

BOARD OF ADJUSTMENT AGENDA
REGULAR MEETING | MAY 14, 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

B. SWEARING IN OF SPEAKERS

II. REGULAR SESSION

A. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of the minutes from the January 9, 2024 Regular Meeting

III. PUBLIC HEARING

- A. BOA CASE #24-02 to receive comments and consider action on a request for a variance as required by the Unified Development Code for Article 14, Table 14.2 Employment Center Districts EC-1 Pole Signs, to allow for a sign copy increase from 360 SF to 672 SF, the maximum allowable size by TXDOT for off-premise billboard signs, located at 6704 Lindale Rd, Block 7, Lot 4A Less ROW, of the Oak Crest Addition, City of Kennedale, Tarrant County, Texas.

IV. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE MAY 14, 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.



BOARD OR COMMISSION 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.

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MAY 14, 2024

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM II.A.

SUBJECT
ITEMS FOR INDIVIDUAL CONSIDERATION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MAY 14, 2024

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

SUBJECT
Approval of the minutes from the January 9, 2024 Regular Meeting

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Minutes unsigned (1)	Minutes unsigned (1).doc
----	----------------------	--------------------------



BOARD OF ADJUSTMENT MINUTES

REGULAR MEETING | JANUARY 9, 2024 AT 5:30 PM

CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

Chairwoman Thelma Kobeck called the meeting to order at 5:30 p.m.

A. ROLL CALL

PRESENT: Theodore Krum, Kelli Rod, Pat Vader; **ABSENT:** Jessica Buchanan

STAFF: *Community Development Director Nathan Gonzales, Planning Tech Ariceli Lopez*

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.

Motion: Approve

Action: Approval of the minutes from the November 28, 2023 Regular Meeting

Moved By Pat Vader, **Seconded By** Theodore Krum

Motion passed unanimously

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.

A public hearing was held by the BOA Board for case #24-01

Applicant Mohammad Malikzada spoke in regard to special exemption being requested

There were no additional speakers

Motion: Approve

Action: BOA CASE #24-01 with the 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

Moved By Pat Vader, **Seconded By** Theodore Krum

Motion passed unanimously

IV. ADJOURNMENT

Motion: Adjourn

Action: ADJOURNMENT

Moved By Kelli Rod, **Seconded By** Pat Vader

Motion passed unanimously

Chairwoman Thelma Kobeck adjourned the meeting at 6:10 p.m.

APPROVED:

ATTEST:

PRESIDING OFFICER

BOARD OR COMMISSION SECRETARY

BOARD OF ADJUSTMENT AGENDA
REGULAR MEETING | MAY 14, 2024 AT 5:30 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE , KENNEDALE, TX 76060

MEETING DATE: MAY 14, 2024

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM III.A.

SUBJECT

BOA CASE #24-02 to receive comments and consider action on a request for a variance as required by the Unified Development Code for Article 14, Table 14.2 Employment Center Districts EC-1 Pole Signs, to allow for a sign copy increase from 360 SF to 672 SF, the maximum allowable size by TXDOT for off-premise billboard signs, located at 6704 Lindale Rd, Block 7, Lot 4A Less ROW, of the Oak Crest Addition, City of Kennedale, Tarrant County, Texas.

ORIGINATED BY NATHAN GONZALES

SUMMARY

The property at 6704 Lindale Dr is owned by the Kennedale Economic Development Corporation and was recently rezoned from "R-3 Residential" to "EC-1 Employment Center District" to allow for the construction of a pole sign along the service road, outside of the right-of-way, and at the northeast corner of the EDC lot. The maximum height of pole signs in the EC-1 District is 75 FT high, with a maximum sign copy of 360 SFT. A building permit has been approved and issued for this new pole sign. The sign is also considered a billboard sign and required permitting through the Texas Department of Transportation (TXDOT), which has been obtained. The maximum allowable sign copy for TXDOT is 672 SF. The applicant has leased the area for the sign from Kennedale EDC is a requesting a variance to allow for an increase to the maximum allowable size allowed by TXDOT.

Staff has reviewed the application and does not have an objection to the request. One caveat to consider is how this new sign will appear along the service road in relation to existing signage in the area. In particular, the Kennedale EDC sold a parcel to the east at 5400 High Ridge Rd where a new Hilton Tru Hotel will be built. The hotel is likely be placed toward the south end of this parcel and there is a potential that the increased sign copy of the billboard may interfere with visibility of the new hotel. It should be noted, however, that the hotel will be constructed on property zoned EC-2 which prohibits pole signs, with exception to properties that have direct access to I-20 frontage. The property at 5400 High Ridge Rd has I-20 frontage and Tue Hotel would still be able to erect a pole sign if desired. The parcel itself at 5400 High Ridge Rd sit on a lot that has a higher elevation when compared to 6704 Lindale Rd where the applicant's billboard sign will be constructed.

The applicant has provided a rendering of signs he currently operates in the area as well as in other markets in Texas for your review. Staff has also included the existing site plan, light study, and renderings of the sign that has already been approved for construction.

To date, staff has received one letter of protest from the property owner of 6717 and 6721 Oak Crest Drive W, located west of the subject property. The property owner stated "A billboard that large could

negatively impact my two lots located at 6717 and 6721 Oak Crest Drive W,” but did not provide any further details as to how or why. The protest letter has been included as an attachment for your review.

RECOMMENDATION

Staff recommends approval in addition to any conditions the Board of Adjustment would find appropriate.

ATTACHMENTS

1.	BOA Variance Application	BOA Variance Application.pdf
2.	Sign Rendering for 360 SF	Sign Rendering for 360 SF.pdf
3.	Site Plan	Site Plan.pdf
4.	TXDOT License	TXDOT License.jpg
5.	Watchfire Light Study - Kenjoh Outdoor Adv LLC - 32 39 46 9 N 97 14 34 3 W - 10' x 36'	Watchfire Light Study - Kenjoh Outdoor Adv LLC - 32 39 46 9 N 97 14 34 3 W - 10' x 36'.pdf
6.	Site Posting	Site Posting.pdf
7.	200 FT Notification Buffer	200 FT Notification Buffer.pdf
8.	200 FT Notification Mailing List	200 FT Notification Mailing List.pdf
9.	BOA Case 2402 Mailing Notice	BOA Case 2402 Mailing Notice.pdf



Permit Number _____

APPLICATION

BOARD OF ADJUSTMENT · VARIANCE

Required Attachments

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

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

Applicant Information

Applicant Name: Kenjoh Outdoor Advertising LLC

Applicant Address: 2801 E Camelback Road Suite 450, Phoenix AZ 85016

Applicant Phone: 419.405.3130 Applicant Email: John@KenjohOutdoor.com

Property Address: 6704 Lindale Road, Kennedale, Tarrant County, TX 76060

Property Legal Description: Empty Vacant KEDC owned parcel

Owner Information (If different than applicant)

Owner Name: Kennedale Economic Development Corporation

Owner Address: 405 Municipal Drive, Kennedale, TX 76060

Owner Phone: 817.985.2102 Owner Email: DHull@CityofKennedale.com

Variance Request

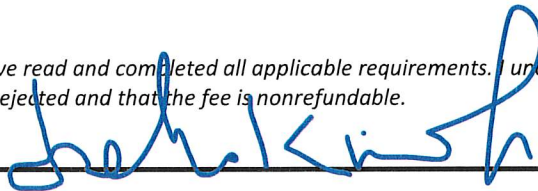
Please answer the following questions. You may attach a separate page or provide answers below. If writing by hand, please write legibly. Illegible and/or incomplete applications cannot be accepted.

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

Applicant Agreement

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

Signature of Applicant: _____

Date: April 5, 2024

Kindly seeking to increase the size in square footage of a recently permitted advertising sign to be 672sqft which is the industry standard of those kind of signs. The need to seek size increase is to be able to compete with the other similar signs along the highways with the county and State. If granted the variance, the sign would be a standard sign as allowed by the state of Texas. Give the property is set back from the main travelled way of the interstate, hence the need for increased size.

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

Case # BOA _____

Property Address: 6704 Lindale Road, Kennedale TX 76060Legal Description: 6704 Lindale Road, Kennedale TX 76060Applicant Name: Kenjoh Outdoor Advertising LLCApplicant Email: John@KenjohOutdoor.comType of Request: Variance to increase sign square footage

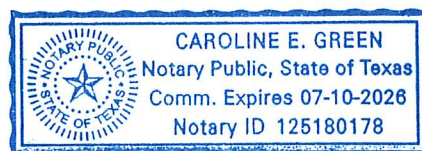
I, Darrell Hull, current owner of above mentioned property, authorize the applicant or his or her authorized representative to make application for the Kennedale Board of Adjustment to consider granting the above referenced request on my behalf and to appear before the Board.

Owner Signature Darrell HullDate 4-8-2024

SWORN TO and Subscribed before me by

ON THIS 8th DAY OF April, 2024
Caroline E. Green
 Notary Public, Tarrant County, Texas

SWORN TO and Subscribed before me by									
ON THIS	<u>8th</u>	DAY OF	<u>April</u>	, 20	<u>24</u>				



City of Kennedale Board of Adjustment Procedures

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

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

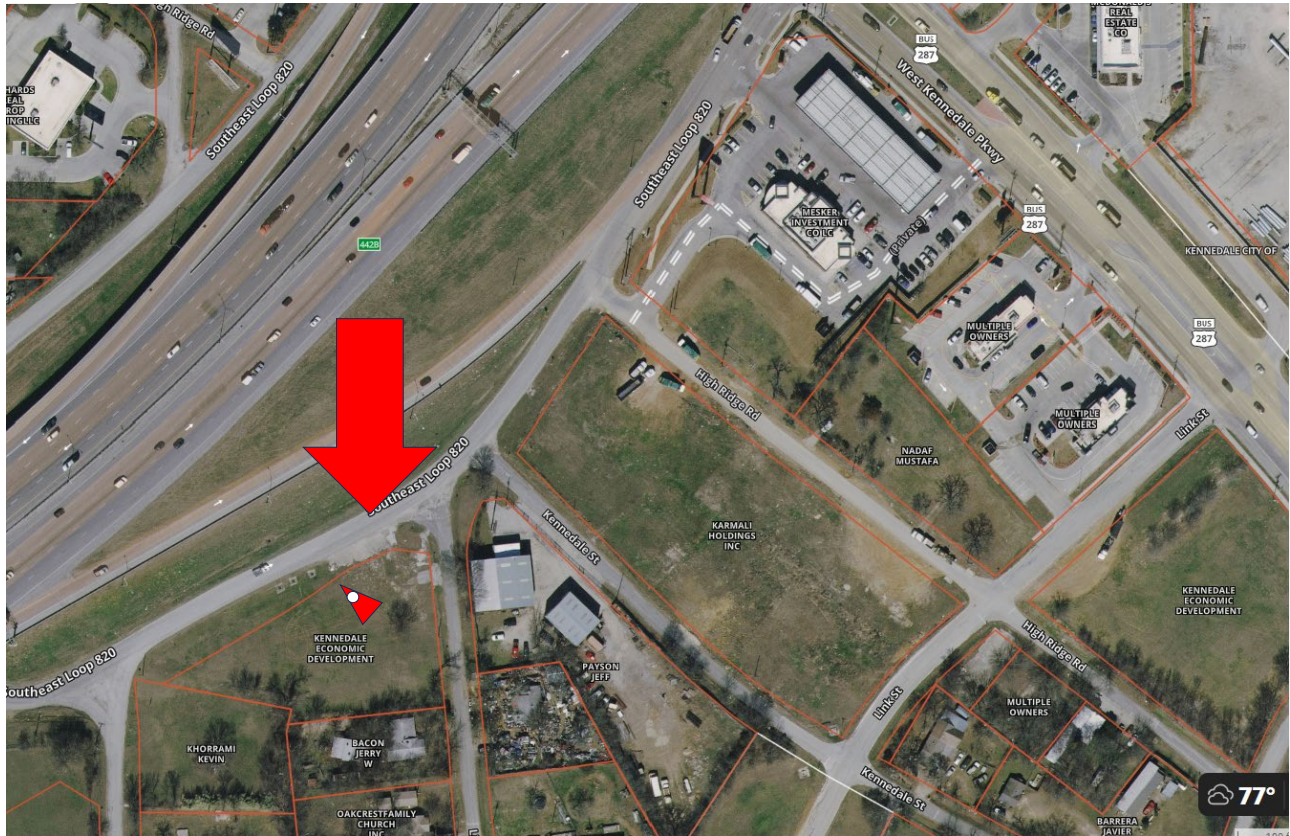
8. Each side shall proceed without interruption by the other, and all arguments/pleading shall be addressed to the Board. No questioning between individuals will be permitted except during cross-examination during the time allotted by the Board. During the hearing, no Board members shall discuss, debate,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

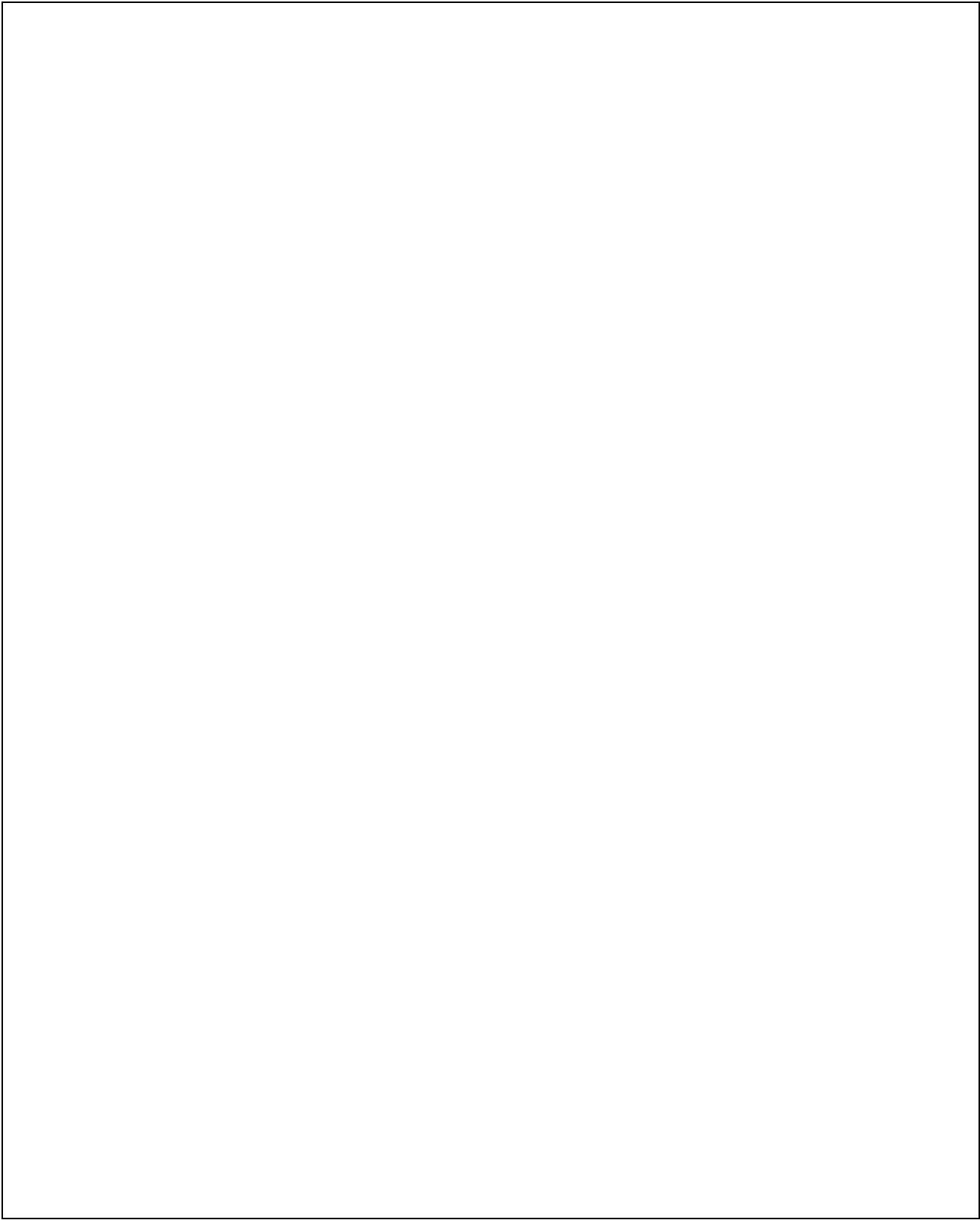
For Office Use Only	
Completeness Check	
Application form completely filled and signed?	☐ Yes ☐ No
Attached TWO copies of site plan?	☐ Yes ☐ No
Fee paid?	☐ Yes ☐ No
Sign _____	Date _____

I-20 Kennedale Proposal

John@KenjohOutdoor.com

Cell: 419.405.3130





NOTES

1. THIS CONCEPT PLAN WAS BASED ON LIMITED DATA. TOPOGRAPHIC DATA, WETLANDS, WATERCOURSES, FLOOD ZONES, NATURAL RESOURCES, AND/OR ENDANGERED SPECIES TO BE UPDATED UPON PREPARATION OF A DETAILED SURVEY.
2. ALL PROPERTY LINES ARE APPROXIMATE AND BASED ON PUBLICLY AVAILABLE INFORMATION AT THE TIME OF THE EXHIBIT. PROPERTY LINES TO BE UPDATED UPON PREPARATION OF A BOUNDARY SURVEY.
3. THIS EXHIBIT IS TO BE USED FOR THE APPROXIMATE LOCATION OF THE BILLBOARD FACE AND FOUNDATION SUPPORT. DETAILED PLANS FOR STRUCTURE AND EXACT PLACEMENT BY OTHERS.
4. DETAILED UTILITY INFORMATION HAS NOT BEEN ESTABLISHED. ALL UTILITY INFORMATION TO BE FIELD VERIFIED.
5. INVESTIGATION INTO ALL LOCAL ZONING REGULATIONS WILL BE REQUIRED.
6. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOM, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
7. THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
8. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.



PROPOSED BILLBOARD
6704 LINDALE ROAD
FORT WORTH, TEXAS 76140

REVISIONS
No. Date Desc.

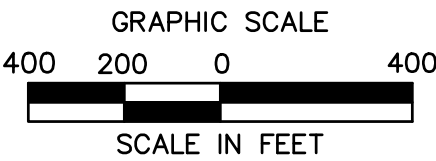
Designed J.N.B.
Drawn J.N.B.
Reviewed S.M.K.
Scale 1"=400'
Project No. 2400201
Date 2/13/2024
CAD File: EXH240020101

Title
EXHIBIT - 1

Sheet No.

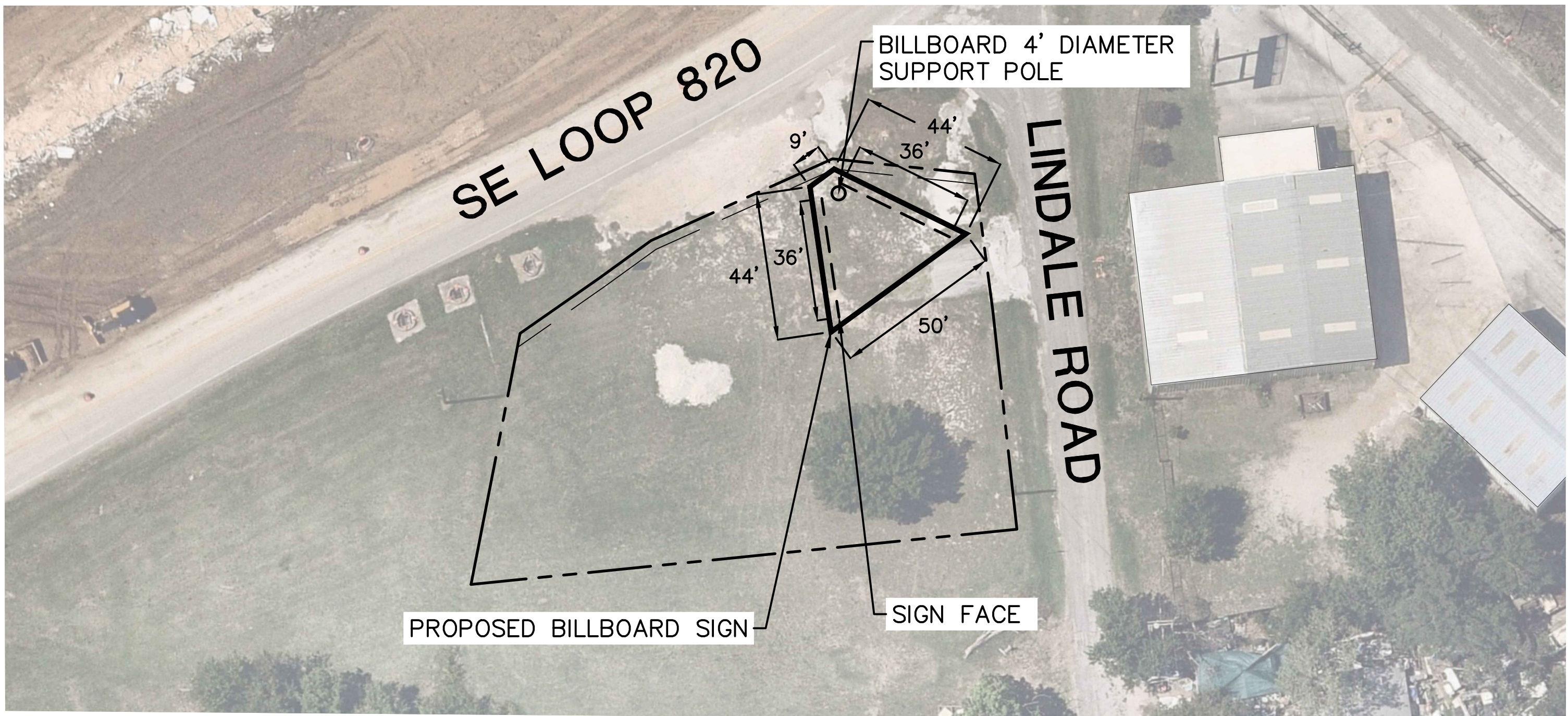
EXH-1

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

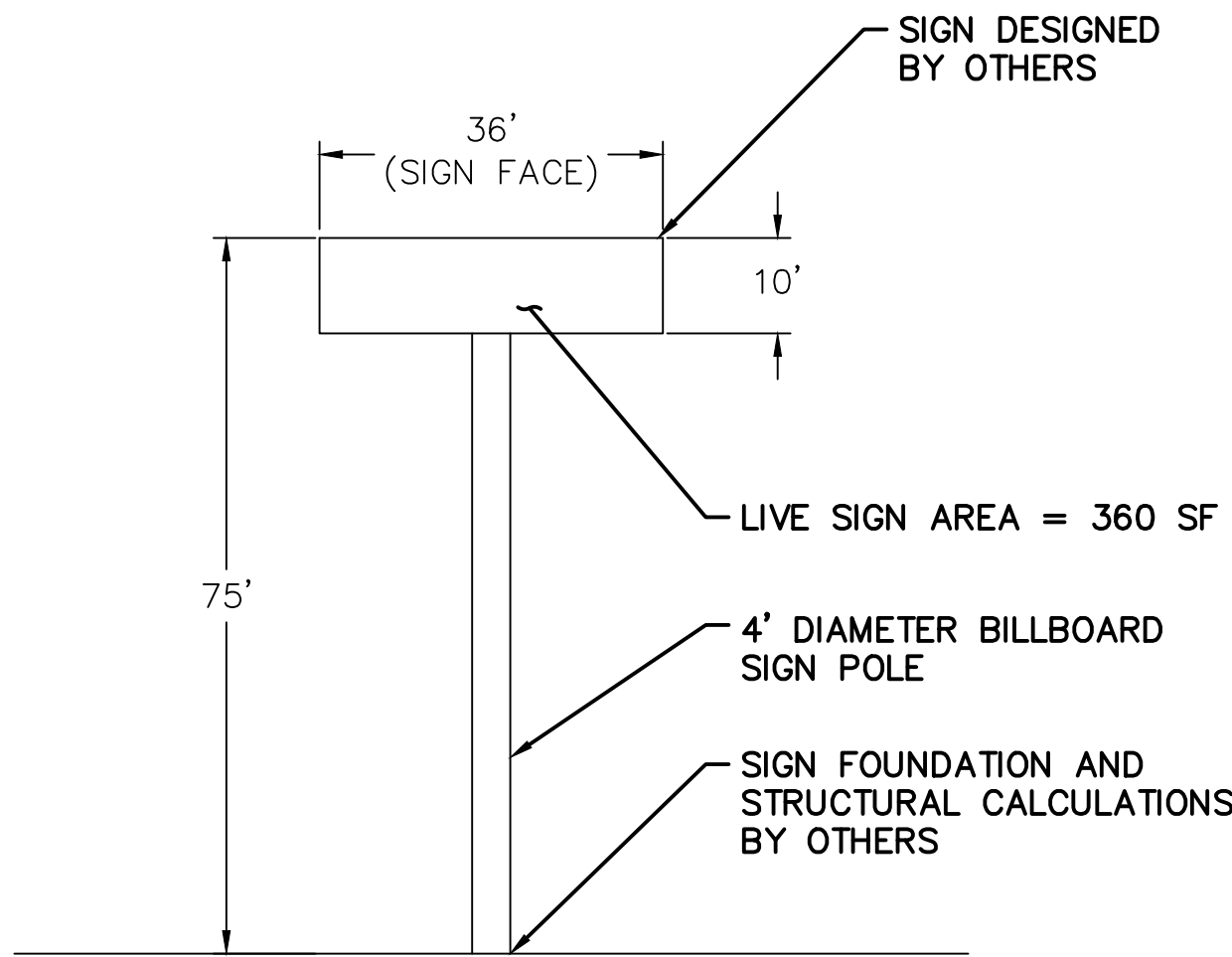




VICINITY MAP
SCALE: 1"=600'
GRAPHIC SCALE
600 300 0 600
SCALE IN FEET



SIGN MAP
SCALE: 1"=30'
GRAPHIC SCALE
30 15 0 30
SCALE IN FEET



SIGN DETAIL
NOT TO SCALE

NOTES

- THIS CONCEPT PLAN WAS BASED ON LIMITED DATA. TOPOGRAPHIC DATA, WETLANDS, WATERCOURSES, FLOOD ZONES, NATURAL RESOURCES, AND/OR ENDANGERED SPECIES TO BE UPDATED UPON PREPARATION OF A DETAILED SURVEY.
- ALL PROPERTY LINES ARE APPROXIMATE AND BASED ON PUBLICLY AVAILABLE INFORMATION AT THE TIME OF THE EXHIBIT. PROPERTY LINES TO BE UPDATED UPON PREPARATION OF A BOUNDARY SURVEY.
- THIS EXHIBIT IS TO BE USED FOR THE APPROXIMATE LOCATION OF THE BILLBOARD FACE AND FOUNDATION SUPPORT. DETAILED PLANS FOR STRUCTURE AND EXACT PLACEMENT BY OTHERS.
- DETAILED UTILITY INFORMATION HAS NOT BEEN ESTABLISHED. ALL UTILITY INFORMATION TO BE FIELD VERIFIED.
- INVESTIGATION INTO ALL LOCAL ZONING REGULATIONS WILL BE REQUIRED.
- THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOM, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
- THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.



SITE MAP
SCALE: 1"=40'

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET



Form ROW-OA-3
(Rev. 12/2019)



COMMERCIAL SIGN LICENSE NUMBER

OAL-20-00023

is hereby issued to

Kenjoh Outdoor Advertising, LLC

On

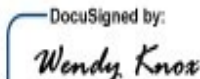
MAY 12, 2020

authorizing the licensee to erect and maintain commercial signs within

--- BEXAR COUNTY ---

pursuant to the authority granted to the Commission by the Texas Litter Abatement Act (Transportation Code, Chapter 391). This license will expire one year after the date of issuance unless renewed in a form prescribed by the department.

CERTIFIED AS BEING EXECUTED FOR THE PURPOSE AND EFFECT OF ACTIVATING AND/OR CARRYING OUT THE ORDERS, ESTABLISHED POLICIES, OR WORK PROGRAMS HERETOFORE APPROVED AND AUTHORIZED BY THE TEXAS TRANSPORTATION COMMISSION UNDER THE AUTHORITY OF MINUTE ORDER NO. 82513.

By: 

1/25/2024

LIGHTING STUDY

Watchfire Signs has been manufacturing outdoor electric signs since 1932 and LED signs since 1996. Currently, we have more than 60,000 LED signs in operation worldwide.

History of Optical Measurements and Calculations

Outdoor signs using incandescent light bulbs commonly measured illuminance using meters that report brightness in foot-candles. This unit is the standard measurement partly because a light bulb is a source of light that illuminates equally in all directions. LED signs are measured with the same meter even though its light does not illuminate equally in all directions. LED signs are designed to be highly directional, which is an advantage. LEDs allow light to be directed toward an intended audience, rather than dispersed in a wider arc out from the face of the sign.

In the LED industry luminance, or the intensity of visible light, is measured by nits, where one candela per square meter is equal to one nit. However, luminance meters are expensive, difficult to use in the field, and are not ideal for lighting studies commonly used for meeting local permitting requirements. As a result, LED signs are often evaluated using foot-candle measurements.

A foot-candle is the amount of light produced by a single candle when measured from one foot away. For reference, a 100-watt light bulb produces 137 foot-candles from 1 foot away, .0548 foot-candles from 50 feet away, and .0137 foot-candles from 100 feet away.

Watchfire Signs is Compliant with National Lighting Requirements

Watchfire Signs has adopted brightness standards endorsed by both the International Sign Association (ISA) and Outdoor Advertising Association of America (OAAA). These standards were the result of detailed analysis and recommendations for lighting control completed by Dr. Ian Lewin of Lighting Sciences Inc. The studies are based on accepted practices by the Illuminating Engineering Society of North America (IESNA) for evaluating and controlling "light trespass". Watchfire Signs' products meet the requirements set forth by both associations, based on these studies and recommendations, which results in lighting impact of no more than 0.3 foot-candles above existing ambient light levels. Total foot-candles are dependent on size and distance and can be adjusted as needed. Please see below for the site-specific lighting study and Exhibit A for details surrounding the OAAA lighting standards and practices

Automatic Brightness Adjustment:

Watchfire's billboard displays are set to have a maximum daytime brightness level of 7,500 nits and a maximum nighttime brightness level of 300 nits. All Watchfire signs automatically adjust brightness levels using a primary 100-step hardware photocell, with a software photocell backup. The hardware photocell will automatically adjust the sign's brightness relative to changes in ambient light levels. If the software photocell is used, the sign will automatically adjust brightness based on the longitude and latitude location of the sign. The sign is appropriately dimmed or brightened based around daily sunrise and sunset. For both options, a sign operator can manually decrease the brightness from standard

Night Skies:

All Watchfire signs are designed with night skies in mind. To achieve the best image quality and power efficiency, we are interested in having light reach only the audience. We have implemented technology into our products that prevent them from being brightened in the field after installation and allow for downward adjustment when the impact is too great for a specific area or application. Watchfire has developed specially designed louver panels that not only protect the LEDs from damage but limit the vertical impact of the light output. This technology, coupled with the automated brightness adjustments, limits impact to vertical ambient lighting.

Title 24 Compliance:

Watchfire displays was the first in the industry to meet the requirements for UL Greenleaf certifications set forth by Title 24 of the California Code of Regulations. A copy of the Certificate of Conformance is available upon request

Redundancy:

All Watchfire displays have intelligent control with Automated Diagnostics down to individual LED level. In the unlikely event that a lighting control fails, or a sign malfunction, the operator and Watchfire are immediately notified. If necessary, there are protocols in place to have the sign go dark along with hardware installed in each display to allow for remote power control.

Equipment used by Watchfire Signs to Measure Luminance

Foot-candles/Lux - Minolta Illuminance Meter T-10

Nits/candela/sq. m – Minolta Luminance Meter LS-100

Sign Calibration – Minolta CS-1000 Spectra radiometer

The proceeding study uses actual lab measurements made on modules using an illuminance meter. These measurements and extrapolations were then scaled up to the size of the billboard and distance corrections were made using the inverse square law.

SIGN LIGHTING STUDY

Billboard Details

Size: 10' x 36'

Location: **32°39'46.9"N 97°14'34.3"W**

Foot-candles at night under normal operation					
Horizontal Viewing Angle					
Viewing Distance (ft)	0°	20°	40°	60°	70°
100	0.35	0.32	0.28	0.20	0.12
200	0.09	0.08	0.07	0.05	0.03
300	0.04	0.04	0.03	0.02	0.01
400	0.02	0.02	0.02	0.01	0.01
500	0.01	0.01	0.01	0.01	0.00



Conclusion

Given the above comparisons and measurements, the area will see an almost undetectable difference in ambient light after installation of the digital LED billboards.

Andrew Lane

Account Manager

Phone 217 809-1884

Watchfire Headquarters • watchfiresigns.com

sales 800-219-0496 service 800-406-6091

Mike Mallon

Territory Manager - Midwest

Phone 630 204-8926

Watchfire Headquarters • watchfiresigns.com

sales 800-219-0496 service 800-406-6091

Exhibit A: OAAA Lighting Standards

Brightness Criteria

A. OAAA Guidelines: The OAAA recommended brightness criteria for digital billboards is as follows:

- Light produced by a digital billboard should not exceed 0.3 Footcandles over ambient light levels.
- Measurement should be taken utilizing a Footcandle meter from the following distances perpendicular

to the face of the digital billboard):

- o Posters: 150 feet
- o 10'6x36 Bulletins: 200 feet
- o 14x48 Bulletins: 250 feet
- o 20x60 Bulletins: 350 feet

The measurement distances are based on the average minimum viewing distances for each type of billboard.

- Digital billboards must have automatic dimming capability.

B. Basis for the Guidelines. These guidelines are based on recommendations by lighting expert Dr. Ian Lewin, Lighting Sciences Inc. (Scottsdale, AZ), in a March, 2008 report to the OAAA. Dr. Lewin developed brightness criteria to meet the following general guidelines:

- Appropriately Legible Copy. Digital advertising copy is appropriately legible and not overly bright.
- Simplicity. Provide a guideline that can be easily implemented and enforced. Measurement of the

ambient light level of the sign on and off is conducted by a footcandle meter. If the difference in measurements is less than 0.3 footcandles, the digital billboard is in compliance.

- Established Guidelines. The criteria are based on established scientific methodology and established industry standards from the Illuminating Engineering Society of North America (IESNA) publication TM- 11-00 "light trespass" theory which is an accepted standard in the lighting industry.

- Flexibility. Ensure proper brightness levels in a variety of lighting environments.

C. Additional Issues/Clarification

- Automatic Dimming Capability. A digital billboard must be able to automatically adjust as ambient light levels change. An automatic light sensing device (such as photocell or similar technology) should be utilized for adjusting the digital billboard's brightness. Sunset-sunrise tables and manual methods of controlling brightness are not acceptable as a primary means of controlling brightness.

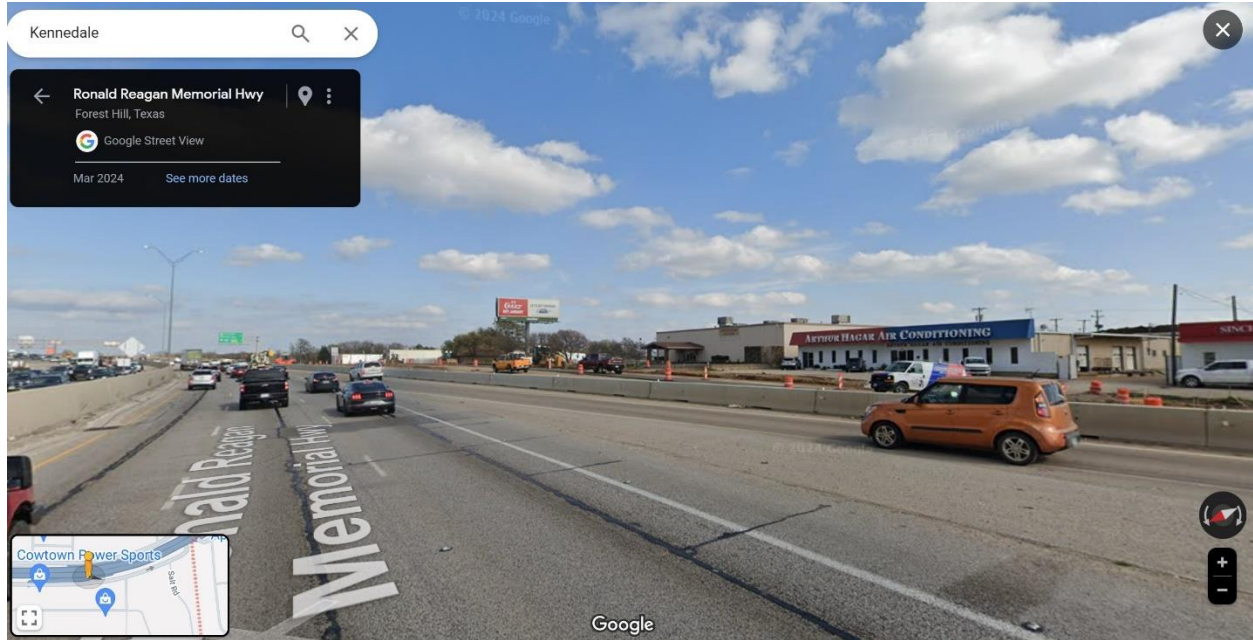
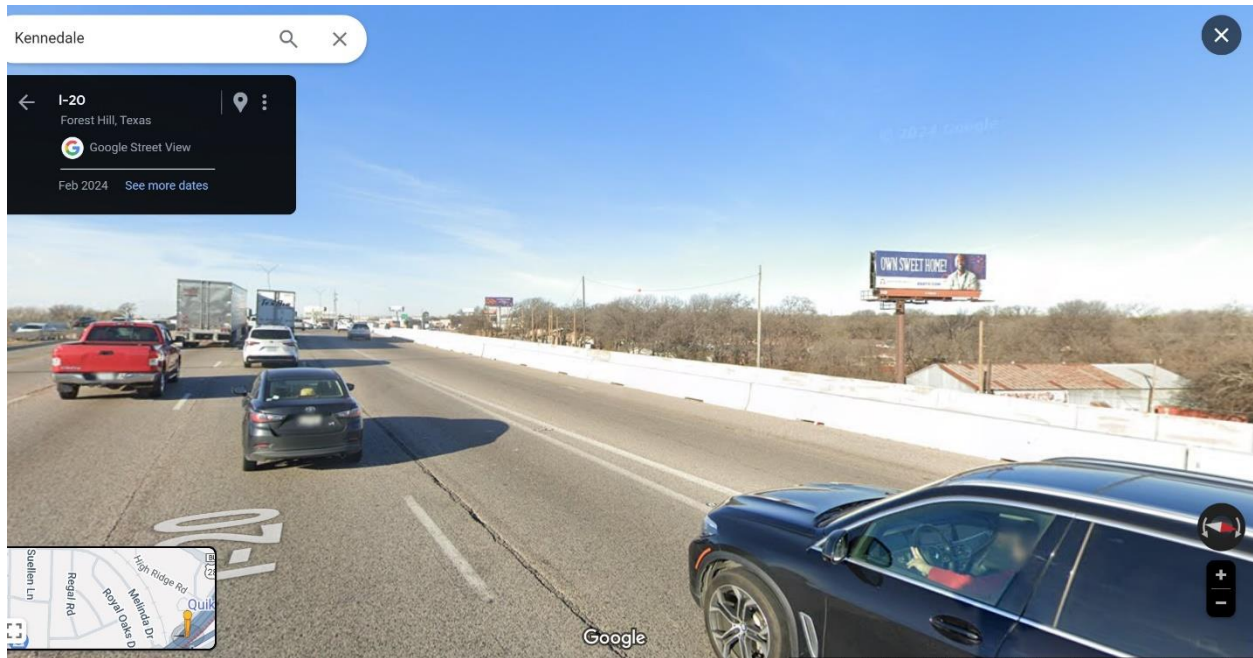
- Brightness Measurement Methodology. The brightness standard requires the use of a Footcandle meter (also known as a "Lux meter"; ~\$100-1000). A Footcandle meter measures the amount of light arriving at the meter (illuminance), as opposed to an absolute measurement of the amount of light emanating from a light source or light sources (luminance). A Footcandle is a measure of lumens (light rays) that fall on one square foot area; Lux is the metric equivalent of a Footcandle.

In contrast, a Candela Meter / NIT Gun (~\$3,000) measures the amount of light emanating from a specific light source (luminance). A NIT gun measures candelas (a measure of luminance or brightness) per meter squared (also known as "NITS"), which is a measure of the brightness emanating from a specific light source. It excludes ambient light (which may include light from many sources) from the measurement. Standard NIT levels and/or utilization of a NIT gun are not a part of the OAAA recommended brightness guideline.

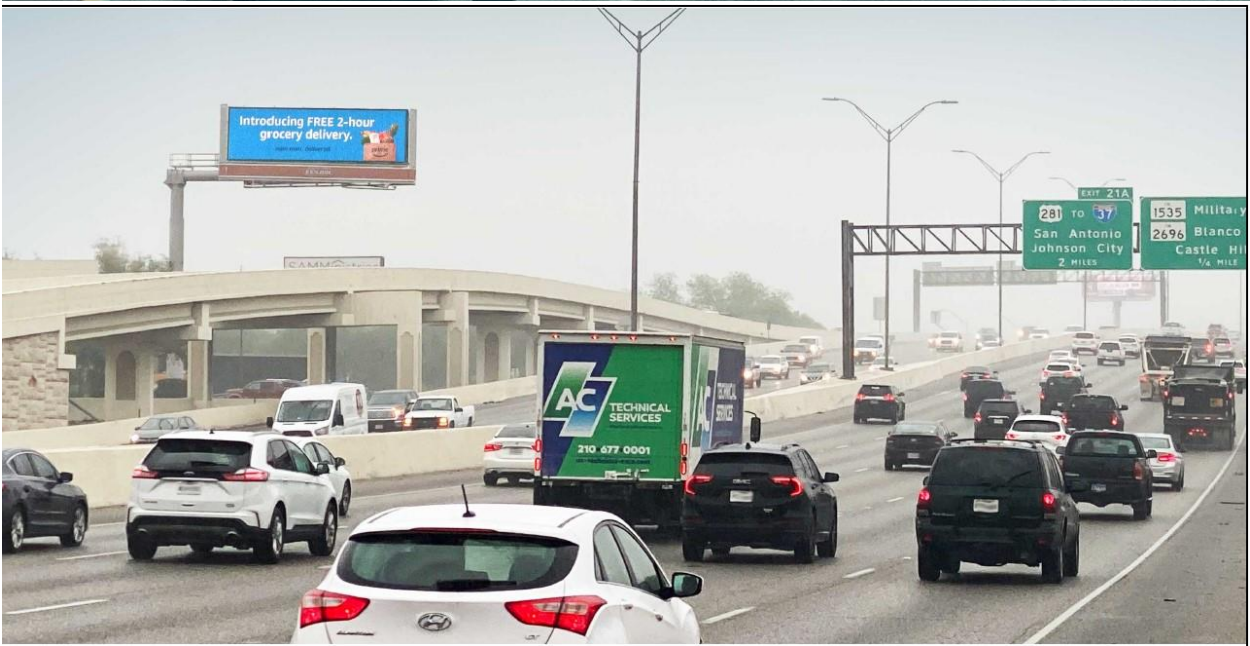
OAAA Washington, DC Headquarters | 1850 M Street, N.W., Suite 1040 | Washington, D.C. 20036 Phone: (202) 833-5566 | Fax: (202) 833-1523

www.oaaa.org

KENNEDALE AREA SIGNS



SAN ANTONIO SIGNS BY THE APPLICANT



Legals

Open Enrollment
04/29/24- 05/10/24
School year 2024-2025
Premier High School -
Fort Worth (9-12)
6411 Camp Bowie Blvd, Ste. B,
Fort Worth, TX 76116
817-731-2028
Premier High School -
Fort Worth (Jacksboro) (9-12)
2516 Jacksboro Highway
Fort Worth, TX 76114
817-618-2588
Premier High School -
Fort Worth (Southside) (9-12)
319 Lipscomb Street
Ft. Worth, TX 76104
817-253-7029
Premier High School -
Granbury (9-12)
883 Harbor Lake Dr.
Granbury, TX 76048
817-573-0435

"It is the policy of ResponsiveEd® to prohibit discrimination in student admission on the basis of gender, national origin, ethnicity, religion, disability, academic, artistic, or athletic ability, or the district the student would otherwise attend in accordance with the Texas Education Code, except that ResponsiveEd has provided for the exclusion of students with a documented history of a criminal offense, a juvenile
IPL0171190
May 3 2024

**CITY OF BURLESON
NOTICE OF PUBLIC HEARING**
City of Burleson Public Hearings will be on Tuesday, May 14, 2024 at 6:00 PM. (Planning & Zoning Commission) and Monday, June 3, 2024 (City Council) in the Council Chambers, located at 141 W Renfro Street for the following cases:
1679 SW Wilshire (Case 24-062): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from "PD", Planned Development to "GR" General Retail for a food and beverage sales (grocery) store with retail. (Staff Contact: Lidon Pearce, Principal Planner)
1530 Candler Dr (Case 24-064): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from "PD", Planned Development to "PD" Planned Development for Lot 3, Block 1, Shannon Creek Development, "The Cottages at Candler Drive". (Staff Contact: Lidon Pearce, Principal Planner)
For additional information, contact Planning at 817-426-9611 (www.burlesontx.com).
IPL0171316
May 3 2024

Notice of Public Sale
Of property to satisfy a landlords lien. Sale will be held at Vanguard Storage at 7425 US HWY 287, Arlington, Tx 76001 on February 9, 2024 at 10:00 am. Unit items sold as-is to highest bidder. Property includes contents of tenant Ernie Johnson 1997 Tracker Nitro boat Tx1276 HW and Force motor #0EZ209645.
IPL0171566
May 3 2024

Claim of Live Birth and owner of Certificate of Title
i, monique shenay gatlin, states that i am familiar with the facts recited, i state that i am the party named in said certificate of Live Birth born 4 July 1977 at 0621 am in Fort Carson Colorado, and i am the same party as one of the owners names in Certificate of title; i, women; verify, under penalty of perjury under the laws of America that the forgoing is true and correct; Executed on this first day of May 2024 By: Gatlin Monique, not in Individual Capacity, Without the United States, Held in Trust, All rights Reserve
IPL0171690
May 3,6,13,20 2024

**CITY OF KENNEDALE
NOTICE OF PUBLIC HEARING**
THE KENNEDALE BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASE ON TUESDAY, MAY 14, 2024 AT 5:30 PM. IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060: BOA CASE #24-02 TO RECEIVE COMMENTS AND CONSIDER ACTION ON A REQUEST FOR A VARIANCE AS REQUIRED BY THE UNIFIED DEVELOPMENT CODE FOR ARTICLE 14, TABLE 14.2 EMPLOYMENT CENTER DISTRICTS EC-1 POLE SIGNS, TO ALLOW FOR A SIGN COPY INCREASE FROM 360 SF TO 672 SF, THE MAXIMUM ALLOWABLE SIZE BY TXDOT FOR OFF-PREMISE BILLBOARD SIGNS, LOCATED AT 6704 LINDALE RD, BLOCK 7, LOT 4A LESS ROW, OF THE OAK CREST 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.
IPL0171723
May 3 2024

MONTGOMERY, DARRELL E:
Anyone knowing the whereabouts of Darrell E. Montgomery, please contact Atty Laurie Folk at 318-398-1919.
IPL0171195
May 3 2024

PUBLIC HEARING
The City of Colleyville City Council gives notice of a Public Hearing on Tuesday, 05/21/2024 at 7:00 p.m. at City Hall, 100 Main Street, Colleyville, Texas:
VC24-007 – Consideration of Variances to the Land Development Code Section 3.24.G Schedule of District Regulations, specifically for lot area, lot width, lot depth, front setback, and side yard setback on Lot 1A of the John W J Wright Subdivision, being located at 1009 Church Street, Case VC24-007
All interested citizens will be given the opportunity to speak and be heard.
CITY OF COLLEYVILLE
Christopher Pham
Planner
IPL0171304
May 3 2024

ORDINANCE NO. 2163
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR AN APPROXIMATELY 900 SQUARE-FOOT DETACHED GARAGE WITH A CARPORT, ON APPROXIMATELY 1.29 ACRES, ON THE EAST SIDE OF HELEN STREET, APPROXIMATELY 470 FEET SOUTH FROM THE INTERSECTION OF CREEK ROAD AND HELEN STREET, LEGALLY DESCRIBED AS LOT 1, BLOCK 1 OF THE LIPSEY, HERBERT ADDITION, ZONED SINGLE-FAMILY 36,000 SQUARE-FOOT LOT SIZE OR GREATER (SF-36) AND ADDRESSED 837 HELEN STREET IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.
THAT, any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon final conviction thereof, shall be fined in a sum not to exceed two thousand dollars (\$2,000.00). Each and every day any such violation continues shall constitute a separate offense and shall be punishable as such hereunder. AND IT IS SO ORDAINED.
Passed and approved by a vote of 7 to 0 on this the 16th day of April 2024.
Signed By:
Armin R. Mizani, Mayor
Kelly Ballard, City Secretary
IPL0171795
May 3 2024

Fort Worth Star-Telegram

Extra news.

No extra charge.

The eEdition, the online version of the print paper only available to subscribers, has bonus sections with up to 100 pages of additional content every day.



XTRA SPORTS

Get the latest sports news with highlights and recaps, as well as analysis and commentary that go beyond the game.

Take advantage of unlimited digital access included with your subscription.

Scan the code below with the camera on your phone to set up access or go to:

star-telegram.com/
digitalaccess



Recycle Your Stuff for Cash in the Classifieds

Call or go online to **browse, buy or sell!**



Fort Worth Star-Telegram
CLASSIFIEDS.STAR-TELEGRAM.COM
817.332.3333

WANT TO SELL YOUR OLD CAR FAST?

Let Classifieds Help
Star-Telegram
STAR-TELEGRAM.COM

LOOKING FOR A GOOD MECHANIC?

Let Classifieds Help
Star-Telegram
STAR-TELEGRAM.COM

WANT TO FIND SOME DEALS ON WHEELS?

Let Classifieds Help
Star-Telegram
STAR-TELEGRAM.COM

Star-Telegram
jobs.star-telegram.com

STAR-TELEGRAM.COM

Star-Telegram
jobs.star-telegram.com

Site Posting
6704 Lindale Rd



200 FT Notification Buffer

6704 Lindale Dr



ACCOUNT	OWNER_NAME	OWNER_ADDR
1989227	KENNEDALE ECONOMIC DEVELOPMENT	405 MUNICIPAL DR
1989235	KENNEDALE ECONOMIC DEVELOPMENT	405 MUNICIPAL DR
1989405	KENNEDALE ECONOMIC DEVELOPMENT	405 MUNICIPAL DR
1989243	BACON, JERRY W	6712 LINDALE RD
1989383	KENNEDALE ECONOMIC DEVELOPMENT	405 MUNICIPAL DR
1989375	KHORRAMI, KEVIN	PO BOX 137477
1989898	HARDEE, AMBER	6720 OAK CREST DR E
1989251	OAKCRESTFAMILY CHURCH INC	6741 OAKCREST DR W
1989367	KHORRAMI, KEVIN	PO BOX 137477
41444698	PAYSON, JEFF	2906 PANHANDLE DR
1989359	OAK CREST FAMILY CHURCH	6741 OAK CREST DR W
1989871	PENNY, THOMAS L	6721 LINDALE RD
42220767	KARMALI HOLDINGS INC	PO BOX 93593

OWNER_CITY	OWNER_ZIP	OWNER_ZIP_	SITUS_ADDR
KENNEDALE, TX	76060		6704 LINDALE RD
KENNEDALE, TX	76060		6708 LINDALE RD
KENNEDALE, TX	76060		6701 OAK CREST DR W
FORT WORTH, TX	76140	1606	6712 LINDALE RD
KENNEDALE, TX	76060		6713 OAK CREST DR W
FORT WORTH, TX	76136		6717 OAK CREST DR W
FORT WORTH, TX	76140	1616	6713 LINDALE RD
FORT WORTH, TX	76140		6716 LINDALE RD
FORT WORTH, TX	76136		6721 OAK CREST DR W
ROCKWALL, TX	75087		5400 KENNEDALE ST
FORT WORTH, TX	76140	1621	6725 OAK CREST DR W
FORT WORTH, TX	76140		6717 LINDALE RD
SOUTHLAKE, TX	76092		5400 HIGH RIDGE RD



NOTICE OF PUBLIC HEARING

May 2, 2024

The Kennedale Board of Adjustment will hold a public hearing for the following case on Tuesday, May 14, 2024 at 5:30 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

BOA CASE #24-02 to receive comments and consider action on a request for a variance as required by the Unified Development Code for Article 14, Table 14.2 Employment Center Districts EC-1 Pole Signs, to allow for a sign copy increase from 360 sf to 672 sf, the maximum allowable size by TXDOT for off-premise billboard signs, located at 6704 Lindale Rd, Block 7, Lot 4A LESS ROW, of the Oak Crest 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.

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 (Parcels #1):





Sincerely,

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

From the Office of Kevin Khorrami

May 6, 2024

Community Development Department
405 Municipal Drive
Kennedale, TX 76060

RE: BOA CASE # 24-02

I am hereby registering my objections to this proposed variance.

A billboard that large could negatively impact my two lots located at 6717 and 6721 Oak Crest Drive W.

Thank you,

A handwritten signature in black ink, appearing to read "Kevin Khorrami", with a horizontal line extending to the right.

Kevin Khorrami
817-945-2003 office

P O Box 137477, Ft Worth TX 761367 * 817-945-2003 office * 817-945-2004 Fax * khorrামী@gmail.com



NOTICE OF PUBLIC HEARING

May 2, 2024

The Kennedale Board of Adjustment will hold a public hearing for the following case on Tuesday, May 14, 2024 at 5:30 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

BOA CASE #24-02 to receive comments and consider action on a request for a variance as required by the Unified Development Code for Article 14, Table 14.2 Employment Center Districts EC-1 Pole Signs, to allow for a sign copy increase from 360 sf to 672 sf, the maximum allowable size by TXDOT for off-premise billboard signs, located at 6704 Lindale Rd, Block 7, Lot 4A LESS ROW, of the Oak Crest 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.

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 (Parcels #1):

