

BOARD OF ADJUSTMENT AGENDA
REGULAR MEETING | MAY 2, 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 March 14, 2023 Regular Meeting.

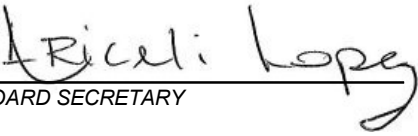
V. PUBLIC HEARING

- A. **CASE # BOA 23-03**** to receive comments and consider action on a request for a *Special Exception Use* by Jeff Prause, for the special exception use of *Outdoor Storage, Commercial and Industrial* as required BY Section 6.2 of the Unified Development Code for 1517 Gilman Rd, Strickland, David Survey, Abstract 1376, Track 31K1F31K3A31U, City of Kennedale, Tarrant County, Texas.

VI. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE MAY 2, 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.


BOARD 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: MAY 2, 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: MAY 2, 2023

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.B.

SUBJECT
ITEMS FOR INDIVIDUAL CONSIDERATION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: MAY 2, 2023

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

SUBJECT

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

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	3.14.23 minutes BOA	3.14.23 minutes BOA.docx
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KENNEDALE
Building Board of Appeals
www.cityofkennedale.com

BOARD OF ADJUSTMENT MINUTES

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

I. CALL TO ORDER

Chairperson Thelma Kobeck called meeting to order at 6:00pm.

A. ROLL CALL

PRESENT: Board Members Azam Shaikh, Jessica Buchanan, Kelli Rod, Thelma Kobeck, Pat Vader. **STAFF:** Community Development Director Nathan Gonzales, Ariceli Lopez, Board Secretary.

II. REGULAR SESSION

A. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of the minutes from the March 14, 2023 regular meeting.
Motion to approve: Azam Shaikh; second by Pat Vader. Motion passes unanimously.
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.

6:05 PM – STAFF REPORT: Nathan Gonzales

6:24 PM – APPLICANT PRESENTATION: Andrey Korneev.

MOTION TO APPROVE: Azam Shaikh; 2nd: Kelli Rod. MOTION PASSED Unanimously with conditions.

CONDITIONS: USE EXISTING STRUCTURE AND SET BACKS

III. ADJOURNMENT

Motion to adjourn by: Azam Shaikh; 2nd by Kelli Rod.

Chairperson Kobeck adjourned the meeting at 6:42 pm.

APPROVED:

ATTEST:

BOARD CHAIR, THELMA KOBECK

ARICELI LOPEZ, SECRETARY

MEETING DATE: MAY 2, 2023

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM V.A.

SUBJECT:

CASE # BOA 23-03 to receive comments and consider action on a request for a *Special Exception Use* by Jeff Prause, for the special exception use of *Outdoor Storage, Commercial and Industrial* as required BY Section 6.2 of the Unified Development Code for 1517 Gilman Rd, Strickland, David Survey, Abstract 1376, Track 31K1F31K3A31U, City of Kennedale, Tarrant County, Texas.

ORIGINATED BY: Nathan Gonzales

SUMMARY

Background and Overview

Request: Special Exception use to allow for Outdoor Storage, Commercial and Industrial

Applicant: Jeff Prause, Property Owner

Location: 1517 Gilman Rd, Kennedale, TX 76060

Surrounding Uses: Commercial, Industrial, Residential

Surrounding Zoning: C-2, Industrial, AG

FLUP: Employment Center

Staff Recommendation: Approve

I. CURRENT STATUS OF THE PROPERTY

The property is currently a vacant gravel lot and is zoned "I Industrial District." In October of 2021, the Board of Adjustment granted a *Special Exception Use* for outdoor storage for a proposed commercial vehicle and equipment auction operation. The *Special Exception Use* was granted for two years and it is set to expire this coming October. While that specific operation and use did not come to fruition, staff recommended the applicant reapply as this new use would be for outdoor storage in support of a mobile concrete batch plant operation and not the on-site auction previously presented.

The applicant is also the owner of the adjacent AG lot to the east, where he resides. The applicant plans to contract with James Thompson of JMLH Concrete Portable Plant. The contractor will be utilizing the lot to store and load aggregate materials for a mobile concrete batch plant operation to support and supplement some of the smaller concrete needs for the TXDOT Southeast Connector project. No mixing of concrete will occur on-site. No storage of materials or equipment will occur in the floodplain or floodway. The operation will utilize a B-120 Concrete Batch Plant mobile trailer made by Bohringer, which utilizes augers to portion out small dry batch materials. Once the

materials are loaded into trucks, the trucks leave while the mixing of concrete occurs in-transit on the way to a work location. Essentially, the request is to simply allow for the storage and use of the Bohringer trailer, associated equipment, and sand/aggregate on the premises.

Traditionally, concrete batch plants are utilized for new residential subdivisions or commercial developments for which the need to have its own on-site concrete supply greatly aides in expediting construction. It should be noted that these typical batch plants are considered wet batch plants, as the concrete is mixed and poured at the same location. Dry batch plants, however, simply portion out dry material into an enclosed receptacle or truck which leaves the site, allowing concrete to be mixed while in-transit.

The Unified Development Code requires a Special Exception Use for both temporary batch plants and outdoor storage. The UDC defines *Outdoor Storage, Commercial and Industrial* as:

The placement of goods, such as building or construction materials, equipment, vehicles, trailers and other supplies, for future use, production, storage, assembly, preservation, or disposal.

The UDC does not currently provide a definition for batch plants but includes them as temporary use in Article 11, Section 11.38, noting the following:

A temporary concrete or asphalt batch plant may be permitted for use by a contractor for the period of active and continuous construction requiring concrete or asphalt. A batch plant shall be located at least 500 feet from any occupied residential lot, and shall not be used for construction at any other location than the project for which it is permitted. An application shall include a copy of the approved State permit for such operations.

Staff has reviewed the UDC definitions and requirements for both a temporary batch plant and outdoor storage and believes the most appropriate classification for this use to be *Outdoor Storage, Commercial and Industrial*.

II. SURROUNDING PROPERTIES & NEIGHBORHOOD

The property is surround by AG to the east and south, Industrial zoned property to the north and west, and commercial further west as you approach Kennedale Parkway.

The Future Land Use Plan envisions this northern section of the city to be Employment Center which includes multi-tenant offices, light industrial, retail, restaurants, multi-family, and hotels. This may change as the city is currently updating its Comprehensive and Future Land Use Plans.

STANDARDS FOR GRANTING A SPECIAL EXCEPTION

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

STANDARD 1

Staff does not believe this use will be detrimental to the community as it is a temporary use, associated with the TXDOT Southeast Connector project. Additionally, there will be no mixing of concrete on-site, which in and of itself would typically warrant more concern.

STANDARD 2

The use of outdoor storage is consistent with other uses in the area. To the west is a mulch site which stores materials and equipment. Outdoor storage is also present just north of this location.

STANDARD 3

Staff believes this temporary use will aid in the construction of the TXDOT Southeast Connector project, and hopefully assist with its estimated completion date by allowing its contractors to access needed materials locally. Staff does not foresee any negative impacts to the orderly development of the city in this region as a result of this temporary use.

STANDARD 4

The site has existing electric service to support this proposed use. The site itself is suitable for storing materials and equipment and would otherwise make good use of what has been an unused, unproductive location to date.

STANDARD 5

Staff does not foresee any issues with ingress and egress at this location. With the Board granting an exception for the previous auction and outdoor storage, staff does not believe there would be any additional traffic congestion that would otherwise be present had that use come to fruition.

STANDARD 6

While the proposed use is not permitted by right in the I Industrial District, the use is listed as a possible use for BOA to consider in Table 6.2 of the UDC. Staff has found this temporary use to be consistent and compatible with other uses in the immediate vicinity.

RECOMMENDATION:

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

- (1) No mixing of concrete may occur on-site.
- (2) Operations may only include those associated with the TXDOT Southeast Connector project. Outside sales, deliveries, and operations unrelated to the TXDOT Southeast Connector project are prohibited. Applicants must reapply for consideration.
- (3) All equipment and material associated with the mobile batch plant operation must be removed following the completion of the TXDOT Southeast Connector project.

ATTACHMENTS:

APPLICATION

LETTER OF ACKNOWLEDGMENT

CONCRETE BATCH PLANT DESCRIPTION

PLAT

SPECIAL EXEMPTION PHOTOS

ELEVATION FORM

10.12.2021 BOA MINUTES ITEM #VIII.A

NOTICE OF PUBLIC HEARING DOCUMENTS



Permit Number

BOARD OF ADJUSTMENT · SPECIAL EXCEPTION**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 with all structures, fences, dimensions, property lines, etc. and how you propose to use the property.
- ☒ A statement to the BOA explaining your request and how your proposed use would meet the six standards for a special exception.
- ☒ Owner affidavit form completed if the applicant is not the property owner.
- ☒ A \$250 filing fee.
- ☒ Any other information that you feel will help explain your request.

Applicant Information

Applicant Name: Jeffrey Prause

Applicant Address: 1513 Gilman Road

Applicant Phone: 254-715-8226 Applicant Email: csGuy2006@yahoo.com

Property Address: 1517 Gilman Rd Fort Worth, TX 76140

Property Legal Description: Streetland, David Survey Abstract 1376 tract 31K1F, 31K3A, 31U

Special Exception Use Requested: Outdoor Storage, Commercial and Industrial

Owner Information (If different than applicant)

Owner Name: SAME

Owner Address: _____

Owner Phone: _____ Owner Email: _____

Please submit to permits@cityofkennedale.com with supporting documents if applicable.

Planning and Permits · City of Kennedale · 405 Municipal Dr. · Kennedale, TX 76060 · (817) 985-2133

Special Exception Request

Please provide a statement explaining your request and how your proposed use will meet the following six standards:

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

Currently Gilman Road is used for large heavy trucks for heavy industrial uses and, to gain access into multiple industrial facilities directly north of the property. The current condition of Gilman Road indicates that the road can handle this type of heavy truck use without creating damage to the road.

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

Uses permitted in the area include commercial and industrial to the west, and the applicant's single family residential to the east. There would not be an impairment to the surrounding industrial uses (Fort Worth Tower, AZZ Galvanizing Or The Mulch bagging Yard next to the applicants property).

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

The current comprehensive plan recommends an industrial area extending from the intersection of E Kennedale Parkway and Gilman Road to the east, terminating at the I20 Service Road. Surrounding uses at 3 locations are heavy industrial.

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

According to Public Works staff, the property is served by all necessary site improvements. The site already has 3 phase power available and a main water line with two fire hydrants next to the property along with Spectrum internet available on the property all needed for operation.

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

Currently Gilman Road is used for heavy large trucks to gain access into multiple industrial facilities directly north and east of the property. The current condition of Gilman Road indicates that the road can handle this type of heavy truck use without creating damage to the road. This is the best location for this use as it has easy access to 287 and access road of I-20 making it the shortest distance,

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

Yes, The site does seem to be large enough to accommodate parking and storage.

Special Exception Request

Please provide a statement explaining your request and how your proposed use will meet the following six standards:

- ✓ 1. Will the establishment, maintenance, or operation of the use you are requesting be materially detrimental to or endanger the public health, safety, morals, or general welfare?
- ✓ 2. Will the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted be in any foreseeable manner substantially impaired or diminished by the establishment, maintenance, or operation of the use for which you are requesting a special exception?
- ✓ 3. Will the establishment of the use you are requesting significantly impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?
- ✓ 4. Have adequate utilities, access roads, drainage, and other necessary site improvements been (or will be) provided? (If adequate improvements are not already in place, you must demonstrate what improvements you will make and how/when).
- ✓ 5. Have adequate measures been taken or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets?
- ✓ 6. Does the use conform to all applicable area, yard, height, lot coverage, building size, exterior requirements, and parking space regulations of the district in which it is located?

Special Exception Checklist

Has a previous application or appeal been filed on this property?

☒ Yes

☐ No

If yes, when was the application or appeal filed? 10-12-2021

Has a special exception for the same use been granted for this property?

☒ Yes

☐ No

If this request of for oil or gas well drilling, how many wells are requested? _____

☐ New Construction

☐ Addition

☐ Remodel
Site Improvements

Adequate water service in place?

☒ Yes

☐ No

Size of water line available:

Adequate sewer service in place?

☒ Yes

☐ No

Size of sewer line available:

Adequate drainage facilities in place?

☒ Yes

☐ No

Describe: _____

Adequate access roads in place?

☒ Yes

☐ No

Describe: _____

Other necessary site improvements: N/A

Ingress and Egress

Drive approach width is adequate?

☒ Yes

☐ No

Drive/parking are sufficient to prevent/minimize stacking/congestion in public streets?

☒ Yes

☐ No

Number of parking spaces provided: 3 acres

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: [Signature]

Date: 4-13-2023

Please submit to permits@cityofkennedale.com with supporting documents if applicable.

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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.

Please submit to permits@cityofkennedale.com with supporting documents if applicable.

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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 site plan?	☒ Yes ☐ No
Fee paid?	☒ Yes ☐ No
Sign <u>BCaldwell</u>	Date <u>4/14/23</u>

Please submit to permits@cityofkennedale.com with supporting documents if applicable.

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To whom it may concern,

I am writing to acknowledge that I am aware of the 500 ft state requirement rule for a dry concrete batch plant, and that I am aware and comfortable with the use of the new Bohringer B120 6th generation equipment on my 5.3 acre industrial zoned property located at 1517 Gilman road, Fort Worth, TX 76140.

I understand that this rule is in place to ensure the safety and well-being of the surrounding community, and I am fully supportive of it. I am also aware that the new Bohringer B120 equipment has multiple filtration systems to reduce dust emissions, which further assures me of the safety and compliance of the batch plant.

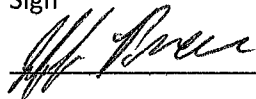
In addition, I am the owner of the house on 6 acres of land (located at 1513 Gilman road, Fort Worth, TX 76140.) next to the 1-acre strip (located at 1515 Gilman road, Fort Worth, TX 76140.) separating my house from the industrial property (located at 1517 Gilman road, Fort Worth, TX 76140). I want to confirm that I am aware of the batch plant installation, and that I have no objections to it, given the aforementioned equipment and measures in place to ensure compliance with regulations and standards.

Thank you for your attention to this matter, and please do not hesitate to contact me if you require any further information or clarification.

Sincerely,

Jeffrey Prause
254-715-8226

Sign



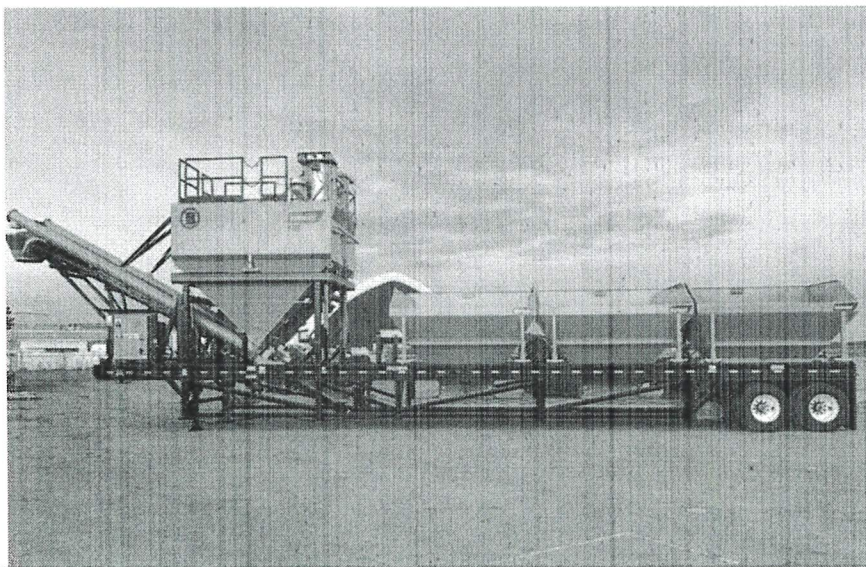
Date

4-13-2023

A dry batch concrete plant combines aggregate materials such as sand, gravel, and cement in precise measurements. The mixture is discharged into a mixer truck, combined with a measured amount of water, and mixed in the truck on the way to the site.

The Böhlinger Group B-120 a highly portable concrete batch plant that can be transported without permits and setup in under 30 minutes. The plant's innovative design facilitates 180 degree access, regardless of jobsite conditions, making it the most efficient product in its class.

The B-120 reduces the number of transit mixers required to service a job by moving the portable plant closer to the jobsite. Fewer trucks, lower capital costs, less maintenance, *significantly reduced* fuel costs, and more consistent loads

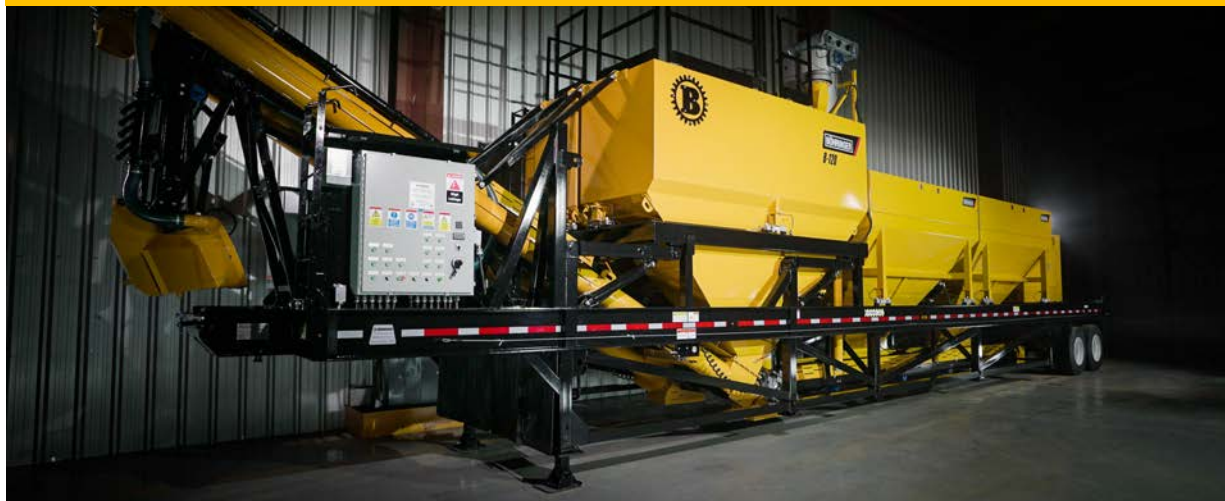


B-120 Concrete Batch Plant



B-120 Concrete Batch Plant

B-120



The 6th generation B-120 concrete batch plant is designed and built to Böhringer's exacting standards, delivering first in class versatility and performance – with achievable batching times of 2-3 minutes per cycle*.

This high-performance workhorse, offers a condensed footprint, meant to be fed by a front-end loader, without the need for extensive staging or concrete foundations. Quick setup times ensure that your B-120 gets straight to work with no hassle.

** Theoretically 91m³/hr = 120 cubic yards.*

Key Features

No Permits Required	Applicable to most jurisdictions when running a generator
Fast Setup	Simple sophistication makes the B-120 the industry leader for one person setup and operation
Mobility	Easy to transport – reducing downtime between jobs and getting your concrete batches right to where they need to be
Clam Gates	Ensures prompt and accurate discharge of aggregates
Augers	Clean discharge of material, minimizing unwanted dust
3 rd Aggregate Bin w/ Conveyor	Allows for additional onboard storage and enhanced finished product
Böhringer Automation	Produces consistent high-quality batches at record speeds. Cloud accessible operation allows for direct integration with leading accounting software and batch ticket backups
Onboard Compressor	Allows for efficient operation of all functions without increasing your footprint
Water Meter	Fast and accurate discharge of water reduces batching time and saves you money
Air Compressor w/ Auxiliary Hookup	No extra compressor needed to run auxiliary equipment or tools
Finger Guards and Ladder Cages	MSHA and OSHA compliant safety guarding – protecting your personnel and maximizing job site safety
Hydraulic Setup	No cranes required!
Gauges	Establish settings, monitor cement fluidizers, dust collectors, water valves and main air supply
Dust Collector w/ 3 Foot Square Personnel Hatch	Allows for easy access to the silos, for inspection and maintenance

B-120 Concrete Batch Plant

B-120



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Finger Guards and Ladder Cages	MSHA and OSHA compliant safety guarding – protecting your personnel and maximizing job site safety
Hydraulic Setup	No cranes required!
Gauges	Establish settings, monitor cement fluidizers, dust collectors, water valves and main air supply
Dust Collector w/ 3 Foot Square Personnel Hatch	Allows for easy access to the silos, for inspection and maintenance



Böhringer Group. Limited
STE 704, 5319 - 3rd Street SE Calgary,
Alberta CANADA T2H 1J7

403-227-2820
info@bohringergroup.com
www.bohringergroup.com

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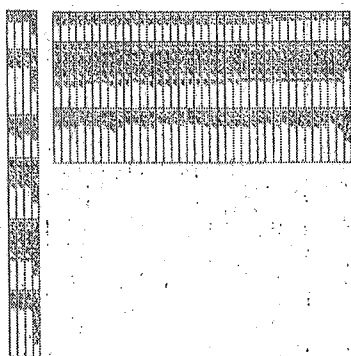
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1. NAME: J. L. ALLEN. 2. DATE: 12-15-64. 3. LOCATION: 4. TYPE: 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835.



**CITY OF
KENNEDALE
SPECIAL
EXCEPTION IS
REQUESTED
FOR THIS SITE
FOR INFORMATION CALL:
817-985-2130**









DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY
ELEVATION FORM

O.M.B. NO. 1660-0015
Expires February 28, 2014

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.25 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-9005, Paperwork Reduction Project (1660-0015). NOTE: Do not send your completed form to this address.

This form must be completed for requests and must be completed and signed by a registered professional engineer or licensed land surveyor. A DHS - FEMA National Flood Insurance Program (NFIP) Elevation Certificate may be submitted in lieu of this form for single structure requests.

For requests to remove a structure on natural grade OR on engineered fill from the Special Flood Hazard Area (SFHA), submit the lowest adjacent grade (the lowest ground touching the structure), including an attached deck or garage. For requests to remove an entire parcel of land from the SFHA, provide the lowest lot elevation; or, if the request involves an area described by metes and bounds, provide the lowest elevation within the metes and bounds description. All measurements are to be rounded to nearest tenth of a foot. In order to process your request, all information on this form must be completed in its entirety. Incomplete submissions will result in processing delays.

1. NFIP Community Number: Property Name or Address:
2. Are the elevations listed below based on ☒ existing or ☐ proposed conditions? (Check one)
3. For the existing or proposed structures listed below, what are the types of construction? (check all that apply)
☐ crawl space ☒ slab on grade ☐ basement/enclosure ☐ other (explain)
4. Has DHS - FEMA identified this area as subject to land subsidence or uplift? (see instructions) ☐ Yes ☒ No
If yes, what is the date of the current re-leveling? / (month/year)
5. What is the elevation datum? ☐ NGVD 29 ☒ NAVD 88 ☐ Other (explain)
If any of the elevations listed below were computed using a datum different than the datum used for the effective Flood Insurance Rate Map (FIRM) (e.g., NGVD 29 or NAVD 88), what was the conversion factor?
Local Elevation +/- ft. = FIRM Datum
6. Please provide the Latitude and Longitude of the most upstream edge of the structure (in decimal degrees to the nearest fifth decimal place):
Indicate Datum: ☐ WGS84 ☒ NAD83 ☐ NAD27 Lat. 32.66376 Long. 97.23170
Please provide the Latitude and Longitude of the most upstream edge of the property (in decimal degrees to the nearest fifth decimal place):
Indicate Datum: ☐ WGS84 ☒ NAD83 ☐ NAD27 Lat. 32.66181 Long. 97.28166

Address	Lot Number	Block Number	Lowest Lot Elevation*	Lowest Adjacent Grade To Structure	Base Flood Elevation	BFE Source
1517 Gilman Rd			570.0'	571.6	569.5	48439C0340K

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: MARSHALL MILLER	License No.: 6882	Expiration Date:
Company Name: LONESTAR LAND SURVEYING	Telephone No.: 817 727 5964	
Email: MARSHALL.MILLER@LONESTARLANDSURVEYING.COM	Fax No.	
Signature: Marshall Miller	Date: 11-17-21	



* For requests involving a portion of property, include the lowest ground elevation within the metes and bounds description.
Please note: If the Lowest Adjacent Grade to Structure is the only elevation provided, a determination will be issued for the structure only.

Outdoor Storage - BOA

BOARD OF ADJUSTMENT MINUTES
REGULAR MEETING | **OCTOBER 12, 2021 AT 6:00 PM**
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

Jeff Nevarez, Chair called the meeting to order at 6:02 p.m.

II. REGULAR SESSION

II. ROLL CALL

Present: Azam Shaikh Place 1, Jeff Nevarez Place 2, Kelli Rod Place 3, Thelma Kobeck Place 4, Lana Sather Place 5, Patrick Vader Alternate Place 9; Myron Jones, Alternate Place 8 **Absent:** Jeremy Johnston Alternate Place 6, Alternate Jessica Virnoche Place 7. Staff: Planning Consultant Chance LeBlanc, Board Secretary Leslie Galloway.

III. SWEARING IN OF SPEAKERS

IV. VISITOR AND CITIZEN FORUM

No speakers.

V. REPORTS AND ANNOUNCEMENTS

Leslie Galloway, BOA/BBA secretary announced that Bark in the Park is October 16th, Public Safety Open House, will be held on October 23rd.

Trunk or Treat will be held on Saturday, October 30th in Town Center.

Chair Jeff Nevarez announced that Delaney Elementary will be holding Trunk or Treat as well on Saturday. In addition, Kennedale's Youth Theatre in the Park be doing a play in Town Center next month named Judy B. Jones

VII. MINUTES APPROVAL

- A. Consider approval of the minutes from the May 11, 2021 Regular meeting
Motion To Approve. Action Approve the minutes from the May 11, 2021 regular meeting. **Moved By:** Azam Shaikh **Seconded By** Kelli Rod **Motion approved unanimously. Amended Motion was made by Azam Shaikh with one correction that Kelli Rod was not available. Seconded the amendment by Kelli Rod. Amended motion was approved unanimously.**

VIII. DECISION ITEMS

- A. **CASE # BOA 21-02** — to hold a public hearing and consider action on a request for a special exception use by J. Prause for the special exception use of Outdoor Storage – Commercial and Industrial as required by Section 6.2 of the Unified Development Code for 1517 Gilman Road, Abstract 1476, Tract 31K1F, 31K3A, 31U, David Strickland Survey, City of Kennedale, Tarrant County, Texas

Chance LeBlanc our planning consultant shared a presentation on 1517 Gilman Road

that was previously heard but owner Mr. Prause felt incorrect information on the previous hearing made the decision to deny. There were several inaccuracies that needed to be clarified, including location of residence and zoning of area. Chance gave an overview and updated information for this case. The future land use maps show his address to be zoned Industrial.

Public Hearing opened and homeowner Jefferey Prause spoke.

Jefferey Prause spoke to the Board on his intentions of the property use and explained that the traffic will be light since his auction online. One day or two before auction interested parties can come and inspect the product at his property. Operation hours are 8:00 a.m. to 5:00 p.m. weekdays

Public hearing closed.

Chair Nevarez did let the Board know that Mr. Jefferey Prause did reach out to him as he being Chair. Mr. Nevarez did not offer any opinions but referred him to Councilmember Gary Mitchell.

Motion To Approve Action. Approve #BOA 21-02 for a special exception use of Outdoor Storage – Commercial and Industrial as required by Section 6.2 of the Unified Development Code for 1517 Gilman Road **Moved By** Jeff Nevarez **Seconded By** Thelma Kobeck. After further discussion the **Motion To Amend Action** Amend the special exemption to be valid for 2 years. Amended Motion **Moved By** Jeff Nevarez, **Seconded By** Shaikh **Motion passes unanimously.**

- B. **CASE # BOA 21-08** — to hold a public hearing and consider action on a request for a special exception use by Trustees – United Methodist Church of Kennedale (Boy Scouts Association Troop 35) for the special exception use of Change of Land Use to "Community Orientated Cultural Facility" as required by Section 4.2 of the Unified Development Code for 190 W. Broadway Street, 210 W. Broadway Street, and 220 W. Broadway Street, City of Kennedale Addition Block 48, Lots 3-8, City of Kennedale, Tarrant County, Texas

Chair Nevarez relayed to the Board that he has been contact regarding #BOA 21-08 and since staff storages at City Hall this special exception and this case is complicated.

Chance LeBlanc our planning consultant explained that the Boy Scouts would like to build a 30 x 24 storage on their lot; currently the lot is zoned OT-1 which does not allow the use of the Boy scout building is which needs to be community cultural facility. Right now, it is currently legal non-conforming. It was being used before the zoning took place so it can stay that use until it asks for any type of building permit or alterations to the building. In order to build the 30 x 24 storage hey are seeking a special exemption use for the use of the land to be used as community cultural facility.

Discussion began. Member Kobeck made comments that were inaudible. Chair Nevarez stated that the Boy Scouts moved forward and was aware that the Board does not like that but citing city staff shortages and time issue and beg our forgiveness. Member Vader spoke again inaudible.

Jim Fountain with the Boy Scouts organization discussed why they proceeded without approval from the City. Mr. Fountain stated they are a non-profit and rely on donations and with the demise with City staff and rising costs they proceed.

Lamar Saxon with the Boy Scouts who resides at 1022 Chandler came to speak regarding the ownership of the property. The property is owned by the local chapter of

the Boys Scouts as well as parcels 8, 6,5,4, and 3 are owned by Hurst Branch of Boy Scouts of America and other parcels are owned by the Methodist church. Mr. Saxon also reached out to TAD and they cannot explain but the information is in their old system and it can not be retrieved. They are still in the process of getting the deeds to the various people. The shed was constructed without a permit and are asking forgiveness. Mr. Lamar explained that no conflict of ownership is questioned. Mr. Vader spoke but it was inaudible. Mr. Lamar explained the shed will only be for storage, no motorized vehicles just the Boy Scout trailer and other supplies.

Public Hearing opened

Pastor Nelda Loraine spoke on behalf of the Methodist church and stated they are the Charter organization with the Boy Scouts and they are the Boys Scouts and supports the building of the storage shed. After some discussion again inaudible.

Motion To Approve. Action To approved #BOA 21-08 special exception use by Trustees – Unite Methodist Church of Kennedale (Boys Scouts Association Trop 35) for the special exception use of Change of Land Use to Community Orientated Cultural Facility Moved By Azam Shaikh Seconded By Thelma Kobeck. Motion passes 5-0-1 Chair Nevarez abstained.

IX. EXECUTIVE SESSION

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

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

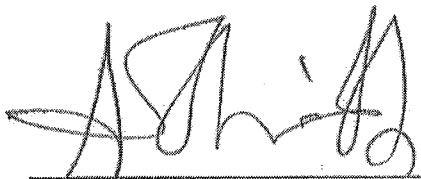
XI. ADJOURNMENT

Motion To Adjourn. Action Adjourn Moved By: Azam Shaikh Seconded By Kelli Road. Motion passes unanimously.

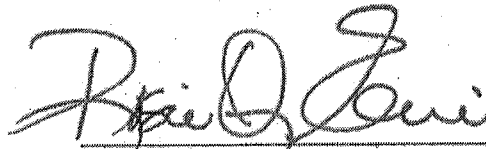
Chair Nevarez adjourned the meeting at 6:55 p.m.

APPROVED;

ATTEST:



BOA/BBA CHAIR, Azam Shaikh



ROSIE ERICSON, BOARD SECRETARY

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number:
IPL0119511
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
FTW - Legal Ads
Final Cost:
62.61
Payment Type:
Account Billed
User ID:
IPL0019782

ACCOUNT INFORMATION

CITY OF KENNEDALE IP
405 MUNICIPAL DR
KENNEDALE, TX 76060-2249
817-360-0522
rericson@cityofkennedale.com
CITY OF KENNEDALE

TRANSACTION REPORT

Date
April 20, 2023 11:38:02 AM EDT
Amount:
62.61

SCHEDULE FOR AD NUMBER IPL01195110

April 21, 2023
Fort Worth Star-Telegram

PREVIEW FOR AD NUMBER IPL01195110**April 20, 2023
Notice of Public Hearing**

The Kennedale Board of Adjustment will hold a public hearing for the following case on Tuesday, May 2, 2023 at 5:30 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

CASE # BOA 23-03 to receive comments and consider action on a request for a Special Exception Use by Jeff Prause, for the special exception use of Outdoor Storage, Commercial and Industrial as required BY Section 6.2 of the Unified Development Code for 1517 Gilman Rd, Strickland, David Survey, Abstract 1376, Track 31K1F31K3A31U, 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.

W00000000
Publication Dates

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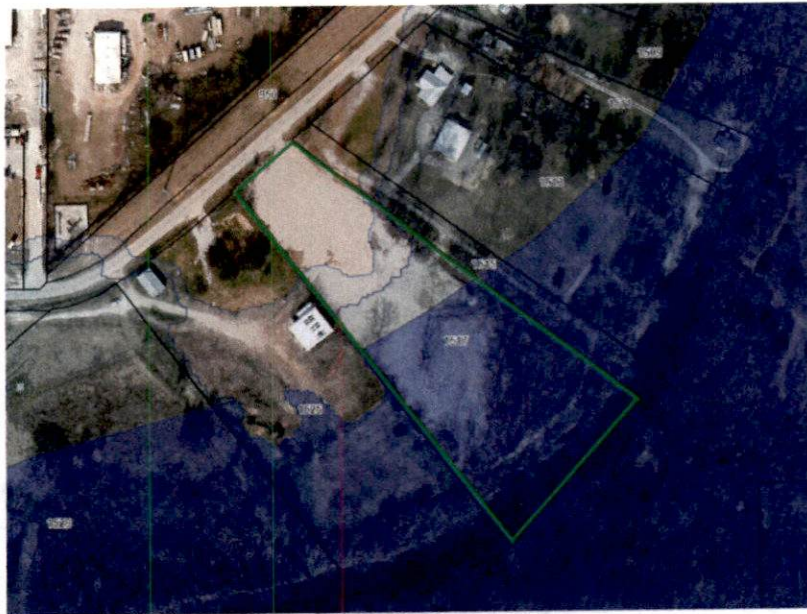


APRIL 20, 2023
NOTICE OF PUBLIC HEARING

THE KENNEDALE BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASE ON **TUESDAY, MAY 2, 2023** AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060:

CASE # BOA 23-03 TO RECEIVE COMMENTS AND CONSIDER ACTION ON A REQUEST FOR A *SPECIAL EXCEPTION USE* BY JEFF PRAUSE, FOR THE SPECIAL EXCEPTION USE OF *OUTDOOR STORAGE, COMMERCIAL AND INDUSTRIAL* AS REQUIRED BY SECTION 6.2 OF THE UNIFIED DEVELOPMENT CODE FOR 1517 GILMAN RD, STRICKLAND, DAVID SURVEY, ABSTRACT 1376, TRACK 31K1F31K3A31U, 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.



SITE LOCATION
1517 GILAMN RD
KENNEDALE, TX 76060

33735-1-1
SABRE Industries Inc
5750 E IH 20
Ft. Worth, TX 76119

A1376-31K01G
PRAUSE JEFFREY
1477 PRAUSE RD
CHINA SPRING, TX 76633

26654--1
JPS REAL ESTATE LLC
3200 HANDLEY EDERVILLE RD
RICHLAND HILLS, TX 76118

A1376-31K01G1
PRAUSE JEFFREY
1477 PRAUSE RD
CHINA SPRING, TX 76633

41090-2-5A
FRANK TED
1101 N BOWMAN SPRINGS RD
KENNEDEALE, TX 76060

A1376-31E
ONCOR ELECTRIC DELIVERY CO LLC
PO BOX 139100
DALLAS, TX 75313

A1376-31K01F
PRAUSE JEFFREY
1477 PRAUSE RD
CHINA SPRING, TX 76633

A1376-31K05
ONCOR ELECTRIC DELIVERY CO LLC
PO BOX 139100
DALLAS, TX 75313