They provide amenities for all age groups, particularly supporting the family and youth. Their programming often includes family-oriented programming – for example, child and parent fitness classes, picnics, and festivals. In addition, they can encourage youth engagement, allowing kids and teens to develop lifelong healthy habits.

Strategies

- A** Conduct a feasibility assessment that looks at the economic context and impact of an indoor recreation center.
- B** Assess the space requirements for the indoor recreation center, considering the types of sports and activities to be accommodated.
- C** Choose a central location that is easily accessible to a diverse range of residents while considering proximity to public transportation, major roads, and residential areas to maximize accessibility.
- D** Gather input on preferred activities, operating hours, and facility features to ensure community buy-in.

OBJECTIVE 5: Increase the number and quality of organized sports fields.

Based on feedback heard at the public meeting and through the community survey, there is a need and desire to improve existing sports fields, such as the ballfields on the west side of Sonora Park, along with developing additional fields to accommodate the growing demand. The City can begin this effort by assessing current demand through engagement with local stakeholders such as sports organizations, schools, and community groups to discern the specific needs and preferences for various sports activities. Strengthening connections with these stakeholders and other community leaders can facilitate collaboration on crucial aspects like land acquisition, funding, and ongoing maintenance efforts. Furthermore, considering the expansion or upgrade of existing recreational infrastructure can maximize resource utilization. Additionally, introducing multi-use fields would also optimize field capacity to accommodate diverse sporting activities. These incentives will aid in fostering athletic development and community engagement for Kennedale's youth along with the overall community.

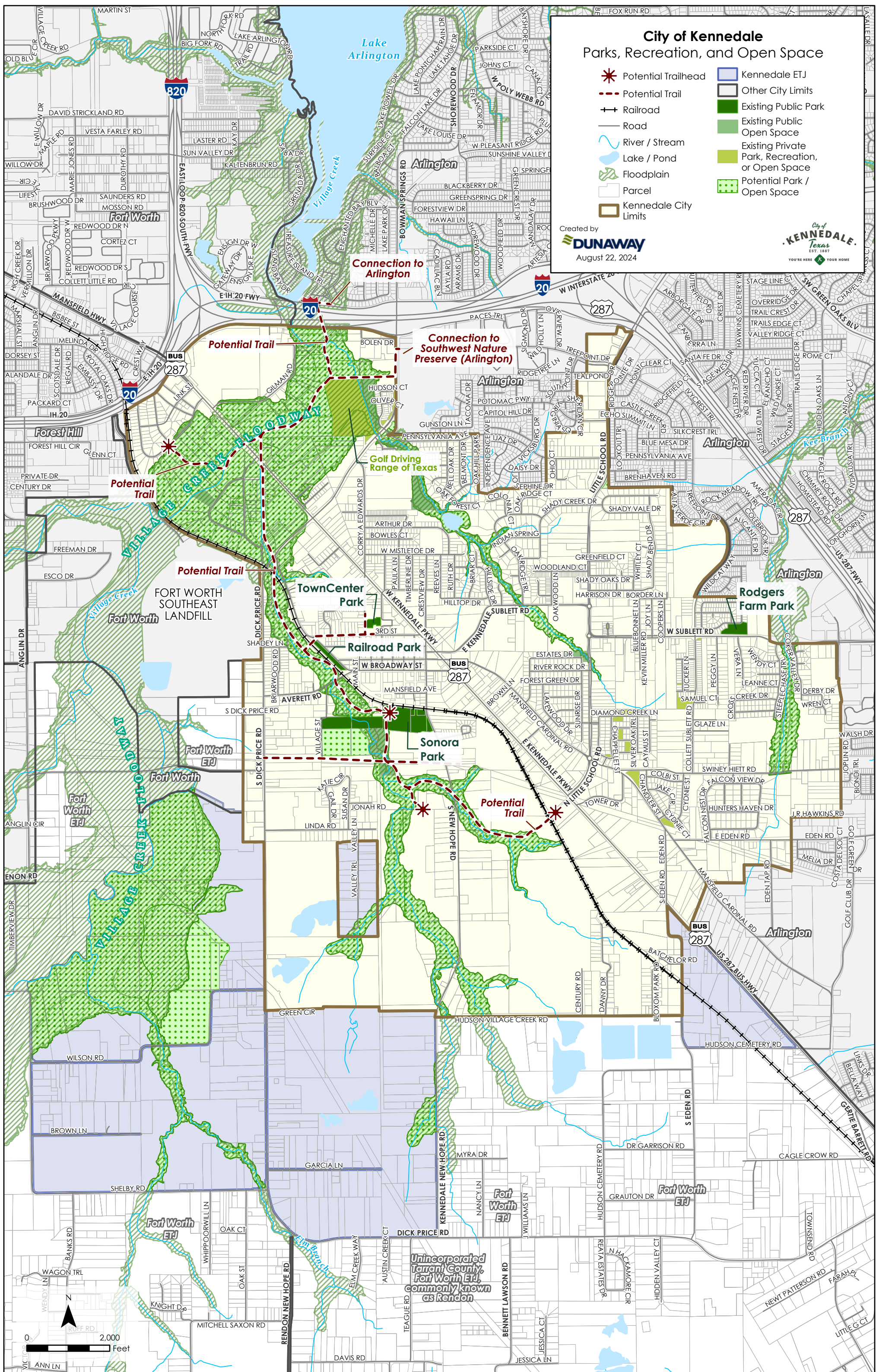


Baseball fields and other sports fields can be developed in conjunction with other public facilities, such as schools.

Strategies

- A** Assess the current demand for organized sports fields by working with local sports organizations, schools, and community groups and identify the types of sports in high demand and the specific requirements for each.
- B** Partner with the Kennedale ISD, sports organizations, and community leaders to collaborate on land acquisition, funding, and ongoing maintenance efforts.
- C** Identify available land or consider areas with existing recreational infrastructure that can be expanded or upgraded.
- D** Consider implementing multi-use fields that can accommodate various sports.
- E** Develop and enforce quality standards for sports field construction and maintenance to ensure longevity and safety.

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Chapter 9:
**UTILITIES,
INFRASTRUCTURE, AND
CITY SERVICES**



Kennedale Water Tower with City logo
Source: Kennedale Area Chamber of Commerce

City government exists to ensure that the needs of residents, property owners, businesses, and visitors are adequately addressed. These needs include public safety, streets, water and sewer facilities, libraries, and other services. The City of Kennedale has invested millions of dollars over the years to provide the highest quality services and facilities to its residents. This chapter on community facilities covers provision of water, wastewater treatment, stormwater management, solid waste management, libraries, and other services and facilities owned and managed by the City of Kennedale and their partners. These facilities and activities contribute in a large part to the quality of life for all residents, businesses, and visitors to Kennedale.

As Kennedale continues to evolve, strategic planning and collaborative partnerships with groups such as the City of Arlington, Tarrant Regional Water District (TRWD), and other regional municipalities and organizations will be critical to ensuring that the city's infrastructure evolves in tandem with new developments. Prioritizing investments in existing infrastructure, updating policies, and fostering collaborative relationships will also be essential steps for the City in the coming years. Kennedale aims to sustainably meet the needs of its growing population and economy by providing reliable infrastructure, utilities, and services that span across the city.

Prior Planning Efforts

Since the last update to the Comprehensive Plan in 2012, the City has made strides in ensuring that as Kennedale continues to grow, its valuable resources and level of service are maintained. Through various partnerships and plans, the City has worked to assess potential growth impacts and capacity maintenance in regard to utilities. The City of Kennedale is dedicated to meeting the diverse needs of its residents, property owners, businesses, and visitors by providing essential services and top-tier amenities. The City's commitment to comprehensive management is well documented within the five governance documents listed and summarized below.

Asset Management Plan (AMP)

The City of Kennedale's 2014 Asset Management Plan (AMP) was created through a partnership with Public Sector Digest and the University of Texas at Arlington School of Urban and Public Affairs. The purpose of an Asset Management Plan (AMP) is to better manage city facilities and equipment by defining a community's individual infrastructure needs and developing meaningful, intelligent strategies to meet them. This information shapes the annual budgeting process by defining current needs and anticipating repairs, acquisitions, and improvements that will be necessary in the coming years. Over the years, Kennedale has utilized the AMP to access available infrastructure data to develop financial strategies throughout the life cycle of the city's infrastructure. Secondly, the AMP has allowed the Public Works Department to make data-backed decisions to optimize available funding. The implementation of the AMP has involved increased communication and collaboration across departments, which has aided in important assets continuing to function at their established levels of service without significant interruptions.

NOTE: All of the plans mentioned here and on page 116 have been adopted since the 2012 Comprehensive Plan. However, it is important to note that some plans may need to be updated in the coming years, depending on when the plan was adopted and other factors. For instance, the continued relevance of information in some plans, such as the 2013 Water and Wastewater Master Plan, have also been impacted by the adoption of interlocal agreements with the City of Arlington.

Drought Contingency and Emergency Water Management Plan

The City of Kennedale adopted this plan in 2019 based upon local and regional water supply concerns. The plan was developed in accordance with Texas Commission on Environmental Quality (TCEQ) rules and requirements. TCEQ defines a drought contingency plan as “a strategy or combination of strategies for temporary supply and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies.” The primary purposes of the plan include:

- To conserve the available water supply in times of drought and emergency
- To maintain supplies for domestic water use, sanitation, and fire protection
- To protect and preserve public health, welfare, and safety
- To minimize the adverse impacts of water supply shortages
- To minimize the adverse impacts of emergency water supply conditions

Water and Wastewater Master Plan

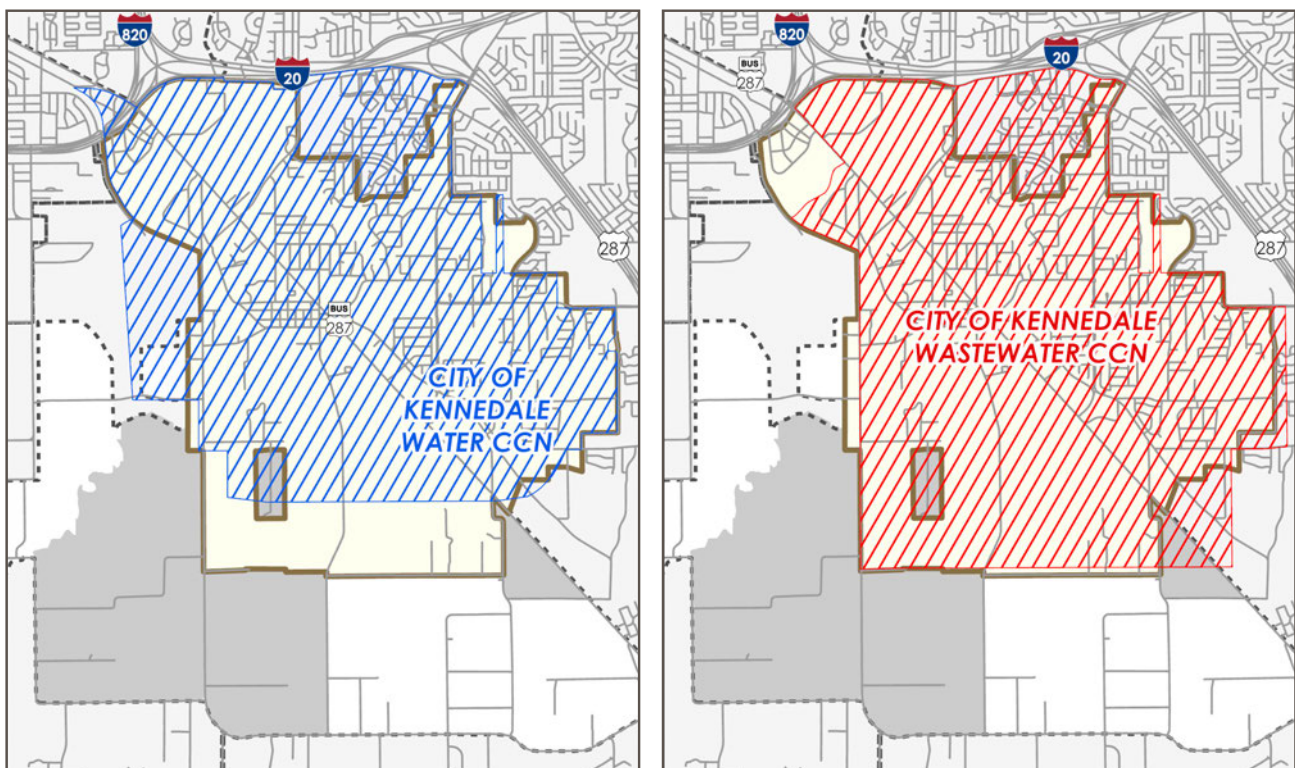
The City of Kennedale adopted a Water and Wastewater Master Plan in 2013. Since that time, the City has entered into an interlocal agreement with the City of Arlington to operate and maintain Kennedale’s water and wastewater system. Some of the information within this plan was impacted by the interlocal agreement. However, the plan still remains relevant in regards to meeting Kennedale’s water and wastewater service needs as a result of the projected population growth.

Water Conservation Plan

In 2020, the City of Kennedale adopted a Water Conservation Plan. One of the key directives of a municipality is to manage the available water resources so that sufficient water will be available for current and future generations. Increasing population and periodic droughts highlight the importance of the efficient use of water supplies. The City consulted TCEQ guidelines and reviewed numerous water conservation programs to ensure that the

Figure 30:

Kennedale Utility CCN Boundaries



plan is consistent with others in the North Texas area. The Texas Water Development Board (TWDB) template, guidelines, and best management practices (BMP) were all utilized in the creation of the plan. Objectives of the Water Conservation Plan are outlined below:

- Reduce water consumption from the levels that would prevail without conservation efforts
- Reduce the loss and waste of water
- Improve efficiency in the use of water
- Encourage efficient outdoor water use
- Extend the life of current water supplies by reducing the rate of growth in demand

Water and Wastewater

Since April 2019, Arlington Water Utilities has been operating and maintaining the City of Kennedale's water distribution and sanitary sewer collection system. This regional collaboration began with a recommendation in 2017 by the Utility & Infrastructure Board and City Staff for City Council to approve two contracts, the Water Purchase Agreement and the Operations and Maintenance Agreement. These contracts initiated the purchase of water from the City of Arlington as well as Arlington's taking responsibility for the operations and maintenance of the Kennedale water and wastewater utility systems. As a part of the Water Purchase Agreement, a connection between the two systems has been established. In addition, Arlington Water Utilities provides utility billing and customer service to all Kennedale customers. As a part of the Operations and Maintenance Agreement, Arlington is responsible for routine repairs, monitoring, and operations of the water and sewer system, including water wells owned by the City of Kennedale.

UTILITIES, INFRASTRUCTURE, AND CITY SERVICES
GOAL: Kennedale will have high quality infrastructure and service provision to support residents, businesses, and institutions in the city.

OBJECTIVE 1: Through Capital Improvement Project (CIP) planning, provide sufficient quantity and quality of water for the existing community and to promote new development and growth.

Strategic planning and information gathered utilizing the AMP will inform potential CIP projects. Future growth and usage should be calculated and utilized to develop a cost estimate for a 10- to 20-year Capital Improvement Plan that would allow the City to properly maintain its existing infrastructure and plan for the future in a cost-effective, efficient, and timely manner.

As Kennedale continues to grow, it will be important for the City to stay tuned-in on current Certificate of Convenience and Necessity (CCN) boundaries. A CCN grants the CCN owner (usually a municipality or special district) the exclusive right to provide retail water or sewer utility service to a specific geographic service area. Service area boundaries often follow features such as roads, rivers, streams, and political boundaries. Currently, most of the city limits and a small portion of the ETJ fall within the City of Kennedale's bounded service areas.

Strategies

- A** Examine all long-range agreements, such as the interlocal agreement with the City of Arlington, for the procurement of water. Make sure the quantity is scalable to meet future demand by new development growth.
- B** Utilize capital improvement programming to indicate appropriate new water system updates in partnership with Arlington for the promotion of new growth and land development.
- C** In partnership with Arlington, maintain active participation with the development of properties within and adjacent to the City's water CCN boundaries to anticipate new growth and negotiate development agreements, potential system tie-in, and construction of new mains.

OBJECTIVE 2: Through Capital Improvement Project (CIP) planning, provide wastewater collection and treatment to meet all state and federal standards.

As Kennedale's outer areas continue to develop, the service provider will depend on the location of the property and which CCN applies to that area. Therefore, as much as allowed, it may be necessary for the City to incentivize or control the location of future development since the State of Texas has begun to limit municipalities' abilities to expand their CCN boundaries.

Strategies

- A** Utilize capital improvement programming to indicate appropriate new wastewater system updates in partnership with Arlington for the promotion of new growth and land development.
- B** In partnership with Arlington, maintain active participation with the development of properties within and adjacent to the City's wastewater CCN boundaries to anticipate new growth and negotiate development agreements, potential system tie-in, and construction of new mains.

OBJECTIVE 3: Provide for stormwater management that prevents flooding and siltation of creeks and streams and meets all state and federal regulations.



Stormwater infrastructure on a residential street.

A Stormwater Management Plan is essential for safeguarding lives and properties from local and regional flood threats. FEMA continually updates floodplain data within Kennedale and Tarrant County, providing baseline riverine conditions crucial for crafting the plan. The Stormwater Management Plan typically involves assessing current drainage assets, analyzing their effectiveness, and proposing improvements. The plan could be city-wide, per drainage basin, or for particular areas.

Strategy

- A** Develop a stormwater management plan to ensure that flooding does not occur in the city.

OBJECTIVE 4: Continue to provide solid waste and recycling disposal service in the city.



Residential trash containers on pickup day.

The City of Kennedale currently contracts with Waste Connections to provide and manage trash and recycling services. Trash collection occurs twice a week, while recycling is collected only once. To reduce the cost for Kennedale residents disposing larger or numerous items and hazardous household waste, the City partners with the City of Fort Worth to allow one free landfill visit per year, along with a reduced cost for Kennedale residents for drop-offs at the Tarrant County Environmental Collection Center. Kennedale residents must show proof of residence (valid driver's license or current water bill) to utilize these services.

Strategies

- A** Monitor the needs of the community for solid waste disposal options and act in a timely fashion to meet these needs.
- B** Promote mulching and composting of green wastes, such as leaves, tree limbs, grass clippings, brush, etc., as part of the recycling and waste minimization efforts.

OBJECTIVE 5: Continue to provide police services and programs to create a safe environment for all citizens in Kennedale.

The Kennedale Police Department is officially recognized by the Texas Police Chiefs Association and is committed to providing for the safety residents in all law enforcement capacities. Crime prevention and the well-being of residents are the Department's top priorities. The Department is tasked with the following operations and/or the overseeing of:

- Animal Control
- Crime prevention
- Investigative support
- Municipal Jail
- Ensuring safety of Kennedale residents
- Police and Fire dispatch
- School Resource Officer (SRO) services



Source: City of Kennedale

The Police Department is dedicated to creating a high quality of life for all citizens, business owners, and visitors and strives for service delivery that meets or exceeds the criteria of the mission statement and core values detailed below.

Mission Statement

The Kennedale Police Department believes in community-oriented policing focusing on building TRUST, INTEGRITY, and PURPOSE with the intent to positively enhance the quality of life for our citizens, business owners, and visitors. Partnerships with our stakeholders will shape the priorities of our police agency.

Core Values

- We will treat everyone with dignity and respect
- We will be professional and progressive with a commitment to excellence
- We will be personally accountable for our actions at all times
- We will be role models for the community that we serve

Strategies

- A** Develop and maximize the use of human resources through effective management and training. These human resources include police personnel, other governmental agencies, the private sector, and the citizens of Kennedale.
- B** Evaluate the need for additional personnel and implement procedures to select only the most qualified personnel.
- C** Update and advance technology to meet increasing challenges and legal requirements.
- D** Monitor pay for police officers and adjust as needed to attract well-qualified personnel.

OBJECTIVE 6: Continue to provide professional Fire Department services.



Source: City of Kennedale

The Kennedale Fire Department is devoted to providing the highest quality fire rescue and emergency medical response, with an average response time of four minutes or less. The Department values and supports a strong fire, rescue, and emergency medical service (EMS) mutual-aid partnership with Mansfield, Arlington, Fort Worth, and all suburban cities in South Tarrant County. The Fire Department duties and responsibilities include:

- Emergency Medical Response
- Fire Emergencies
- Regional Hazardous Materials Response Team
- Emergency Notification System Administration
- Swift Water Rescue
- Motor Vehicle Crash Rescues

Mission Statement

Our fire department's mission is protecting the life and property of the citizens of Kennedale through public education, fire prevention code enforcement, and the response of highly trained professional emergency response personnel.

Vision

To be a progressive, innovative, and dynamic organization committed to excellence in delivering all its services.

Core Values

Professionalism, Respect, Integrity, Dedication, Excellence



Source: City of Kennedale

Strategies

- A** Assure relationships that ensure adequate fire protection facilities, equipment, and water pressure to respond to and fight a fire in any part of the community in a timely and efficient fashion.
- B** Monitor the need for additional personnel, equipment, and facilities to provide a timely response in all areas as the community increases in land area and population.
- C** Continue to upgrade the emergency medical services so as to provide the highest level of service possible to the residents of Kennedale and Tarrant County.
- D** Focus on education of the public in areas of fire prevention and accident prevention.

OBJECTIVE 7: Explore ways to provide additional library services to residents.

The Kennedale Public Library lies within the hub of TownCenter and provides the public access to numerous books, magazines, audiobooks, newspapers, DVDs, etc. Additionally, the library allows the community access to computers with internet and other common programs. The library provides a quiet space for the community to come and take advantage of databases and online resources with information on various topics and digital tools for learning new skills, workforce development, and college and adult education. Through its programming, the library provides opportunities for socializing and learning for community members of all ages with events such as Storytime, LEGO club, Babygarten, STEM Club, and Healthy Carbohydrates.



Source: City of Kennedale

Mission Statement

The Kennedale Public Library serves as a thriving community center that provides access to information and resources to educate, empower, enrich, and welcome our community.

Vision

The Kennedale Public Library connects the community with library services for personal enjoyment, growth, and enrichment through:

- diverse resources in multiple and accessible formats,
- innovative programs and technology that increase knowledge, awareness, and quality of life for all members of the community,
- support for local educational programs and self-directed, lifelong learning opportunities,
- community gathering spaces,
- and the preservation of local history.

Goals

- Provide superior customer service to all library users.
- Be the first choice for information needs.
- Anticipate and meet changing community needs.
- Guarantee equitable access to Library resources and services.
- Be a strong and effective partner in the community.

Strategies

- A** Consider expanding library programs and facility as the community continues to grow.
- B** Continue to explore growing the library's online resources and digital material.

OBJECTIVE 8: Explore ways to provide additional broadband fiber optic services to the community.

In today's digital world, high-speed fiber internet is now considered an essential part of infrastructure, for both the public and private sectors. Lack of internet is seen as a barrier to economic competitiveness and being able to fully participate in modern life. It has become popular to use private public partnerships to bring in technology, such as fiber infrastructure, which is often too expensive for local governments alone. Having high-speed fiber internet is crucial for economic growth, and investment in its expansion is beneficial to both the public and private sectors. Investment in fiber infrastructure benefits the community in multiple ways including job creation and tax revenues.

Strategies

- A** Identify areas that lack broadband fiber and pursue partnerships with developers and service providers to make needed upgrades to increase capacity.
- B** Coordinate amongst City departments to obtain the necessary regulatory documentation needed to construct new fiber or broadband infrastructure including franchises for fiber/ broadband providers, fiber optic right-of-way agreements, and land lease agreements.
- C** To encourage new fiber network investments, Kennedale should maximize new internet infrastructure by encouraging multiple fiber or broadband internet operators to be located on new infrastructure. The City should investigate what assets it may maintain that could increase the location of fiber deployment.

OBJECTIVE 9: Continue to provide City administrative services from City Hall.

Kennedale City Hall is located at 405 Municipal Drive within the heart of the community in TownCenter and is surrounded by other municipal buildings such as the Library, Senior Citizens Center, and Police Department. City Hall houses the majority of the City's departments and also includes sub facilities including conference rooms, Council/Court Chambers, and a jury room.



Source: City of Kennedale

Strategies

- A** Conduct a facilities demand study based on future human resource budget for operational office space needs.
- B** Keep the City Hall building in a good state of repair so that it continues to be an asset and an example of good stewardship for the community.

OBJECTIVE 10: Practice good stewardship of all City-owned properties.

The city owns several properties used for city functions and by the community. In order to provide for future use, maintenance is key. As new buildings and facilities are constructed some of the properties may become vacant or have no programmed use. Maintaining a bank of properties may be important to prevent the need to purchase new properties in the future.

Strategies

- A** Assure that City-owned property is adequately maintained and landscaped.
- B** Dispose of public property which has no foreseeable use or which other types of development could better utilize.

OBJECTIVE 11: Evaluate the feasibility of adopting a FEMA-approved local hazard mitigation plan that would make the City eligible for funding through the Texas Division of Emergency Management (TDEM) and other regional, state, and federal grants.

The occurrence of dangers and natural disasters are impossible to prevent, and often difficult to predict. They can cause destruction, monetary loss, and emotional distress to all those involved. The City of Kennedale can provide safety and reassurance to the community by executing strategic preventative measures and by having an established local plan for mitigating potential hazards and risks. Effective risk management is imperative for minimizing the impact of disasters and maximizing community resiliency. Risk factors change constantly and can create vulnerability to growing communities, so it is imperative to continually monitor and improve emergency response programs, facilities, staffing, and protocol.

The Hazard Mitigation Section of TDEM supports Texas communities as they reduce their risk and increase their resilience. The Section provides a comprehensive program to support local jurisdictions as they assess the risks they face, plan to mitigate them, and fund those plans to implement mitigation projects that reduce risk across the state. As Kennedale evaluates and undergoes the process of drafting their Mitigation Plan, TDEM can serve as a resource by reviewing the local documents and providing feedback to help ensure that the plans are ultimately approved by FEMA. A FEMA-approved Local Hazard Mitigation Plan is a requirement for eligibility under FEMA grants, including the Hazard Mitigation Grant Program (HMGP) and the Building Resilient Infrastructure and Communities (BRIC) grants program. (See Figure 31 for an overview of the HMGP grant process.) In addition, the City may be eligible for CDBG-MIT funds administered by the Department of Housing and Urban Development (HUD) and implemented through the Texas General Land Office. The Local Hazard Mitigation Plans Program (LHMPP) assists eligible entities through providing grants to develop or update local hazard mitigation plans, or to provide cost share for hazard mitigation planning activities funded through other federal sources.

The hazard mitigation plan can be developed in partnership with local organizations such as NCTCOG in coordination with City staff, and Tarrant County. The purpose of a local hazard mitigation Plan is to identify natural hazards that threaten life, property, and the economy, while proposing actions to mitigate these hazards. The City can enhance its safety and mitigation protocol by understanding concepts from the plan and implement mitigation action items prioritized based on the potential risks found during the planning process. Addressing high priority items can ensure the City is prepared and protected for high-risk hazards and the community is safe from potential threats and disasters.

Figure 31:

Hazard Mitigation Grant Program Funding Process

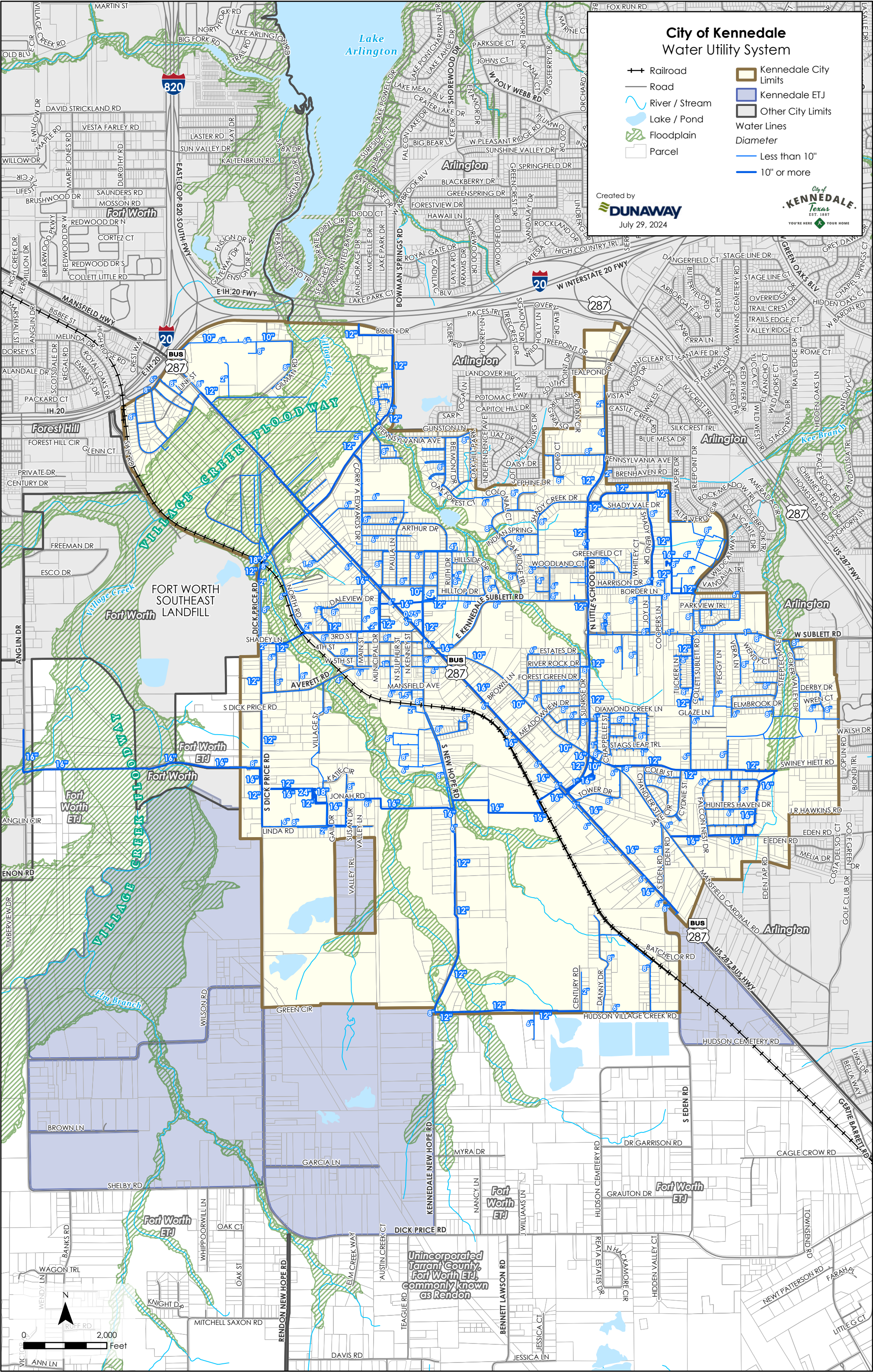


Source: Texas Division of Emergency Management

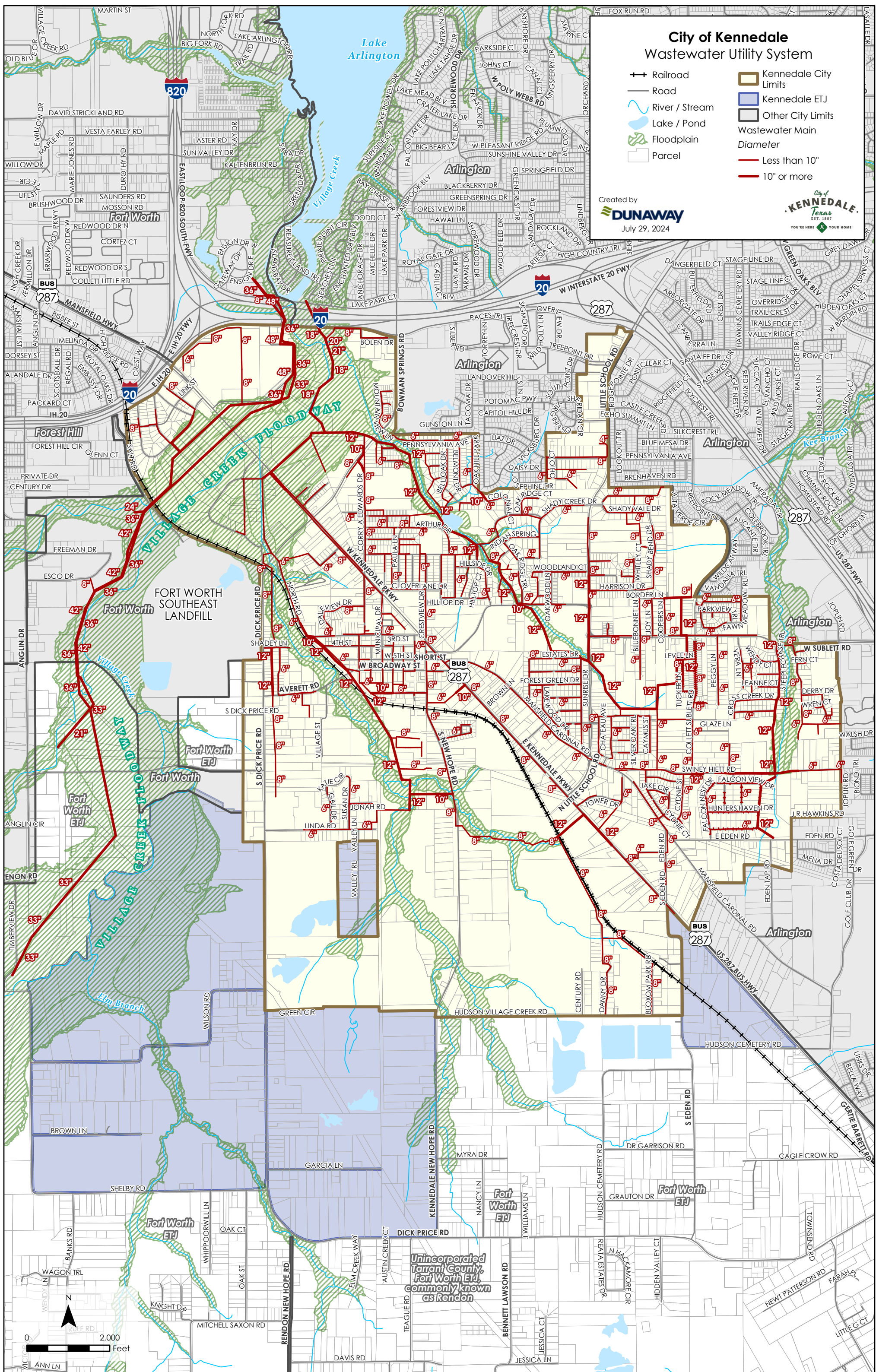
Strategies

- A** Work with the North Central Texas Council of Governments (NCTCOG), City staff, and Tarrant County to evaluate the feasibility of and recommended steps to developing a local hazard mitigation plan.
- B** Ensure that the City meets the eligibility criteria for the Local Hazard Mitigation Plans Program (LHMPP) and began the application process.
- C** Partner with the Texas Division of Emergency Management (TDEM) Regional Section Chief to request training and resources available through TDEM to support the City in its development of a high-quality local hazard mitigation plan.

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Chapter 10:
**IMPLEMENTATION
SUMMARY**



Art in the Park Festival, 2013
Source: City of Kennedale

The Kennedale Comprehensive Plan provides information about the city and a list of goals, objectives, and strategies to achieve its vision. Creating a plan can provide for the protection of private property and ensures future development occurs in a coordinated and organized manner consistent with the Plan. Based on this Plan, decisions will be made that will influence many aspects of the city's built and social environments. The Plan can provide a very important tool for City staff to communicate with property owners and new development in the community.

Implementation of plans and policies takes place in many ways. Voluntary measures, staffing, capital improvements, regulations, consistent application of policy, and overall budgetary support represent the ways most localities implement their plans. The strategies in each chapter of the Plan are recommendations which utilize different tools available to Texas cities. Each tool is described in more detail below.

Voluntary Measures

The largest role in implementation occurs by residents and property owners. They make conscious decisions related to where they live, what programs they financially support, which businesses they frequent, and what changes they make to land they own or on which they reside. They can develop habits such as recycling, water conservation, carpooling, and lower energy consumption that will ultimately have an effect on landfill costs and the environment. When residents support local businesses, local dollars go back into Kennedale's economy.

Land developers also play a part in the implementation of the City's Comprehensive Plan. For example, when developers adhere to best management practices for water quality, they help the environment. When developers make conscious decisions to respond to recommendations and requests by staff and property owners, they help to implement the Plan.

Through partnering with the City on several levels, various area organizations also help to implement the Comprehensive Plan. Through these partnerships, both parties complete work that helps to further individual goals. For instance, the City can partner with a local housing nonprofit on a new multifamily development by providing a portion of necessary funding, assisting with grant applications, or helping with placement of qualified residents. By working together, a considerable amount of work is lessened by shared responsibility and participation.

Regulatory Measures (Unified Development Code)

Implementation sometimes requires more than voluntary action and regulatory measures must be taken. Many of these regulatory measures have been in place for decades, such as state and local building codes and floodplain protection. Two key sets of measures are zoning and subdivision regulations, both found in Kennedale's Unified Development Code (UDC). The UDC is a comprehensive ordinance that is used as the primary guide for development and incorporates procedures, standards, and regulations for zoning, land use, review, and subdivision design and development.

Zoning Regulations

The use of zoning within the UDC is an implementation tool used to ensure that activities in a community are properly located in relation to each other. Zoning also attempts to provide for residential density where houses and residents can be adequately served by roads, schools, and utilities. The UDC places other controls on development to protect the health, safety, and general welfare of city residents. Zoning is intended to ensure light, air, and compatibility of uses and to provide regulations for land use, building use, building heights, and setbacks. It ensures safety and uniformity of site development. Zoning use and development regulations only apply to properties within the city limits. Future decisions about zoning changes to the UDC should be compatible with

the vision and goals of this Comprehensive Plan. However, a comprehensive plan does not constitute zoning regulations or establish zoning district boundaries. Zoning districts do not have to be identical to what is shown in the future land use map for a particular area.

Subdivision Regulations

Subdivision regulations within the UDC set the parameters for physical development, such as the creation of lots and blocks and dedication of public street right-of-way. Subdividing is the process of splitting a parcel of land into two or more parcels. This process is regulated to make sure the pattern of development recommended in the Comprehensive Plan actually occurs. During the subdivision process, streets and blocks are surveyed and designed to adequately support expected uses and forms of development. Lot size is largely determined by zoning, but the shape, location, ability to be served by utilities, drainage improvements such as storm sewers, and construction of sidewalks occur through application of subdivision regulations layout in the UDC. It is through the subdivision regulations that these infrastructure improvements are required to be constructed by a developer and dedicated to the City for public use and maintenance. It can also incorporate park dedication policies.



Subdivision regulations help ensure new developments have adequate infrastructure, such as sidewalks, to support expected uses.

As mentioned above, other measures include floodplain protection and building codes. State stormwater regulations, TxDOT road requirements, and other engineering requirements ensure safe and orderly development. Subdivision regulations apply to all properties within the Kennedale city limits and may be applied to the ETJ.

Consistent Application of Policies

Consistent application of City policies protects the integrity of the Comprehensive Plan. The Comprehensive Plan is like a muscle in the body – the more it is exercised, the stronger it becomes. Regular use of the Comprehensive Plan in decision making provides the City Council with strong legal backing. It also sends a message to residents and future developers that the vision for Kennedale is not a lofty thought, but an expected reality.

Funding

One of the most important ways the City implements its plan is through funding staff and programs, construction, and maintenance. City revenues come from property taxes, sales taxes, permits, fees and licenses, and funding from the state or federal government.

Capital Improvements Program

CIP is the way in which the City determines, schedules, and prioritizes major public facilities and services needed to implement the Comprehensive Plan. This program is critical to the success of implementing the Plan.

State and Federal Funds

While both state and federal governmental financial support for localities has diminished over time, these sources of funding still provide for programs. Through a wide variety of grant making programs, many governmental agencies assist the City in work related to achieving the Comprehensive Plan goals. For instance, the federal Department of Housing and Urban Development provides programs to help with housing and recreation for low-income facilities. However, federal and state funds are expected to continue diminishing over time.

Bonds

Many communities issue bonds to help fund infrastructure improvements. High bond ratings are important for cities to create more ease in issuing bonds for funding.

Grants

There are many non-governmental or semi-governmental grant programs for the enhancement of city facilities. An example is the Rails-to-Trails program. Independently funded through donations and a foundation, the program assists communities in small trail projects which can utilize excess railroad rights-of-way.

Maps and Mapping Tools

Maps are tools that can be used to help implement the Comprehensive Plan. The Federal Emergency Management Administration (FEMA) floodplain maps are used by most localities to help prevent flood damage to life and property. They are essential to helping property owners know when flood insurance is required. They also help the City identify where land development should and should not take place.



FEMA's National Flood Hazard Layer helps identify which properties fall within the floodplain.

Strategic Planning

Strategic planning is a tool that helps decision makers prioritize projects and spending. An update to the City's Strategic Plan is recommended upon the development of the Comprehensive Plan to make objectives and strategies a reality. Strategic plans provide a specific roadmap for implementation to occur during real time. An updated strategic plan for the City of Kennedale will ensure that progress is made in a regular and orderly fashion that can respond to changes in priorities and the funding environment.

The following pages include the Implementation Summary table, containing the goals, objectives, and strategies from earlier chapters of this Plan.

Goal	Objective	Strategy	Timeframe	Responsibility*						
				City Staff	P&Z	CC	KEDC	Public Works	Other	
GROWTH MANAGEMENT GOAL: Kennedale will have residential, commercial, and employment growth while retaining its safe, community feel.	Objective 1: Encourage a mix of single family residential units and appropriately located and designed medium- to higher-density units according to the Future Land Use Plan. (p. 40)	a. Modify the development code for clarity of design standards for all levels of housing density. Setback distances, street widths, and the transitional environment from industrial to commercial to residential will be prioritized.	1-3 Years	•	•	•				
		b. Enact City-initiated proactive zoning processes to encourage the development pattern as recognized in the Future Land Use Plan.	1-3 Years	•	•	•				
		c. Locate housing and office uses in and around transit-oriented areas to create a vibrant day and evening environment that supports the businesses and retail stores in the area.	3-10 Years	•	•	•				
	Objective 2: Increase the number of commercial and retail uses to provide more shopping opportunities for residents, visitors, and employees. (p. 41)	a. Encourage greater selectivity in the type of non-residential uses that locate in Kennedale through the provision of design guidelines and the permitted use table of the development code.	1-3 Years	•	•	•				
		b. The non-residential development should emphasize locally-serving use types to include grocery, coffee shops, full-service restaurants, family friendly entertainment activities.	1-3 Years	•	•	•	•			
		c. Encourage the use of infill development through the potential relaxation of development fees or other associated costs in agreement with the specifically encouraged development.	3-5 Years	•	•	•	•			
	Objective 3: Manage industrial development in Kennedale through zoning and design regulations. (p. 41)	a. Modify use types in the development code to focus on suburban friendly levels of nuisance and location.	1-3 Years	•	•	•				
		b. Hold necessary uses, such as auto-related uses, to a higher standard of design and operation, including requirements that all work to be interior to a building; no outside storage of vehicles under repair; and parts and accessories for sale will be stored at all times interior to the building.	1-3 Years	•	•	•				
		c. Additional screening for undesirable uses and parking areas should be required.	1-3 Years	•	•	•				

* P&Z - Planning & Zoning Commission | CC - City Council | KEDC - Kennedale Economic Development Corporation

Goal	Objective	Strategy	Timeframe	Responsibility*						
				City Staff	P&Z	CC	KEDC	Public Works	Other	
GROWTH MANAGEMENT GOAL (continued)	Objective 4: Continue to foster strong relationships with Tarrant County, Kennedale ISD, neighboring cities, and the Texas Department of Transportation (TxDOT) in order to manage road networks within the city for the most efficient growth patterns. (p. 42)	a. Investigate funding sources to assist the City of Arlington to increase capacity in the Kennedale Collaborative effort on water delivery to the City of Kennedale.	3-5 Years	•	•	•		•	COAU,	
		b. Work with TxDOT to prioritize additional sidewalk improvements on state-funded roadways.	3-10 Years	•	•	•		•	TxDOT	
FUTURE LAND USE GOAL: Kennedale will have safe and convenient places to live, work, worship, and play.	Objective 1: Develop land in accordance with the Future Land Use Plan. (p. 57)	a. Work with property owners to encourage the consolidation and assembly of sites to allow site development that will meet the City’s requirements for parking and stormwater management.	3-10 Years	•	•	•		•	Property Owners	
		b. When greenfield development is considered, it should be done in a way that does not dilute services or add to the City’s resource challenges or infrastructure. The City should ask for a traffic impact analysis and adequate public facilities study prior to consideration of planned development zoning.	1-3 Years	•	•	•				
	Objective 2: Redevelop TownCenter and the surrounding areas including Old Town and property along Kennedale Parkway (BUS 287) to include more retail opportunities. (p. 57)	a. Apply an infill or redevelopment overlay or other zoning districts to targeted revitalization areas. These often address dimensional and design requirements, adaptative reuse of existing buildings, demolition of existing structures, new development of individual buildings, and coordinated redevelopment or new development of multiple structures.	3-5 Years	•	•	•			TDD	
		b. Simplify and streamline permitting processes for these projects to further increase their attractiveness to developers.	3-5 Years	•	•	•			TDD	
		c. Offer a range of development incentives to encourage parcel consolidation. These incentives are usually offered within mixed use or planned development districts in exchange for lot consolidation or site assembly that creates a larger parcel.	5-10 Years	•	•	•			TDD	

* P&Z - Planning & Zoning Commission | CC - City Council | KEDC - Kennedale Economic Development Corporation
 | TxDOT - Texas Department of Transportation | COAU - City of Arlington Utilities | TDD - TownCenter Development District

Goal	Objective	Strategy	Timeframe	Responsibility*					
				City Staff	P&Z	CC	KEDC	Public Works	Other
FUTURE LAND USE GOAL (continued)	Objective 3: Redevelop the area south of the intersection of Interstate 20 and BUS 287 (Oakcrest Neighborhood) as an employment center coupled with transit-oriented design. (p. 58)	a. Work with the salvage yard ownership for the redevelopment of the properties west of BUS 287, initiating programs for environmental clean-up and returning properties to usable floodplain.	5-10 Years	•	•	•			
		b. Continue to work with North Central Texas Council of Governments (NCTCOG) on development of a Transit-Oriented Development (TOD) adjacent to the railroad.	5-10 Years	•	•	•			NCTCOG
		c. Transition zoning to allow redevelopment of this area for transit density housing and employment.	3-5 Years	•	•	•			
	Objective 4: Ensure all new development is compatible with existing neighborhoods through density gradients and design. (p. 58)	a. New development should be based on standards intended to create community and connectivity. Higher development costs should be offset through corresponding economic development incentives or capital improvements such as water/wastewater or roadway capacity increases.	1-3 Years	•	•	•			
		b. Development regulations contained within the Unified Development Code should be revised to place a greater balance between the market and urban design.	1-3 Years	•	•	•			
		c. Visual quality objectives and a healthy business environment should not be considered mutually exclusive. Urban design should be incorporated into private development plans early in the development process.	1-3 Years	•	•	•			
		d. The impact of public features such as signage, utility locations, valve boxes, utility risers, solid waste containers, sidewalks, landscaping, lighting, drainage, and topography should be recognized as important factors in affecting community appearance and effects on neighboring property.	1-3 Years	•	•	•			

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 | NCTCOG- North Central Texas Council of Governments

Goal	Objective	Strategy	Timeframe	Responsibility*						
				City Staff	P&Z	CC	KEDC	Public Works	Other	
TRANSPORTATION GOAL: Kennedale will have a transportation network which meets basic needs for movement, access, safety, and reasonably rapid travel for people and goods through and within the city.	Objective 1: Use concepts for Context Sensitive Design when improving existing streets and building new streets, interconnections, and sidewalks. (p. 68)	a. Work with TxDOT and Kennedale ISD for a crosswalk solution across Kennedale Parkway at the TownCenter to increase safety and connectivity between city facilities, the elementary school, and adjacent properties.	3-5 Years	•	•	•		•	TxDOT, KISD	
		b. Reserve the required right-of-way for transportation corridors.	1-3 Years	•	•	•		•		
		c. Integrate all modes of transportation.	5-10 Years	•	•	•				
		d. Implement cross sections that reflect the adjacent land use context.	3-5 Years	•	•	•		•		
	Objective 2: Fund and build improvements to existing streets as shown on the Thoroughfare Plan. (p. 70)	a. Continue to fund improvements through the City's Capital Improvement Program (CIP) and available grants and loans.	1-3 Years	•					•	
		b. Continue to utilize a pavement management system, which extends existing roadway life, and manage the CIP for roadway repair and replacement.	5-10 Years	•					•	
		c. Coordinate with TxDOT, Tarrant County, and NCTCOG to address long-range transportation needs.	1-3 Years	•					•	TxDOT, NCTCOG, Tarrant County
		d. Organize an access management system for all new development on major arterials through the city. Access management should be designed to provide fewer drive approaches and consolidation of cross access to multiple properties to increase the efficiency of arterial capacity.	1-3 Years	•					•	
	Objective 3: Require developers to dedicate right-of-way and construct collector and arterial streets as shown on the Master Thoroughfare Plan. (p. 71)		1-3 Years	•					•	Devel- opers

Goal	Objective	Strategy	Timeframe	Responsibility*					
				City Staff	P&Z	CC	KEDC	Public Works	Other
TRANSPORTATION GOAL (continued)	Objective 4: Make important interconnections of streets to activity centers. (p. 72)	a. Minimize use of cul-de-sacs in new neighborhoods so that emergency services can be provided as quickly as possible when needed.	1-3 Years	•					Devel- opers
		b. Design rights-of-way on new neighborhoods to provide a permeable but not strictly gridded network of streets. This allows a spreading of traffic for new neighborhoods and reduces congestion on pinch points on arterials and collectors.	1-3 Years					•	Devel- opers
	Objective 5: Improve existing sidewalks and construct new sidewalks for pedestrian access and citizen health. (p. 73)	a. Develop and implement a wayfinding strategy.	1-3 Years	•	•	•	•		
		b. Develop and implement an ADA (Americans with Disabilities Act) compliance transition plan.	5-10 Years	•				•	
		c. Fund and build sidewalks to help create an interconnected sidewalk system throughout the city.	5-7 Years	•				•	
		d. When designing new sidewalks along existing streets, recognize that right-of-way may not be sufficient for the ideal street cross-section shown in the typical street section examples. In these circumstances, provide the widest sidewalk possible for pedestrians.	1-3 Years	•				•	
	Objective 6: Evaluate flood plains for the construction of multi-purpose trails. (p. 74)	a. Discourage and/or prevent construction of permanent structures in the floodplain to help protect property and environmental quality.	1-3 Years	•					
		b. Encourage the siting of trails based on natural topography of slope to ensure the lowest impact of the existing conditions by trail construction.	1-3 Years	•					
		c. Look at opportunities to construct trails within floodplain areas which are grade separated from high-capacity roads.	5-7 Years	•					TxDOT, Tarrant County
		d. Examine opportunities in new developments where natural connections can be made to trails through floodplain corridors connecting each neighborhood to another. Plan into the design of new neighborhoods trailhead connections to the citywide trail system.	1-3 Years	•					Devel- opers

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| TxDOT- Texas Department of Transportation

Goal	Objective	Strategy	Timeframe	Responsibility*						
				City Staff	P&Z	CC	KEDC	Public Works	Other	
ECONOMIC DEVELOPMENT GOAL: Kennedale will have a strong and resilient economic base.	Objective 1: Continue to capitalize on a strong industrial employment workforce to leverage demand for more destination-based retail and restaurant opportunities. (p. 83)	a. Kennedale will continue to develop relationships with local economic partners, including but not limited to local business owners and developers, Kennedale Economic Development Corporation, Kennedale Area Chamber of Commerce, and TownCenter Development District (TDD), through continued communication and coordination. This process should include the regular sharing of quarterly reports and statistics.	1-3 Years	•			•		KACC TDD	
		b. Continue to focus capital improvements and community improvement funds on established catalyst sites, including the TownCenter and the two areas that have been identified by the community to support potential Transit-Oriented Development (TOD): one along Interstate 20 and US 287 known as the Oakcrest Neighborhood, and another between New Hope Road and Kennedale Parkway.	5-10 Years	•	•	•	•		TDD	
		c. Collaborate with local economic partners like the Kennedale Economic Development Corporation and the Kennedale Area Chamber of Commerce to shine a spotlight on varies local businesses. By showcasing local talent and services, the City will encourage residents to patronize these establishments, fostering a thriving economy within the community and preventing its leakage to neighboring areas.	1-3 Years	•			•		KACC TDD	
		d. Conduct an in-depth review of current business incentives. During the review process, analyze best practices from peer communities in Texas and make updates to Kennedale’s incentive list if necessary.	3-5 Years	•			•		KACC	
		e. Create materials that can be advertised on the City’s website or through physical handouts that clearly communicate processes and policies for economic development incentives to potential businesses and developers.	1-3 Years	•			•			
		f. Work to attract predominantly convenience-based Class A retail spaces along BUS 287 Commercial Area.	5-7 Years	•				•		

* P&Z - Planning & Zoning Commission | CC - City Council | KEDC - Kennedale Economic Development Corporation
| TDD - TownCenter Development District | KACC- Kennedale Area Chamber of Commerce

Goal	Objective	Strategy	Timeframe	Responsibility*					
				City Staff	P&Z	CC	KEDC	Public Works	Other
ECONOMIC DEVELOPMENT GOAL (continued)	Objective 2: Create a catalyst project at the TownCenter to assist in improving the core of the community. (p. 85)	a. Form a taskforce headed by the TownCenter Development District (TDD) Board, comprising of representatives from community organizations, businesses, and residents to identify focus areas of the catalyst project such as: improving infrastructure, enhancing public spaces, boosting economic activity, and expanding events and programming.	3-5 Years	•			•		TDD, KACC
		b. Foster collaboration between public and private sectors to pool resources and expertise.	3-5 Years	•			•		TDD, KACC
		c. Prioritize pedestrian/bike crossings along Kennedale Parkway and the designation of bike/pedestrian routes that connect TownCenter with the existing park system and the areas identified by the city for Transit-Oriented Development.	3-5 Years	•				•	TDD, TxDOT
		d. Encourage the development of cultural and artistic initiatives as a part of the catalyst project, to continue to add vibrancy to the TownCenter.	3-5 Years	•			•		KACC
	Objective 3: Consider how the branding of the City may bring economic development and improve wayfinding signs in the community. (p. 86)	a. Focus on signage at the key intersections of major arterial roads, such as Bowman Springs Road, Dick Price Road, and New Hope Road.	1-5 Years	•			•	•	TxDOT
		b. Place gateway signs at the primary entry points to the city via BUS 287, such as the I-20 exit onto Kennedale Pkwy. Ideally these would be placed near the corners of the roadways but far enough to reduce the likelihood of being hit by errant traffic.	5-7 Years	•			•	•	TxDOT
		c. Provide improved wayfinding directions to TownCenter. These signs should provide directional arrows.	3-5 Years	•			•		TDD
		d. Develop a design plan for public lighting, median design, signage, and landscaping along the BUS 287 Corridor that can be implemented in focused areas over time.	3-10 Years	•			•	•	

* P&Z - Planning & Zoning Commission | CC - City Council | KEDC - Kennedale Economic Development Corporation
 | KEDC - Kennedale Economic Development Corporation | TxDOT- Texas Department of Transportation |
 TDD -TownCenter Development District

Goal	Objective	Strategy	Timeframe	Responsibility*						
				City Staff	P&Z	CC	KEDC	Public Works	Other	
ECONOMIC DEVELOPMENT GOAL (continued)	Objective 4: Encourage the development of the community as a social center for recreation through marketing of events. (p. 88)	a. Explore the feasibility of creating a Parks and Recreation Coordinator position to promote and lead City events, and further recreational programming within the community.	5-7 Years	•						P&RB
		b. Host seasonal recreational events that rotate between the city’s parks and recreational facilities.	1-3 Years	•						P&RD
		c. Partner with the community’s recreational organizations, such as Kennedale Youth, to better promote community events and participation.	1-3 Years	•						P&RD
		d. Collaborate with the Kennedale Economic Development Corporation (KEDC) to actively engage developers and businesses in the transformation of the Bowman Springs Road Corridor into a vibrant, family-oriented recreational destination hub.	3-10 Years	•			•			
HOUSING GOAL: Kennedale will have a variety of housing types available to all incomes. All housing will be safe and decent for residents.	Objective 1: Promote development of housing types: single family detached units, townhouses, and apartments should be located where appropriate and designed well. (p. 95)	a. Support development of new areas for attached housing, townhouses, and mixed-use housing where there is access to existing or planned utility services, transportation capacity, jobs, and retail. These can be found within medium-density, high-density, or TOD areas.	1-3 Years	•	•	•				
		b. To the extent possible, allow for a mixture of housing types within larger neighborhoods to support a variety of age groups and income levels.	1-3 Years	•	•	•				
		c. Promote the replatting of lots to make sure that housing meets minimum lot standards for zoning districts.	1-3 Years	•	•	•				

* P&Z - Planning & Zoning Commission | CC - City Council | KEDC - Kennedale Economic Development Corporation
| P&RB - Parks & Recreation Board

Goal	Objective	Strategy	Timeframe	Responsibility*						
				City Staff	P&Z	CC	KEDC	Public Works	Other	
HOUSING GOAL (continued)	Objective 2: Maintain and improve the existing housing stock. (p. 96)	a. Expand programs to maintain the existing housing stock such as those offered by Habitat for Humanity and other organizations and agencies.	1-3 Years	•	•	•				
		b. Use the development review process to evaluate private projects and their contributions to urban design.	1-3 Years	•	•	•				
		c. Align zoning and future land use allocation to ensure housing is located where it can be served by infrastructure without creating a burden on city services.	1-3 Years	•	•	•				
	Objective 3: Develop greater opportunities for senior housing and age-restricted housing. (p. 96)	a. Develop zoning land use categories and design standards for age-restricted and assisted living development within medium- and high-density zoning districts.	1-3 Years	•	•	•				
		b. Support the nonprofit community in creating housing opportunities for seniors and people with disabilities.	1-3 Years	•	•	•				
		c. Negotiation with developers through development agreements and the creation of planned developments can provide opportunities to include various housing options.	1-3 Years	•	•	•			Deve-lopers	
PARKS, RECREATION, AND OPEN SPACE GOAL	Objective 1: Assess the community needs and desires for improvement of existing passive and active parks in a tiered park system located throughout the community. (p. 106)	a. In 2026, update the existing Parks, Recreation & Open Space Master Plan, and apply for a Texas Parks & Wildlife parks grant.	1-3 Years	•	•	•			P&RB	
		b. Continue to work with the National Park Service (NPS) and UTA Masters of City and Regional Planning program to implement the Kennedale Greenways Plan.	3-10 Years	•	•	•			NPS, UTA	

* P&Z - Planning & Zoning Commission | CC - City Council | KEDC - Kennedale Economic Development Corporation
| P&RB- Parks & Recreation Board | NPS - National Park Service | UTA - University of Texas at Arlington

Goal	Objective	Strategy	Timeframe	Responsibility*					
				City Staff	P&Z	CC	KEDC	Public Works	Other
PARKS, RECREATION, AND OPEN SPACE GOAL: Kennedale will have excellent parks and recreational areas and preserve important natural resources.	Objective 1: Assess the community needs and desires for improvement of existing passive and active parks in a tiered park system located throughout the community. (p. 106) (continued)	c. Parks and open spaces may be located in or adjacent to floodplains, where possible, to aid in floodplain conservation efforts and to enhance recreational opportunities. Such areas may be developed with recreation facilities or set aside as open space to preserve sensitive areas. Use of floodplains should be an amenity to the parks system and be considered as an option, not as the primary source of parkland. d. The City should acquire and develop parks in combination with other public facilities to provide the most cost-effective public services. Park property could be developed jointly with new schools, stormwater detention basins, drainage channels, or new city facilities. This strategy should not contradict the spatial distribution objective of parks and recreation facilities to be located throughout the community.	5-7 Years	•	•	•			P&RB
			5-7 Years	•	•	•			P&RB
	Objective 2: Protect the floodplain for property preservation, water and environmental quality, and the inclusion of a trail system. (p. 107)	a. Discourage and/or prevent construction of permanent structures in the floodplain or reducing the size of natural floodplain by engineering and construction to help protect lives and property. b. Encourage planting of trees and shrubs in the floodplain (but not in floodway) to help improve water quality.	1-3 Years	•	•	•			
			1-3 Years	•	•	•			
	Objective 3: Influence new development in providing public spaces in addition to private amenity centers. (p. 108)	a. Develop multi-use trails to meet high demand for recreation and connectivity in the community. b. Develop additional nature areas, picnic/pavilion facilities, a community garden, and a dog park. c. Require parkland dedication in new subdivisions to expand access to publicly-owned parkland in more areas of the city..	5-7 Years	•	•	•			P&RB
			5-7 Years	•	•	•			P&RB
			1-3 Years	•	•	•			P&RB

Goal	Objective	Strategy	Timeframe	Responsibility*						
				City Staff	P&Z	CC	KEDC	Public Works	Other	
PARKS, RECREATION, AND OPEN SPACE GOAL (continued)	Objective 4: Locate and site an indoor recreation center which serves the greater community and provides programming for a variety of age groups and sports. (p. 108)	a. Conduct a feasibility assessment that looks at the economic context and impact of an indoor recreation center.	3-5 Years	•	•	•			P&RB	
		b. Assess the space requirements for the indoor recreation center, considering the types of sports and activities to be accommodated.	5- 10 Years	•	•	•			P&RB	
		c. Choose a central location that is easily accessible to a diverse range of residents while considering proximity to public transportation, major roads, and residential areas to maximize accessibility.	5- 10 Year	•	•	•			P&RB	
		d. Gather input on preferred activities, operating hours, and facility features to ensure community buy-in.	5- 10 Year	•	•	•			P&RB	
	Objective 5: Increase the number and quality of organized sports fields. (p. 109)	a. Assess the current demand for organized sports fields by working with local sports organizations, schools, and community groups and identify the types of sports in high demand and the specific requirements for each.	3-5 Years	•	•	•			KISD, P&RB	
		b. Partner with the Kennedale ISD, sports organizations, and community leaders to collaborate on land acquisition, funding, and ongoing maintenance efforts.	5-10 Years	•	•	•			KISD, P&RB	
		c. Identify available land or consider areas with existing recreational infrastructure that can be expanded or upgraded.	5-10 Years	•	•	•			P&RB	
		d. Consider implementing multi-use fields that can accommodate various sports.	5-10 Years	•	•	•			P&RB	
		e. Develop and enforce quality standards for sports field construction and maintenance to ensure longevity and safety.	5-10 Years	•	•	•			P&RB	

* P&Z - Planning & Zoning Commission | CC - City Council | KEDC - Kennedale Economic Development Corporation
| KISD- Kennedale Independent School District| P&RB- Parks & Recreation Board

Goal	Objective	Strategy	Timeframe	Responsibility*						
				City Staff	P&Z	CC	KEDC	Public Works	Other	
UTILITIES, INFRASTRUCTURE, AND CITY SERVICES GOAL: Kennedale will have high quality infrastructure and service provision to support residents, businesses, and institutions in the city.	Objective 1: Through Capital Improvement Project (CIP) planning, provide sufficient quantity and quality of water for the existing community and to promote new development and growth. (p. 117)	a. Examine all long-range agreements, such as the interlocal agreement with the City of Arlington, for the procurement of water. Make sure the quantity is scalable to meet future demand by new development growth.	1-3 Years	•	•	•		•	COAU	
		b. Utilize capital improvement programming to indicate appropriate new water system updates in partnership with Arlington for the promotion of new growth and land development.	5-7 Years	•				•	COAU	
		c. In partnership with Arlington, maintain active participation with the development of properties within and adjacent to the City's water CCN boundaries to anticipate new growth and negotiate development agreements, potential system tie-in, and construction of new mains.	5-7 Years	•				•	COAU	
	Objective 2: Through Capital Improvement Project (CIP) planning, provide wastewater collection and treatment to meet all state and federal standards. (p. 118)	a. Utilize capital improvement programming to indicate appropriate new wastewater system updates in partnership with Arlington for the promotion of new growth and land development.	5-7 Years	•				•	COAU	
		b. In partnership with Arlington, maintain active participation with the development of properties within and adjacent to the City's wastewater CCN boundaries to anticipate new growth and negotiate development agreements, potential system tie-in, and construction of new mains.	5-7 Years	•				•	COAU	
	Objective 3: Provide for stormwater management that prevents flooding and siltation of creeks and streams and meets all state and federal regulations. (p. 118)	a. Develop a stormwater management plan to ensure that flooding does not occur in the city.	5-10 Years	•				•		

Goal	Objective	Strategy	Timeframe	Responsibility*						
				City Staff	P&Z	CC	KEDC	Public Works	Other	
UTILITIES, INFRASTRUCTURE, AND CITY SERVICES GOAL (continued)	Objective 4: Continue to provide solid waste and recycling disposal service in the city. (p. 119)	a. Monitor the needs of the community for solid waste disposal options and act in a timely fashion to meet these needs.	5-7 Years	•				•	COAU	
		b. Promote mulching and composting of green wastes, such as leaves, tree limbs, grass clippings, brush, etc., as part of the recycling and waste minimization efforts.	1-3 Years	•				•		
	Objective 5: Continue to provide police services and programs to create a safe environment for all citizens in Kennedale. (p. 119)	a. Develop and maximize the use of human resources through effective management and training. These human resources include police personnel, other governmental agencies, the private sector, and the citizens of Kennedale.	1-3 Year	•					KPD	
		b. Evaluate the need for additional personnel and implement procedures to select only the most qualified personnel.	1-3 Years						KPD	
		c. Update and advance technology to meet increasing challenges and legal requirements.	3-5 Years						KPD	
		d. Monitor pay for police officers and adjust as needed to attract well-qualified personnel.	1-3 Years	•					KPD	
	Objective 6: Continue to provide professional Fire Department services. (p. 120)	a. Assure relationships that ensure adequate fire protection facilities, equipment, and water pressure to respond to and fight a fire in any part of the community in a timely and efficient fashion.	1-3 Years	•					KFD	
		b. Monitor the need for additional personnel, equipment, and facilities to provide a timely response in all areas as the community increases in land area and population.	1-3 Years	•					KFD	
		c. Continue to upgrade the emergency medical services so as to provide the highest level of service possible to the residents of Kennedale and Tarrant County.	1-53Years	•					KFD	
		d. Focus on education of the public in areas of fire prevention and accident prevention.	1-3 Years	•					KFD	

Goal	Objective	Strategy	Timeframe	Responsibility*						
				City Staff	P&Z	CC	KEDC	Public Works	Other	
UTILITIES, INFRASTRUCTURE, AND CITY SERVICES GOAL (continued)	Objective 7: Explore ways to provide additional library services to residents. (p. 121)	a. Consider expanding library programs and facility as the community continues to grow.	3-5 Years	•						
		b. Continue to explore growing the library's online resources and digital material.	3-5 Years	•						
	Objective 8: Explore ways to provide additional broadband fiber optic services to the community. (p. 122)	a. Identify areas that lack broadband fiber and pursue partnerships with developers and service providers to make needed upgrades to increase capacity.	3-5 Years	•					Deve- lopers	
		b. Coordinate amongst City departments to obtain the necessary regulatory documentation needed to construct new fiber or broadband infrastructure including franchises for fiber/ broadband providers, fiber optic right-of-way agreements, and land lease agreements.	3-5 Years	•						
		c. To encourage new fiber network investments, Kennedale should maximize new internet infrastructure by encouraging multiple fiber or broadband internet operators to be located on new infrastructure. The City should investigate what assets it may maintain that could increase the location of fiber deployment.	3-5 Years	•						
	Objective 9: Continue to provide City administrative services from City Hall. (p. 123)	a. Conduct a facilities demand study based on future human resource budget for operational office space needs.	5-10 Years	•						
		b. Keep the City Hall building in a good state of repair so that it continues to be an asset and an example of good stewardship for the community.	1-3 Years	•						
	Objective 10: Practice good stewardship of all City-owned properties. (p. 123)	a. Assure that City-owned property is adequately maintained and landscaped.	1-3 Years	•				•		
		b. Dispose of public property which has no foreseeable use or which other types of development could better utilize.	3-5 Years	•	•	•				

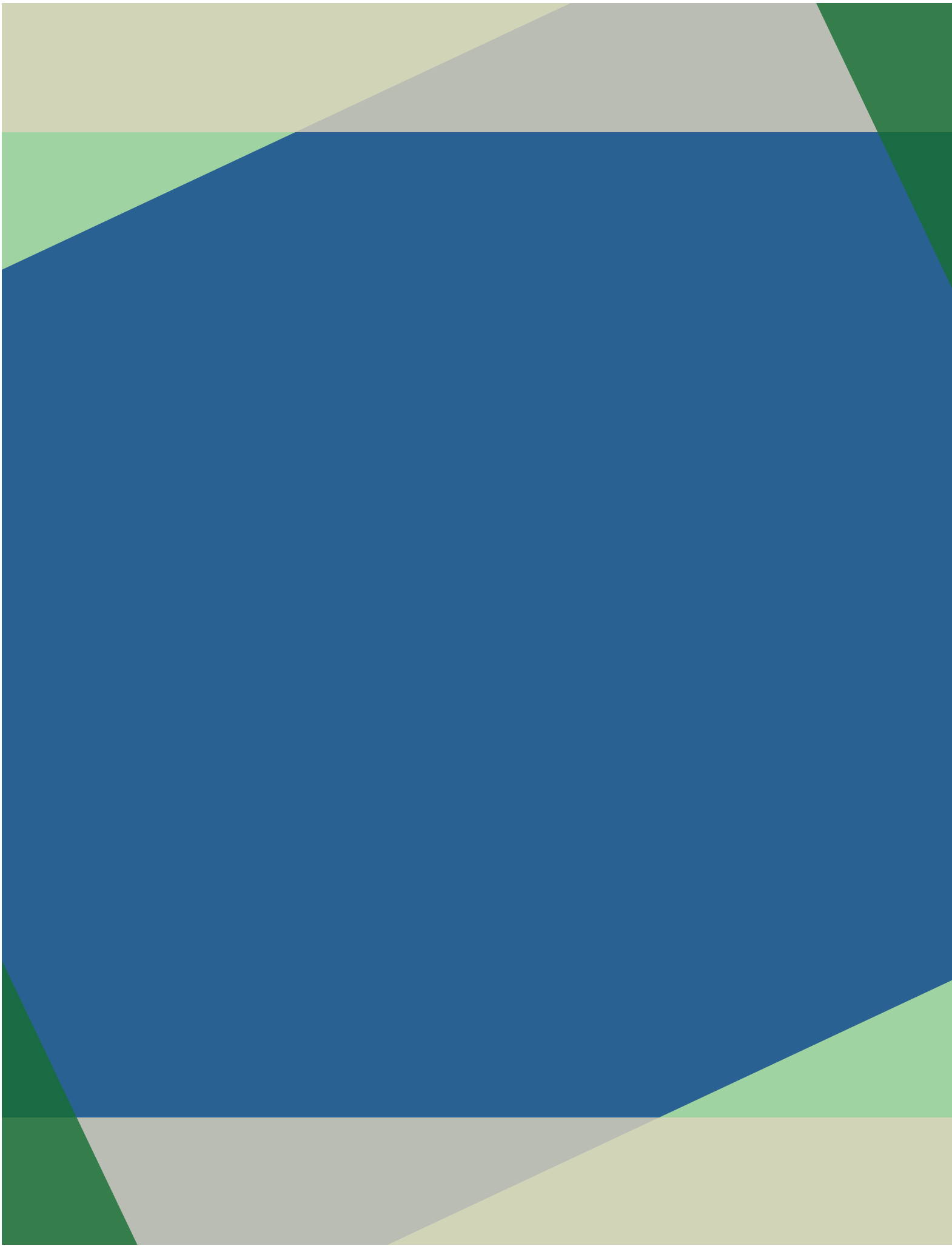
Goal	Objective	Strategy	Timeframe	Responsibility*					
				City Staff	P&Z	CC	KEDC	Public Works	Other
UTILITIES, INFRASTRUCTURE, AND CITY SERVICES GOAL (continued)	Objective 11: Evaluate the feasibility of adopting a FEMA-approved local hazard mitigation plan that would make the City eligible for funding through the Texas Division of Emergency Management (TDEM) and other regional, state, and federal grants. (p. 124)	a. Work with the North Central Texas Council of Governments (NCTCOG), City staff, and Tarrant County to evaluate the feasibility of and recommended steps to developing a local hazard mitigation plan.	1-3 Years	•	•	•			NCTCOG, Tarrant County
		b. Ensure that the City meets the eligibility criteria for the Local Hazard Mitigation Plans Program (LHMPP) and began the application process.	3-5 Years	•	•	•			
		c. Partner with the Texas Division of Emergency Management (TDEM) Regional Section Chief to request training and resources available through TDEM to support the City in its development of a high-quality local hazard mitigation plan.	3-5 Years	•	•	•			TDEM

* P&Z - Planning & Zoning Commission | CC - City Council | KEDC - Kennedale Economic Development Corporation
| NCTCOG - North Central Texas Council of Government | TDEM - Texas Division of Emergency Management

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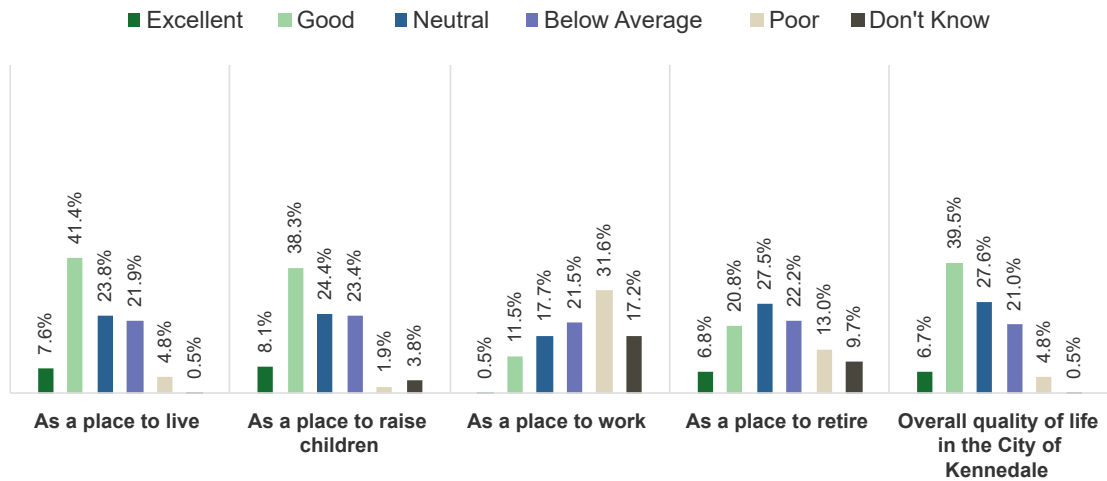
Appendix:
**COMMUNITY SURVEY
RESULTS**



Q1: Quality of Life in the City of Kennedale

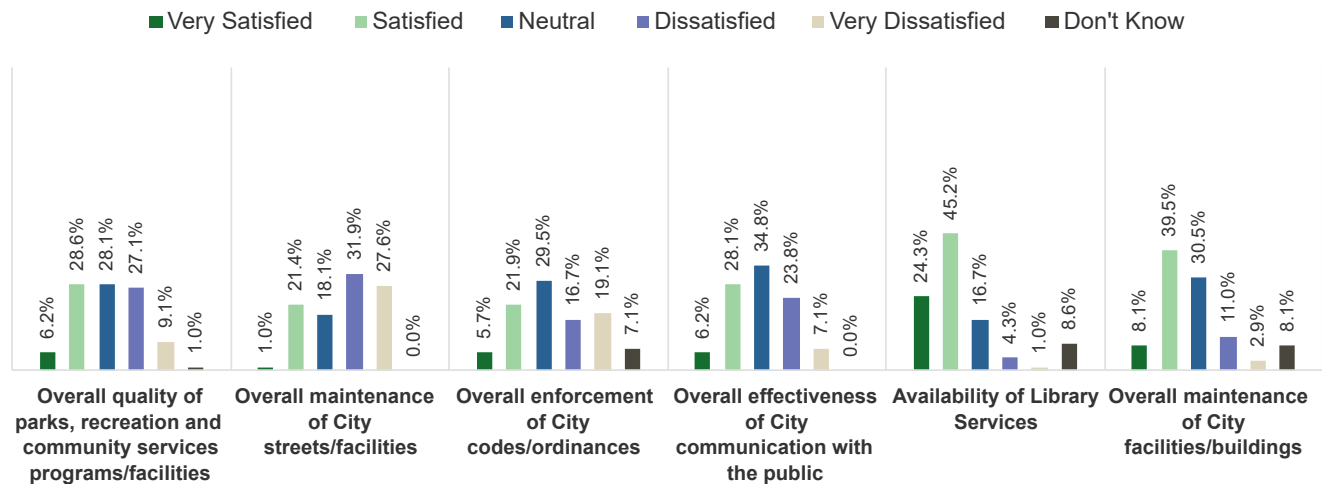
Please rate the City of Kennedale:

Answered: 210 Skipped: 0

**Q2: Overall Satisfaction with Major City Services**

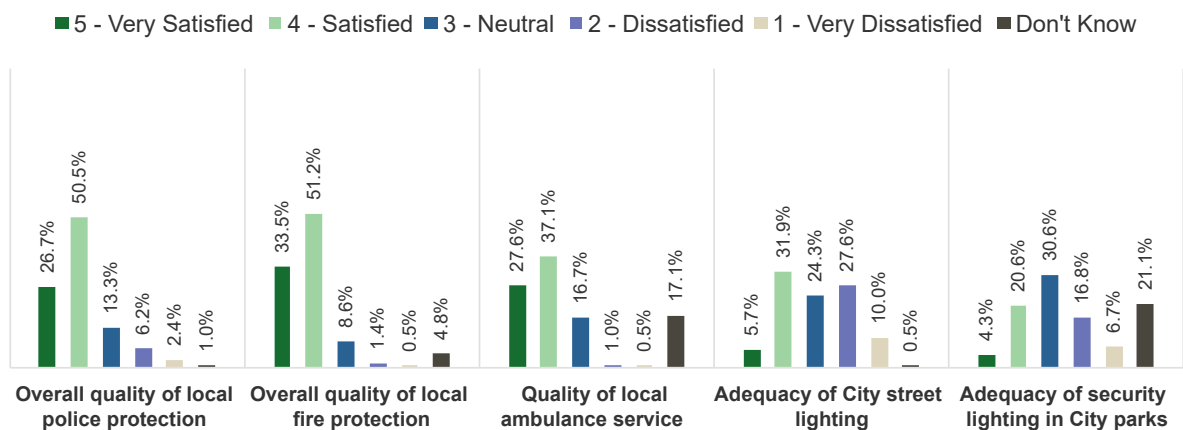
Please rate your satisfaction with the following:

Answered: 210 Skipped: 0

**Q3: Public Safety Services**

Please rate your satisfaction with the following:

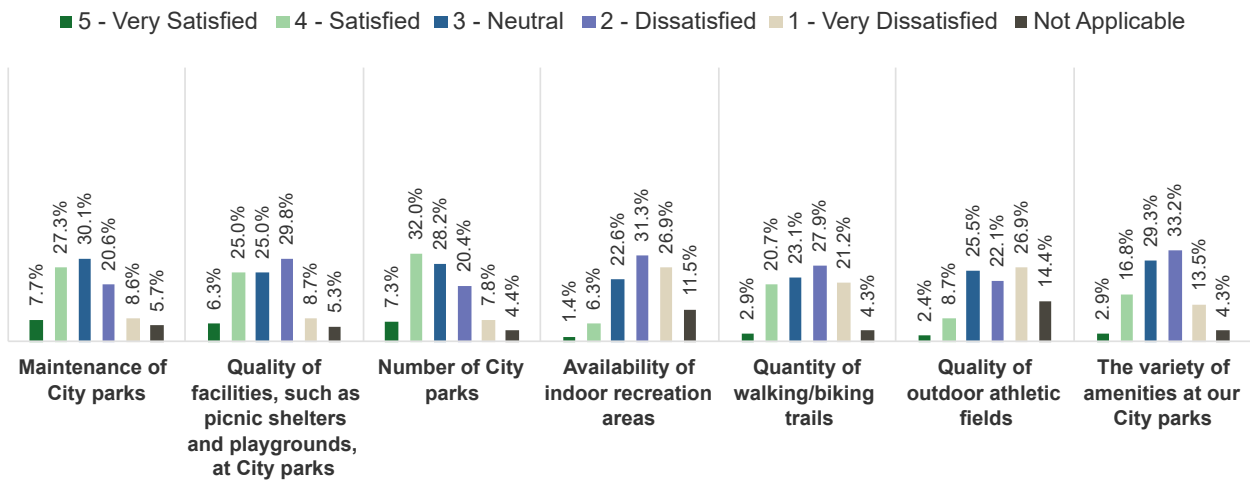
Answered: 210 Skipped: 0



Q4: Parks and Recreation Services

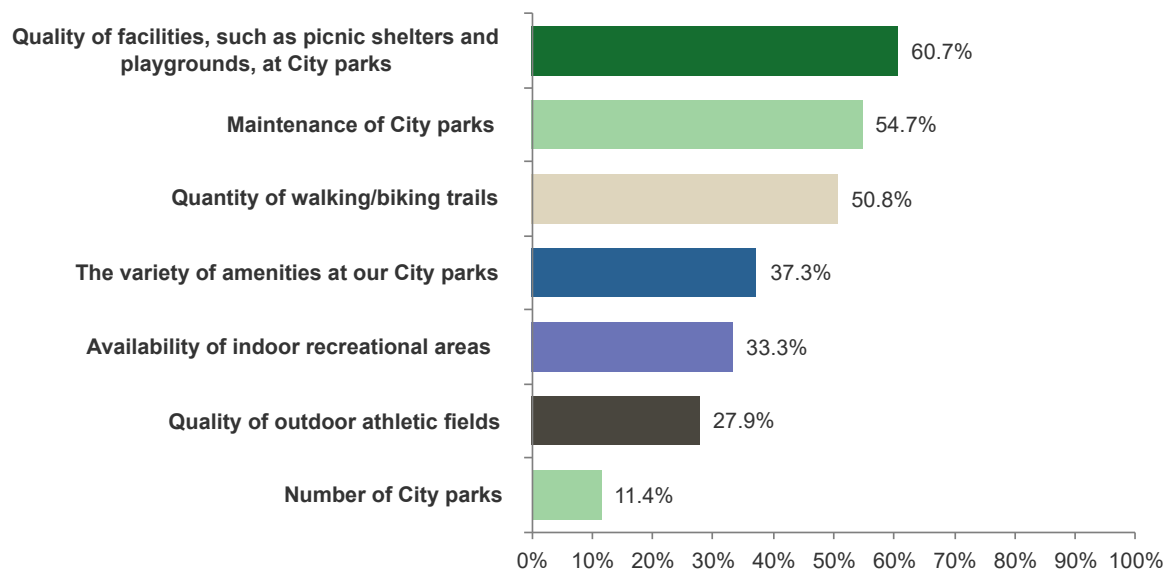
Please rate your satisfaction with the following:

Answered: 209 Skipped: 1



Q5: Which THREE of the parks and recreation services in Question #4 do you think are MOST IMPORTANT for the City to provide? Please only check three choices.

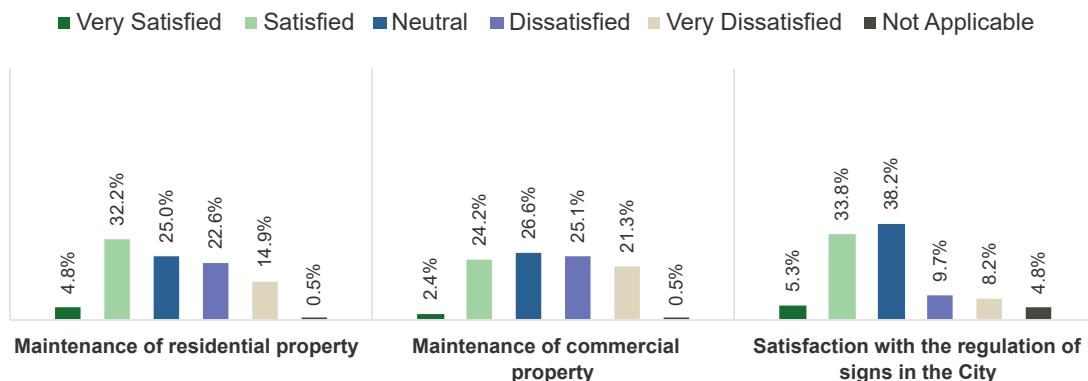
Answered: 201 Skipped: 9



Q6: Maintenance and Appearance of the City

Please rate your satisfaction with the following:

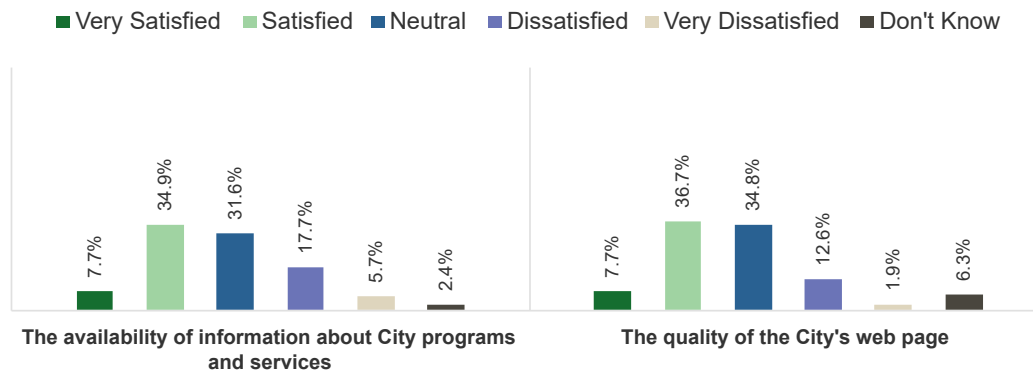
Answered: 208 Skipped: 2



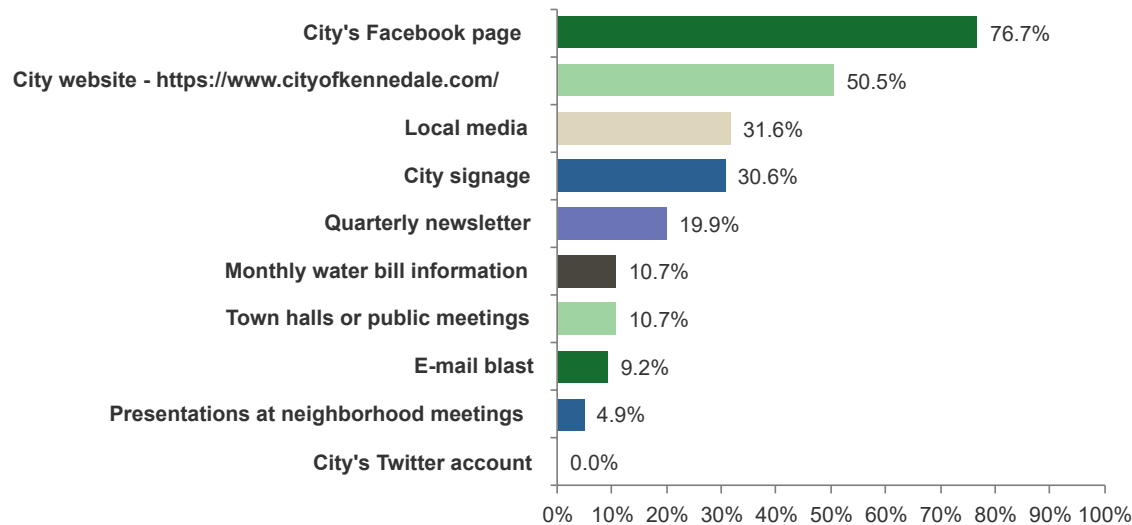
Q7: City Communication

Please rate your satisfaction with the following:

Answered: 209 Skipped: 1

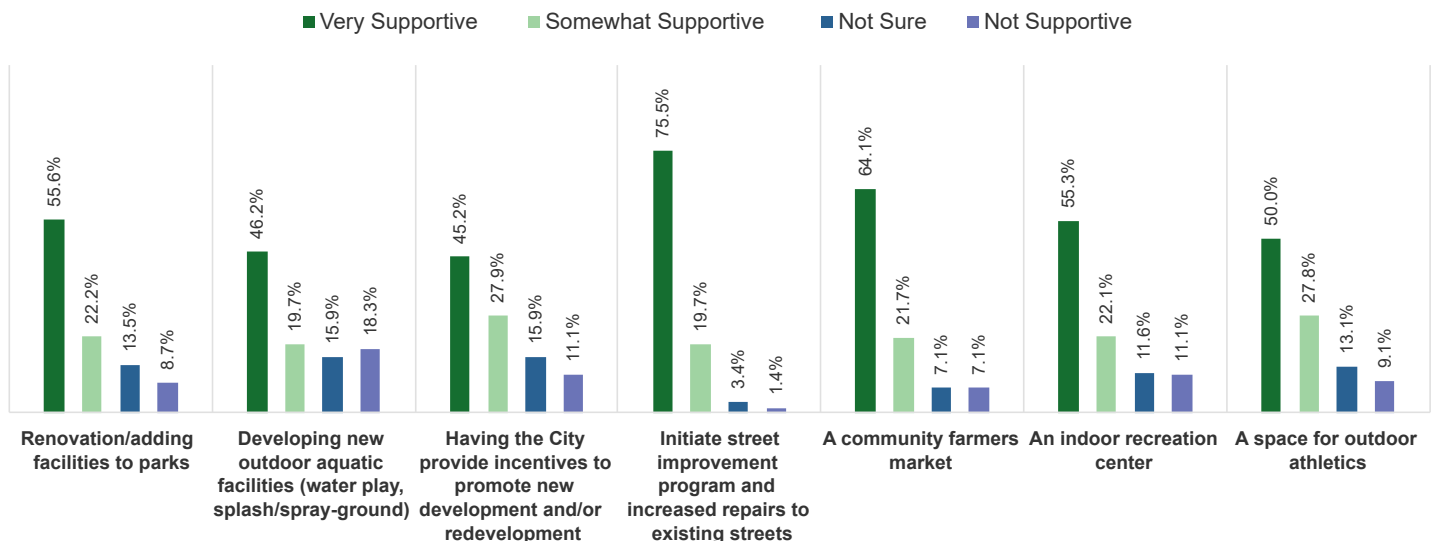
**Q8: From which of the following sources do you receive news and information about the City?**
Check all that apply.

Answered: 206 Skipped: 4

**Q9: Support for Various Initiatives**

Please indicate how supportive you would be of the following:

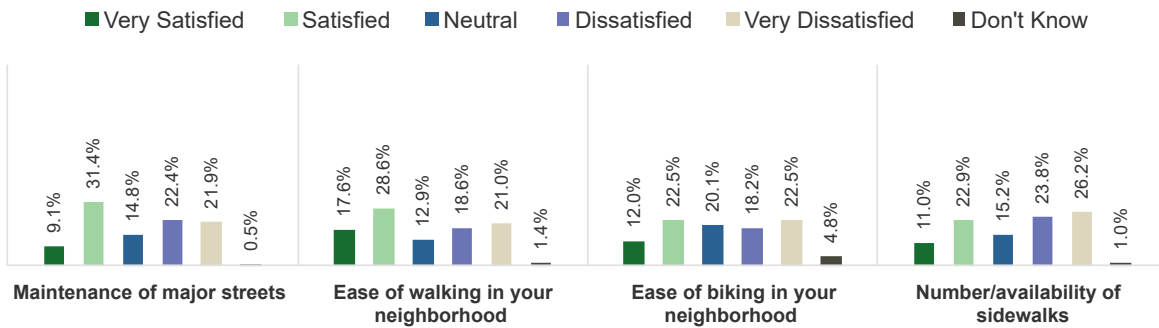
Answered: 209 Skipped: 1



Q10: Traffic & Transportation Services

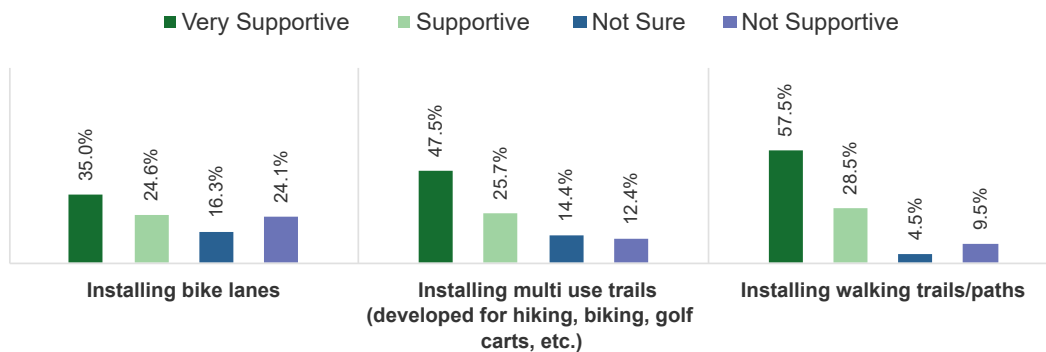
Please rate your satisfaction with the following facilities in the neighborhood where you live using scale of 1 to 5 where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

Answered: 210 Skipped: 0



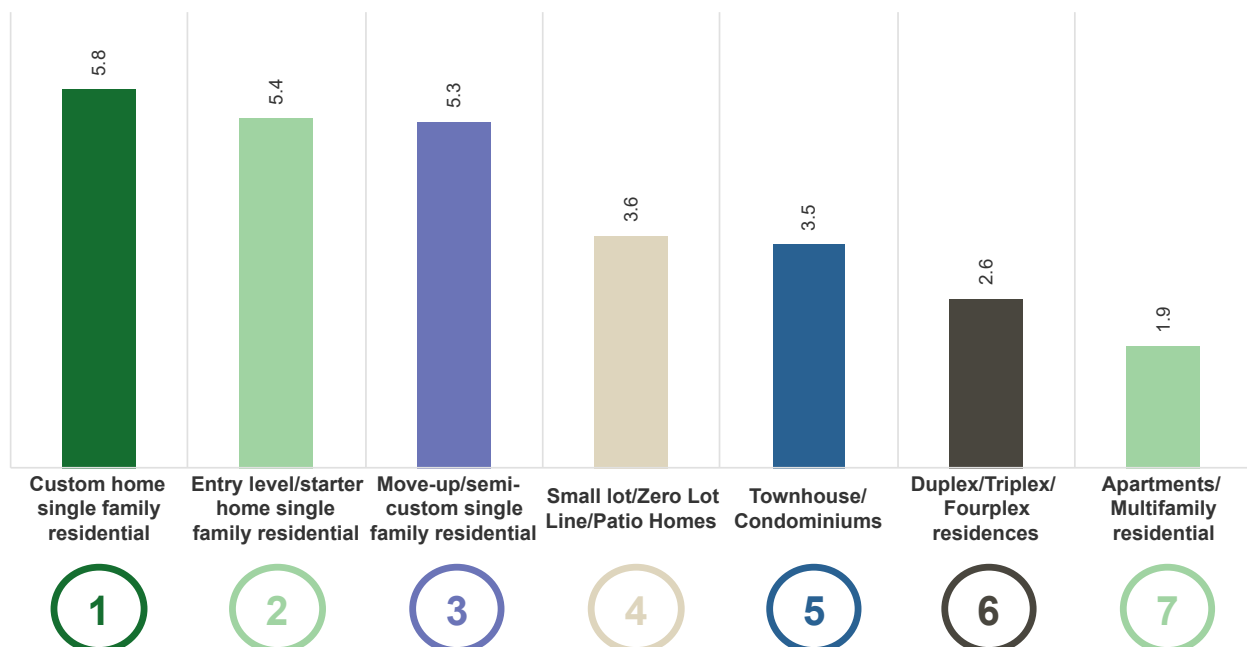
Q11: Please indicate how supportive you would be of the following initiatives to increase walkability and bikeability of the community?

Answered: 203 Skipped: 7



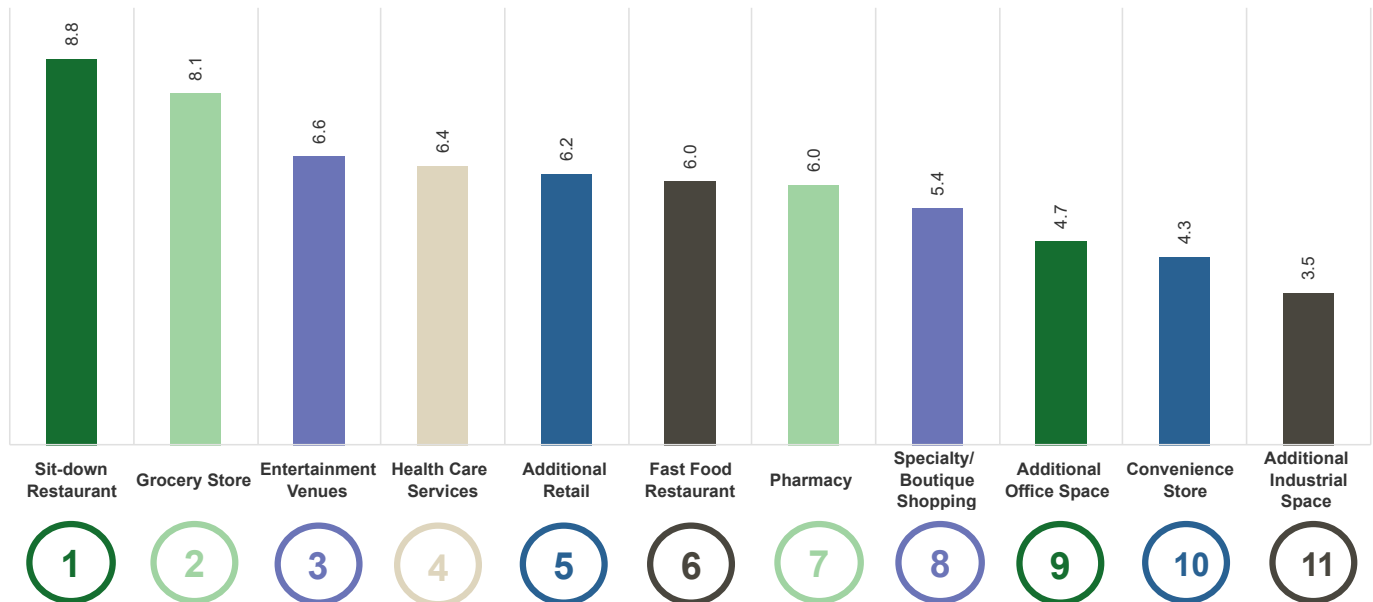
Q12: Please rank the top three Housing needs in the City of Kennedale, with 1 being the most needed, 2 being the second most needed, and 3 being the third most needed.

Answered: 209 Skipped: 1



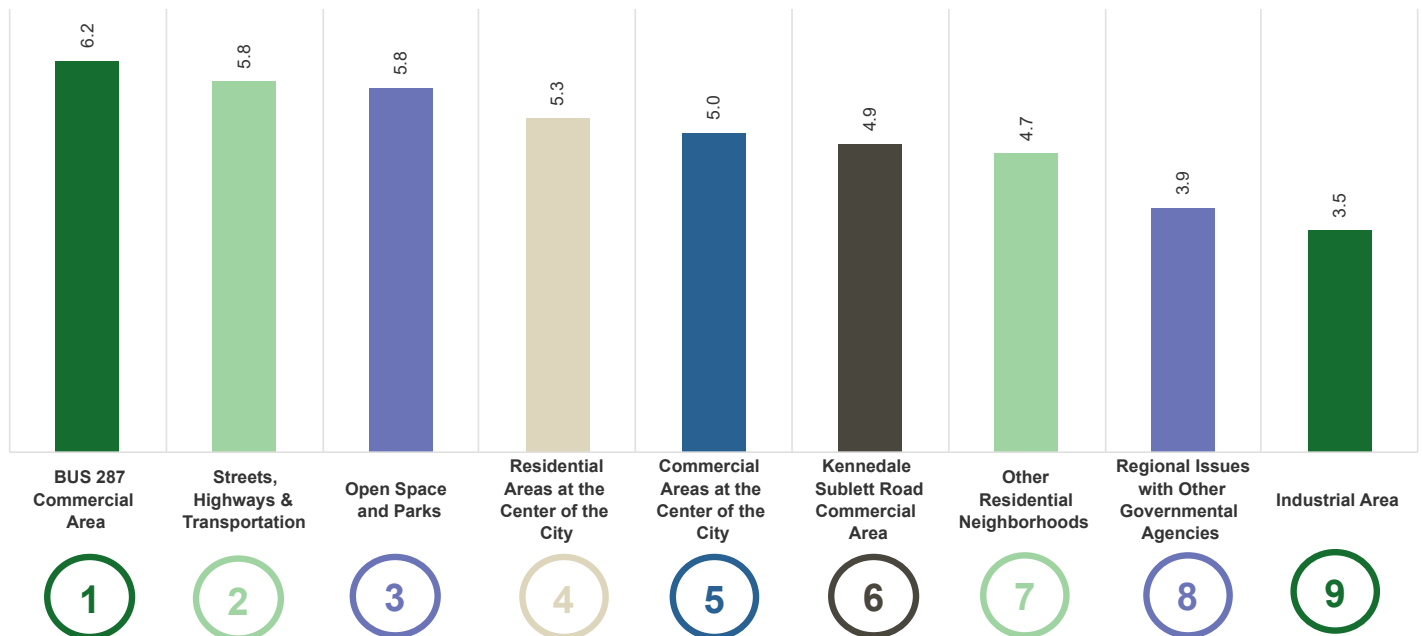
Q13: Please rank the top three Retail/Service/Employment needs in the City of Kennedale with 1 being the most needed, 2 being the second most needed, and 3 being the third most needed.

Answered: 209 Skipped: 1



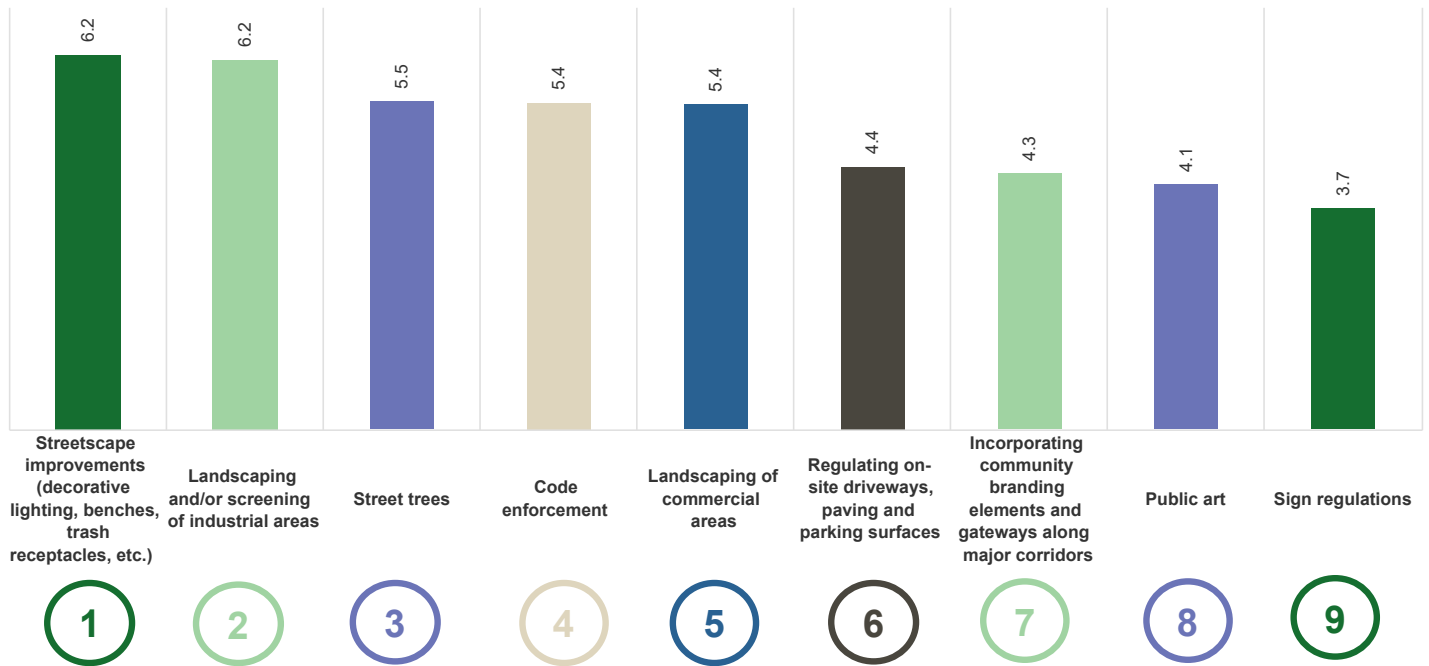
Q14: Please rank the top three areas in the City of Kennedale where the Comprehensive Plan should direct the most focus, with 1 being the most needed, 2 being the second most needed, and 3 being the third most needed.

Answered: 202 Skipped: 8



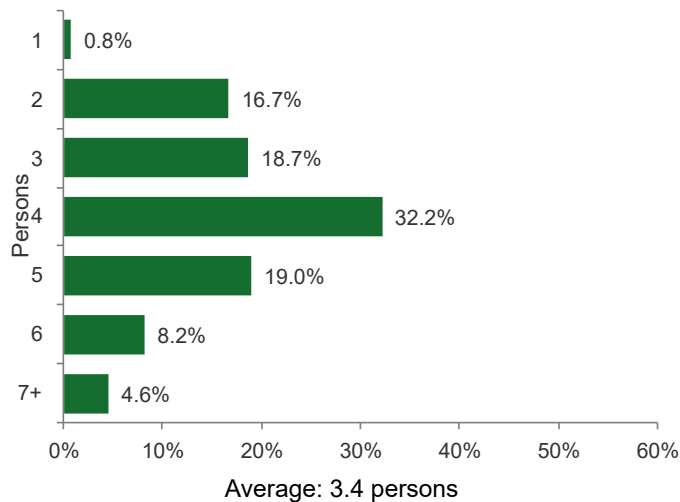
Q15: Please rank from 1 to 10 the importance of various aesthetic considerations in the City of Kennedale where the city should direct the most focus, with 1 being the most important and 10 being the least important.

Answered: 194 Skipped: 16



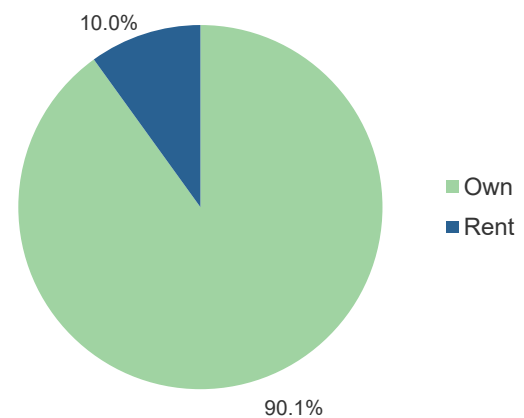
Q16: How many persons live in your household?

Answered: 192 Skipped: 18



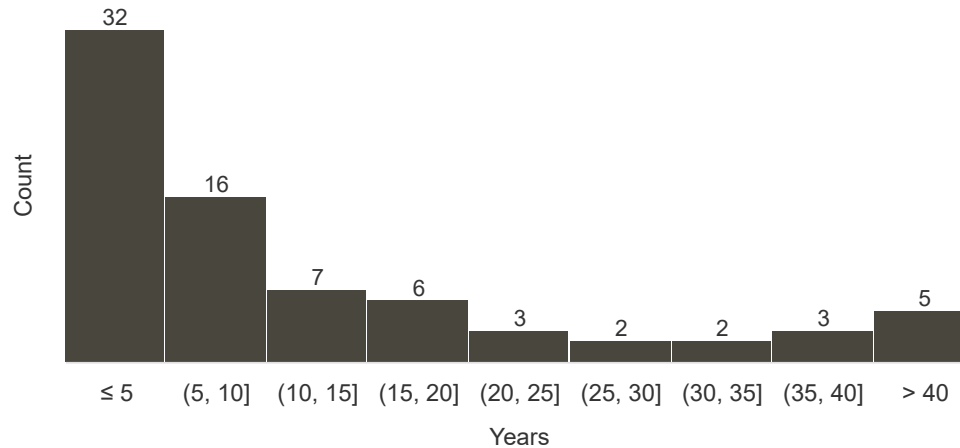
Q17: Do you own or rent your home?

Answered: 201 Skipped: 9



Q18: Approximately how many years have you lived in the City of Kennedale?

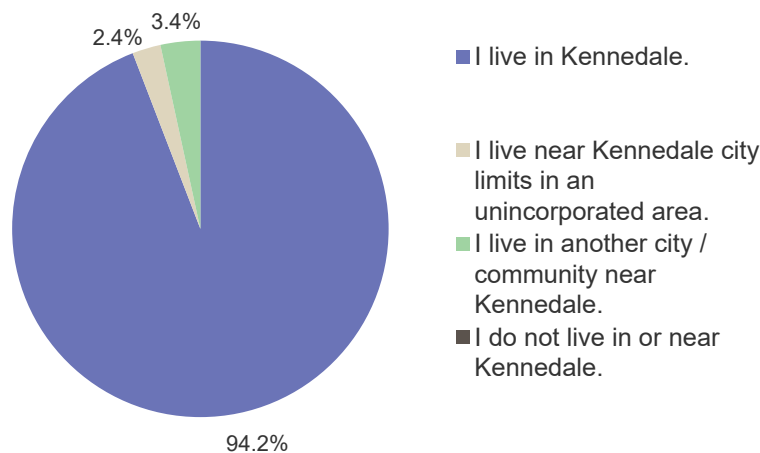
Answered: 196 Skipped: 14



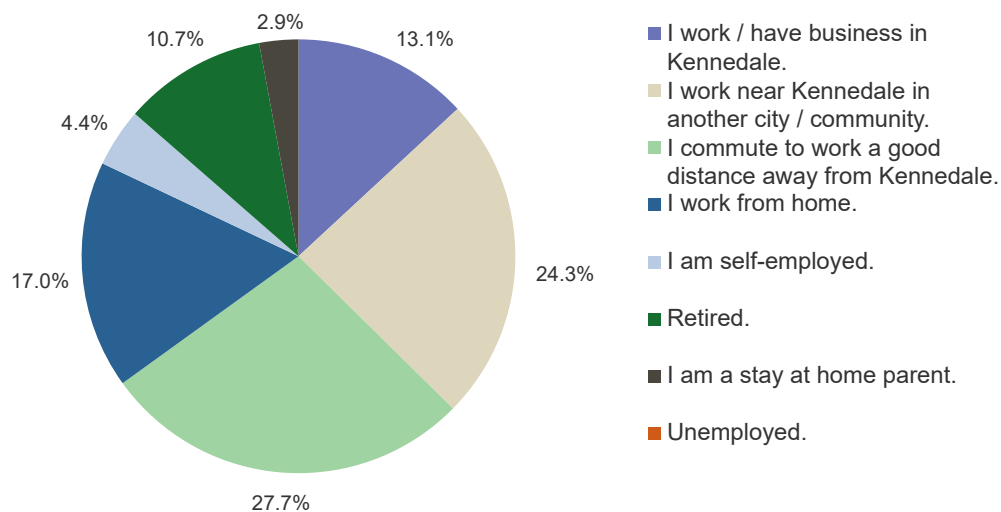
Average: 14.1 years

Q19: Choose the best description of where you live in relation to Kennedale.

Answered: 205 Skipped: 5

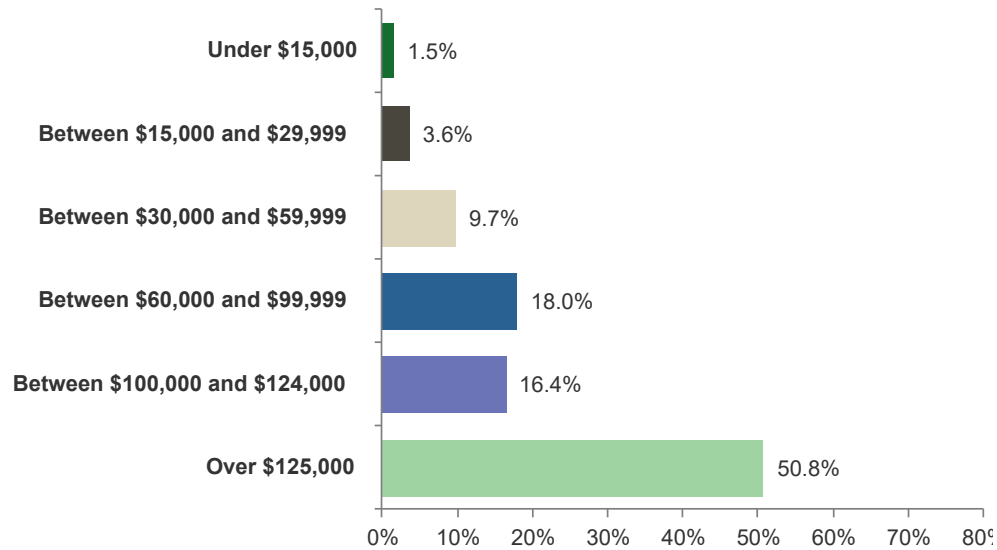
**Q20: Choose the best description of where you work in relation to Kennedale.**

Answered: 206 Skipped: 4



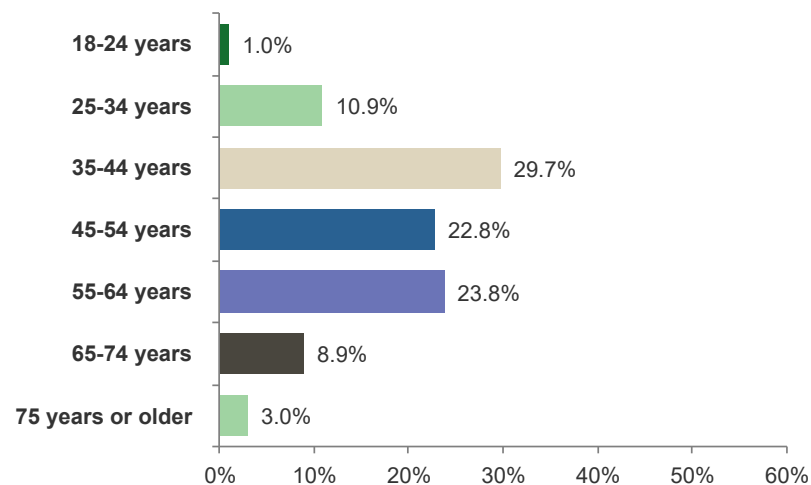
Q21: Which category is your total annual household income?

Answered: 195 Skipped: 15



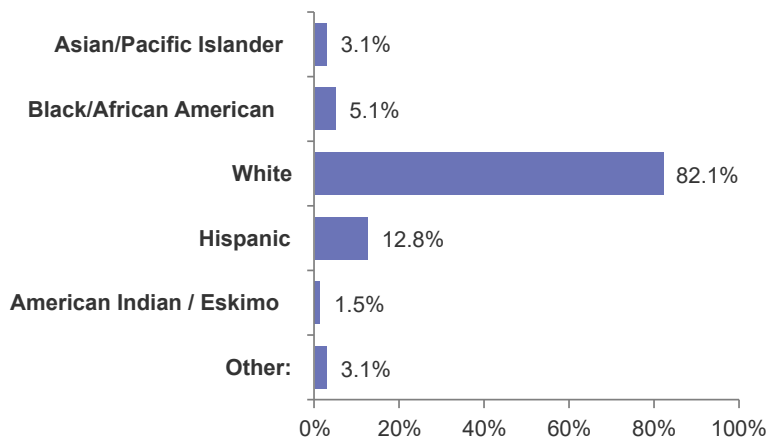
Q22: In which category is your age?

Answered: 202 Skipped: 8



Q23: Which of the following best described your race/ethnicity? (Check all that apply)

Answered: 196 Skipped: 14



Q24: Your gender:

Answered: 195 Skipped: 15

