

**BOARD OF ADJUSTMENT AND
BUILDING BOARD OF APPEALS AGENDA
REGULAR MEETING
TUESDAY, MAY 11, 2021 6:00 PM
VIA VIDEOCONFERENCE**

**MEMBERS OF THE PUBLIC MAY JOIN BY VISITING
<https://us02web.zoom.us/j/7732695410> AND/OR BY DIALING 877 853 5257 AND
USING MEETING ID Meeting ID: 773 269 5410**

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. REGULAR SESSION

III. ROLL CALL

IV. SWEARING IN OF SPEAKERS

V. 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 individual 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.

VI. REPORTS AND ANNOUNCEMENTS

VII. MINUTES APPROVAL

- A. Consider approval of minutes for the April 13, 2021 regular meeting

VIII. DECISION ITEMS

- A. **CASE # BOA 21-04** to receive comments and consider action on a request by Miriam Llamas for a variance as required by the Unified Development Code, Table 3.3 requiring a minimum width of 80 feet for lots zoned R3 for the property located at 612 N. Little School Road, Block 4, Lot 1A and 2A, Hilldale Addition, City of Kennedale, Tarrant County, Texas.
- B. **CASE # BOA 21-05** to receive comments and consider action on a request for a special

exception use by Mark Watson for the special exception use of Manufacturing, processing and packaging - light as required by Section 6.2 of the Unified Development Code for 731 E Kennedale Parkway, Lot 15 (BAL 15, 15A, 16 (BAL 16), 16C & 16D, 733 E Kennedale Parkway, Lot 16B, CA Boaz J B Renfro Subdivision, and 804 Mansfield Cardinal Road, Lot 16A, CA Boaz J B Renfro Subdivision, City of Kennedale, Tarrant County, Texas.

- C. **CASE # BOA 21-06** to receive comments and consider action on a request for variance by Mark Watson to allow 25' rear setback where a 50' setback is required by Section 6.3 of the Unified Development Code for 731 E Kennedale Parkway, Lot 15 (BAL 15, 15A, 16 (BAL 16), 16C & 16D, 733 E Kennedale Parkway, Lot 16B, CA Boaz J B Renfro Subdivision, and 804 Mansfield Cardinal Road, Lot 16A, CA Boaz J B Renfro Subdivision, City of Kennedale, Tarrant County, Texas.
- D. **CASE # BOA 21-07** to receive comments and consider action on a request for variance by Mark Watson to allow 30% of the front principle building line within the build-to-zone where 75% is required in the Commercial Corridor Overlay District by Section 8.2.C.2 of the Unified Development Code for 731 E Kennedale Parkway, Lot 15 (BAL 15, 15A, 16 (BAL 16), 16C & 16D, 733 E Kennedale Parkway, Lot 16B, CA Boaz J B Renfro Subdivision, and 804 Mansfield Cardinal Road, Lot 16A, CA Boaz J B Renfro Subdivision, City of Kennedale, Tarrant County, Texas.

IX. EXECUTIVE SESSION *The Board of Adjustment/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/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.*

X. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

XI. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE MAY 11, 2021 BOARD OF ADJUSTMENT AND BUILDING BOARD OF APPEALS 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.



MELISSA DAILEY, AICP
DIRECTOR OF PLANNING AND
ECONOMIC DEVELOPMENT

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.

CREATED 5/7/2021 1:04 PM

POSTED _____ (DATE) _____ (TIME)