



**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

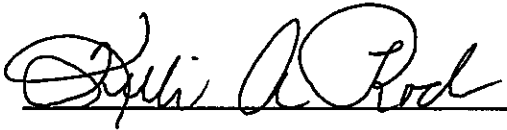
Place 2 Tuner made the motion to adjourn.

Place 4 Hollins seconded the motion.

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

APPROVED:

ATTEST:

Handwritten signature of Dyllis A. Rod in cursive script, written over a horizontal line.

BOARD OF ADJUSTMENT CHAIR

Handwritten signature of Irma Cop in cursive script, written over a horizontal line.

BOARD SECRETARY