

BOARD OF ADJUSTMENT AGENDA
REGULAR MEETING | MARCH 14, 2023 AT 6:00 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE , KENNEDALE, TX 76060

I. CALL TO ORDER

To address the Board of Adjustment regarding an agenda item, submit a 'Request to Speak' form before the meeting begins. Speakers are allotted three (3) minutes, must limit their comments to the subject indicated on the form, and should address the Board of Adjustment as a whole, rather than individual members or staff. Pursuant to Texas Government Code §551.071, the Board of Adjustment reserves the right to adjourn into Executive (Closed) Session at any time during the meeting to seek legal advice from the City Attorney on any item posted on the agenda.

A. ROLL CALL

II. EXECUTIVE SESSION

The Board of Adjustment reserves the right to meet in Executive (Closed) Session at any time during the meeting pursuant to the below cited sections of the Texas Government Code:

- A. *PURSUANT TO §551.071*** — *Consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act.*

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

IV. REGULAR SESSION

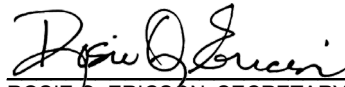
A. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of the minutes from the February 14, 2023 Regular Meeting.
2. Case #BOA 23-02. Discuss and consider action on a request for a Variance by Andrey Korneev to Section 6.3 of the Unified Development Code, to reduce the minimum side and rear setbacks at 7100 Hudson Village Creek Road, JUDSON, WADE H SURVEY, Abstract 716, Track 2B18, City of Kennedale, Tarrant County, Texas.

V. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE MARCH 14, 2023 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 SEVENTY-TWO (72) HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.



ROSIE Q. ERICSON, SECRETARY

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.



MEETING DATE: MARCH 14, 2023

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM II.A.

SUBJECT

PURSUANT TO §551.071 — Consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



MEETING DATE: MARCH 14, 2023

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.A.

SUBJECT
ITEMS FOR INDIVIDUAL CONSIDERATION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: MARCH 14, 2023

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.A.1.

SUBJECT

Approval of the minutes from the February 14, 2023 Regular Meeting.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	2023_02.14 BOA-BBA Minutes - WM	2023_02.14 BOA-BBA Minutes - WM.docx
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BOARD OF ADJUSTMENT MINUTES
REGULAR MEETING | FEBRUARY 14, 2023 AT 6:00 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE , KENNEDALE, TX 76060

I. CALL TO ORDER

Chair Thelma Kobeck called the meeting to order at 6:02 p.m.

A. ROLL CALL

PRESENT: Chair Thelma Kobeck, Place 4; Jessica Buchanan, Place 2; Vice Chair Kelly Rod Place 3; Pat Vader Place 5. **ABSENT:** Azam Shaikh
Staff: *City Manager Darrell Hull, Nathan Gonzales Community Development Director, Rosie Ericson Deputy City Secretary.*

II. REGULAR SESSION

A. SWEARING IN OF SPEAKERS

Applicant: Mr. Hussein Khazem, 11442 Corsicana Dr. Frisco, TX 75035
City Staff: Nathan Gonzales, Community Development Director.

B. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of the minutes from the July 12, 2022 regular meeting

Motion To: Approve **Action** Approve the minutes of the July 12, 2022 regular meeting **Motion By:** Vader **Seconded By:** Rod. **Motion passes unanimously.**

2. Consider approval of the special exception request on BOA/BBA #23-01

Motion To: Approve **Action** Approve the special exception request on BOA/BBA#23-01. **Motion By:** Vader **Seconded By** Rod under the following conditions:

CONDITIONS: Special exemption was approved for the use of Vehicle repair, minor in C1 zoning to ensure that the use along with any special exemptions conditions is 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 Unified Development Code. The special exemption is valid for three (3) years and will be revisited at that time.

Motion passes 4-0

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

IV. EXECUTIVE SESSION

The reserves the right to meet in Executive (Closed) Session at any time during the meeting pursuant to the below cited sections of the Texas Government Code:

- A. PURSUANT TO §551.071** — *Consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act.*

No items for discussion in Executive Session.

V. ADJOURNMENT

Motion To: Adjourn **Action** Adjourn **Motion By** Rod **Seconded BY:** Buchannan
Motion passes unanimously.

Chair Kobeck adjourned the meeting at 6:30 p.m.

APPROVE:

ATTEST:

CHAIR THELMA KOBECK

BOARD SECRETARY, ARICELI LOPEZ

Date: March 14, 2023

Agenda Item No: REGULAR ITEMS (A)

I. SUBJECT

CASE # BOA 23-02 to receive comments and consider action on a request for a Variance by Andrey Korneev to Section 6.3 of the Unified Development Code, to reduce the minimum side and rear setbacks at 7100 Hudson Village Creek Rd, HUDSON, WADE H SURVEY, Abstract 716, Track 2B18, City of Kennedale, Tarrant County, Texas.

II. SUMMARY

BACKGROUND AND OVERVIEW

Request	Variance from side yard and rear setbacks
Applicant	Andrey Korneev
Location	7100 Hudson Village Creek Rd
Surrounding Uses	Manufactured Homes (MH), Commercial (C2)
Future Land Use Plan Designation	Neighborhood/Industrial
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

This property was recently rezoned by City Council to "I" Industrial District from Manufactured Home (MH).

SURROUNDING PROPERTIES & NEIGHBORHOOD

The property is located at south end of Kennedale, with manufactured housing to the west and north, and commercial property to the east.

REQUIREMENTS FOR A VARIANCE

The Board of Adjustment is permitted to grant variances to the development regulations in Article VI of the zoning code such as the front yard, side yard, rear yard, lot width, lot depth, lot coverage, minimum setback, off-street parking, off-street loading, lot area, maximum height, or other building regulations. Variances are permitted only where the literal enforcement of the provisions of Article VI would result in an unnecessary hardship, or where such variance is necessary to permit the reasonable development of a specific parcel of land which differs from other parcels of land in the same district by

being of such area, shape or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district.

In other words, in order to grant a variance, the variance applicant is required to demonstrate that the property itself is unusually different enough from other properties in the same zoning district that it can't be developed in the same way as other parcels in the same district, which creates a hardship. A hardship cannot be of the applicant's own making, and it cannot be financial (e.g., the applicant can't meet the development regulations simply due to the applicant's financial situation).

The board should consider the following questions in determining whether a variance request meets this standard:

- (1) is the request owing to a special condition inherent in the property itself;
- (2) is the condition unique to the property for which a variance is requested;
- (3) is the condition self-created;
- (4) will a strict enforcement of the zoning ordinance create hardship above that suffered by the general public; and
- (5) will the hardship deprive the property owner of the right to use his property?

If you find the answers above demonstrate conditions favorable to granting a variance, the board should also consider these questions:

- (6) would granting the variance be contrary to the public interest; and
- (7) is the request within the spirit of the ordinance and further substantial justice?

ANALYSIS

(1) Is the request owing to a special condition inherent in the property itself?

No. The property has an existing commercial structure and was similarly zoned commercial years ago. After City Council adopted its current zoning map, the property and structure was rezoned to Manufactured Home. Prior to its recent purchase, the structure was used for personal storage of the previous owner. The applicant has since purchased the property and has plans to remodel the interior, exterior, and parking lot.

(2) Is the condition unique to the property for which a variance is created?

No. This is an existing structure. With the new rezone of the property, the new proposed use does not meet the current side and rear setbacks for light-manufacturing.

(3) Is the condition self-created?

No. The zoning setbacks requirements convey a requirement for the applicant to structurally alter the building.

(4) Will a strict enforcement of the zoning ordinance create a hardship above that suffered by the general public?

No. Staff does not believe the general public will not be negatively impacted by approval of a variance for this existing structure.

(5) Will the hardship deprive the property owner of the right to use his property?

Yes. The existing side and rear setback requirements would limit the applicant's ability to use a portion of the existing structure by having to alter its design and move exterior walls inward. Additionally, structurally altering the existing building at this location does not seem prudent or feasible.

(6) Would granting the variance be contrary to the public interest?

No. As discussed in the recent public hearings before the Planning and Zoning Commission and City Council, the new use at this location was found to compatible with surrounding uses and received unanimous approval by both bodies.

(7) Is the request within the spirit of the ordinance and further substantial justice?

Yes.

STAFF RECOMMENDATION

Will the literal enforcement of the provisions of this article result in an unnecessary hardship?

Yes. The literal enforcement of the rear and setback requirement will create an unnecessary hardship for the applicant and new property owner.

Based on the above analysis, staff recommends approving the request for a variance.

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.



Permit Number _____

APPLICATION

BOARD OF ADJUSTMENT · VARIANCE

Required Attachments

Please review the following requirements. Your application **will not be accepted** if any of the below items are missing or incomplete. Please submit your completed application to the Planning and Permits Department in person or via email at permits@cityofkennedale.com.

- ☐ Two site plans drawn to scale showing the location and dimensions of all existing and proposed lot improvements.
- ☐ A statement of facts and reasons why the zoning regulations should not be applied to the property in question and how the standards governing the Board of Adjustment's actions would be satisfied (see next page for required facts and reasons).
- ☐ A statement from authorized city staff citing the reasons for refusing to issue a permit under the plans submitted.
- ☐ If property is not platted, attach a metes and bounds description.

Applicant Information

Applicant Name: AKNP INCApplicant Address: 7315 Gibson Cemetery Rd # 103 Mansfield TX 76063Applicant Phone: 818-581-8408 Applicant Email: andreykorn@hotmail.comProperty Address: 7100 Hudson Village Creek Rd Kennedale TX 76060Property Legal Description: Hudson, Wade H Survey Abstract 716 Tract 2B18 Parcel ID(s): 04494334

Owner Information (If different than applicant)

Owner Name: _____

Owner Address: _____

Owner Phone: _____ Owner Email: _____

Variance Request

Please answer the following questions. You may attach a separate page or provide answers below. If writing by hand, please write legibly. Illegible and/or incomplete applications cannot be accepted.

1. Describe whether this request is due to a special condition inherent in the property itself, and if so, describe the condition.
2. Is the condition unique to the property for which a variance is requested? If so, describe the unique condition.
3. Is the condition for which the variance is being sought self-created? Please explain.
4. Describe the hardship, if any, which would deprive you of the right to use your property if the variance requested is not granted.

Applicant Agreement

By signing below, I acknowledge that I have read and completed all applicable requirements. I understand that if I have submitted an incomplete or false application, my application may be rejected and that the fee is nonrefundable.

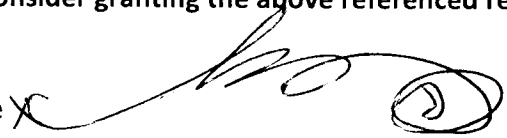
Signature of Applicant: _____ Date: 2/23/2023

City of Kennedale
Board of Adjustment
Owner Affidavit

Case # BOA _____

Property Address: 1100 HUDSON VILLAGE CREEK DRLegal Description: HUDSON WADE IT SURVEY ABSTRACT 916 TRACT 2 B18Applicant Name: AKNP, INCApplicant Email: ANDREY.KORNEEV@HOTMAIL.COMType of Request: VARIANCE

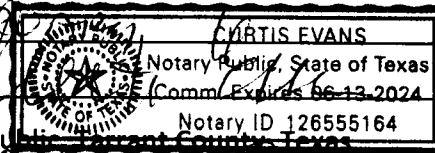
I, ANDREY KORNEEV, current owner of above mentioned property, authorize the applicant or his or her authorized representative to make application for the Kennedale Board of Adjustment to consider granting the above referenced request on my behalf and to appear before the Board.

Owner Signature X Date 2-24, 2023

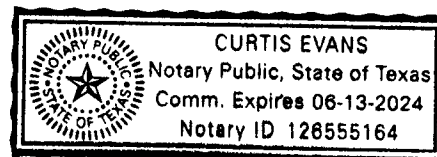
SWORN TO and Subscribed before me by

ON THIS 24 DAY OF FEBRUARY 20 23

Notary Public, Tarrant County, Texas



SWORN TO and Subscribed before me by

ON THIS 24 DAY OF FEBRUARY, 20 23

City of Kennedale Board of Adjustment Procedures

The Board of Adjustment is composed of five members and up to four alternates who are residents and taxpayers of the City of Kennedale, each of whom has been appointed by the City Council. The Board must hear each case and render a decision based on the merits of the case. The Board's decisions are governed by the City of Kennedale regulations and by state law. Please note that the Board must follow these standards in order to find in an applicant's favor; if the standards are not met, the Board cannot grant the applicant's request.

1. After the meeting is called to order, all necessary business will be taken care of before the hearing of the first case. Necessary business may include, but is not limited to, hearing from visitors about topics not related to the cases posted on the agenda to be heard by the Board and approval of minutes from previous meetings.
2. When it is time for a specific case to be heard, the Chairman of the Board will read a brief summary of the request. A member of the city staff may then be called upon by the Chairman to give a presentation providing pertinent facts concerning the case to be reviewed.
3. The Chairman will then call upon the applicant to present the case and all evidence supporting his request. The applicant will have fifteen minutes to present their case and all supporting evidence, including presentations by witnesses or supporters brought by the applicant. The applicant may ask for one extension of a maximum five minutes, if needed, to complete their presentation.
4. The Board may ask the applicant a series of questions, and only the applicant and or his/her representatives may respond. No one from the audience may address the Board except during the public hearing or unless specifically questioned by a member of the Board.
5. The Chairman will then open the public hearing and will call for those in support of the case (those who are not witnesses or supporters brought by the applicant) to address the Board. Speakers will address all comments to the Chairman of the Board. Each speaker will have a maximum of three minutes to address the Board.
6. The Chairman shall next call on those opposed to the granting of the applicant's request to present their arguments. Speakers will address all comments to the Chairman of the Board. Each speaker will have a maximum of three minutes to address the Board.
7. The applicant shall have the opportunity to cross examine any adverse witness and shall have a maximum of five minutes to cross examine. The applicant shall then have the right of rebuttal to arguments presented by the opposition and shall have a maximum of five minutes to rebut. Following the rebuttal, the Chairman shall order the hearing closed.

8. Each side shall proceed without interruption by the other, and all arguments/pleading shall be addressed to the Board. No questioning between individuals will be permitted except during cross-examination during the time allotted by the Board. During the hearing, no Board members shall discuss, debate, or argue an issue with the applicant or any other speakers who address the Board during the hearing, nor indicate his/her probable vote on the appeal.
9. After all have been heard, the Chairman will close the public hearing and the Board members will discuss the case and express opinions as to its merits. During its review, the Board may call back any applicant or speaker for clarification of facts presented in the hearing. Note: During this discussion period, members of the audience are to refrain from addressing the Board or making any public statement. Should the need arise, the Chairman is free to open the public hearing again and request any party for clarification or additional information. After further discussion, the public hearing will again close.
10. When the Board has received all required facts concerning the case, the Chairman will entertain a motion. One Board member will make a motion. If the motion receives a second, the Chairman will allow further discussion if needed. The vote will then be taken and the Chairman will announce the decision. At this time any additional cases will be heard. After all scheduled cases have been called, the Board may conduct any further business or adjourn.
11. Normally decisions on appeals will be given within thirty days after the required public hearing or after receipt of all evidence or information. Appeals of the decision made by the Board of Adjustment must be filed within ten days after the Board's decision has been filed in the office of the City Secretary.

For Office Use Only

Completeness Check

Application form completely filled and signed?	☐ Yes	☐ No
Attached TWO copies of site plan?	☐ Yes	☐ No
Fee paid?	☐ Yes	☐ No

Sign _____ Date _____

AKNP Inc.
7315 Gibson Cemetery Road # 103
Mansfield, Tx. 76063

February 5, 2023

City of Kennedale Board of Adjustments
405 Municipal Drive
Kennedale, Tx. 76060

Re: 7100 Hudson Village Creek Road
Kennedale, Tx.

Dear Sir or Madam, My name is Andrey Korneev, owner of AKNP Inc. presently located in Mansfield but soon to move my business to my new location in Kennedale. . I recently purchased the building referenced above at 7100 Hudson Village Creek Road which is now in the city of Kennedale and as such falls under jurisdiction of zoning. I was successful in getting this property rezoned to Industrial so that I can operate my business from that location. This building does not meet current setbacks as it was constructed in 1955, long before the city annexed it into Kennedale. Due to the current setbacks in place, altering the building to bring it to compliance would be very problematic to the structural integrity. The north wall of the building is 45' from a residence owned by Betty Wells at 4345 Danny Drive. The east wall is 6' from the property boundary of a 24.61 acre commercial tract owned by Harrell Mitchell.

To bring the building into current compliance would require moving both the north and east walls which would require disassembling both walls and moving in several feet, remove and reinstall the structural beams supporting the roof, removing the current foundation back several feet. Removing the concrete foundations would pose a safety risk to the structure itself.

If this is required to take place this would create a significant hardship on the building and also reduce the space needed to operate my business. I have attached several documents and they are identified by a letter in the upper right hand corners. These documents are as follows:

- A- Provides information as to when the building was constructed, i.e. 1955 (this sets the timeline of the building)
- B- Survey dated January 6, 1993, this document sets the property boundaries and the location of the building within these boundaries
- C- Survey dated October 13, 2022, this document identified the property boundaries and the location of the building within these boundaries
- D- Overhead view of building and property boundaries, this document indicates a visual of how the building is situated within the boundaries of the property
- E- Overhead view indicates amount of north and east setback from property boundary as it exists

E1- Street view from Danny Drive, this document indicates the mobile home at 4345 Danny Drive sets 45' north of the building identified at 7100 Hudson Village Creek.

F- Overhead view of building indicating west front is 59' from Danny Drive

G- View of south side of building indicating east wall is situated 6' from fence (east property line)

The purpose of this information is to provide evidence that the building has been in place 67 years. These setbacks were in place when the property was annexed into the city and I am asking for a variance to allow the building to remain intact as is.

With respect,

Andrey Korneev
818-581-8408

7100 Hudson Village Creek, Kennedale, TX 76060

A

Realist Tax

Tax

Owner Information

Owner Name:

Mailing Address:

Tax Billing City & State:

Alexander Rickey Dale
4008 Timberbrook Ct
Arlington Tx

Tax Billing Zip:

Tax Billing Zip+4:

Owner Occupied:

76015

4544

A

Location Information

Location City:

School District:

School District Code:

MLS Area:

Kennedale
Mansfield ISD
Mansfield ISD
89

MLS Sub Area:

Census Tract:

Carrier Route:

Parcel Comments:

1

111408

R001

C

Tax Information

Tax ID:

Alternate Tax ID:

Legal Description:

04494334

A7162B18

Parcel ID:

04494334

HUDSON, WADE H SURVEY ABSTRACT 716 TRACT 2B18

Assessment & Taxes

Assessment Year

Assessed Value - Total

Assessed Value - Land

Assessed Value - Improved

YOY Assessed Change (\$)

YOY Assessed Change (%)

Market Value - Total

Market Value - Land

Market Value - Improved

2022

\$251,000

\$6,643

\$244,357

\$

0%

\$251,000

\$6,643

\$244,357

2021

\$251,000

\$6,643

\$244,357

-\$7,882

-3%

\$251,000

\$6,643

\$244,357

2020

\$258,882

\$6,643

\$252,239

\$258,882

\$6,643

\$252,239

Tax Year

Total Tax

Change (\$)

Change (%)

2022

\$6,574.68

-\$368

-5%

2021

\$6,942.62

-\$330

-5%

2020

\$7,272.21

Jurisdiction

Tarrant County

City Of Kennedale

ISD - Mansfield

Tarrant County Hosp Dist

Tarrant County College Dist

Tax Type

Actual

Actual

Actual

Actual

Actual

Tax Amount

\$562

\$1,773

\$3,350

\$563

\$327

Tax Rate

.224

.70619

1.3346

.22443

.13017

Characteristics

Land Use - Corelogic:

Land Use - County:

Estimated Lot Acres:

Estimated Lot Sq Ft:

Building Sq Ft:

Commercial Building

Real Commercial

0.610

26,572

7,800

Stories:

of Buildings:

Garage Capacity:

Year Built:

1.0

1

0

1955

Building Features

Feature Type

Unit

Size/Qty

Width

Depth

Year Built

Value

Wh120

S

7,800

\$123,325

Building Description

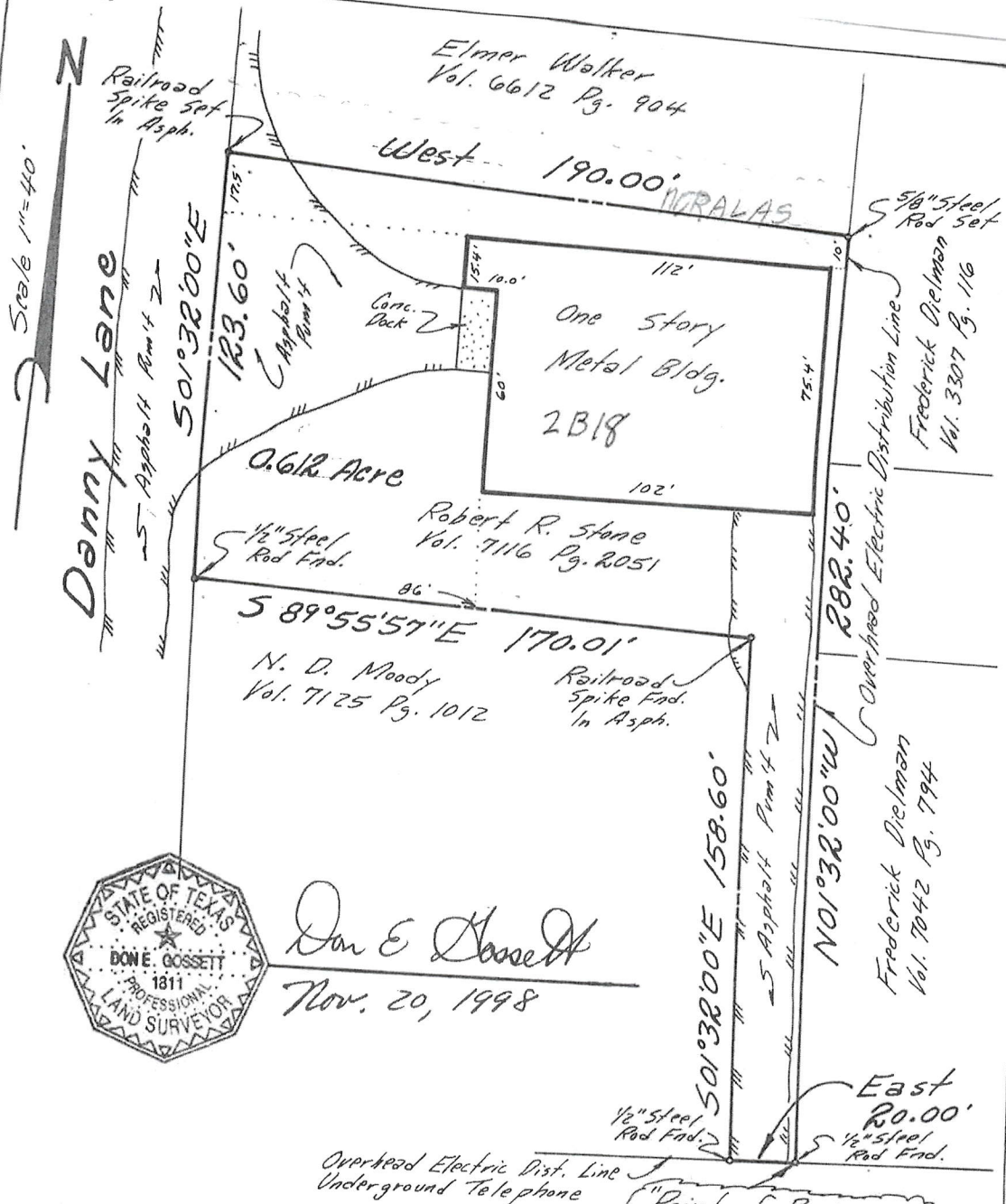
DOCK CONV / NOT DESCRIBED

(ADJ) -SPRINKLERS

Building Size

230

7,800



Don E. Gossett
Nov. 20, 1998

6415 Hudson Village Creek Road ~ County Road No. 2036

SEE FIELD NOTES ON PAGE 2:

There is an agreement for Underground Electric Distribution Facilities to Texas Electric Service Company, recorded in Volume 5433, Page 57, Deed Records, Tarrant County, Texas.

This drawing represents an actual on the ground survey of the legally described property shown hereon, there are no visible or apparent encroachments, protrusions or easements, except as shown.

According to the Federal Insurance Rate Maps
Dated 1-6-93 Community No. 480582
Panel No. 0233 This Property IS NOT
In a Flood Prone Area. IN 2002 X

Don E. Gossett, R.P.L.S.
1015 Yvonne Drive
Joshua, Texas 76058
817-295-0733

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

All that certain lot, tract or parcel of land situated in the W. H. HUDSON SURVEY, Abstract No. 716, Tarrant County, Texas, and being the same as described in the deed of R. Stone, as recorded in Volume 7116, Page 2051, Deed Records, Tarrant County, Texas, and being the same as described in the deed of said decedent, to said decedent.

BEGINNING at a found 1/2 inch iron rod far corner, same being in the north line of said Hudson Village Creek Road (also known as County Road No. 2036);
THENCE South 89 degrees 52 minutes 13 seconds West, along the north line of said Hudson Village Creek Road, a distance of 170 feet; thence bearing

ENCE South 89 degrees 58 minutes 30 seconds West, a distance of 169.78 feet (170 feet for corner; Jarry Lane).

HENCE North 01 degrees 37 minutes 21 seconds West, along the east line of said Damul area, same being in the east line of corner;

ENCE South 01 degrees 32 minutes 00 seconds East, a distance of 282.42 feet to the POINT OF BEGINNING and containing 0.612 acres of land.

This survey is hereby
accepted and approved.

Purchaser _____

Purchaser _____

Date _____

FIRM REGISTRATION NUMBER 10193797

Date / /

STATE FIRM REGISTRATION NUMBER 10191797



   	BOUNDARY LINE BUILDING OVERHEAD UTILITIES FENCE
  	BRICK WOOD DECK CONCRETE

LEGEND

DRAWN BY: PW DATE: 10-13-2022

SURVEY ONLY VALID WITH ORIGINAL SIGNATURE

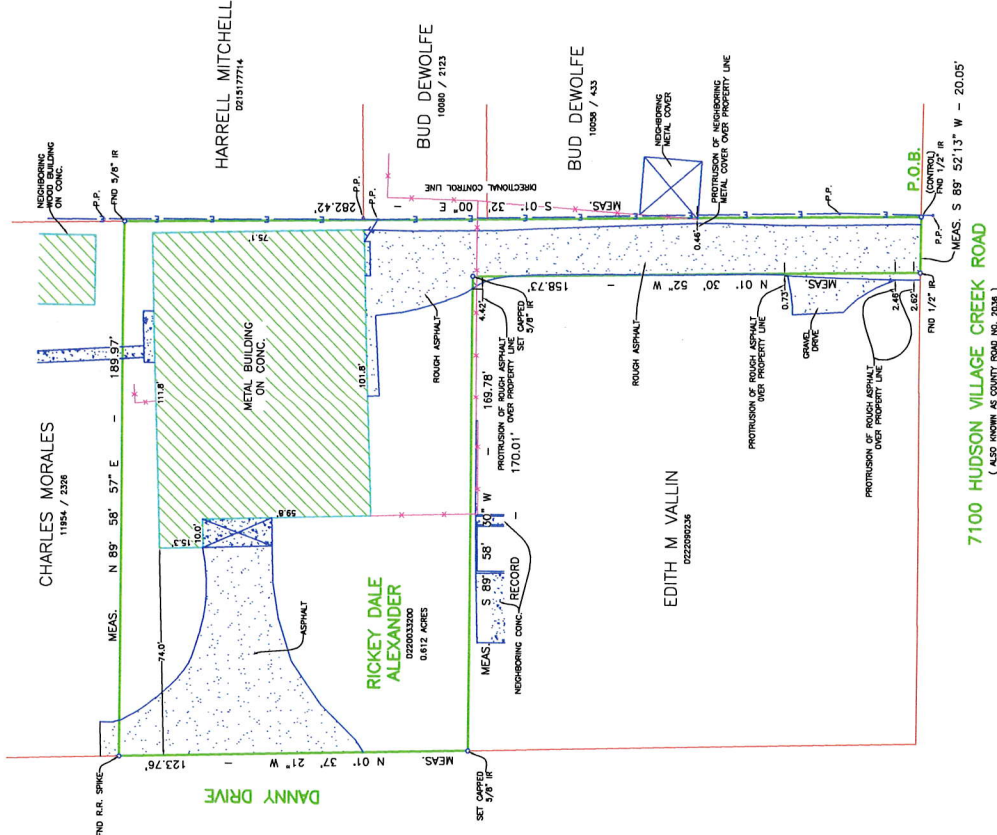
SURVEYORS CERTIFICATION

I, WILLIAM H. MOORE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON 11/11/2003 FOR THE PURPOSES OF DEED. THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND DESCRIBED, AND CORRECTION TO THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND DESCRIBED, ARE CORRECTLY SHOWN ON THE PLAT. THE PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLAT IS TRUE AND CORRECT. I HAVE NOT BEEN ADVISED BY ANY PERSON THAT SAID ANY OF THE EASMENTS SHOWN ON THE ABOVE DESCRIBED PLAT MAY BE OF RECORD, AND I HAVE NOT BEEN ADVISED BY ANY PERSON THAT SAID ANY OF THE EASMENTS SHOWN ON THE PLAT SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM THE EASMENT GRANTOR THAT THE EASMENT IS NOT OF RECORD. THIS SURVEY WAS PERFORMED SOLELY FOR THE TITLE COMPANY THAT HAS THIS PROPERTY. THIS SURVEY WAS NOT FOR ANY OTHER PURPOSE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON ON FOR ANY OTHER PURPOSE. SURVEYOR SIGNS AND RESPONSIBILITY FOR SAID USE.

PROLINE
SURVEYING LTD.

www.prolinesurveyors.com
toll-free 817-276-1148 info@prolinesurveyors.com

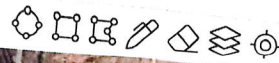
© Proline Surveying, LTD. 2022
PRICES CAN BE UPDATED FOR DISCOUNTED PRICE



SCALE: 1" = 30'



Property Type is 'Commercial Sale'
Property Type is 'Commercial Sale'
Mls Status is one of 'Active', 'Active Contingent', 'Active KO', 'Active Option Contract'
State Or Province is one of 'Louisiana', 'Texas'
Ordered by Mls Area Minor (No longer in use), Buyer Agency Compensation, Buyer
Agency Compensation Type, Buyer Financing descending, SqFt, Subdivision Name, Street
Name, Street Number, Mls Status, Standard Status, Mls Area Major (No longer in Use),
Current Price, Mls#
Found 2378 results in 0.06 seconds.



Click any parcel for parcel details.



Property Type is 'Commercial Sale'
Property Type is 'Commercial Sale'
Mls Status is one of 'Active', 'Active Contingent', 'Active KO', 'Active Option Contract'
State Or Province is one of 'Louisiana', 'Texas'
City is 'Kennedale'
Ordered by MLS Area Minor (No longer in use), Buyer Agency Compensation, Buyer
Agency Compensation Type, Buyer Financing descending, SqFt, Subdivision Name, Street
Name, Street Number, Mls Status, Standard Status, MLS Area Major (No longer in Use),
Current Price, MLS#
Found 4 results in 0.02 seconds.

Map data ©2023 Imagery ©2023 20 ft

Google Maps

4340 Danny Dr

Street view distance from trailer to edge of building 45'

E-1

Kennedale, Texas

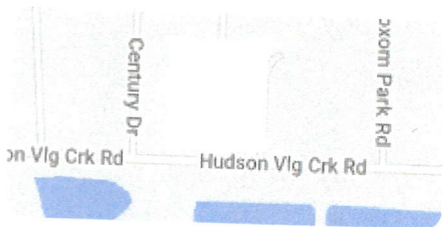
Google Street View

Sep 2018

See more dates



Image capture: Sep 2018 © 2023 Google





F

Jump to Address

Click any parcel for parcel details.

Parcel Disclaimer
Ruler
Legend
Google

Map data ©2023 Imagery ©2023 20 ft

Property Type is 'Commercial Sale'

Property Type is 'Commercial Sale'

Mls Status is one of 'Active', 'Active Contingent', 'Active KO', 'Active Option Contract'

State Or Province is one of 'Louisiana', 'Texas'

City is 'Kennedale'

Ordered by MLS Area Minor (No longer in use), Buyer Agency Compensation, Buyer Agency Compensation Type, Buyer Financing descending, SqFt, Subdivision Name, Street Name, Street Number, Mls Status, Standard Status, MLS Area Major (No longer in Use), Current Price, MLS#

Found 4 results in 0.02 seconds.

6



REV.	DATE	SUBMITTAL

ADDRESS:

7100 HUDSON VLG
CRK RD, KENNEDALE,
TX 76060, USA

DESIGN CONPNANY



ELEVATION

Date: 12/14/2022

Project No: 01

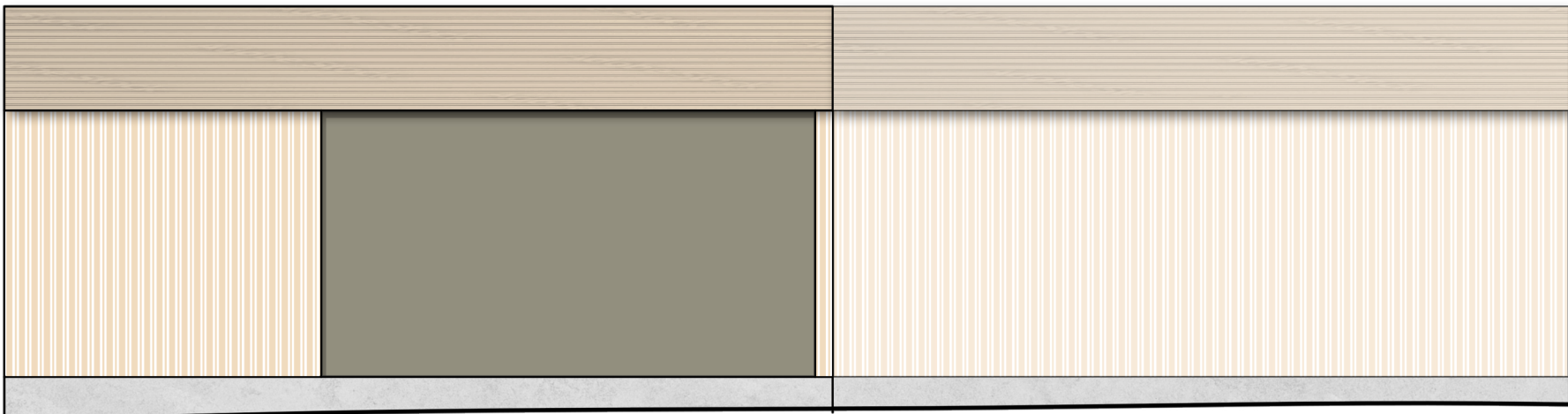
Drawn By: HRSAJAL

Approved By:

Checked By:

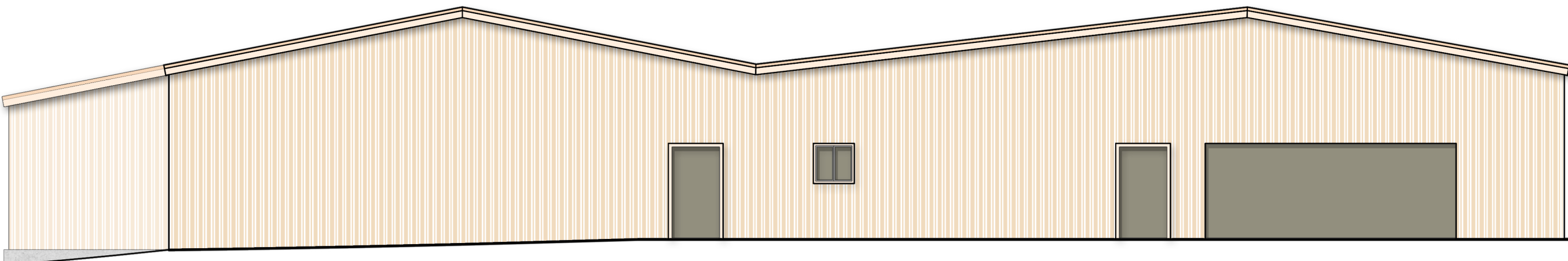
Sheet

18"X24"



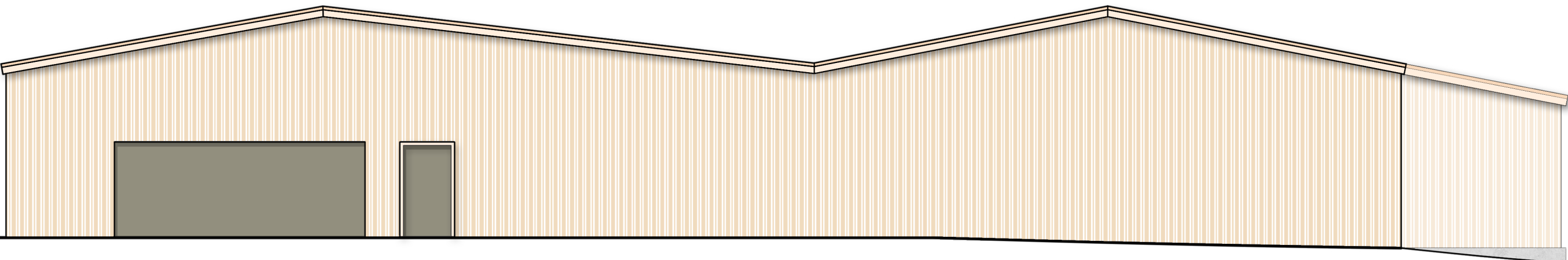
FRONT SIDE ELEVATION

SCALE: 1⁄8"=1'-0"



RIGHT SIDE ELEVATION

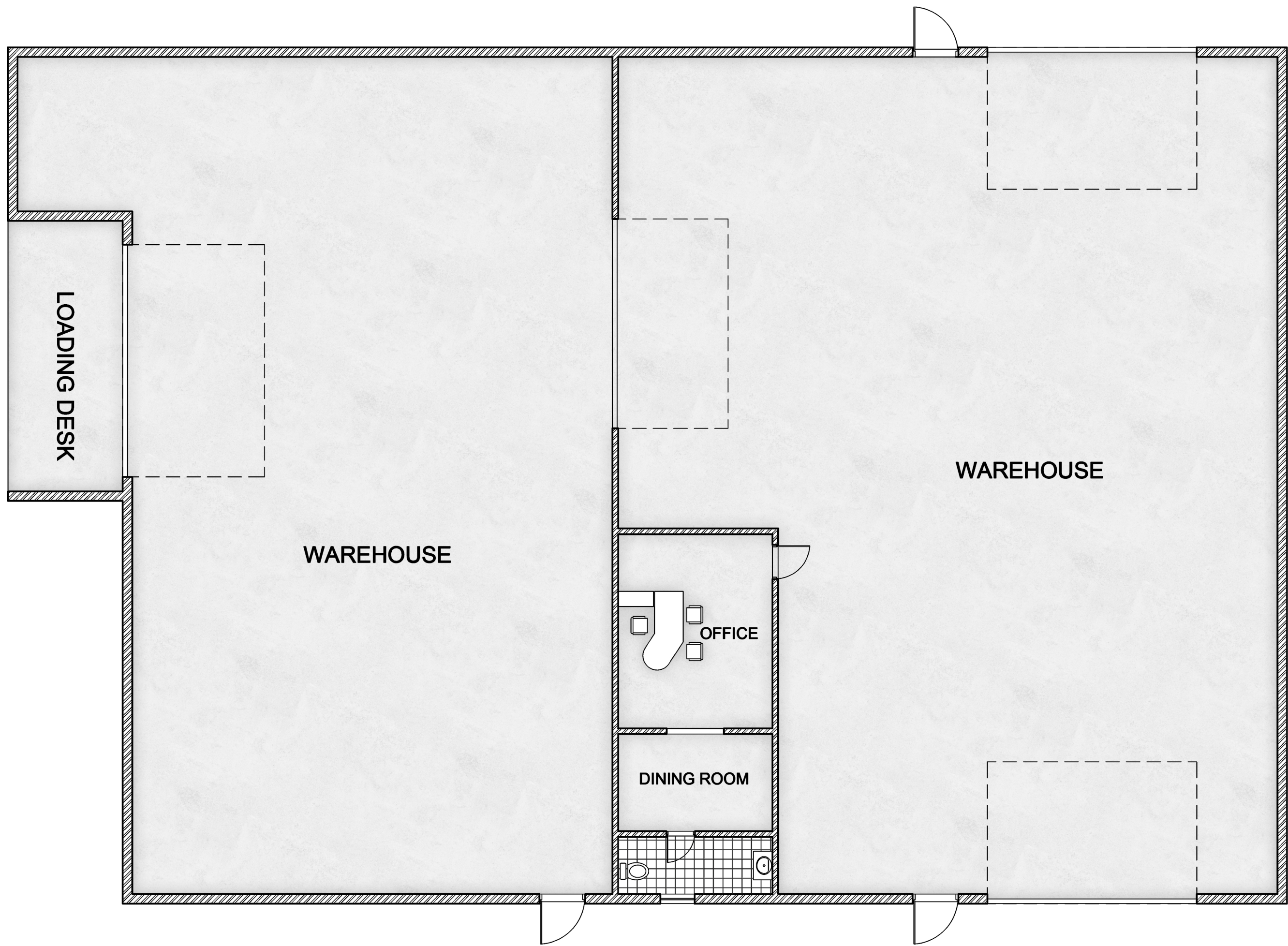
SCALE: 1⁄8"=1'-0"



LEFT SIDE ELEVATION

SCALE: 1⁄8"=1'-0"

Notes:
Building will be painted light
grey with white outlines



FLOOR PLAN
SCALE: 1/8"=1'-0"

REV.	DATE	SUBMITTAL

ADDRESS:

7100 HUDSON VLG
CRK RD, KENNEDALE,
TX 76060, USA

DESIGN COMPANY



FLOOR PLAN

Date: 12/14/2022
Project No: 01
Drawn By: HRSAJAL
Approved By:
Checked By:

Sheet
18"X24"
1 OF 3

DANNY DRIVE



SITE PLAN

SCALE: $\frac{1}{16}$ "=1'-0"

Notes:
Landscaping will be updated per
Kennedale's UDC requirements

REV.	DATE	SUBMITTAL

ADDRESS:

7100 HUDSON VLG
CRK RD, KENNEDALE,
TX 76060, USA

DESIGN COMPANY



SITE PLAN

Date: 12/14/2022
Project No: 01
Drawn By: HRSAJAL
Approved By:
Checked By:

Sheet
18"X24"

7100 HUDSON VILLAGE CREEK ROAD

7100 HUDSON VILLAGE CREEK



Image © 2022 Maxar Technologies





Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
19300	388318	Print Legal Ad-IPL01115620 - IPL0111562		\$63.24	1	28 L

Attention: City Secretary

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 760602249

CITY OF KENNEDALE

The Kennedale Board of Adjustment will hold a public hearing for the following case on Tuesday, March 14, 2023 at 6:00 PM. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

CASE # BOA 23-02 to receive comments and consider action on a request for a Variance by Andrey Korneev to Section 6.3 of the Unified Development Code, to reduce the minimum side and rear setbacks at 7100 Hudson Village Creek Rd, HUDSON, WADE H SURVEY, Abstract 716, Track 2B18, 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 Permits & Planning Office, 405 Municipal Drive, Kennedale, TX, 76060. For more information, please call (817) 985-2135.

IPL0111562
Feb 26 2023

THE STATE OF TEXAS COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared Stefani Beard, 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:

1 insertion(s) published on:

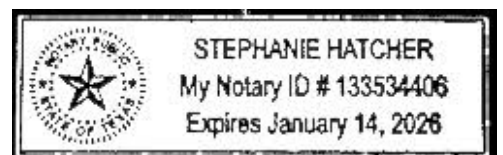
02/26/23

Stefani Beard

Sworn to and subscribed before me this 27th day of February in the year of 2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

Legals

CITY OF WHITE SETTLEMENT

REQUEST FOR QUALIFICATIONS
The City of White Settlement is requesting statements of qualifications from qualified Respondents to provide professional environmental services for National Environmental Policy Act (NEPA) services associated with the U.S. Department of Defense (DOD) Office of Local Defense Community Cooperation (OLDCC) procedures related to the Defense Community Infrastructure Program (DCIP) that has awarded a grant to the City of White Settlement for a stormwater drainage improvement project.

Interested respondents should visit the City's website at www.wsbtc.us or www.publicpurchase.com to obtain the Request for Qualification (RFQ) package.

Submit of a PDF digital copy of a Statements of Qualifications must be submitted to www.publicpurchase.com no later than 2:00 PM on March 21, 2023. The PDF should be titled, "RFQ# 2023-004 [company name]". Late submittals will not be accepted. The City reserves the right to accept or reject any and/or all Statements of Qualifications and to waive for irregularities and informalities. IFL0111249
Feb 26, Mar 5 2023

NOTICE

The Dallas Fort Worth International Airport Board will receive Statement of Qualifications for the following items at the location stated below until the due date and time stated:
SOLICITATION: 8500418 – Indefinite Delivery of Commissioning Services
QUALIFICATIONS DUE DATE AND TIME: Friday, March 31, 2023 @ 2:00 PM CST
MINORITY-WOMEN BUSINESS ENTERPRISE (MWBE) GOAL: 30%
CONTACT: Contract Administrator, Suzanne DeVasher 972-973-1889
STATEMENT OF QUALIFICATIONS (SOQ) SUBMITTAL: SOQs must be submitted via the DFW Airport Bonfire Solicitation system only by the due date and time listed in the Bonfire event schedule, accessible at <https://dfwairport.bonfirehub.com/login>.
Additional information is available on the DFW International Airport website at www.dfwairport.com/business/solicitations.

The DFW Airport, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

NOTICE
The Dallas Fort Worth International Airport Board will receive Statement of Qualifications for the following items at the location stated below until the due date and time stated:
SOLICITATION: 8500417 – Facilities QA Services
QUALIFICATIONS DUE DATE AND TIME: Monday, April 3, 2023 @ 5:00 PM CST
MINORITY-WOMEN BUSINESS ENTERPRISE (MWBE) GOAL: 30%
CONTACT: Contract Administrator, Suzanne DeVasher 972-973-1889
STATEMENT OF QUALIFICATIONS (SOQ) SUBMITTAL: SOQs must be submitted via the DFW Airport Bonfire Solicitation system only by the due date and time listed in the Bonfire event schedule, accessible at <https://dfwairport.bonfirehub.com/login>.
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NOTICE
The Dallas Fort Worth International Airport Board will receive Statement of Qualifications for the following items at the location stated below until the due date and time stated:
SOLICITATION: 8500416 – Civil QA Services
QUALIFICATIONS DUE DATE AND TIME: Friday, March 31, 2023 @ 2:00 PM CST
MINORITY-WOMEN BUSINESS ENTERPRISE (MWBE) GOAL: 30%
CONTACT: Contract Administrator, Suzanne DeVasher 972-973-1889
STATEMENT OF QUALIFICATIONS (SOQ) SUBMITTAL: SOQs must be submitted via the DFW Airport Bonfire Solicitation system only by the due date and time listed in the Bonfire event schedule, accessible at <https://dfwairport.bonfirehub.com/login>.
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The DFW Airport, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

NOTICE
The Dallas Fort Worth International Airport Board will receive sealed bids for the following items at the location stated below until the due date and time stated:
SOLICITATION: 9500808 – RAC Elevator Modular Modernization
BID DUE DATE AND TIME: Tuesday, April 4, 2023 @ 2:00 PM CST
MINORITY-WOMEN BUSINESS ENTERPRISE (MWBE) GOAL: 38%
CONTACT: Contract Administrator, Abigail Burch 972-973-2323
BID SUBMITTAL: Bids must be submitted via the DFW Airport Bonfire Solicitation system only by the due date and time listed in the Bonfire event schedule, accessible at <https://dfwairport.bonfirehub.com/login>.

Additional information is available on the DFW International Airport website at www.dfwairport.com/business/solicitations.
The DFW Airport, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.
IFL0110608
Feb 19, 26 2023

STAR-TELEGRAM.COM

CITY OF KENNEDALE

The Kennedale Board of Adjustment will hold a public hearing for the following case on Tuesday, March 14, 2023 at 6:00 PM. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

CASE # BOA 23-02 to receive comments and consider action on a request for a Variance by Andrey Korneev to Section 6.3 of the Unified Development Code, to reduce the minimum side and rear setbacks at 7100 Hudson Village Creek Rd, HUDSON, WADE H SURVEY, Abstract 716, Track 2B18, 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 Permits & Planning Office, 405 Municipal Drive, Kennedale, TX, 76060. For more information, please call (817) 985-2135.
IFL0111562
Feb 26 2023

REQUEST FOR COMPETITIVE SEALED BIDS

Competitive Sealed Bids addressed to the City of Lake Worth, Texas will be received at the Lake Worth City Hall until 2:30 PM TUESDAY, MARCH 14, 2023 for the purpose of furnishing all labor, materials and equipment and the performing of all work required in the construction of the LONGHORN TRAIL SANITARY SEWER PROJECT and other improvements incidental thereto, at which time and place, the proposals will be publicly opened and read aloud and retained by the City for tabulation, checking and evaluation. This project includes the installation of approximately 1,400 linear feet of 6" PVC SDR-26 sanitary sewer line (and associated appurtenances) along/ within the backyards of a residential homes located between Longhorn Trail and Big Bend Trail.

Bidders shall submit bids in sealed envelopes upon the blank form of bid furnished. Bids shall be sent to the Lake Worth City Hall, 3805 Adam Grubb, Lake Worth, Texas 76135. Sealed envelopes shall be marked "LONGHORN TRAIL SANITARY SEWER PROJECT - DO NOT OPEN UNTIL 2:30PM Tuesday, March 14, 2023".

No bid may be changed, amended or modified by telegram or otherwise after the above time and date. A bid may be, however, withdrawn and resubmitted any time prior to the time set for receipt of bids.

Security in the form of Cashier's Check, Bid Bond or other negotiable instrument in the amount of 5% of the greatest amount bid must accompany each proposal as a guarantee that, if awarded the contract, the selected offeror will promptly enter into a contract and execute bonds and insurance as outlined in the specifications and Instructions to Bidders.

PLANS AND SPECIFICATIONS and contract documents may be examined without charge at the Lake Worth City Hall, 3805 Adam Grubb, Lake Worth, Texas 76135. Copies of such instruments will be available for online purchase on CivCast at <http://www.civcastusa.com/> at cost dependent upon product ordered (full size plans, individual sheets, half size plans, project manuals).
In case of ambiguity or lack of clearness in stating bid prices, the Owner reserves the right to adopt the most advantageous construction thereof. No proposal may be withdrawn within forty-five (45) days after date on which proposals are opened.

City of Lake Worth
By Stacey Almond
City Manager
IFL0110976
Feb 26, Mar 5 2023

CITY OF ARLINGTON NOTICE TO BIDDERS

This project primarily consists of removal and replacement of miscellaneous concrete panels, miscellaneous concrete, ramps, and sidewalks. The estimate for this project is \$ 5,000,000.

Sealed bids will be received by the City of Arlington, Texas, at the Office of the Director of Public Works, 2nd Floor, City Hall, 101 W. Abram Street, Arlington TX, 76010, until 2 p.m. on Tuesday, March 21, 2023, for the 2023 CONCRETE PANEL & SIDEWALK REPLACEMENT PROGRAM, PROJECT NO. PWSM23001 as listed in the contract documents, at which time and place they will be publicly opened and read aloud in the Public Works Conference Room. Any bid received after closing time will be returned unopened.

All bidders and subcontractors on this project must be pre-qualified in the appropriate work category as outlined in the Instructions to Bidders of the contract documents.

Contract documents, including plans, specifications, and addendums may be reviewed and/or downloaded from the City's vendor/supplier portal, IonWave, accessible via the City's web page, https://arlingtontx.gov/city_hall/departments/finance. Look for "Vendor/Supplier" under "Services".

A cashier's check or an acceptable Bidder's Bond payable to the City of Arlington, Texas, in an amount of not less than five percent (5%) of the largest possible total for the bid submitted, must accompany the bid.

A Performance Bond and a Payment Bond, each for one hundred percent (100%) of the contract price, will be required. The successful bidder shall also furnish to the City a Maintenance Bond covering defects of material and workmanship for two calendar years following the City's approval and acceptance of the construction.

Not less than the prevailing wage rates adopted by the City of Arlington, Texas, and as set forth in the contract documents, must be paid on this project.
The City reserves the right to request bidders to provide Minority/Women Business Enterprises (MWBE) information, no preference shall be given to MWBE Prime bidders. All bidders are required to comply with the City's MWBE Policy and Procedures, including any contract specific goals or good faith effort requirements.

In case of ambiguity or lack of clearness in stating prices in the proposal, the City reserves the right to accept the most advantageous construction thereof to the City or to reject the proposal.

The City reserves the right to reject any or all bids and waive any or all informalities. No bid may be withdrawn until the expiration of ninety (90) days from the date bids are opened.
All inquiries must be submitted to the City in accordance with the Instructions to Bidders of the contract documents.
A PRE-BID TELECONFERENCE/MEETING will be held for this project on Friday, March 10, 2023 at 2 p.m. in the Public Works Conference Room, 2 nd Floor, City Hall, 101 W. Abram Street, Arlington, TX 76010. Prospective bidders are encouraged to participate either in person or by teleconference. If participating by teleconference, please contact Richard Carmichael at 817-459-5437 or at Richard.Carmichael@arlingtontx.gov no later than Thursday, March 9 th at 5 p.m. to register for the call.
IFL0111173
Feb 26, Mar 5 2023

NOTICE

Effective, December 26, 2022, Lesley Drummond-Borg M.D. will no longer be practicing pediatric medicine with Cook Children's Physician Network's Genetics Dept., located at 750 8th Avenue, Fort Worth, TX 76104. If your child was a patient of Dr. Drummond-Borg you can call us at 682-885-2170 for questions about scheduling. You can also request a copy of your child's medical records by calling (682) 885-1012.
IFL0111432
Feb 26 2023

NOTICE

Effective, January 25, 2023, Richard Readinger, M.D. will no longer be practicing pediatric medicine with Cook Children's Physician Network's Cardiology Dept., located at 1500 Cooper, Fort Worth, TX 76104. If your child was a patient of Dr. Richard Readinger, you can call us at 682-885-2140 for questions about scheduling. You can also request a copy of your child's medical records by calling (682) 885-1012.
IFL0111431
Feb 26 2023

ADVERTISEMENT FOR BIDS RFQ# 23-010 Downtown Carrollton Master Plan Update

The City of Carrollton is soliciting any planning and consulting firms or teams' qualifications with a preliminary proposal to provide services for the update to the Downtown Master Plan. Request for Qualification Proposals may be submitted in person, by mail or electronically. We highly recommend bid proposals be submitted electronically as this is beneficial to the vendors to ensure a complete proposal is submitted. Bid procedure, specifications and information are available on <https://carrolltonbids.iowave.net>

Candidates must first register at the weblink above before submitting a bid.
IFL0110857
Feb 26, Mar 5 2023

NOTICE

THE DALLAS-FORT WORTH INTERNATIONAL AIRPORT is accepting separate sealed bids for the following items at the herein stated bid opening location until the bid due date and time stated below, when they will be publicly opened and read aloud.
SOLICITATION: 7007324 – Lease and Maintenance of Wheelchairs – Terminal D
BID DUE DATE AND TIME: Monday, March 13, 2023 @ 2:00 PM (Central Time)

MINORITY-WOMEN BUSINESS ENTERPRISE (MWBE) GOAL: 0%
BID OPENING LOCATION: Refer to Solicitation for Delivery Location. Specifications may be obtained at the herein stated bid opening location or viewed / downloaded from DFW International Airport website at dfwairport.com or by calling 972-973-5600.

NOTICE
ADVERTISEMENT CORRECTION: The advertisement for solicitation 8005539 – Broker of Record Administrator RO-CIP Services that was published on Sunday, February 19th stated that we were accepting proposals. Please be advised that this advertisement was submitted in error and there is currently not a proposal for this solicitation.
IFL0111471
Feb 26 2023

NOTICE

The Dallas Fort Worth International Airport Board will receive sealed bids for the following items at the location stated below until the due date and time stated:

SOLICITATION: 9500810 – West Potable Water Pump Station Rehabilitation
BID DUE DATE AND TIME: Tuesday, April 11, 2023 @ 2:00 PM CST
MINORITY-WOMEN BUSINESS ENTERPRISE (MWBE) GOAL: 15%
CONTACT: Contract Administrator, Katherine Jones 972-973-2709
BID SUBMITTAL: Bids must be submitted via the DFW Airport Bonfire Solicitation system only by the due date and time listed in the Bonfire event schedule, accessible at <https://dfwairport.bonfirehub.com/login>.
Additional information is available on the DFW International Airport website at www.dfwairport.com/business/solicitations.

The DFW Airport, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.
IFL0111527
Feb 26, Mar 5 2023

CITY OF LAKE WORTH ORDINANCE NO. 1254

AN ORDINANCE OF THE CITY OF LAKE WORTH, TEXAS, AMENDING ORDINANCE NO. 1169, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, BY AMENDING ARTICLE 14.04 "DISTRICTS, LAND USES AND NON-CONFORMING USES", SECTION 14.04.003 "TABLE OF USES" TO REQUIRE A CUP (CONDITIONAL USE PERMIT) FOR CAR WASHES IN THE 'C' COMMERCIAL DISTRICT AND THE 'NAS' NAVAL AIR STATION OVERLAY DISTRICT AND AMEND THE 'TABLE OF USES' TO REFLECT SUCH; PROVIDING A PENALTY; PROVIDING A COMULATIVE CLAUSE PROVIDING FOR SEVERABILITY; PROVIDING SAVINGS; PROVIDING ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER OF THE CITY AND PROVIDING AN EFFECTIVE DATE.
SECTION 3. PENALTY CLAUSE. Any person, firm, or corporation violating any of the provisions of this Ordinance shall be punished by a penalty of a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense and each and every day such offense continues shall be deemed to constitute a separate offense.
SECTION 8. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.
PASSED AND APPROVED on the 21st day of February 2023.
CITY OF LAKE WORTH
/s/Walter Bowen
Walter Bowen – Mayor
ATTEST:
/s/Holly Fimbres
Holly Fimbres – City Secretary
IFL0111250
Feb 26, Mar 5 2023

TOO MUCH STUFF?

Let Classifieds Help

Star-Telegram

Announcements

Community Events



Dfws thrift convention

Esports center: 1200 ballpark way
Arlington,tx
12:00-6:00
March 4, 2023

100 vendors, food, live music, special guests, kid friendly, if interested in signing up call us at 817-808-0643 spots are \$100.00 10x10. Buy tickets early on eventbrite for \$3.00 each or at the door \$5.00. Kids 12 and under free. Parking \$10.00.



Animals

Dogs

Yorkshire Terrier male puppy.
AKC registered male Yorkie pup. Comes with all puppy shots. Super cute and sweet!
\$1200. 214-676-2385

Real Estate

Commercial

FOR RENT Industrial Multiuse Flexspace
76108 - While Settlement
132 N. Grants Lane, Suite D
\$1,895 mo, Approx 1,600 sqft
76087 - Weatherford / Aledo
5973 Stacy Lane 101
\$2,195 mo, Approx 1,600 sqft
Gene Thompson & Associates
817-246-4646 gtatx.com
Hablamos Español

For Rent

6313 Oak Timber Drive Forest Hill
Newly remodeled
3br 2 bath 1670sqft with big yard
817 330-9487 1700 monthly

76108 - White Settlement
8708 Ronnie 1-1 \$925
9217 N. Dodson 2-1 \$1,195
76020 - Pelican Bay Homes
1532 Coral Cut Off 3-1-1 \$1,195
1912 Pelican Dr. N. 3-2-1 \$1,395
1920 Pelican Dr. N. 3-2-1 \$1,495
Gene Thompson & Associates
817-246-4646 gtatx.com
Hablamos Español

Open Houses



6117 Haley Lane Fort Worth 76132
OPEN HOUSE SUNDAY 1-4 PM
Spacious condo 2 bedrooms 3 baths with a bonus room and 2-car garage. Located in a beautiful wooded gated community of Villas on the Bluff. \$10,000 Concessions.
817-999-7044 \$340,000



Real Estate Misc.

CASH FOR HOUSES QUICK!
Any area, price or condition
Call (469) 844-1402



SO MANY THINGS AND TOO LITTLE TIME?

Let Classifieds Help

Star-Telegram

STAR-TELEGRAM.COM

Recycle Your Stuff for Cash in the Classifieds



Call or go online to browse, buy or sell!

Fort Worth Star-Telegram

CLASSIFIEDS.STAR-TELEGRAM.COM • 817.332.3333

Employment

Employment

Terracon seeks Project Engineers in Dallas, TX. Make design, civil engineering, and construction recommendations, adaptations and modifications. Apply @ <http://www.jobpostingtoday.com/> Ref # 92791.

Paxel Consulting LLC in Arlington, TX seeks Tax Accountant Supervisors (3 openings). Rqd Master in Accounting + 1 yr exp. Fax resume w/ Job #TAS22 to 817-649-5006

DynaTen Corporation seeks Project Estimator to work in Fort Worth, TX to be responsible for estimating all cost including material and labor for plumbing, piping and sheet metal systems. Need Bachelor's + 2 yrs. exp. Apply at <https://dynaten.com/careers/>, Must put job code "EST001" on resume.

Hydrologist-Engineer (Arlington, TX) Must know: 2D analysis, flood plain mapping, bridge & culvert hydraulics, riverine hydraulics, dam break analysis, scour analysis, sediment transport analysis, regional & local storm water impact & mitigation analysis, urban storm water mgmt, master planning & detention/retention design. Will work directly under project managers. Job duties incl: manage or perform engg projects such as roads, airports, railroads, bridges, pipelines, tunnels, & water & sewage systems. Analyzes the design effectiveness & structural reliability of major projects. Ensures loading & structural standards associated w/plan & equip are maintained. Must have a Bach's deg in Engg + 60 mos in Hydrology, Civil Engg w/Drainage exp. A Professional Engineer Cert is req'd. Must have exp w/software such as HEC-RAS, HEC-HMS, HEC-GeoMS, XPSWMM, Civil 3D, AutoCAD & ArcGIS. Send resume to Kasper/Graham Associates, Inc., DBA Graham Associates, Inc., 600 Six Flags Dr., Ste. #500, Arlington, TX 76011.

CFO in Dallas, TX. Require MBA in finance, and 10 yrs. exp., multilingual ability, and international business skills, frequent trips to Mexico is required, send resume' to: McKinley Paper Company, Attn. HR, 7850 Jefferson St NE., Suite 150, Albuquerque, NM 87109 "AD paid by an Equal Opportunity Employer"

Jay Procter Farms, Inc.

(Lingleville, TX): Harvest Crew and General Farm Hand. Operate forage harvester and help with general farm and operations and repair. Req HS Dip/GED or equiv. plus 24 months Equipment Operator exp., Welder's and Bulldozer certificates and ability to obtain driver's license. Must travel in Texas monthly between April and November, 3-21 days per month Res to: 19179 FM 8, Lingleville, TX 76461

Thales DIS USA, Inc seeks a Technical Project Leader in Fort Worth, TX to oversee Integration in Data centers, incorporation of Corporate Security Policies and unblocking technical aspects. Telecommuting is permitted. 40 hours/week. Applicants may apply <https://www.jobpostingtoday.com/Ref/#36783>

Double Eagle Liquor is seeking a **Store Clerk** in Fort Worth, Texas. Position requires high school education. Applicant must be willing and able to obtain a TABC Certification within 30 days of hiring. Duties include: greet customers and ascertain what each customer wants or needs; answer questions regarding the store and its merchandise; compute sales prices, total purchases, and receive and process cash or credit payments; inventory stock and requisition new stock; maintain records related to sales; open and close cash registers, performing tasks such as counting money, separating change slips, coupons, and vouchers, balancing cash drawers, and making deposits. Send resumes to double.eagle8455@gmail.com.

Flags Motel is seeking a Front Desk Clerk in Arlington, Texas. Position requires a high school education and at least six months of hotel desk clerk or receptionist experience. Duties include: greet, register, and assign rooms to guests; make and confirm reservations; review accounts and charges with guests during the check out process; answer phone calls; keep records of room availability and guests' accounts; compute bills, collect payments, and make change for guests. Send resumes to ashwin614@yahoo.com.

Valmont Industries, Inc. seeks Engineering Supervisor in Mansfield, TX to supervise daily functions of engineering group and offers advanced engineering knowledge of utility products to support team growth and respond to customer inquiries. Requires a Bachelor's Degree in Civil Engineering with 7 years of tubular steel structure experience or a Master's Degree in same with 4 years same experience. PE License in the State of Texas. Demonstrated ability with IMPAX. Resumes to L. Waldo, 15000 Valmont Plaza, Omaha, NE 68154

SOFTWARE SYSTEMS ENGINEERS: Grapevine TX & various unanticipated locations throughout the U.S.: Dsgn, dvp & implmnt data integration projects. Ingrt data frm multipl flat file sources into Micro-soft SQL Server data warehouse envmnt. Dvp & build load data into data warehouses. Dsgn & dvp all app & data usage w/Angular, Net application, ETL & SQL databases. Dvp data dictionary & build new sys into a singular structure. Master's in Sci, Tech, Engg or any rld fld w/1yr exp in job off'd or rld occ up is req'd. Mail CV: HR, Data Sys IT Inc, 1452 Hughes Rd, Ste 200, Grapevine, TX 76051.

General Manager: ZOTS, LLC; Weatherford, TX 76086. Coord. activit's o/restaurant includ'g assess'g staff needs, kitchen reprts, & other admin. needs. Req's: H.S. diploma +60 mos employ. exp. as Restaurant Mngr. Exp. must includ. knwld o/bus. & mngmt principles invlvd in strateg. plan'g, resource allocation, HR model'g, leadership. techq's, product'n methods, & coord. o/people & resources. Email CV: info@zenosonthesquare.com.

Video Technician F/T: Set up & maintain video equipment to record services, concerts & events. AA degree in any major req'd. Resume: Birchman Baptist Church @ 9100 N Normandale St, Fort Worth, TX 76116

Associate Pastor F/T: Prepare, organize & deliver sermons. Master's in Divinity, Theology, or related. Resume: Resemblance of Christ Korean Church @ 1897 W Main St Lewisville TX 75067

Thales DIS USA, Inc seeks a VVW Major Incident and Business Continuity Manager in Fort Worth, TX to support infrastructure as a service, platform as a service and Software as a service. Telecommuting is permitted. Will travel internationally 20% of the time. 40 hours/week, \$134,992 per year. Must also have authority to work permanently in the U.S. Applicants may apply <https://www.jobpostingtoday.com/Ref/#54017>.

Service Directory

Care Giver

CAREGIVER LOOKING FOR SOMEONE NEEDING ASSISTANCE. PLEASE CALL LAURA 817-456-5764

Home & Business Improvement

FENCING , AUTO GATES, PLATINUM PERFORMANCE FENCE!
Fin Avl 0% interest 817-879-3181

Interior/Exterior Painting

Tape/Bed/Texture. Minor repairs. Free Estimates. 45 Years of



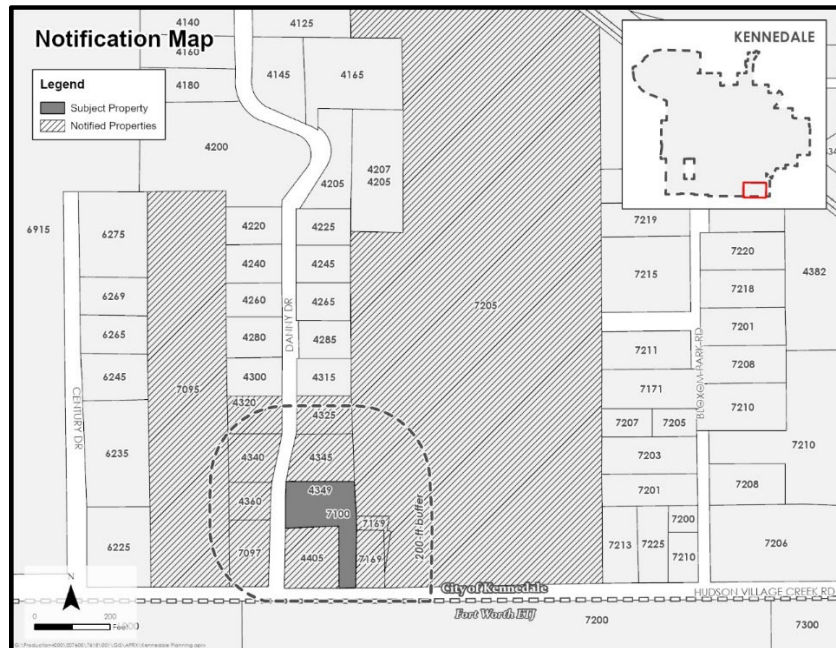
February 24, 2023
Legal Notice of Public Hearing

The Kennedale Board of Adjustment will hold a public hearing for the following case on **Tuesday, March 14, 2023** at 6:00 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

CASE # BOA 23-02 to receive comments and consider action on a request for a *Variance* by Andrey Korneev to Section 6.3 of the Unified Development Code, to reduce the minimum side and rear setbacks at 7100 Hudson Village Creek Rd, HUDSON, WADE H SURVEY, Abstract 716, Track 2B18, City of Kennedale, Tarrant County, Texas.

We are sending notification to those who own real property within 200 feet of the request in case they wish to attend the public hearings or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor of or against the request(s). Written comments may be provided prior to the meeting to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060. If you would like more information about the case or public hearing process, please contact 817-985-2105 or permits@cityofkennedale.com.

The agenda will be posted at 72 hours before the meeting at www.cityofkennedale.com/agendas and the meeting calendar is published at www.cityofkennedale.com/cal. For your reference, a map showing the property is below.



Sincerely,

Nathan Gonzales
Director of Community Development
City of Kennedale
405 Municipal Dr
Kennedale, TX 76060
ngonzales@cityofkennedale.com
(817)985-2135

Owner Name	Owner Address	Owner City
ALEXANDER, RICKEY DALE	4008 TIMBERBROOK CT	ARLINGTON, TX
BOE, JANIS	4340 DANNY DR	KENNEDALE, TX
BOLTON, WILFORD	4360 DANNY DR	KENNEDALE, TX
DEWOLFE, BUD	1340 BLUEBIRD LN	MIDLOTHIAN, TX
ERVIN, ROBERT L	1624 E DEBBIE LN	MANSFIELD, TX
MITCHELL, HARRELL	7070 HUDSON CEMETERY RD	MANSFIELD, TX
MORALES, CHARLES	5880 NEWT PATTERSON RD	MANSFIELD, TX
PETTIGREW, JUDY	12116 ROLLING RIDGE DR	BURLESON, TX
REYNOLDS, JEANETTE F	7095 HUDSON VILLAGE CRK	KENNEDALE, TX
VALLIN, EDITH	3700 LAUGHTON ST	FORT WORTH, TX
WELLS, BETTY J	PO BOX 347	KENNEDALE, TX

Owner ZIP Code

76015
76060
76060
76065
76063
76063
76063
76028
76060
76110
76060