



**BOARD OF ADJUSTMENT AGENDA**  
SPECIALLY CALLED MEETING | OCTOBER 27, 2025 AT 5:30 PM  
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

**I. CALL TO ORDER**

A. ROLL CALL

**II. REGULAR SESSION**

A. SWEARING IN OF SPEAKERS

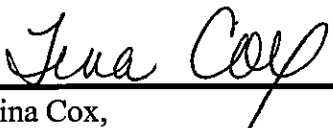
B. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

1. Approval of the minutes from the April 10, 2025 Building Board of Appeals Regular Meeting.
2. Approval of the minutes from the April 10, 2025 Board of Adjustment Regular Meeting.

**III. PUBLIC HEARING**

- A. Conduct a public hearing and act upon a request for a variance to reduce the minimum rear yard setback from 20 feet to 5 feet, and the minimum side yard setback of 50 feet when adjacent to a residential district to 5 feet, as required by Table 6.3 of the Unified Development Code, at 600 W Kennedale Parkway, Woodlea Acres Addition, Block 1, Lot 8 of the City of Kennedale, Tarrant County, Texas, 76060.

**IV. ADJOURNMENT**

  
\_\_\_\_\_  
Tina Cox,  
Board Secretary

**CERTIFICATION:** I DO HEREBY CERTIFY THAT THE OCTOBER 27, 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:** OCTOBER 27, 2025

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM II.B.

**SUBJECT**

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**



**STAFF REPORT  
TO THE HONORABLE MAYOR AND CITY COUNCIL**

**MEETING DATE:** OCTOBER 27, 2025

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM II.B.1.

**SUBJECT**  
Approval of the minutes from the April 10, 2025 Building Board of Appeals Regular Meeting.

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

|    |                                  |                                       |
|----|----------------------------------|---------------------------------------|
| 1. | 2025.04.10 - BBA Meeting Minutes | 2025.04.10 - BBA Meeting Minutes.docx |
|----|----------------------------------|---------------------------------------|



**BUILDING BOARD OF APPEALS  
REGULAR MEETING | APRIL 10, 2025 AT 6:00 PM  
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPALS DRIVE, KENNEDALE, TX 76060**

**MEETING MINUTES**

**I. CALL TO ORDER**

Board Chair Kelli Rod called the meeting to order at 6:00 p.m.

**A. ROLL CALL**

Board Chair Kelli Rod, Vice Chair Pat Vader, Place 2 Kelly Turner, and Place 4 Amanda Hollins were in attendance, thus constituting a quorum.

Place 1 Theodore Krum was absent.

The Community Development Director and Board Secretary were also present.

**II. REGULAR SESSION**

**A. SWEARING IN OF SPEAKERS**

Nathan Gonzales  
Amber Hardee  
James Hardee

**B. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION**

1. Approval of the minutes from the March 6, 2025 Specially Called Building Board of Appeals Meeting.

Place 2 Turner motioned to approve meeting minutes.

Place 4 Hollins seconded the motion.

No oppositions, No abstentions

**Vote: The motion carried unanimously: 4-0**

2. **BBA CASE #25-01** to consider a city-initiated request for demolition or repair of a single-family dwelling located at 6713 Lindale Rd, Oak Crest Addition, Block 9, Lot 24, City of Kennedale, Tarrant County, Texas.

Community Development Director Nathan Gonzales updated the Building Board of Appeals by reminding the Board that the substandard building case was brought before them after all previous attempts to bring the property into

compliance was exhausted. At the previous meeting, the property owner, Amber Hardee who is also the niece of the occupant, James Hardee, offered an opportunity for the city to perform an inspection of the interior. Since the last meeting, city staff made two visits to the location.

On Monday, March 17, 2025, Building Inspector Todd Ellerbrook visited the property and met with Amber and James Hardee. He later reported his finding to Mr. Gonzales as he was out of office during Mr. Ellerbrook's site visit. The inspector advised that he encountered substandard living conditions inside the home and rubbish throughout the property. Mr. Ellerbrook stated that he observed damaged and disconnected electrical wiring and light fixtures inside the home as well as unfinished foundation work. He also mentioned that he had difficulty navigating the home due to the number of items stored inside. Mr. Ellerbrook's inspection lasted about 20 to 30 minutes.

On April 2, 2025, Mr. Gonzales coordinated with Ms. Hardee on a follow-up inspection where he would be present. He was attended by Building Inspector, Todd Ellerbrook, and Police Corporal, J. Damore #035. The three met with Ms. Hardee near the front gate of the residence. Ms. Hardee was accompanied by Derick Hall, the neighbor who spoke on behalf of defendants at the previous public hearing. James Hardee was not present. Ms. Hardee stated that she sent him to her house to cut her grass and noted it would be best if he was not present as he tended to get emotional. Director Gonzales then asked Ms. Hardee if they could perform their inspection. She stated yes, giving the director and building inspector her verbal effective consent. It should be noted that on many previous visits, Mr. James Hardee granted and often allowed his niece to lead staff through the property both when he was present and when he was working. Director Gonzales then asked Ms. Hardee if he could take photographs during the inspection and she answered in the affirmative, providing her verbal effective consent.

As the gentlemen entered through the front gate, Director Gonzales noticed the large amount of accumulation of rubbish, discarded materials, equipment, and furnishings occupying space that had been previously cleared. The same was true for all exterior areas. It was evident that the property had reverted back to its original condition.

Ms. Hardee led the officials through the front door which was wide open. In fact, the front door was leaning up against the sidewall completely off its hinges. Mr. Gonzales observed what appeared to be a junction box of sorts with the ceiling and roof assembly near the front door that was zipped tied, with damaged Type NM cable running through it. The box did not appear to be functional or secured properly.

Once inside, Mr. Gonzales entered the living room. The interior of the home was extremely difficult to navigate due to the number of items stored inside. He did not observe any working or operable light fixtures previously mentioned by James Hardee and Derrick Hall at the previous BBA hearing. Most of the flooring did not include a floorcovering and appeared to be the original subfloor decking. The subfloor was buckled in various areas. The walls were not plumb and there were

cracks throughout the ceiling. Some of the walls were pieced together with various materials. The ceiling showed signs of water damage and the little covering that remained was peeling off.

Just off the living room was the kitchen where dishes and other various items covered the counters entirely. The stove did not appear functional. The sink did not appear functional. Through the kitchen back door was an area entirely exposed to the outside. The back area was similar to a lean-to addition and in very poor condition. The roof assembly in that back room was compromised and appeared to be ready to collapse given the condition of the rafters and decking. The backroom area was the area that Ms. Hardee mentioned would be torn off the house if and when they repair it.

As Mr. Gonzales continued, south of the kitchen were two rooms. The east room was opened to the outside and was missing a large window and/or door. The subfloor in that room was pieced together with various materials, unsecured, with large gaps between the panels. The room was loaded down with an ample number of personal belongings strewn about. The door jamb studs and blockings were visible and exposed. On the west side of the home was Mr. Hardee's bedroom. That room had a bed and window air conditioning unit. The walls and ceiling showed signs of stress and disrepair. The light fixture wiring was visible and outlet housings were not flush with the wall covering.

Staff exited the home and Director Gonzales photographed the exterior of the home, including the exterior sheathing and covering, exposed foundation piers, girders, and floor joists. Several of the perimeter girders were not fastened properly to the abutting floor joists. He also observed concrete piers where the tops were damaged, preventing the resting beams from sitting flush. The service panel was located on north exterior façade which contained open blanks. Upon removal of the panel cover, there was dust, debris, and rust on the open bus bars and breakers. These conditions led Mr. Gonzales to believe the exterior service panel was not weathertight. The panel was not energized and not in service.

Director Gonzales advised Amber Hardee that he was still awaiting a plan of action and permit applications. He recommended to her to have a master electrician evaluate the home and existing system and shared with her his reservations of calling Oncor to release power in its current condition, even if the panel was replaced. Another reason for his concern was the exposed electrical wiring throughout the home as well as the general dilapidation of the structure.

As of Monday, April 7, 2025, the Community Development office has yet to receive an updated plan of action, a detailed construction schedule, or permit application for any repairs.

Community Development Director Gonzales completed his brief by requesting that given the condition of the interior of the home and exterior of premises, staff again recommends the Board deem the property substandard and unfit for human habitation, and issue an order to vacate the structure. Staff further recommends the Board issue an order to have the property demolished within 60 days if the property is not brought into full compliance. These 60 days, in addition to the

previous 30 days since the last meeting, with exhaust the 90 days city ordinance requires for the property to be brought into full compliance as noted in City Ordinance Section 15-52(3) which states:

- (3) The board may not allow the owner, lienholder or mortgagee more than ninety (90) days to repair, remove or demolish the building or fully perform all work required to comply with the order unless the owner lienholder or mortgagee:
- a. Submits a detailed plan and time schedule for the work at the hearing; and
  - b. Establishes at the hearing that the work cannot be reasonably completed within ninety (90) days because of the scope and complexity of the work.

Ms. Hardee was given an opportunity to respond and gave the Board an update by stating that she and her uncle, Mr. Hardee, have been working on the outside of the property more than the inside in order for the contractors to have room to place the materials that will be needed to repair the house. She also shared that she had been having trouble finding a contractor to fix the foundation and many of the roofing contractors were requesting a structural engineer confirmation that there would not be a problem repairing the roof because of foundation issues. As for the electrical, she stated that she had been working with an electrician, but after speaking with Mr. Gonzales in regards to the electricity needing to be rewired, the electrician backed out due to the complexity of rewiring the whole house and stated that the house did not need to be rewired. She said that 15 loads of rubbish had been taken to the dump in the last 30 days. Ms. Hardee concluded that no permits had been pulled as of yet, but was still having difficulty in contacting the original foundation company to return to the home and finish the project that they had begun over a year ago.

Chairperson Rod asked Amber Hardee if she disagreed with any reports that Mr. Gonzales presented. She responded by stating that she did not.

Vice-chair Vader had questions regarding the electrical issues in which Director Gonzales responded by explaining that he was not requesting that the whole house be rewired, however new outlets, wiring and a new exterior panel that is water tight were needed. He stated that he is concerned that unless the electrical is upgraded correctly, safety issues could arise when the panel is energized and would like to speak to the electrician in order to make sure that any electrical work would be correct and up to code.

Vice-Chair Vader posed questions to Ms. Hardee regarding what had been accomplished in the last 30 days after which Mr. Hardee spoke and said that in his opinion the house is structurally sound, though he does not have running water in the house. He stated that he is trying his best to get work done, but has been hampered by time, age, help and dealing with the homeless that he states comes onto his property at night. He acknowledged that Director Gonzales explained to him what permits were needed and when Mr. Vader asked how long had it been since the foundation work had begun in which Mr. Hardee replied it had been over a year. To which Mr. Vader made the comment that a substantial amount of time had lapsed with nothing being completed.

Place 4 Hollins recognized Ms. Hardee's attempts to rectify the situation and then asked Mr. Gonzales to repeat the city's request regarding the property in question. Director Gonzales repeat the original request to deem the property substandard and unfit for human habitation, and issue an order to vacate the structure. Staff

further recommends the Board issue an order to have the property demolished within 60 days if the property is not brought into full compliance. These 60 days, in addition to the previous 30 days since the last meeting, with exhaust the 90 days city ordinance requires for the property to be brought into full compliance. Ms. Hollins asked if the owners would have 60 days to complete the work or just have permits pulled to which Director Gonzales stated that all would need to be completed in 60 days with another meeting in 30 days so that the owner can provide an update on the case.

Chairperson Rod asked about citations to which Mr. Gonzales gave a brief explanation of the case history concluding that new fees are not being added to the already existing citations at this time with the Building Board of Appeals being the last resort. To which Chairperson Rod questioned Mr. Hardee regarding his homeless issue. Mr. Hardee replied and when questioned by Vice-Chair Vader about electricity in the home, Mr. Hardee confirmed that there was no electricity to the home other than a generator.

Place 2 Turner asked Director Gonzales for assistance with making the motion.

Place 2 Tuner made the motion on item BBA Case #25-01 that the Board deem the single-family dwelling located at 6713 Lindale Rd, Oakcrest Addition, Block 9, Lot 24, City of Kennedale, Tarrant County, Texas 76060 substandard and issue an order to vacate and to be demolished if not brought into compliance within the next 60 days.

Place 4 Hollins seconded the motion.

No oppositions, No abstentions

**Vote: The motion carried unanimously: 4-0**

### **III. ADJOURNMENT**

Place 2 Turner made the motion to adjourn.

Vice-Chair Vader seconded the motion.

With there being no further business, Chairperson Rod adjourned the meeting at 6:49 PM

**APPROVED:**

**ATTEST:**

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BUILDING BOARD OF APPEALS CHAIR

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BOARD SECRETARY



**STAFF REPORT  
TO THE HONORABLE MAYOR AND CITY COUNCIL**

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**MEETING DATE:** OCTOBER 27, 2025

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM II.B.2.

**SUBJECT**  
Approval of the minutes from the April 10, 2025 Board of Adjustment Regular Meeting.

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

|    |                                  |                                       |
|----|----------------------------------|---------------------------------------|
| 1. | 2025.04.10 - BOA Meeting Minutes | 2025.04.10 - BOA Meeting Minutes.docx |
|----|----------------------------------|---------------------------------------|



**BOARD OF ADJUSTMENT  
REGULAR MEETING | APRIL 10, 2025 AT 5:30 PM  
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPALS DRIVE, KENNEDALE, TX 76060**

**MEETING MINUTES**

**I. CALL TO ORDER**

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

**A. ROLL CALL**

Board Chair Kelli Rod, Vice Chair Pat Vader, Place 2 Kelly Turner, Place 4 Amanda Hollins and were in attendance, thus constituting a quorum.

Place 1 Theodore Krum was absent.

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 March 6, 2025 Specially Called Board of Adjustment Meeting.

Place 2 Turner motioned to approve meeting minutes.

Place 4 Hollins seconded the motion.

No oppositions, No abstentions

**Vote: The motion carried unanimously: 4-0**

2. Discuss and take action to correct the date of the Board's regular meeting day.

Place 4 Hollins made the motion to correct the Board of Adjustment/Building Board of Appeals Meeting Date from the first Thursday each month at 5:30 PM to the second Thursday of the month at 5:30 PM as needed.

Place 2 Turner seconded the motion.

No oppositions, No abstentions

**Vote: The motion carried unanimously: 4-0**

**III. PUBLIC HEARING**

1. **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, City of Kennedale, Tarrant County, Texas 76060.

Chair Rod opened the public hearing at 5:34 PM.

No one spoke for or against the variance request.

Chair Rod closed the public hearing at 5:35 PM.

Fire Chief Eric Peterson, City of Kennedale, was present to answer any questions.

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

The Kennedale Fire Station will be undergoing a major remodel, with construction beginning in the Spring of 2025. The new fire station will include a dedicated Emergency Operations Center (EOC), a first for Kennedale. The EOC will be located along the north facade, 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. Director Gonzales provided a "snippet" for the Board members to review. The bump-out provides much-needed additional square footage to the room, accommodating related workstations, equipment, and the maneuverability for emergency personnel which would improve the overall function of the space.

Mr. Gonzales continued by stating that 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 to the area and unlike any other in that it will host an EOC, special conditions and circumstances do exist.

Director Gonzales concluded his brief by stating that the variance request is asking for the front setback to be reduced from 20 FT to 16 FT in order to take into consideration the variables that can occur during construction and that staff recommends approval of the request.

Board members Turner and Rod had questions regarding the sidewalks, neighborhood concerns and the new location of the front door. Mr. Gonzales answered them all in a clear and concise manner.

Place 2 Tuner made the motion to approve BOA Case #25-03 being 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, City of Kennedale, Tarrant County, Texas 76060.

Vice Chair Vader seconded the motion.

No oppositions, No abstentions

**Vote: The motion carried unanimously: 4-0**

**III. ADJOURNMENT**

Place 2 Tuner made the motion to adjourn.

Place 4 Hollins seconded the motion.

With there being no further business, Chairperson Rod adjourned the meeting at 5:33 PM.

**APPROVED:**

**ATTEST:**

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BOARD OF ADJUSTMENT CHAIR

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BOARD SECRETARY

**MEETING DATE:** OCTOBER 9, 2025

**AGENDA ITEM NUMBER:** PUBLIC HEARING ITEM II.A.

**SUBJECT**

Conduct a public hearing and take action on a request for a variance to reduce the minimum rear yard setback from 20 feet to 5 feet, and the minimum side yard setback of 50 feet when adjacent to a residential district to 5 feet, as required by Table 6.3 of the Unified Development Code, at 600 W Kennedale Parkway, Woodlea Acres Addition, Block 1, Lot 8 of the City of Kennedale, Tarrant County, Texas, 76060..

**ORIGINATED BY NATHAN GONZALES**

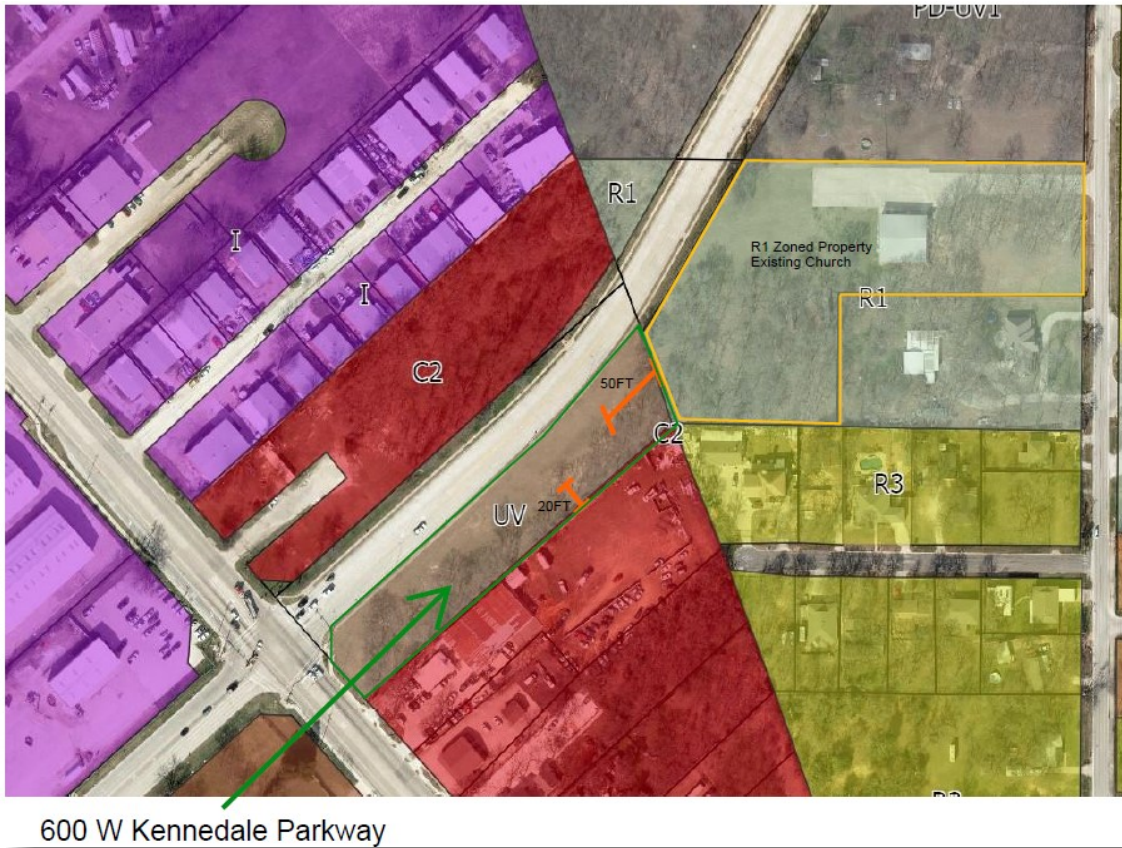
**SUMMARY**

The property located at 600 W Kennedale Parkway is currently owned by the Kennedale Economic Development Corporation and is currently zoned “UV-Urban Village.” The property had been previously zoned “C-2 Commercial District,” however, the city approved a rezone a few years ago to support an Urban Village concept at the corner of W Kennedale Parkway and Bowman Springs. The mixed-use project did not come to fruition.

Recently, the city approved a rezoning back to the original “C-2 Commercial District” to support the development of three separate buildings for retail and restaurant use on the narrow parcel. The EDC is currently working with a local developer to develop the site. A concept plan has been provided for your review.

The UDC currently requires a minimum 20-foot rear yard setback and a 50-foot side yard setback as the parcel is adjacent to a property zoned R-1 to the northeast (See Exhibit A). The adjacent R1 property hosts an existing church, a permitted land use within the R-1 District. Although the property is zoned R-1, as previously stated, this adjacent property does not currently have a residential dwelling on-site. Between the existing church and the nearest proposed building is a heavily wooded tree area, which currently provides screening and could be considered a buffer area (See Exhibit B).

Given the current zoning setback requirements and the irregularity of the land being so narrow, the proposed project would be difficult to place a building on the site, as a 24-foot fire lane would be required to be maintained along Bowman Springs Rd. The lot itself is approximately 100 feet deep. With the fire lane taking up about ¼ of the frontage area, this leaves limited space for landscaping, parking, and the placement of an appropriately-sized and marketable building on the lot. Staff believes the current zoning setbacks create a hardship and one that is not self-imposed, unique to this specific parcel, and supports the request for a variance by reducing the minimum rear and side yard setback to 5 feet.



600 W Kennedale Parkway

Exhibit A- Existing Zoning and Approx. Setbacks



EXISTING TREES/WOODED AREA

Exhibit B- Existing Tree Screen and Buffer Area

**RECOMMENDATION**

Staff recommends approval.

**ATTACHMENTS**

|    |                                      |  |
|----|--------------------------------------|--|
| 1. | 600 W Kennedale Parkway Concept Plan | 600 W Kennedale Parkway Concept Plan.pdf |
|----|--------------------------------------|--|

## AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification        | Order PO         | Cols | Depth |
|-----------|--------------|-----------------------|------------------|------|-------|
| 42572     | IPL0273729   | Legal Ad - IPL0273729 | BOA Meeting 10/9 | 1.0  | 40.0L |

ATTENTION: CITY OF KENNEDALE IP  
 405 MUNICIPAL DR  
 KENNEDALE, TX 76060-2249  
 citysecretary@cityofkennedale.com;bdahl@cityofkennedale.com;tcoc@cityofkennedale.com

THE STATE OF TEXAS  
 COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared the undersigned, 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. The Fort Worth Star-Telegram is generally circulated in Tarrant County.

1.0 insertion(s) published on:  
 09/17/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

**CITY OF KENNEDALE  
 NOTICE OF PUBLIC HEARING**

THE KENNEDALE BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASE ON THURSDAY, OCTOBER 9, 2025 AT 5:30 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

BOA CASE #25-04 TO RECEIVE COMMENTS AND CONSIDER ACTION ON A REQUEST FOR A VARIANCE TO REDUCE THE MINIMUM REAR YARD SETBACK FROM 20 FEET TO 5 FEET, AND THE MINIMUM SIDE YARD SETBACK OF 50 FEET WHEN ADJACENT TO A RESIDENTIAL DISTRICT TO 5 FEET, AS REQUIRED BY TABLE 6.3 OF THE UNITED DEVELOPMENT CODE FOR THE PROPERTY LOCATED AT 600 W KENNEDALE PARKWAY, WOODLEA ACRES ADDITION, BLOCK 1, LOT 8 OF THE 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) 985-2105.

IPL0273729  
 Sep 17 2025

Sworn to and subscribed before me on



**CITY OF KENNEDALE  
NOTICE OF PUBLIC HEARING**

THE KENNEDALE BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASE ON THURSDAY, OCTOBER 9, 2025 AT 5:30 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

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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) 985-2105.  
IPL0273729  
Sep 17 2025

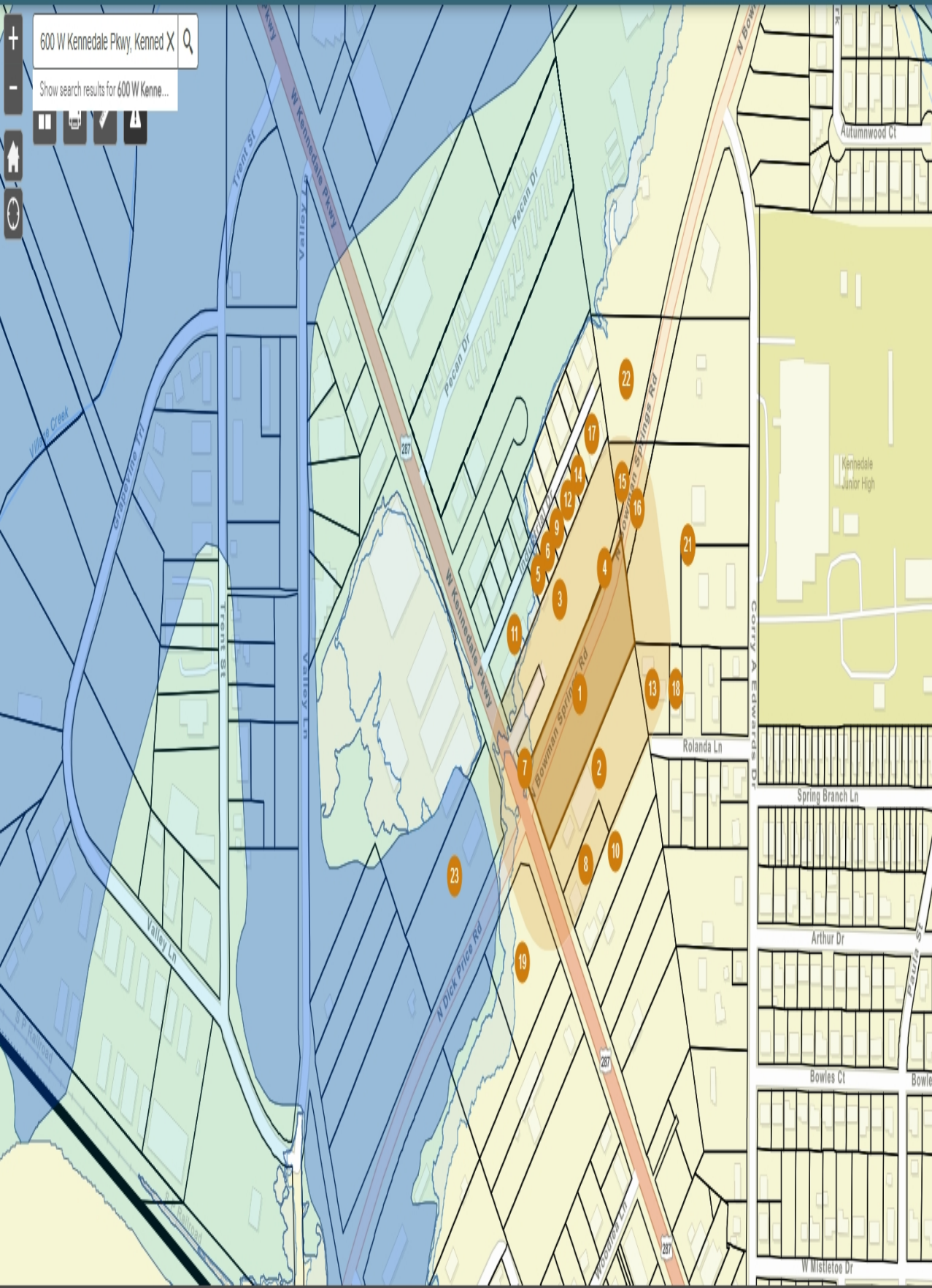
600 W Kennedale Pkwy, Kenned X

Show search results for 600 W Kenne...

Map navigation controls: Home, Back, Forward, Refresh, Print, Full Screen, Help

### Layer List

- Overlay Districts - Floodplain
- Overlay Districts - Business 287 and Interstate 20/820 Loop
- Zoning (View)
- KennedaleCityLimits
- TAD Parcels
- Aerials2019



| Parcel ID | Area (Feet) | Owner/Entity                | Address              |
|-----------|-------------|-----------------------------|----------------------|
| 1         | 1.02        | KENNEDALE ECONOMIC DE...    | 600 W KENNEDALE PKWY |
| 2         | 181.98      | SILVER TRIANGLE LLC         | 536 W KENNEDALE PKWY |
| 3         | 213.86      | TRAN BEN VAN                | 616 W KENNEDALE PKWY |
| 4         | 282.39      | KENNEDALE CITY OF           | W KENNEDALE PKWY     |
| 5         | 327.61      | KENNEDALE INDUSTRIAL PAR... | 108 INDUSTRIAL DR    |
| 6         | 331.93      | GALVAN COATING LLC          | 110 INDUSTRIAL DR    |
| 7         | 334.07      | KENNEDALE CITY OF           | W KENNEDALE PKWY     |
| 8         | 341.84      | NGO TIEN THOI               | 532 W KENNEDALE PKWY |

displayname

BUI NGOC D & NGOCANH T TRAN REVOCABLE LIVING TRUST  
DALMAN PROPERTY LLC  
DRIVER RE KENNEDALE LLC  
GALVAN COATING LLC  
KENNEDEALE CITY OF  
KENNEDEALE ECONOMIC DEVELOPMENT CORP  
KENNEDEALE INDUSTRIAL PARTNERS LLC  
MCA FINANCIAL SOLUTIONS LLC  
MCKUIN RON  
MINISTERIOS LA FAMILIA  
NEW MILLENNIUM MINISTRIES INC  
NGO TIEN THOI  
NGUYEN HIEP  
PLYMOUTH HOLDINGS LLC  
SILVER TRIANGLE LLC  
TRAN BEN VAN

address

410 ROLANDA LN  
528 W KENNEDALE PKWY  
1200 N UNION BOWER RD  
2730 SW HULEN ST  
405 MUNICIPAL DR  
405 MUNICIPAL DR  
6839 CASA LOMA AVE  
2500 DALLAS PKWY SUITE 533  
6800 RICKEY LN  
700 NORTH RD  
PO BOX 172637  
6444 WALNUT HILL LN  
4115 SRUFSIDE CT  
PO BOX 540308  
410 ROLANDA ST  
825 PENNSYLVANIA AVE

| city          | state | zip code | situsaddress           |
|---------------|-------|----------|------------------------|
| KENNEDALE     | TX    | 76060    | 410 ROLANDA LN         |
| KENNEDALE     | TX    | 76060    | 528 W KENNEDALE PKWY   |
| IRVING        | TX    | 75061    | 615 W KENNEDALE PKWY   |
| BURLESON      | TX    | 76028    | 110 INDUSTRIAL DR      |
| KENNEDALE     | TX    | 76060    | W KENNEDALE PKWY       |
| KENNEDALE     | TX    | 76060    | 600 W KENNEDALE PKWY   |
| DALLAS        | TX    | 75214    | 108 INDUSTRIAL DR      |
| PLANO         | TX    | 75093    | 120 INDUSTRIAL DR      |
| ARLINGTON     | TX    | 76001    | 112 INDUSTRIAL DR      |
| KENNEDALE     | TX    | 76060    | 537 W KENNEDALE PKWY   |
| ARLINGTON     | TX    | 76003    | 929 CORRY A EDWARDS DR |
| DALLAS        | TX    | 75230    | 532 W KENNEDALE PKWY   |
| ARLINGTON     | TX    | 76016    | 933 BOWMAN SPRINGS RD  |
| GRAND PRAIRIE | TX    | 75054    | 114 INDUSTRIAL DR      |
| KENNEDALE     | TX    | 76060    | 536 W KENNEDALE PKWY   |
| KENNEDALE     | TX    | 76060    | 616 W KENNEDALE PKWY   |



BUI NGOC D & NGOCANH T TRAN  
410 ROLANDA LN  
KENNEDEALE, TX 76060

DALMAN PROPERTY LLC  
528 W KENNEDALE PKWY  
KENNEDEALE, TX 76060

DRIVER RE KENNEDALE LLC  
1200 N UNION BOWER RD  
IRVING, TX 75061

GALVAN COATING LLC  
2730 SW HULEN ST  
BURLESON, TX 76028

KENNEDALE CITY OF  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060

KENNEDALE ECONOMIC DEVELOPMENT  
405 MUNICIPAL DR  
KENNEDEALE, TX 76060

KENNEDALE INDUSTRIAL PARTNERS LLC  
6839 CASA LOMA AVE  
DALLAS, TX 75214

MCA FINANCIAL SOLUTIONS LLC  
2500 DALLAS PKWY SUITE 533  
PLANO, TX 75093

MCKUIN RON  
6800 RICKEY LN  
ARLINGTON, TX 76001

MINISTERIOS LA FAMILIA  
700 NORTH RD  
KENNEDEALE, TX 76060

NEW MILLENNIUM MINISTRIES INC  
PO BOX 172637  
ARLINGTON, TX 76003

NGO TIEN THOI  
6444 WALNUT HILL LN  
DALLAS, TX 75230

NGUYEN HIEP  
4115 SRUFSIDE CT  
ARLINGTON, TX 76016

PLYMOUTH HOLDINGS LLC  
PO BOX 540308  
GRAND PRAIRIE, TX 75054

SILVER TRIANGLE LLC  
410 ROLANDA ST  
KENNEDEALE, TX 76060

TRAN BEN VAN  
825 PENNSYLVANIA AVE  
KENNEDEALE, TX 76060



## NOTICE OF PUBLIC HEARING BOARD OF ADJUSTMENT

September 17, 2025

The Kennedale Board of Adjustment will hold a public hearing for the following case on Thursday, October 9, 2025 at 5:30 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

**BOA CASE #25-04** To conduct a public hearing and act upon a request for a variance to reduce the minimum rear yard setback from 20 feet to 5 feet, and the minimum side yard setback of 50 feet when adjacent to a residential district to 5 feet, as required by Table 6.3 of the Unified Development Code, at 600 W Kennedale Parkway, Woodlea Acres Addition, Block 1, Lot 8 of the 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) 985-2105.

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.

The agenda will be posted at 72 hours before the meeting at [www.cityofkennedale.com/agendas](http://www.cityofkennedale.com/agendas) and the meeting calendar is published at [www.cityofkennedale.com/cal](http://www.cityofkennedale.com/cal).

Regards,

Tina Cox  
Deputy City Secretary  
City of Kennedale  
[tocx@cityofkennedale.com](mailto:tocx@cityofkennedale.com)  
(817)985-2105

## Kennedale – Bowman Springs Retail Variance Requests

DATE: August 8<sup>th</sup>, 2025

TO: City of Kennedale

FROM: Mark Hutson, P.E.

RE: Variance Request Letter

To Whom it May Concern,

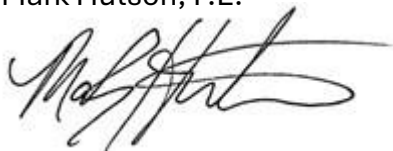
The intent of this letter is to describe the variance requests of the Commercial Retail project located at 600 W. Kennedale Pkwy, Kennedale, TX.

Variances requested from C-2 District:

- Max Impervious cover of 60% - Proposed Max. Impervious Cover = 85%
- Min. Side-yard setbacks adjacent to residential zoning = 50'. Requested Side-yard setback adjacent to residential zoning (church open lot area in this case) = 5' w/ screening wall adjacent to building area.
- Min. Rear-yard setback = 10'. Requested Rear-yard setback = 6'.
- Min. 15% of total land area to be landscaped. Requested Percentage landscaped 10%.
- Fence buffering to be placed min. 5' from property lines. Requested distance to be located on property lines or on top of any proposed retaining walls.

In short, this site produces extreme development challenges being as skinny as it is. The variances requested are crucial to providing the necessary space for a successful/sustainable development to take place on this property.

Mark Hutson, P.E.



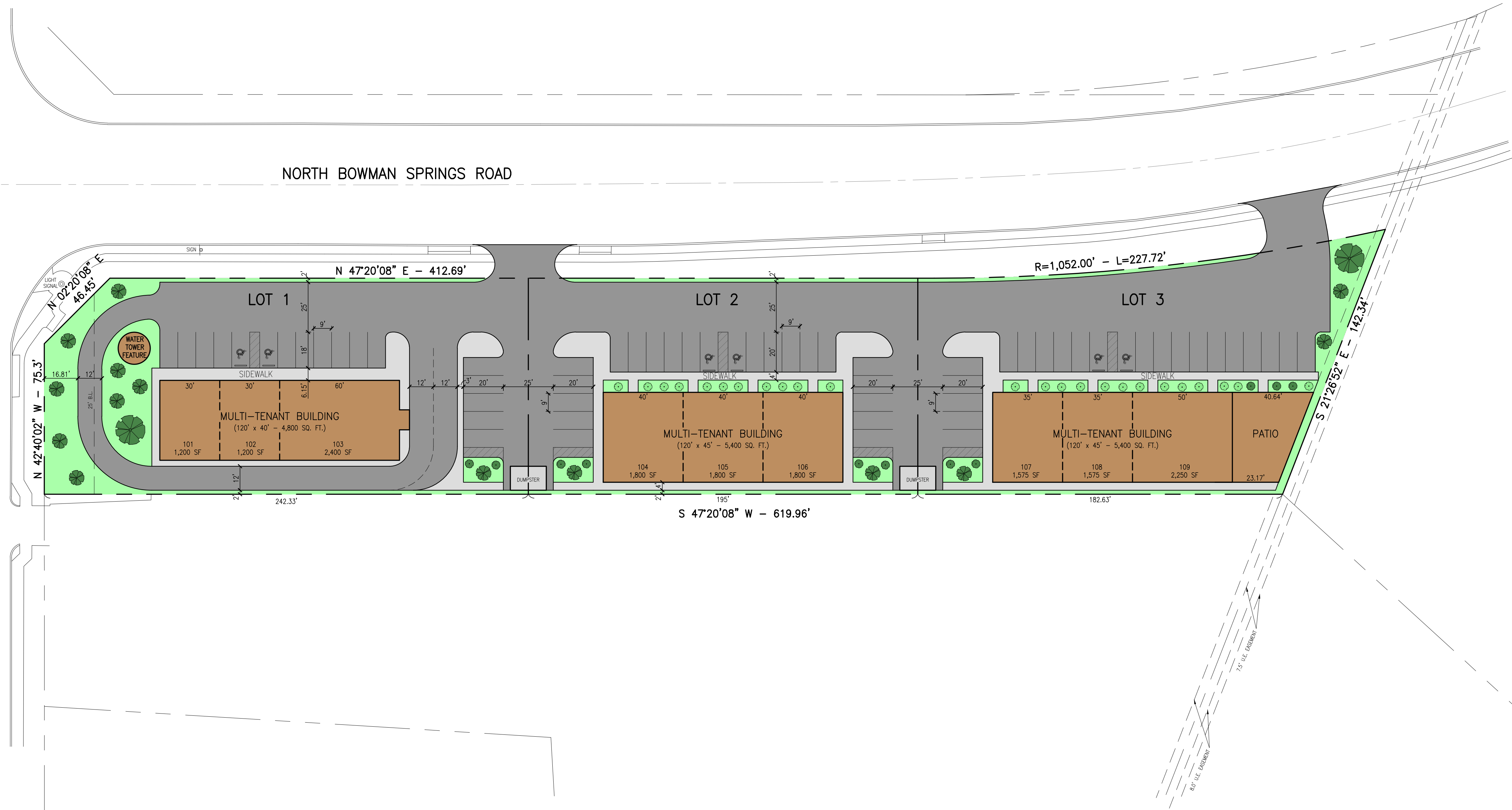
# SITE PLAN 1- (DT 1)



0 30 60  
 GRAPHIC SCALE IN FEET  
 SCALE: 1"=30'

WEST KENNEDALE PARKWAY

NORTH BOWMAN SPRINGS ROAD



**LYNNENGINEERING**



1705 WEST NW HWY. STE. 255  
 GRAPEVINE, TEXAS 76051  
 PH: (469) 283-2625

KENNEDALE MULTI-TENANT  
 BUILDING LAYOUT  
 600 WEST KENNEDALE PARKWAY  
 KENNEDALE, TEXAS 76060

SITE PLAN - ALTERNATE A

PROJECT NAME: