

**BOARD OF ADJUSTMENT AND
BUILDING BOARD OF APPEALS AGENDA
REGULAR MEETING | October 8, 2019 at 7:00 PM
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE**

I. CALL TO ORDER

NOTE: Pursuant to Texas Government Code §551.071, the Board reserves the right to adjourn into Executive Session at any time during the Work Session or the Regular Session to discuss posted Executive Session items or to seek legal advice from the City Attorney on any item posted on the agenda.

II. WORK SESSION

- A. Board Member Training

III. REGULAR SESSION

IV. ROLL CALL

V. SWEARING IN OF SPEAKERS

VI. VISITOR AND CITIZEN FORUM

At this time, any person may address the board or governing body, provided that an official 'Speaker's Request Form' has been submitted to the secretary prior to the start of the meeting. All comments must be directed towards the body as a whole, rather than individuals members or staff. All speakers must limit their comments to the subject matter as listed on the 'Speaker's Request Form.' No formal action can be taken nor discussion held regarding these items.

VII. REPORTS AND ANNOUNCEMENTS

VIII. MINUTES APPROVAL

- A. Consider approval of minutes from the August 15, 2019 regular meeting

IX. DECISION ITEMS

- A. CASE # BOA 19-02 to receive comments and consider action on a request by Quentin Nichols as allowed by the Unified Development Code, Section 29.5.D appealing the decision of the City Manager regarding non-conforming use at 5869 Eden Road E., more particularly described as Jesse Russell Survey, Abstract 1361, Tract 9F Less IMP, City of Kennedale, Tarrant County, Texas.

X. EXECUTIVE SESSION *The Board of Adjustment/Building Board of Appeals reserves the right to convene in Executive Session(s) during this meeting pursuant to §551.071(2) when the Board of Adjustment/Building Board of Appeals seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Board of Adjustment/Building Board of Appeals under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.*

XI. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT

TO EXECUTIVE SESSION, IF NEEDED

XII. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending public 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. Please contact the City Secretary at 817-985-2104 or (TTY) 1-800-735-2989.

CERTIFICATION

I certify that a copy of the October 8, 2019, Board of Adjustment and Building Board of Appeals agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.



MELISSA DAILEY, AICP
DIRECTOR OF PLANNING AND
ECONOMIC DEVELOPMENT

BOARD OF ADJUSTMENT & BUILDING BOARD OF APPEALS
MINUTES
REGULAR MEETING
August 5, 2019
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

Acting Chairman Jeff Nevarez called the meeting to order at 7:00 PM

ROLL CALL

PLACE	COMMISSIONER	PRESENT	ABSENT
1	Eric Elam	X	
2	Jeff Nevarez	X	
3	Perry Clementi	X	
4	Martin Young	X	
5	Lana Sather	X	
6	Kelli Rod, alternate	X	
7	Josh Virnoche, alternate		X
8	Thelma Kobeck, alternate		X
9	Azam Shaikh, alternate	X	

A quorum was present.

Staff present: Melissa Dailey, Director of Planning & Economic Development, and Meghan Riddlespurger, Board Secretary.

II. REGULAR SESSION

III. CALL TO ORDER

Acting Chairman Jeff Nevarez called the regular session to order at 7:00PM. Chairman Nevarez asked Azam Shaikh to join the board since Mr. Nevarez planned to abstain from the vote on the BOA case since he ran against the applicant in the last election for City Council.

IV. SWEARING IN OF SPEAKERS

Melissa Dailey swore in the speakers:

Josh Altom

VII. MINUTES APPROVAL

- A. Consider approval of minutes from the October 15, 2018 BOA meeting.

A motion was made to approve the minutes by Azam Shaikh. Perry Clementi seconded the motion. The motion passed unanimously.

VIII. VISITOR/CITIZENS FORUM

At this time, any person with business before the Board of Adjustment not scheduled on the Agenda may speak to the Board, provided that an official 'Speaker's Request Form' has been completed and submitted to the Board Secretary prior to the start of the meeting. All comments must be directed towards the Chair, rather than individual board members or staff. All speakers must limit their comments to the subject matter as listed on the 'Speaker's Request Form.' No formal action can be taken on these items.

No one signed up to speak from the public.

IX. REGULAR ITEMS

A. Consider approval for recommendation for BOA Vice Chair

1. Perry Clementi made a motion to recommend Eric Elam. There was no second, as Mr. Elam indicated he did not want to serve as Vice Chair. Lana Sather made a motion to recommend Martin Young. Azam Shaikh seconded the motion. The motion passed unanimously.

B. CASE # BOA 19-01 to receive comments and consider action on a request by Josh Altom as required by the Unified Development Code, Section 10.15.A requiring an 8 foot setback from the year property line, to allow a 4 foot setback from rear property line at 1033 Estates Drive, more particularly described as Lot 9, Block 1, Brookstone Estates, City of Kennedale, Tarrant County, Texas.

1. Staff presentation: Melissa Dailey provided a summary of the application, including current zoning, land use, spatial requirements as required in the Unified Development Code, and aerial maps of the site. Melissa Dailey stated that any single-family development adjacent to the rear of the property was very unlikely due to a significant gas pipeline easement as well as the future transportation plan showing that Kennedale Sublett Rd. may eventually continue directly behind the property. Further, Melissa Dailey explained that the property's development in the rear was further restricted by a retaining wall in the middle of the yard, necessary for drainage. If the homeowner had to abide by an 8ft setback for a pool, the only other placement for the pool is in a 10ft utility easement. Melissa Dailey explained that the setback variance would allow reasonable placement of the pool. Melissa Dailey stated that the city is exploring vacating the utility easement

as it is not used, but this would not remove the stated hardship for the applicant.

2. Applicant presentation: The applicant spoke about the existing retaining wall, stating it was there at the time he purchased the property. He stated that he spoke to all of the relevant utility companies related to any easements on the property and was given letters of support.
3. Public hearing: No one from the public spoke.
4. Board Discussion: The board discussed whether the variance might impact any neighbors, confirmed that only letters of support were received, and asked for clarification on pool placement based on current setbacks and easements. Eric Elam stated that near the rear of the property there is a cemetery, and that none of its residents would complain about the variance if granted.
5. Action by the Board of Adjustment:

A motion to approve a variance as required by the Unified Development Code Section 10.15.A to allow 4 foot rear setback at 1033 Estates Dr., Kennedale was made by Azam Shaikh with a second to the motion by Perry Clemente. The motion was approved 5-0 with Jeff Nevarez abstaining. Jeff Nevarez stated that because the applicant was his opponent in the recent City Council election and because the applicant recently appointed Jeff Nevarez as Chairman of BOA, he believed voting was a conflict of interest but expressed support for granting the variance as requested.

XI. ADJOURNMENT

Azam Shaikh made a motion to adjourn. Martin Young seconded the motion. The motion passed unanimously. The meeting adjourned at 7:21 P.M.



Date: October 8, 2019

Agenda Item No: REGULAR ITEMS (A)

I. SUBJECT

CASE # BOA 19-02 to receive comments and consider action on a request Quentin Nichols as allowed by the Unified Development Code, Section 29.5.D appealing the decision of the City Manager regarding non-conforming use at 5869 Eden Road E, more particularly described as Jesse Russell Survey, Abstract 1361, Tract 9F Less IMP, City of Kennedale, Tarrant County, Texas.

II. SUMMARY

BACKGROUND AND OVERVIEW

Request	Appeal decision regarding non-conforming use
Applicant	Quentin Nichols
Location	5869 Eden Road E
Current Zoning	R2 (Residential)
Staff Recommendation	Deny

APPLICABLE UNIFIED DEVELOPMENT CODE

Section 30.1 Purpose – It is recognized that there exists within zoning districts certain land uses, buildings, structures, and lots which were lawful before the UDC passed or amended, but are now prohibited, regulated or restricted under the terms of this ordinance or future amendments. It is the intent of the UDC to permit legal nonconformities to continue until they are removed, but not to encourage their survival.

Section 30.2.D Prohibited conversion – The existence of such nonconformities shall not be accepted as a basis for adding new land uses, buildings, or structures otherwise prohibited elsewhere in the same zoning district.

Section 30.4.A Nonconforming use of buildings – A nonconforming use of a building may be changed only to a conforming use permitted in the existing zoning district.

Section 30.6.A Restriction – A nonconforming use, when discontinued or abandoned, shall not be resumed and any further use shall be in conformity with the provisions of this section. Discontinuance or abandonment shall be defined as follows: 2) When a building design or arranged for a nonconforming use shall cease to be used in a bona fide manner as a nonconforming use for a period of six (6) consecutive calendar months.

Section 29.5.D.1 Jurisdiction – The BOA board may take the following action: Hear and decide appeals where it is alleged there is error on any order, requirement, decision or determination made by the City Manager, the other zoning administrator, or other city official in the enforcement of this article.

OVERVIEW

In early July, 2019, the owner of this property, Mr. Quentin Nichols, met with the Planning Director and City Manager to discuss the continued commercial and industrial use of the building on the site. Based on the information outlined below, the City Manager issued a letter to Mr. Nichols indicating that the legal non-conforming status has been lost. Mr. Nichols then applied for an appeal of that decision to the Board of Adjustment.

On February 12, 2009, following prior annexation of the property, the City Council approved a city-initiated rezoning of this property and other properties in the immediate area to R2 (Residential) zoning. At the time of the rezoning, the use of the property became a legal non-conforming use. Applications for certificate of occupancies and annual business permits were submitted by Quentin Nichols for Quentex Construction, Inc. and Functional Ideas, Inc. The use on the application for certificate of occupancy was listed as general contracting services and light manufacturing, manufacture and sell produces used in the fire industry, construction services, manufacturing, fabrication office, warehouse operations and storage, inside and outside for operating equipment, supply/material storage inside and outside. The latest certificate of occupancy issued for Quentex Construction/Functional Ideas was issued on April 19, 2016 for fabrication/construction.

In April 2017, staff received complaints from residents in the area about concrete trucks and recreational vehicles parked on the property. On April 24, 2017, the building inspector and fire department staff inspected the site in response to the complaints. The tenant, Roof Concrete Pumping, was informed at that time that a certificate of occupancy would be required due to a new use at the site. Staff observed the site being used for an office and storage and repair of large vehicles, specifically concrete trucks and recreational vehicles. Equipment and materials for repairing vehicles was apparent inside the building. In addition, a recreational vehicle at the site was in use as a residence. On April 25, 2017, Roof Concrete Pumping applied for a certificate of occupancy for this property. Roof Concrete Pumping was a tenant of the owner of the building, Quentin Nichols. Although Roof Concrete Pumping listed the nature/type of business on the certificate of occupancy application as construction, the prior inspection and follow-up inspections on May 2, 2017 and May 17, 2017 by the building inspector and fire department staff clearly indicated a different use than that stated on Roof Concrete Pumping's certificate of occupancy application. On May 17, 2017, Roof Concrete Pumping was informed that the inspection had failed due to multiple code violations. No certificate of occupancy was issued to Roof Concrete Pumping.

In April 2018, city staff received additional complaints from residents in the area about large vehicles being parked on the site. An inspection was made on April 18, 2018. The tenant was informed that there were multiple code violations, and that there was no certificate of occupancy for this use. On April 14, 2018, another inspection was made by city staff, who informed the tenant of the need to

apply for a certificate of occupancy, and to submit a certificate of occupancy application for the actual use on the property. Shortly after, Roof Concrete Pumping vacated the premises.

During the time frame of August to October 2018, the Planning Director received multiple calls and emails from representatives of Touching Base, an organization interested in purchasing the site for use as a baseball facility. Those representatives indicated to the Planning Director on multiple occasions that the building was vacant. The Planning Director and the City Manager received calls and visits from the owner of the property during August and September, 2019, who stated that he had scaled back his business and is using the building for storage, a different use than fabrication/construction listed on the last CO issued for his business in 2016.

It is clear to staff that Roof Concrete Pumping, who occupied the building for approximately one year, is a different use than that listed in the CO for Quentex Construction, Inc. or Functional Ideas, Inc. Roof Concrete Pumping was using this location for the purposes of storing and repairing large vehicles. The owner of the property maintains that he has consistently operated his business. However, it is clear that Roof Concrete Pumping, a different type of business than the fabrication/construction use listed on the last CO for Quentex Construction, Inc./Functional Ideas, Inc., operated at the site for approximately one year. Additionally the owner stated the he is using the building for storage, a different use than the fabrication/construction use listed on the certificate of occupancy for Quentex Construction, Inc./Functional Ideas Inc. Therefore, staff is of the opinion that the owner has lost non-conforming status for this property nonconforming use shall by ceasing to be use the nonconforming use of Quentex Construction, Inc./Functional Ideas, Inc. in a bona fide manner as a nonconforming use for longer a period of six (6) consecutive calendar months.

STAFF RECOMMENDATION

Based on the above analysis, staff recommends denial of the request.

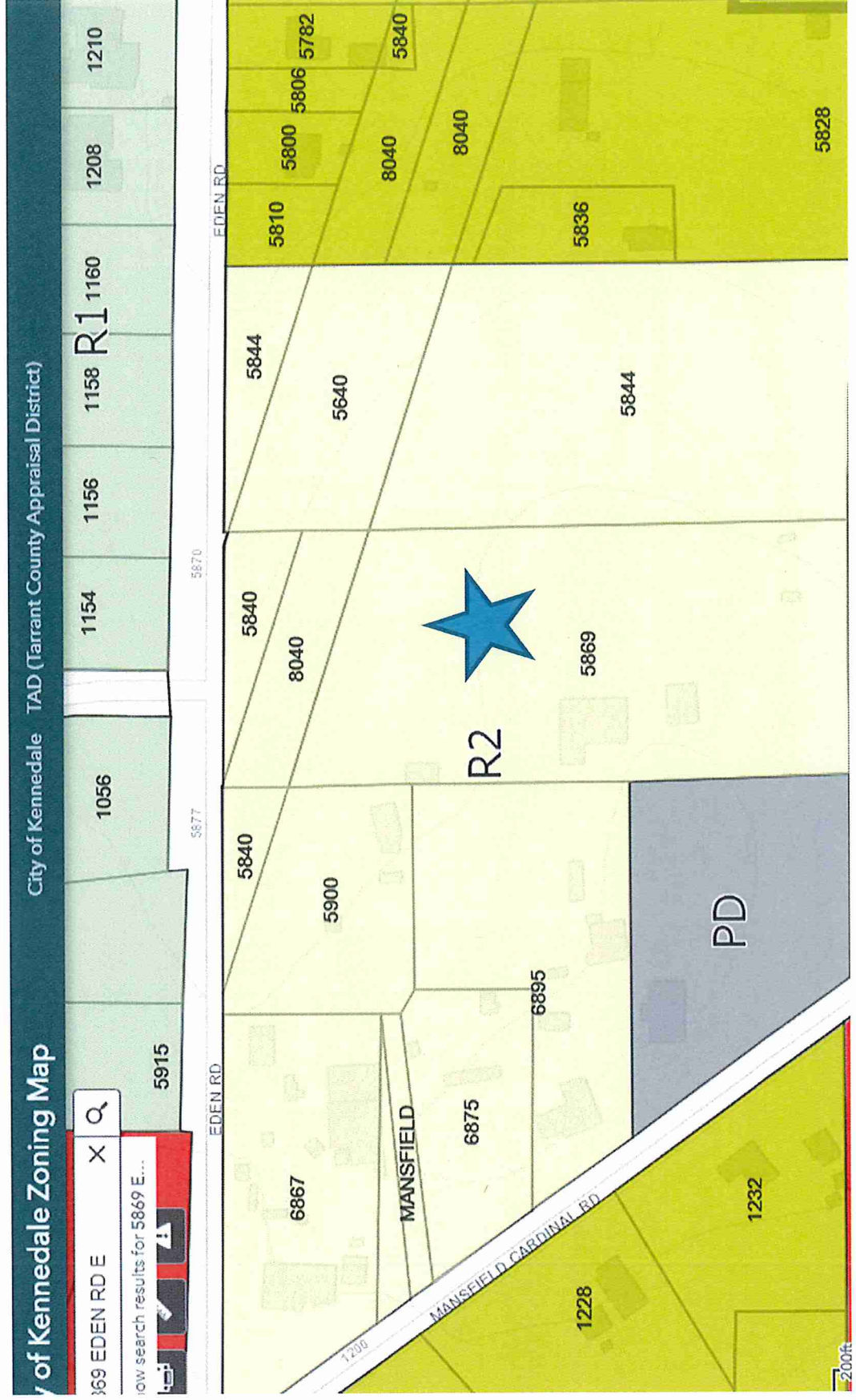
ACTION BY THE BOARD OF ADJUSTMENT

The board may grant or deny the request or postpone its vote until a later date. If you postpone your decision, you should state in your motion when the case will be heard by the board again. Sample motions are provided for your reference below. You are not required to use either of the motions provided, but your motion should state why you are granting or denying the request.

Approve: Based on the evidence and testimony provided, I find that the proposed request meets the standards for a variance and make a motion to approve the requested variance.

Deny: Based on the evidence and testimony provided, I find that the proposed use does not meet the standards for a variance and make a motion to deny the request.

5869 Eden Rd E





KENNEDALE
City Manager
www.cityofkennedale.com

July 10, 2019

Mr. Quentin Nichols
6280 Grauton Drive
Mansfield, TX 76063
jqntex@sbcglobal.net

Dear Mr. Nichols,

Pursuant to our meeting last week and your recent meetings with Melissa Dailey, Director of Planning and Economic Development for the City of Kennedale, I have conducted further review of your request that the City of Kennedale consider the commercial use of your property and building at 5869 Eden Road as a continuation of its non-conforming commercial use. In the absence of clear evidence to the contrary, I have determined that the property in question has lost its non-conforming status.

The property in question is currently Zoned R-2 and has been for a number of years. Based upon your acknowledgement to me and Ms. Dailey that you had ceased operating the fabrication business that had occupied the building at that location; had subsequently vacated the building and then later began using the building for storage and now desire to sell the property for another use, it is clear that any commercial non-conforming use of the property has expired pursuant to the City's Unified Development Code Article 30, Section 30.6. Additionally, visual observation of the property and information provided by parties recently interested in occupying the building validate that the building has not been in use as an operating business for an extended period of time exceeding six months.

In order for the property or building to now be used for any use not permitted by right in the R-2 Zoning District the property would need to be re-zoned to an appropriate zoning category for the new intended use.

If you would like to apply for and pursue a zoning change the Planning Department will be pleased to discuss any such options and provide assistance as to the re-zoning process.

Sincerely,

George Campbell
City Manager

cc: Melissa Dailey, Dir. of Planning-Economic Development



J.P. Barth Law Firm, PLLC

Jennifer L. Nachtigal
Attorney at Law
jnachtigal@jpbarthlaw.com

August 1, 2019

City Manager of Kennedale
Attn: George Campbell
405 Municipal Dr.
Kennedale, Texas 76060

Via CMRRR 7017 2680 0000 9373 6278
Via Email to gcampbell@cityofkennedale.com

Re: Nonconforming Commercial Use at 5869 Eden Rd. E, Kennedale, TX 76060

Mr. Campbell:

I am contacting you on behalf of my client, Quentin Nichols, in response to your letter dated July 10, 2019 concerning the continuation of the nonconforming status of the property referenced above.

In your letter you concluded that the nonconforming status of the property has expired. After reviewing the matter, I respectfully disagree with your assessment and submit this letter to you as a formal request to reconsider your determination or alternatively, grant an extension or special exception for this property.

As provided in the City's Unified Development Code (UDC), there is a two-part test in determining whether or not a nonconforming use has expired. First, the use must be discontinued or abandoned for a period of time—in this case, six consecutive calendar months. Secondly, the property owner must have intended to discontinue or abandon the use.

For the past twenty years, my client has continuously operated his fabrication business from this property along with ancillary purposes associated therewith, including but not limited to storage of equipment and materials. Although in recent months my client has scaled back his operations, he has never discontinued or abandoned or intended to discontinue or abandon the use of the property for this purpose. My client has continuously maintained business permits and/or certificates of occupancy for such use and received his business mail at the property address

including payments from customers in relation to his fabrication business located on the property.

In your letter, you reference visual observations of the property as being an indication that the nonconforming use has been abandoned, but this is a misperception. My client has recently untaken efforts to clean up the property by removing old equipment and materials but has never discontinued or abandoned or intended to discontinue or abandon the nonconforming use.

In your letter, you mention that third party applications to occupy the building somehow validate that my client has discontinued or abandoned the nonconforming use. Although my client has considered leasing a portion of the property, my client has continuously utilized and has intended to utilize the property for his fabrication business now and in the future, and any tenant's use would comply with my client's existing use.

Your determination does not meet the two-part test required by the UDC because your department has only considered third-party opinions and inconclusive, objective factors in determining the nonconforming status of the property. Your department has failed to undertake a legitimate investigation of this matter and has neglected to consider my client's actions and subjective intentions to maintain the nonconforming use. Accordingly, my client would respectfully request you reverse your previous determination and reinstate the property's nonconforming status.

In the event you maintain that the property has lost its nonconforming status even after considering the foregoing information, my client would qualify for an extension based on hardship. My client has not yet been able to recoup his investment and would request an appropriate extension to allow him to depreciate the value of his asset over its useful life in the event you do not reverse your determination.

In the event an extension based on hardship was not granted, the property would qualify for a special exception. There exist uses in the area that are similar to my client's use, including but not limited to uses at the following properties:

1. 6901 Mansfield-Cardinal Rd., Kennedale, Texas 76060 – sand blasting and paint
2. 528 Eden Rd E., Kennedale, Texas 76060 – manufacturing/fabrication

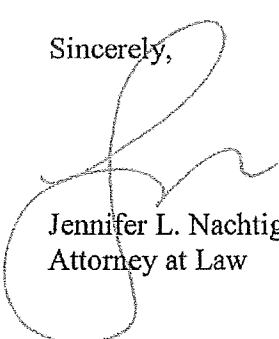
Furthermore, my client's use would not be materially detrimental or endanger the public health, safety, morals, or general welfare of the neighborhood. My client's business does not involve the storage or use of hazardous substances or materials and traffic to and from his business is minimal. His fabrication facility is not an eye-sore and it is located on the back-side of the property and does not abut the roadway. Based on the similar uses in the area, the type of use, and the length of time my client has already used the property for commercial purposes, a special exception for this property should be granted in the event you do not reverse your determination.

In conclusion, my client is a small business owner who provides for himself and his family through his small fabrication business which existed long before the City of Kennedale annexed his property, and stifling his livelihood through an arbitrary determination is unjust. In the interest of equity, my client respectfully requests that you undertake a proper investigation into this matter and reconsider your determination.

Nothing in this letter shall be construed to imply that my client has stipulated to your determination that the nonconforming use has expired or that my client has discontinued or abandoned or intends to discontinue or abandon the nonconforming use at this time. All appeals above are requested in the alternative and in an attempt to reach an amicable resolution to this matter. However, my client reserves the right to seek further legal action for any claim available at law or in equity, including the but not limited to the appeals referenced in this letter.

I thank you in advance for your reconsideration of this matter. I anticipate an amicable and fair resolution as quickly as possible. Please contact me to discuss.

Sincerely,



Jennifer L. Nachtigal
Attorney at Law

16-0244

CITY OF KENNEDALE
CERTIFICATE OF OCCUPANCY APPLICATION

TENANT & OWNER INFORMATION

FOR OFFICE USE
ONLY

CERTIFICATE OF OCCUPANCY FEE = \$55.00

Date: 03/30/2010

Nature/Type of Business: Fabrication & Marketing

Business Name: Functional Ideas

Address: 5869 Eden Rd

Phone: (817) 561-4235 Fax: () NA

Tax ID#:

EMERGENCY CONTACTS

1. Name: Quentin Nichols

Address: 6280 Grafton Dr

City: Mansfield State: TX Phone: (817) 236-7187

Cell: (214) 236-7187 Fax: () NA Email: jgentex@esbcglobal.net

Alarms: Fire Police

Building Owner: Quentin Nichols

Phone: (214) 236-7187 Work: () NA

Cell: (214) 236-7187 Fax: () NA Pager: () NA

Building Sq. Ft. 4150

Tenant's Name: Quentin Nichols DOB: 02/27/1952

Address: 6280 Grafton Dr.

City: Mansfield TX 76063

Phone: (817) 236-7187 Cell: (214) 236-7187

Email: jgentex@esbcglobal.net Pg () NA

Dr. License #: 06655839 St. TX

EMERGENCY CONTACTS

2. Name: Beverly Nichols

Address: 6280 Grafton Dr

City: Mansfield State: TX Phone: (817) 917-2268

Cell: (817) 917-2268 Fax: () NA Email: qgentex@esbcglobal.net

Owner Address: 6280 Grafton Dr

City: Mansfield TX 76063

Email: info@functionalideas.com

Notes

N/A

No

Yes

Date

Signature

Approved By

Fire

Department

Building

Inspector

Land Use Code:

Zone:

Occupancy Group:

Gas Temp or Perm

Approved By:

Date:

Inspected by:

Release Date:

Date:

Date:

Electric Temp or Perm

CITY OF KENNEDALE CERTIFICATE OF OCCUPANCY QUESTIONNAIRE

	YES	NO
1. Are you enlarging an existing tenant space by combining suites, or portions of suites? List lease spaces being combined _____	_____	<u>X</u>
2. Will you store, use, dispose of, or mix flammable or combustible liquids for purposes other than maintenance for operation of equipment? If so, specify the type of product and projected quantities _____	_____	<u>X</u>
3. Is there a spray booth or will one be installed? _____	_____	<u>X</u>
4. Will you handle or use any hazardous or toxic chemicals such as, but not limited to, oxidizers, corrosive liquids, poisonous gases and radioactive materials? _____	_____	<u>X</u>
5. Will the principal use of the building or tenant space be used for storage? a. If yes, what materials will be stored? _____ b. What percentage will be used for storage? <u>45</u> _____ c. How high will the materials be stacked? <u>10'</u> _____ d. Will the materials be stored in racks? <u>yes</u> _____	_____	<u>X</u>
6. Will the building be equipped with a fire sprinkler system or a standpipe system? _____	_____	<u>X</u>
7. Will food or beverages be manufactured, packaged, stored distributed, sold or prepared in any manner other than vending machines? _____	_____	<u>X</u>
8. Will Alcoholic beverages be sold for consumption on the premises? _____	_____	<u>X</u>
9. Will a swimming pool be located on the premises? _____	_____	<u>X</u>
10. Will a septic tank be used on the premises? _____	<u>X</u>	_____
11. Will any goods or merchandise be displayed outdoors? _____	_____	<u>X</u>
12. Will any goods, merchandise, or raw materials be stored outdoors? _____	<u>X</u>	_____
13. Will used goods be sold on the premises? _____	_____	<u>X</u>
14. Will you be performing any of the following on the premises? If so, please circle <u>Manufacturing</u> Routing Formulation/Mixing/Processing Vehicle Washing <u>Welding</u>	<u>X</u>	_____
15. Will any liquid wastes or sludge be generated with are not disposed of in the sewer system? _____	_____	<u>X</u>
16. Will any forms of wastewater pre-treatment be utilized at this facility? If yes, describe. _____	_____	<u>X</u>
17. Will combustible dust be generated? _____ Woodworking _____ Other _____	_____	<u>X</u>
18. Are copies of MSDS Sheets Available? _____	<u>X</u>	_____

Hazardous Materials

TYPE/NAME	CLASS	LOCATION
1.		
2.		
3.		
4.		
5.		

I hereby certify that I have completed this questionnaire and know the same to be true and correct.

J. Quentin Nichols
Printed Name

J. Quentin Nichols
Signature

3-30-16
Date

16-0243

CITY OF KENNEDALE
CERTIFICATE OF OCCUPANCY APPLICATIONScheduled 7/19 @ 3pm
(B#) AC

TENANT & OWNER INFORMATION

FOR OFFICE USE ONLY

Date: 3-30-16
 Nature/Type of Business: Fabrication, Construction
 Business Name: Quentex Construction Inc.
 Address: 5869 Eden Rd
Kennedale TX 76060
 Phone: (817) 561-4235 Fax: () NA
 Tax ID#: _____

EMERGENCY CONTACTS

1. Name: Quentex Nichols
 Address: 6280 Grauton Dr
Mansfield TX (214) 236-7187
 City State Phone
 () ()
 Cell Fax Email

Alarms: Fire NA Police NA

Building Owner: Quentex Nichols
 Phone: (214) 236-7187 Work: ()

Cell: (214) 236-7187 Fax: () NA Pager: () NA

Approved By	Signature	Date	Yes	No	N/A
Fire Department					
Building Inspector					

CERTIFICATE OF OCCUPANCY FEE = \$55.00

Building Sq. Ft. 4150
 Tenant's Name: Quentex Nichols DOB 02/27/1952
 Address: 6280 Grauton Dr
Mansfield TX 76063
 Phone: (214) 236-7187 Cell: (214) 236 7187
 Email: quentex@sbccglobal.net Pg () NA
 Dr. License #: 06655839 St. TX

EMERGENCY CONTACTS

2. Name: Beverly Nichols
 Address: 6280 Grauton Dr
Mansfield TX (817) 917 2268
 City State Phone
 (817) 917-2268 () ()
 Cell Fax Email
quentex@sbccglobal.net

Owner Address: 6280 Grauton Dr
Mansfield, TX 76063

Email: quentex@sbccglobal.net

Notes

Land Use Code: _____

Zone: _____

Occupancy Group: _____

☐ Gas Temp or Perm

Approved By: _____

Date: _____

Inspected by: _____

☐ Electric Temp or Perm

Release Date: _____

Date: _____

CITY OF KENNEDALE CERTIFICATE OF OCCUPANCY QUESTIONNAIRE

	YES	NO
1. Are you enlarging an existing tenant space by combining suites, or portions of suites? List lease spaces being combined _____	_____	X
2. Will you store, use, dispose of, or mix flammable or combustible liquids for purposes other than maintenance for operation of equipment? If so, specify the type of product and projected quantities _____	_____	X
3. Is there a spray booth or will one be installed? _____	_____	X
4. Will you handle or use any hazardous or toxic chemicals such as, but not limited to, oxidizers, corrosive liquids, poisonous gases and radioactive materials? _____	_____	X
5. Will the principal use of the building or tenant space be used for storage? a. If yes, what materials will be stored? _____	_____	X
b. What percentage will be used for storage? <u>45</u>	_____	_____
c. How high will the materials be stacked? <u>10'</u>	_____	_____
d. Will the materials be stored in racks? <u>yes</u>	_____	_____
6. Will the building be equipped with a fire sprinkler system or a standpipe system? _____	_____	X
7. Will food or beverages be manufactured, packaged, stored distributed, sold or prepared in any manner other than vending machines? _____	_____	X
8. Will Alcoholic beverages be sold for consumption on the premises? _____	_____	X
9. Will a swimming pool be located on the premises? _____	_____	X
10. Will a septic tank be used on the premises? _____	X	_____
11. Will any goods or merchandise be displayed outdoors? _____	_____	X
12. Will any goods, merchandise, or raw materials be stored outdoors? _____	X	_____
13. Will used goods be sold on the premises? _____	_____	X
14. Will you be performing any of the following on the premises? If so, please circle <u>Manufacturing</u> Routing Formulation/Mixing/Processing Vehicle Washing <u>Welding</u>	X	_____
15. Will any liquid wastes or sludge be generated with are not disposed of in the sewer system? _____	_____	X
16. Will any forms of wastewater pre-treatment be utilized at this facility? If yes, describe. _____	_____	X
17. Will combustible dust be generated? _____ Woodworking Other	_____	X
18. Are copies of MSDS Sheets Available? _____	X	_____

Hazardous Materials

TYPE/NAME	CLASS	LOCATION
1.		
2.		
3.		
4.		
5.		

I hereby certify that I have completed this questionnaire and know the same to be true and correct.

J. Quentin Nichols
Printed Name

J. Quentin Nichols
Signature

3-30-16
Date

City of Kennedale
Nonconforming Certificate of Occupancy
Planning and Development

This certificate is issued pursuant to the requirements of the 2006 International Codes certifying that at the time of issuance this structure was in compliance with the various ordinances of the Town regulating building construction or use for the following:

PERMIT ID # CONC-16-0243

tenant / business

Quentex Construction Inc/Functional
Ideas
5869 E Eden Rd.
Kennedale TX 76060

property owner

J Quentin & Beverly D Nichols
6280 Grafton Dr
Mansfield TX 76063-5245

Business Type

Fabrication, construction

Zoning District

R-2

approved by

Sandra Johnson

Sandra Johnson, Building Official

04/19/16

Date

04/19/16

Date

Fire Inspector

CITY OF KENNEDALE CERTIFICATE OF OCCUPANCY APPLICATION

CERTIFICATE OF OCCUPANCY FEE = \$55.00

TENANT & OWNER INFORMATION

Date: 04/25/17
 Nature/Type of Business: Construction
 Business Name: Reef Concrete Pumping
 Address: 5869 F. Eden of Kennedale
tx 76060
 Tax ID #: 814944337
 Phone: (817) 9380065 Fax: ()
 Mail C/O to (check one): Business Address: _____ Tenant's Address: _____
 Tenant's Name: Victor Liferi
 DOB: 11/10/77 DL#: 0296460068 State: tx
 Address: 13300 Vista Glen Ln
Ftless, tx 76060
 Phone: (817) 9380065 Cell: ()
 Email: reefcg@hotmail.com
 Building Sq. Ft. 4000 Alarms: Fire _____ Police: _____

Building Owner: Quentin Nichols
 Owner Address: 10280 Grafton Dr
Mansfield TX 76063
 Phone: (214) 236-7187 Email: quentex@steglobal.net

EMERGENCY CONTACTS

1. Name: Beverly Nichols
 Address: 6280 Grafton Dr
Mansfield TX 76063
 Phone: (817) 917-2268 Email: quentex2@steglobal.net
 2. Name: _____
 Address: _____
 Phone: () _____ Email: _____

FOR OFFICE USE ONLY

Permit #: 17-0214 Inspection Date: 5, 2, 17 Time: 3:00 pm Fire Inspector: BK/RF
 Zoning: _____ Box #: _____ Parking Requirements: _____
 Notes: Non Confirming - Reinspection scheduled for 4/24/18 @ 3pm
violations 5/2/17 - Reinspection 5/17/17 10 am

Building Inspector: _____ Date Approved: _____ ☐ Electrical Release
 Fire Inspector: _____ Confirmation #: _____
 Date issued and mailed: _____ Release Date: _____

RV's Removed May 7, 2018
 Zoned R-2

75063

YES NO

- | YES | NO |
|-----|----|
| | ✓ |
| | ✓ |
| | ✓ |
| ✓ | ✓ |
| NA | |
| NA | ✓ |
| | ✓ |
| ✓ | ✓ |
| ✓ | ✓ |
| | ✓ |
| | ✓ |
| | ✓ |
| | ✓ |
| | ✓ |

TYPE/NAME	CLASS	LOCATION
1.		
2.		
3.		
4.		
5.		

Printed Name Victor L. Harris

Signature

Date _____

04/25/17



City of Kennedale Annual Business Permit Application for 2017

Please return completed form and \$25 application fee to:
City of Kennedale - Permits Department
405 Municipal Dr., Kennedale, TX 76060

Per section 11-41 of the City Code, it is unlawful to operate any business, whether retail, wholesale, manufacturing, home occupation or otherwise, from any premises within the City, without having first acquired a permit from the City of Kennedale. Permits must be renewed annually; they serve to register a business with the City and, as such, do not in any way interfere, pre-empt or conflict with any regulations or requirements to State or Federal Licenses which certain types of Businesses may be required to obtain. Upon receipt of this form and fee, your application will be reviewed, and if approved, your Business Permit will be mailed to you. Businesses not permitted are subject to a citation and a fine of up to \$200.00.

If you have closed business or moved out of the City, please let us know.

Reef Concrete Pumping
Business Name

5869 E. Eden rd Kennedale tx 76063
Business Physical Address

P.O. Box 595 Euless, tx 76039
Business Mailing Address (if different from above)

Victor Litteri 13300 Vista plw Euless, tx 76040 8179380065
Business Owner's Name, Address & Phone # (if different from Property Owner or Business Manager)

Quentin Nichols 2142367187
Property Owner's Name & Phone #

8179380065 reefcop@hotmail.com
Business Phone # Business Fax # Email

Victor Litteri 8179380065
Business Manager's Name & Phone #

09646068 Texas
Business Owner's Driver's License # & State

01/17/2017
Date Business Opened

Email: ☒

Mail: ☒

How Would You Like Your Business License/Renewal Delivered?

Circle One: Retail Wholesale Manufacturing Service Home Occupation Other: _____

Please provide a complete description of the nature of business, including information as to the nature of the products manufactured, sold, stored, and/or distributed by or through the business:

Construction Services office operations
and storage inside and outside for operating heavy equipment
Additional addresses for this permit (in Kennedale) and supply storage inside and outside
of Building

Marcelo Valdez 8178768428
Additional Emergency Contact Person & Phone #

Address Alternate Phone #

For Office Use Only:

Payment: ☐ Cash ☐ Check # _____ ☐ Credit Card Staff Initials _____ Date _____

☐ Approved ☐ Denied Building Official _____ Date _____

Mailed: Staff Initials _____ Date _____