



BOARD OF ADJUSTMENT AGENDA

REGULAR MEETING | MARCH 6, 2025 AT 5:30 PM

CITY COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060

I. CALL TO ORDER

A. ROLL CALL

II. REGULAR SESSION

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

1. Approval of the minutes from the May 14, 2024 Regular Meeting
2. Discussion Regarding the Changing of the Board of Adjustment/Building Board of Appeals Meeting Date

III. PUBLIC HEARING

- A. **BOA CASE #25-01** To receive comments and consider action on a request for a variance as required by the Unified Development Code, Article 6, Table 6.3, C-1 Restricted Commercial District, to allow for a reduction of the side setback that is adjacent to an R-3 residential property, from 25' to 12'5", for the property located at 708 Corry A Edwards Dr, City of Kennedale, Tarrant County, Texas 76060.
- B. **BOA Case #25-02** To receive comments and consider action on a request for a special exception to allow for an impound storage facility as required by table 6.2 of the Unified Development Code for the property located at 1208 E Kennedale Parkway, Greenleaf Addition, Block 1, Lot 1, City of Kennedale. Tarrant County, Texas.

IV. ADJOURNMENT

BOARD SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE MARCH 6, 2025 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, 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.

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 6, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM II.A.

SUBJECT

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

**STAFF REPORT
TO THE BOARD OF ADJUSTMENT MEMBERS**

MEETING DATE: MARCH 6, 2025
AGENDA ITEM NUMBER: CONSENT AGENDA ITEM II.A.1.

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

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	2024.05.14 - BOA Meeting Minutes	2024.05.14 - BOA Meeting Minutes.pdf
----	----------------------------------	--------------------------------------



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



STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 6, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM II.A.2.

SUBJECT

Discussion Regarding the Changing of the Board of Adjustment/Building Board of Appeals Meeting Date

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE BUILDING BOARD OF APPEALS

MEETING DATE: March 6, 2025

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM III.A.

SUBJECT

BOA CASE #25-01 TO RECEIVE COMMENTS AND CONSIDER ACTION ON A REQUEST FOR A VARIANCE AS REQUIRED BY THE UNIFIED DEVELOPMENT CODE, ARTICLE 6, TABLE 6.3, C-1 RESTRICTED COMMERCIAL DISTRICT, TO ALLOW FOR A REDUCTION OF THE SIDE SETBACK THAT IS ADJACENT TO A R-3 RESIDENTIAL PROPERTY, FROM 25' TO 12'5", FOR THE PROPERTY LOCATED AT 708 CORRY A EDWARDS DR, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS 76060.

ORIGINATED BY NATHAN GONZALES

SUMMARY

The subject property is currently zoned C-1 Commercial District. The residential structure that once stood here was primarily used as a rental unit before being demolished in the Fall of 2024. A commercial building permit has been approved but cannot be issued until the owner obtains a variance for the side yard setback on the north side of the property. Normally, C-1 commercial property requires a simple 10-foot side yard setback; however, when the property is adjacent to residential properties, the required side yard setback is 50 feet. This 50-foot side yard setback renders to site undevelopable given it only has a 75-foot width and street frontage, leaving only 15 feet to contend with. Additionally, the residential property to the north (712 Corry A Edwards), where the 50-foot setback is required, is also owned by the applicant of the variance and does not object to the granting of the variance (See Exhibit 1).



Exhibit 1

It should be noted that the notice of public hearing incorrectly referenced the starting side yard setback as 25 feet. This number appears to originate from the 25-foot required front yard setback. However, the request for the reduction to a 12.5' foot side yard setback on the notice is correct and remains the same. Given that both properties in question are owned by the same person, city staff does not have any concerns regarding this discrepancy.

RECOMMENDATION

Given the irregularities of the lot and the burden that current zoning places on the ability to develop the property as a commercial property, Staff recommends the Board of Adjustment approve the request for a variance, reducing the required side yard setback from 50 feet to 12.5'.

ATTACHMENTS



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	636510	Print Legal Ad-IPL02176610 - IPL0217661		\$98.46	1	65 L

Attention: Ross Sanchez

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 760602249

citysecretary@cityofkenneale.com

CITY OF KENNEDALE NOTICE OF PUBLIC HEARING

THE KENNEDALE BOARD OF ADJUSTMENT WILL HOLD A SPECIALLY CALLED PUBLIC HEARING FOR THE FOLLOWING CASES ON THURSDAY, MARCH 6, 2025 AT 5:30 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

BOA CASE #25-01 TO RECEIVE COMMENTS AND CONSIDER ACTION ON A REQUEST FOR A VARIANCE AS REQUIRED BY THE UNIFIED DEVELOPMENT CODE, ARTICLE 6, TABLE 6.3, C-1 RESTRICTED COMMERCIAL DISTRICT, TO ALLOW FOR A REDUCTION OF THE SIDE SETBACK THAT IS ADJACENT TO A R-3 RESIDENTIAL PROPERTY, FROM 50' TO 12'5", FOR THE PROPERTY LOCATED AT 708 CORRY A EDWARDS DR, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS 76060.

BOA CASE #25-02 TO RECEIVE COMMENTS AND CONSIDER ACTION ON A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR AN INPOUND STORAGE FACILITY AS REQUIRED BY TABLE 6.2 OF THE UNIFIED DEVELOPMENT CODE FOR THE PROPERTY LOCATED AT 1208 E KENNEDALE PARKWAY, GREENLEAF ADDITION, BLOCK 1, LOT 1, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS. THE KENNEDALE BUILDING BOARD OF APPEALS WILL HOLD A SPECIALLY CALLED PUBLIC HEARING FOR THE FOLLOWING CASE ON THURSDAY, MARCH 6, 2025 AT 6:00 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

BBA CASE #25-01 TO CONDUCT A PUBLIC HEARING AND CONSIDER A CITY-INITIATED REQUEST FOR DEMOLITION OR REPAIR OF A SINGLE-FAMILY DWELLING LOCATED AT 6713 LINDALE RD, OAK CREST ADDITION, BLOCK 9, LOT 24, 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, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, PLEASE CALL (817) 985-2135.

IPL0217661
Feb 14 2025

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:

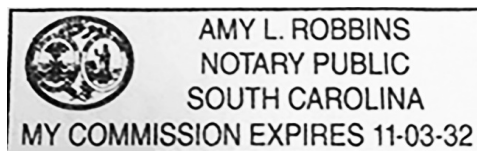
02/14/25

Mary Castro

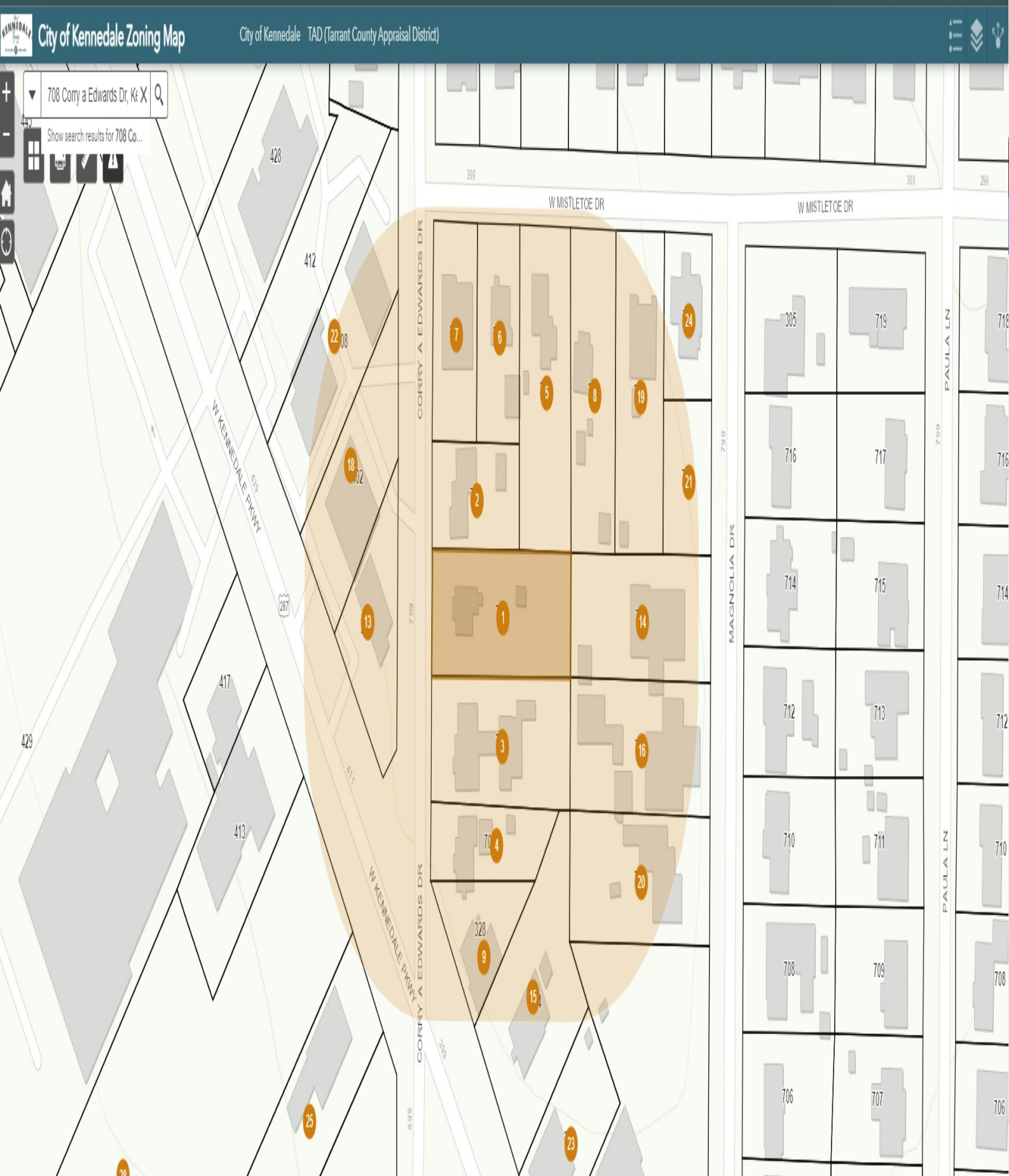
Sworn to and subscribed before me this 14th day of February in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



DOWNLOAD CSV	1 Feet: 2.81 623371 8690-2-15 00653217	2 Feet: 76.54 253627 8690-2-1C 00652067	3 Feet: 77.12 243216 8690-2-14 04467388	4 Feet: 134.59 230727 8690-2-13-10 00652253	5 Feet: 146.68 253577 8690-2-2 00652091	6 Feet: 160.86 253768 8690-2-1A 00652083	7 Feet: 176.58 253785 8690-2-1B 00652075	8 Feet: 193.61 254202 8690-2-3 00652105
--------------	---	--	--	--	--	---	---	--

ABSHIRE, PAMELA RUTH
249 TIMBERLAKE DR
AZLE, TX 76020

ABSHIRE, WILLIAM C
PO BOX 676
AZLE, TX 76098

AMORETTE REALTY LLC
9725 SEMINTAL DR
CROWLEY, TX 76036

BEARD-WHITE, SHARON
717 MAGNOLIA DR
KENNEDEALE, TX 76060

CHOWDHURY, NURUL A
4322 ENCHANTED OAKS DR
ARLINGTON, TX 76016

CITY OF KENNEDALE
405 MUNICIPAL DRIVE
KENNEDEALE, TX 76060

COMBS, PATSY RUTH
PO BOX 62
KENNEDEALE, TX 76060

CONKLE MIKE
2101 BAY CLUB DR
ARLINGTON, TX 76013

CONKLE, MIKE
PO BOX 468
KENNEDEALE, TX 76060

GOMEZ ARACELI GUTIERREZ
309 W MISTLETOE DR
KENNEDEALE, TX 76060

MARQUEZ, MARIANO
313 W MISTLETOE DR
KENNEDEALE, TX 76060

MIAN RENTAL PROPERTIES XI LLC
311 W MISTLETOE DR
GRAPEVINE, TX 76051

MJAC INVESTMENTS LLC
8100 PLUM CREEK TRL
BURLESON, TX 76028

RHODES, CLAUDE
317 W MISTLETOE DR
KENNEDEALE, TX 76060

SANCHEZ, ELVIRA
5838 BEAU PURPLE DR
DALLAS, TX 75211

SHELBY FANNING ENTERPRISES LLC
1038 FALCON NEST DR
KENNEDEALE, TX 76060

STAFFORD, WILLIS W
315 W MISTLETOE DR
KENNEDEALE, TX 76060

STEVENS, JIMMIE
715 MAGNOLIA ST
KENNEDEALE, TX 76060

TAYLOR, RUBIE BROWN
2003 CHELSEA DR
FORT WORTH, TX 76134

TMF PROPERTIES LLC
404 W KENNEDALE PKWY
KENNEDEALE, TX 76060

TONY & BARBARA CECIL TRUST
PO BOX 25
KENNEDEALE, TX 76060

Wafa Business LLC - KENNEDALE
7203 RUSTIC ROCK RD
ARLINGTON, TX 76001



NOTICE OF PUBLIC HEARING BOARD OF ADJUSTMENT

February 13, 2025

The Kennedale Board of Adjustment will hold a specially called public hearing for the following case on Thursday, March 6, 2025 at 5:30 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

BOA CASE #25-01 TO RECEIVE COMMENTS AND CONSIDER ACTION ON A REQUEST FOR A VARIANCE AS REQUIRED BY THE UNIFIED DEVELOPMENT CODE, ARTICLE 6, TABLE 6.3, C-1 RESTRICTED COMMERCIAL DISTRICT, TO ALLOW FOR A REDUCTION OF THE SIDE SETBACK THAT IS ADJACENT TO A R-3 RESIDENTIAL PROPERTY, FROM 50' TO 12'5", FOR THE PROPERTY LOCATED AT 708 CORRY A EDWARDS DR, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS 76060.

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
ngonzales@cityofkennedale.com
(817)985-2135

708 Corry A Edwards Site Posting





5' UTILITY
EASEMENT

32°39'05.5"N 97°13'31.2"W 75'

GREEN SPACE



Asphalt
Paving

50'-0"

12'x12' OVERHEAD
INSULATED DOOR

F.F.
629'

5000 SF

R-1

100'-0"

12'-6"

32°39'06.7"N 97°13'32.4"W 214.5'

Asphalt
Paving

12'x12' OVERHEAD
INSULATED DOOR

200AMP
PANEL

RESTROOM

119 SF

238 SF

12'-11"

12'-0"

12'-0"

12'-0"

10'-0"

OFFICE 2

119 SF

10'-0"

4"

8"

COVERED PATIO

EXT WALL

PROPOSED METAL
BUILDING

CONCRETE
PAVING



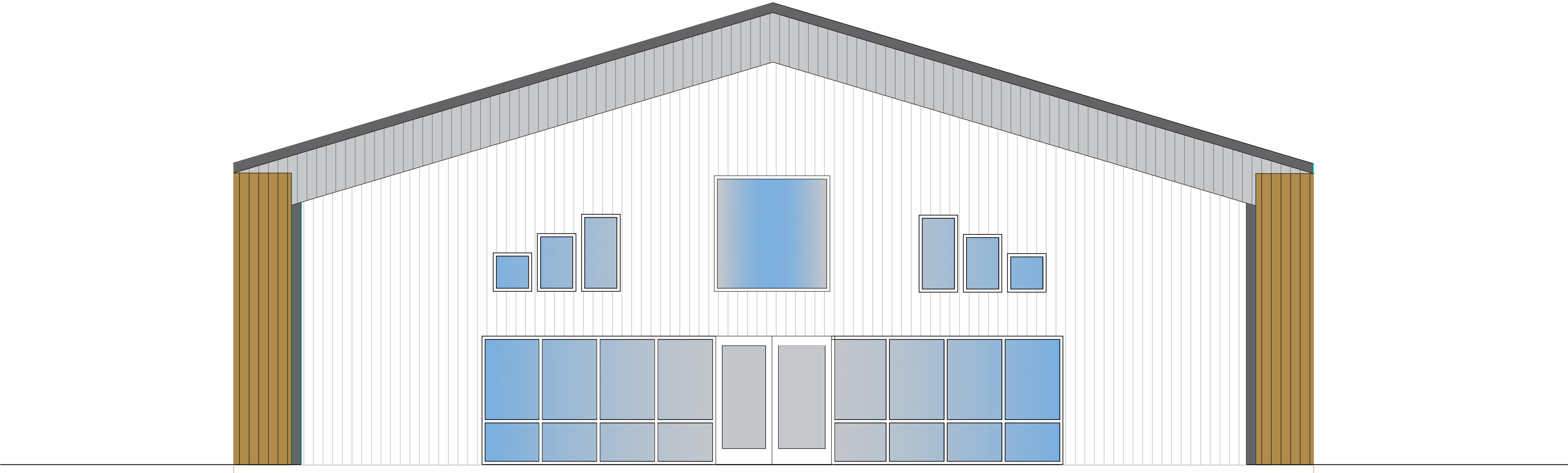
32°39'05.6"N 97°13'33.7"W 75'

CORRY EDWARDS DR

32°39'05.9"N 97°13'32.4"W 214.5'

708 COREY A EDWARDS DR
KENNEDALE, TX 76060

1 PAVING PLAN
1/8" = 1'-0"



708 CORRY EDWARDS DR KENNEDALE, TX 76060

REFERENCE MAP

ZONING C-1

LEGAL DESCRIPTION
CRESTDALE ADDITION
BLOCK 2, LOT 15
OF THE C.ROSE SURVEY
TARRANT COUNTY, TX

SQUARE FOOTAGE
PROPOSED CONSTRUCTION 5000SF
EXISTING CONSTRUCTION 0-SF
LOT SIZE 16,087 SF
NET SITE AREA 11,087 SF

OCCUPANCY CLASSIFICATION

BUSINESS GROUP B

OCCUPANCY LOAD

BUSINESS AREA LOAD FACTOR 150
OCCUPANT LOAD 6

ACCESSORY STORAGE AREA LOAD
LOAD FACTOR 300
OCCUPANT LOAD 5

FIRE SPRINKLER N/A

CONSTRUCTION TYPE

TYPE OF CONSTRUCTION-
STEEL BUILDING WITH
INTERIOR OFFICE
SPACES OF WOOD CONSTRUCTION

APPLLICABLE CODES

2018 IBC
2018 IECC

FIRE DEPARTMENT
KNOX BOX REQUIRED

PARKING= 1/500SF
13 SPACES PROVIDED

R-1

L&E CROSS
JLEC, INC

5216 SARATOGA LANE
ARLINGTON, TEXAS 76017

BACCHU CHOWDHURY

Fort Worth, TX 76105
Block 2 Lot 15
CRESTDALE Addition
708 CORREY EDWARDS DR

REVISION-1
10/29/2024

JUNE 18, 2024

Title

COVER

Sheet

BACCHU CHOWDHURY

Fort Worth, TX 76105
Block 2 Lot 15
CRESTDALE Addition
708 CORREY EDWARDS DR

REVISION-1
10/29/2024

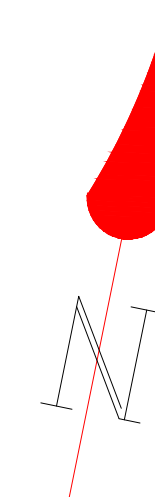
JUNE 18, 2024

Title

SITE PLAN

Sheet

SITE



APPROACH IS EXISTING AND
EXTENDS ACROSS THE FRONT
OF THE PROPERTY
WE WILL UTILIZE THE ENTIRE
OPENING

25' Setback

6' WOODEN SCREEN FENCE ON STEEL POLES

5' UTILITY
EASMENT

32°39'06.7"N 97°13'32.4"W 214.5'

32°39'05.5"N 97°13'31.2"W 75'

5' UTILITY
EASMENT

32°39'05.9"N 97°13'32.4"W 214.5'

— LIMIT OF A/C

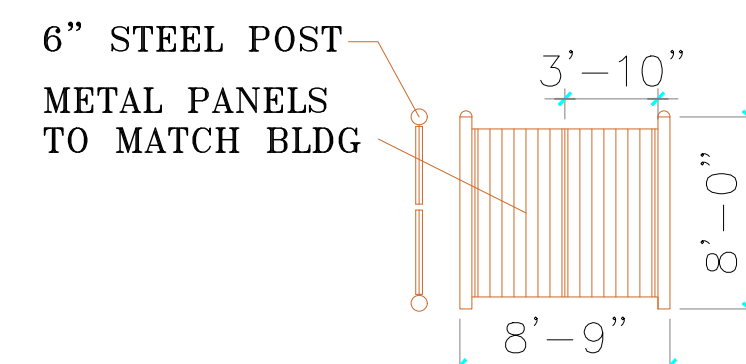
Block 2 Lot 15

CRESTDALE Addition

708 CORREY EDWARDS DR

GENERAL NOTES:

- 1.) These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error, and/or omission found is to be brought to the attention of the designer before any construction work or purchases have been made.
- 2.) These plans are designed to be in substantial compliance with current city adopted International Residential Code. The construction shall conform to all national, state, and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
- 3.) Contractor must verify all dimensions and scale drawings.



DUMPSTER SCREEN

NOT TO SCALE

1 SITE PLAN
1/8" = 1'-0"

**Fort Worth, TX 76105
Block 2 Lot 15
CRESTDALE Addition
708 CORREY EDWARDS DR**

JUNE 18, 2024

Title

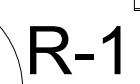
Sheet



NOTE:
ALL WINDOWS ARE VINYL
VALUE TO MEET CODE.

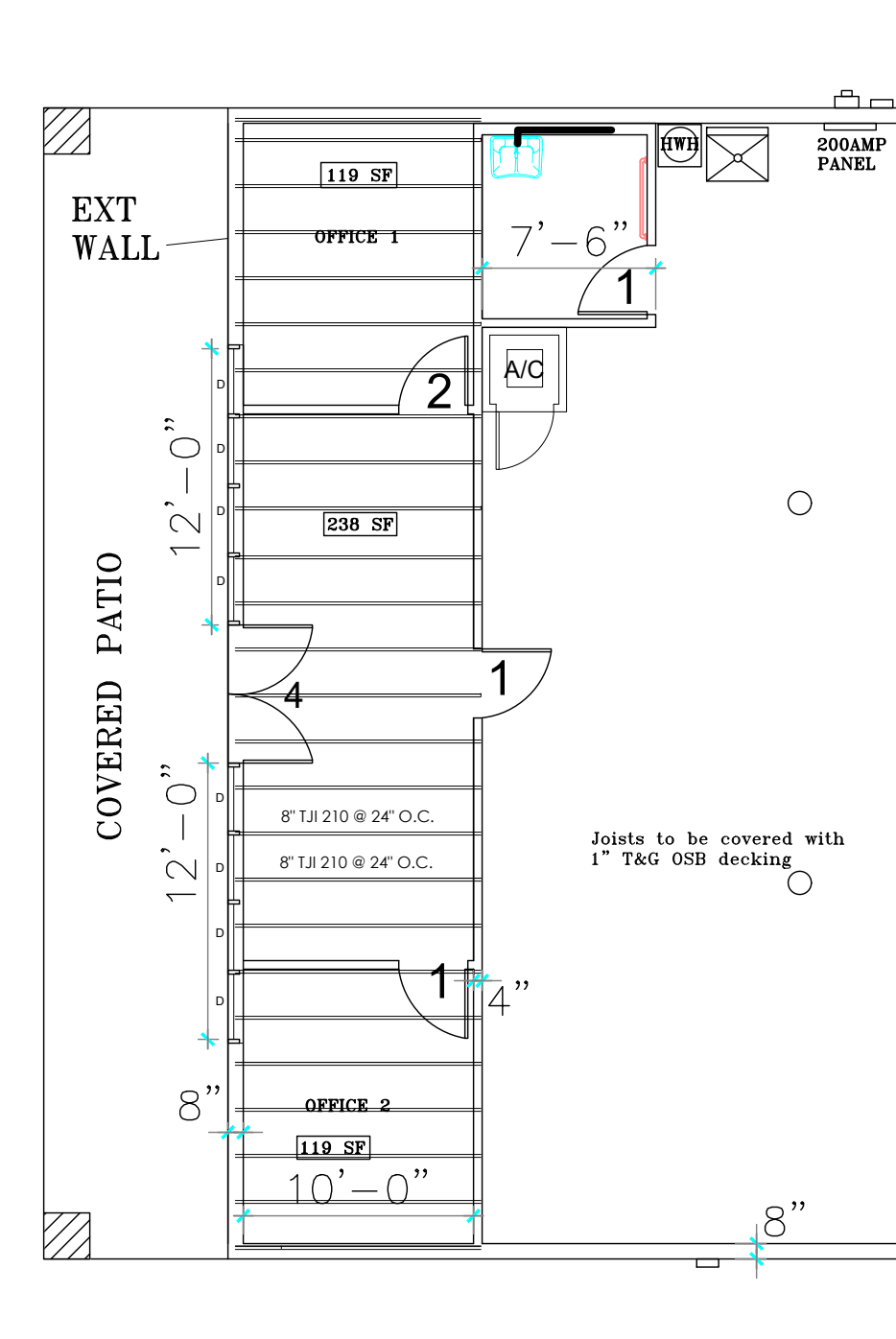
GENERAL PLAN NOTES:

- 1.) GLAZING IN HAZARDOUS LOCATIONS SHALL MEET APPLICABLE CODES
- 2.) ALL SLEEPING ROOM EGRESS WINDOWS ARE TO MEET THE REQUIREMENTS OF
- 3.) CASED DOOR OPENINGS PER BUILDER SPEC.
- 4.) UPPER CABINETS IN KITCHEN PER OWNER SPEC.
- 5.) UPPER CABINETS IN UTILITY PER OWNER SPEC.
- 6.) TILE SHOWER WITH GLASS SURROUND UNLESS NOTED OTHERWISE.
- 7.) UPPER CABINETS ABOVE TOILETS PER OWNER SPEC.
- 8.) CLOSET SHELVES PER OWNER SPEC.
- 9.) ALL WALLS ARE DIMENSIONED 4" NOMINAL, BRICK 5", NOMINAL.
- 10.) PROVIDE 3/8" WATER LINE TO REFRIGERATOR.
- 11.) ALL WATER HEATERS ARE TO BE 18" A.F.F.
- 12.) AIR CONDITIONER CONDENSER MUST BE 3" ABOVE GRADE.
- 13.) IN ABSENCE OF STRUCTURAL ENGINEER PREPARED BY BUILDER, USE TABLE R IN THE INTERNATIONAL RESIDENTIAL CODE.
- 14.) REFER TO ENGINEER DRAWINGS FOR ALL FOUNDATIONS.
- 15.) CHECK PLANS FOR LEVEL CHANGES, FLOOR OUTLETS, AND PLUMBING FIXTURE LOCATIONS.

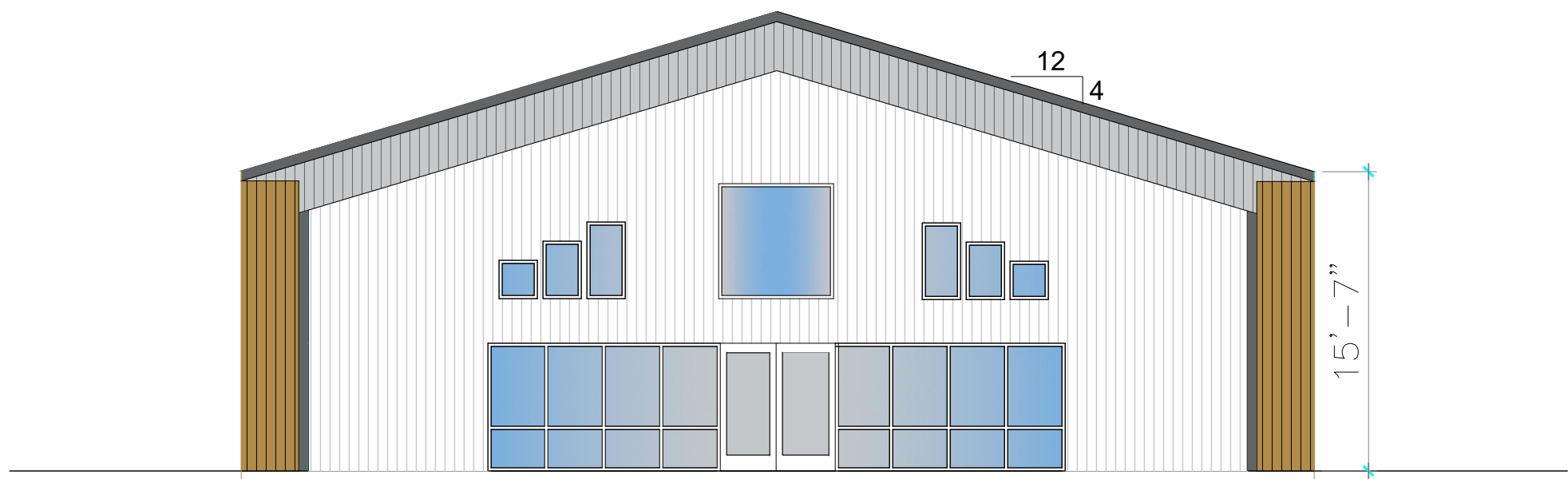


ROOF PLAN

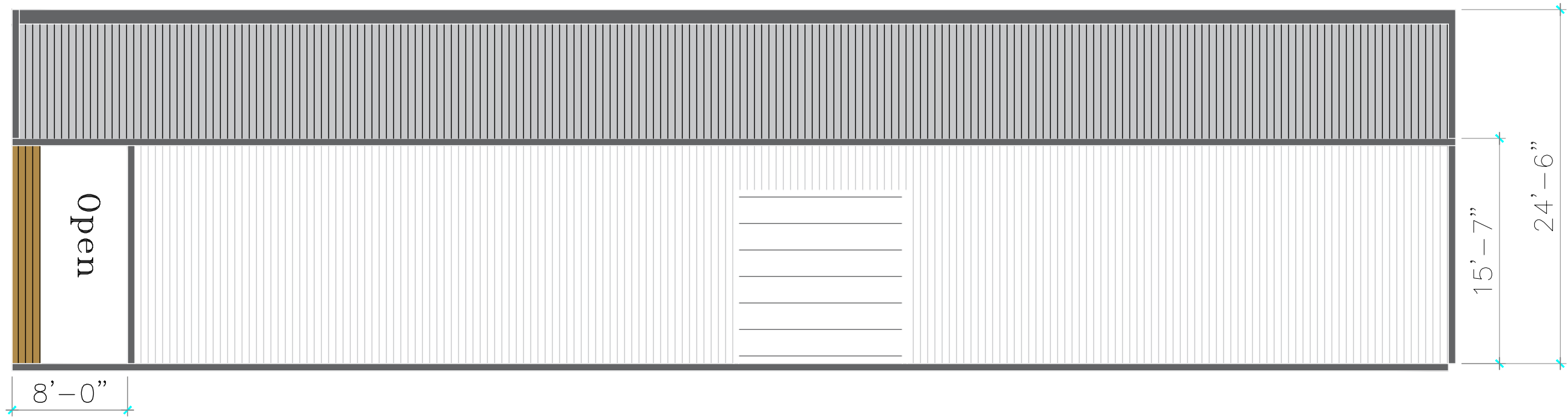
SCALE: 1/4" = 1'-0"



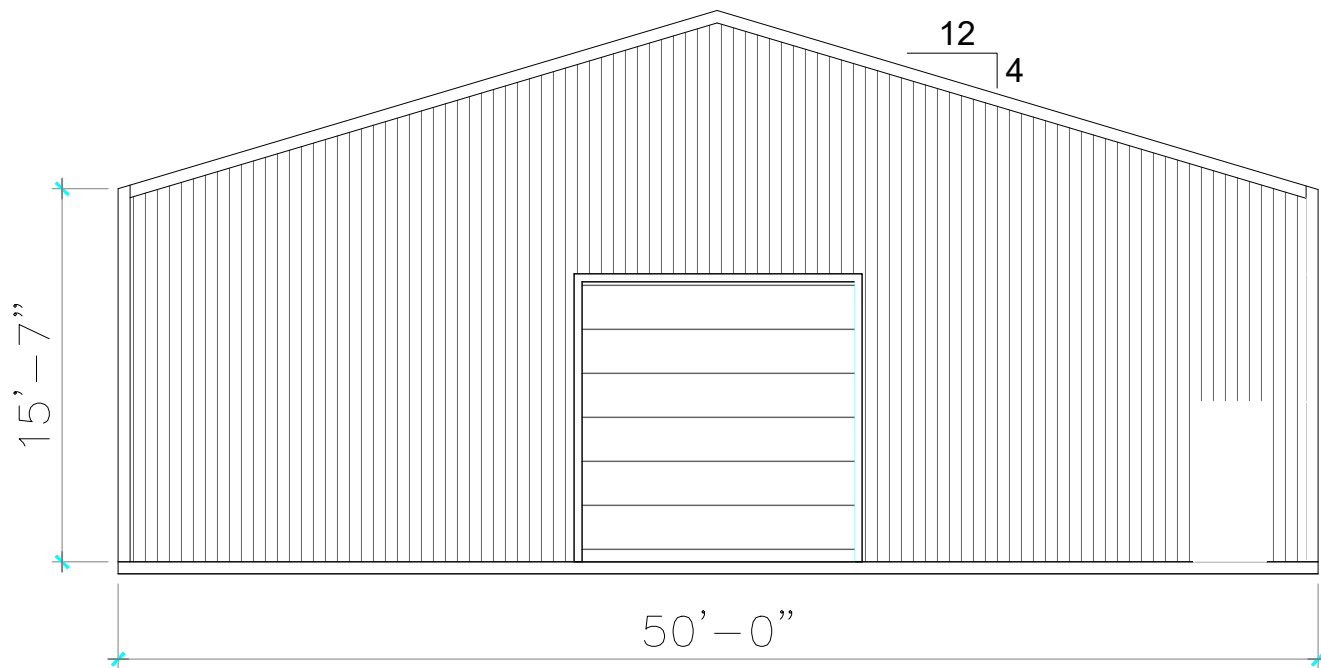
1 FLOOR PLAN
1/4" = 1'-0"



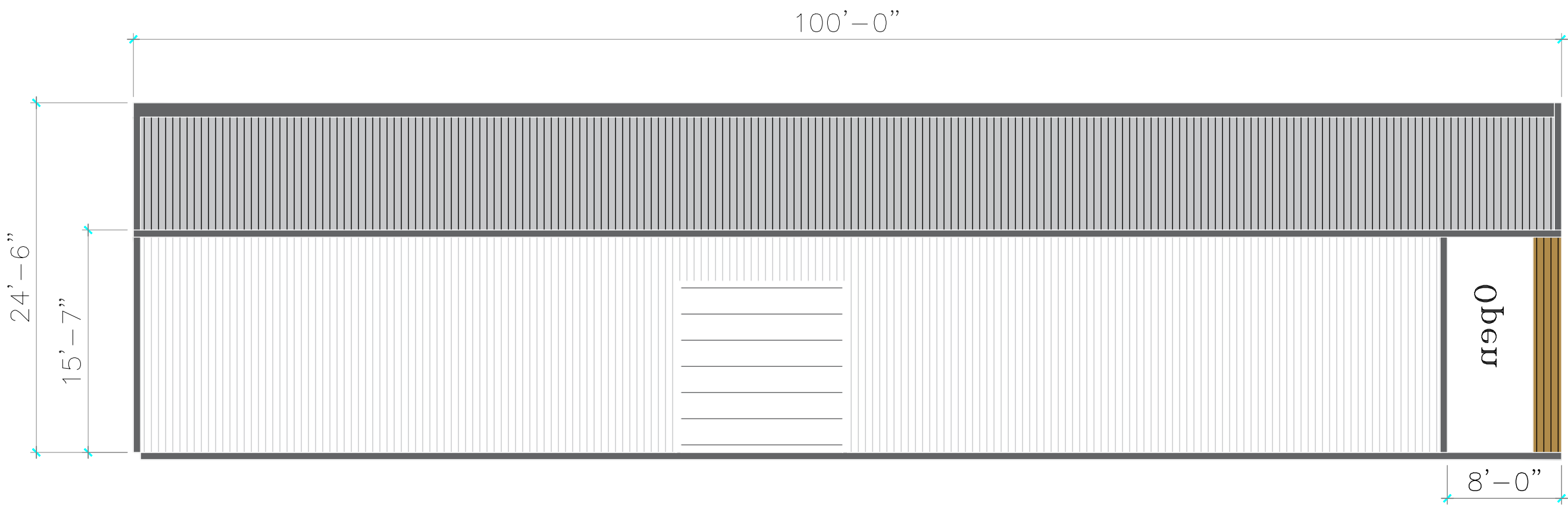
Front Elevation



Right Elevation

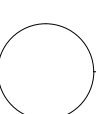


Rear Elevation



Left Elevation

708 COREY A EDWARDS DR
KENNE DALE, TX 76060

 ELEVATION PLAN
1/4" = 1'-0"

L&E CROSS
JLEC, INC

5216 SARATOGA LANE
ARLINGTON, TEXAS 76017

BACCHU CHOWDHURY

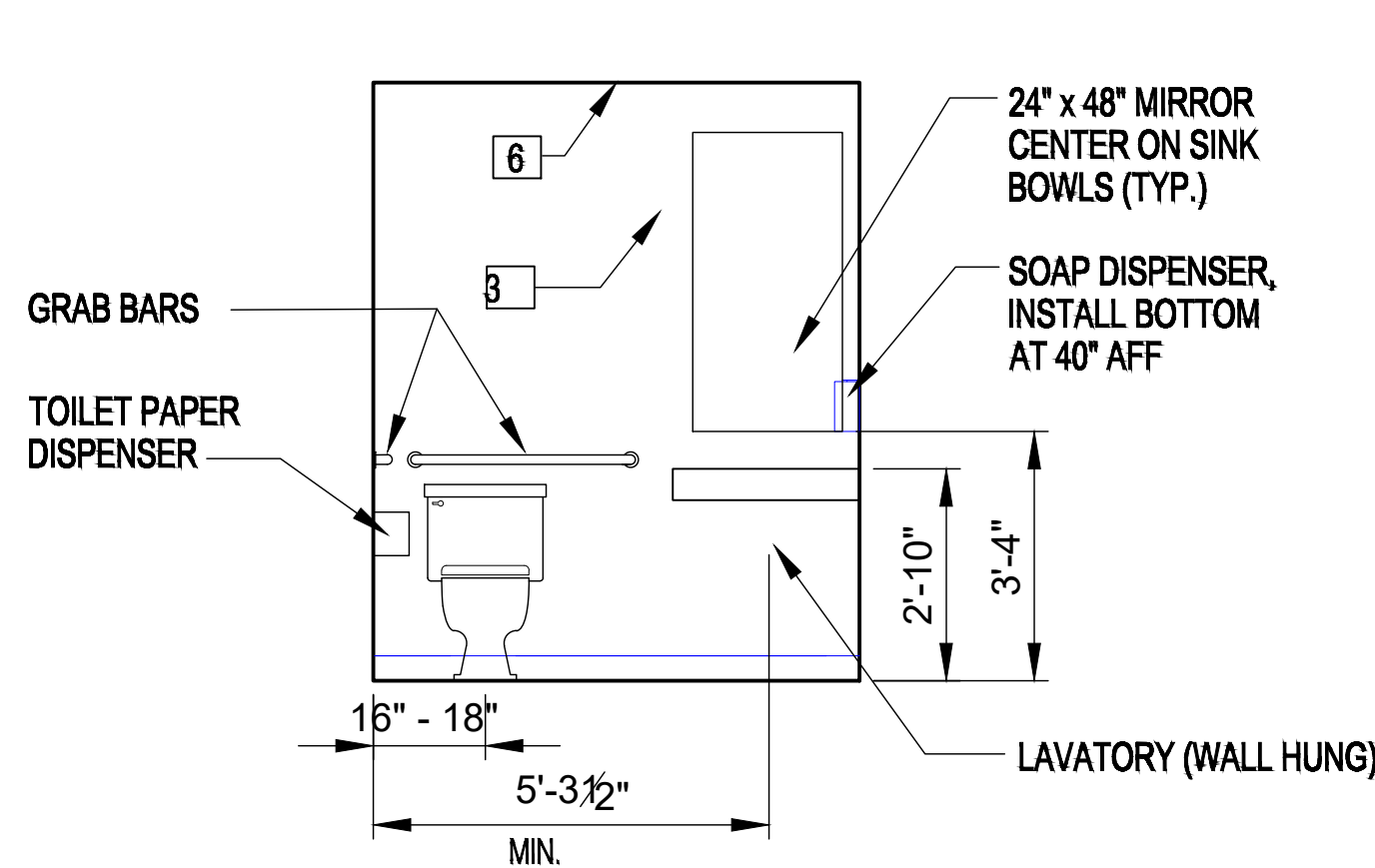
Fort Worth, TX 76105
Block 2 Lot 15
CRESTDALE Addition
708 COREY EDWARDS DR

REVISION-1
10/29/2024

JUNE 18, 2024

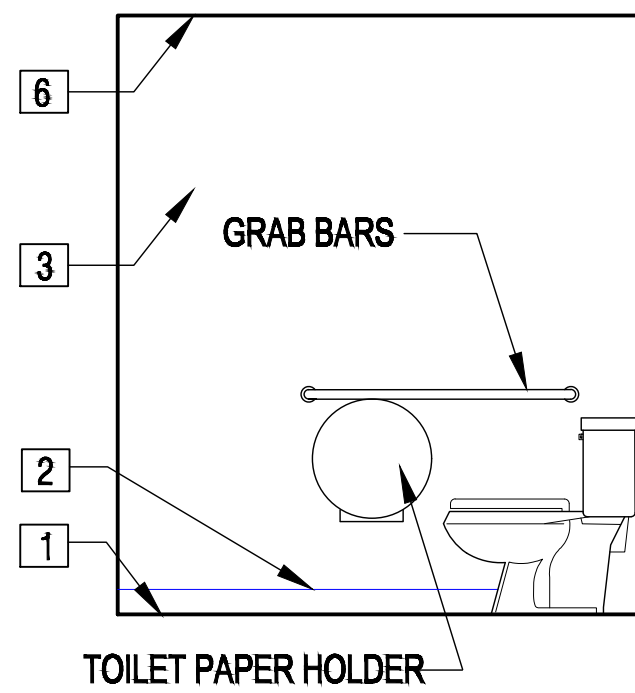
Title
ELEVATION PLAN

Sheet
A-102



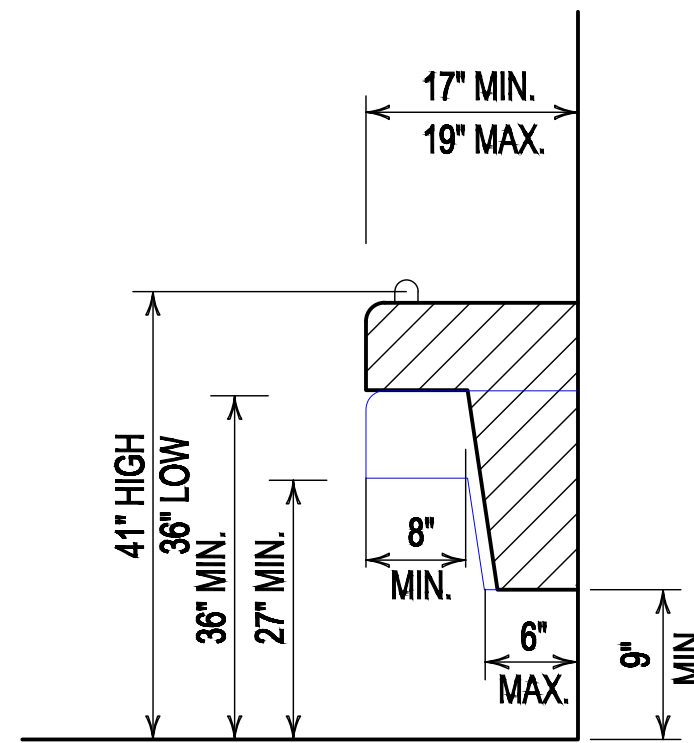
TYP. TOILET ROOM ELEVATION

SCALE: N.T.S.



TYP. TOILET ROOM ELEVATION

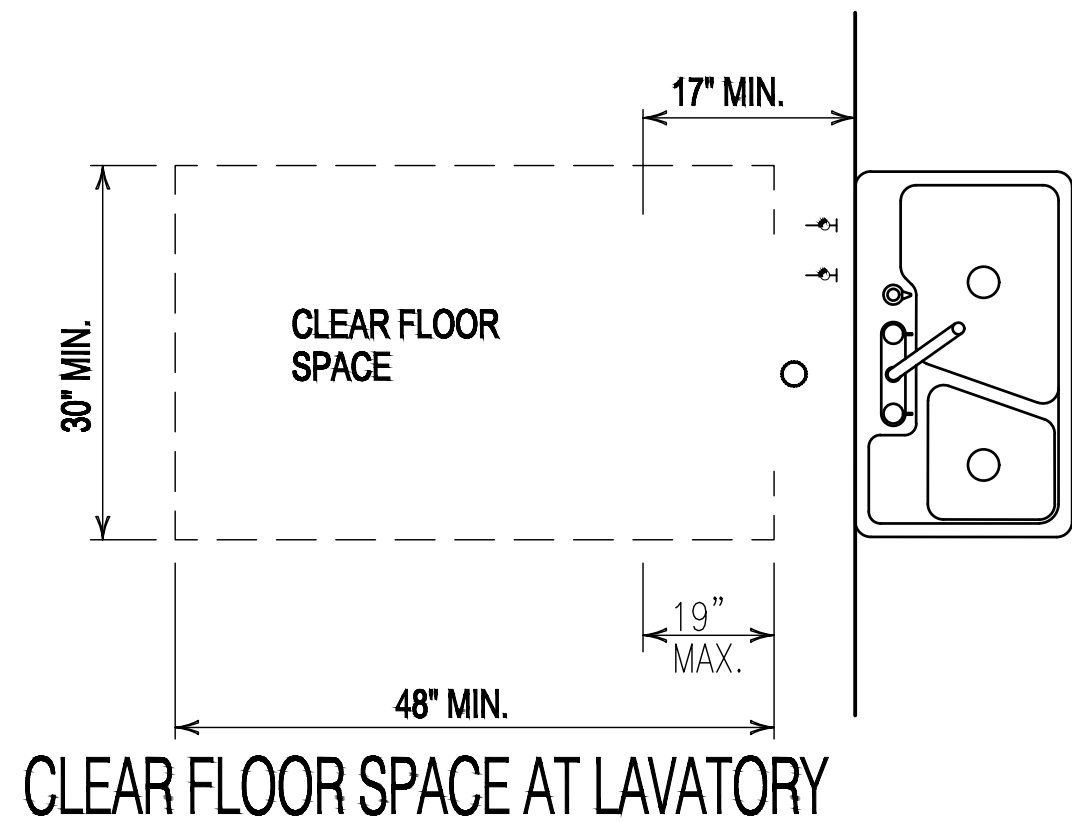
SCALE: N.T.S.



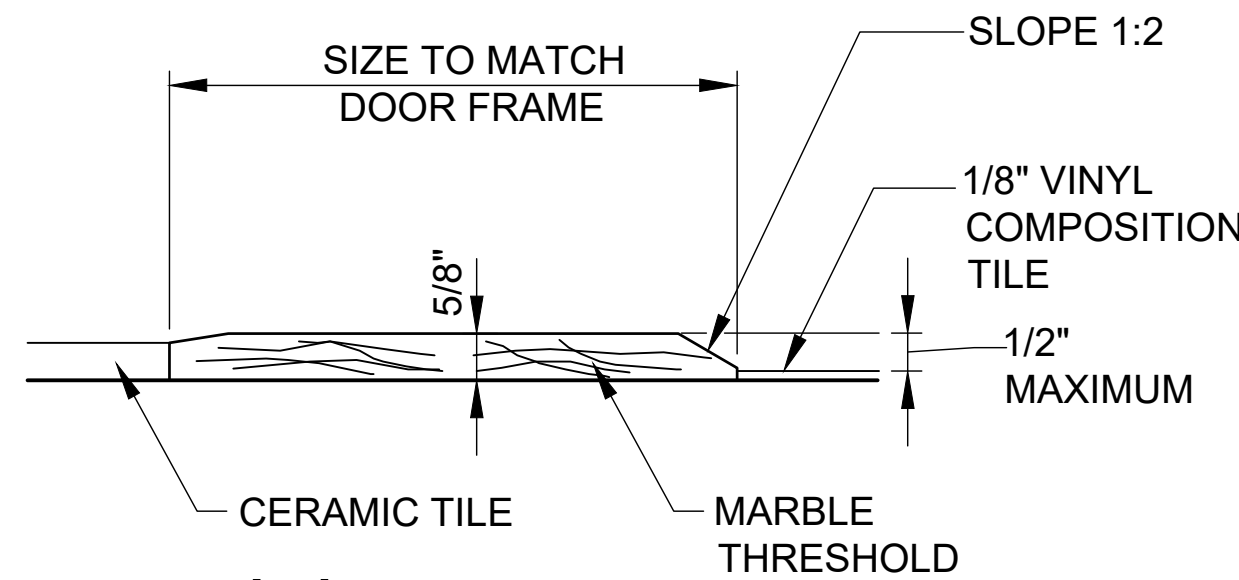
NOTE:
2 WATER COOLER UNITS TO BE INSTALLED
(1 - HIGH AND 1 - LOW)
LOW UNIT SPOUT TO BE SET AT 36" AFF, MAXIMUM

WATER COOLER CLEARANCES

SCALE: N.T.S.



SCALE: N.T.S.



THRESHOLD DETAIL

SCALE: N.T.S.

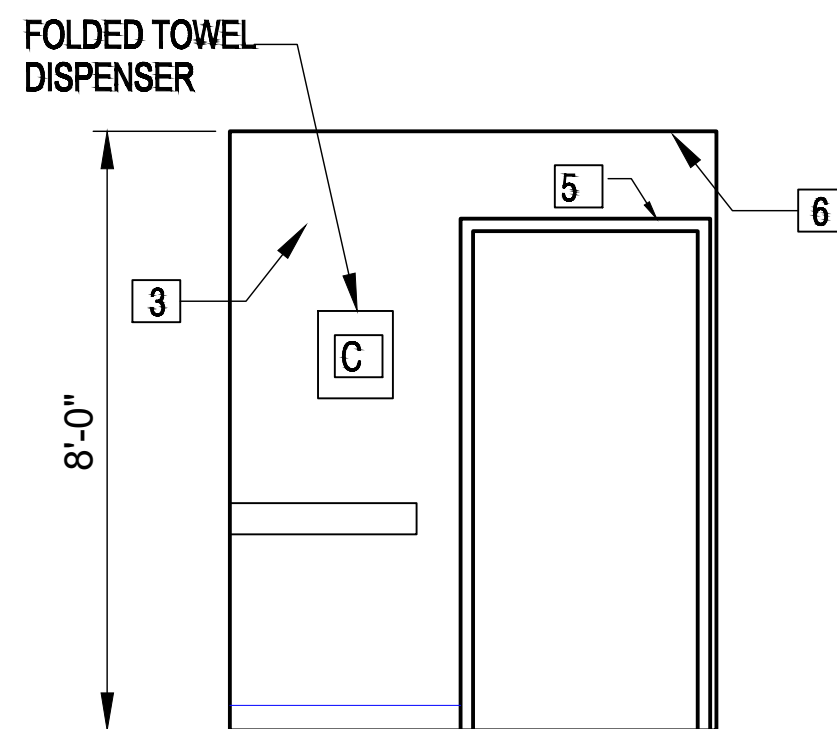
TOILET ROOM
FINISH SCHEDULE

- 1 CERAMIC TILE FLOOR (6x6 OR 8x8)
COLOR: DAL-TILE #V S06 - GRAY GRANITE
GROUT COLOR TO MATCH TILE
- 2 CERAMIC COVE BASE (6" HIGH)
COLOR: DAL-TILE #X114 DESERT GRAY
- 3 GYPSUM BOARD - PAINTED
COLOR: TO BE DETERMINED
- 5 H.M. DOOR AND FRAME, PAINT TO MATCH
COLOR: P-L "HEATHSTONE" POR-2316-000

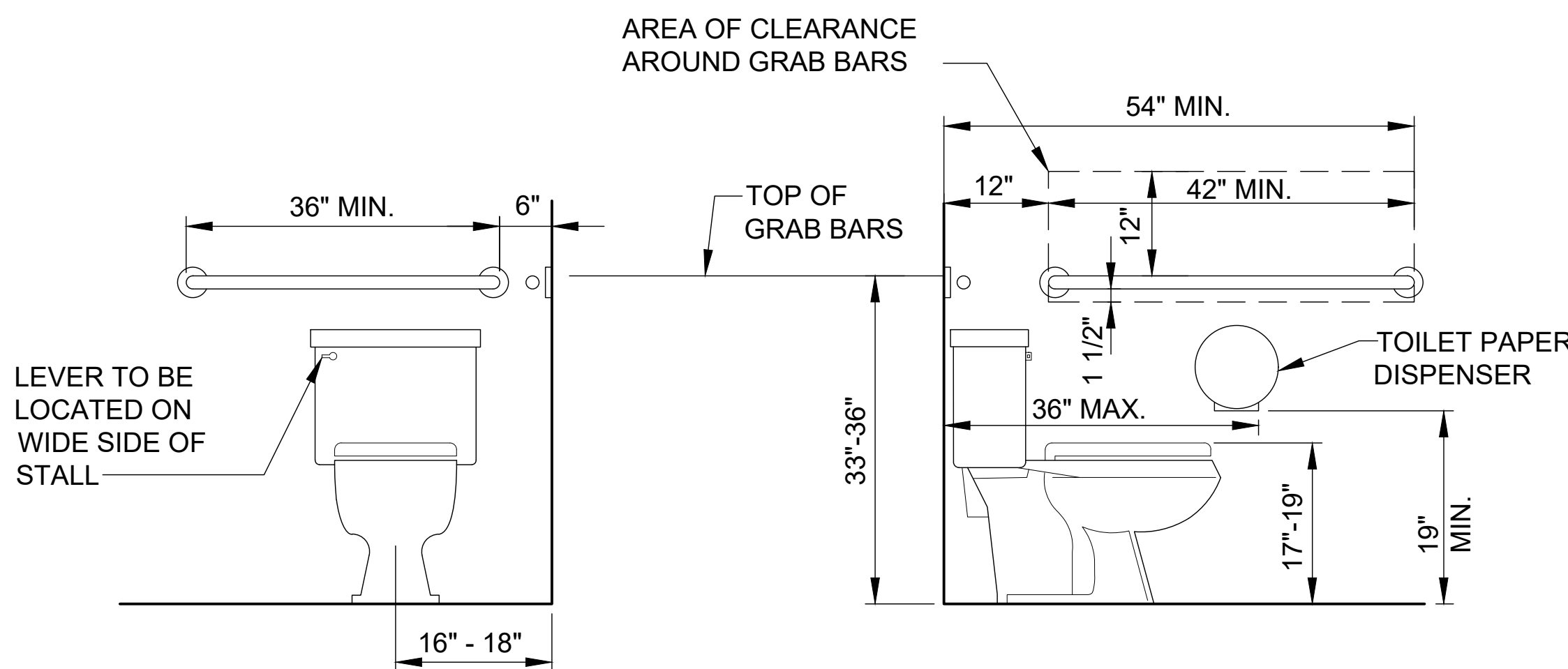
- 6 GYPSUM BOARD CEILING PAINT
COLOR: WHITE, SEMI GLOSS
- 7 LAVATORY (WALL HUNG)
COLOR: WHITE
- 8 PILLAR TAP METERING FAUCET
MODEL #1340M.105 (AMERICAN STANDARD)
CAST SPOUT 1.5 GPM VANDAL RESISTANT

TOILET ROOM SIGNAGE

A. PLACE "ADA" TOILET ROOM SIGNAGE
ON WALL ADJACENT TO THE LATCH
SIDE. MOUNTING HEIGHT SHALL BE 60"
ABOVE FINISH FLOOR TO THE
CENTERLINE OF THE SIGN. MOUNTING
LOCATION FOR SUCH SIGNAGE SHALL
BE SO THAT A PERSON MAY APPROACH
WITHIN 3 IN. OF SIGNAGE WITHOUT
ENCOUNTERING PROTRUDING OBJECTS
OR STANDING WITHIN THE SWING OF A
DOOR.



NOTE:
ALL ACCESSORIES TO BE MOUNTED
WHERE POINT OF DISPENSING AND/OR
ANY OPERATING HEIGHT IS A MAXIMUM
OF 40" A.F.F.

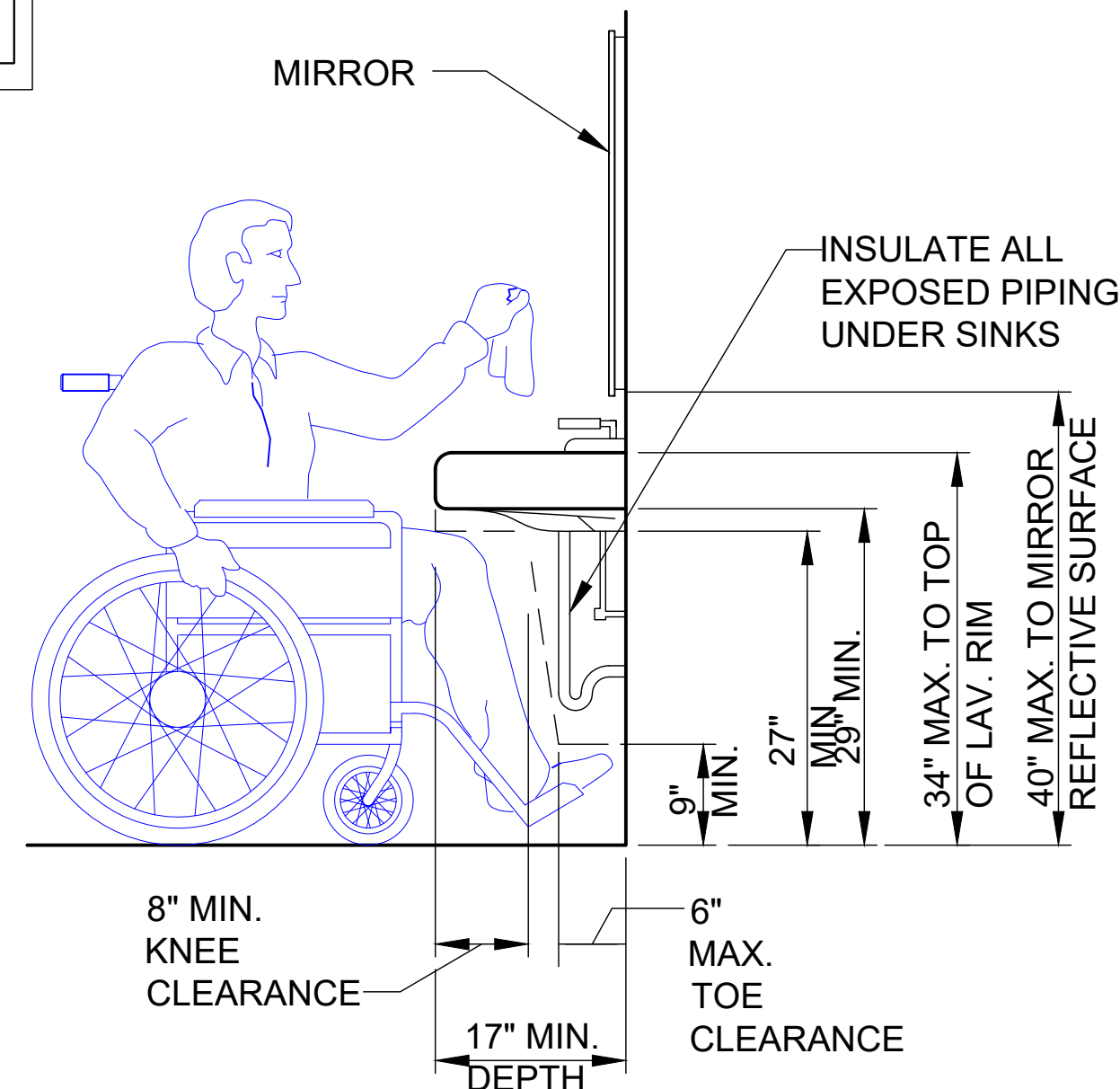


FRONT ELEVATION

SCALE: N.T.S.

SIDE ELEVATION

SCALE: N.T.S.



LAVATORY CLEARANCES

SCALE: N.T.S.

BATHROOM SPECIFICATION SPECIFICATIONS

MATERIALS

A. MIRROR TO BE "BRADLEY - FIXED TILT" MODEL #740 OR
EQUAL

B. GYPSUM BOARD IN TOILET ROOMS TO BE WATER
RESISTANT.

TOILET ACCESSORIES

A. GRAB BARS SHALL BE 1 1/2 " O.D., 18 GAUGE, TYPE 304
STAINLESS STEEL WITH A SATIN FINISH. RAIL SHALL BE
DESIGNED FOR WALL TO WALL MOUNTING WITH
CONCEALED ANCHORS.

ACCEPTABLE MANUFACTURERS:

AMERICA SPECIALTIES, INC., BOBRICK, MC KINNEY/PARKER
AND
BRADLEY CORPORATION.

B. SOAP DISPENSERS, DIAPER DISPENSER, ALUMINUM
DOUBLE ROLL PAPER HOLDER FOR EACH WATER CLOSET
AND TOWEL HOLDERS, ETC. TO BE SUPPLIED, AND
INSTALLED BY GENERAL CONTRACTOR.

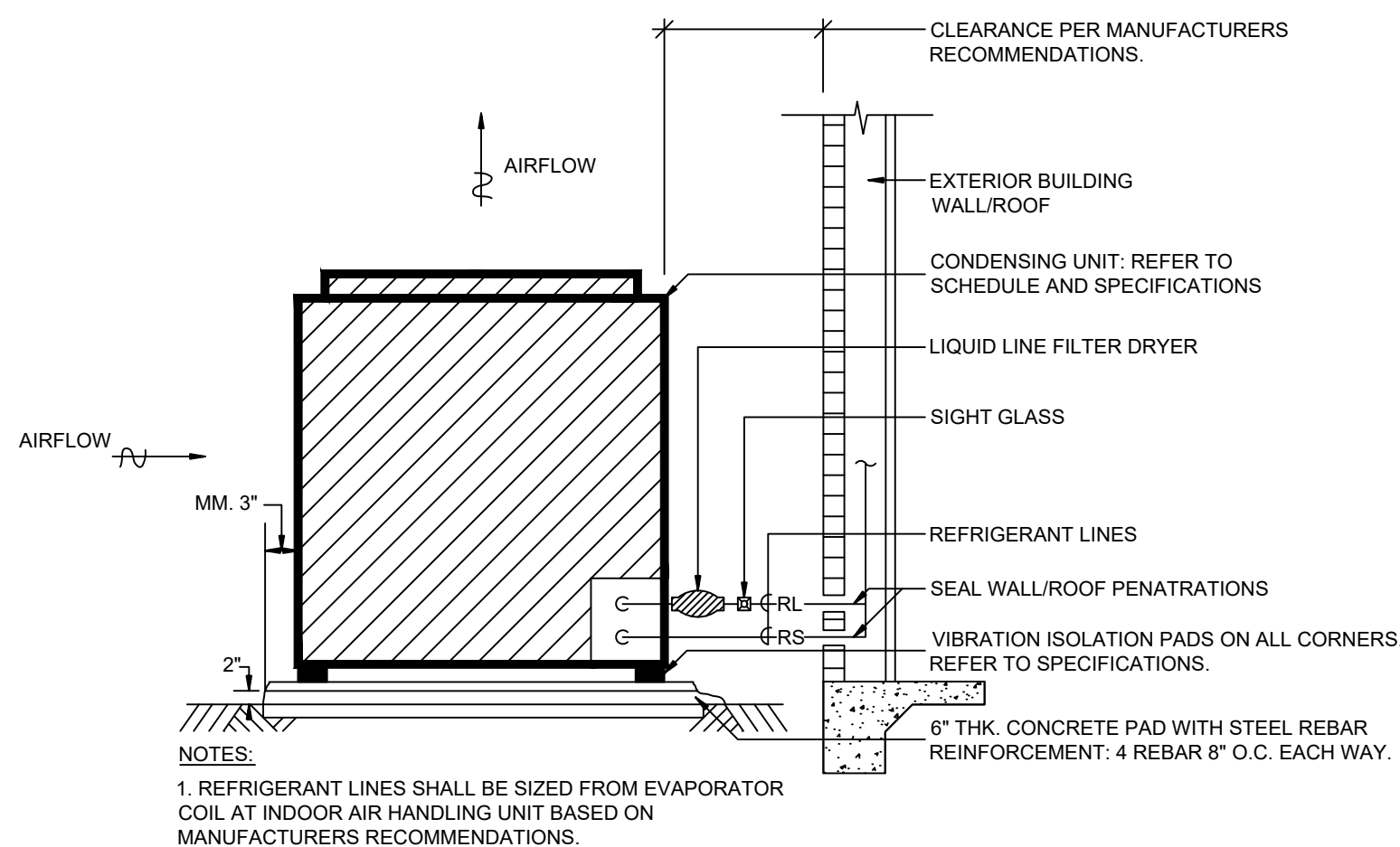
C. FOLDED TOWEL DISPENSER: SUPPLIED, AND INSTALLED
BY GENERAL
CONTRACTOR. KIMBERLY CLARK MODEL KCC 09905 SMOKE
GRAY, OR EQUAL PRODUCT. INSTALLED PER ADA SPECS.

SYMBOLS

	THERMOSTAT
	FLEXIBLE SUPPLY DUCTWORK
	FLEXIBLE RETURN DUCTWORK
	NEW SUPPLY DIFFUSER ON CEILING
	NEW RETURN ON CEILING
	60 BATHROOM EXHAUST
	WALL VENT
	SMOKE DETECTOR
	1" Ø PVC DRAIN PIPE

MECHANICAL NOTES BY SYMBOL

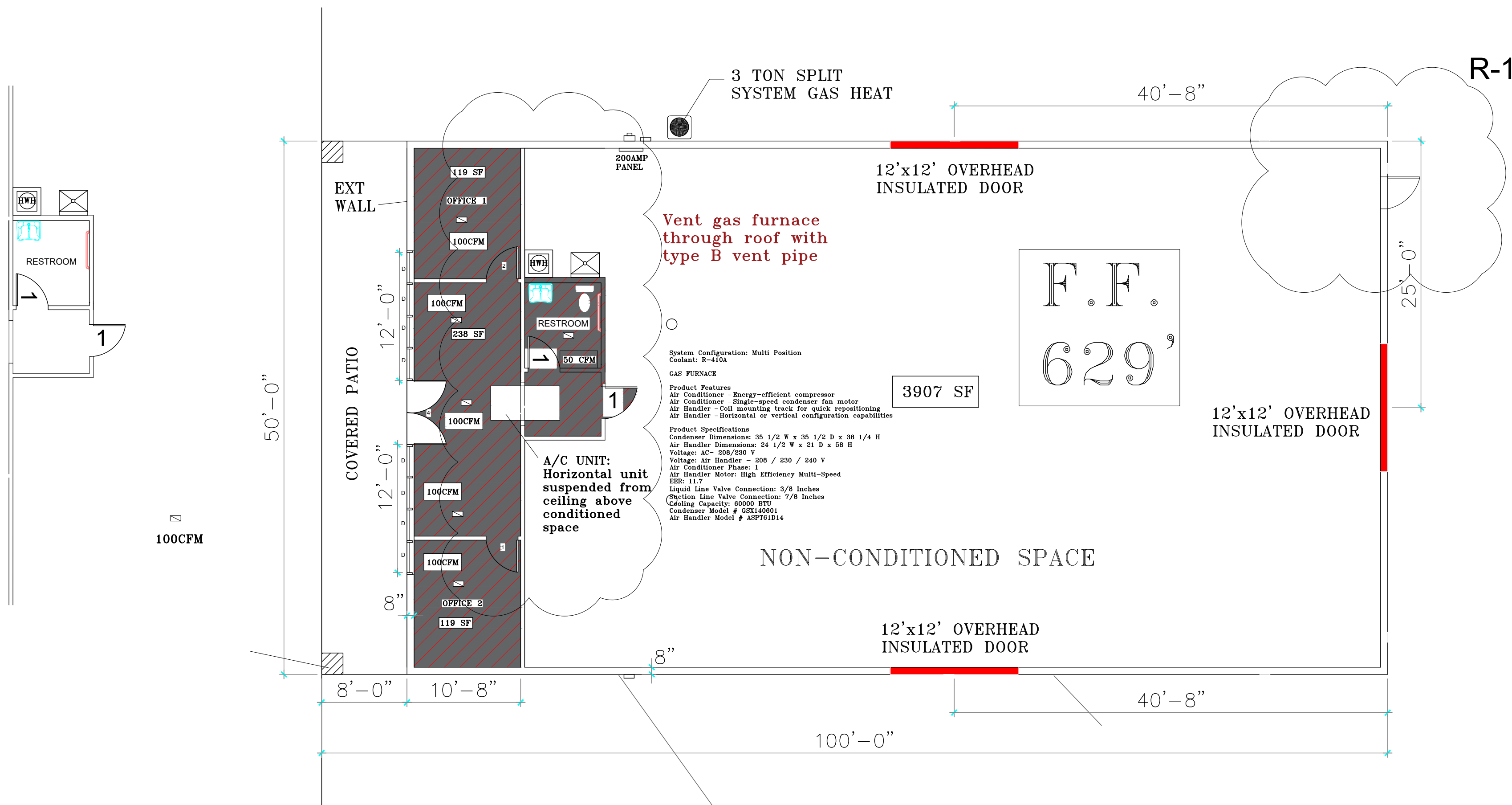
- FAN COIL UNIT MOUNTED HORIZONTALLY ABOVE CEILING. PROVIDE ACCESS PANEL BELOW UNIT. ROUTE 3/4" CONDENSATE DRAIN LINE TO NEAREST APPROVED DRAIN.
- UNDERCUT DOOR FOR RETURN AIR PURPOSES, 1" UNLESS NOTED OTHERWISE. COORDINATE WITH ARCHITECTURAL DOOR SCHEDULE.
- RESTROOM 50CFM EXHAUST FAN SWITCHED AT WALL.
- WALL VENT CAP
- EXHAUST DUCT



CONDENSER UNIT - EXTERIOR

NOT TO SCALE

GENERAL NOTES:
1) These plans are intended to provide the basic construction information necessary to substantially complete the structure. These plans must be verified and checked completely by the builder. Any discrepancy, error, and/or omission found is to be brought to the attention of the designer before any construction work or purchases have been made.
2) These plans are designed to be in substantial compliance with current city adopted International Residential Code. The construction shall conform to all national, state, and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
3) Contractor must verify all dimensions and scale drawings.

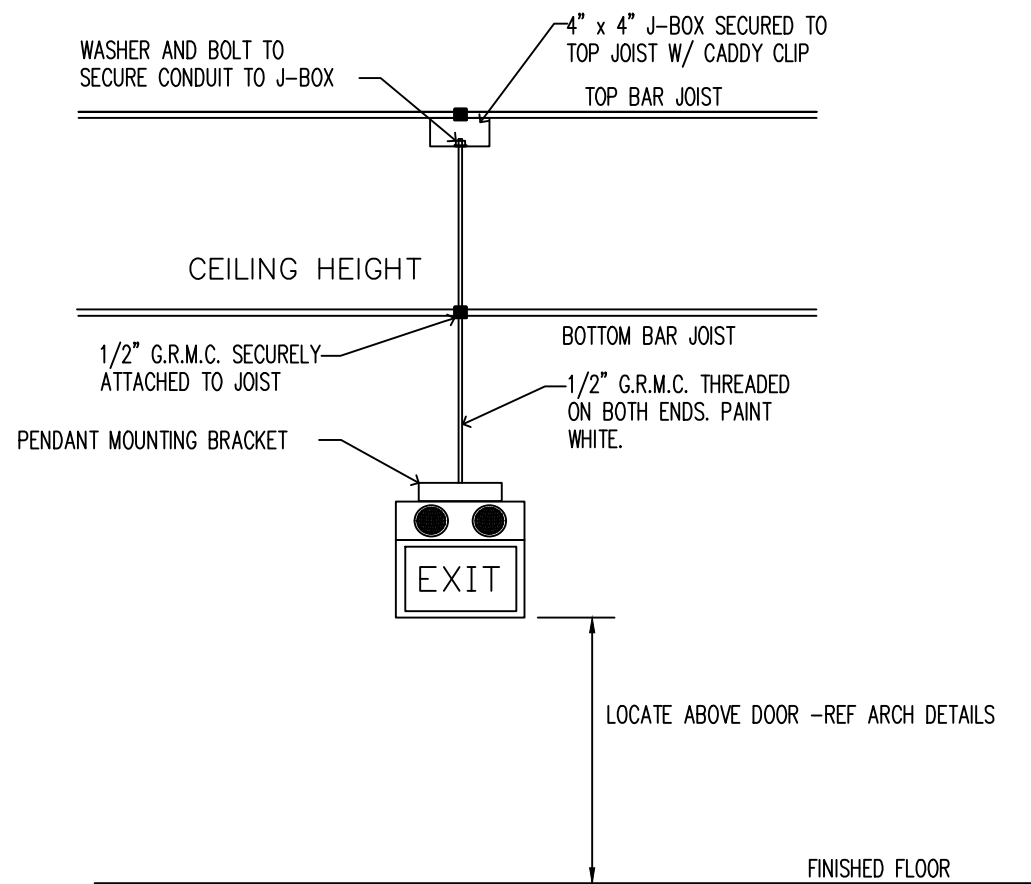


HVAC GENERAL NOTES

- DESIGN AND INSTALLATION OF ALL HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE.
- THE INSTALLATION OF THE MECHANICAL APPLIANCES AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. CONTRACTOR SHALL KEEP ALL INSTALLATION INSTRUCTIONS AT THE JOBSITE AT THE TIME OF INSPECTION.
- ALL REFRIGERANT CONTAINING EQUIPMENT AND APPLIANCES SHALL MEET UL-1995 STANDARDS.
- ALL OUTSIDE AIR INTAKE OPENINGS SHALL BE A MINIMUM OF 10 FEET FROM ANY PLUMBING VENT PARKING LOT, FUEL FIRED APPLIANCE VENT OR EXHAUST FAN DISCHARGE. VENT OR EXHAUST FAN DISCHARGE.
- ALL HVAC DUCTS SHALL MEET THE SECTION 603 OF INTERNATIONAL MECHANICAL CODE REQUIREMENTS. ALL METALIC DUCTS SHALL BE CONSTRUCTED AS SPECIFIED IN THE SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE. FLEXIBLE AIR DUCTS SHALL BE TESTED IN SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.
- FLEXIBLE AIR DUCT CONNECTORS SHALL BE TESTED IN ACCORDANCE WITH UL 181, AND LISTED AND LABELED AS CLASS 0 OR CLASS 1 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ALL SUPPLY AIR DUCTS SHALL BE INSULATED WITH A MINIMUM R-8 INSULATION. THE INSULATION DUCT LININGS INCLUDING ADHESIVES SHALL HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E-84, USING THE SPECIMEN PREPARATION AND MOUNTING PROCEDURES OF ASTM 2231 DUCT COVERINGS AND LININGS SHALL NOT FLAME, GLOW, SMOLDER OR SMOKE WHEN TESTED IN ACCORDANCE WITH ASTM C411 AT THE TEMPERATURE TO WHICH THEY ARE EXPOSED.
- ALL DUCTS JOINTS, SEAMS, AND CONNECTIONS SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS, MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS OR TAPES. THE TAPES AND MASTICS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A.
- ALL AIR HANDLING UNITS SHALL BE FURNISHED WITH RETURN AIR FILTERS, LIQUID ADHESIVE COATINGS USED ON FILTERS SHALL HAVE A FLASH POINT NOT LOWER THAN 326 DEG. F. MEDIA TYPE AIR FILTERS SHALL COMPLY WITH UL 900. HIGH EFFICIENCY PARTICULATE AIR FILTERS SHALL COMPLY WITH UL 586. ELECTROSTATIC TYPE SHALL COMPLY WITH UL 867.
- PROVIDE AIR TURNING VANES IN ALL SQUARE AND 45° ELBOWS.
- CONNECT TO THE EXISTING EXHAUST DUCT.
- CONNECT TO THE MAKE UP AIR TO THE EXHAUST HOOD.

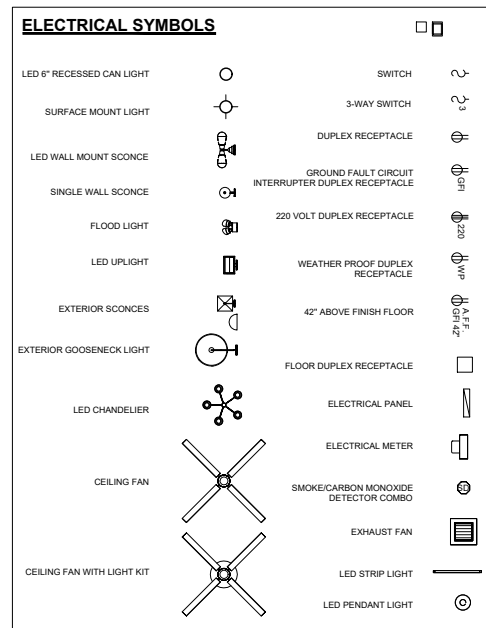
Electrical load Calculation		
	DESCRIPTION	VA
	General Lighting	5400
	Small Appliances	6600
	Electric Hot Water Heater	6600
	A/C – Heater 3ton	7000
	25% of largest	660
	Total VA	26,260
	Total VA/240volts	109.416
	Electrical service size	200amp

R-1



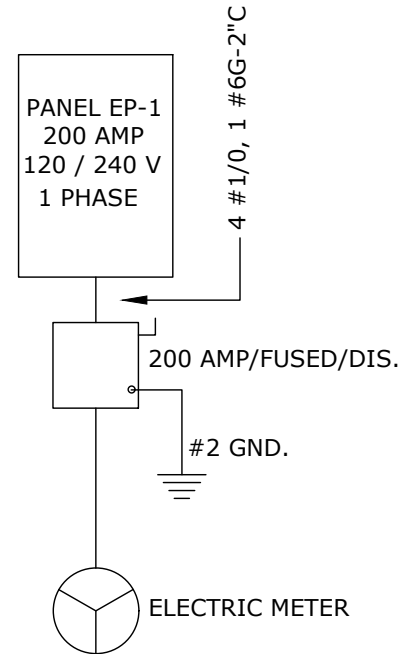
ELECTRICAL LEGEND

- 14,700 Lumens - 150 Watt - 5000 Kelvin - UFO LED High Bay Light Fixture
- Lithonia LED Panel 24 x 24 3500 Kelvin 127 - 277 V
- Astralite LED Exit Sign w/Emergency Lights EEU-2-R-W, Two 5.4 watt 6V lamps; 3.6 watt down light, 90 minutes of illumination, ETL listed to UL 924
- BRK Electronics First Alert SL177 120V AC, 60Hz, 1Hz flash rate meets ADA, ANSI 117.1, NFPA 72 and UL 197
- 110V Receptacles: Ground fault circuit interrupter
- Switches: Single Pole
- Electrical Breaker Panel
- Rheem - Performance 40 Gal. Medium 6 Year 4500/4500-Watt Elements Electric Tank Water Heater, 240 volt, UL Listed
- Sign
- 240V Receptacle
- 110V Receptacles: Duplex, Weather Proof
- Wall Mount light w/ photocell
- Electric meter
- Wall Jacks: CAT5, CAT5 + TV, TV/Cable
- Telephone Jack



ELECTRICAL RISER DIAGRAM

.T.S.



LIGHTING NOTES

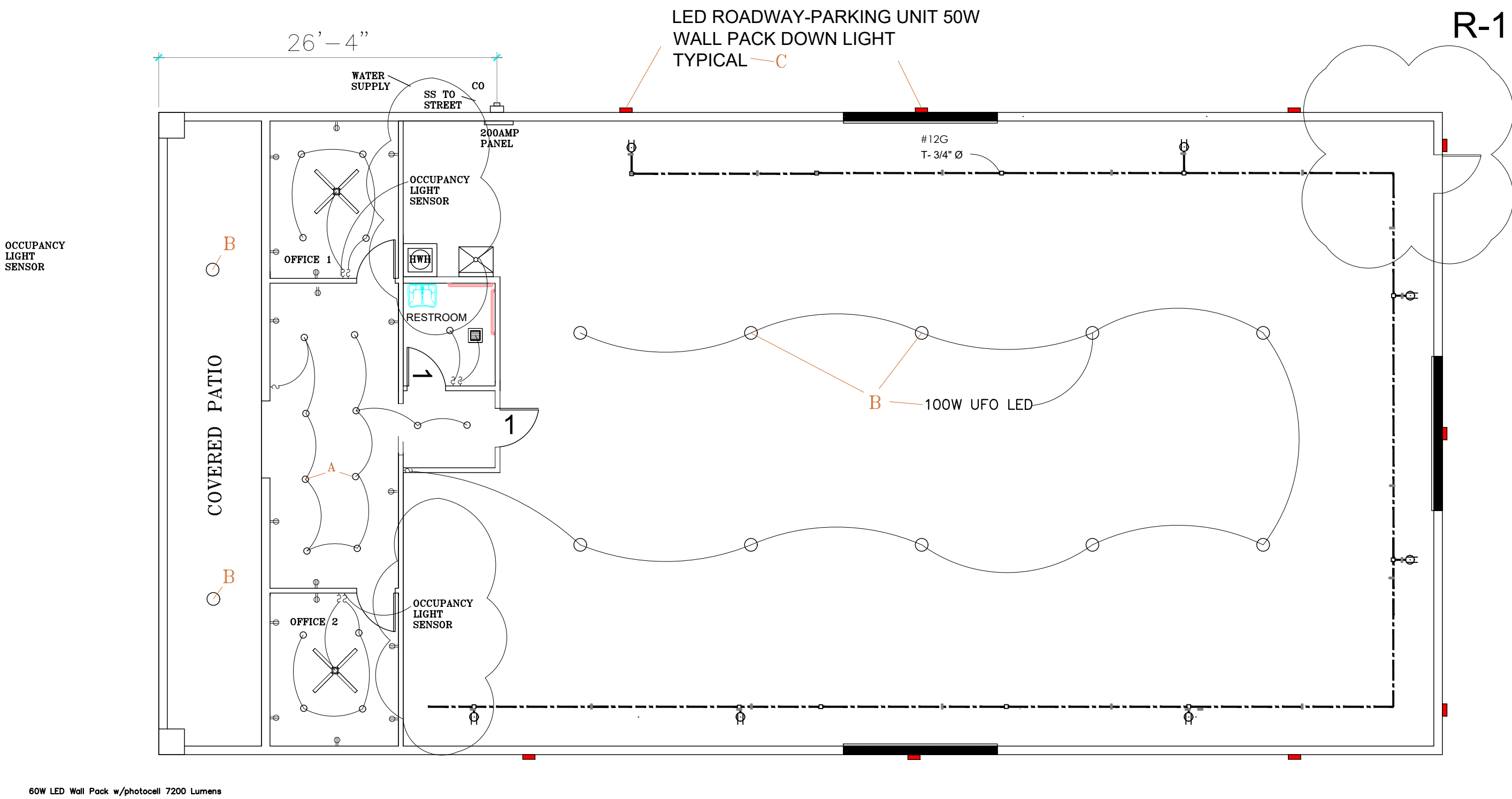
- ADDITIONAL EMERGENCY LIGHT MAY BE REQUIRED UPON FIELD INSPECTION
- ALL LIGHTING FIXTURES IN FOOD PREPARATION, DISHWASHING AND FOOD SERVICE AREAS SHALL BE EQUIPPED WITH PROTECTIVE COVERS.
- MAINTAIN A MINIMUM OF 50FC OF ILLUMINATION IN KITCHEN PREP AREAS.
- HOOD LIGHTING FIXTURES SHALL COMPLY WITH THE PROVISIONS OF NEC 410.10.C
- ELL EMERGENCY EXIT AND EXIT LIGHTING SHALL BE WIRED AHEAD OF THE SWITCHING. EMERGENCY LIGHTING SHALL BE ON THE SAME CIRCUITRY AS THE GENERAL LIGHTING IN THE AREA THEY SERVE. EMERGENCY LIGHTING WIRING SHALL BE IDENTIFIED PER NEC 700.9.
- LUMINARIES SHOWN WITH EMERGENCY BATTERY BACK-UP SHALL HAVE BATTERY PACKS FOR 90 MINUTES (MIN.) OF EMERGENCY OPERATION AND VISIBLE BATTERY STATUS INDICATOR.
- ALL LUMINARIES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE AND NOT THE CEILING GRID OR OTHER NON STRUCTURAL MEMBER.
- ALL ELECTRICAL DEVICES AND WORK SHALL COMPLY WITH THE HIGHEST STANDARD OF THE GOVERNING ELECTRICAL CODE.
- PERFORMANCE STANDARDS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.
- ALL DEVICES SHALL BE U.L. APPROVED AND BEAR U.L. LABELS. UNLESS NOTED OTHERWISE, ALL SWITCHES AND OUTLET HEIGHTS SHALL BE AS NOTED ON THESE DRAWINGS.
- SWITCH AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO (4) FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER (1) ONE PLATE.
6. VERIFY SERVICES AND LOCATION REQUIREMENTS FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.

ELECTRICAL NOTES:

- ALL ELECTRICAL WORK SHALL COMPLY WITH NEC–2017 AND THE CITY OF DALLAS, TX ELECTRICAL ORDINANCE.
- GFCI RECEPTACLES SHALL BE REQUIRED FOR KITCHEN, BATHROOMS, EXTERIOR, HVAC RTU'S, ETC. PER NEC–210.8.
- ALL WIRING SHALL BE COPPER AND SHALL BE IN CONDUIT OR MC CABLE.
- PANEL CLEARANCE TO BE PROVIDED ACCORDING TO NEC ART. 110–26, 32 & 33.
- WIRING METHODS TO COMPLY WITH NEC ART. 300.
- VERIFY LOCATION OF ALL OUTLETS WITH ARCHITECT AND OWNER.
- USE MINIMUM #12 AWG. COPPER.
- PER 2017 NEC GFCI BREAKERS ARE REQUIRED FOR VENDING MACHINES WATER FOUNTAIN, AND KITCHEN EQUIPMENT EVEN IF THE EQUIPMENT IS MOVABLE.

ELECTRICAL SPECIFICATIONS:

- SCOPE OF WORK: FURNISH AND INSTALL ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE INSTALLATION FOR ELECTRICAL POWER AND LIGHTING SERVICE WITHIN THE AREA DESCRIBED ON THE DRAWINGS. ALL WORKS SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND APPLICABLE ORDINANCES, REGULATIONS, AND CODES OF THE CITY OF DALLAS, TEXAS, AND THOSE OF STATE OF TEXAS.
- FEES AND PERMITS: THIS CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND FEES WHICH ARE REQUIRED FOR THE WORK UNDER THIS SECTION OF THE SPECIFICATIONS.
- GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE FULLY GUARANTEED FOR THE YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK. DURING THIS PERIOD ALL PARTS FOUND TO BE DEFECTIVE SHALL REPLACED WITHOUT COST OF THE OWNER.
- UTILITIES: ELECTRICAL POWER AND TELEPHONE SERVICES SHALL BE EXTENDED TO POINTS OF SERVICE CONNECTIONS AT THE APPROXIMATE LOCATIONS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE INSTALLATION OF THESE SERVICES WITH THE UTILITY COMPANIES. VERIFY POINTS OF CONNECTION, PAY ALL ASSOCIATED CONNECTION FEES.
- GROUNDING: ALL ELECTRICAL EQUIPMENT INSTALLED ON THIS PROJECT SHALL BE PROPERLY GROUNDED IN STRICT ACCORDANCE WITH SECTION 250 OF THE NEC.
- RACEWAYS AND FITTINGS: ALL WIRING, EXCEPT AS OTHERWISE NOTED SHALL BE INSTALLED IN CONDUIT. ALL CONDUIT WITHIN THE BUILDING SHALL BE GALVANIZED ELECTRICAL METALLIC TUBING (EMT). CONNECTIONS TO EQUIPMENT MAY BE MADE WITH FLEXIBLE METALLIC CONDUIT AS ALLOWED BY CODE. WHEREVER FLEXIBLE CONDUIT IS USED IN DAMP OR OUTDOOR LOCATIONS IT SHALL BE RATED LIQUID TIGHT AND SHEATED WITH A VINYL COVER. FITTINGS SHALL BE LIQUID TIGHT. RACEWAYS INSTALLED IN CONCRETE OR BURIED BELOW GRADE, AND SERVICE ENTRANCE CONDUIT SHALL BE FABRICATED FROM RIGID GALVANIZED STEEL CONDUIT. UNDERGROUND CONDUIT MAY BE FABRICATED FROM UPVC, ALL APPROVED PLASTIC CONDUIT, INSTALLED WITHOUT CONCRETE ENCASEMENT WHEN ALLOWED BY CODE. ALL CONDUIT AND FITTINGS SHALL BE APPROVED AND ALL LABELS, AND SHALL BE INSTALLED AS REQUIRED BY CODE.
- WIRING: ALL CONDUCTORS, EXCEPT WHERE OTHERWISE NOTED SHALL COPPER AS REQUIRED BY NEC. INSULATION SHALL BE COLORING CODED TYPE THW. ALL WIRE SIZES SHALL BE SIZED AS INDICATED AND WHERE NO SIZES ARE SPECIFIED INSTALL #12. ALL CONTROL WIRING SHALL BE # 14 SIZE.
- PULL WIRES: PULL WIRE SHALL BE FURNISHED AND INSTALLED IN ALL EMPTY CONDUITS AND SHALL 50 POUND TEST NYLON CORD. LABEL EACH TERMINATION.
- OUTLET BOXES AND COVERS: ALL OUTLET BOXES INSIDE THE BUILDING SHALL BE GALVANIZED, PRESSED STEEL TYPE, EXCEPT WHERE OTHERWISE REQUIRED. INSTALL SECTIONAL TYPE BOXES IN GYPBOARD WALLS AND MASONRY TYPE BOXES IN MASONRY WALLS. ALL JUNCTION BOXES AND PULL BOXES SHALL BE EQUIPPED WITH BLACK COVERS. ALL FLUSH MOUNTED BOXES LOCATED INSIDE THE BUILDING SHALL BE EQUIPPED WITH AN IVORY COLORED PLASTIC COVER PLATE UNLESS OTHERWISE NOTED. WALL PLATE IN ROOMS WITH WOOD PANELING SHALL BE STAINED TO MATCH THE COLOR OF THE WALL OF THE WALL BOXES FOR ALUMINUM AND SHALL HAVE THREADED CONDUIT ENTRANCES, WATERPROOF TYPE, AND ADJUSTABLE POLISHED BRASS COVER PLATE.
- WIRING DEVICES: SWITCHES SHALL BE ARROW-HART #1991-SL-1 AS REQUIRED, OR EQUAL BY HUBBELL, PASS & SEYMOUR, SIERRA OR BRYANT. RECEPTACLES SHALL BE ARROW-HART #5262-1 OR EQUAL BY SWITCH MANUFACTURER. ALL ACCESSIBLE RECEPTACLES IN RESTROOMS, JANITOR CLOSETS, KITCHENS, OR OUTDOOR RECEPTACLES SHALL BE G.F.I. TYPE OR PROTECTED BY G.F.I. CIRCUIT BREAKERS.
- TELEPHONE AND COMPUTER CONDUIT SYSTEM: FURNISH AND INSTALL AN EMPTY 3/4 INCH CONDUIT FROM EACH TELEPHONE AND COMPUTER WALL OUTLET TO 12" ABOVE THE CEILING. COORDINATE THE TELEPHONE SYSTEM INSTALLATION WITH THE TELEPHONE COMPANY.
- PANELBOARDS: PANELBOARDS SHALL BE OF THE CIRCUIT BREAKER TYPE WITH TIN PLATED ALUMINUM BUSSING SIZED AS SHOWN ON THE PLAN AS MANUFACTURED BY GENERAL ELECTRIC OR SQUARE D. ALL PANELBOARDS SHALL USE BUILT-IN TYPE CIRCUIT BREAKERS FOR AIR CONDITIONING EQUIPMENT SHALL BE "HACR" TYPE. APPROVED MANUFACTURERS: GENERAL ELECTRIC OR SQUARE D.
- SAFETY SWITCHES: SAFETY SWITCHES SHALL CONSIST OF A BOX, HINGED LOCKING COVER, AND CIRCUIT PROTECTOR DEVICES, AND SHALL BE MANUFACTURED IN ACCORDANCE WITH NEMA STANDARDS AND SHALL BEAR APPLICABLE ALL LABEL. SWITCHES SHALL BE FUSED OR NON-FUSED, WITH AMPERAGE RATING AND NUMBER OF POLES AS SCHEDULED. APPROVED MANUFACTURERS: GENERAL ELECTRIC OR SQUARE D.



LIGHTING PLAN

SCALE: 3/16" = 1'-0"

LIGHT FIXTURE SCHEDULE									
MARK	DESCRIPTION	LAMPS					WATT'S PER FIXTURE	MANUFACTURER & MODEL	
		QTY	Type	VOLT	COLOR	LUMENS			
A	6IN. CANLESS RECESSED	LED	LED	120	4000K/ CRI 90	900	15W	SUPER BRIGHT 24600-310W	
B	SUPER BRIGHT UFO HIGH BAY	LED	LED	120	COOL WHITE 5000K	16800	100W	SUPER BRIGHT 10000-50000-9720H	
C	SUPERBRIGHT LED'S	LED	LED	120	COOL WHITE 5000K	6500	50W	SUPER BRIGHT 11000-50000-9720H	

ELECTRICAL PANEL SCHEDULE									
120/240V, 1 PHASE, 3 WIRE, 200 AMPS									
CKT	DESCRIPTION	POLE	VOLTS	AMP	AMP	VOLTS	POLE	DESCRIPTION	CKT
1	LIGHTS	1	120	20	20	120	1	RECEPTACLES	2
3	VESTIBULE LIGHTS	1	120	20	20	120	1	RECEPTACLES	4
5	OFFICE 2 LIGHTS	1	120	20	20	120	1	RECEPTACLES	6
7	OFFICE 1 LIGHTS	1	120	20	20	120	1	RECEPTACLES	8
9	OUTSIDE LIGHTS	1	120	20	20	120	1	RECEPTACLES	10
11		1	120	20	20	120	1	BATH/LIGHT, EXHAUST	12
13	EXT-EMERGENCY LIGHTS	1	120	20	30	240	2	SMOKE DETECTORS	14
15	A/C UNIT	2	240	60	40	240	2	WATER HEATER	16
17	STORAGE AREA LIGHTS	1	120	20	20	120	1	STORAGE AREA RECEPTACLES	18
19		1	120	20	30	240	2		20
21		2	240	20	20	120	1		22
23		2	240	20	20	240	2		24
25		1	120	20	20	240	2		26

ELECTRICAL PANEL SCHEDULE

L&E CROSS
JLEC, INC

5216 SARATOGA LANE
ARLINGTON, TEXAS 76017

BACCHU CHOWDHURY

Fort Worth, TX 76105
Block 2 Lot 15
CRESTDALE Addition
708 CORREY EDWARDS DR

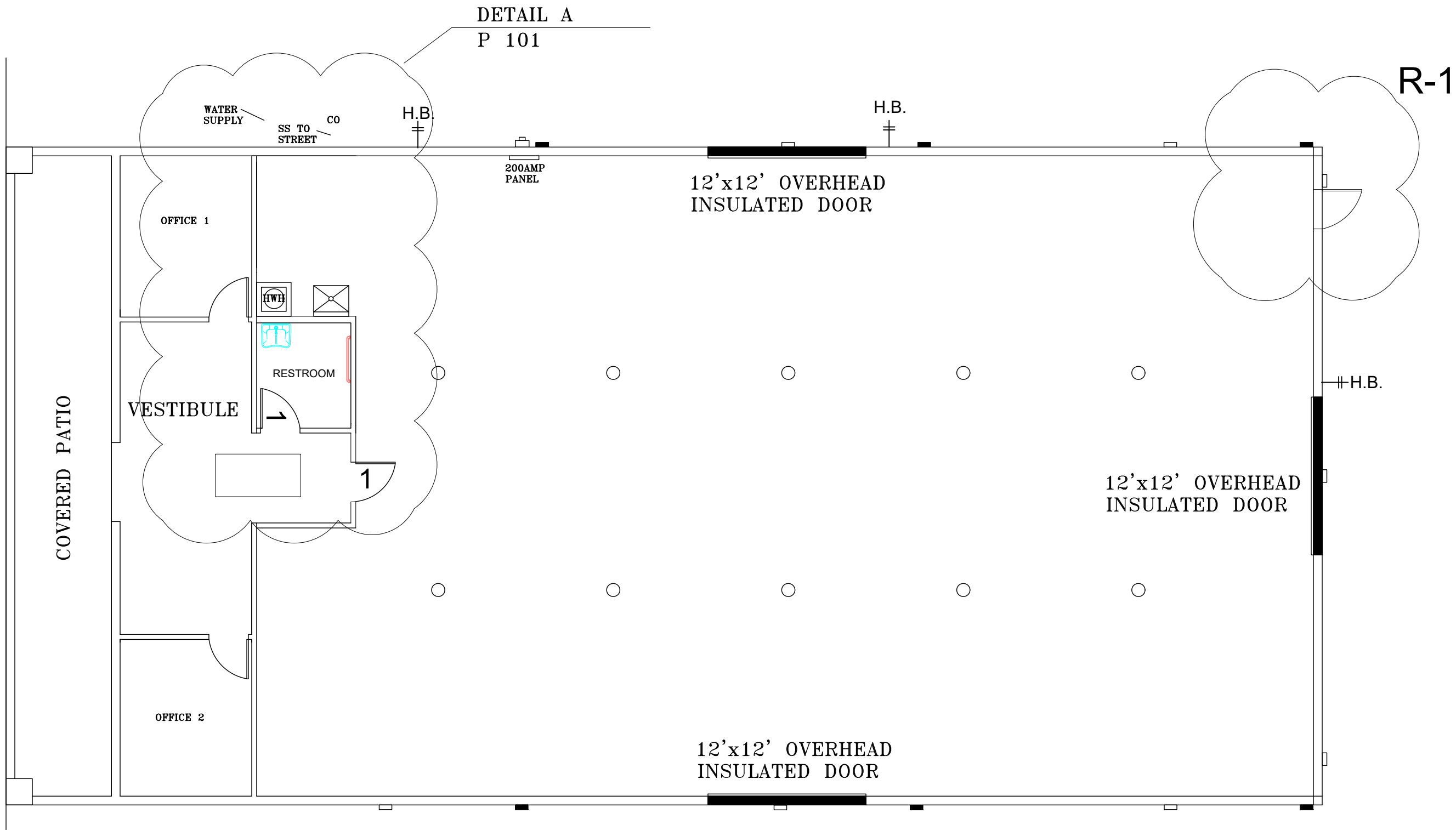
REVISION-1
10/29/2024

JUNE 18, 2024

Title
ELECTRICAL PLAN

Sheet
E-101

1 ELECTRICAL PLAN
1/8" = 1'-0"



WATER HEATER

DESIGNATION	QUANTITY	TYPE	VOLTAGE	RECOVERY RATE GPH (70 DEG RISE)	DIMENSIONS HXD	MAKE AND MODEL
WH-1	1	40 GAL TANK	208 - 240 / 1Ø	54 GAL HR/ 100° F	59 5/8" X 23 3/4"	XE40M06ST45U1

PLUMBING SIZE PIPES

DESIGNATION	FIXTURE	HW	CW	VENT SIZE	WASTE SIZE
W.C.	WATER CLOSET		1/2"	2"	4"
LAV	LAVATORY	1/2"	1/2"	2"	2"
URL	URINAL				
FD	FLOOR DRAIN				
FS	FLOOR SINK				
HS	HAND SINK	1/2"	1/2"	2"	2"
MS	MOP SINK				
WH	WATER HEATER	3/4"	3/4"		

PLUMBING MATERIAL NOTES:

1.

THE DOMESTIC WATER PIPES OUTSIDE THE BUILDING SHALL BE SCHEDULE 40 PVC.
2.

WATER PIPING INSIDE THE BUILDING SHALL BE

POLYETHYLENE (PEX) PLASTIC TUBING CONFORMING TO ASTM F 876, ASTM F 877
MAY BE USED, UNLESS PROHIBITED BY CITY CODES.
3.

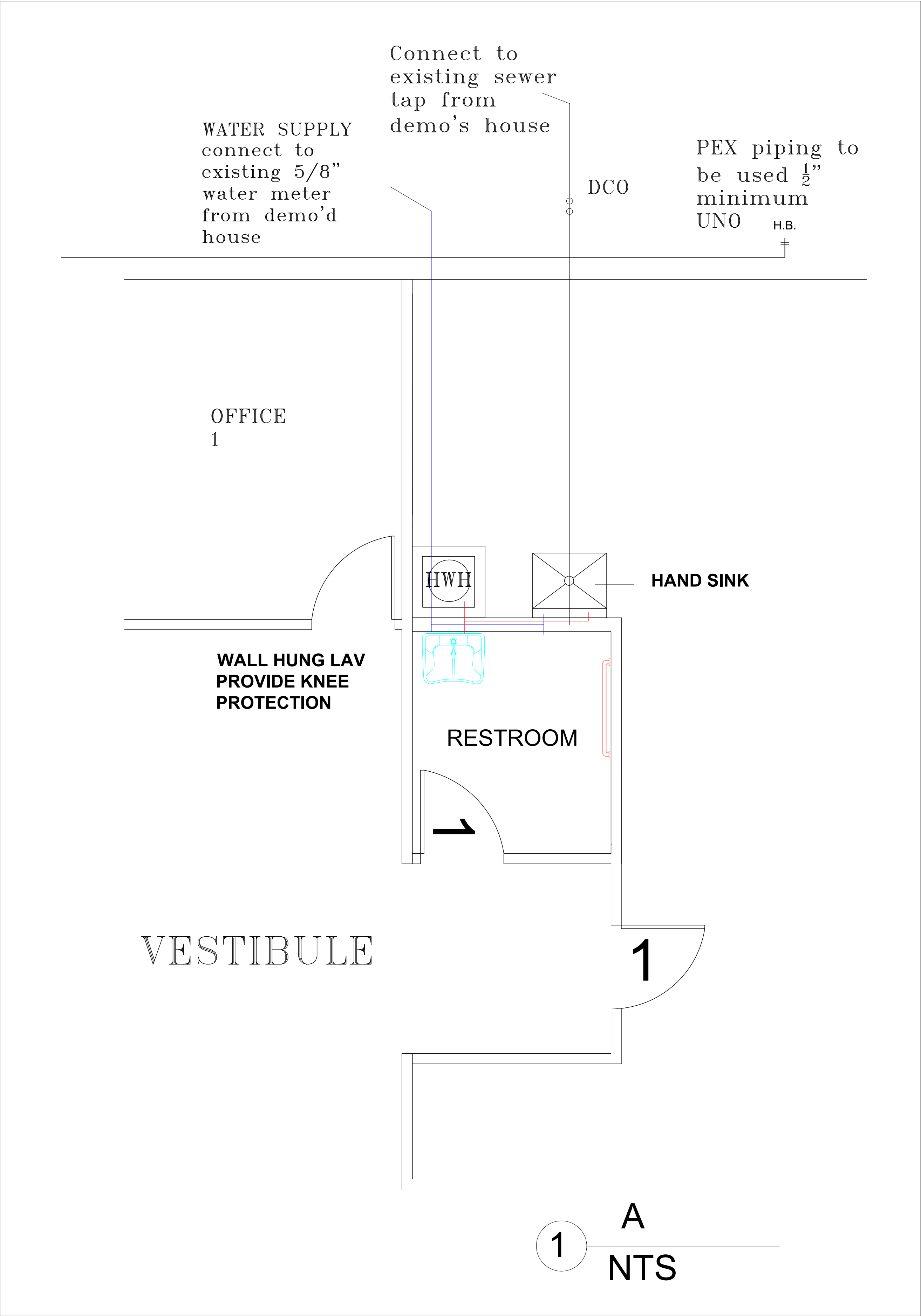
SANITARY SEWER PIPES AND VENTS SHALL BE SCHEDULE 40 PVC CONFORMING TO
ASTM D2665. ASTM F891; ASTM F1488'
4.

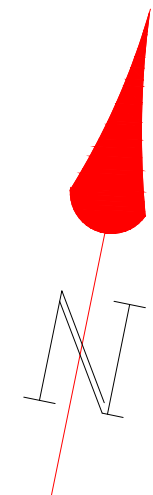
SANITARY SEWER PIPES 2-1/2" AND SMALLER SHALL BE INSTALLED WITH A
MINIMUM OF 1/4" PER FOOT. 3" TO 6" PIPES SHALL BE SLOPED AT 1/8" PER
FOOT MINIMUM.
5.

PROVIDE FOR EXPANSION IN ALL PIPING.
6.

PROVIDE PROPER HANGERS AND SUPPORTS FOR ALL PIPING.
7.

PROVIDE ISOLATION VALVES AT EACH PIECE OF EQUIPMENT AND FIXTURES.





5' UTILITY
EASMENT

Asphalt
Paving

Asphalt
Paving

Asphalt
Paving

32°39'06.7"N 97°13'32.4"W 214.5'

32°39'05.9"N 97°13'32.4"W 214.5'

32°39'05.5"N 97°13'31.2"W 75'

32°39'05.6"N 97°13'33.7"W 75'

CORRY EDWARDS DR

PROPOSED METAL
BUILDING

EXISTING
CONCRETE
APPROACH
ENTIRE
WIDTH OF
PROPERTY

708 COREY A EDWARDS DR
KENNEDEALE, TX 76060

1 PAVING PLAN
1/8" = 1'-0"

BACCHU CHOWDHURY

Fort Worth, TX 76105
Block 2 Lot 15
CRESTDALE Addition
708 CORREY EDWARDS DR

REVISION-1
10/29/2024

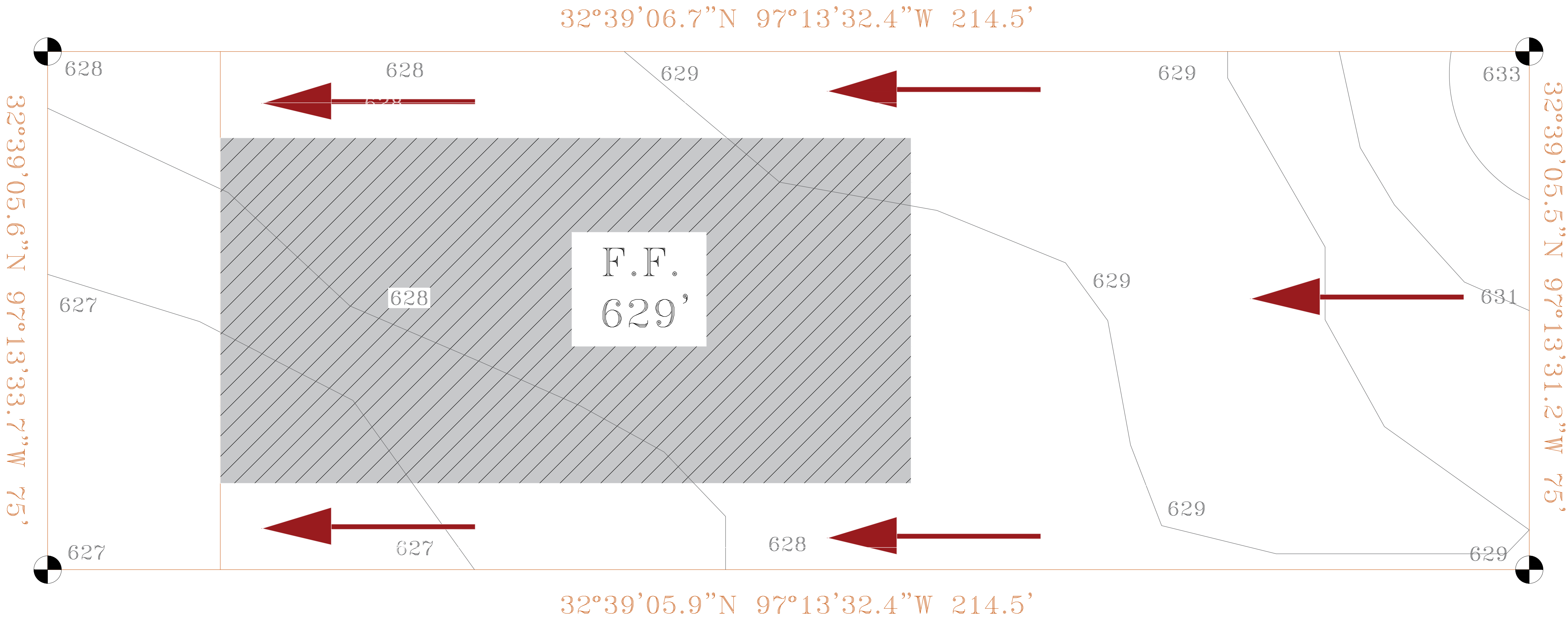
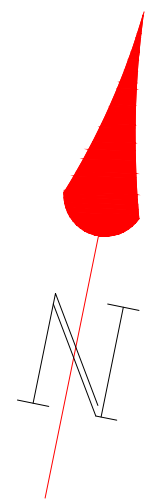
JUNE 18, 2024

Title

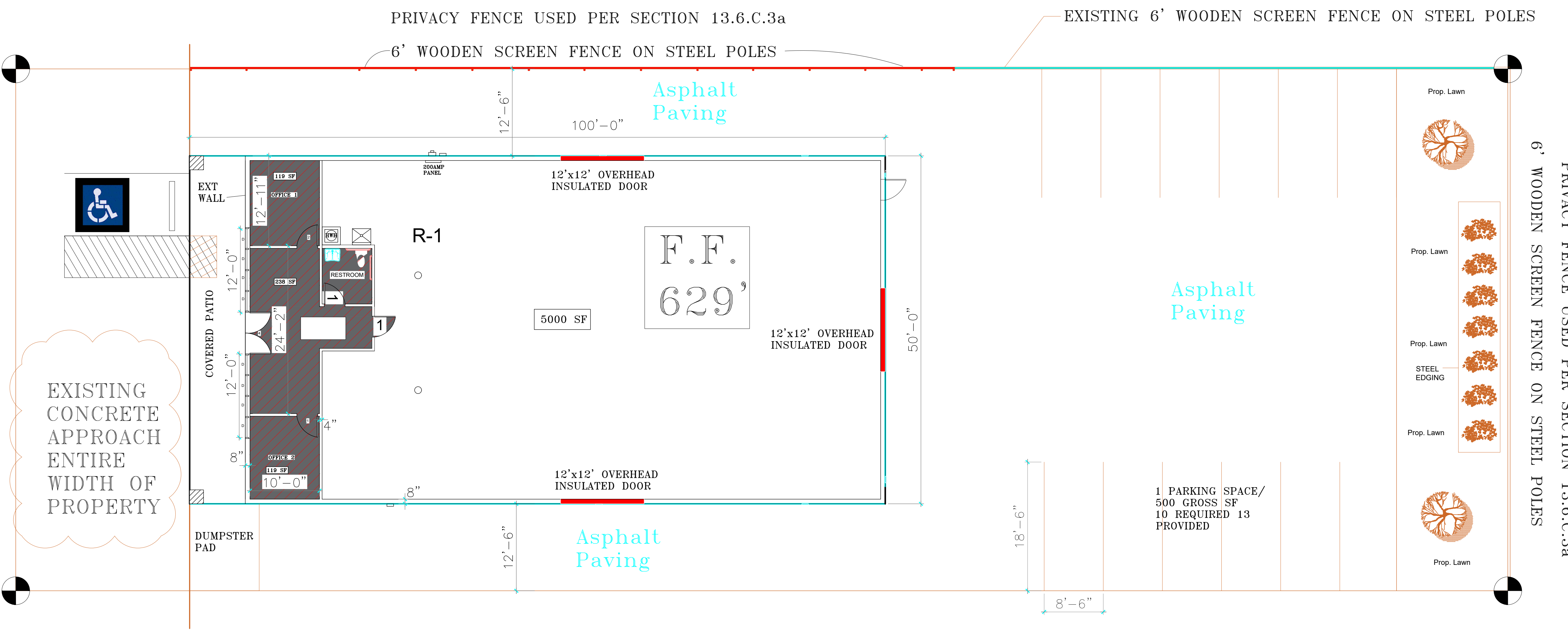
GRADING PLAN

Sheet

C-002

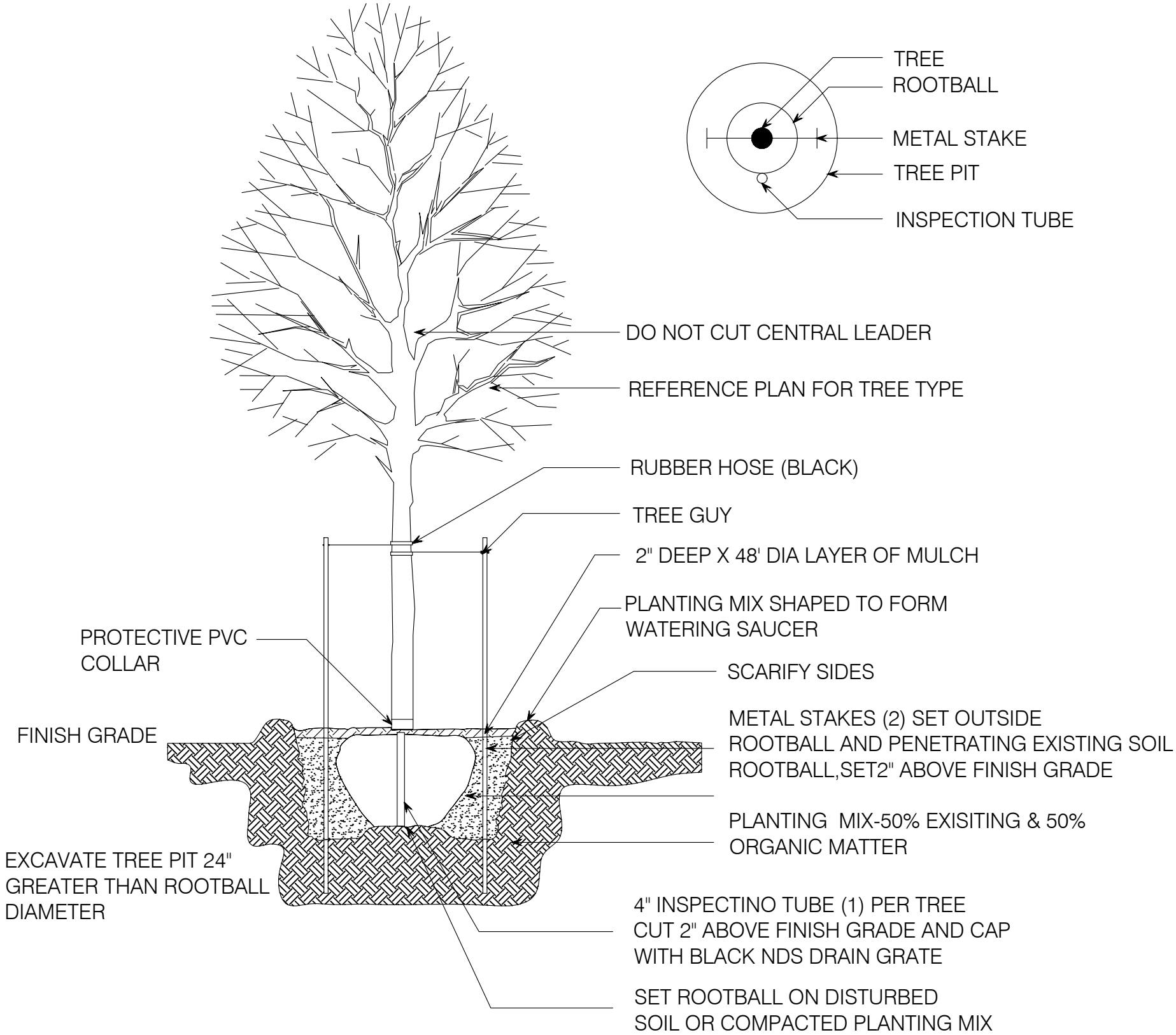
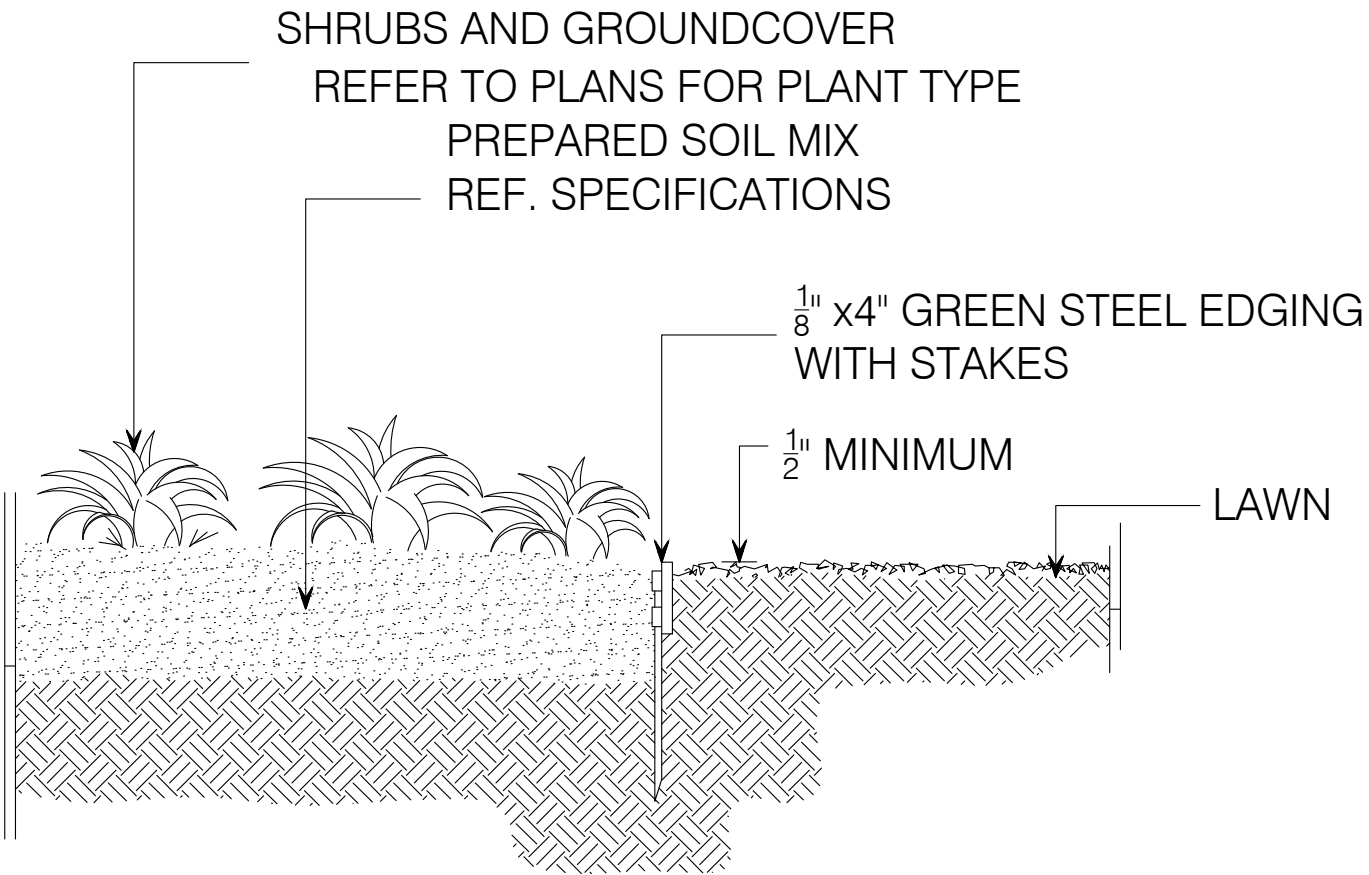


1 GRADING PLAN
1/8" = 1'-0"



PLAND LEGEND						
SYM.	TYPE	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
CE 	Prop. Trees	Ulmus Crassifolia	Cedar Elm	2	3" Cal	10'-12' HT
DB 	Prop. Shrubs	Dwarf Burford Holly	Dwarf Burford Holly	10	3 Gal / 24"min HT	Plant 36"O.C.
	Prop. Lawn					

LANDSCAPE AREA
2544 S.F.



NET AREA:

PROP BUILDING: 5000 SF
LOT = 16,087 SF
NET AREA = 16,087-(5000)
NET SITE AREA = 11,087 SF

LANDSCAPE
AREA: 1,200

LANDSCAPE: 10% OF NET SITE
(11087) (.10) = 1109SF
LANDSCAPE PROVIDED: 1200

L&E CROSS
JLEC, INC

5216 SARATOGA LANE
ARLINGTON, TEXAS 76017

BACCHU CHOWDHURY

Fort Worth, TX 76105
Block 2 Lot 15
CRESTDALE Addition
708 CORREY EDWARDS DR

JUNE 18, 2024

Title
LANDSCAPING

Sheet
L-001

STAFF REPORT TO THE BOARD OF ADJUSTMENT

MEETING DATE: MARCH 6, 2025
AGENDA ITEM NUMBER: PUBLIC HEARING ITEM III.B.

SUBJECT

BOA Case #25-02 To receive comments and consider action on a request for a special exception to allow for an impound storage facility as required by table 6.2 of the Unified Development Code for the property located at 1208 E Kennedale Parkway, Greenleaf Addition, Block 1, Lot 1, City of Kennedale. Tarrant County, Texas.

ORIGINATED BY NATHAN GONZALES

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Special Exception Request for Impound Storage Facility
Applicant	James Bennett Jr, Beard's Towing
Location	1208 E Kennedale Parkway
Surrounding Uses	Industrial
Surrounding Zoning	I-Industrial, PD-ID (Industrial)
Future Land Use Plan Designation	Industrial

The site was previously used as an auto salvage storage facility operated by LKQ. Beard's Towing recently purchased the site and will begin remodeling the facility. Beard's Towing will also relocate its headquarters to Kennedale, which will backfill lost employment in the city.

Before operations can begin, the Unified Development Code (UDC) requires the approval of a Special Exception from the Board of Adjustments.

Staff has reviewed the new land use and operations and has found it to be consistent with existing zoning and compatible with surrounding uses. The proposed use is also consistent with the city's Comprehensive Plan, and the Future Land Use Plan.

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

1.	2025.03.06 - Publisher's Affidavit	2025.03.06 - Publisher's Affidavit.pdf
2.	200' Buffer Map	200' Buffer Map.png
3.	Address Labels	Address Labels.docx
4.	1208 E Kennedale Pkwy BOA 200' Buffer Letter - 03.06.2025 Meeting	1208 E Kennedale Pkwy BOA 200' Buffer Letter - 03.06.2025 Meeting.docx
5.	KENNEDALE_TOWING_FACILITY_02-10-2025_NEW_CONSTRUCTION	KENNEDALE_TOWING_FACILITY_02-10-2025_NEW_CONSTRUCTION.pdf



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	636510	Print Legal Ad-IPL02176610 - IPL0217661		\$98.46	1	65 L

Attention: Ross Sanchez

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 SPECIALLY CALLED PUBLIC HEARING FOR THE FOLLOWING CASES ON THURSDAY, MARCH 6, 2025 AT 5:30 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

BOA CASE #25-01 TO RECEIVE COMMENTS AND CONSIDER ACTION ON A REQUEST FOR A VARIANCE AS REQUIRED BY THE UNIFIED DEVELOPMENT CODE, ARTICLE 6, TABLE 6.3, C-1 RESTRICTED COMMERCIAL DISTRICT, TO ALLOW FOR A REDUCTION OF THE SIDE SETBACK THAT IS ADJACENT TO A R-3 RESIDENTIAL PROPERTY, FROM 50' TO 12'5", FOR THE PROPERTY LOCATED AT 708 CORRY A EDWARDS DR, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS 76060.

BOA CASE #25-02 TO RECEIVE COMMENTS AND CONSIDER ACTION ON A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR AN INPOUND STORAGE FACILITY AS REQUIRED BY TABLE 6.2 OF THE UNIFIED DEVELOPMENT CODE FOR THE PROPERTY LOCATED AT 1208 E KENNEDALE PARKWAY, GREENLEAF ADDITION, BLOCK 1, LOT 1, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS. THE KENNEDALE BUILDING BOARD OF APPEALS WILL HOLD A SPECIALLY CALLED PUBLIC HEARING FOR THE FOLLOWING CASE ON THURSDAY, MARCH 6, 2025 AT 6:00 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

BBA CASE #25-01 TO CONDUCT A PUBLIC HEARING AND CONSIDER A CITY-INITIATED REQUEST FOR DEMOLITION OR REPAIR OF A SINGLE-FAMILY DWELLING LOCATED AT 6713 LINDALE RD, OAK CREST ADDITION, BLOCK 9, LOT 24, 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, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, PLEASE CALL (817) 985-2135.

IPL0217661
Feb 14 2025

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:

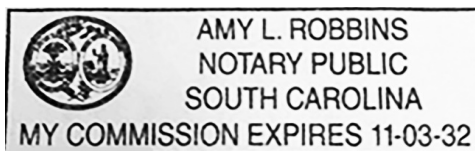
02/14/25

Mary Castro

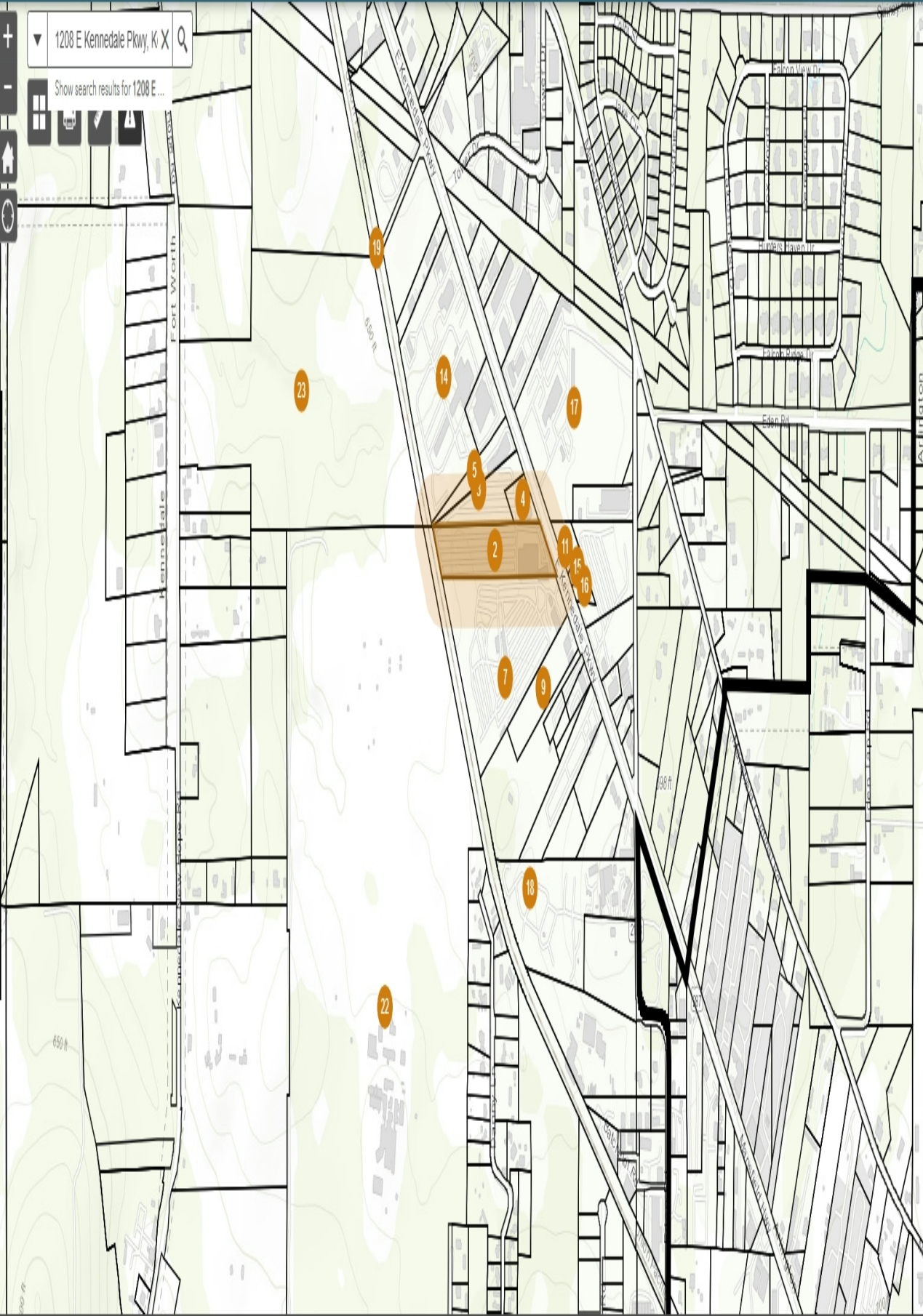
Sworn to and subscribed before me this 14th day of February in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina, residing in Beaufort County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



Layer List

Layers

- ☐ Overlay Districts - Floodplain
- ☐ Overlay Districts - Business 287 and Interstate 20/820 Loop
- ☐ Zoning (View)
- ☒ TAD Parcels
- ☒ KennedaleCityLimits
- ☐ Aerials2019

DOWNLOAD CSV

1	2	3	4	5	6	7	8
Feet: 5.03	Feet: 5.03	Feet: 295.22	Feet: 362.72	Feet: 374.89	Feet: 507.67	Feet: 507.67	Feet: 753.07
558400	545439	644262	643681	240384	549584	554955	343416
16300M-1-1	16300M-1-1	22453-1-1R1	22453-1-2R1	A 378-1AA	20678-1	20678-1	A 716-3G01
13572253	07612729	06057373	06057403	03839508	40114864	11063300	11566116

6815-35 KP PROPERTIES LLC
528 S EDEN RD
KENNEDEALE, TX 76060

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 76060

HENRY, BILL E
3701 PECOS ST
FORT WORTH, TX 76119

METRO REPAIR PROPERTIES LLC
3660 HOLLOW CREEK RD
ARLINGTON, TX 76001

SIMPSON, BILLY
6984 E KENNEDALE PKWY
KENNEDEALE, TX 76060

SPEED FAB-CRETE CORPORATION
1150 E KENNEDALE PKWY
KENNEDEALE, TX 76060

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

HARRISON JET GUNS INC
8582 KATY FWY STE 162
HOUSTON, TX 77024

JDB REAL ESTATE LLC
4400 E LOOP 820 S
FORT WORTH, TX 76119

RBL 1212 LLC
5372 ROYAL LYTHAM RD
KELLER, TX 76244

SOUTHERN PACIFIC RR CO
1400 DOUGLAS STOP 1640 ST
OMAHA, NE 68179

TARRANT, COUNTY OF
100 E WEATHERFORD RM 401
FORT WORTH, TX 76196

CASTRO, JORGE
6620 KINROSS DR
ARLINGTON, TX 76002

HAWA INC
2109 LOST VALLEY DR
EULESS, TX 76039

LKQ CORPORATION
5846 CROSSINGS BLVD
ANTIOCH, TN 37013

RON STURGEON REAL ESTATE LP
5940 EDEN DR
HALTOM CITY, TX 76117

SPEED FAB CRETE CORP INTL
PO BOX 15580
FORT WORTH, TX 76119



NOTICE OF PUBLIC HEARING BOARD OF ADJUSTMENT

February 13, 2025

The Kennedale Board of Adjustment will hold a specially called public hearing for the following case on Thursday, March 6, 2025 at 5:30 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

BOA CASE #25-02 TO RECEIVE COMMENTS AND CONSIDER ACTION ON A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR AN INPOUND STORAGE FACILITY AS REQUIRED BY TABLE 6.2 OF THE UNIFIED DEVELOPMENT CODE FOR THE PROPERTY LOCATED AT 1208 E KENNEDALE PARKWAY, GREENLEAF ADDITION, BLOCK 1, LOT 1, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

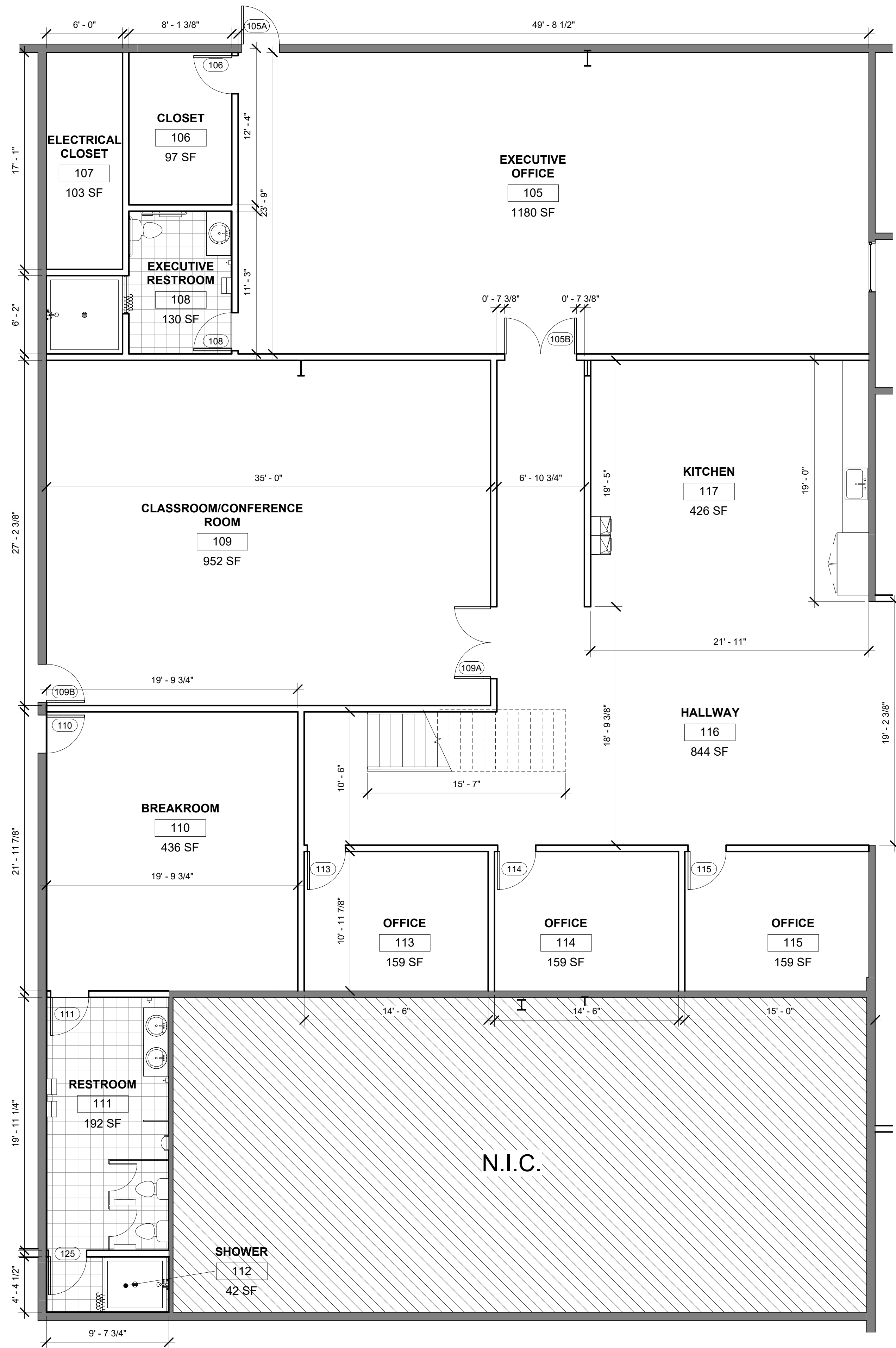
Interested persons are encouraged to attend the public hearings to offer public comments or provide written comments prior to the meeting to The Community Development Department, 405 Municipal Drive, Kennedale, TX, 76060. For more information, please call (817) 985-2135.

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
ngonzales@cityofkennedale.com
(817)985-2135



1 ENLARGED FLOOR PLAN **1**
A213 3/16" = 1'-0"

GENERAL NOTES

- REFER TO CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR ADDITIONAL CONSTRUCTION INFORMATION.
- CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, GENERAL SITE CONDITIONS, SPOT ELEVATIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS IMMEDIATELY.
- IT SHALL BE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS AND ALL APPLICABLE FEDERAL, STATE, LOCAL LAWS AND REGULATIONS. IF THERE IS A CONFLICT BETWEEN THESE DOCUMENTS AND ALL APPLICABLE LAWS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO THE CONSTRUCTION PHASE.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS UNLESS INDICATED OTHERWISE, AS WELL AS SECURE ALL NECESSARY PERMITS TO PERFORM THE WORK INDICATED WITHIN THESE DOCUMENTS.
- INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHER WISE.
- BUILDING CODE REQUIRES THAT INTERIOR PARTITION WALLS TO BE DESIGNED FOR A LATERAL LOAD OF 5 PSF. MAXIMUM HORIZONTAL DEFLECTION IS ASSUMED TO BE LIMITED TO H/240. PROVIDE LATERAL BRACING PER SCHEDULE. BRACE STUDS ABOVE CEILING TO CREATE RIGID WALLS THROUGHOUT. COMPLY WITH LATERAL BRACING SCHEDULE ON THIS SHEET.
- REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL SHEER WALLS CONSTRUCTION NOTES AND DETAILS.
- CONCEALED SPACES IN WALLS AND BULKHEADS NOT COMPLETELY FILLED WITH NON-COMBUSTIBLE INSULATION, TO BE FIRE STOPPED AT THE LEVEL OF ALL ADJACENT CEILINGS AND AT ROOF DECK TO PREVENT SPREAD OF FIRE INTO OR OUT OF WALL CAVITY AND/OR PLENUM SPACE.
- CONTRACTOR TO COORDINATE QUANTITY AND LOCATION OF FIRE EXTINGUISHERS WITH LOCAL FIRE MARSHALL. PROVIDE BLOCKING FOR FIRE EXTINGUISHER PRIOR TO CLOSING OFF WALLS. USED RECESSED CABINETS IN PUBLIC OFFICE AREAS. SURFACE MOUNTED IN MAINTENANCE AREAS. TOP OF CABINET AT 44 1/2" A.F.F.
- PROVIDE BLOCKING IN WALLS AS NEEDED FOR ALL WALL MOUNTED EQUIPMENT SHOWN THROUGHOUT PLANS: TOILET ACCESSORIES, BUILDING SIGNAGE, PHONE BOARD, AND WALL SHELVING.

NOTES BY NUMBER

MEL/ARCH
the architectural studio



1201 EVANS AVE.
SUITE 300
FORT WORTH, TX 76104
PHONE: 817 653-3007
matthijs@melarch.com

CONSULTANTS:

DESIGN DEVELOPMENT

**KENNEDALE
TOWING
FACILITY**

1208 E. KENNEDALE PKWY.
KENNEDALE, TEXAS 76060
THIS DOCUMENT IS NOT FOR
REGULATORY APPROVAL,
PERMITTING OR CONSTRUCTION.

REVISIONS		

NO:	DATE:	DESCRIPTION:

COPYRIGHT:
MELCHIOR'S ARCHITECTURE, LLC. 2025

SHEET TITLE:

ENLARGED FLOOR PLAN

A213