



BOARD OF ADJUSTMENT AGENDA

REGULAR MEETING | APRIL 10, 2025 AT 5:30 PM

CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060

I. CALL TO ORDER

A. ROLL CALL

II. REGULAR SESSION

A. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

1. Approval of the minutes from the March 6, 2025 Specially Called Board of Adjustment Meeting
2. Discuss and take action to correct the date of the board's regular meeting day.

III. PUBLIC HEARING

- A. **BOA CASE #25-03** To receive comments and consider action on a request for a variance as required by the United Development Code, Article 3, Table 3.3, R-3 Residential District, to allow for a reduction of the front setback from 20' to 16', for the property located at 100 Cloverlane Dr, City of Kennedale, Tarrant County, Texas 76060.

IV. ADJOURNMENT

TINA COX,
BOARD SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE APRIL 10, 2025 BOARD OF ADJUSTMENT 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, 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: APRIL 10, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM II.A.

SUBJECT

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: APRIL 10, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM II.A.1.

SUBJECT

Approval of the minutes from the March 6, 2025 Specially Called Board of Adjustment Meeting

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	2024.03.06 - BOA Meeting Minutes	2024.03.06 - BOA Meeting Minutes.docx
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**BOARD OF ADJUSTMENT
SPECIALLY CALLED MEETING | MARCH 6, 2025 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPALS DRIVE, KENNEDALE, TX 76060**

I. CALL TO ORDER

Board Chair Kelli Rod called the meeting to order at 5:30 p.m.

A. ROLL CALL

Board Chair Kelli Brown, Vice Chair Pat Vader, Place 1 Theodore Krum, Place 2 Kelly Turner, Place 4 Amanda Hollins and Alternate Tiffany Murokozi were in attendance, thus constituting a quorum.

The Community Development Director and Board Secretary were also present.

II. REGULAR SESSION

A. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

1. Approval of the minutes from the May 14, 2024 Regular Meeting.

Place 2 Turner motioned to approve all consent agenda.

Vice Chair Vader seconded the motion.

No oppositions, No abstentions

Vote: The motion carried unanimously: 5-0

2. Discussion Regarding the Changing of the Board of Adjustment/Building Board of Appeals Meeting Date

Place 2 Turner made the motion to approve changing the Board of Adjustment/Building Board of Appeals Meeting Date from the second Tuesday each month to the first Thursday of the month as needed.

Place 1 Krum seconded the motion.

No oppositions, No abstentions

Vote: The motion carried unanimously: 5-0

III. PUBLIC HEARING

1. **BOA CASE #25-01** To receive comments and consider action on a request for a variance as required by the Unified Development Code, Article 6, Table 6.3, C-1 Restricted Commercial District, to allow for a reduction of the side setback that is adjacent to an R-3 residential property, from 25' to 12'5", for the property located

at 708 Corry A Edwards Dr, City of Kennedale, Tarrant County, Texas 76060.

Chair Rod opened the public hearing at 6:40 PM.

No one spoke for or against the variance request.

Chair Rod closed the public hearing at 6:41 PM.

Nurul Chowdhury, owner of the property was present to answer any questions.

Community Development Director Nathan Gonzales presented the case to the Board of Adjustment Members:

The subject property is currently zoned C-1 Commercial District. The residential structure that once stood here was primarily used as a rental unit before being demolished in the Fall of 2024. A commercial building permit has been approved but cannot be issued until the owner obtains a variance for the side yard setback on the north side of the property. Normally, C-1 commercial property requires a simple 10-foot side yard setback; however, when the property is adjacent to residential properties, the required side yard setback is 50 feet. This 50-foot side yard setback renders to site undevelopable given it only has a 75-foot width and street frontage, leaving only 15 feet to contend with. Additionally, the residential property to the north (712 Corry A Edwards), where the 50-foot setback is required, is also owned by the applicant of the variance and does not object to the granting of the variance.

It should be noted that the notice of public hearing incorrectly referenced the starting side yard setback as 25 feet. This number appears to originate from the 25-foot required front yard setback. However, the request for the reduction to a 12.5' foot side yard setback on the notice is correct and remains the same. Given that both properties in question are owned by the same person, city staff does not have any concerns regarding this discrepancy.

Director Gonzales concluded his brief by stating that given the irregularities of the lot and the burden that current zoning places on the ability to develop the property as a commercial property, Staff recommends the Board of Adjustment approve the request for a variance, reducing the required side yard setback from 50 feet to 12.5'.

Board members Turner, Rod and Vader had questions regarding the setbacks, the four questions that must be met and the owner's residence. Mr. Gonzales answered them all in a clear and concise manner.

Place 2 Tuner made the motion to approve BOA Case #25-01 being a request for a variance as required by the Unified Development Code, Article 6, Table 6.3, C-1 Restricted Commercial District, to allow for a reduction of the side setback that is adjacent to an R-3 residential property, from 25' to 12'5", for the property located at 708 Corry A Edwards Dr, City of Kennedale, Tarrant County, Texas 76060.

Vice Chair Vader seconded the motion.

No oppositions, No abstentions

Vote: The motion carried unanimously: 5-0

2. **BOA Case #25-02** To receive comments and consider action on a request for a special exception to allow for an impound storage facility as required by table 6.2 of the Unified Development Code for the property located at 1208 E Kennedale Parkway, Greenleaf Addition, Block 1, Lot 1, City of Kennedale. Tarrant County, Texas.

Chair Rod opened the public hearing at 5:48 PM.

Joe Palmer, 4017 Saginet Ct, Fort Worth, TX spoke for the reqy

No one spoke against the request.

Chair Rod closed the public hearing at 5:52 PM.

James Bennett Jr., owner of the Beard's Towing, gave a brief history of the towing company and how the business would benefit the community of Kennedale.

Community Development Director Nathan Gonzales briefed the Board members by stating that the site was previously used as an auto salvage storage facility operated by LKQ. Beard's Towing recently purchased the site and will begin remodeling the facility. Beard's Towing will also relocate its headquarters to Kennedale, which will backfill lost employment in the city. However, before operations can begin, the Unified Development Code (UDC) requires the approval of a Special Exception from the Board of Adjustments.

Mr. Gonzales concluded by informing the Board that staff has reviewed the new land use and operations and has found it to be consistent with existing zoning and compatible with surrounding uses. The proposed use is also consistent with the city's Comprehensive Plan, and the Future Land Use Plan and recommends approval.

Board members Rod and Vader had questions regarding whether the facility would have general towing and if there would be sufficient shielding of the vehicles from the street, in which Mr. Gonzales answered 'no' to the first and 'yes' to the second.

Place 4 Hollins made the motion to approve BOA Case #25-02 being a request for a special exception to allow for an impound storage facility as required by table 6.2 of the Unified Development Code for the property located at 1208 E Kennedale Parkway, Greenleaf Addition, Block 1, Lot 1, City of Kennedale, Tarrant County, Texas 76060.

Place 2 Turner seconded the motion.

No oppositions, No abstentions

Vote: The motion carried unanimously: 5-0

III. ADJOURNMENT

Place 2 Tuner made the motion to adjourn.

Place 1 Krum seconded the motion.

With there being no further business, Chairperson Rod adjourned the meeting at 6:03 PM

APPROVED:

ATTEST:

BOARD OF ADJUSTMENT CHAIR

BOARD SECRETARY

MEETING DATE: APRIL 10, 2025

AGENDA ITEM NUMBER: REGULAR SESSION ITEM II.A.2.

SUBJECT

Discuss and take action to correct the board's regular meeting day.

ORIGINATED BY NATHAN GONZALES

SUMMARY

During the last called special meeting, staff proposed changing the regular meeting day from the 2nd Tuesday of the month to the 1st Thursday of the month. I misspoke and meant to recommend the board meet on the 2nd Thursday of the month as the current Tuesday meeting date conflicts with other boards meeting times in the City Council chambers. The board did not have any objections and voted to change the meeting date.

By moving the meeting to the 2nd Thursday of the month, staff has more time to prepare between BOA/BBA and P&Z meetings.

Placing this request back on the agenda allows staff to correct the record.

RECOMMENDATION

Staff requests and recommends changing the regular meeting time from the 1st Thursday of the month, now to the 2nd Thursday of the month.

ATTACHMENTS

MEETING DATE: APRIL 10, 2025

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM III.A.

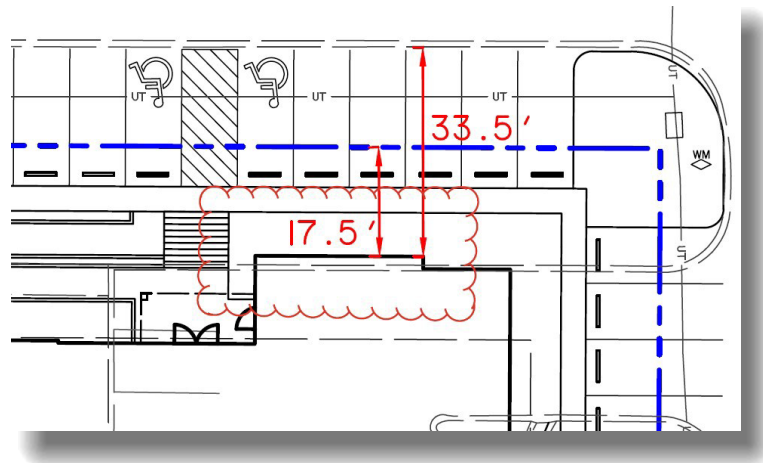
SUBJECT

BOA CASE #25-03 To receive comments and consider action on a request for a variance as required by the United Development Code, Article 3, Table 3.3, R-3 Residential District, to allow for a reduction of the front setback from 20' to 16', for the property located at 100 Cloverlane Dr, City of Kennedale, Tarrant County, Texas 76060.

ORIGINATED BY NATHAN GONZALES

SUMMARY

As you recall, the Kennedale Fire Station will be undergoing a major remodel, with construction begin in late Spring of this year. The new fire station will include a dedicated emergency operations center (EOC), a first for Kennedale. The EOC will be located along the north façade, facing Cloverlane Drive where the building is subject to a 20 FT front building line. In the current design, the EOC includes a bump-out, encroaching into the 20 FT front yard setback by 2 ½' FT (See snippet below).



This bump-out provides much-needed additional square footage to the room, accommodating related workstations, equipment, and the maneuverability for emergency personnel, improving the overall function of the space.

If the building were to adhere to the 20 FT front yard setback, the EOC would lose square footage, reducing the occupant load of the room and building. Given this scenario, a hardship exists and the need for a variance is warranted. Furthermore, as this building is unique in the area and unlike any other in that it hosts an EOC, special conditions and circumstances exist.

This request asked for the front yard setback at 100 Cloverlane Drive to be reduced to from 20 FT to 16 FT, providing additional room to account for variables that often occur in the field during construction.

RECOMMENDATION

Staff recommends approval of the request for the variance.

ATTACHMENTS

1.	200' Buffer Map	200' Buffer Map.png
2.	200' Buffer Addresses	200' Buffer Addresses.xlsx
3.	Address Labels	Address Labels.docx
4.	100 Cloverlane BOA 200' Buffer Letter -04.10.2025 Meeting	100 Cloverlane BOA 200' Buffer Letter -04.10.2025 Meeting.docx
5.	19113_2025-3-25 Site Layout Exhibit 25012 002	19113_2025-3-25 Site Layout Exhibit 25012 002.pdf



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	Cols	Depth
19300	646748	Print Legal Ad-IPL02237990 - IPL0223799		1	33 L

Attention: Ashley Wolfe

CITY OF KENNEDALE
 405 MUNICIPAL DR
 KENNEDALE, TX 760602249

citysecretary@cityofkenneale.com

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:

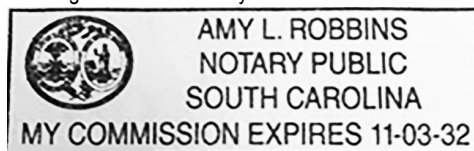
1 insertion(s) published on:
 03/21/25

Mary Castro

Sworn to and subscribed before me this 21th day of March in the year of 2025

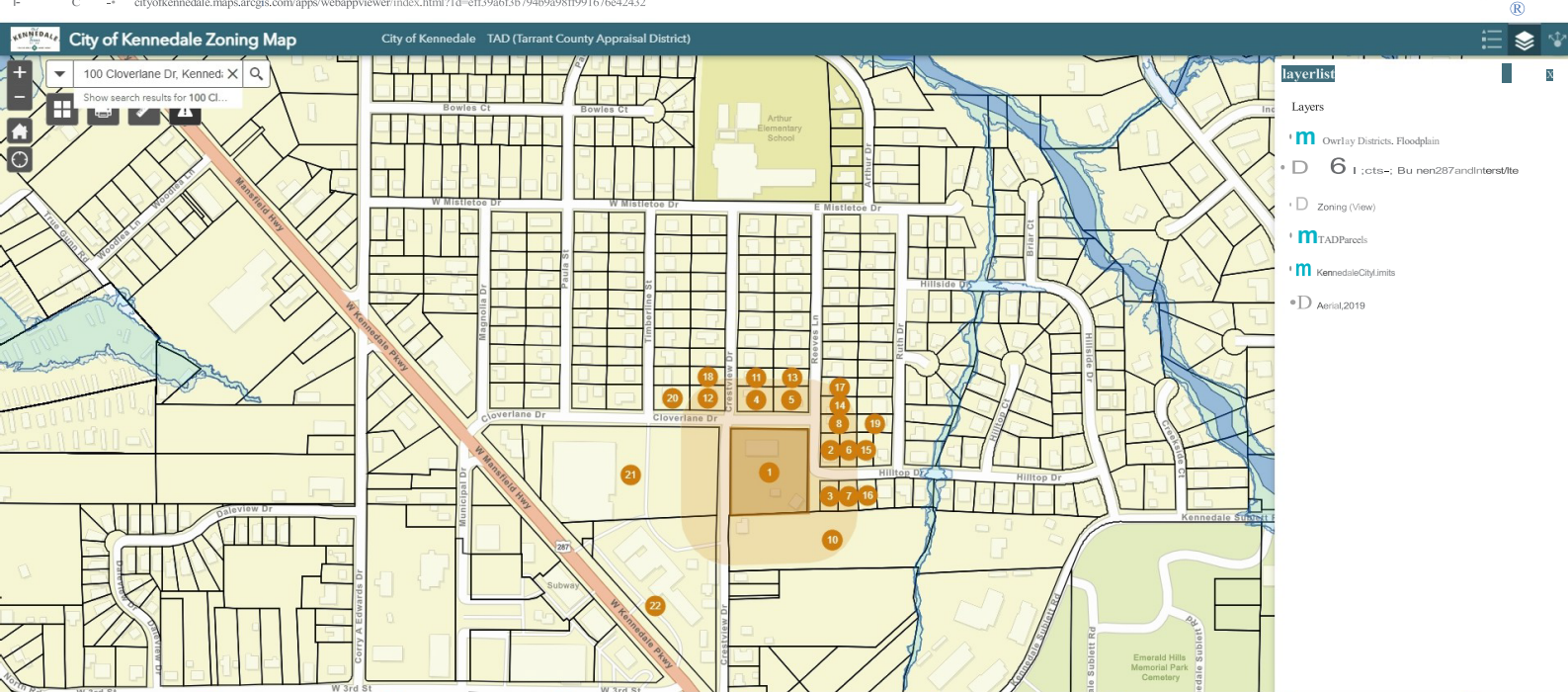
Amy Robbins

Notary Public in and for the state of South Carolina, residing in Beaufort County



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

**CITY OF KENNEDALE
 NOTICE OF PUBLIC HEARINGS**
 THE KENNEDALE BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASE ON THURSDAY, APRIL 10, 2025 AT 5:30 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, 76060.
 BOA CASE #25-03 TO RECEIVE COMMENTS AND CONSIDER ACTION ON A REQUEST FOR A VARIANCE AS REQUIRED BY THE UNIFIED DEVELOPMENT CODE, ARTICLE 3, TABLE 3.3, R-3 RESIDENTIAL DISTRICT, TO ALLOW FOR A REDUCTION OF THE FRONT SETBACK FROM 20' TO 16', FOR THE PROPERTY LOCATED AT 100 CLOVERLANE DR, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS 76060.
 INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARING TO OFFER PUBLIC COMMENTS OR PROVIDE WRITTEN COMMENTS PRIOR TO THE MEETING TO THE COMMUNITY DEVELOPMENT, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, PLEASE CALL (817) 985-2135.
 IPL0223799
 Mar 21 2025



- layerlist
- Layers
 - Overlay Districts, Floodplain
 - 6 : cts- Bu non287andInterSite
 - Zoning (View)
 - TADParcels
 - KennedaleCityLimits
 - Aerial,2019

Download CSV	1 Feet: 4.79	2 Feet: 260.8	3 Feet: 265.29	4 Feet: 291.96	5 Feet: 298.85	6 Feet: 331.5	7 Feet: 336.63	8 Feet: 340.11
	58190 8690-J,1R 07812582	633850 8690-ER-13 05610591	637317 8690-HR-1 05611253	354495 8690-D-10 04965221	243895 8690-D-11 04467477	633938 8690-ER-14 05610605	637590 8690-HR-2 05611288	633899 8690-ER-12 05610575

OWNER_NAME	OWNER_ADDR	OWNER_CITY	OWNER_ZI
BUCHANAN, DAVID	6007 COPPERFIELD DR	ARLINGTON, TX	76001
CHILDRESS, LATOYA	102 HILLTOP DR	KENNEDALE, TX	76060
DONES, MICHAEL A	601 REEVES LN	KENNEDALE, TX	76060
ESCAJEDA, DAVID	602 REEVES LN	KENNEDALE, TX	76060
ESCO FAMILY TRUST	901 CLAYTON RD	AZLE, TX	76020
FULWIDER, MORGAN	103 HILLTOP DR	KENNEDALE, TX	76060
GUISELMAN, RICHARD	104 HILLTOP	KENNEDALE, TX	76060
JESSUP, CHERYL	604 REEVES LN	KENNEDALE, TX	76060
JOHNSON JOINT REVOC LIV TRUST	1006 COLONIAL CT	KENNEDALE, TX	76060
JOHNSON, TIMOTHY	700 CRESTVIEW DR	KENNEDALE, TX	76060
KENNEDALE, CITY OF	405 MUNICIPAL DR	KENNEDALE, TX	76060
KENNEDALE, ISD	120 W KENNEDALE PKWY	KENNEDALE, TX	76060
LEE, WILLIAM	100 HILLTOP DR	KENNEDALE, TX	76060
MANN, HUE	3222 69TH ST APT 1612	GALVESTON, TX	77511
MANN, HUE	6895 MANSFIELD CARDINAL RD	KENNEDALE, TX	76060
MULCAHY, DAVID E	702 CRESTVIEW DR	KENNEDALE, TX	76060
RUSSELL, KATHERINE	601 RUTH DR	KENNEDALE, TX	76060
SMITH, JACK B	700 TIMBERLINE ST	KENNEDALE, TX	76060
SNELL, LONNIE P	105 HILLTOP DR	KENNEDALE, TX	76060
WARREN, RICHARD P	5011 TREEHOLLOW LN APT 1108	ARLINGTON, TX	76017
WHITE, HENRY E	600 REEVES LN	KENNEDALE, TX	76060

SITUS_ADDR

101 HILLTOP DR
102 HILLTOP DR
601 REEVES LN
602 REEVES LN
701 CRESTVIEW DR
103 HILLTOP DR
104 HILLTOP DR
604 REEVES LN
703 CRESTVIEW DR
700 CRESTVIEW DR
100 CLOVERLANE DR
180 W KENNEDALE PKWY
100 HILLTOP DR
516 CRESTVIEW DR
CRESTVIEW DR
702 CRESTVIEW DR
601 RUTH DR
700 TIMBERLINE DR
105 HILLTOP DR
603 REEVES LN
600 REEVES LN

BUCHANAN, DAVID
6007 COPPERFIELD DR
ARLINGTON, TX 76001

CHILDRESS, LATOYA
102 HILLTOP DR
KENNEDEALE, TX 76060

DONES, MICHAEL A
601 REEVES LN
KENNEDEALE, TX 76060

ESCAJEDA, DAVID
602 REEVES LN
KENNEDEALE, TX 76060

ESCO FAMILY TRUST
901 CLAYTON RD
AZLE, TX 76020

FULWIDER, MORGAN
103 HILLTOP DR
KENNEDEALE, TX 76060

GUISELMAN, RICHARD
104 HILLTOP
KENNEDEALE, TX 76060

JESSUP, CHERYL
604 REEVES LN
KENNEDEALE, TX 76060

JOHNSON JOINT REVOC LIV TRUST
1006 COLONIAL CT
KENNEDEALE, TX 76060

JOHNSON, TIMOTHY
700 CRESTVIEW DR
KENNEDEALE, TX 76060

KENNEDEALE, CITY OF
405 MUNICIPAL DR
KENNEDEALE, TX 76060

KENNEDEALE, ISD
120 W KENNEDEALE PKWY
KENNEDEALE, TX 76060

LEE, WILLIAM
100 HILLTOP DR
KENNEDEALE, TX 76060

MANN, HUE
3222 69TH ST APT 1612
GALVESTON, TX 77511

MANN, HUE
6895 MANSFIELD CARDINAL RD
KENNEDEALE, TX 76060

MULCAHY, DAVID E
702 CRESTVIEW DR
KENNEDEALE, TX 76060

RUSSELL, KATHERINE
601 RUTH DR
KENNEDEALE, TX 76060

SMITH, JACK B
700 TIMBERLINE ST
KENNEDEALE, TX 76060

SNELL, LONNIE P
105 HILLTOP DR
KENNEDEALE, TX 76060

WARREN, RICHARD P
5011 TREEHOLLOW LN APT 1108
ARLINGTON, TX 76017

WHITE, HENRY E
600 REEVES LN
KENNEDEALE, TX 76060



NOTICE OF PUBLIC HEARING BOARD OF ADJUSTMENT

March 21, 2025

The Kennedale Board of Adjustment will hold a specially called public hearing for the following case on Thursday, April 10, 2025 at 5:30 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

BOA CASE #25-03 TO RECEIVE COMMENTS AND CONSIDER ACTION ON A REQUEST FOR A VARIANCE AS REQUIRED BY THE UNIFIED DEVELOPMENT CODE, ARTICLE 3, TABLE 3.3, R-3 RESIDENTIAL DISTRICT, TO ALLOW FOR A REDUCTION OF THE FRONT SETBACK FROM 20' TO 16', FOR THE PROPERTY LOCATED AT 100 CLOVERLANE DR, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS 76060.

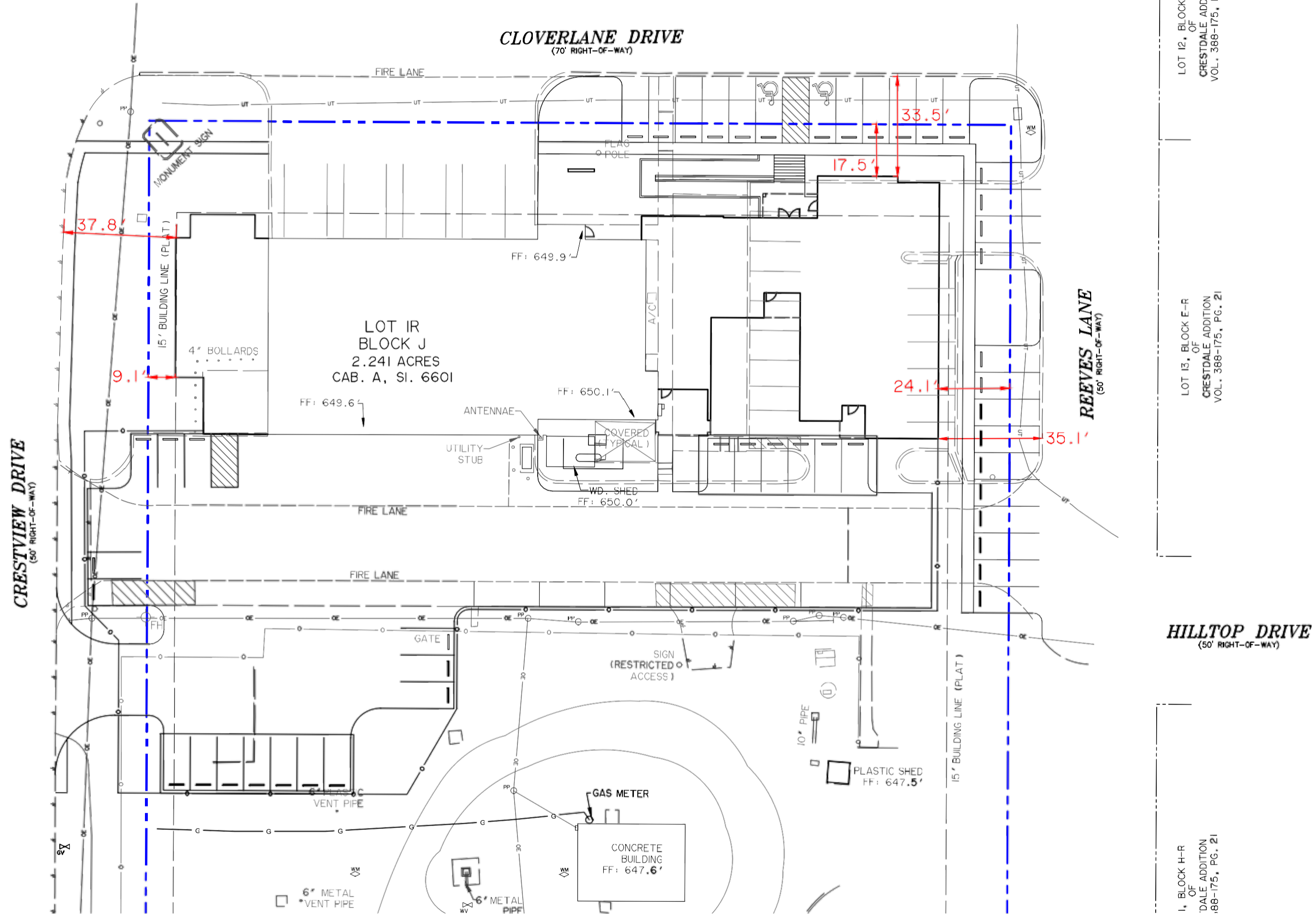
Interested persons are encouraged to attend the public hearings to offer public comments or provide written comments prior to the meeting to The Community Development Department, 405 Municipal Drive, Kennedale, TX, 76060. For more information, please call (817) 985-2135.

We are sending notifications to those who own real property within 200 feet of the request in case they wish to attend the public hearings 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 Nathan Gonzales at 817-985-2135 or ngonzales@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.

Regards,

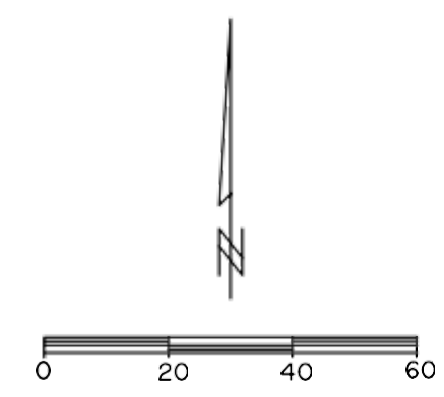
Nathan Gonzales
Director of Community Development
City of Kennedale
ngonzales@cityofkennedale.com
(817)985-2135



LOT 12, BLOCK E-R
OF
CRESTDALE ADDITION
VOL. 388-175, PG. 21

LOT 13, BLOCK E-R
OF
CRESTDALE ADDITION
VOL. 388-175, PG. 21

1, BLOCK H-R
OF
DALE ADDITION
VOL. 188-175, PG. 21



PREPARED BY:
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 5151 HEADQUARTERS DR., SUITE 115 PLANO, TEXAS 75024
 Texas Firm Registration No. T-2776 www.wierassociates.com (817)-467-7700

SITE LAYOUT

PRELIMINARY PLANS
 FOR PROJECT REVIEW.
 NOT FOR
 CONSTRUCTION,
 BIDDING OR PERMIT
 PURPOSES.
 Prepared By: Dale Under
 Direct Supervision Of
 Renee Ward, PE
 Texas Registration
 No. 140449
 Date Shown Below.

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 WIER & ASSOCIATES, INC.
 LAST SHEET EDIT
 DATE 2/25/2025
 WA# 25012
SHEET NO.
 1