



BOARD OF ADJUSTMENT AGENDA

REGULAR MEETING | JULY 16, 2026 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 March 12, 2026 Regular Meeting.

III. PUBLIC HEARING

A.

BOA Case #26-03 to receive comments and consider action on a request for a *Special Exception Use* by Ammar Elhamad of RPA Plastics, for the special exception use of *Manufacturing, Processing and Packaging-Light* as required by Section 4.2 of the Unified Development Code for 404 E Kennedale Parkway, Parcel 42785659 Boaz, CA Subd of J B Renfro, Block 1, Lot 33R2, City of Kennedale, Tarrant County, Texas.

IV. ADJOURNMENT

Tina Cox,
Deputy City Secretary

CERTIFICATION: I DO HEREBY CERTIFY THAT THE JULY 16, 2026 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 THREE (3) BUSINESS DAYS 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 CITY COUNCIL, 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.

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JULY 16, 2026

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: JULY 16, 2026

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM II.B.1.

SUBJECT
Approval of the minutes from the March 12, 2026 Regular Meeting.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	2026.03.12 - BOA Meeting Minutes	2026.03.12 - BOA Meeting Minutes.docx
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**BOARD OF ADJUSTMENT
REGULAR MEETING | MARCH 12, 2026 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 PM after a slight delay.

A. ROLL CALL

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

Place 1 Tiffany Murokozi was absent.

Community Development Director Edward McRoy and Board Secretary, Tina Cox, were also present.

II. REGULAR SESSION

A. SWEARING IN OF SPEAKERS

City Staff: Edward McRoy, Community Development Director

Applicant: Hussein Khazem, 11442 Corsicana Dr. Frisco, TX 75035

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

1. Approval of the minutes from the October 27, 2025 Specially Called 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 #26-02** To receive comments and consider action on a request to renew a special exception use of Vehicle Repair, Minor as required by Table 6.2 of the Unified Development Code and conditions attached thereto for the property located at 6317 Wildcat Way, Parcel 06189687 NCS Subdivision, Block 1, Lot 1A, of the City of Kennedale, Tarrant County, Texas 76060.

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

Applicant Hussein Khazem spoke for the variance request.

Community Development Director Edward McRoy presented the renewal case to the Board of Adjustment members:

The request to extend a Special Exception for Vehicle Repair Minor was previously approved on February 14, 2023. Originally, the property was the site of a car wash that was converted to automotive service use. When it was approved in 2023, the Board limited the Special Exception to a three (3) year term and that term has now expired.

Mr. McRoy continued his report by sharing that the site is located within visual distance of a significant thoroughfare and is surrounded by a big-box retail store, other smaller retail and auto service businesses, and a series of multi-family apartments units. This type of business in general is typically considered compatible with the development pattern seen in this area. Available records indicated since the approval of the Special Exception there have been a total of 14 disturbance calls that the Kennedale Police Department has responded to at this site. Staff could not find records of citations issued for grass and high weed violations.

Director McRoy concluded his brief by stating that staff has no objection to the request and added that the Board could approve the renewal with the following conditions:

- All automotive work to be conducted inside the building in service bays.
- All outdoor storage to comply with Section 11.25 of the UDC.
- Parking areas, striping, fire lanes, handicapped spaces, and signage to be maintained in a good state of repair and clearly marked at all times.
- Overnight outside parking of vehicles under repair or waiting pick up by customers to be limited to spaces to the rear or side of the site or no more than 75% of available spaces maximum.

All board members had questions regarding the use of shipping containers on site. Mr. McRoy stated that according to Section 11.25 of the Unified Development Code, shipping containers that are being used for storage is not a direct violation of the zoning ordinance and the owner confirmed that the containers are being used to store tires and additional parts that are needed for the business. Vice-Chair Vader asked for hours of operation and found that they are within normal range. Member Turner encouraged the owner of the business to maintain a tidy property in which the applicant answered affirmatively that he will continue to do so.

Chair Rod closed the public hearing at 6:00 PM.

MOTION by Vice-Chair Vader, second by Place 2 Turner to approve BOA Case #25-10 and grant the renewal of the Special Exception that was approved on February 14, 2023 to include vehicle repair, minor to ensure that the use along with any special exemption conditions are compatible with surrounding uses and does not impede development allowed in C1 zoning. All automotive work must be done only within a service bay. Outdoor storage must comply with the provisions of Section 11.25 of the United Development Code. The special exception for the property located at 6317 Wildcat Way, Parcel 06189687, NCS Subdivision, Block 1, Lot 1A, of the City of Kennedale, Tarrant County, Texas, 76060 is valid for three (3) years and will be revisited at that time.

Vote: The motion carried unanimously: 4-0.

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 6:05 PM.

APPROVED:

ATTEST:

BOARD OF ADJUSTMENT CHAIR

BOARD SECRETARY

STAFF REPORT TO BOARD OF ADJUSTMENT

MEETING DATE: JULY 16, 2026

AGENDA ITEM NUMBER: Public Hearing III.A.

SUBJECT

B0A CASE #26-03 TO RECEIVE COMMENTS AND CONSIDER ACTION ON A REQUEST FOR A SPECIAL EXCEPTION USE BY AMMAR ELHAMAD OF RPA PLASTICS, FOR THE SPECIAL EXCEPTION USE OF MANUFACTURING, PROCESSING AND PACKAGING-LIGHT AS REQUIRED BY SECTION 4.2 OF THE UNIFIED DEVELOPMENT CODE FOR 404 E KENNEDALE PARKWAY, BOAZ, CA SUBD OF J B RENFRO, BLOCK LOT 33R2, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

ORIGINATED BY: Edward McRoy, Director of Community Development

AREA SUMMARY

Current Zoning	Proposed Zoning	Comprehensive Plan Designation
OT4 - Old Town 4 CCOD – Commercial Corridor Overlay District	OT – SE Special Exception	TOD Transit Oriented Development

Nearby Zoning/Use			
Northwest	OT-4 – Old Town (office/construction/automotive)	Northeast	C2 Commercial (post office/automotive)
Southeast	OT-4 Old Town (automotive/single-family/retail/vacant)	Southwest	OT-4 Old Town & R3 Residential (railroad/large lot residential/vacant)

BACKGROUND / ANALYSIS / REVIEW

This request is for the establishment of a plastics molding operation. On November 28, 2023, the BOA approved a special exception (SE) on this property for the same request, owner, and land use. Unfortunately, Section 25.6 of the UDC requires site improvements to be completed within one year following approval of a special exception. The applicants in this case did not obtain permits or complete improvements within this period. The SE therefore expired.

Comprehensive Plan/Future Land Use

When the original request was considered in 2023, the Comprehensive Plan identified the front portion of the site along BUS 287 for “Urban Corridor” use and the rear portion for “Downtown Village” use. The recently adopted Future Land Use Plan now identifies the site for Transit Oriented Development (TOD). In both 2023 and the current review, City Staff determined that the proposed light manufacturing use is inconsistent with these long-range land use designations. Existing land uses in the immediate area and recent development activity raise questions about the viability of this area for future TOD development. The proposed use would however avoid the establishment of automobile salvage, repair, sales, or used parts uses along BUS 287. Encouraging alternate uses along Kennedale Pkwy is consistent with the City’s long-range goals for transforming this vital corridor to a more attractive and economically successful form.

Proposal & Zoning

In addition to the UT-4 standards the first 300’ of this site falls within the Commercial Corridor Overlay District (CCOD ref UDC 8.2.B.). The applicant submitted plans to construct two buildings on the site to support what staff has determined is a “collective principal use” under UDC Section 10.9B for a manufacturing operation. A prior administrative official determined that this use falls within the definition of

“light manufacturing.” This is an allowed use in the OT-4 District with an approved SE.

The applicant has submitted a site plan that shows one building of approximately 21,000 square feet for office and production space and a second warehouse building of approximately 30,000 square feet behind the first building. Parking, loading docks, and a dumpster are shown on the east side of the property. The west side is noticeably lacking in openings. A fire lane is shown surrounding the property.

Compliance with zoning and design elements are normally determined at the Site Development Plan and/or Building Permit stages by City Staff (UDC 22.2). When a Special Exception is involved however, the BOA is to consider compliance with certain standards at a more detailed level (UDC 25.3) and they can add conditions (UDC 25.4) it finds appropriate to mitigate negative public health, safety, or welfare impacts.

In evaluating the proposal use, the Board should answer the following questions

STANDARDS FOR GRANTING A SPECIAL EXCEPTION (UDC 25.3)

- 1. The Board should find that the establishment, maintenance, or operation of the use will not be materially detrimental to or endanger the public health, safety, morals, or general welfare.**

Staff finds the use marginally complies with a light manufacturing definition and therefore does not object to the requested use based on this standard.

- 2. The Board must find that the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance, or operation of the use.**

Staff finds light manufacturing use is generally compatible with the surrounding area, which is primarily commercial and light industrial. Although two nearby properties contain existing single-family homes, they appear to be legally established nonconforming uses. Given the surrounding zoning and development pattern, future commercial or industrial redevelopment of these properties is reasonably foreseeable. Any potential impacts to the nearby residences can be reduced through conditions such as setbacks, landscaping, screening, building orientation, and operational controls.

- 3. The Board must find that the establishment of the use will not significantly impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

Staff finds light manufacturing use will not significantly impede the normal and orderly development or improvement of surrounding properties for uses permitted in their respective zoning districts. While some adjacent properties are currently developed with single-family residences, the surrounding zoning permits a broader range of commercial, mixed-use, higher-density residential, and limited industrial uses. The proposed use is consistent with the area's existing and planned development pattern and is not expected to interfere with the future development or redevelopment of nearby properties as allowed by the zoning ordinance.

- 4. The Board must find that adequate utilities, access roads, drainage, and other necessary site improvements have been or are being provided.**

This property appears to be serviced by adequate public services and improvements to meet its site specific needs.

- 5. The Board must find that adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.**

The applicant proposes to use one existing driveway and close another. Reducing the number of driveways on Kennedale Parkway and increasing driveway spacing is recommended where feasible to improve traffic flow along the corridor. Should the center turn lane on Kennedale Parkway be replaced with a raised median site-to-site cross-access connections would be advisable.

6. The Board must find that the use shall conform to all applicable area, yard, height, lot coverage, building size and exterior requirements and parking space regulations of the district in which it is located.

The submitted Site Plan does not conform to current City standards including but not limited to maximum impervious area, parking, standards, walkways, various setbacks and landscaping provisions. The applicant should be required to submit a revised site plan meeting City standards for the Board to make this finding. Examples

Standard	Staff Finding	UDC Ref
Max Impervious	Allowed 75% - Shown approximately +84%.	4.3 Tbl 4.3
Parking location	Not between or behind buildings. Visible from street	Sec 4.7B.4.
Front walkway	@ Bldg, 6' wide with canopy tree plantings	8.2C.F.
Landscaping Area req.	15% minimum. Shown as 10.52%	13.5A.2
Front Landscaping	50% of required between building & street	13.5.B..1.)
Loading dock screen	Req from street/residential property - none shown	13.8.2

FINDINGS & CONCLUSIONS

The proposed land use: Does not Comply with the Future Land Use Plan

Complies with UDC Section 25.3.A. Items 1-5

Does not comply with Section 25.3A Item 6 if developed as shown.

Complies with UDC 6 if revised by submittal of compliant plans are submitted.

RECOMMENDATIONS

Staff - Approval subject to the following conditions

1. Within one year, the applicant shall submit a revised site plan demonstrating compliance with City Standards subject to review and approval by the Development Services Director, or designee. Provided the revised site plan complies with applicable development standards and does not materially alter the use approved by the Board, no further action by the Board of Adjustment shall be required. Approval of a Site Plan and issuance of a Site Development Permit shall be considered the date of Board approval for determining required completion of site improvements.
2. This Special Exception approves only the land use authorized by the Board. Site plans and supporting materials are conceptual unless expressly approved by the Board and do not authorize any feature that does not comply with applicable City regulations. Any material change to the approved use or site development shall require review and approval as required by the Unified Development Code.
3. Provide a solid screening fence or wall between 6 and 8 feet in height along the east property line to screen parking, loading areas, and refuse containers from the adjacent property.

ATTACHMENTS

1	Location Map	4	Applicant Materials	7	Tax Statement
2	Zoning Map	5	Special Exception Standards W/ Staff Comments		
3	Land Use Plan Map	6	Owner Affidavit		

BOA CASE 26-03



7/2/2026, 4:33:35 PM

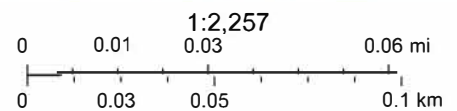
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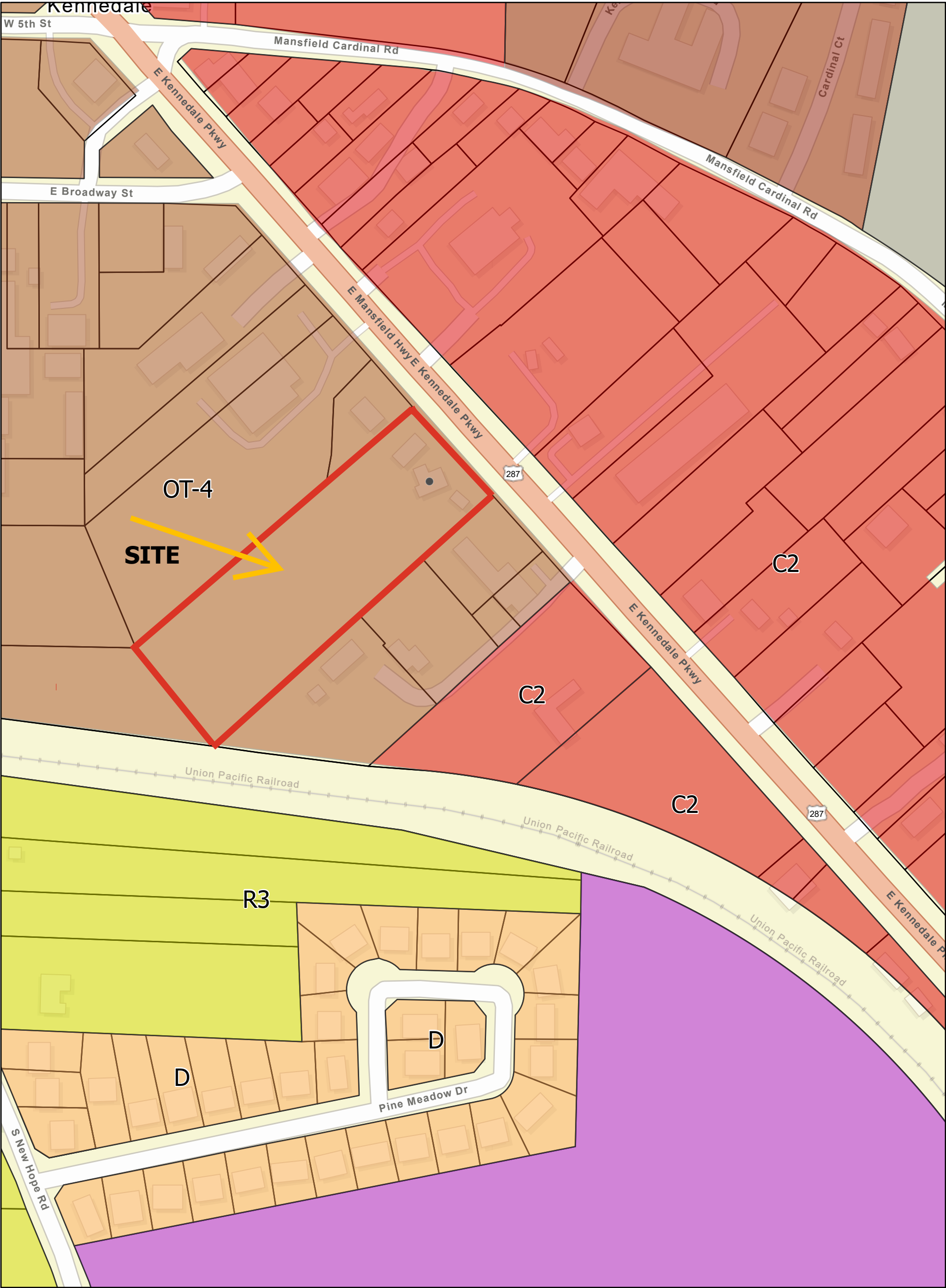
City Limits



TAD Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



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Zoning (View)

C2 - General Commercial District

D - Two Family (Duplex) Residential District

I - Industrial District

MF - Multi-Family District

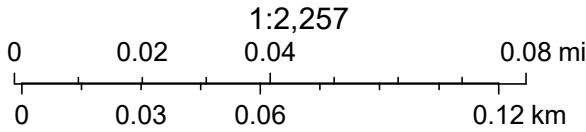
OT-4 - Old Town Sub-District 4

R3 - Single Family Residential District

PD - Planned Development District

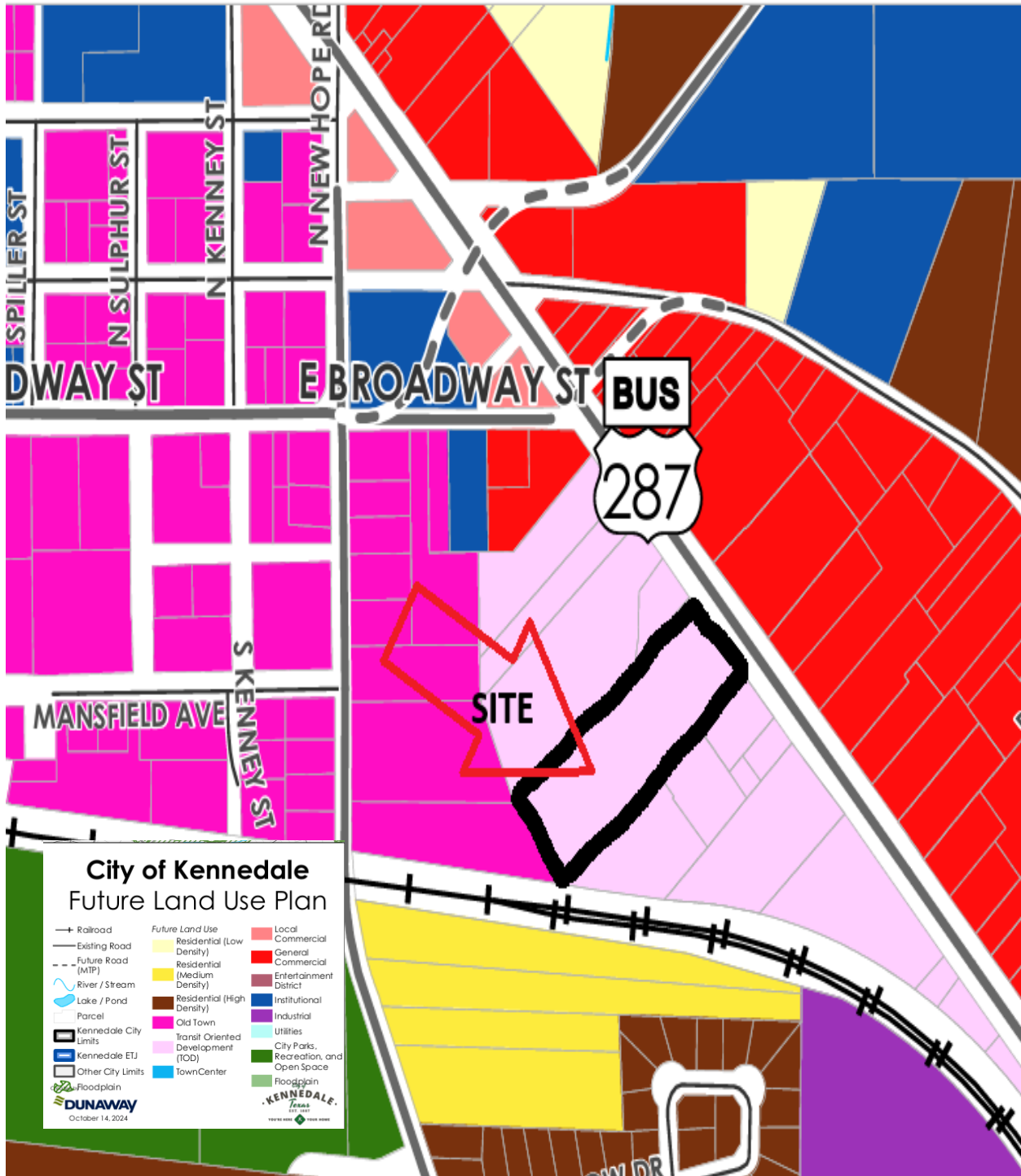
City Limits

TAD Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

BOA CASE 26-03



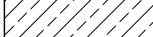
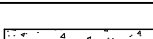
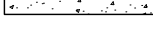
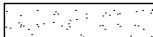
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SITE PLAN

Project number	RR302025
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C 10

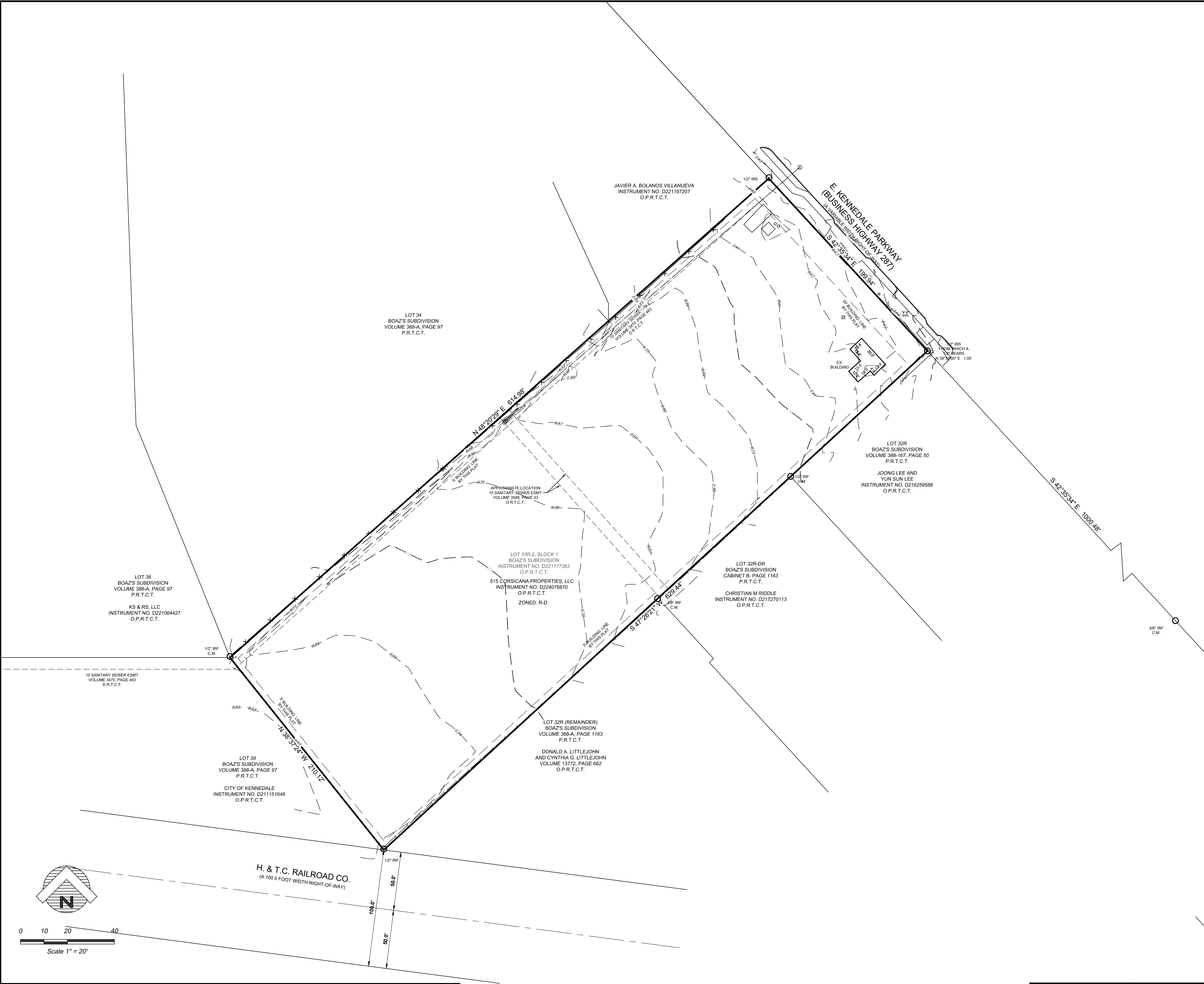


LEGENDS	
	PROPOSED BUILDING
	PAVEMENT
	SIDEWALK
	GRASS
	FIRE LANE

DESIGN SUMMARY		
PROPERTY ZONING	LIGHT INDUSTRIAL (I)	
PROPOSED DEVELOPMENT	WAREHOUSE & PRODUCTION	
LOT AREA	127,429 SQ. FT. (2.925 ACRES)	
LANDSCAPE/GREEN SPACE	13,409 SQ.FT.	10.52%
IMPERVIOUS AREA	56,989 SQ.FT.	44.72 %
BUILDING COVERAGE	50,297 SQ.FT.	39.47 %
SIDEWALK AREA	6,734 SQ.FT.	5.29 %
PARKING REQUIRED FOR PRODUCTION	1/550 SQ.FT. PARKING (18375 / 550 = 33)	
PARKING REQUIRED FOR WAREHOUSE	1/1000 SQ.FT. PARKING (30122 / 1000 = 30)	
PARKING REQUIRED FOR OFFICE	1/300 SQ.FT. PARKING (1800 / 300 = 6)	
TOTAL PARKING REQUIRED	69	
TOTAL PARKING PROVIDED	70	
DUMPSTER PROVIDED	01	

This is to certify that I have, this date, made an on the ground survey of the property located at 402 E. Kennedale Parkway in the City of Kennedale, Texas described as follows:

PORTION Lot 33R-2, Block 1, Boaz's Subdivision, an addition to the City of Kennedale, Tarrant County, Texas, according to Plat thereof recorded in Instrument No. D221177383, Official Public Records, Tarrant County, Texas.



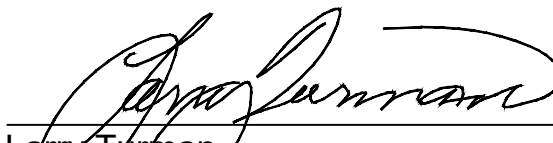
FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date 09-25-2009 Community Panel No. 48439C0340 K, Zone "X".

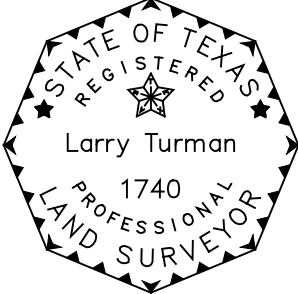
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

- NOTES:
1. IRF - Iron Rod Found
 2. IRS-Iron Rod Set
 3. Basis of Bearing - All bearing are based on the Texas Coordinate System, North Central Zone, North American Datum 1983.
 4. C.M. = CONTROLLING MONUMENT

TO: Owner, Lender, Bank and Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7b(1), 7c, 8, 9, 10, 11(a), 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on December 1, 2025.


Larry Turman
Registered Professional Land Surveyor No. 1740



TOPOGRAPHIC SURVEY
OF
2.925 ACRE TRACT
BEING A PORTION
OF
LOT 33R-2, BLOCK 1
BOAZ'S SUBDIVISION
INSTRUMENT NO D221177383
OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
SITUATED IN
JESSE B. RENFRO SURVEY, ABSTRACT NO. 1260
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

SHEET: 1 OF 1

LEGEND

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TRAFFIC SIGNAL BOX		IRON PIPE FENCE
	POWER POLE		WATER VALVE		SWB MAN HOLE		OVER HEAD ELECTRIC
	DOWN GUY		TRANSFORMER PAD		GAS MAN HOLE		TREE
	S.S. MAN HOLE		ELECTRIC METER		VAULT		
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE		

NO.	DATE	REVISION
1.		
2.		
3.		

LARRY TURMAN, RPLS #1740

TBPS No. 10194623

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 798-4039 CELL
surveygroup@att.net

JOB NO:	25-057
DATE:	DECEMBER 07, 2025
SCALE:	1" = 30'
DRAWN BY:	RM



STAFF REPORT TO THE BOARD OF ADJUSTMENT

I. SUBJECT

- II. **BOA CASE #23-07** TO RECEIVE COMMENTS AND CONSIDER ACTION ON A REQUEST FOR A *SPECIAL EXCEPTION USE* BY AMMAR ELHAMAD OF RPA PLASTICS, FOR THE SPECIAL EXCEPTION USE OF *MANUFACTURING, PROCESSING AND PACKAGING-LIGHT* AS REQUIRED BY SECTION 4.2 OF THE UNIFIED DEVELOPMENT CODE FOR 404 E KENNEDALE PARKWAY, BOAZ, CA SUBD OF J B RENFRO, BLOCK LOT 33R2, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

III. SUMMARY

BACKGROUND AND OVERVIEW	
Request	Special Exception for Light Manufacturing
Applicant	Ammar Elhamad for RPA Plastics
Location	404 E Kennedale Parkway
Surrounding Uses	Automotive Repair, Various Commercial, Residential
Surrounding Zoning	OT-4, C-2
Future Land Use Designation	Urban Corridor, Downtown Village
Staff Recommendation	Approve with Conditions

IV. CURRENT STATUS OF THE PROPERTY

The property is currently zoned OT-4 and is undeveloped. A dilapidated single-family structure sits on CMU piers, unoccupied, and is otherwise uninhabitable. In the past year, the site has been cleared in preparation for upcoming development. Staff has worked with the ownership during this process. Tree mitigation fees have been paid (See Exhibit 1).

The front half of this parcel falls within the Commercial Corridor Overlay District (CCOD). This overlay applies specific parking, landscape, and building siting requirements. The purpose of the CCOD is establish a consistent development pattern to enhance the visual image of the corridors and maximize traffic safety. Most of the requirements of the CCOD pertain to C-0, C-2, and C-2 Districts. OT-4 is not mentioned in Article 8 of the UDC. This, however, will be reviewed further upon submission of a building permit.



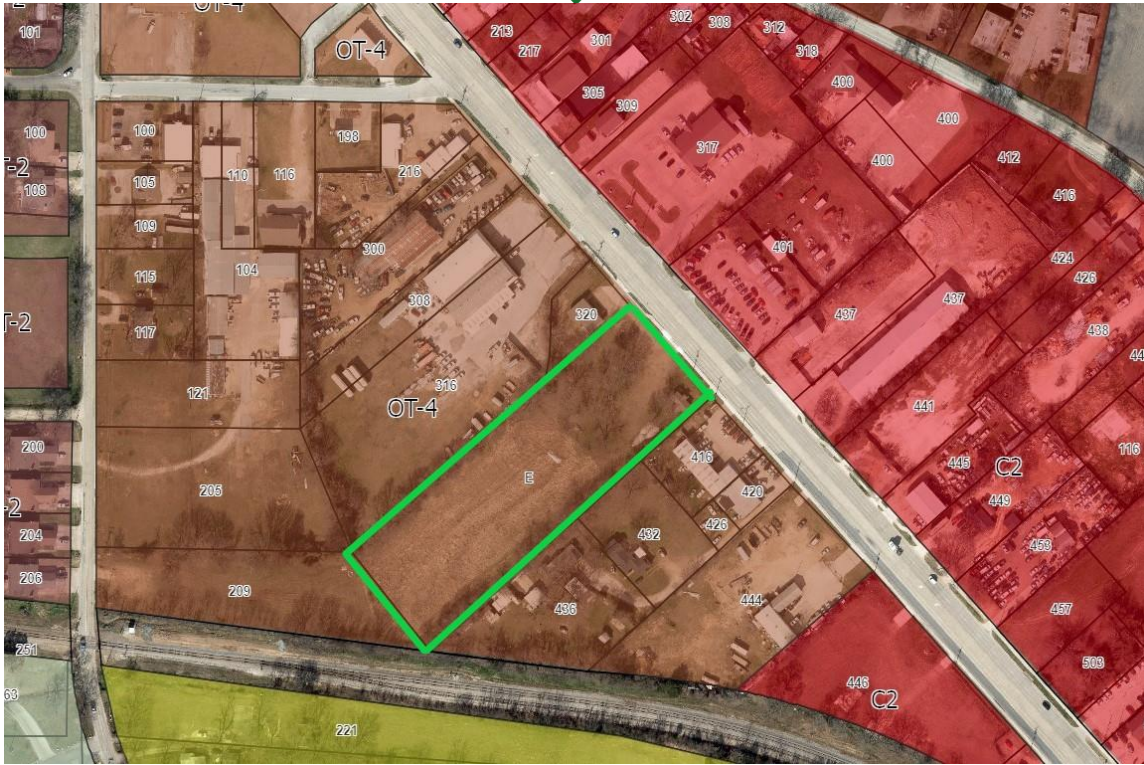
Exhibit 1- Site Posting

The applicant has plans to build two facilities at this location to support a light manufacturing operation. The first building will be approximately 11,000 SF and include an office space. A second larger building of approximately 50,000 SF is proposed at the back of the lot and will consist of warehouse and storage. The site has ample space for parking as well as loading docks.

Within these two facilities, RPA Plastics plans utilize machinery which uses resin to mold and create plastic bottle which are then filled with their respective motor oil. These products are then sold at bulk quantities to retailers. RPA Plastics also have plans to utilize their facility to etch custom designs for steel rims using a router and CAD system, as well as store automotive-related products.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The location is surrounded by OT-4 zoned property to the north, south, and west. C-2 Commercial zoned property is present directly across the parkway. Automotive repair establishments are present to the north, south, and east of this location. Directly north of this location is an electrical contractor. To the southeast are automotive repair shops as well as two residential homes tucked back off E Kennedale Parkway.



The Future Land Use Plan (FLUP) envisions an Urban Corridor and Downtown Village in this area of the city. (See Exhibit C)



Exhibit C- Future Land Use Plan



A portion of the site shows to fall within the Downtown Village of the FLUP. Kennedale's adopted Comprehensive Plans provides samples of types of development that should occur within Urban Corridor. These include professional offices, retail, service, and restaurants. Examples of develop that should occur within the Downtown Village include specialized retail, professional offices, and various residential uses.

While staff has found the proposed new development to be inconsistent with the Future Land Use Plan, the proposed light manufacturing use is permitted under a Special Exception in the current OT-4 District. These uses were added to the Unified Development Code following the adoption of City Ordinance 619 where both *light manufacturing* and *machine shop* land uses were added to Table 4.2- Schedule of Uses.

The UDC provides the following definition:

"Manufacturing, processing, and packaging – light. A facility accommodating manufacturing processes involving less intense levels of fabrication and/or production such as the assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the manufacturing processes and the materials used are unlikely to cause significant impacts surrounding land uses or the community. The premises may include secondary retail or wholesale sales. Examples of light manufacturing uses include: artisan / craft product manufacturing; clothing and fabric product manufacturing; furniture and fixtures manufacturing, cabinet shop, media production, photo/film processing lab not accessory to a retail business, printing & publishing, food preparation and packaging, brewery. This definition excludes all uses classified as "heavy" and all uses specifically excluded within that classification."

After review of the applications proposal, and discussion with the business owners, staff has classified their proposed land use to be *Manufacturing, processing, and packaging-light*.



STANDARDS FOR GRANTING A SPECIAL EXCEPTION

No application for a special exception shall be granted by the Board of Adjustment unless the board finds all of the conditions described below are present:

STANDARD 1- Will the establishment, maintenance, or operation of the use you are requesting be material detrimental to or endanger the public health, safety, morals, or general welfare?

No. Staff has found this proposed use to be consistent with the intent of the UDC's definition of light manufacturing, as amended by City Ordinance 619.

STANDARD 2- Will the use, values, and enjoyment of other property in the neighborhood for the purposes already permitted to be in any foreseeable manner substantially impaired or diminished by the establishment, maintenance, or operation of the use for which you are requesting a special exception?

No. Staff has found the surrounding commercial uses to be compatible with the proposed use of light manufacturing.

STANDARD 3- Will the establishment of the use you are requesting significantly impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

No. It should be noted that there are existing residential structures adjacent to this location. The UDC currently requires a 50 FT setback when commercial development is installed next to residential property. Site screening will likely be required in account of this UDC requirement.

STANDARD 4- Have adequate utilities, access roads, drainage, and other necessary site improvements been (or will be) provided? (If adequate improvements are not already in place, you must demonstrate what improvements are will make and how/when)

Yes. Staff believes all site utilities are present and/or in close proximity to support use at the site.

STANDARD 5- Have adequate measures been taken or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets?

The site already includes a drive approach off of E Kennedale Parkway and the proposed parking area is sufficient in size to accommodate the proposed use.

STANDARD 6- Does the use conform to all applicable area, yard, height, lot coverage, building size, exterior requirements, and parking space regulation of the district in which it is located?

Yes. It should be noted that the site plan provide is conceptual and does not account for the required landscape buffers, setbacks, and required site drainage detention. Building siting will also need to meet the requirements of the Commercial Corridor Overlay District which spans the length of the parkway.

STAFF RECOMMENDATION

Staff recommends approval of the Special Exception request with the following conditions:



- (1) The light manufacturing use granted for the time necessary to complete construction of the proposed facilities and begin operations.
- (2) Land use shall be limited to those presented by the applicant for RPA Plastics only. Land uses not presented by RPA Plastics, or any future changes to operations which exceed permitted uses of the current adopted UDC, shall require a separation application to the Board of Adjustment for consideration.



RPA Plastics

861 S. Great Southwest Pkwy, Grand Prairie TX, 75051
(972) 672-8267 | Email: sales@rpaplastics.com

11/6/2023

City of Kennedale
CC: Board of Adjustments
405 Municipal Drive
Kennedale, TX 76060
817-985-2133

RE: Special Exception Permit: 404 Kennedale Parkway

RPA Plastic is a growing, family owned and operated company, looking to expand its business, while building a permanent home that the company can establish as their headquarters. This company is looking to mold plastic material into containers for motor oil, and to cut metals to build high-quality rims for trucks. Adding RPA Plastic and a new building to this area of town would provide a more developed feel to the area, while generating over 2 million dollars in revenue that the city can benefit from. Therefore, RPA Plastics would like to submit a special exception request for the property with the legal description of, BOAZ, CA SUBD OF J B RENFRO Block Lot 33R2, to build a Plastic and Steel Fabrication Facility. This property is zoned as Old Town District 4, but the current demographic of this area is largely commercial or industrial.

The property requested for special exception is a great location for the business since all resources needed to operate the business are available, and do not impede traffic or neighboring properties. The site has adequate access and drainage that will not need substantial improvements that might affect the city or other neighboring properties. The property will have enough area for the trucks bringing in shipments will be able to stage onsite, eliminating any traffic congestion due to shipments. RPA Plastic limits the effect of emissions by abiding to all environmental regulations, and we do not affect any of our neighboring businesses or residents.

The proposed site plan shows approximately 57,000 SF of warehouse with 1500 SF for office space. The property will have 32 off-street parking spaces with 6 loading docks, and 2 loading ramps. The building height will not exceed 37' and the exterior of the building will follow the Vernacular Commercial Storefront style as directed in the Kennedale UDC.

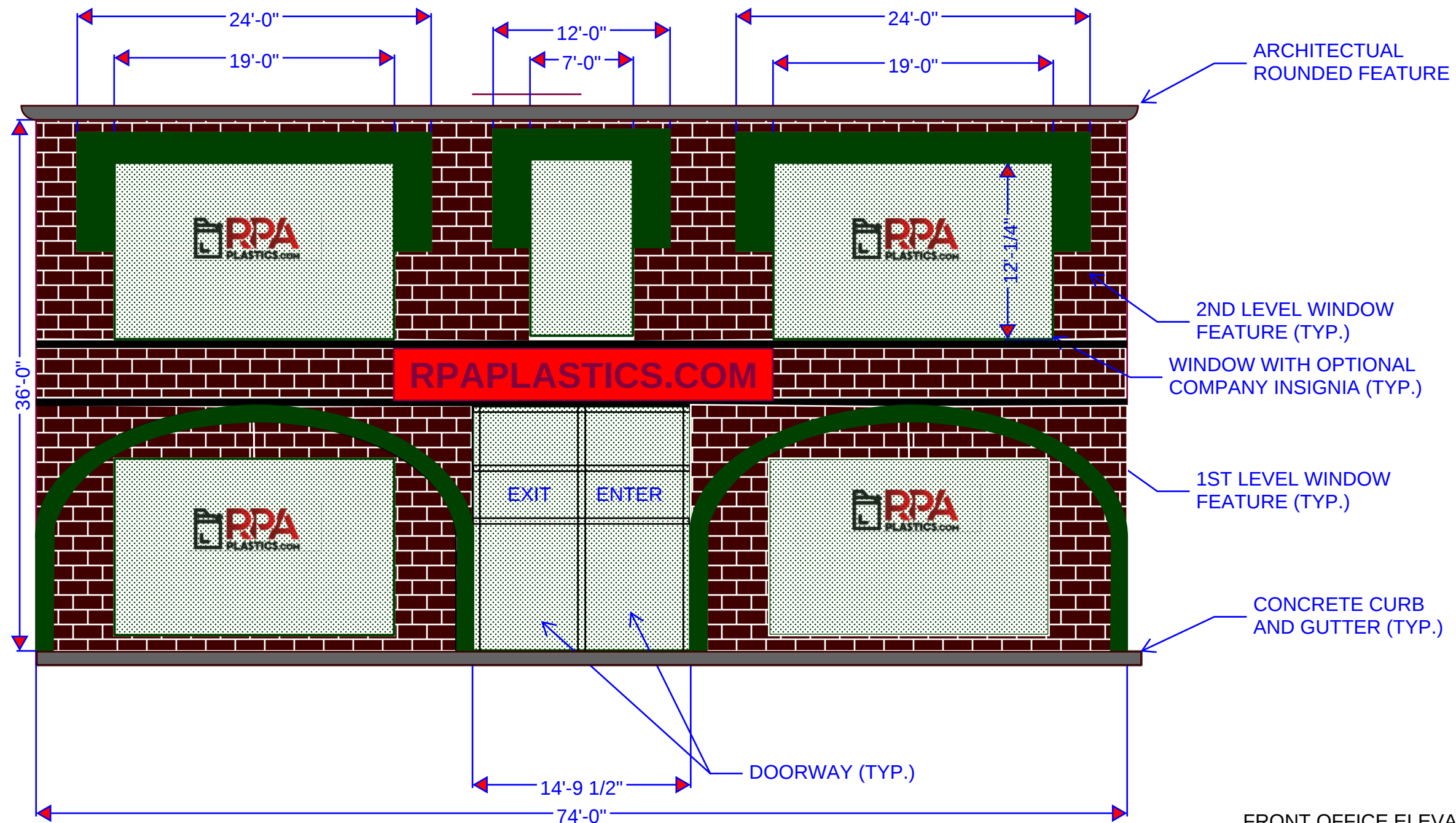
RPA Plastics would like the City of Kennedale to consider this request for the special exception as it would benefit the city and a local family-owned business.

With Regards,

A handwritten signature in black ink, appearing to read 'Ammar Elhamad', written in a cursive style.

Ammar Elhamad, P.E.
Olive Tree Construction

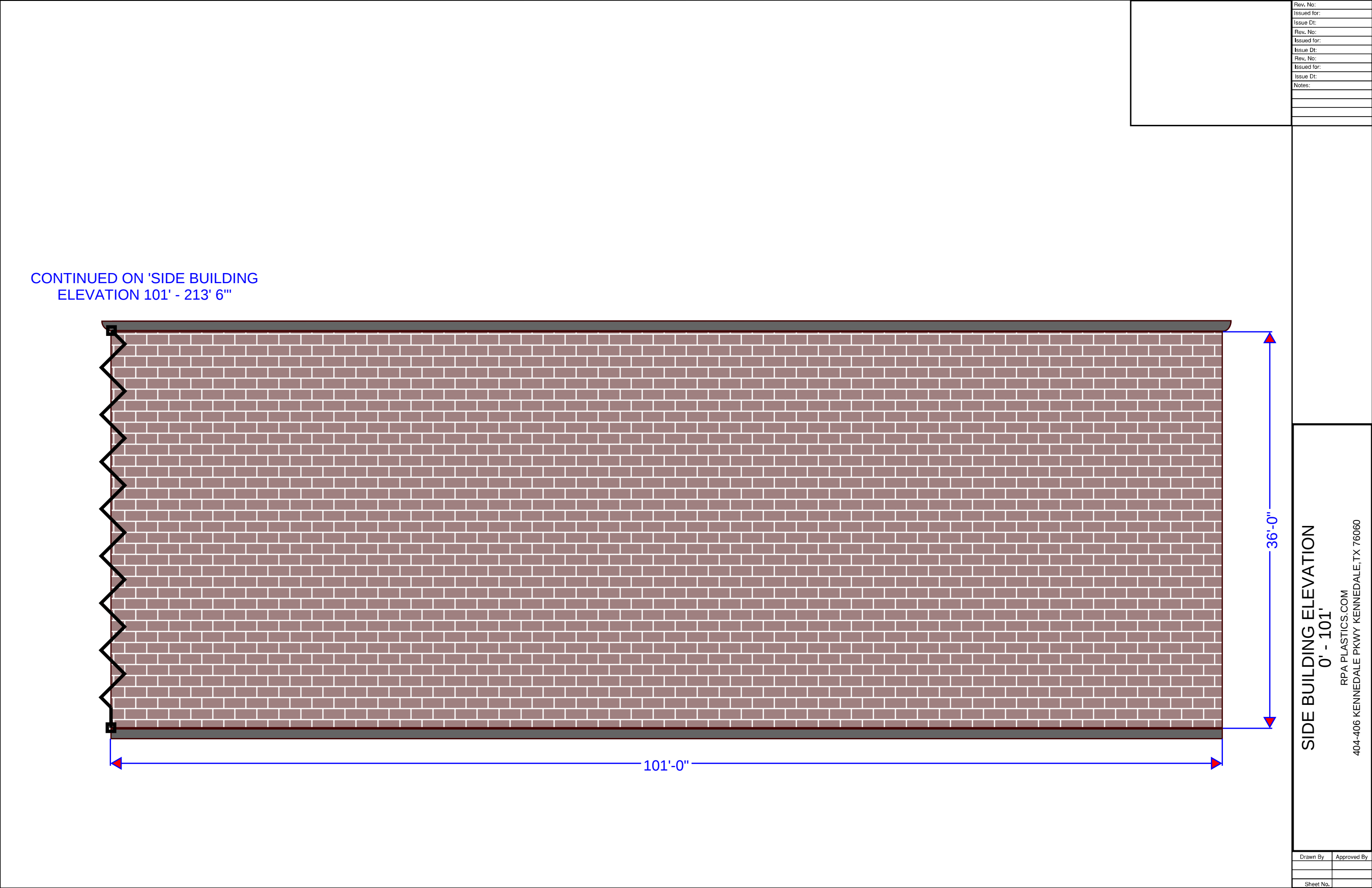
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FRONT OFFICE ELEVATION
SCALE: 1/8" = 1'

FRONT OFFICE ELEVATION
RPA PLASTICS.COM
404-406 KENNEDALE PKWY KENNEDALE, TX 76060

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CONTINUED ON 'SIDE BUILDING
ELEVATION 101' - 213' 6"

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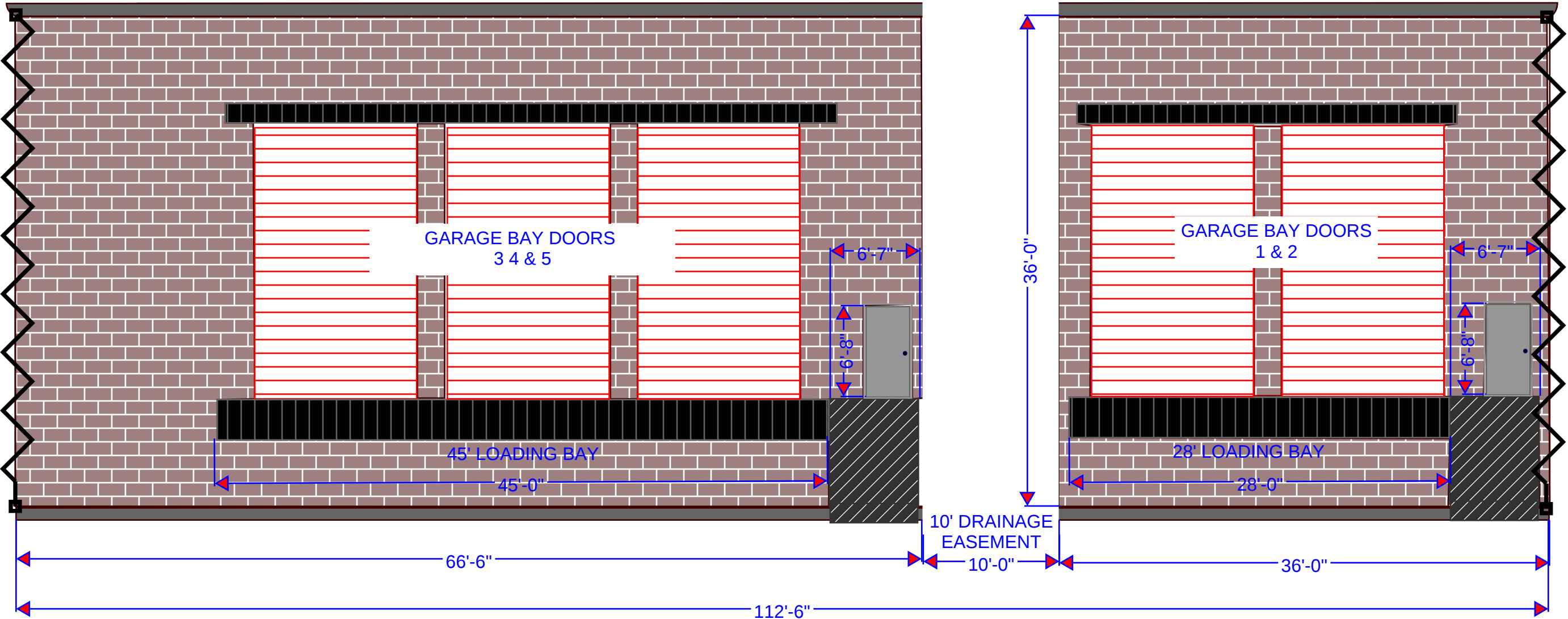
SIDE BUILDING ELEVATION
0' - 101'

RPA PLASTICS.COM
404-406 KENNEDALE PKWY KENNEDALE, TX 76060

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CONTINUED ON 'SIDE BUILDING
ELEVATION 0' - 101' '



SIDE BUILDING ELEVATION
101' - 213' 6"

RPA PLASTICS.COM
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
42572	IPL0355144	Legal Ad - IPL0355144	2026_07_01 - Notice of PH for the 07_16_2025 BOA	1.0	57.0L

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

CITY OF KENNEDALE NOTICE OF PUBLIC HEARING

THE KENNEDALE BOARD OF ADJUSTMENT WILL A PUBLIC HEARING FOR THE FOLLOWING CASE ON THURSDAY, JULY 16, 2026 AT 5:30 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

BOA CASE #26-03 TO RECEIVE COMMENTS AND CONSIDER ACTION ON A REQUEST FOR A SPECIAL EXCEPTION USE BY AMMAR ELHAMAD OF RPA PLASTICS, FOR THE SPECIAL EXCEPTION USE OF MANUFACTURING, PROCESSING AND PACKAGING-LIGHT AS REQUIRED BY SECTION 4.2 OF THE UNIFIED DEVELOPMENT CODE FOR 404 E KENNEDALE PARKWAY, BOAZ, CA SUBD OF J B RENFRO, BLOCK LOT 33R2, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

THE KENNEDALE BUILDING BOARD OF APPEALS WILL HOLD PUBLIC HEARING FOR THE FOLLOWING CASE ON THURSDAY, JULY 16, 2026 AT 6:00 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

BBA CASE #26-01 TO CONDUCT A PUBLIC HEARING AND CONSIDER A CITY-INITIATED REQUEST FOR DEMOLITION OR REPAIR OF A SINGLE-FAMILY DWELLING LOCATED AT 1405 GILMAN RD, GILMAN ADDITION, BLOCK 1, LOT B, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

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, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, PLEASE CALL (817) 985-2135.
IPL0355144
Jul 5 2026

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:
07/05/26 Print

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Sworn to and subscribed before
me on



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