

BOARD OF ADJUSTMENT AGENDA
REGULAR MEETING | JANUARY 9, 2024 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. REGULAR SESSION

A. SWEARING IN OF SPEAKERS

B. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of the minutes from the November 28, 2023, Regular Meeting.

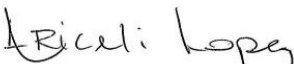
III. PUBLIC HEARING

- A. BOA CASE #24-01 Receive public comments and consider action on a request for Special Exemption Use by Mohamed Nazeef Malikzada, for Special Exemption Use of "parking facility, public or commercial" as required by Section 6.2 of the Kennedale Unified Development Code, located at 1601 Gilman Rd., of the Moore, T.W. Addition, Lot 2, City of Kennedale, Tarrant County, Texas.

IV. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE JANUARY 9, 2024 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: JANUARY 9, 2024

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM II.B.

SUBJECT
ITEMS FOR INDIVIDUAL CONSIDERATION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JANUARY 9, 2024

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

SUBJECT

Approval of the minutes from the November 28, 2023, Regular Meeting.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Minutes unsigned (35)	Minutes unsigned (35).pdf
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BOARD OF ADJUSTMENT MINUTES
REGULAR MEETING | NOVEMBER 28, 2023 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

Chairman Kobeck called the meeting to order at 6:00pm.

A. ROLL CALL

PRESENT: Thelma Kobeck, Pat Vader, Kelli Rod, Jessica Buchanan, Ted Krum; **ABSENT: NONE** ;
STAFF: Director of Planning and Economic Development Nathan Gonzales, Board Secretary Ariceli Lopez

B. SWEARING IN OF SPEAKERS

There were no speakers.

II. REGULAR SESSION

A. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consideration for the approval for minutes from the AUGUST 8, 2023 Regular Meeting.

Motion Approve. **Action** Approve Consideration for the approval for minutes from the AUGUST 8, 2023 Regular Meeting., **Moved By** Pat Vader, **Seconded By** Jessica Buchanan. **Motion passed unanimously.**

III. PUBLIC HEARING

A. **BOA CASE #23-07** To receive comments and consider action on a request for a *Special Exception Use* by Ammar Elhamad of RPA Plastics, for the special exception use of *manufacturing, processing and packaging-light* as required BY Section 4.2 of the Unified Development Code for 404 E Kennedale Parkway, Boaz, CA Subd of J.B. Renfro, Block Lot 33r2, City of Kennedale, Tarrant County, Texas.

Community Development and Planning Director Nathan Gonzales discussed the staff report and was available to answer questions from the Board.

Motion Approve. **Action** Approve **BOA CASE #23-07** To receive comments and consider action on a request for a *Special Exception Use* by Ammar Elhamad of RPA Plastics, for the special exception use of *manufacturing, processing and packaging-light* as required BY Section 4.2 of the Unified Development Code for 404 E Kennedale Parkway, Boaz, CA Subd of J.B. Renfro, Block Lot 33r2, City of Kennedale, Tarrant County, Texas., **Moved By** Pat Vader, **Seconded By** Kelli Rod. **Motion passed unanimously.**

IV. ADJOURNMENT

Motion Adjourn. **Action** Adjourn ADJOURNMENT, **Moved By** Kelli Rod, **Seconded By** Ted Krum. **Motion passed unanimously**

Chairperson Thelma Kobeck adjourned the meeting at 5:59 p.m.

APPROVED:

ATTEST:

BOARD CHAIR THELMA KOBECK

BOARD SECRETARY ARICELI LOPEZ

MEETING DATE: JANUARY 9, 2024

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.A.

SUBJECT

BOA CASE #24-01 Receive public comments and consider action on a request for Special Exemption Use by Mohamed Nazeef Malikzada, for Special Exemption Use of "parking facility, public or commercial" as required by Section 6.2 of the Kennedale Unified Development Code, located at 1601 Gilman Rd., of the Moore, T.W. Addition, Lot 2, City of Kennedale, Tarrant County, Texas.

ORIGINATED BY NATHAN GONZALES

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Special Exception for Parking Facility, Public or Commercial
Applicant	Mohammed Nazeef Malikzada, Glider Express Inc.
Location	1601 Gilman Rd
Surrounding Uses	Industrial, Salvage, Vacant Land
Surrounding Zoning	I, C2, C1, CCOD
Future Land Use Designation	Employment Center
Staff Recommendation	Approve with Conditions

CURRENT STATUS OF THE PROPERTY

The subject property is currently a vacant lot surrounded by the fence. The lot sits at the corner of Gilman Rd and W Kennedale Parkway. Access to the lot is provided off of Gilman Rd. There is no access provided off of the W Kennedale Parkway (See Exhibit A). A majority of this lot is located in floodplain, with exception of a small piece at the northwest corner. This property is currently zoned C2, with the western half of the lot located within the Commercial Corridor Overlay District (CCOD).

The applicant has submitted civil plans for a commercial truck wash at the location. These are currently in review. The project has stalled, however, due to sewer connectivity. The project requires a sewer connection to be made into a sewer main owned by the City of Fort Worth which runs through the property. The current interlocal agreement (ILA) between the City of Kennedale and the City of Fort Worth does not include the subject property in its service area, however, this ILA will need to be revised and approved by both cities. Steps to begin this process have begun, however, this may take a significant amount of time to complete, assuming the City of Fort Worth is agreeable. Should this sewer connection not be allowed, the applicant is considering building a commercial building at this location instead which could be serviced by a septic system of an appropriate size. In the interim, the applicant requests permission to utilize the lot for the parking of his commercial trucks. The applicant anticipates parking about 50 trucks at the subject property.

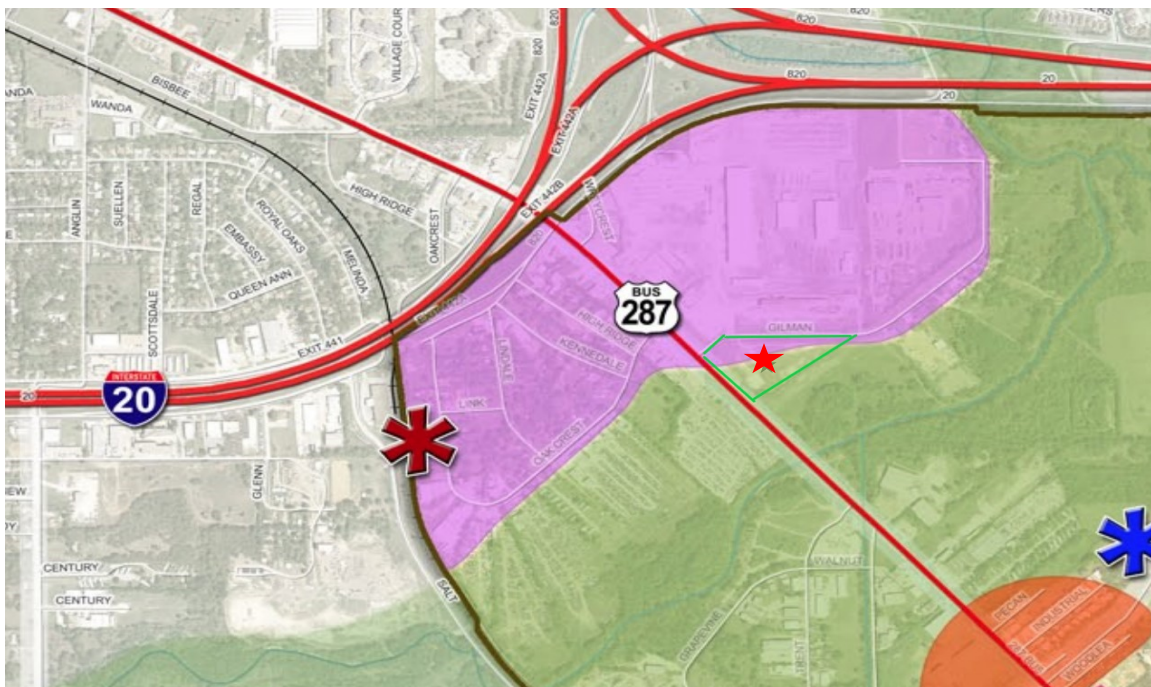


Exhibit A- 1601 Gilman Rd

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Located north of the subject property is Sabre Industries and AZZ Galvanizing. Both parcels are zoned I-Industrial. To the east is a second vacant lot (1529 Gilman Rd) zoned C2 which also owned by the applicant. The applicant recently took steps to voluntarily have a homeless encampment cleared and removed. This encampment had been in existence in the area for a considerable amount of time. As a result, the community has seen a decrease in this type of activity in the area. Further east are two parcels, both zoned I-Industrial, one of which the Board of Adjustment approved a Special Exception Request for outdoor storage of dry materials to support a dry mobile batch operation (1517 Gilman Rd). West of the subject location, across Kennedale Parkway, is Apache Salvage.

The current adopted Comprehensive Plan and Future Land Use Plan envisions this northern gateway of the city to be an Employment Center and Park & Open Space. The subject property falls within both of these two future land use designations (See Exhibit B).



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?

No. Staff does not have cause to believe the requested special exception use will endanger public health, safety, morals, or general welfare of the community.

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?

No. Staff has found the surrounding industrial and commercial uses to be compatible with the requested special exception use. Had the sewer connectivity issue not have come to light, the truck wash would perhaps already be under construction. This vehicle wash use is permitted by right in the C2 zoning district. Commercial trucks would be present at this location in either the proposed truck wash operation or subsequent commercial shop to be built. In light of this, staff would support the temporary use of a parking facility at this location.

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?

No. If approved on a limited basis, the special exception use would activate the site for commercial use and help jumpstart development.

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)

No. While access is present on Gilman Rd, a proper drive approach would need to be installed under permit. Water service is present, however, as discussed, sewer is not. Water and sewer would not be required for a parking facility. Additionally, a floodplain development permit would be required as a majority of the subject property falls within the floodplain. Any fill or gravel brought to level the lot would need to be approved by the city engineer.

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?

Staff does not anticipate any traffic congestion greater than what the proposed truck wash would generate at this location. Again, this truck wash use is already permitted by right in the zoning district. Any unforeseen or unanticipated traffic issues that occur would serve as a basis to approach TXDOT with a request to add a traffic light at Gilman Rd and Kennedale Parkway.

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?

At the present time, the lot is vacant. Any proposed parking would need to be done in accordance with the Unified Development Code (UDC) and the Commercial Corridor Overlay District. The UDC requires parking surfaces to be asphalt, concrete, or similar material which does not create dust. There are a variety of seal coats on the market which may be used on aggregate material to help mitigate dust. The applicant is considering using a compacted flex-base material. Staff has spoken to the applicant about the UDC requirements. Further review will be made upon submission.

RECOMMENDATION

Staff recommends approval with following conditions:

- The *parking facility, public or commercial* use be limited to one (1) year as a primary use at the subject location.
- Parking be limited to the existing fenced-in area.
- Approval of material brought-in and used be required by the city engineer prior to use.

ATTACHMENTS

1.	1601 Gilman BOA Application	1601 Gilman BOA Application.pdf
2.	Site Photo	Site Photo.pdf
3.	Notice of Public Hearing Star Telegram Confirmation	Notice of Public Hearing Star Telegram Confirmation.pdf
4.	Mailing List	Mailing List.pdf
5.	Mailing Notice for 1601 Gilman	Mailing Notice for 1601 Gilman.docx

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: Mohammad Nazeef Malikzada

Applicant Address: 2305 Blanco CT Arlington, TX 76001

Applicant Phone: 682-240-9754 Applicant Email: Info@gliderxpress.com

Property Address: 1601 Gilman Rd Kennedale, TX 76140

Property Legal Description: MOORE, T.W. ADDITION Lot 2

Special Exception Use Requested: Commercial Truck Parking

Owner Information (If different than applicant)

Owner Name: _____

Owner Address: _____

Owner Phone: _____ Owner Email: _____

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? _____

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: Huge Gate Entrance/Exit at Northside of the property from Glilman Rd

Other necessary site improvements: _____

Ingress and Egress

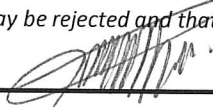
Drive approach width is adequate? ☒ Yes ☐ No

Drive/parking are sufficient to prevent/minimize stacking/congestion in public streets? ☒ Yes ☐ No

Number of parking spaces provided: 100

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: 11/29/23

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: 1601 Gilman Rd Kennedale, TX 76140

Legal Description: MOORE, T.W. ADDITION Lot 2

Applicant Name: MOHAMMAD NAZEEF MALIKZADA

Applicant Email: Info@gliderxpress.com

Type of Request: Request for commercial vehicle parking.

I, _____, 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

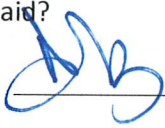
Date

SWORN TO and Subscribed before me by _____

ON THIS _____ DAY OF _____, 20 _____

Notary Public, Tarrant County, Texas

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 <u>12/20/23</u>

STATEMENT

To the city of Kennedale:

I, Mohammad Nazeef Malikzada, owner of the property located at 1601 Gilman Rd Kennedale, TX 76140 (legal description: MOORE, T.W. ADDITION Lot 2). I am writing to request for a temporary permit to make this property a parking lot for my commercial trucks. As I am working on getting the permit to build a building for commercial trucks' automotive repair in this property, I need to start using a portion of the land for parking our vehicles now.

This establishment will not endanger the public health, safety, morals, and general welfare.

This establishment will not diminish the uses, values, and the enjoyment of other property in the neighborhood.

This establishment will not significantly impede the normal and orderly development of the surrounding property.

The property already has an access road and a drainage system.

As mentioned earlier, we are working on getting the permit for constructing a building with which sewage systems and everything else will be further improved.

The property already has a huge gate that can be used for both ingress and egress until we build the planned building with which we will add specific entry and exit at the property.

The use of the property as a parking lot for commercial trucks conforms to all regulations of the district because it is in a commercial zone surrounded by similar companies and establishments.

I kindly request The City of Kennedale to grant me this permit so I can start using my property for my business and park my commercial vehicles as temporary.

Please don't hesitate to contact me if you have any questions.

Sincerely,

Mohammad Nazeef Malikzada

 11/29/2023

Direct Line: 682-240-9754

Address: 2501 Parkview Dr Ste 221
Fort worth, TX 76102

Email: Info@gliderxpress.com

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.

**CITY OF
KENNEDALE
SPECIAL
EXCEPTION IS
REQUESTED
FOR THIS SITE**

**FOR INFORMATION CALL:
817-985-2135**





The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
19300	502665	Print Legal Ad-IPL01528150 - IPL0152815		\$69.16	1	35 L

Attention: Raeanne Byington

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 760602249

citysecretary@cityofkenneledale.com

CITY OF KENNEDALE NOTICE OF PUBLIC HEARING

THE KENNEDALE BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASE ON TUESDAY, JANUARY 9, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060:

BOA CASE #24-01 TO RECEIVE COMMENTS AND CONSIDER ACTION ON A REQUEST FOR A SPECIAL EXCEPTION USE BY MOHAMMAD NAZEEF MALIKZADA, FOR THE SPECIAL EXCEPTION USE OF "PARKING FACILITY, PUBLIC OR COMMERCIAL," AS REQUIRED BY SECTION 6.2 OF THE KENNEDALE UNIFIED DEVELOPMENT CODE, LOCATED AT 1601 GILMAN RD, OF THE MOORE, T.W. ADDITION, LOT 2, 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.

IPL0152815
Dec 21 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:

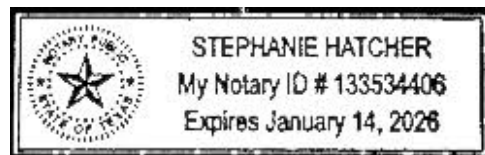
12/21/23

Stefani Beard

Sworn to and subscribed before me this 3rd day of January in the year of 2024

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!

30390-10-6A
APACHE IRON METAL
5500 MANSFIELD HWY
FORT WORTH, TX 76140

A1376-31K01L
TOMMY MOORE LTD
5901 BAY CLUB DR
ARLINGTON, TX 76013

13400-1-2R
AZZ ACQUISITION SUB LLC
3100 W 7TH ST STE 500
FORT WORTH, TX 76107

13400-1-1R1A-10
Sabre Industries
PO BOX 8597
FORT WORTH, TX, TX 76124

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

30390-10-6A
APACHE IRON METAL
5500 MANSFIELD HWY
FORT WORTH, TX 76140

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

30390-10-6A
APACHE IRON METAL
5500 MANSFIELD HWY
FORT WORTH, TX 76140

26654--2
TOMMY MOORE LTD
5901 BAY CLUB DR
ARLINGTON, TX 76013

A1376-31K01H
TOMMY MOORE LTD
5901 BAY CLUB DR
ARLINGTON, TX 76013

13400-1-2R
AZZ ACQUISITION SUB LLC
3100 W 7TH ST STE 500
FORT WORTH, TX 76107

A1376-31K01A
ONCOR ELECTRIC DELIVERY CO LLC
PO BOX 139100
DALLAS, TX 75313

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

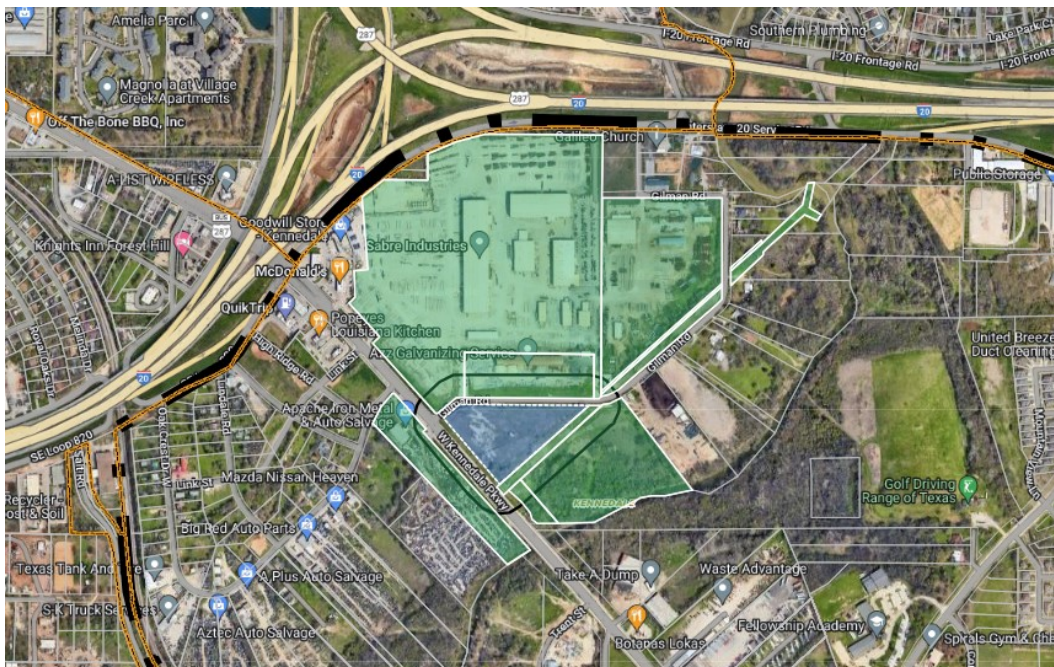
13400-1-1R1A-10
SABRE Industries Inc
5750 E IH 20
Ft. Worth, TX 76119

NOTICE OF PUBLIC HEARING

The Kennedale Board of Adjustment will hold a public hearing for the following case on Tuesday, January 9, 2024 at 5:30 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

BOA CASE #24-01 to receive comments and consider action on a request for a Special Exception Use by Mohammad Nazeef Malikzada, for the Special Exception Use of *"parking facility, public or commercial,"* as required BY Section 6.2 of the Kennedale Unified Development Code, located at 1601 Gilman RD, of the Moore, T.W. Addition, Lot 2, 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.



1601 Gilman Rd (Depicted in Blue)

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