

BOARD OF ADJUSTMENT AGENDA

REGULAR MEETING | AUGUST 13, 2024 AT 5:30 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060-2249

I. CALL TO ORDER

A. ROLL CALL

II. REGULAR SESSION

A. SWEARING IN OF SPEAKERS

B. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

1. Approval of the minutes from the May 14, 2024 Regular Meeting

III. PUBLIC HEARING

- A. BOA Case#24-03 to receive comments and consider action on a request for a Special Exception as required by the Unified Development Code Article 3, Table 3.2, R-1 Residential District, to allow for a detached accessory dwelling unit, located at 1153 Swiney Hiett Rd, City of Kennedale, Tarrant County, TX.

IV. ADJOURNMENT



BOBBIE JO TAYLOR
CITY SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE AUGUST 13, 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.

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.

A QUORUM OF THE KENNEDALE EDC, THE KENNEDALE PLANNING AND ZONING COMMISSION, KENNEDALE CITY COUNCIL, KEEP KENNEDALE BEAUTIFUL COMMISSION, PARKS AND RECREATION

BOARD, BUILDING BOARD OF APPEALS, TOWNCENTER DEVELOPMENT DISTRICT, OR TAX INCREMENT REINVESTMENT DISTRICT MAY BE PRESENT. NO ACTION WILL BE TAKEN BY THE ABOVE-LISTED BOARDS.

Cancelled

MEETING DATE: AUGUST 13, 2024

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM II.B.

SUBJECT

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

Cancelled

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: AUGUST 13, 2024

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

SUBJECT
Approval of the minutes from the May 14, 2024 Regular Meeting

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	BOA Meeting 05/04/24 Minutes	BOA Meeting 05/04/24 Minutes .pdf
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Cancelled

BOARD OF ADJUSTMENT MINUTES

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

I. CALL TO ORDER

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

A. ROLL CALL

Chairperson Kobeck, Place 1 Krum, Place 2 Buchanan, Place 4 Rod, Place 5 Vader were in attendance, thus constituting a quorum.

Director of Community Development Nathan Gonzales and Board Secretary Ross Sanchez were present as well.

B. SWEARING IN OF SPEAKERS

One speaker was sworn in.

II. REGULAR SESSION

A. ITEMS FOR INDIVIDUAL CONSIDERATION

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

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

Place 5 Vader motioned to approve the minutes from the January 9, 2024 Regular Meeting.

Place 1 Krum seconded the motion.
No oppositions, No abstentions
Vote: The motion carried unanimously: 5-0

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.

Community Development Director, Nathan Gonzales briefed the Board regarding the case. Mr. Gonzales shared with the Board the specifics of the height of the proposed billboard as well as the placement of the board as it pertains to the Unified Development Code. Director Gonzales concluded his report by stating that staff supports the request.

Applicant John Kirirah with Kenjoh Outdoor Advertising LLC was present to answer the Board Members' questions.

Open public hearing: 6:03 pm

No one spoke in support of the variance request.

Kevin Khorrami, 6717 and 6721 Oak Crest Drive W sent an email in opposition to the request.

Julie Denton, representing Karmali Holdings Inc was in opposition to the request.

Close public hearing: 6:08 pm

Place 1 Krum made a motion to approve the variance request as presented.

Place 2 Buchanan seconded the motion.

Vote: The motion failed: 2-3 Place 5 Vader, Place 4 Rod, and Chairperson Kobeck voted in opposition.

Place 5 Vader made a motion to deny the variance request as presented.

Motion failed for a lack of a second.

Place 4 Rod made a motion to table the variance request until the next Board of Adjustment meeting.

Chairperson Kobeck seconded the motion.

Vote: Motion carried unanimously: 5-0

IV. ADJOURNMENT

Place 4 Rod motioned to adjourn the meeting.

Place 1 seconded the motion.

There being no further business, Chairperson Kobeck adjourned the meeting at 6:32 p.m.

APPROVED:

ATTEST:

PRESIDING OFFICER

BOARD OR COMMISSION SECRETARY

BOARD OF ADJUSTMENT AGENDA
REGULAR MEETING | AUGUST 9, 2024 AT 5:30 PM
CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE , KENNEDALE, TX 76060

MEETING DATE: AUGUST 9, 2024

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM III.A.

SUBJECT

BOA Case#24-03 to receive comments and consider action on a request for a Special Exception as required by the Unified Development Code Article 3, Table 3.2, R-1 Residential District, to allow for a detached accessory dwelling unit, located at 1153 Swiney Hiatt Rd, City of Kennedale, Tarrant County, TX.

ORIGINATED BY NATHAN GONZALES

SUMMARY

The applicant has recently applied for a building permit to construct an accessory dwelling unit (ADU) in the backyard of their home located at 1153 Swiney Hiatt Rd. The Unified Development Code (UDC) requires a special exception from the Board of Adjustment before issuing a building permit. Additionally, the UDC Section 11.8 provides specific standards for ADU's which include the following:

- Only one (1) accessory dwelling unit shall be permitted per principal structure and per lot or parcel.
- The attached accessory dwelling unit shall be restricted to use by family members or guests of the owner or occupant of the principal dwelling, and shall not be made available for rental on a commercial basis.
- The accessory dwelling shall not have a separate meter for public utilities, such as electric and gas service, or a separate mailing address.
- The accessory dwelling shall retain a residential appearance consistent with the design and materials of the principal dwelling portion of the building.
- A detached dwelling unit shall generally be located behind the rear façade of the principal structure and comply with the accessory building setbacks.
- A minimum five (5) foot building separation shall be provided between the principal dwelling and a detached accessory dwelling as measured from the closest exterior wall of each unit.

- If the minimum building separation cannot be met, an alternative fire protection measure approved by the Fire Marshal may be considered.

The proposed ADU includes a sleeping unit, living space, and a restroom. The ADU is approximately 288 SF and will be constructed on-site, atop a permanent foundation. Proposed plans have been included for your review. These plans provide clarity for Question 1 through 6 on the BOA application. Staff has reviewed the proposal against Questions 1 through 6 and does not object to the addition of the ADU. Further review of the building plans will follow to ensure compliance with any applicable building codes before a permit is issued.

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

1.	ADU Plans	ADU Plans.pdf
2.	1153 Swiney Hiatt Site Posting	1153 Swiney Hiatt Site Posting.pdf
3.	Star Telegram Affidavit	Star Telegram Affidavit.pdf
4.	1153 Swiney Hiatt 200 FT Buffer	1153 Swiney Hiatt 200 FT Buffer.pdf
5.	BOA Case 2403 Mailing Notice	BOA Case 2403 Mailing Notice.docx
6.	200ft Mailing List	200ft Mailing List.pdf

CERTIFICATION

I DO HEREBY CERTIFY THAT THE AUGUST 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.

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.



REMARSA
DESIGN
DALLAS TX
956-279-6355

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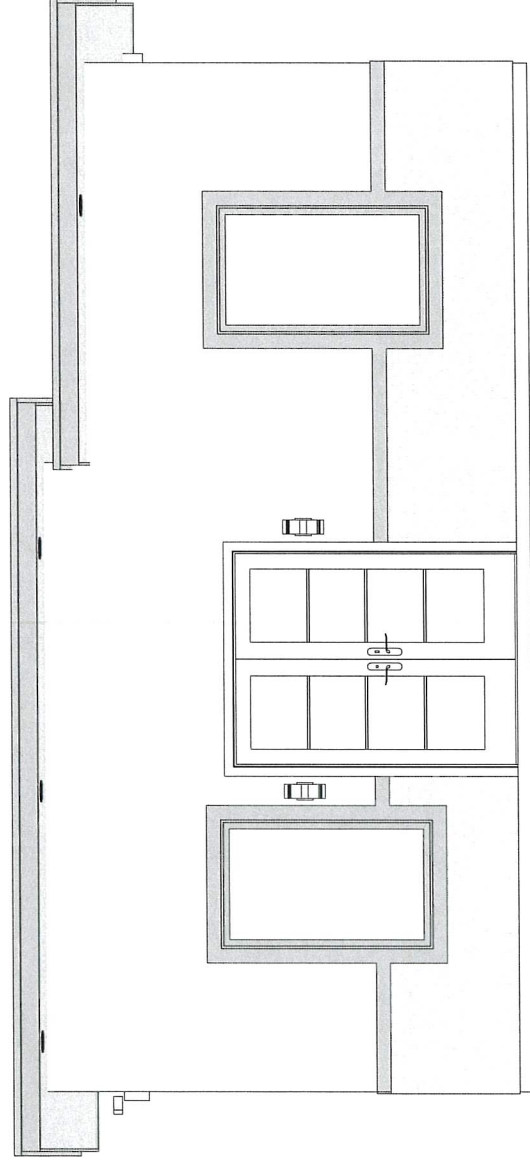
NEW
1153 SWANEY HETT ROAD
KENNESAW, TX 76050

COVER



01

Scale AS INDICATED



An aerial photograph of a suburban neighborhood. The image shows a grid of streets with houses and green lawns. A red rectangle is drawn around a property located in the center-right portion of the image, near a street intersection. The property appears to be a single-story house with a light-colored roof. The surrounding area includes other houses, some with swimming pools, and open green spaces.

Sheet Name

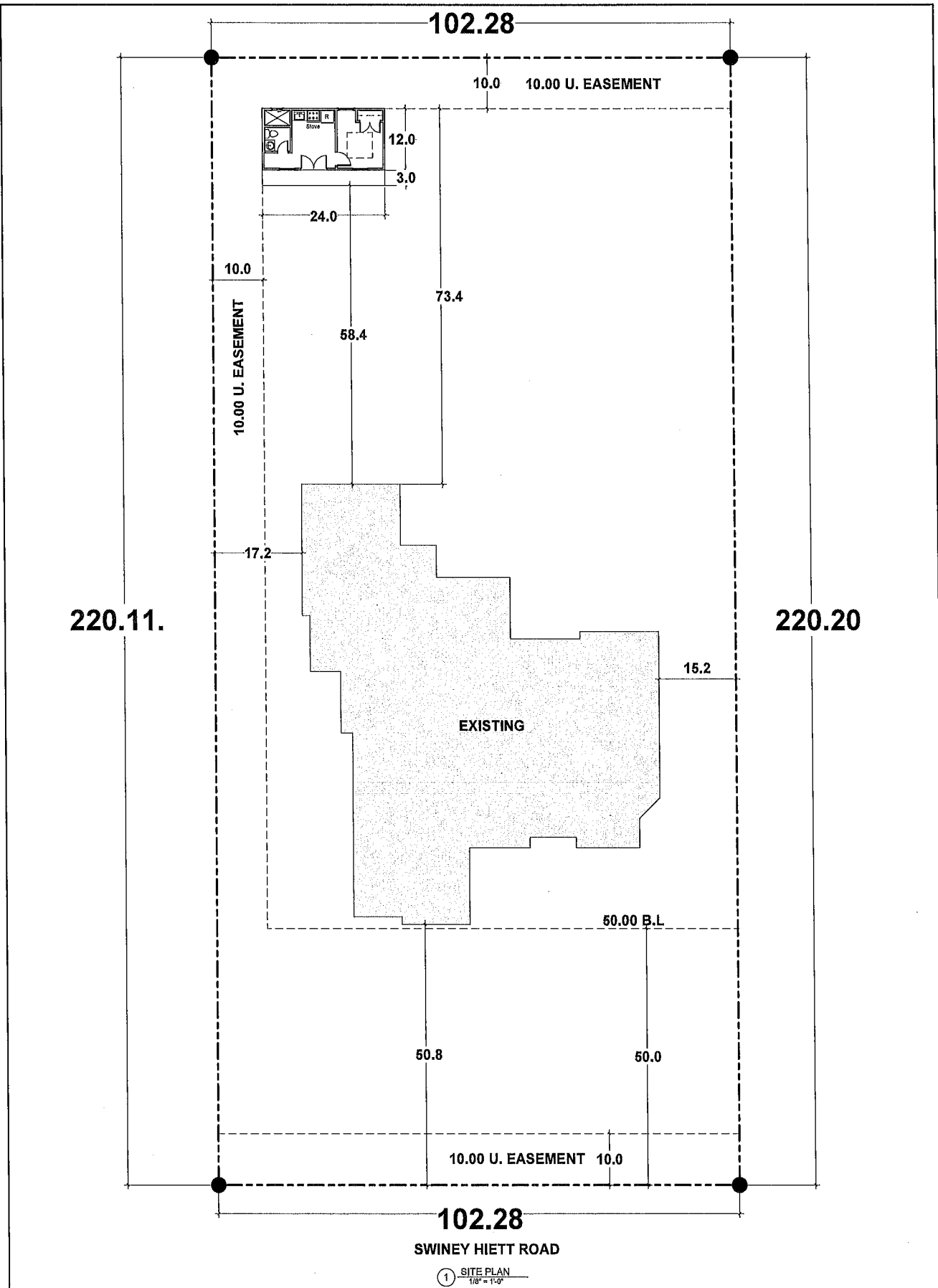
01	COVER
02	SITE PLAN
03	FLOOR PLAN
04	ROOF PLAN
05	ELEVATION
06	ELEVATION
07	3D
08	ELECTRICAL FLOOR PLAN
09	SEWER PLAN
10	PLUMBING PLAN

DESIGNER NOTES:

- [illegible]

GENERAL NOTES

- [illegible]



Scale

1" = 10'

02

N

SITE PLAN

NEW

115 SWINEY HIETT ROAD
DALLAS, TX 75201

1 SITE PLAN

1/8" = 1'-0"

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DALLAS TX

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115 SWINEY HIETT ROAD
DALLAS, TX 75201



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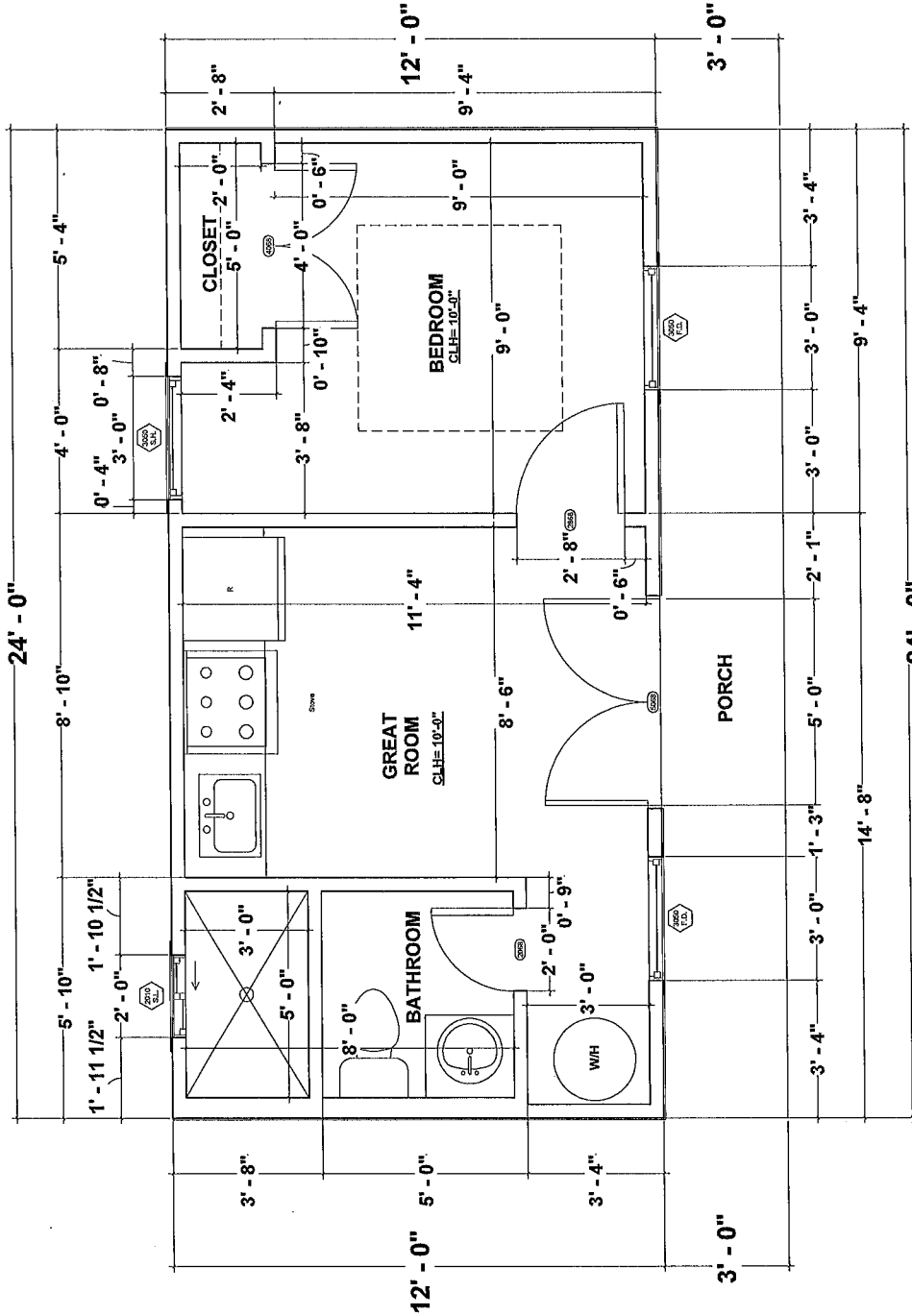
1455 SHERWOOD
BENEFIT CENTER

FLOOR PLAN



03

Scale AS INDICATED



Window Schedule

Type Mark	Width	Height	Count	Description
2010 S.L.	2'-0"	1'-0"	1	SLIDING
3050 F.D.	3'-0"	5'-0"	2	FIXED
3050 S.H.	3'-0"	5'-0"	1	SINGLE HUNG

Door Schedule

Type Mark	Width	Height	Count
2068	2'-0"	6'-8"	1
2068	2'-8"	6'-8"	1
4068	4'-0"	6'-8"	1
5068	5'-0"	6'-8"	1

LIVING= 288.00 SQFT

1 FLOOR PLAN
3/4" = 1'-0"



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DALLAS TX

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UNAPPROVED
GENERAL NOTES

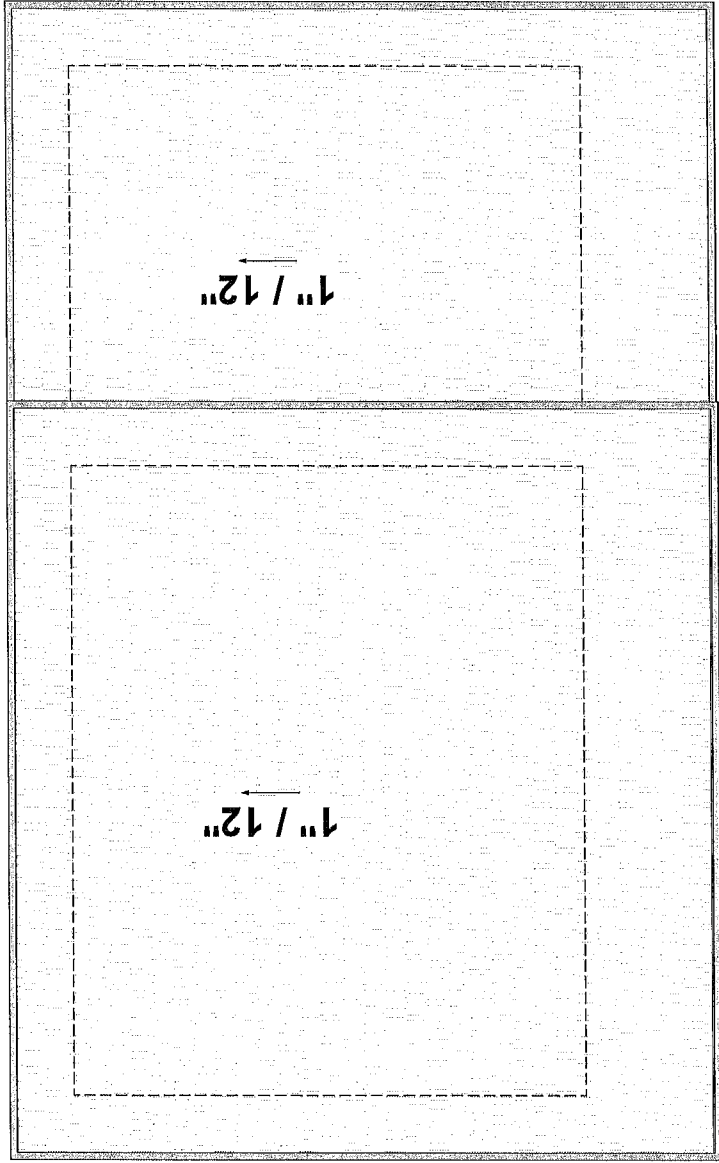
ROOF PLAN



04

Scale 3/4" = 1'-0"

- GENERAL NOTES:**
1. PROVIDE CRIS VENTS @ SIZE 8" X 8" EVENLY SPACED @ 9' O.C.
 2. PROVIDE LOMANGO RIDGE VENTS
 3. USE 1/2" OSB PLY @ ALL EXPOSED EAVES
 4. USE #300 COMPOSITION SHINGLES OVER #15 FELT



1 ROOF PLAN
3/4" = 1'-0"



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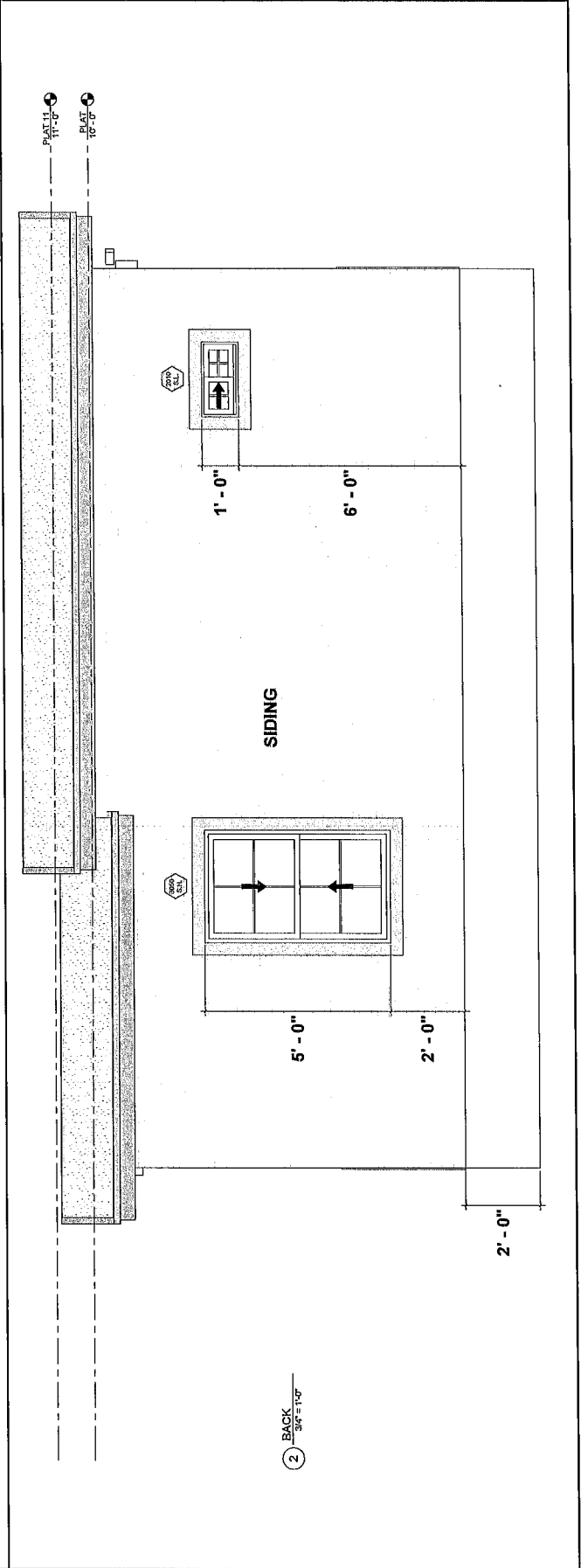
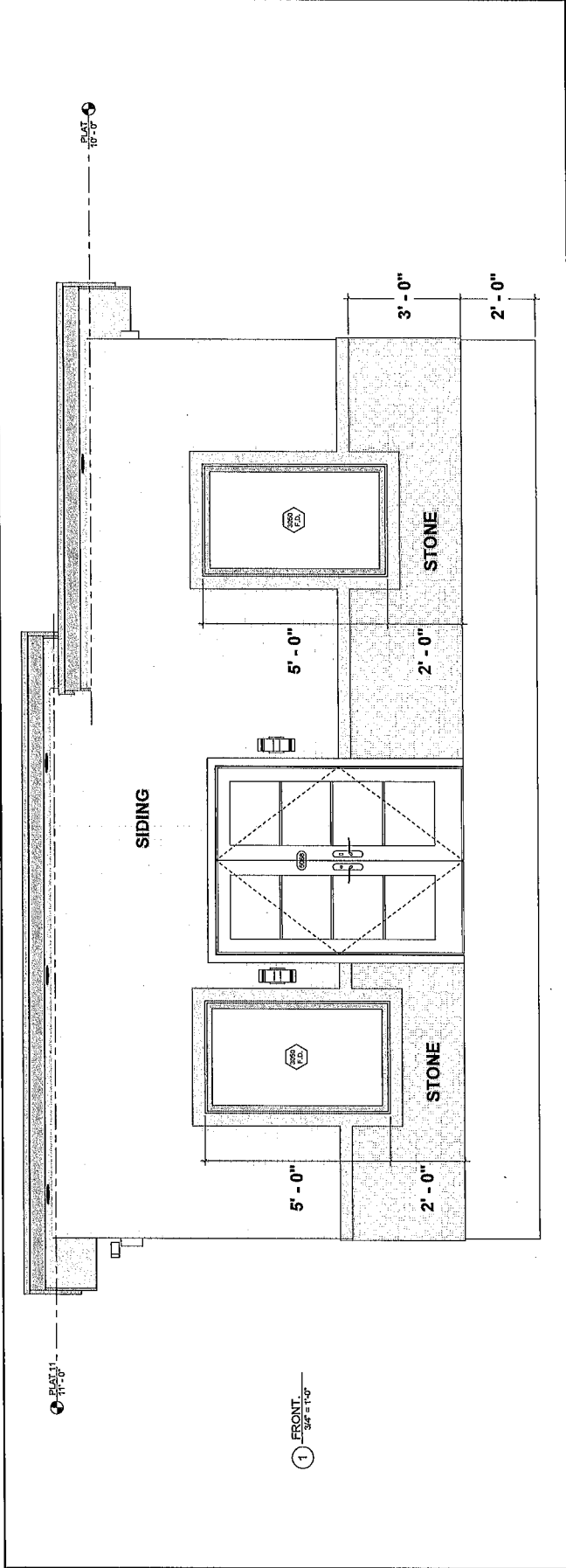
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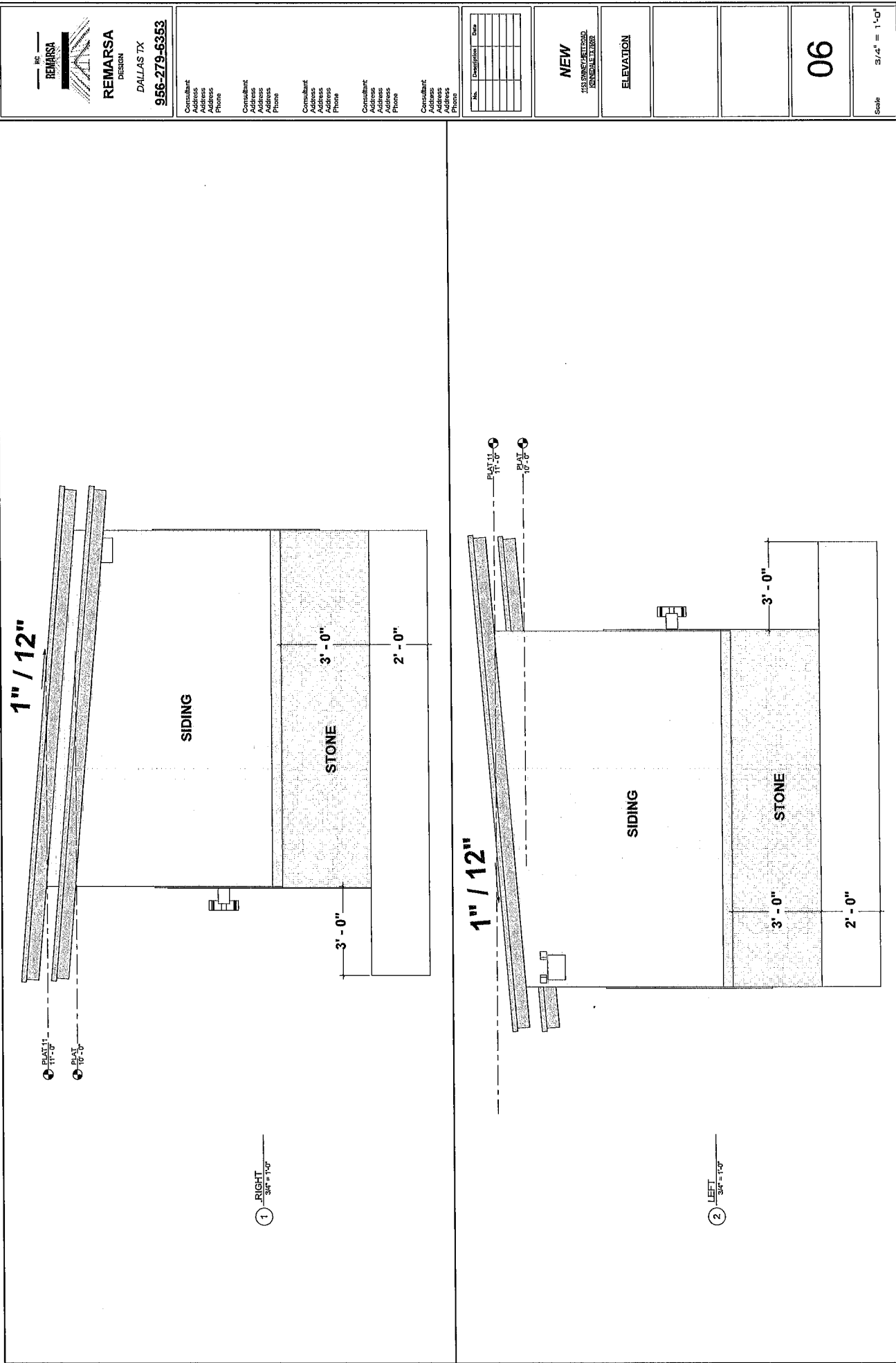
NEW
113 S NEWELL BLVD
DALLAS, TX 75208

ELEVATION

05

Scale 3/4" = 1'-0"





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NEW

115 SHAWNEE BLVD.
DALLAS, TX 75201

ELEVATION

06

Scale 3/4" = 1'-0"



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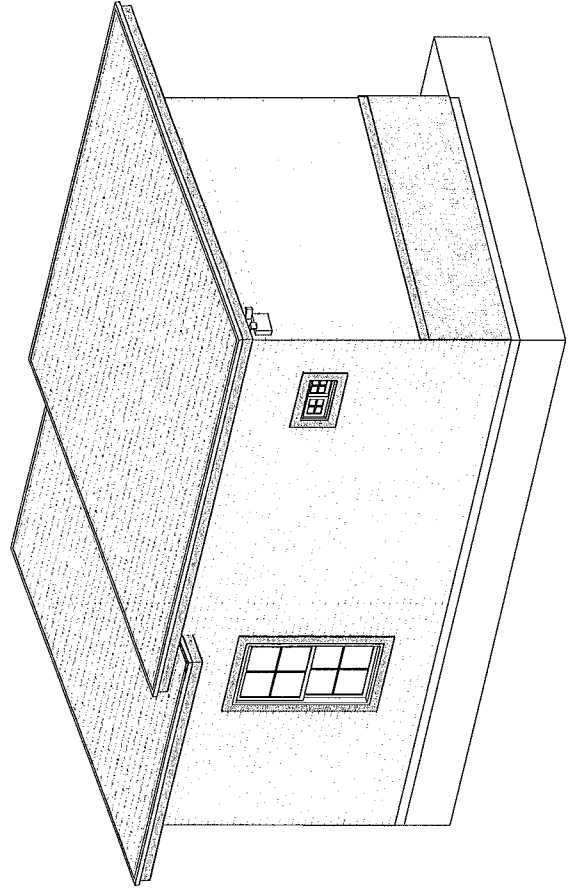
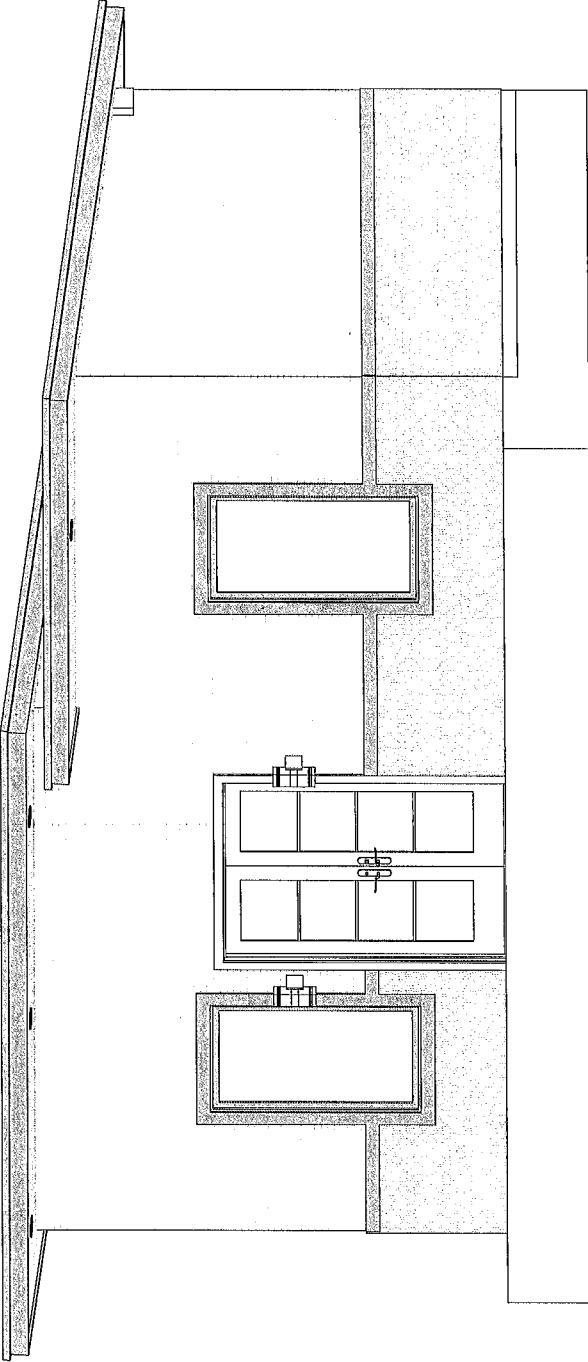
NEW

115 CARRINGTON ROAD
DALLAS, TX 75218

3D

07

Scale





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THIS DRAWING IS THE PROPERTY OF REMARSA DESIGN

ELECTRICAL FLOOR PLAN



08

Scale AS INDICATED

Lighting Fixture Schedule		
Type	Image	Count

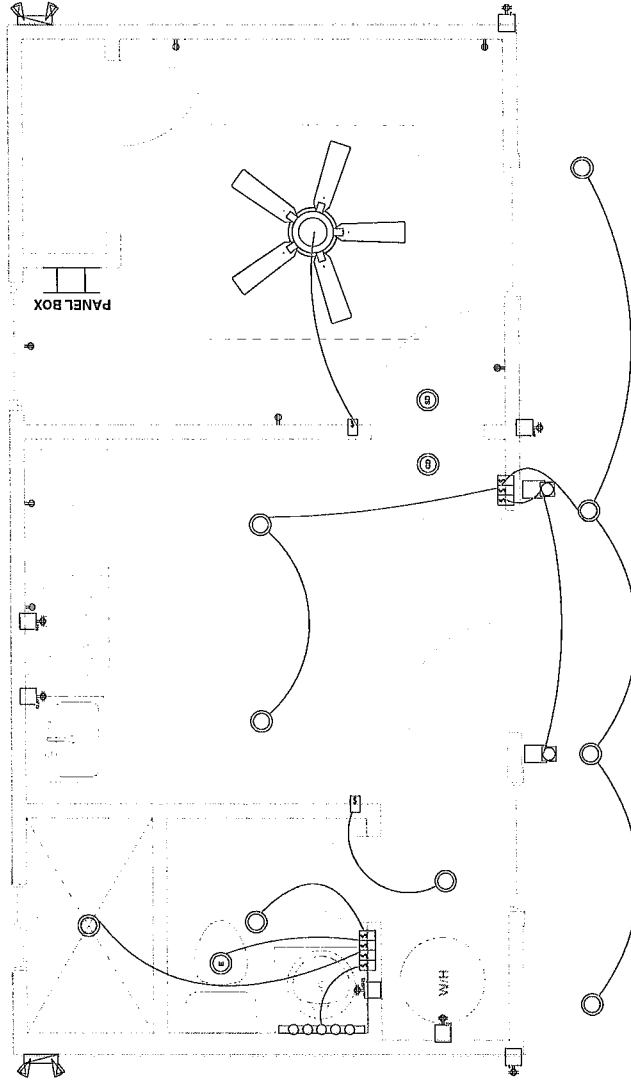
CARBON MONOXIDE DETECTOR	(CD)	1
EXHAUST FAN	(E)	1
EXTERIOR LAMP	(L)	2
EXTERIOR WALL MOUNTED LIGHT	(O)	4
FLOOD LIGHT	(F)	2
INTERIOR LIGHT	(I)	1
SMOKE DETECTOR	(S)	3
VANITY LIGHT	(V)	1

Electrical Fixture Schedule		
Type	Image	Count

RECEPTACLE	(R)	7
RECEPTACLE	(R)	3
RECEPTACLE	(R)	2
RECEPTACLE	(R)	2
RECEPTACLE	(R)	1
SWITCH	(S)	9

PANEL BOX	(PB)	1
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ELECTRICAL GENERAL NOTES
1. LOCATION OF FIXTURES OR OUTLETS ARE SUGGESTED LOCATIONS AND MEET LOCAL CODE REQUIREMENTS
2. THE OWNER SHOULD VERIFY EXACT LOCATION
3. CONTRACTOR SHOULD PROVIDE EQUIPMENT FOR ELECTRIC DUCT OFFER
GENERAL CONTRACTOR TO BE RESPONSIBLE FOR THE CONSTRUCTION OF PLUMBING, MECHANICAL, TELECOMMUNICATIONS AND ELECTRICAL CONDUIT.



2 ELECTRICAL PLAN
3/4" = 1'-0"



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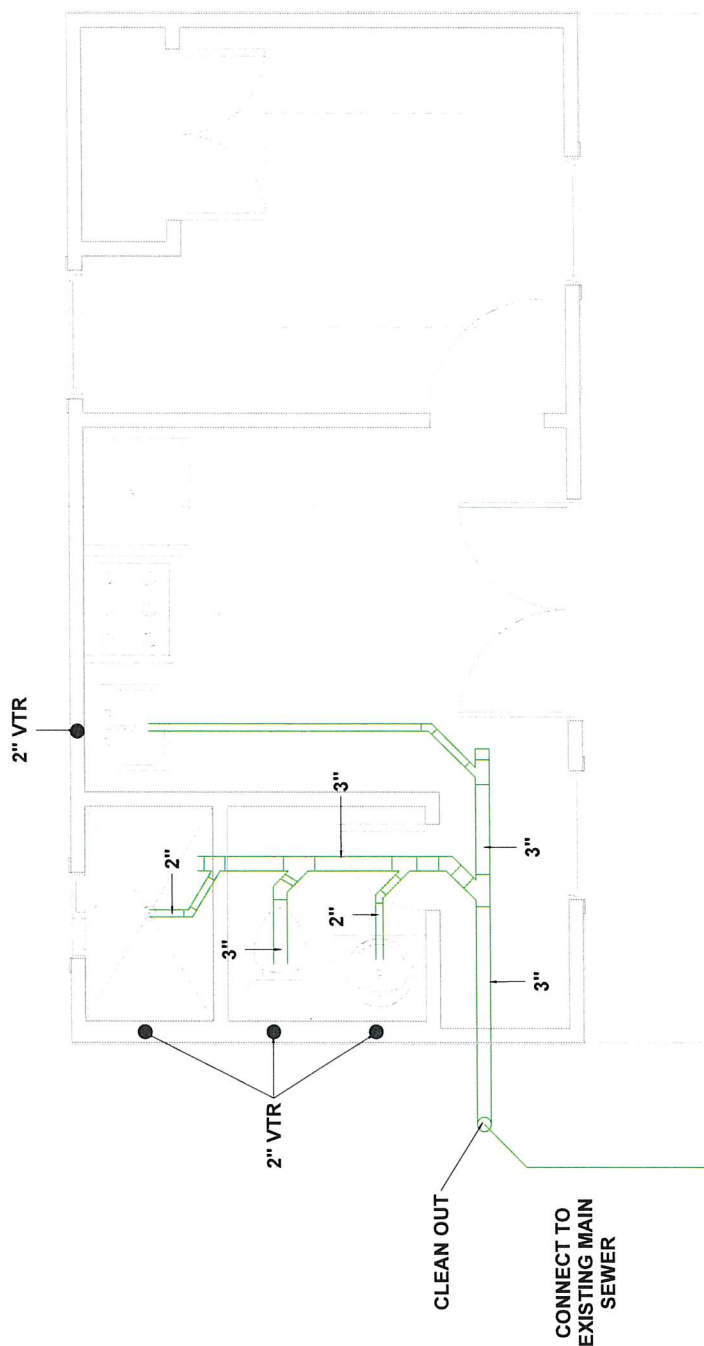
NEW

1151 SWANEY HETT ROAD
KENNEDEALE TX 76052

SEWER PLAN



90

Scale $3/4'' = 1'-0''$ 

1 SEWER PLAN
3/4" = 1'-0"

GENERAL NOTE:

1.- PROVIDE AN INSULATE COPPER TRACER WIRE (MINIMUM 18 AWS) OR OTHER APPROVED CONDUCTOR LOCATED ADJACENT TO PIPING FOR ALL UNDERGROUND NON-METALLIC WATER, IRRIGATION AND SANITARY DRAINAGE PIPING PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE ABOVE THE GROUND AT EACH END OF THE NON-METALLIC PIPING.

2.2.-PROVIDE CLEANOUTS FOR ALL HORIZONTAL
DRAINS,UPSTAIRS AND ON FIRST FLOOR.(IRC
SECTION P3005.2)

3.3.- CLEANOUTS SHALL BE THE SAME NOMINAL SIZE AS THE PIPE THEY SERVE UP TO 4 INCHES.(IRC SECTION P3005.2.9)



REMARSAD
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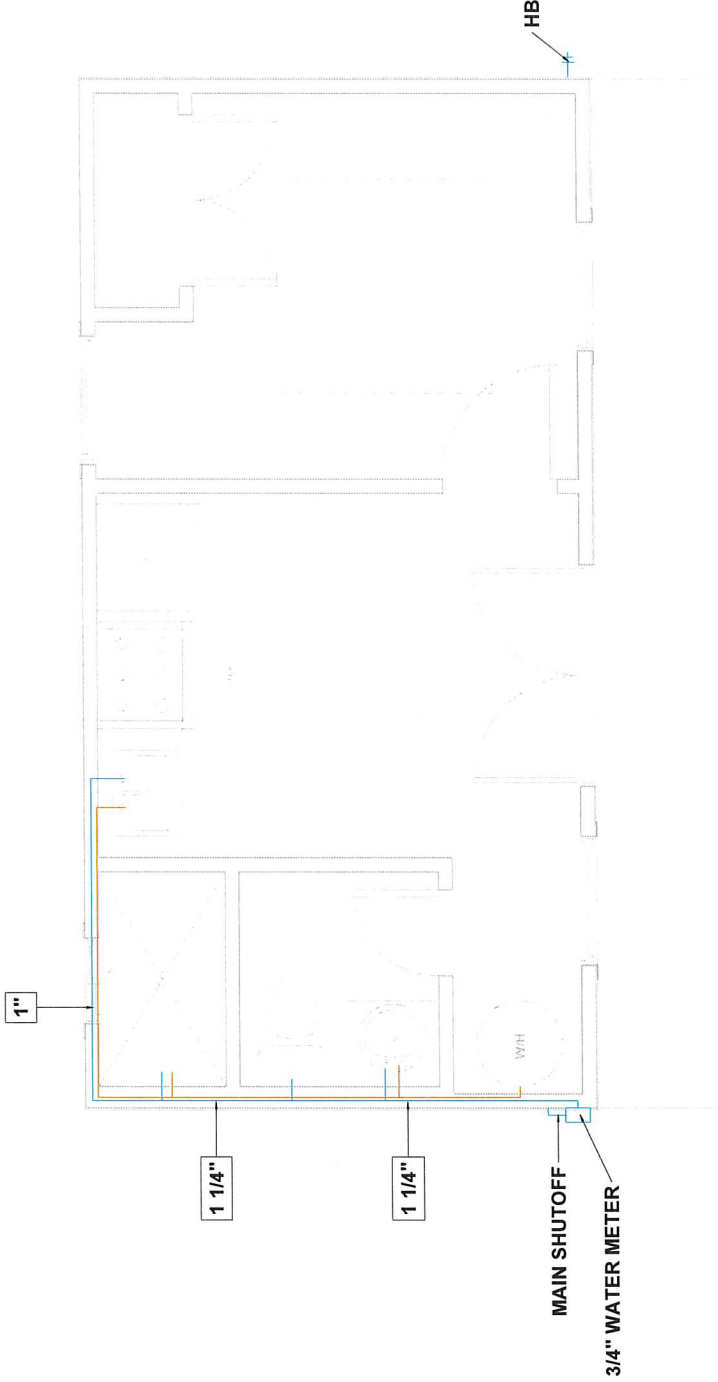
115 SW WELLS BLVD.
DALLAS, TX 75208

PLUMBING PLAN



10

Scale 3/4" = 1'-0"



1 PLUMBING PLAN
3/4" = 1'-0"

GENERAL NOTE:

1. PROVIDE AN INSULATE COPPER TRACER WIRE (MINIMUM 18 AWG) OR OTHER APPROVED CONDUCTOR LOCATED ADJACENT TO PIPING FOR ALL UNDERGROUND NON-METALLIC WATER, IRRIGATION AND SANITARY DRAINAGE PIPING LARGER THAN 2" IN DIAMETER. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE 12" ABOVE THE GROUND AT EACH END OF THE NON-METALLIC PIPING.
2. PROVIDE CLEANOUTS FOR ALL HORIZONTAL DRAINS, UPSTAIRS AND ON FIRST FLOOR. (IRC SECTION P3005.2)
3. CLEANOUTS SHALL BE THE SAME NOMINAL SIZE AS THE PIPE THEY SERVE UP TO 4 INCHES. (IRC SECTION P3005.2.9)

NOTE:

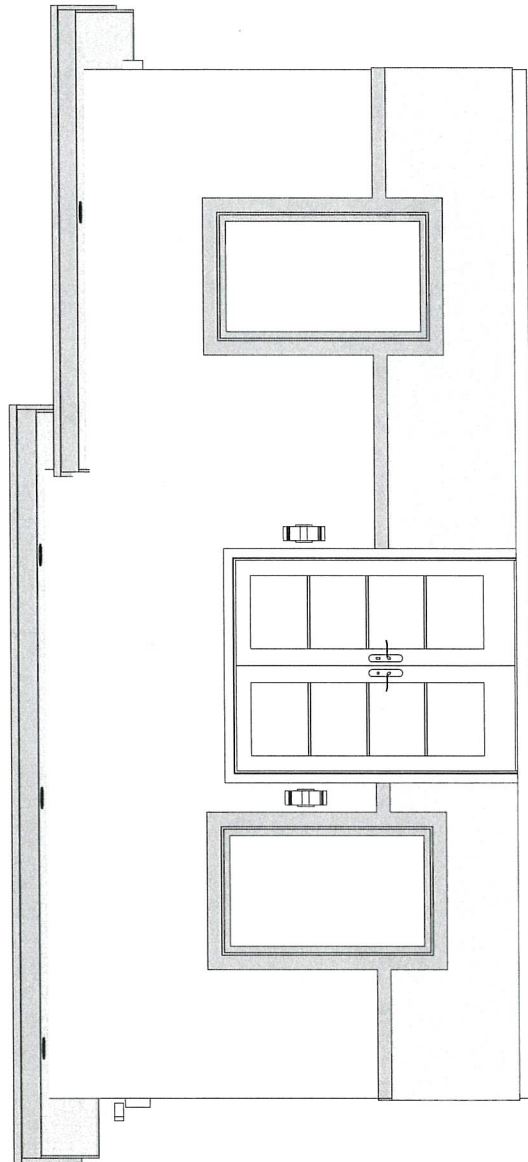
ALL HOSE BIBBS SHALL BE INSTALLED WITH ANTI SHIPON DEVICES.

NOTE:

ALL DROPS EXCEPT TO WATER HEATER, TO BE 1/2" TYPE, M.
WATER HEATER DROP TO BE 3/4"

FIXTURE FLOW RATES:
-WATER CLOSET 1.6 GAL/FLUSH
-SINKS 2.2 GAL/HOUR
-TUB/SHOWER 2.5 GAL/HOUR

PROVIDE PRESSURE BALANCE OR THERMO-MIXING CONTROL VALVE FOR ALL SHOWER AND TUB/SHOWER COMBINATIONS PER 2018 IRC P2708.4



RC
REMARSA

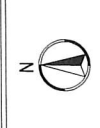
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NEW
1151 SWINEY HETT ROAD
KENNEBEC, VT 05750

COVER



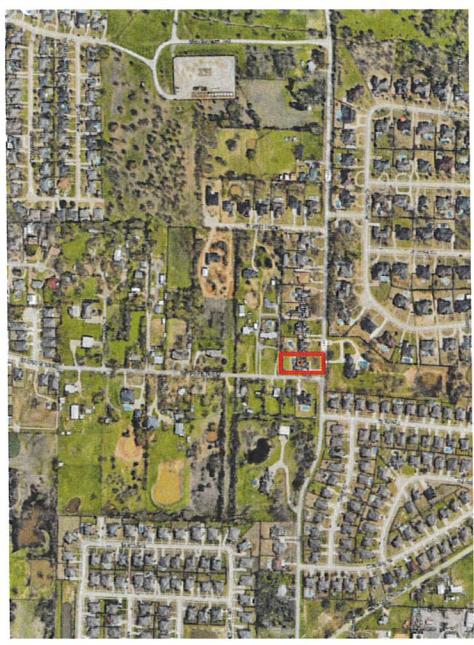
10

Scale AS INDICATE

Sheet List	
Sheet Number	Sheet Name

01	COVER
02	SITE PLAN
03	FLOOR PLAN
04	ROOF PLAN
05	ELEVATION
06	ELEVATION
07	3D
08	ELECTRICAL FLOOR PLAN
09	SEWER PLAN
10	PLUMBING PLAN

LOCATION

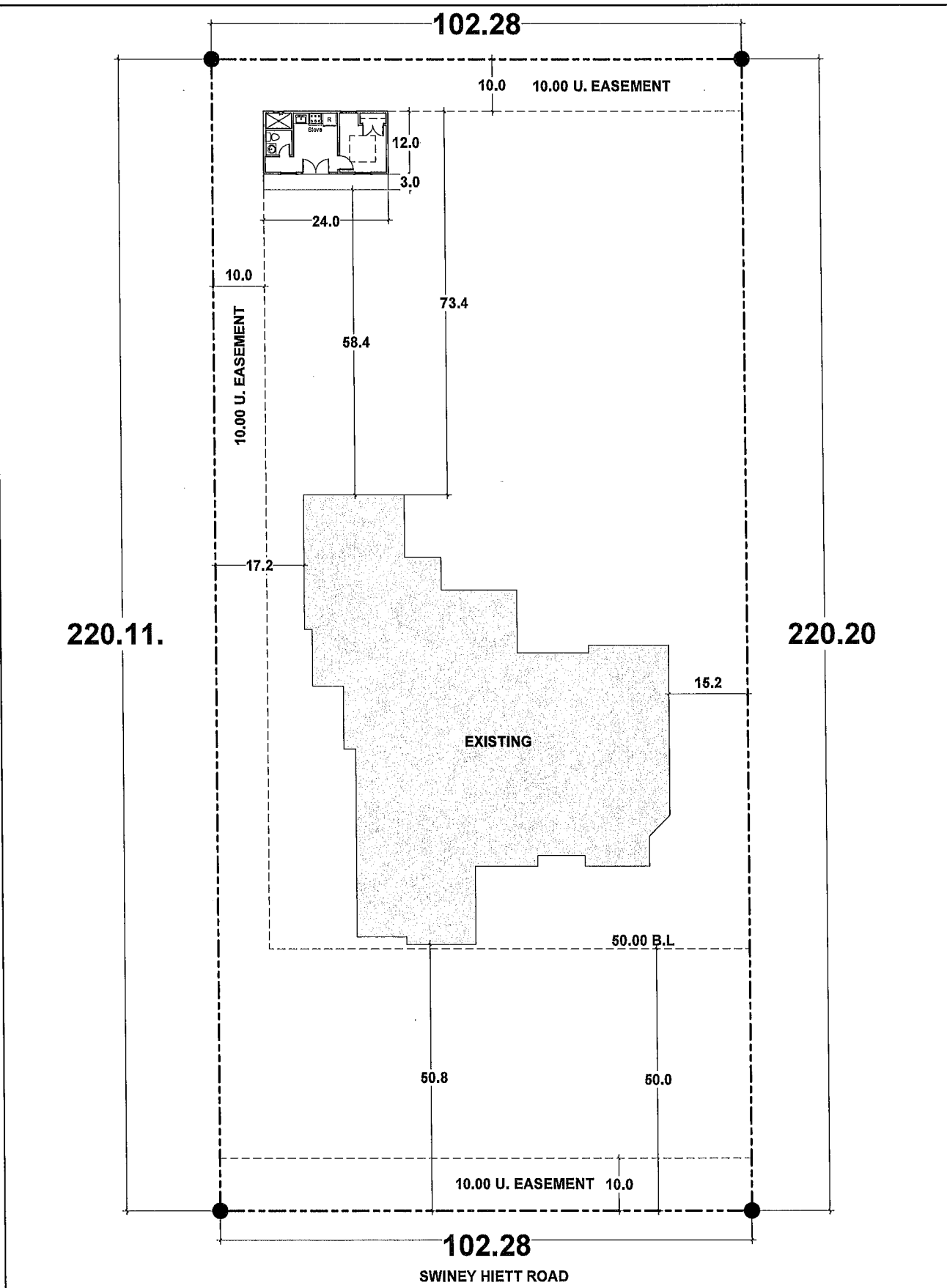


GRAPHIC SYMBOLS

DETAIL NUMBER	
SECTION CUT	
BUILDING CROSS SECTION	
ELEVATION	
ROOM NAME	
KEY NOTE	
WALL TAG	
WINDOW TAG	
DOOR TAG	
FINISH TYPE TAG	
EQUIPMENT TAG	

DESIGNER: MOYER.

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Scale

1/8" = 1'-0"

02

N

SITE PLAN

NEW

REMARSA

DESIGN

1 SITE PLAN

1/8" = 1'-0"

956-279-6353

DALLAS TX

REMARSA

DESIGN



REMARSA
DESIGN

DALLAS TX

956-279-6353

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No.	Description	Date

NEW

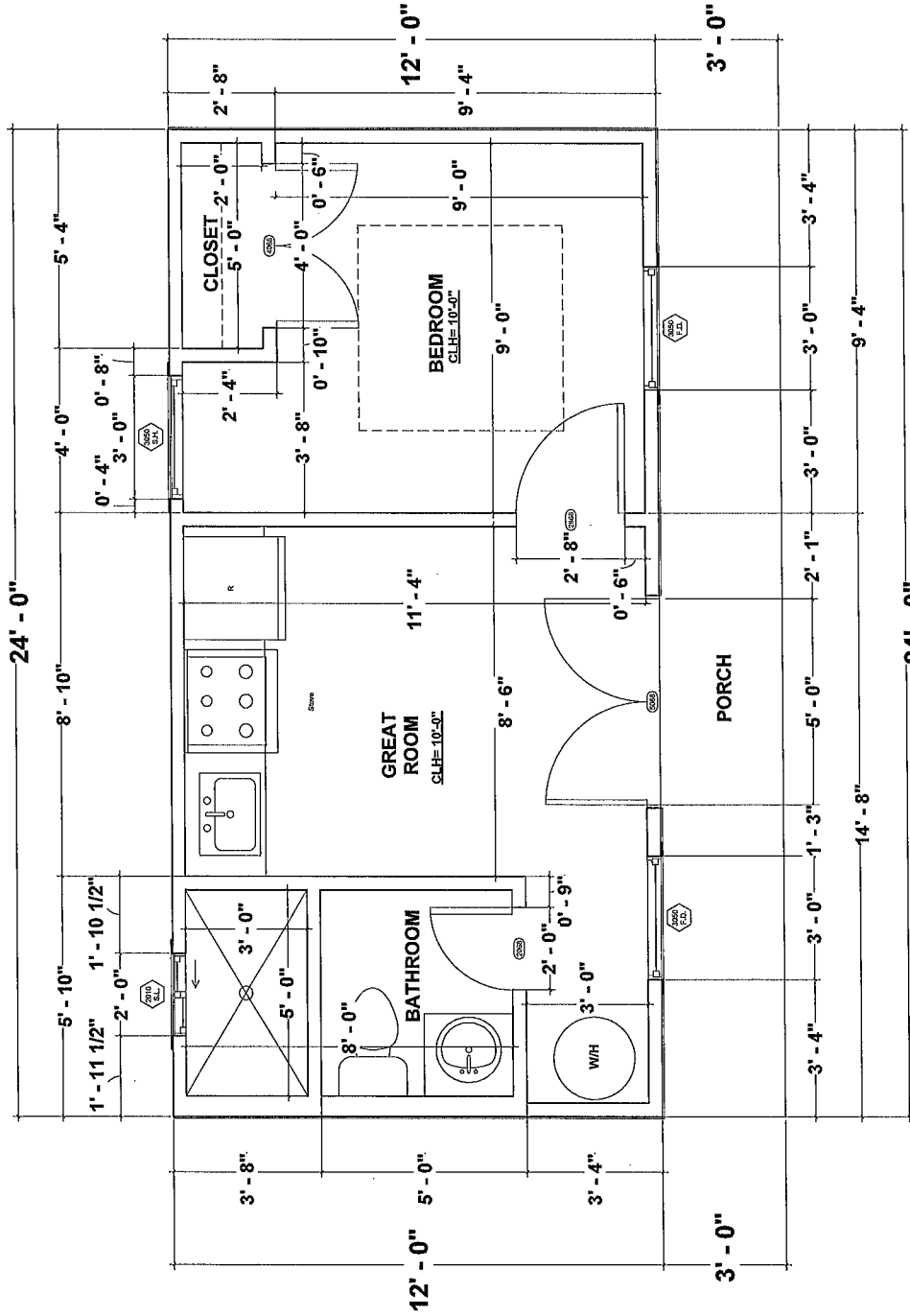
143 SWEETWETTED
JENSEN SALES 72388

FLOOR PLAN



03

Scale AS INDICATED



1 FLOOR PLAN
3/4" = 1'-0"

Window Schedule

Type Mark	Width	Height	Count	Description
2010 S.L.	2' - 0"	1' - 0"	1	SLIDING
3050 F.D.	3' - 0"	5' - 0"	2	FIXED
3050 S.H.	3' - 0"	5' - 0"	1	SINGLE HUNG

Door Schedule

Type Mark	Width	Height	Count
2063	2' - 0"	6' - 8"	1
2863	2' - 0"	6' - 8"	1
4063	4' - 0"	6' - 8"	1
5063	5' - 0"	6' - 8"	1

LIVING= 288.00 SQFT



REMARSA
DESIGN

DALLAS TX

956-279-6353

Consultant
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State
Zip
Phone

Consultant
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Consultant
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No.	Description	Date

NEW

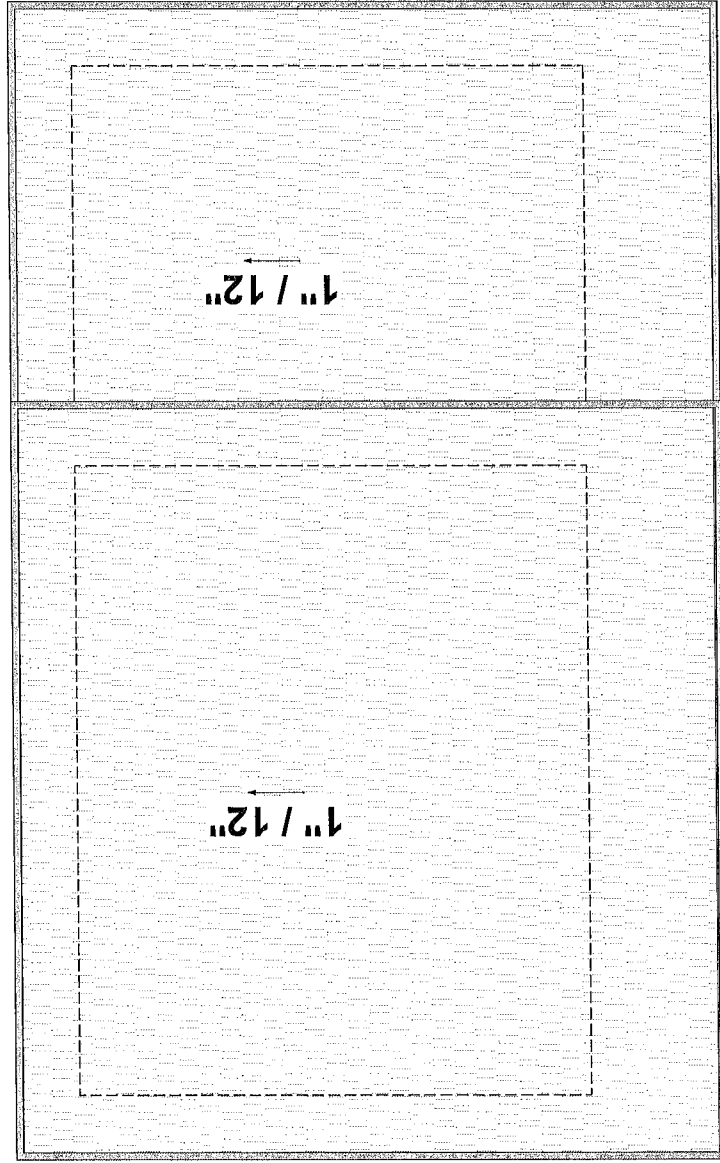
1435 SWANEY HILL ROAD
DALLAS, TEXAS 75241

ROOF PLAN



04

Scale 3/4" = 1'-0"



GENERAL NOTES:

1. PROVIDE C616 VENTS @ SIZE 8" X 8" EVENLY SPACED @ 8' O.C.
2. PROVIDE LOMANGO RIDGE VENTS
3. USE 1/2" OSB PLY @ ALL EXPOSED EAVES
4. USE #305 COMPOSITION SHINGLES OVER #20 FELT

① ROOF PLAN
3/4" = 1'-0"



REMARSIA
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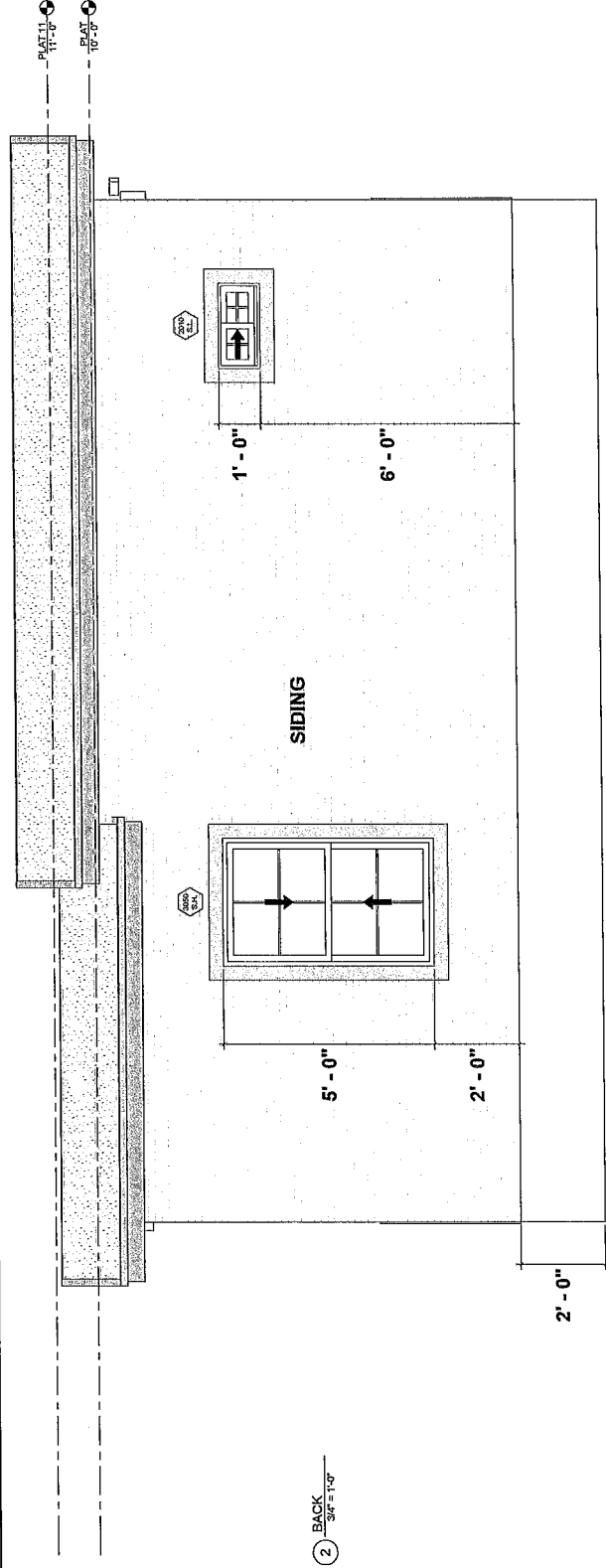
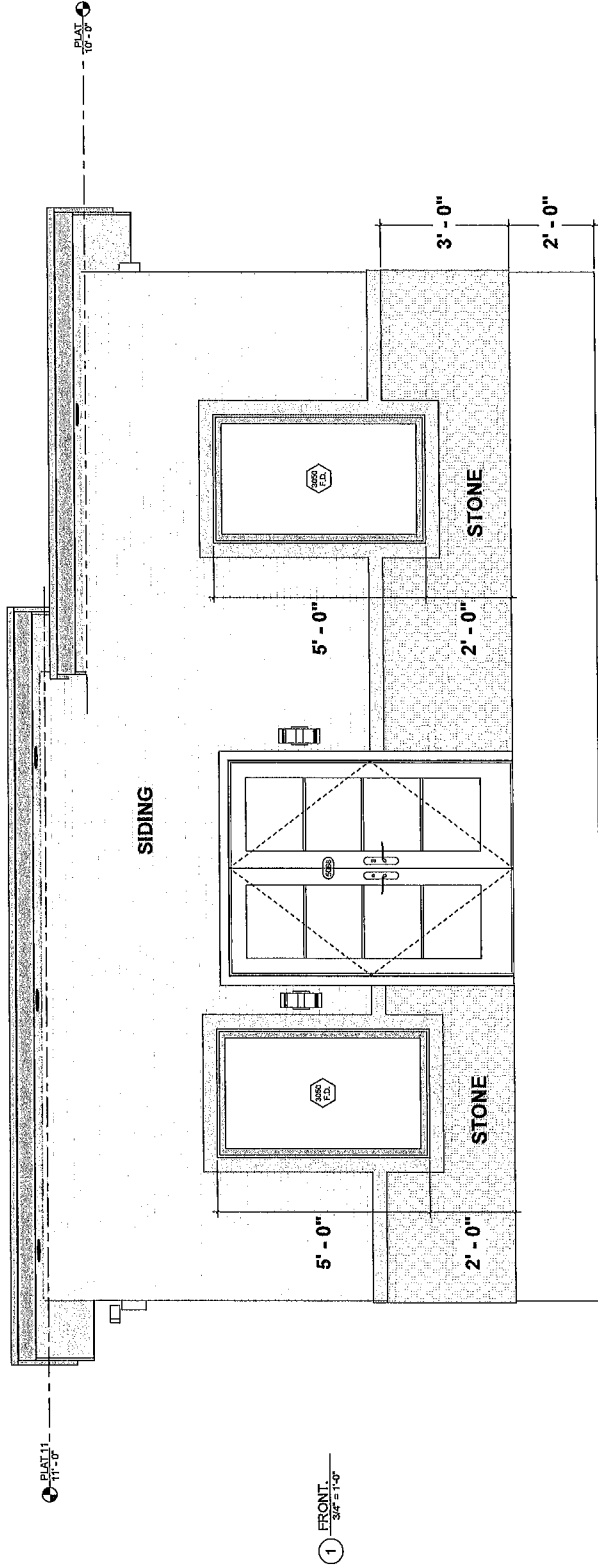
NEW

115 SWANWHEIT ROAD
DENVER, CO 80202

ELEVATION

05

Scale 3/4" = 1'-0"





REMARS
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No.	Description	Date

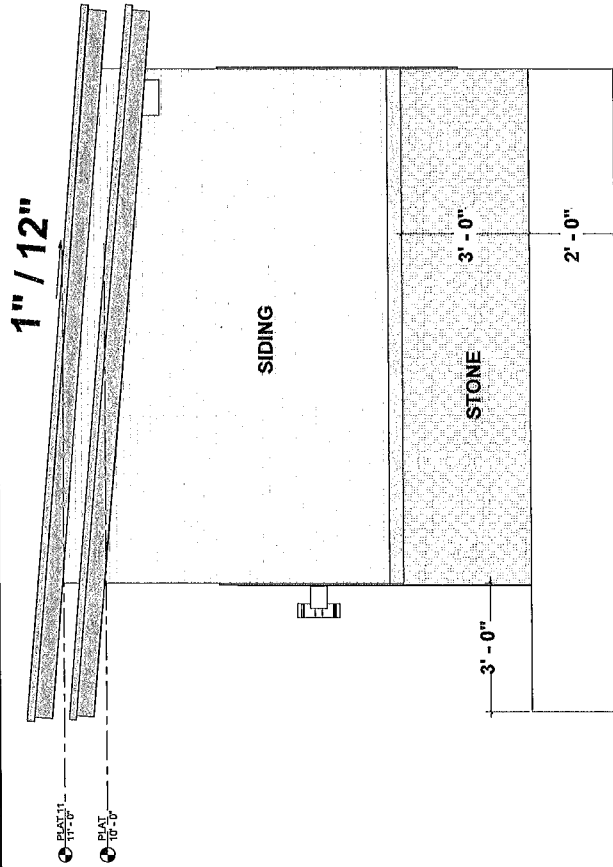
NEW

1133 SWINEY/HETT ROAD
KENNESAW, GA 30144

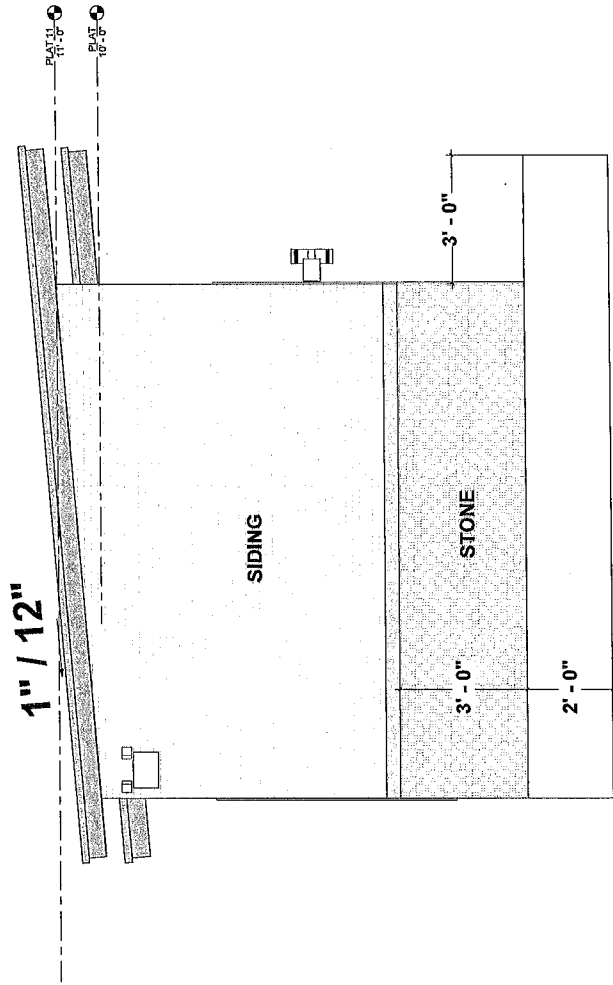
ELEVATION

06

Scale 3/4" = 1'-0"



① RIGHT
3/4" = 1'-0"



② LEFT
3/4" = 1'-0"



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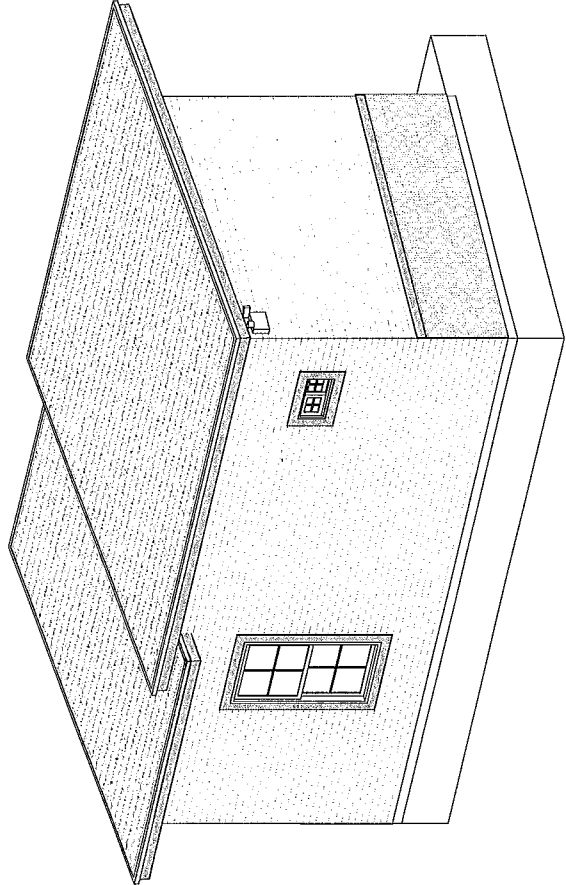
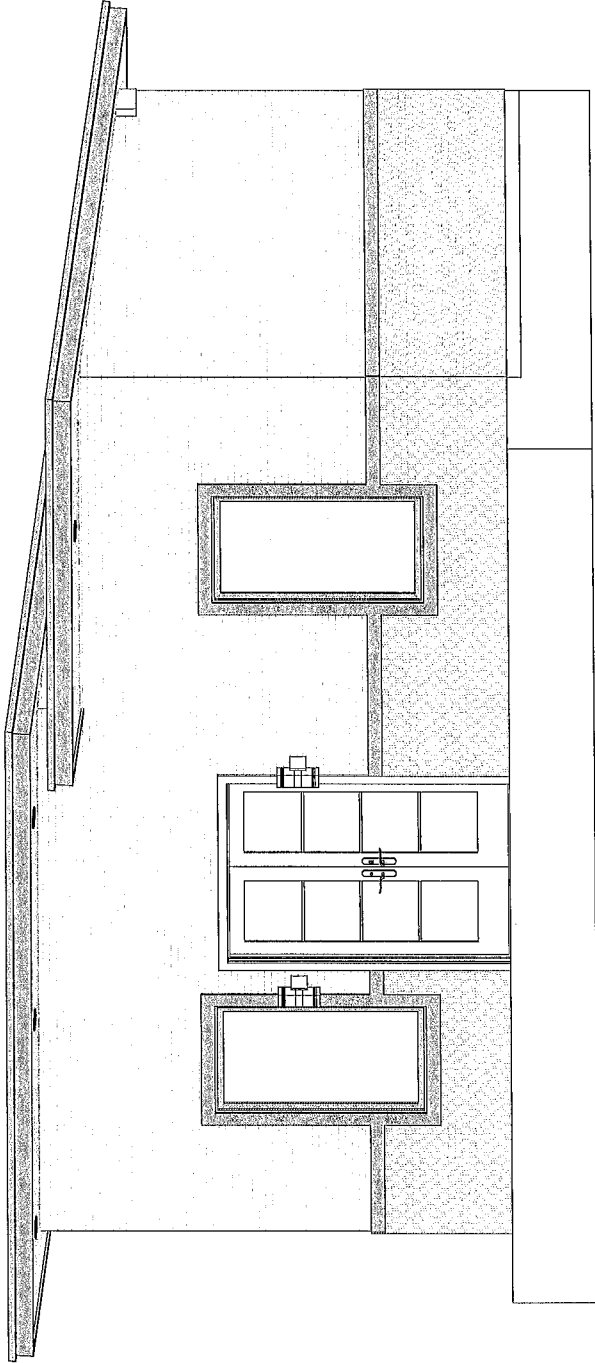
No.	Description	Date

NEW
145 SUNSETT RD.
DALLAS, TX 75244

3D

07

Scale



Lighting Fixture Schedule		
Type	Image	Count

CARBON MONOXIDE DETECTOR		1
EXHAUST FAN		1
EXTERIOR LIGHT		2
EXTERIOR RECESSED LIGHT		4
FLOOD LIGHT		2
INTERIOR CEILING FAN		1
RECESSED LIGHT		5
SMOKE DETECTOR		1
ULTRAVIOLET LIGHT		1

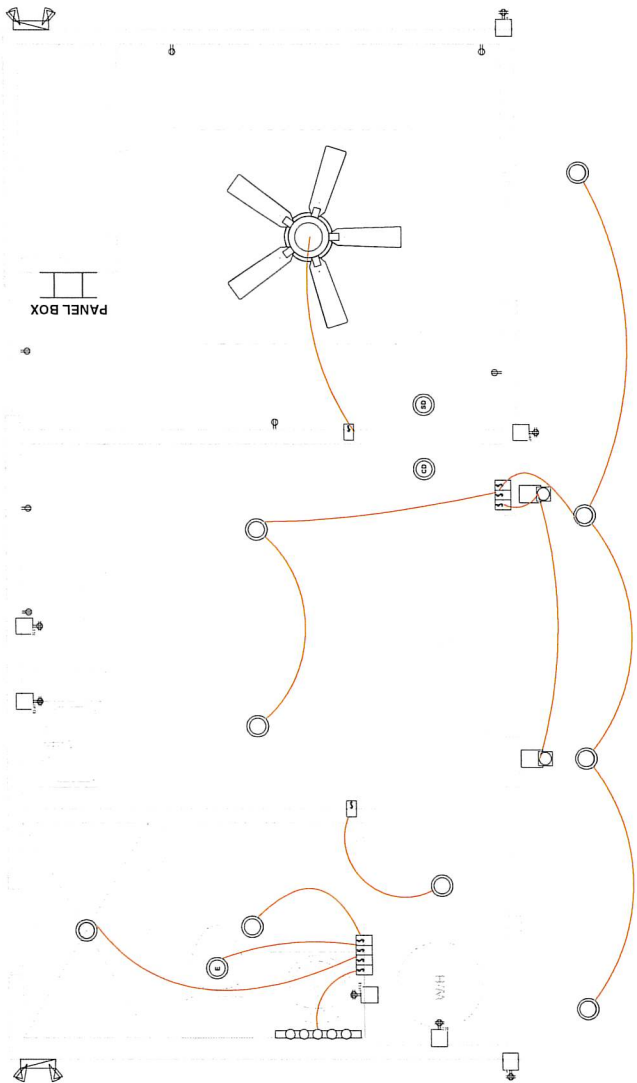
Electrical Fixture Schedule		
Type	Image	Count

RECEPTACLE		7
RECEPTACLE 220		3
RECEPTACLE GFCI		2
RECEPTACLE SOFFIT		2
RECEPTACLE WATER PROOF		1
SWITCH		9

PANEL BOX		1
-----------	---	---

ELECTRICAL GENERAL NOTES

1. LOCATION OF FIXTURES OR OUTLETS ARE SUGGESTED LOCATIONS AND MEET LOCAL CODE REQUIREMENTS
 2. THE OWNER SHOULD VERIFY EXACT LOCATION
 3. CONTRACTOR SHOULD PROVIDE EQUIPMENT FOR ELECTRIC DOOR OPENER
- GENERAL CONTRACTOR TO BE RESPONSIBLE FOR THE CONSTRUCTION OF PLUMBING, FRAMING, TELECOMMUNICATIONS AND ELECTRICAL CONDUITS.



2 ELECTRICAL PLAN
3/4" = 1'-0"



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No.	Description	Date

NEW
115 SWINNEY HILL ROAD
DENVER, CO 80202

**ELECTRICAL
FLOOR PLAN**



08

Scale AS INDICATED



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No.	Description	Date

NEW

115.596.000.000
115.596.000.000

SEWER PLAN



09

Scale 3/4" = 1'-0"

GENERAL NOTE:

1.- PROVIDE AN INSULATE COPPER TRACER WIRE (MINIMUM 18 AWS) OR OTHER APPROVED CONDUCTOR LOCATED ADJACENT TO PIPING FOR ALL UNDERGROUND NON-METALLIC WATER, IRRIGATION AND SANITARY DRAINAGE PIPING LARGER THAN 2" IN DIAMETER. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE ON THE TRACER WIRE SHALL TERMINATE ABOVE THE GROUND AT EACH END OF THE NON-METALLIC PIPING.

2.- PROVIDE CLEANOUTS FOR ALL HORIZONTAL DRAINS UPSTAIRS AND ON FIRST FLOOR (IRC SECTION P3005.2)

3.- CLEANOUTS SHALL BE THE SAME NOMINAL SIZE AS THE PIPE THEY SERVE UP TO 4 INCHES (IRC SECTION P3005.2.9)

2" VTR

2"

3"

2" VTR

2"

3"

CLEAN OUT

CONNECT TO
EXISTING MAIN
SEWER

1 SEWER PLAN
3/4" = 1'-0"



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956-279-6353

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No.	Description	Date

NEW

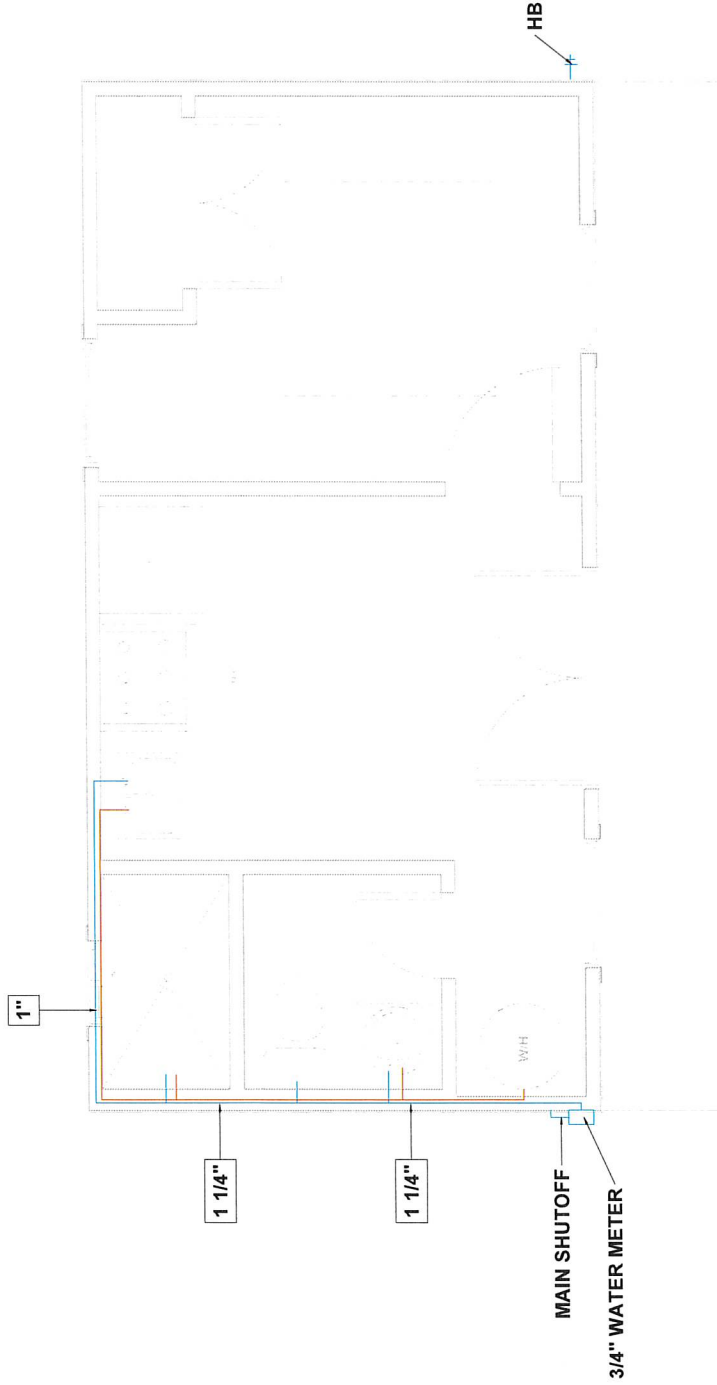
1153 SW MEYER ROAD
DALLAS, TX 75248

PLUMBING PLAN



10

Scale 3/4" = 1'-0"



1 PLUMBING PLAN
3/4" = 1'-0"

GENERAL NOTE:

- 1.- PROVIDE AN INSULATE COPPER TRACER WIRE (MINIMUM 1/8 INCH) OR OTHER APPROVED CONDUCTOR LOCATED ADJACENT TO ALL UNDERGROUND NON-METALLIC WATER, GAS, AND SANITARY DRAINAGE PIPING LARGER THAN 2" IN DIAMETER. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE ABOVE THE GROUND AT EACH END OF THE NON-METALLIC PIPING.
- 2.- PROVIDE CLEANOUTS FOR ALL HORIZONTAL DRAINS, UPSTAIRS AND ON FIRST FLOOR. (IRC SECTION P3005.2)
- 3.- CLEANOUTS SHALL BE THE SAME NOMINAL SIZE AS THE PIPE THEY SERVE UP TO 4 INCHES. (IRC SECTION P3005.2.9)

NOTE:

ALL HOSE BIBBS SHALL BE INSTALLED WITH ANTI SHIPON DEVICES.

NOTE:

ALL DROPS, EXCEPT TO WATER HEATER, TO BE 1/2" TYPE, M. WATER HEATER DROP TO BE 3/4"

FIXTURES: (PER I.R.C. 2903.1)

FIXTURE FLOW RATES:

- WATER CLOSET 1.6 GAL/FLUSH
- SINKS 2.2 GAL/HOUR
- TUB/SHOWER 2.5 GAL/HOUR

PROVIDE PRESSURE BALANCE OR THERMO MIXING CONTROL VALVE FOR ALL SHOWER AND TUB/SHOWER COMBINATIONS PER 2018 IRC P2708.4



1153 Swiney Hiatt Site Posting



Can



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	579882	Print Legal Ad-IPL01872270 - IPL0187227		\$66.54	1	33 L

Attention: Raeanne Byington

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 760602249

citysecretary@cityofkenneedale.com

CITY OF KENNEDALE NOTICE OF PUBLIC HEARING

THE KENNEDALE BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASE ON TUESDAY, AUGUST 13, 2024 AT 5:30 PM. IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060:

BOA CASE #24-03 TO RECEIVE COMMENTS AND CONSIDER ACTION ON A REQUEST FOR A SPECIAL EXCEPTION AS REQUIRED BY THE UNIFIED DEVELOPMENT CODE ARTICLE 3, TABLE 3.2, R-1 RESIDENTIAL DISTRICT, TO ALLOW FOR A DETACHED ACCESSORY DWELLING UNIT, LOCATED AT 1153 SWINEY HIETT RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARINGS TO OFFER PUBLIC COMMENTS OR PROVIDE WRITTEN COMMENTS PRIOR TO THE MEETING TO THE COMMUNITY DEVELOPMENT DEPARTMENT, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, PLEASE CALL (817) 985-2135.

IPL0187227
Aug 2 2024

THE STATE OF TEXAS COUNTY OF TARRANT

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

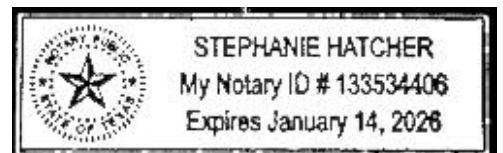
08/02/24

Mary Castro

Sworn to and subscribed before me this 2nd day of
August 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!

1153 Swiney Heitt 200 FT Buffer





NOTICE OF PUBLIC HEARING

August 1, 2024

The Kennedale Board of Adjustment will hold a public hearing for the following case on Tuesday, August 13, 2024 at 5:30 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

BOA CASE #24-03 TO RECEIVE COMMENTS AND CONSIDER ACTION ON A REQUEST FOR A SPECIAL EXCEPTION AS REQUIRED BY THE UNIFIED DEVELOPMENT CODE ARTICLE 3, TABLE 3.2, R-1 RESIDENTIAL DISTRICT, TO ALLOW FOR A DETACHED ACCESSORY DWELLING UNIT, LOCATED AT 1153 SWINEY HIETT RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

Interested persons are encouraged to attend the public hearings to offer public comments or provide written comments prior to the meeting to The Community Development Department, 405 Municipal Drive, Kennedale, TX, 76060. For more information, please call (817) 985-2135.

We are sending notifications 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.

Regards,

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

DISTANCE	OBJECTID	TAXPIN	ACCOUNT	OWNER_N	OWNER_AI	OWNER_CI	OWNER_ZI	SITUS_ADD
3.825914	656971	31140-2-6F	41704177	RUBIN, COI	1153	SWIN	KENNEDAL	76060 1153 SWIN
104.6129	656915	31140-2-6F	41704185	BARROW, J	1157	SWIN	KENNEDAL	76060 1157 SWIN
199.6045	255575	31140-2-5E	7162367	BARNES, W	116	COLLE	KENNEDAL	76060 116 COLLE
206.881	656909	31140-2-6F	41704193	MCDONALI	1161	SWIN	KENNEDAL	76060 1161 SWIN
217.9684	354443	31140-1-6C	4909984	SMITH, TEF	115	N COLL	KENNEDAL	76060 115 COLLE
226.9714	622057	31140-1-6F	42147482	COLEMAN, I	111	COLLE	KENNEDAL	76060 111 COLLE
242.6059	628702	31140-1-6E	2074575	MICHELS, K	117	COLLE	KENNEDAL	76060 117 COLLE
276.1825	628704	31140-1-7E	2074591	MICHELS, K	117	COLLE	KENNEDAL	76060 117 COLLE
303.0752	655094	1884-3-1	41326091	BRUNK, GL	1029	CYND	KENNEDAL	76060 1029 CYDN
352.3925	628703	31140-1-7E	2074583	CAMPBELL, 5003	LEDG	FORT WOR		76132 129 COLLE
355.9421	630843	31140-2-5F	42313196	SCHWIND, 128	COLLE	KENNEDAL		76060 128 COLLE
365.8777	655040	1884-3-2	41326105	CAIN, HEAT	1031	CYDN	KENNEDAL	76060 1031 CYDN
395.9888	647441	13570A-7-1	41253914	GILLIAM, JF	1153	FALCC	KENNEDAL	76060 1153 FALCC
456.7906	648064	13570A-7-1	41253906	WOODY, T/650	TOWEL	KENNEDAL		76060 1036 FALCC
555.4467	628218	A 880-1B	14784781	ARK FABRI	1200	SWIN	KENNEDAL	76060 1200 SWIN
555.4467	354425	A 880-1B	4900758	BITTLE, TR/	1200	SWIN	KENNEDAL	76060 1200 SWIN

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