

BOARD OF ADJUSTMENT AGENDA
REGULAR MEETING | JULY 13, 2023 AT 5:30 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. SWEARING IN OF SPEAKERS**
B. ITEMS FOR INDIVIDUAL CONSIDERATION

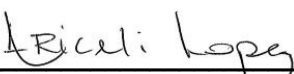
1. Approval of the minutes from the MAY 2, 2023 Regular Meeting

V. PUBLIC HEARING

- A. *CASE # BOA 23-04*** to receive comments and consider action on a request for a *Special Exception Use* by Scott Meek of Mansfield Sand & Select LLC, for the special exception use of *Outdoor Storage, Commercial and Industrial* as required BY Section 6.2 of the Unified Development Code for 1000 E Kennedale Parkway, block 1, lot 1, of the KEDC addition, City of Kennedale, Tarrant County, Texas.

CERTIFICATION

I DO HEREBY CERTIFY THAT THE JULY 13, 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.


ARICELI LOPEZ, 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: JULY 13, 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: JULY 13, 2023

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.B.

SUBJECT
ITEMS FOR INDIVIDUAL CONSIDERATION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JULY 13, 2023

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.B.1.

SUBJECT

Approval of the minutes from the MAY 2, 2023 Regular Meeting

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	5.2.23 BOA MINUTES DR final	5.2.23 BOA MINUTES DR final.docx
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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

6:00 pm Chairperson Thelma Kobeck called meeting 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

Present: Jessica Buchanan, Kelli Rod, Chair Thelma Kobeck, Pat Vader.

Absent: Azam Shaikh

Staff: Nathan Gonzales (Community Development Director), Ariceli Lopez (Board Sec.)

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.

Motion to approve: (1) Pat Vader, (2) Kelli Rod, motion passed unanimously.

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.

6:03 PM OPEN PUBLIC HEARING

6:05 PM STAFF REPORT: Nathan Gonzales

6:20 PM APPLICANT PRESENTATION: Jeff Prause

- Jessica Buchanan discussed the “Temporary time line.”
- Pat Vader discussed “impact the location and the effect of the residential water supply.”
- Kelli Rod discussed regulating 500 ft from residential structures.

MOTION TO APPROVE: (1) Pat Vader (2) Kelli Rod; Motion passed unanimously.

CONDITIONS:

- No mixing of concrete may occur on-site
- Special Exception Use granted for two years.
- TXDOT Southeast Connector Project use ONLY.

6:56 PUBLIC HEARING CLOSED- No comments received.

VI. ADJOURNMENT

MOTION TO ADJORN: (1) Kelli Rod; (2) Jessica Buchanan; Motion passed unanimously.

Chairperson Kobeck adjourned meeting at 6:57

APPROVED:

ATTEST:

Board Chair, Thelma Kobeck

Ariceli Lopez; Secretary

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STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JULY 13, 2023

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM V.A.

SUBJECT

1. **CASE # BOA 23-04** to receive comments and consider action on a request for a *Special Exception Use* by Scott Meek of Mansfield Sand & Select LLC, for the special exception use of *Outdoor Storage, Commercial and Industrial* as required BY Section 6.2 of the Unified Development Code for 1000 E Kennedale Parkway, block 1, lot 1, of the KEDC addition, City of Kennedale, Tarrant County, Texas.

ORIGINATED BY: Nathan Gonzales

SUMMARY

I. SUMMARY

BACKGROUND AND OVERVIEW	
Request	Special exception use to allow for <i>Outdoor storage- commercial and industrial</i>
Applicant	Scott Meek, Mansfield Sand & Select
Location	1000 E Kennedale Parkway, Kennedale, TX 76060
Surrounding Uses	Commercial, Industrial, Residential
Surrounding Zoning	I, CCOD, C-2, PD-ID
Future Land Use Plan Designation	Urban Village
Staff Recommendation	Deny

II. CURRENT STATUS OF THE PROPERTY

The property is currently a vacant milled asphalt lot and is zoned "I-Industrial District," with half of the property subject to the Commercial Corridor Overlay District (Business 287, UDC Section 8.2). The purpose of the Commercial Corridor Overlay District is to establish a consistent development pattern to enhance the visual image of the corridor and to maximize traffic safety. Land uses of the underlying zoning district are permitted, however, an *Outdoor Storage- Commercial and Industrial* land use is not permitted by right, but instead requires a *Special Exception Use* granted by the Board of Adjustment. There are no longer any buildings or accessory structures at this location as they were demolished years ago. The property is fenced with a chain link fence and barbed wire. The property has sat vacant for a number of years. If and when the property is redeveloped, building siting, landscape, and parking will need to meet the requirements of the Commercial Corridor Overlay District.

The applicant, Scott Meek, owns Mansfield Sand & Select, LLC, which is located in Mansfield, TX (See Exhibit A).

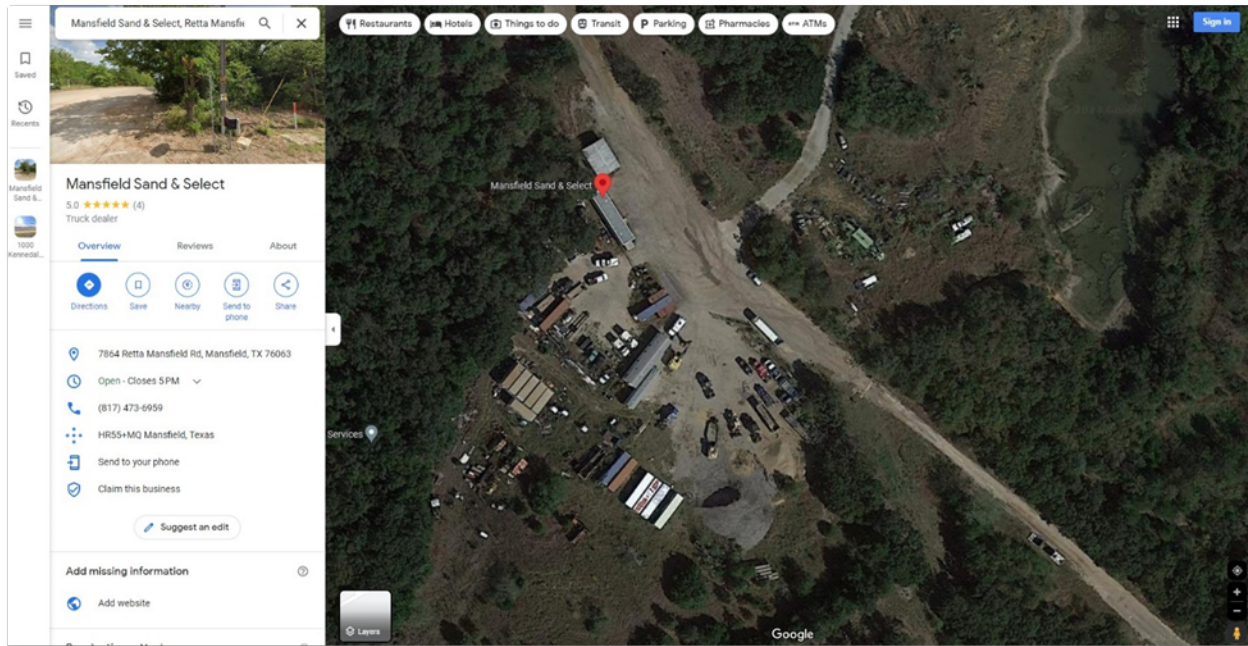


Exhibit A- Mansfield Sand & Select, 7864 Retta Mansfield, Rd, Tarrant County

The applicant is proposing to utilize the property to park commercial vehicles, for a fee, *and* to store industrial materials. It is presumed these materials would be sand and gravel, or those associated with the applicant's Mansfield Sand & Select business operation. At this time, the applicant has not proposed to build a parking facility or structure on-site to support the parking portion of this operation. The applicant has offered to screen both the parking and materials from view, if required. In determining the property land use classification for this proposal, staff reviewed two land use definitions noted in our Unified Development Code:

Outdoor storage- commercial and industrial: The outdoor placement of goods, such as building or construction materials, equipment, vehicles, trailers, and other supplies, for future use, production, storage, assembly, preservation, or disposal. (Requires Special Exception in I District)

Parking facility, public or commercial- A public or commercial parking lot or structure providing parking either for free or for a fee. Does not include a towing impound or storage facilities. (Permitted by right in I District)

Staff believes this use best meets the definition of *Outdoor storage- commercial and industrial* as the proposed use *includes* the storage of materials on-site.

III. SURROUNDING PROPERTIES & NEIGHBORHOOD

The property is surrounded by I-Industrial to the north, south, and west. To the east are properties zoned C-2 Commercial and PD-Industrial (See Exhibit B).



Exhibit B- 1000 E Kennedale Parkway

The Future Land Use Plan (FLUP) envisions an Urban Village in this hundred block of the city, with an adjacent Urban Corridor and a small portion devoted to light industrial land uses to the west and southwest (See Exhibit C)

Exhibit C- Future Land Use Plan

Kennedale's adopted Comprehensive Plans provides samples of types of development that should occur within Urban Villages. These include retail, multi-tenant offices, apartments, and restaurants to name a few. The Urban Corridor



includes restaurants, professional offices, retail, and service type offerings.

The FLUP has called for an extension of Little School Rd across Kennedale Parkway and connect to New Hope Rd. The planning and route study for this road extension is currently underway. City Council has recently approved a route study to be performed by Freese & Nichols, Inc. Tarrant County has also granted some funding to assist with the construction cost of the project. At this time, it is unclear which route the Little School Rd will extend to the south and how much right-of-way will need to be secured and/or extended on the both sides of Kennedale Parkway (See Exhibit D). The city plans to have a bond election later this fall for the construction of this road.

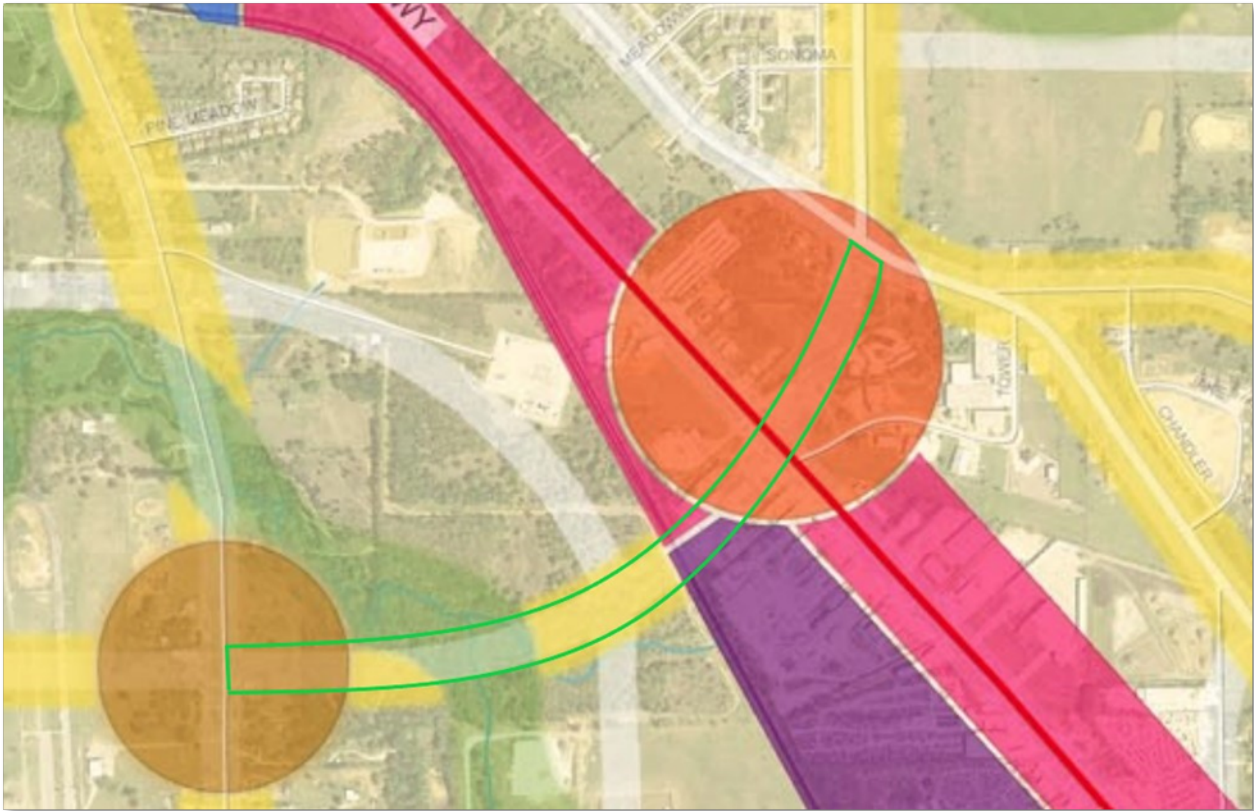


Exhibit D- FLUP Little School Rd Extension

STANDARDS FOR GRANTING A SPECIAL EXCEPTION

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

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

While the outdoor storage use does not appear to be detrimental or public health or morals in the general sense, staff believes this land use, at this location, will increase heavy commercial traffic in the area. During the public hearings of the recent moratorium the city put in place, Dunaway, a planning and consulting firm, noted existing traffic congestion on Business 287, among other thoroughfares in the city. According to Dunaway's letter, Kennedale has seen an increase in traffic accidents on major arterials by 23 percent. This is something Board of Adjustment should consider.

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

Outdoor storage of vehicles, equipment, and materials is currently present directly north and south of this location on the west side of E Kennedale Parkway. However, the adjacent properties have existing buildings, designated parking areas, and some solid fencing which helps screen most of outdoor storage of equipment and materials from view. Staff does not believe this use will substantially impair existing businesses or property.

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

As previously noted in the staff report, this proposed use would not be consistent with the Future Land Use Plan or Comprehensive Plan. Land use at this site certainly needs to be considered when construction of the Little School Rd extension begins as this area will serve as a new gateway into the western portion of Kennedale. Vehicle parking and material storage may impede the orderly development and improvement of this gateway, as the city would be faced with another caveat to navigate in addition to securing additional right-of-way.

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

The site has existing electric service. There does not appear to be any active water or sewer service. This site had previous building on-site so it is assumed utilize service taps are existing. These may need to be extended to support any future use, however, the applicant has not proposed any improvements to the site.

STANDARD 5- Have adequate measures been taken or will be taken to provide ingress and egress so

designed as to minimize traffic congestion in the public streets?

The site has a gate and driveway on the north run of the property. There is an existing driveway to the south along E Kennedale Parkway. Egress out of the site onto E Kennedale Parkway requires user to pull into the center lane to go north bound. Staff does not believe this standard has been met as it is unclear how traffic congestion will be minimized by the applicant. As this area develops, traffic studies would need to be performed. It is likely a traffic light at this new intersection would be installed sometime in future by TXDOT, however, nothing to date has been proposed.

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

No. According to the site plan provided by the applicant, parking is proposed in the rear of the property near the railroad tracks. Presumably, this would mean the front half off of E Kennedale Parkway would be reserved for material storage. This front half of the property is subject to the Commercial Corridor Overlay District which limits parking to a single-row along the parkway. Additionally, Section 11.25 of UDC limits outdoor storage, whether primary or accessory, to 33% of the lot. Solid fencing at least six feet in height is required. Landscaping requirements include trees planted along the property line and right-of-way, as well as one tree for every 20-parking spaces. The site plan provided does not indicate the number of proposed parking spaces, how customers will be served, or where material storage will be placed or screened. Staff does not believe this standard has been met.

RECOMMENDATION

Based on the staff's review of Standards 1, 3, 5, and 6, Staff recommends denial of this request at this time. Should the Board of Adjustment consider recommending approval of the *Special Exception Use* request, staff recommends the following conditions:

- (1) A traffic study be performed by the applicant and submitted for review and approval.
- (2) A revised site plan meeting all UDC requirements be submitted for review and approval.
- (3) A parking plan be submitted for review and approval.
- (4) Solid screening be provided as required.
- (5) Outdoor storage must be placed in the rear of the property, outside the limits of the Commercial Corridor Overlay District, not to exceed 8 feet in height
- (6) Outdoor storage use be limited to one year in duration. Applicant must reapply.

ATTACHMENTS

1.	BOA SPECIAL EXEMPTION 6.6.230001 Application	BOA SPECIAL EXEMPTION 6.6.230001 Application.pdf
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APPLICATION

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: Mansfield Sand & Select, LLC
 Applicant Address: P.O. Box 1608 Mansfield, TX 76063
 Applicant Phone: 817-473-6959 Applicant Email: Scott Meek@mansfieldsand.com
 Property Address: 1000 E. Kennedale Pkwy 817 825 1850
 Property Legal Description: KE DC Addition Block 1 LOT 1
 Special Exception Use Requested: Storage and Parking

Owner Information (If different than applicant)

Owner Name: Bulldog Integrated Group, LLC
 Owner Address: 3137 Horton rd. Forest Hill TX 76119
 Owner Phone: 817-205-7108 Owner Email: Barclay@waddellexc.com

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? N/A

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? N/A

☒ New Construction ☐ Addition ☐ Remodel

Site Improvements

Adequate water service in place? ☒ Yes ☐ No

Size of water line available: none needed

Adequate sewer service in place? ☒ Yes ☐ No

Size of sewer line available: none needed

Adequate drainage facilities in place? ☒ Yes ☐ No

Describe: rip rap outflow

Adequate access roads in place? ☒ Yes ☐ No

Describe: _____

Other necessary site improvements: _____

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: 89

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: _____

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

Planning and Development · City of Kennedale · 405 Municipal Dr. · Kennedale, TX 76063 · (817) 985-2133

**City of Kennedale
Board of Adjustment
Owner Affidavit**

Case # BOA _____
 Property Address: 1000 E. Kennedale Pkwy
 Legal Description: KEDC Addition Block 1 Lot 1
 Applicant Name: Mansfield Sand & Select, LLC
 Applicant Email: ScottMeek@MansfieldSand.com
 Type of Request: Special Exception

I, Barclay Waddell
Barclay Waddell, 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.

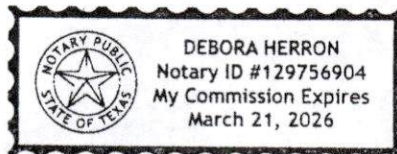
Owner Signature Barclay Waddell

Date 6-5-23

SWORN TO and Subscribed before me by Barclay Waddell

ON THIS 5th DAY OF June, 2023

Debra Herron
 Notary Public, Tarrant County, Texas



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 site plan?	☐ Yes ☐ No
Fee paid?	☐ Yes ☐ No
Sign _____	Date _____

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

June 5, 2023

To:
City of Kennedale
City of Kennedale Board of Adjustments

To whom it may concern,

We would like a special exception to operate a rental truck parking lot and industrial storage at 1000 E. Kennedale Parkway. This property currently has a milled asphalt surface and chain link fence.

The following statements are to address the cities six standards:

The parking lot will not be detrimental to the city, public health, safety, or general welfare. We believe the parking lot will complement the neighborhood and give independent small truckers a place to park other than on the side of the street.

We believe this will be good for the development of Little School Rd. we will not have any building or concrete because if the city took some of the right of way from the property owner for Little School Rd, with the tenants believe we could still operate, but with less space and income.

The E. Kennedale Parkway approach has been fenced off, eliminating potential traffic issues.

If Little School Rd is extended/constructed, we would need a new approach further away from E. Kennedale Parkway, and gate would need to be inset into the property space. We would assume the new approach and relocation of fence and it would be part of the new road construction provided by the city we the tenants would inset the gate.

The only other utility needed would be electric for future upgrades for lights and automatic gate. Overhead electric is already on the property.

The property now drains to the south east corner, draining through rip rap into the railroad bar ditch. We are not creating more drainage and will not be changing the existing drainage.

If the chain-link is an issue for this use, we could add mesh screen on the outside or use slats in the chain-link.

Sincerely,

Scott Meek



03839567

LITTLE SCHOOL RD

Kennedale

A 378

06239625

2084-352

Kennedale ISD

41563441

03839761

2084-348

IS/GI



IS/GS

342'

257' gate

176'

parking

180'

parking

336'

parking

354'

fence

03839567

LITTLE SCHOOL RD

Kennedale

A-378

06239625

2084-352

Kennedale ISD

41563441

03839761

2084-348

IS/GI



SITE POSTING 1000 E KENNEDALE PARKWAY



June 30, 2023

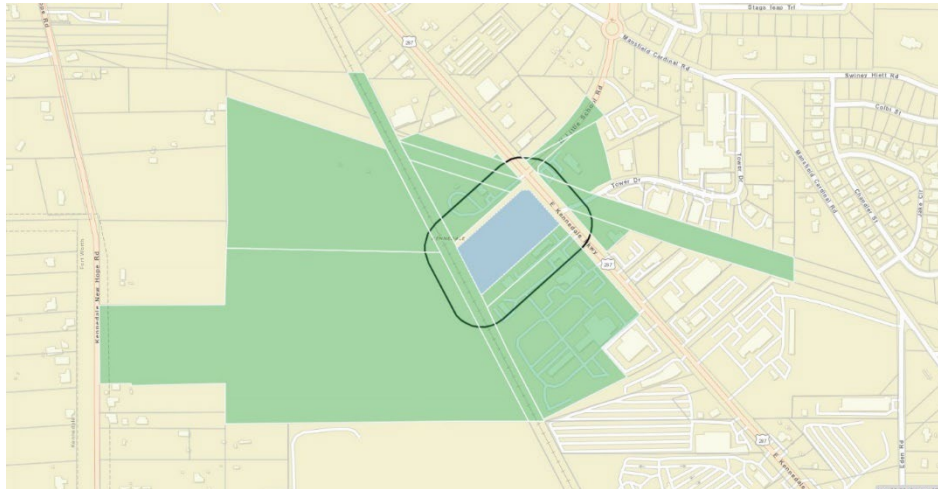
Legal Notice of Public Hearing

The Kennedale Board of Adjustment will hold a public hearing for the following case on **Thursday, July 13, 2023** at 5:30 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

CASE # BOA 23-04 to receive comments and consider action on a request for a *Special Exception Use* by Scott Meek of Mansfield Sand & Select LLC, for the Special Exception Use of *Outdoor Storage, Commercial and Industrial* as required BY Section 6.2 of the Unified Development Code for 1000 E Kennedale Parkway, Block 1, Lot 1, of the KEDC Addition, City of Kennedale, Tarrant County, Texas.

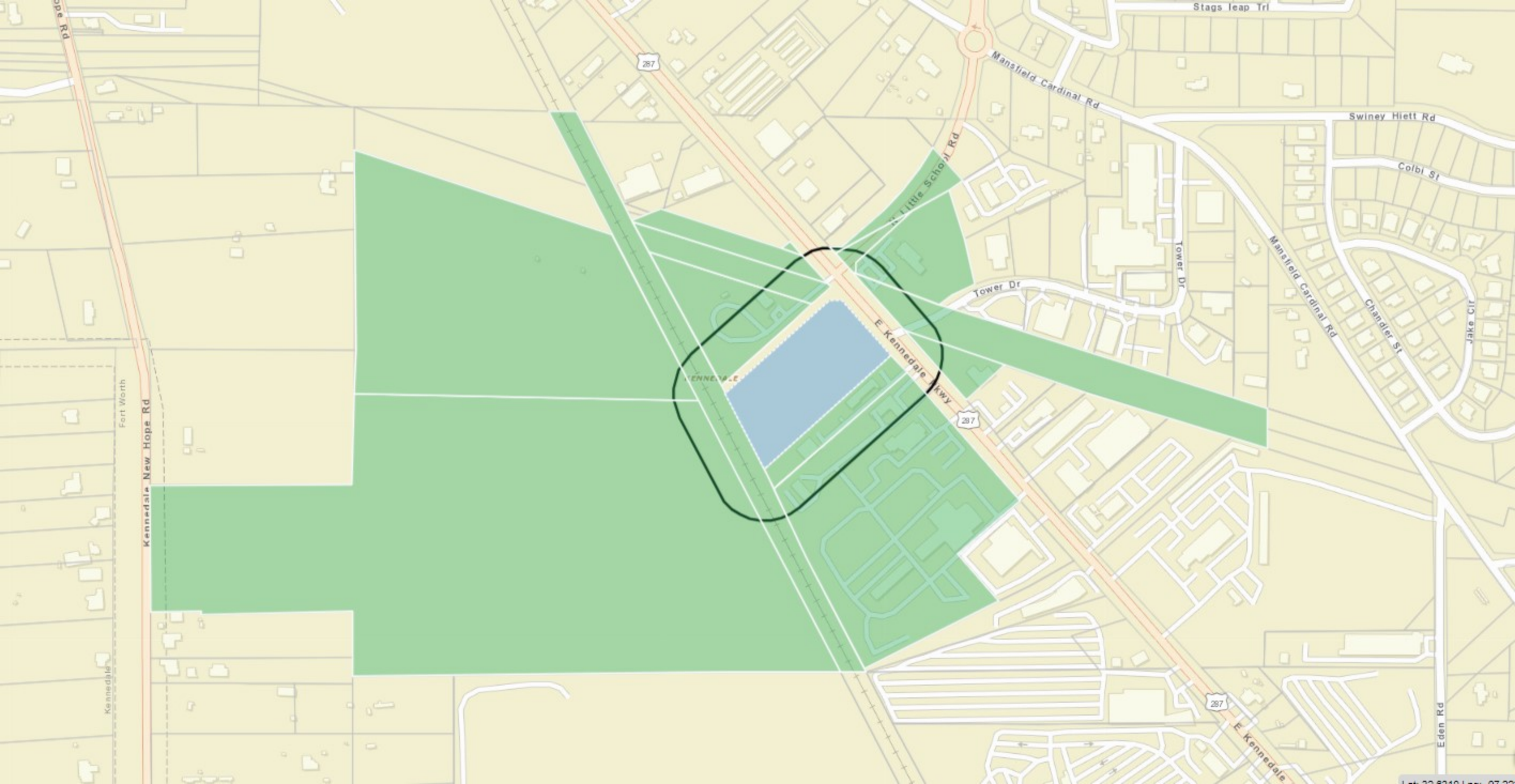
We are sending notification to those who own real property within 200 feet of the request in case they wish to attend the public hearings or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor 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 Nathan Gonzales at 817-985-2135 or ngonzales@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



39819-1-1
SPEED -CRETE CORPORATION
1150 E KENNEDALE PKWY
KENNEDEALE, TX 76060.0

A 378-1A02
ONCOR ELECTRIC DELIVERY CO LLC
PO BOX 139100
DALLAS, TX 75313

22165K-1-1
BULLDOG INTEGRATED GROUP LLC
PO BOX 15038
FORT WORTH, TX 76119

39819-1-1
CALLAHAN & FREEMAN INC
PO BOX 15577
FORT WORTH, TX 76119

39819-1-1
CALLAHAN & FREEMAN INC
PO BOX 15577
FORT WORTH, TX 76119

A 378-1FF
MATTHEW 7:24 LLC
5808 MYRA DR
MANSFIELD, TX 76063

A 378-1A03
FERRELLGAS LP
1 LIBERTY PLZ
LIBERTY, MO 64068

A 378-1W
HAYNIE HUBERT R
PO BOX 266
KENNEDEALE, TX 76060

22459-2-1
ONCOR ELECTRIC DELIVERY CO LLC
PO BOX 139100
DALLAS, TX 75313

A 378-1FF02
KENNEDEALE CITY OF
405 MUNICIPAL DR
KENNEDEALE, TX 76060

39819-1-1
CALLAHAN & FREEMAN INC
PO BOX 15577
FORT WORTH, TX 76119

A 378-1A03A
FERRELLGAS LP
1 LIBERTY PLZ
LIBERTY, MO 64068

A 378-1A03
FERRELLGAS LP
1 LIBERTY PLZ
LIBERTY, MO 64068

A 378-1A02A
ONCOR ELECTRIC DELIVERY CO LLC
PO BOX 139100
DALLAS, TX 75313

A 378-1W
HAYNIE HUBERT R
PO BOX 266
KENNEDEALE, TX 76060

A 378-1M
GBH INC
1004 E KENNEDALE PKWY
KENNEDEALE, TX 76060

A 378-1EE
HAWA INC
2109 LOST VALLEY DR
EULESS, TX 76039

A 378-1M
GBH INC
1004 E KENNEDALE PKWY
KENNEDEALE, TX 76060

A 378-2
SOUTHERN PACIFIC RR CO
1400 DOUGLAS STOP 1640 ST
OMAHA, NE 68179

A 378-1R02
KENNEDEALE CITY OF
405 MUNICIPAL DR
KENNEDEALE, TX 76060

A 378-1J
ONCOR ELECTRIC DELIVERY CO LLC
PO BOX 139100
DALLAS, TX 75313



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	440214	Print Legal Ad-IPL01299860 - IPL0129986		\$76.72	1	36 L

Attention: City Secretary

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 760602249

rericsen@cityofkenneale.com

NOTICE OF PUBLIC HEARING

THE KENNEDALE BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASE ON THURSDAY, JULY 13, 2023 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060:

CASE # BOA 23-04 TO RECEIVE COMMENTS AND CONSIDER ACTION ON A REQUEST FOR A SPECIAL EXCEPTION USE BY SCOTT MEEK OF MANSFIELD SAND & SELECT LLC, FOR THE SPECIAL EXCEPTION USE OF OUTDOOR STORAGE, COMMERCIAL AND INDUSTRIAL AS REQUIRED BY SECTION 6.2 OF THE UNIFIED DEVELOPMENT CODE FOR 1000 E KENNEDALE PARKWAY, BLOCK 1, LOT 1, OF THE KEDC ADDITION, 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 COMMUNITY DEVELOPMENT DEPARTMENT, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, PLEASE CALL (817) 985-2135.
IPL0129986
Jul 2 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:

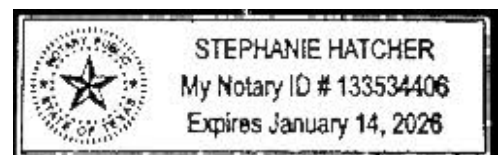
07/02/23

Stefani Beard

Sworn to and subscribed before me this 3rd day of July 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!

Jobs, Autos & Classifieds

JOBS.STAR-TELEGRAM.COM

CAR TALK

Look out! Head up displays are becoming more common

BY RAY MAGLIOZZI



Dear Car Talk: I used to own a 2000 or 2001 Pontiac GT something or other. The car had numerous issues over a short time; fuel gauge stopped working, oil pressure sending unit failed, heater stuck on hot. But the car did have one nice feature — a head up display for speed and other items. Since dashboard real estate is at a premium, why hasn't the head up display been embraced

THERE'S A SMALL PROJECTOR BUILT INTO THE TOP OF THE DASHBOARD, AND IT PROJECTS INFORMATION IN A WAY THAT MAKES THE INFO APPEAR AS IF IT'S FLOATING AT THE END OF YOUR HOOD. SO, YOU CAN SEE IT AT THE BOTTOM OF YOUR FIELD OF VISION AS YOU WATCH THE ROAD. IT ALLOWS YOU TO SEE KEY INFORMATION LIKE YOUR SPEED AND URGENT WARNINGS WITHOUT TAKING YOUR EYES OFF THE ROAD. MORE RECENT HEAD UP DISPLAYS HAVE EVEN MORE INFORMATION. YOU CAN SEE NAVIGATION DIRECTIONS, WHO'S CALLING WHEN YOU GET A PHONE CALL, THE SPEED LIMIT, AND MORE. SOME WORK WITH THE ELECTRONIC SAFETY EQUIPMENT TO SHOW YOU WHEN SOMEONE'S IN YOUR BLIND SPOT OR WHEN YOU'RE TOO CLOSE TO A CAR IN FRONT OF YOU.

by more automotive manufacturers? — Bob I guess you haven't driven the 2023 Pontiac something or other yet, Bob. Head up displays are becoming much more

common now. It's a great feature. There's a small projector built into the top of the dashboard, and it projects information in a way that makes the info appear as if

it's floating at the end of your hood. So, you can see it at the bottom of your field of vision as you watch the road. It allows you to see key information like your

speed and urgent warnings without taking your eyes off the road. More recent head up displays have even more information. You can see navigation directions,

who's calling when you get a phone call, the speed limit, and more. Some work with the electronic safety equipment to show you when someone's in your blind spot or when you're too close to a car in front of you. It's all great stuff. The more your eyes are on the road and not looking down, the safer you're going to be — until they start showing reruns of "Friends" on your windshield. Right now, we see head up displays in just about every high-end car we test drive. And we're starting to see them on mid-priced cars now, too. So before too long, they'll work their way down the market to Pontiac something or others, too. Got a question about cars? Write to Ray in care of King Features, 628 Virginia Drive, Orlando, FL 32803, or email by visiting the Car Talk website at www.cartalk.com. (c) 2023 by Ray Magliozzi and Doug Berman Distributed by King Features Syndicate, Inc.

Classified

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SELL YOUR STUFF FAST! 817.390.7400

VISA, MASTERCARD, DISCOVER, AMERICAN EXPRESS

Legals

CITY OF GRAND PRAIRIE
ADVERTISEMENT FOR PROPOSALS
Competitive Sealed Proposals will be received via www.planetbids.com until July 13, 2023 at 2:00 PM, and publicly opened and acknowledged via teleconference at that time for the procurement of the following:
RFP # 23163 – Golf Cart Fleet
Further information and specifications may be obtained at www.planetbids.com or from the Purchasing division at (972) 237-8045.
The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IPL0127391
Jun 18, Jul 2 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: 8500425 – Airfield and Landside Civil Design & Design Management
QUALIFICATIONS DUE DATE AND TIME: Thursday, August 3, 2023 @ 2:00 PM CST
MINORITY-WOMEN BUSINESS ENTERPRISE (M/WBE) GOAL: 35%
CONTACT: Contract Administrator, Cynthia Don 972-973-1867
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.
IPL0127853
Jun 21, 25, Jul 2 2023

CITY OF GRAND PRAIRIE
ADVERTISEMENT FOR PROPOSALS
Competitive Sealed Proposals will be received at 300 W. Main Street, Grand Prairie, Texas, and/or via www.planetbids.com until JULY 25, 2023, at 2:00 PM, and publicly via teleconference opened and acknowledged at that time for the procurement of the following:
RFP # 23114 – Disparity Study
Further information and specifications may be obtained at www.planetbids.com or from the Purchasing division at (972) 237-8262.
The City reserves the right to reject any or all bids and to waive formalities. The City also reserves the right to purchase these items through state-awarded contracts or other intergovernmental agreements when it is in the best interest of the City.
IPL0127914
Jun 25, Jul 2 2023

TO DO LIST GETTING A LITTLE LONG?

Let Classifieds Help Star-Telegram

NOTICE OF PUBLIC HEARING CITY COUNCIL AND PLANNING & ZONING COMMISSION CITY OF GRAPEVINE, TEXAS
Item No. 1
Notice is hereby given to all interested parties that the City Council and the Planning & Zoning Commission of the City of Grapevine, Texas, will conduct a Public Hearing on Tuesday, July 18, 2023 at 7:30 p.m., in the Council Chambers of City Hall, located at 200 South Main Street, Grapevine, Texas, to consider a request for a Final Plat of Lots 1-19, 20X & 21X, Block 1 and Lot 1, Block 2, Dove Station (Being a re-plat of Lots 1 & 2, Block 10, Parra Linda Estates, Section IV). The property is located at 3051 & 3091 Dove Road. For more information regarding this final plat, contact Cristin Turner with the City of Grapevine at (817) 410-3141. IPL0129838
Jul 2 2023

CITY OF GRAND PRAIRIE
ADVERTISEMENT FOR PROPOSALS
Competitive Sealed Proposals will be received at 300 W. Main Street, Grand Prairie, Texas, and/or via www.planetbids.com until August 3, 2023, at 2:00 PM, and publicly via teleconference opened and acknowledged at that time for the procurement of the following:
RFP # 23136 – Investment Advisory Services
Further information and specifications may be obtained at www.planetbids.com or from the Purchasing division at (972) 237-8262.
The City reserves the right to reject any or all bids and to waive formalities. The City also reserves the right to purchase these items through state-awarded contracts or other intergovernmental agreements when it is in the best interest of the City.
IPL0129840
Jul 2, 9 2023

Public Notice
In accordance with the U.S. Environmental Protection agency rule published as 40 CFR 403.8(f)(2)(vii) [rev.7/24/90], the following is a list of companies which discharge industrial wastewater into the Trinity River Authority sanitary sewer system. This company has significantly violated, during the past twelve months, pre-treatment requirements contained in regulations governing industrial wastes. The industry listed below have taken steps to achieve compliance with municipal and federal limitations.
StandardAero
2988 W. Walnut Hill Ln.
DFW Airport, TX 75261
IPL0129909
Jul 2 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: 7007421 – Fabrication and Installation of Signage of Facilities
BID DUE DATE AND TIME: Tuesday, August 08, 2023 @ 2:00 PM (Central Time)
MINORITY-WOMEN BUSINESS ENTERPRISE (M/WBE) GOAL: 25%
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.
IPL0129911
Jul 2, 9 2023

CLOSET GETTING TOO FULL?

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NOTICE OF PUBLIC HEARING
THE KENNEDALE BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASE ON THURSDAY, JULY 13, 2023 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060:
CASE # BOA 23-04 TO RECEIVE COMMENTS AND CONSIDER ACTION ON A REQUEST FOR A SPECIAL EXCEPTION USE BY SCOTT MEEK OF MANSFIELD SAND & SELECT LLC, FOR THE SPECIAL EXCEPTION USE OF OUTDOOR STORAGE, COMMERCIAL AND INDUSTRIAL AS REQUIRED BY SECTION 6.2 OF THE UNIFIED DEVELOPMENT CODE FOR 1000 E KENNEDALE PARKWAY, BLOCK 1, LOT 1, OF THE KEDC ADDITION, 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 COMMUNITY DEVELOPMENT DEPARTMENT, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, PLEASE CALL (817) 985-2135.
IPL0129896
Jul 2 2023

Request for Qualifications
Qualifications are being accepted by the City of Fort Worth for the provision of professional services for industrial hygiene, mold, and asbestos consultant services on an as-needed basis. Reference No. ENV 23-02: AMIHS
Qualifications documents, addenda, and specifications may be obtained from the City of Fort Worth Web site at <http://www.fortworthgov.org/purchasing/> in portable document format (PDF), or may be viewed at the Environmental Quality Division office at 908 Monroe Street, 7 th Floor, Fort Worth, Texas 76102, during normal business hours. Contact Roger Grantham, at 817-392-8592 or email Roger.Grantham@fortworthtexas.gov for assistance.
A Pre-Qualifications Conference will be held from 10 a.m. to 12:00 p.m., Tuesday, July 11, 2023 via Microsoft Teams. Each provider that intends to submit a qualifications package must e-mail Mr. Roger Grantham with a notification of intent to submit, in order to receive the Microsoft Teams invitation. Each Provider must submit one (1) electronic copy of the entire Proposal package on a "flash or thumb" drive to the City. No hardcopies will be accepted.
The qualifications package must include all items to complete the project or the entire proposal may be considered non-responsive and rejected. In case of ambiguity or lack of clarity, the City reserves the right to adopt the most advantageous construction thereof to the City or to reject the qualifications package.
Qualification Packages (electronic thumb-drive only) must be submitted in a sealed envelope, addressed to the City of Fort Worth Purchasing Division, 200 Texas Street, Fort Worth, Texas 76102.
The Proposal Packages must be received by the Purchasing Division no later than 1:30 p.m. on Thursday, July 27, 2023.
The project number must be clearly marked on the envelope and the statement "QUALIFICATION DOCUMENTS ENCLOSED, DELIVER TO PURCHASING DIVISION ONLY BEFORE 1:30 p.m. on Thursday, July 27, 2023" placed in the lower left-hand corner of the envelope in which the documents are delivered. If the documents are placed in an envelope that is contained inside another envelope, the statement shall be placed on the outermost envelope.
IPL0126553
Jun 18, 25, Jul 2 2023

SELL IT NOW

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Legals

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: 8500426 – Landside Civil Design and Design Management
QUALIFICATIONS DUE DATE AND TIME: Tuesday, August 8, 2023 @ 2:00 PM CST
MINORITY-WOMEN BUSINESS ENTERPRISE (M/WBE) GOAL: 35%
CONTACT: Contract Administrator, Kim Worley 972-973-1896
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: 9500834 – Terminal F Concourse and Skylink Station
QUALIFICATIONS DUE DATE AND TIME: Friday, August 4, 2023 @ 2:00 PM CST
MINORITY-WOMEN BUSINESS ENTERPRISE (M/WBE) GOAL: Design - 25%, Construction - 25%
CONTACT: Contract Administrator, Amanda Ortiz 972-973-1839
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.
IPL0128731
Jun 25, Jul 2 2023

ADVERTISEMENT FOR BIDS
Sealed bids will be received via www.planetbids.com until JULY 14, 2023 at 2:00 PM, and publicly opened and read via teleconference for the purchase of the following:
RFB # 23169 – RUTHE JACKSON CENTER GARDEN, LANDSCAPE AND IRRIGATION REPLACEMENT
A Pre-Bid meeting will be held at Ruthe Jackson Center 3113 S. Carrier Parkway, Grand Prairie, TX 75052 on Thursday, June 29, 2023 @ 2:00 p.m. Further information and specifications may be obtained at www.planetbids.com or from the Purchasing division at (972) 237-8045.
The city reserves the right to reject any or all bids and to waive formalities. The city also reserves the right to purchase these items through state awarded contracts or other intergovernmental agreements when it is in the best interest of the city.
IPL0128727
Jun 25, Jul 2 2023

NOTICE TO BIDDERS

Sealed Bids addressed to:
Jerry Lewandowski, Director of Purchasing & Risk Management
Bid No. 23-016
City of Hurst
1505 Precinct Line Road
Hurst, Texas 76054
will be received at the office of the City's Risk/Purchasing Managers office at City Hall until 2:00 PM., Wednesday, July 19, 2023 and then publicly opened and read aloud, for furnishing all tools, labor, material and equipment and performing all work required for the construction of:
Traffic Signal Improvements on Precinct Line Rd at Redbud Dr, Project No. 6423-101
Bids may be submitted by either of the two following methods:
For electronic bids go to <http://www.hursttx.gov/> and click on "ABOUT US" click on "DEPARTMENTS" Click on "PURCHASING" click on "Vendor Resource and Registration" click on "Bidding Vendors Registration" and follow instructions. Bids can also be mailed or delivered to the City at the address above. For any questions concerning bidding process please contact Jerry Lewandowski, Director of Purchasing and Risk Management, at 817-788-7018
Submitted bids must be in sealed envelopes upon the blank form of proposal furnished and envelopes shall be marked in the upper left hand corner with project title and bid opening date and time.
All proposals shall be accompanied by a bid bond from a corporate surety (with the appropriate "Powers of Attorney") or by a cashier's or certified check upon a national or state bank in the amount of five percent (5%) of the total maximum bid, as a guarantee that bidder will enter into a contract and execute performance, payment and maintenance bonds within ten (10) days after notice of award of contract to him.
All bidders will be required to comply with provision 5159a of the "Vernon's Annotated Civil Statutes" of the State of Texas with respect to the payment of prevailing wage rates.
The successful bidder must furnish performance bond, payment bond, and maintenance bond (with the appropriate "Powers of Attorney") in the amount of one hundred percent (100%) of the contract price from an approved surety company holding a permit from the State of Texas to act as surety of other surety or sureties acceptable to the City of Hurst. The maintenance bond shall be in effect for a period of two (2) years after final acceptance of the work. The surety company must be treasury listed. Note that at Owner's discretion performance, payment and maintenance bonds may not be required on contracts less than \$25,000.00.
Plans, specifications and bidding documents may be secured from the office of the Director of Public Works. You may also obtain electronic copies of Plans and Specifications by going to <http://www.hursttx.gov/> and click on "ABOUT US" click on "DEPARTMENTS" Click on "PURCHASING" click on "Vendor Resource and Registration" click on "Bidding Vendors Registration" and follow instructions to register.
The right is reserved, as to the interest of the City of Hurst may require, to reject any and all bids, and to waive any informality in bids received.
Executive Director of Public Works
Gregory Dickens, P.E.
IPL0128872
Jul 2, 9 2023

RUNNING OUT OF TIME FOR YOUR TO DO LIST?

Let Classifieds Help Star-Telegram

Legals

City of River Oaks
ORDINANCE # 1379-2023
AN ORDINANCE AMENDING CHAPTER 12 "TRAFFIC AND VEHICLES" SPECIFICALLY IN ARTICLE 12.05 "STOPPING, STANDING AND PARKING" UNDER SECTION 12.05.013 "SPECIAL TIME LIMIT NO PARKING ZONES" OF THE RIVER OAKS CODE OF ORDINANCES (2020) BY ADDING SUBSECTION (f) "700 SPRINGER AVE." ESTABLISHING A TIME-LIMIT NO PARKING ZONE ONLY ON SCHOOL DAYS FROM 7:00 A.M. TO 4:00 P.M. ON THE EAST SIDE OF SPRINGER AVENUE FROM ITS INTERSECTION WITH BARBARA ROAD NORTHWARD ON SPRINGER AVENUE 60-FEET; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.
NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIVER OAKS:
PENALTY
Whenever in this code or in any ordinance of the city an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in such code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, and no specific penalty is provided therefor, the violation of any such provision of this code or any such ordinance shall be punished by a fine of not exceeding five hundred dollars (\$500.00). However, a fine or penalty for the violation of a rule, ordinance or police regulation that governs fire safety, zoning or public health and sanitation other than dumping of refuse may not exceed two thousand dollars (\$2,000.00); a fine or penalty for the violation of a rule, ordinance, or police regulation that governs the dumping of refuse may not exceed four thousand dollars (\$4,000.00). Provided, however, that no penalty shall be greater or less than the penalty provided for the same or a similar offense under the laws of the state. Each day any violation of this code or of any ordinance shall continue shall constitute a separate offense. In the event that any such violation is designated as a nuisance under the provisions of this code, such nuisance may be summarily abated by the city. In addition to the penalty prescribed above, the city may pursue other remedies such as abatement of nuisances, injunctive relief and revocation of licenses or permits.
SAVINGS
All rights and remedies of the City of River Oaks are expressly saved as to any and all violations of the provisions of the City of River Oaks Code of Ordinances (2006) or any other ordinances affecting Traffic Control Devices or Stopping, Standing and Parking which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.
PUBLICATION
The City Secretary of the City of River Oaks is hereby directed to publish in the official newspaper the caption, savings clause, penalty clause, publication clause and effective date clause of this ordinance one (1) time after the adoption of this ordinance as authorized by Chapter 5, Section 5.02(c) of the Charter of the City of River Oaks.
EFFECTIVE DATE
This Ordinance shall be in full force and effect after its passage and publication as required by law, and it is so ordained.
PASSED AND APPROVED THIS 13TH DAY OF JUNE 2023.
Mayor Darren Houk
ATTEST: Paula Luck, City Secretary
IPL0129864
Jul 2 2023

STAR-TELEGRAM.COM



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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

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE TX 760602249

MEMO INVOICE	
Order No.:	440214
Memo Date:	07/03/2023
Bill-To Account:	19300

Dates	Order No.	Description	Product	Size	Billed Units	Times Run	Net Amount
07/02/2023 - 07/02/2023	440214	Print Legal Ad-IPL01299860 IPL0129986	FTW-Star-Telegram Legal Legals & Public Notices CLS	1 x 36 L	36 L	1	\$76.72

Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

*** MEMO INVOICE ***

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE TX 760602249

MEMO INVOICE	
Order No.:	440214
Account No.:	19300
Account Name:	CITY OF KENNEDALE
Order Amount:	\$76.72

Email questions to ssccreditandcollections@mcclatchy.com

McClatchy Company LLC
PO Box 510150
Livonia MI 48151

KENNEDALE COMPREHENSIVE PLAN UPDATE

FUTURE LAND USE PLAN

CATEGORIES

- Town Center 
- Downtown Village 
- Urban Village 
- Urban Corridor 
- Neighborhood Village 
- Neighborhood Corridor 
- Neighborhoods 
- Employment Center 
- Light Industrial District 
- Park & Open Space 
- Conservation Overlay 
- Potential Commuter Train or
Park & Ride Station 
- Schools 

A comprehensive plan shall not
constitute zoning regulations or
establish zoning district boundaries.

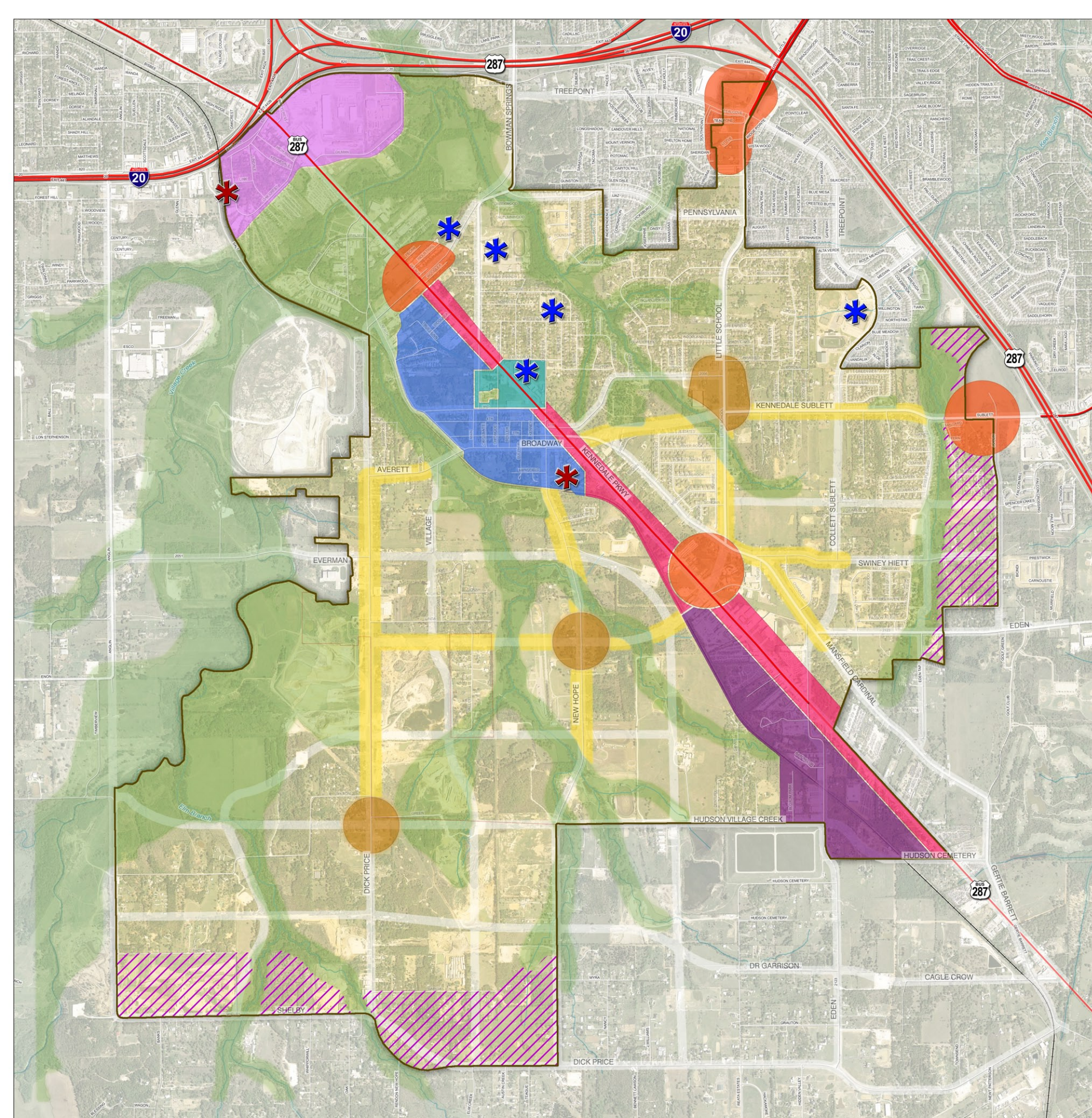
0 1,000 2,000 4,000 Feet



March 8, 2012



KENNEDALE
You're Here, Your Home





Dunaway No. 7618.001

January 11, 2023

Darrell Hull
City of Kennedale
405 Municipal Dr.
Kennedale, TX 76060

Reference: Written Findings Summary in Support of Moratorium

Dear Mr. Hull and the City of Kennedale:

Justification for Moratorium / Significant Need For Other Public Facilities (Section 212.1351)

The City of Kennedale has been impacted by the amount of new housing and multi-family growth over the past three years. The City encapsulates a 6.59 square mile area with an estimated population of 8,530. The city's last update to the future land use plan as part of the Comprehensive Planning process was completed in 2012. In the intervening ten years, the land use plan and subsequent Unified Development Code (UDC) have not directed growth in the community in synchronization with the ability of the city to provide adequate public facilities and services based on the increase of population growth from the new development.

In the last three years, the City of Kennedale has seen two multifamily development projects constituting 382 multifamily residential units and 423 single-family and townhome residential units. According to the American Community Survey of the US Bureau of Census, Kennedale has an average of 2.76 persons per household. The combined amount of units have had the impact of an additional increase in the population of 2,222 residents. This represents a 26% increase of the population in Kennedale over the observed population. With additional land being available and within the high-density areas as identified in the plan and within a zoning ordinance that is no longer relevant to the existing market, the projected amount of growth will result in overcapacity of municipal infrastructure or be detrimental to the health, safety, and welfare of the residents of Kennedale.

The existing UDC permits the construction of multifamily development by right in designated zoning districts. Development of the currently zoned areas with the designation of "urban villages" would significantly alter the character of those areas and impose a need for additional infrastructure, including fire protection, wastewater serves, improved road networks, police protection, and water service and drainage, and the failure to provide those public facilities would result in an

overcapacity of existing public facilities and would be detrimental to the health, safety, and welfare of the residents of Kennedale.

There are existing congested corridors that operate at high volumes. On the primary arterial highway on W. Kennedale Parkway (Business 287) through the City, the Average Daily Traffic (ADT) observed by the Texas Department of Transportation was 23,575, just south of Village Creek. On approach to the intersection with Interstate 20, the traffic density increases to 24,486.

Kennedale – Sublet Road, an east-west, two-lane connector through the community linking multiple subdivisions and multifamily developments has average daily traffic measured between 4,600 and 8,010 trips from west to east on its sections. Little School Road, a north-south arterial has ADT measured between 5,316 and 6,114.

The number of annual traffic accidents is important because it illustrates the impact of traffic operational issues within the city. The number of total accidents in the community has increased on full annual counts on major arterials by 23% from 2018 to 2021.

Additional residential development will impact traffic flow and street operations. The City needs time to evaluate how and to what extent development will impact the road network and how and to what extent zoning will affect future growth.

Utilities

The City of Kennedale entered into an agreement with the City of Arlington in 2021 in order to manage Kennedale's water and wastewater systems. While the services are provided to manage Kennedale's systems, upgrades to the system to handle the amount of development growth are not in alignment.

The City has undertaken to have the Future Land Use Section and Map of the Comprehensive Plan and land use regulations in the UDC reevaluated to study the issues arising from current zoning and development regulations including multifamily development regulations. This analysis will be a citywide effort to understand how the Future Land Use Map may be changed based on current development needs and policies of the City and to more adequately reflect the availability of funding for emergency services and public infrastructure.

The moratorium enables the City to focus the City's development needs, modify the City's comprehensive plan and make appropriate changes to all land use regulations to ensure Kennedale is fiscally sustainable and environmentally resilient moving forward. The study and modifications to the plan and UDC are scheduled to be completed within one year.

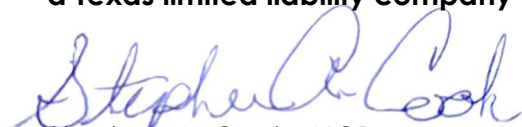
Written Findings Summary in Support of Moratorium

July 26, 2022

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Sincerely,

DUNAWAY ASSOCIATES, LLC
a Texas limited liability company



Stephen A. Cook, AICP
Senior Planner