



**BOARD OF ADJUSTMENT
SPECIALLY CALLED MEETING | OCTOBER 27, 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 5:44 PM after a slight delay.

A. ROLL CALL

Board Chair Kelli Rod, Vice Chair Pat Vader, Place 2 Kelly Turner, Place 1 Tiffany Murokozi were in attendance, thus constituting a quorum.

Place 4 Amanda Hollins was absent.

City Manager, Darrell Hull and Board Secretary, Tina Cox, were also present.

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.

MOTION by Place 2 Turner, second by Vice-Chair Vader to approve meeting minutes.

Vote: The motion carried unanimously: 4-0

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

MOTION by Place 2 Turner, second by Vice-Chair Vader to approve meeting minutes.

Vote: The motion carried unanimously: 4-0

III. PUBLIC HEARING

1. **BOA CASE #25-10** Conduct a public hearing and act upon a request for variances 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.

Chair Rod opened the public hearing at 5:46 PM.

No one spoke for or against the variance request.

Chair Rod closed the public hearing at 5:46 PM.

City Manager Darrell Hull presented the case to the Board of Adjustment Members:

The Economic Development Corporation owns the property and is seeking the setbacks in order for the property to be used as a drive-thru restaurant/coffee shop. The EDC has a 380 Agreement in place with a developer to build a total of three 5,000 square foot commercial buildings.

Mr. Hull continued by directing the member's attention to a proposed concept plan that was included in their packets. He shared with the Board Members that the developer has two letters of intent for the buildings and the 380 Agreement allows for each building to be built in stages with 18 months being the length of time allotted for the completion of each structure. Mr. Hull estimates that project will be completed within six years.

City Manager, Hull, concluded his brief by stating that the variance requests will allow a drive-thru restaurant that is required by the 380 Agreement to be built.

Board members Rod, Turner and Vader had questions regarding the adequacy of fire access and parking requirements. Mr. Hull stated that the proposed development meets the zoning requirements for parking as well as fire lane access. Member Murokozi asked if there were any negative comments or concerns from the neighbors. Mr. Hull replied that the neighbors had not communicated their approval nor displeasure regarding the variance requests.

MOTION by Place 1 Murokozi, second by Place 2 Turner to approve BOA Case #25-10 for variances 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.

Vote: The motion carried 3-1 with Vice-Chair Vader casting a nay vote.

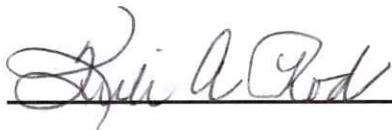
III. ADJOURNMENT

MOTION by Vice-Chair Vader, second by Place 2 Turner to adjourn.

With there being no further business, Chairperson Rod adjourned the meeting at 6:06 PM.

APPROVED:

ATTEST:



BOARD OF ADJUSTMENT CHAIR



BOARD SECRETARY