



**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 request.

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