



PLANNING AND ZONING BOARD AGENDA
JULY 01, 2021 – 6:00 P.M.
CITY AUDITORIUM IN THE RUHMAN C. FRANKLIN MUNICIPAL BUILDING
303 W. MAIN ST., KENEDY, TX. 78119

Notice is hereby given of a Regular Meeting of the Planning and Zoning Board on the 1st day of July, 2021 at 6:00 p.m. at which time business will be conducted in accordance with Local Government Code 551 as follows:

Opening Agenda

1. Call Regular Planning and Zoning Board meeting to order and establish a quorum is present.
2. Welcome Guests.
3. Citizen comments.

Regular Agenda

4. Discussion and approval of Regular Meeting Minutes for June 10, 2021.
 5. Consider/Recommend a request to vacate and re-plat Pan American subdivision in the City of Kenedy, Karnes County, Texas; Block 3 Lots 9,10,11; as shown on the plat of record in Cabinet A Page 42 of the plat records of Karnes County, Texas, to be known as Lot 9A Block 3 in the Pan American subdivision and to be further known as 106 Crosley St.
 6. Consider/Recommend a request to vacate and re-plat Pan American #1 subdivision in the City of Kenedy, Karnes County, Texas; Block 1 Lots 20, 21,22; as shown on the plat of record in Cabinet A Page 42 of the plat records of Karnes County, Texas, to be known as Lot 20A and Lot 22A Block 1 in the Pan American #1 subdivision and to be further known as 900 Maytag St. and 902 Maytag St. respectively.
 7. Discussion and possible action to move the regular scheduled meeting time from 5:30 p.m. to 6:00 p.m.
 8. Discussion and possible action for the Planning and Zoning manual revisions.
 9. Items to consider for placement on future agendas.
 10. Adjourn.
-

Special Accommodations

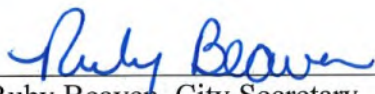
This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (830) 583-2230 or FAX (830) 583-2063 or email citysecretary@cityofkenedy.org for further information. Braille is not available.

The Planning and Zoning Board of the City of Kenedy reserves the right to convene in Executive Session in accordance with the Texas Open Meetings Act, Texas Government Code: Section 551.071 (Consultations with Attorney), Section 551.072 (Deliberations about Real Property), and Section 551.076 (Deliberations about Security Devices) on any of the above items.

Certification

I, Ruby Beaven, certify that the above notice of this Regular Planning & Zoning Board Meeting was posted at the front doors to the City Hall, 303 W. Main St., Kenedy, Texas on the 28th day of June, 2021 by 5:00 P.M.





Ruby Beaven, City Secretary

PLANNING & ZONING BOARD AGENDA
Regular Meeting: Thursday, July 01, 2021

AGENDA ITEM: 4

Discussion and approval of Regular Meeting Minutes for June 10, 2021.

SUBMITTED BY: City Secretary Ruby Beaven



**PLANNING AND ZONING BOARD MINUTES
JUNE 10, 2021 – 6:00 P.M.
CITY AUDITORIUM IN THE RUHMAN C. FRANKLIN MUNICIPAL BUILDING
303 W. MAIN ST., KENEDY, TX. 78119**

MEMBERS PRESENT:

Gretchen Dupnik, Chair
Robert Trevino
Jeffery Freeman
Brandon Briones

MEMBERS ABSENT:

Gary Richards

CITY PRESENT:

City Secretary Ruby Beaven
Building Official Jaime Albiar

CITY ABSENT:

City Manager William Linn

1. **Call Regular Planning and Zoning Board meeting to order and establish a quorum is present.**

Chair Dupnik called the meeting to order and announced a quorum was present at 6:12 p.m.

2. **Welcome Guests.**

Chair Dupnik welcomed Jaime Albiar to the meeting.

3. **Citizen comments.**

No citizens present.

4. **Discussion and approval of Special Meeting Minutes for May 18, 2021.**

Motion: Brandon Briones made the motion to approve the Special Meeting Minutes for May 18, 2021. Jeffery Freeman seconded the motion. Motion passed unanimously.

5. **Discussion and possible action for the Planning and Zoning manual revisions.**

Discussion was held among the board and Building Official Albiar for the Planning and Zoning manual revisions for the first twenty-five pages.

The Definitions section was reviewed and the following changes are being recommended.

Building Official Albiar recommended a definition for a Bar (Liquor Bar/Lounge) be added. Chair Dupnik recommend to look at comparable cities to obtain a definition.

Chair Dupnik had the following comment(s) for pages one (1) through five (5):

Adult Cabaret item 3 – Recommend adding digital media and internet verbiage.

Adult Motel - Recommend adding digital media and internet verbiage.

Animal Unit – Swine not included and questioned if it needs to be added.

Bakery, Retail – Recommend adding cookies

Robert Trevino had the following comment(s) for pages six (6) through ten (10):

Day Care Home, Family – Discussion was held on this definition and concern is if this definition is current with State?

Jeffery Freeman had the following comment(s) for pages eleven (11) through fifteen (15):

Junked Vehicle – Discussion was held on this definition about the possibility of extending the “45 consecutive days” to 90 consecutive days and not keeping vehicle in driveway but behind a fence. Chair Dupnik explained this is just about the definition and the restriction would need to be addressed in a different section. It was stated to do additional research and discuss with the Chief of Police.

Kindergarten – Recommend rewording this definition. The concern is “other than a public school.”

Pages sixteen (16) through twenty (20) was addressed by the Board.

Brandon Briones stated that Gary Richards had one question about pools.

Brandon Briones had the following recommendation(s) for pages twenty-one (21) through twenty-five (25):

Swimming Pool, Public – Keep definition

Brandon Briones recommended a definition for a Splash Pad be added.

The next twenty-five (25) pages to be reviewed by the following:

Dupnik 26-30; Trevino 31-35; Freeman 36-40; Richards 41-45; Briones 46-50 end at Section 11

6. Adjourn.

Chair Dupnik adjourned the meeting at 7:20 p.m.

APPROVED:

Gretchen Dupnik, Chair

ATTEST:

Ruby Beaven, City Secretary

PLANNING & ZONING BOARD AGENDA
Regular Meeting: Thursday, July 01, 2021

AGENDA ITEM: 5

Consider/Recommend a request to vacate and re-plat Pan American subdivision in the City of Kenedy, Karnes County, Texas; Block 3 Lots 9,10,11; as shown on the plat of record in Cabinet A Page 42 of the plat records of Karnes County, Texas, to be known as Lot 9A Block 3 in the Pan American subdivision and to be further known as 106 Crosley St.

SUBMITTED BY: Building Official Jaime Albiar

Coastal Bend PUBLISHING

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BEEVILLE **GOLIAD** Live Oak & McMullen **THE PROGRESS** **KARNES** The News of **SAN PATRICIO** **REFUGIO**
Bee-Picayune Advance-Guard Countywide County Press

111 N. Washington • PO Box 10 • Beeville TX 78104
361.358.2550 office@mysoutex.com

AFFIDAVIT of PUBLICATION

THE STATE OF TEXAS

COUNTY OF BEE

Before me, the undersigned authority, on this day personally appeared Dennis Wade known to me, who, by me duly sworn, on his oath deposes and says that he is the Publisher of the Karnes Countywide, having general circulation in Karnes County, who being by me duly sworn, deposes and says that the foregoing attached notice was published in said newspaper on the following date(s), to wit:

June 17, 2021

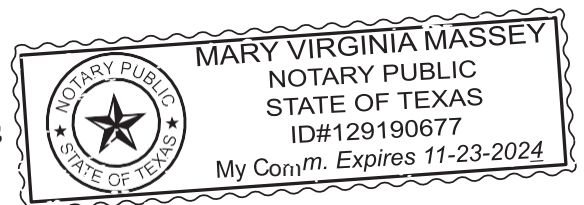


Dennis Wade, Publisher

Sworn to and subscribed before me by Dennis Wade
this the 17 day of June 2021 AD
to certify which witness my hand and official seal.



Mary Virginia Massey,
Notary Public in and for the State of Texas



CLASSIFIEDS

Thursday, June 17, 2021 | MySouTex.com | PAGE 5A



**TexSCAN Week of
June 13-19, 2021**

ACREAGE

Hunting/investment/recreational property. We have some of the best in Texas! From the Hill Country (Edwards, Menard, Coke, Val Verde County, free ranging exotics) to South Texas (Kinney, Duval, Live Oak County, whitetail, hogs). Large or small acreage. 30-year fixed rate owner financing, only 5% down. Call toll-free or email for individual prices and terms, www.ranchenterprisesltd.com, 800-876-9720.

ANTIQUES

Indian Artifact Show & Old Coins, Abilene Convention Center, 1100 N. 6th St., Abilene, TX 79601. Showtime: 8 a.m.-5 p.m., Sat., July 10th. Call 979-218-3351.

EVENT

Wylie – Bluegrass on Ballard, Sat. June 26. Music 1-9 p.m.; Arts & Crafts 10 a.m.-9 p.m. (WylieTexas.gov); Classic Car Show 4-9 p.m. (pre-register for car show at DiscoverWylie.com). Event will be held in Historic Downtown Wylie on Ballard Avenue. DiscoverWylie.com.

GENERATORS

GENERAC Standby Generators provide backup power during utility power outages, so your home and family stay safe and comfortable. Prepare now. Free 7-year extended warranty (\$695 value!). Request a free quote today! Call for additional terms and conditions. 1-855-704-8579.

LOG HOMES

Log Homes – 4 Log Home kits selling for balance owed, free delivery. Model #101 Carolina, bal. \$17,000; Model #203 Georgia, bal. \$19,950; Model #305 Biloxi, bal. \$14,500; Model #403 Augusta, bal. \$16,500. View plans at www.loghomedream.com; 704-602-3035.

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800

REAL ESTATE

Acreage For Sale 0810

180 +/- ACRES near Weesatche. 3/4 mile paved road frontage. Would consider dividing. Some minerals available. Existing production. \$1,200,000. 210-867-8851

Want To Buy 0850

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MINERALS**

Producing & Non-Producing

830-579-4478

superior_building@yahoo.com

**subscribe@
mysoutex.com**

900

PUBLIC NOTICES

Legals 0910

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of **Paula V. Samora**, Deceased, were issued on June 4, 2021, in Cause No. PR-2021-0031 pending in the County Court of Karnes County, Texas, to: Olga S. Reyes.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.
c/o: **Law Office of Frank B. Suhr**
Attn: Jennifer M. Dillingham
Attorney at Law
473 S. Seguin Ave., Ste. 100
New Braunfels, Texas 78130
DATED the 8th day of June, 2021.

Jennifer M. Dillingham
State Bar No. 24068110
473 S. Seguin Ave, Ste 100
New Braunfels, Texas 78130
Tel: (830) 625-4345 /
Fax: (830) 606-4511
Attorney for Olga S. Reyes
Email: jdillingham@newbraunfelslaw.com

6-17

Legals 0910

PUBLIC NOTICE

OLD 181 WRECKER SERVICE, LLC has in their possession an abandoned 15x8 travel trailer, primary blue, secondary colors beige and pink. Abandoned at Aransas and Victoria Streets, Kenedy. Any questions call 830-583-9075.

6-17&7-1

PUBLIC NOTICE

Karnes County is accepting bids for the **Construction of Roadway Improvements to CR 126 in Karnes County, Texas**. Bid packages instructions are available by visiting www.co.karnes.tx.us or contact Karnes County Road & Bridge @ 830-583-3776.

6-10&17

NOTICE OF BUDGET HEARING

The Operating Budget of the Karnes County Hospital District for fiscal year ending June 30, 2022 will be considered at the regular meeting of the Karnes County Hospital District Board of Directors, which will be held June 29, 2021, at 6:30 pm, in the Board Room of Otto Kaiser Memorial Hospital, 3349 S. Hwy 181, Kenedy, Texas. All interested citizens are invited to attend.

6-17

City of Kenedy NOTICE OF PUBLIC HEARING

The Planning and Zoning will hold a public hearing July 01, 2021 at 6:00 P.M. in the Auditorium in the Ruhman C. Franklin Municipal Building, 303 West Main Street, Kenedy, Texas to hear public comments and questions concerning:

1. Consider/Recommend a request to vacate and re-plat Pan American subdivision in the City of Kenedy, Karnes County, Texas; Block 3 Lots 9, 10, 11; as shown on the plat of record in Cabinet A Page 42 of the plat records of Karnes County, Texas, to be known as Lot 9A Block 3 in the Pan American subdivision and to be further known as **106 Crosley St.**
2. Consider/Recommend a request to vacate and re-plat Pan American #1 subdivision in the City of Kenedy, Karnes County, Texas; Block 1 Lots 20, 21, 22; as shown on the plat of record in Cabinet A Page 42 of the plat records of Karnes County, Texas, to be known as Lot 20A and Lot 22A Block 1 in the Pan American #1 subdivision and to be further known as **900 Maytag St. and 902 Maytag St.** respectively.

Any interested parties may attend the meeting or may file information with the City Secretary prior to the date of the Public Hearing.

Ruby Beaven
City Secretary

6-17

Legals 0910

RAILROAD COMMISSION OF TEXAS

OIL AND GAS DIVISION

DISTRICT 02

Rule 37 Case No. 0330239

DATE OF ISSUANCE:

Jun 17, 2021

Status/Permit No. 870300

NOTICE OF PROTEST

DEADLINE: 5:00 PM,

Jul 1, 2021

Address:

Railroad Commission

of Texas

ATTN: Drilling Permit Unit

P. O. Box 12967

Austin, Texas 78711-2967

Fax: (512) 463-6780

Email:

SWR37@RRC.TEXAS.GOV

AMENDED

NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN

that the TIDAL PETROLEUM,

INC., [RRC Operator No.

859240] has made application

for a spacing exception permit

under the provisions of Railroad

Commission Statewide Rule 37

(16 Tex. Admin. Code section

3.37). Applicant seeks excep-

tion to the lease line distance re-

quirement because the Applicant

is less than the required Rule

37 lease line distance to an

unleased or non-pooled interest

within the subject unit. Applicant

also seeks exception to the

LEASE LINE requirement be-

cause the location is less than

the required Rule 37 distance to

an external lease line for the

NEW DRILL permit in Sec. 2,

Bk., POITEVENT, J / AMMONS,

H R Survey, A-379,

EAGLEVILLE (EAGLE FORD-2)

Field, KARNES County, being 1

miles SE direction from

KARNES CITY, Texas.

PURSUANT TO THE TERMS of

Railroad Commission rules and

regulations, this application may

be granted **WITHOUT A HEAR-**

ING if no protest to the applica-

tion is received within the dead-

line. An affected person is en-

itled to protest this application.

Affected persons include own-

ers of record and the operator or

lessees of record of adjacent

tracts and tracts nearer to the

proposed well than the minim-

um lease line spacing distance.

If you have questions which are

specific to the Application or the

information set forth in this No-

tice, please contact the Com-

mission's Drilling Permit Unit at

(512)463-6751. If a hearing is

called, the applicant has the bur-

den to prove the need for an ex-

ception. A Protestant should be

prepared to establish standing

as an affected person, and to

appear at the hearing either in

person or by qualified represent-

ative and protest the application

with cross-examination or

presentation of a direct case.

The rules of evidence are ap-

plicable in the hearing. If you

have any questions regarding

the hearing procedure, please

contact the Commission's Docket

Services Department at

(512)463-6848.

IF YOU WISH TO REQUEST A

HEARING ON THIS APPLICA-

TION, AN INTENT TO AP-

PEAR IN PROTEST MUST BE

RECEIVED IN THE RAIL-

ROAD COMMISSION'S AUSTIN

OFFICE AT THE AD-

DRESS, FAX NUMBER, OR E-

MAIL ADDRESS SET OUT

ABOVE BY Jul 1, 2021 at 5:00

p.m. IF NO PROTEST IS RE-

CEIVED WITHIN SUCH TIME,

YOU WILL LOSE YOUR RIGHT

TO PROTEST AND THE RE-

QUESTED PERMIT MAY BE

GRANTED ADMINISTRATIVELY.

THIS NOTICE OF APPLICATION

REQUIRES PUBLICATION

The location and identity of the

well is as shown below:

FIELD: EAGLEVILLE

(EAGLE FORD-2)

Lease/Unit Name:

MOY NORTH PSA

Lease/Unit Well No.: 1H

Lease/Unit Acres: 654.6

Nearest Lease Line (ft): null

Nearest Well on Lease (ft):

182.0

Lease Lines:

1349.0 F SW L

353.0 F SE L

Survey Lines:

250.0 F W L

2247.0 F NE L

Wellbore Profile(s): Horizontal

Lateral: TH1

Penetration Point Location

Lease Lines:

377.0 F SE L

1084.0 F SW L

Terminus Location BH County:

KARNES

Section: Block: Abstract: 61

Survey: CLOVER, I

Lease Lines:

50.0 F NE L

2619.0 F W L

Survey Lines:

41.0 F NE L

111.0 F NW L

Field Rules for ALL fields on the

permit application are as fol-

lows:

Eagleville

(Eagle Ford-2):

Special Rules

330/0, 80.0 acres.

Optional Rules

330/0, 40.0 acres.

This well is to be drilled to an

approximate depth of 12740

feet.

If you have questions regarding

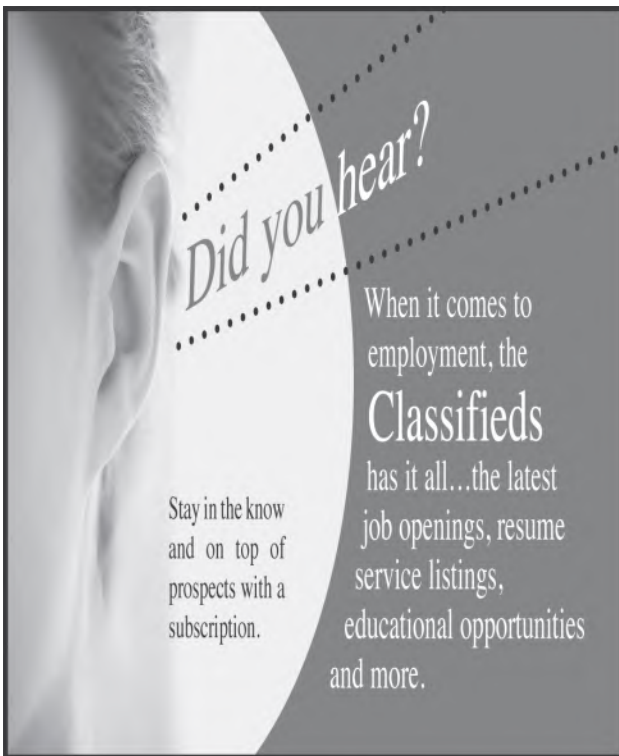
this application, please contact

the Applicant's representative,

Weldon Waters, at (512)

4783456

6-17&24pd



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(Serving: Bee County)

The Progress

(30 words or less \$10 first run, \$9 each time thereafter.

Employment \$13 with 40 words or less.

(Serving: George West, Three Rivers,

Live Oak and McMullen)

Karnes Countywide

(30 words or less \$10 first run, \$9 each time thereafter.

Employment \$13 with 40 words or less.

(Serving: Falls City, Karnes City and Kenedy)

Goliad Advance-Guard

(30 words or less \$9 first run, \$8 each time thereafter.

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(Serving: Goliad)

Refugio County Press

(30 words or less \$9 first run, \$8 each time thereafter.

Employment \$12 with 40 words or less.

(Serving: Refugio and Woodsboro)

CARLOS MARTINEZ 15 LEAGUE GRANT
ABSTRACT NO. 6
CITY OF KENEDY

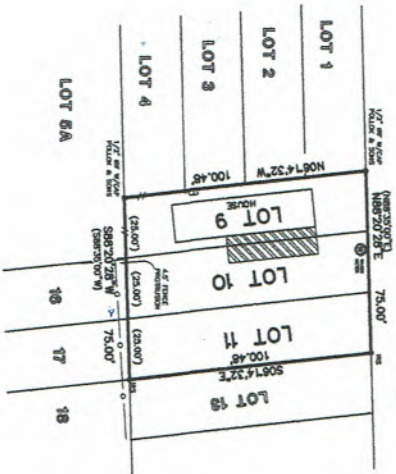
VACATE AND REPLAT
LOT 9, LOT 10, & LOT 11
BLOCK 3
PAN AMERICAN SUBDIVISION
CITY OF KENEDY



1. LOT 9, LOT 10, & LOT 11, BLOCK 3, PAN AMERICAN SUBDIVISION, CITY OF KENEDY, TEXAS, AS SHOWN ON THE PLAT OF RECORDS OF KANES COUNTY, TEXAS.

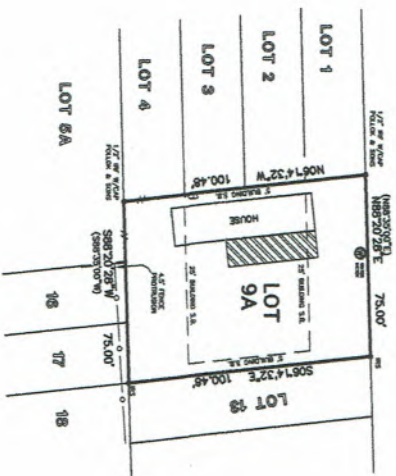
AREA BEING VACATED
LOT 9, LOT 10 AND LOT 11
BLOCK 3

CROSBLEY STREET
56' R.O.W.



REPLATED AREA
LOT 9A
BLOCK 3

CROSBLEY STREET
56' R.O.W.



1. THE UNDERSIGNED OWNER OF THE LAND SHOWN IN REPEAT OF LOT 9, LOT 10, AND LOT 11, BLOCK 3, PAN AMERICAN SUBDIVISION, CITY OF KENEDY, TEXAS, AS SHOWN ON THE PLAT OF RECORDS OF KANES COUNTY, TEXAS.

2. THE UNDERSIGNED OWNER OF THE LAND SHOWN IN REPEAT OF LOT 9, LOT 10, AND LOT 11, BLOCK 3, PAN AMERICAN SUBDIVISION, CITY OF KENEDY, TEXAS, AS SHOWN ON THE PLAT OF RECORDS OF KANES COUNTY, TEXAS, HAS CAUSED THE PLAT OF RECORDS OF KANES COUNTY, TEXAS, TO BE RECORDED IN THE PUBLIC RECORDS OF KANES COUNTY, TEXAS, AND HAS CAUSED THE PLAT OF RECORDS OF KANES COUNTY, TEXAS, TO BE RECORDED IN THE PUBLIC RECORDS OF KANES COUNTY, TEXAS, AND HAS CAUSED THE PLAT OF RECORDS OF KANES COUNTY, TEXAS, TO BE RECORDED IN THE PUBLIC RECORDS OF KANES COUNTY, TEXAS.

JOE GONZALEZ - OWNER
OF LOT 9, LOT 10, & LOT 11
KENEDY, TEXAS 78114
SHOWN TO AND SUBSCRIBED BEFORE ME THIS
DAY OF _____, 2017.

NOTARY PUBLIC

THE PLANNING AND ZONING COMMISSION ON _____, 2017, HAS REVIEWED THIS PLAT TO APPROVE AND FOR FILING OF RECORD.

CHAIRMAN, KENEDY PLANNING & ZONING COMMISSION

THE CITY CLERK, ON _____, 2017, HAS REVIEWED THIS PLAT FOR FILING OF RECORD.

MAAYON _____ DATE _____

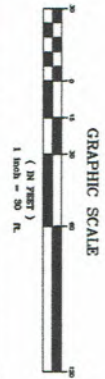
1. HEREBY CERTIFY THAT THE PLAT WAS PREPARED FROM THE ORIGINAL RECORDS OF THE CITY OF KENEDY, TEXAS, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY A. POLLOCK, R.E.L.S.# 5186
1008 B STREET
KENEDY, TEXAS 78114
(800) 393-4170

1. _____ COUNTY CLERK OF KANES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2017, AT _____ O'CLOCK _____ A.M. AND DATA RECORDED IN _____ VALUE _____ PAGE _____ PLAT RECORDS OF KANES COUNTY, TEXAS. IN WITNESS WHEREOF, WISES BY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D. _____

COUNTY CLERK, KANES COUNTY, TEXAS

POLLOCK & SONS
SURVEYING, INC.
FLOESGALL, TEXAS
(800) 393-4170
A&P No. 17-0480



C. *Height and area regulations.* In the "MH-1" Manufactured Home District 1, the following requirements shall apply:

1. Floor space: Manufactured homes must have a minimum of 600 square feet of living area, exclusive of garage, porches and breezeways, and incidental storage areas. No horizontal dimension shall be less than 14 feet, except for original extensions or subsequent additions containing less than 50 percent of the total enclosed floor area.
2. Only one residential structure may be placed upon an approved lot.
3. Height: No building hereafter erected, reconstructed, altered, or enlarged shall exceed three and one-half stories nor shall it exceed 60 feet.
4. **Front yard:** There shall be a front yard of not less than 25 feet, or the front yard indicated on a city-approved subdivision plat as filed in the Karnes County Plat Records, whichever is greater. Corner lots shall have a minimum side yard of 15 feet on the second front yard, the yard generally parallel to the street with the greatest frontage, unless reversed frontage is approved by the administrative official. If a building line shown on a city-approved subdivision plat as filed in the Karnes County Plat Records is greater than 15 feet, then the platted building line shall be required on the second front yard. Garage doors and gates meant for vehicle use shall be located no closer than 20 feet from the right-of-way.
5. **Rear yard:** There shall be a rear yard having a depth of not less than 25 feet.
6. **Side yard:** Lots shall have a minimum side yard of five feet.
7. Width of lot: The width of a lot shall be a minimum of 60 feet at the building line, provided that where a lot of record and in separate ownership at the time of the passage of this chapter has less width than herein required, this chapter shall not prohibit the erection of a one-family dwelling.
8. Lot area: The minimum area of a lot shall be 7,000 square feet, providing that where a lot has less than herein required and was of record and in separate ownership at the time of passage of this chapter, this chapter shall not prohibit the erection of a one-family dwelling.
9. Maximum lot coverage: The maximum portion of the lot area, which may be covered by the main building and all accessory buildings, shall not exceed 40 percent.



YUNG ADD.
NO 2

YUNG SUB-DIVISION

DE WITT ST.

MEXICAN SCHOOL TRACT

PAN AMERICAN
SUB-DIVISION

MAYTAG ST.

CROSLY ST.

ZENNITH ST.

BOOE ST.

MAYTAG ST.

LATIN AVE

CREEX

54°46'E
262.18

55°14'E
600.0'
KENEDY
COMMON

JAMES RUHMANN



PLANNING & ZONING BOARD AGENDA
Regular Meeting: Thursday, July 01, 2021

AGENDA ITEM: 6

Consider/Recommend a request to vacate and re-plat Pan American #1 subdivision in the City of Kenedy, Karnes County, Texas; Block 1 Lots 20, 21,22; as shown on the plat of record in Cabinet A Page 42 of the plat records of Karnes County, Texas, to be known as Lot 20A and Lot 22A Block 1 in the Pan American #1 subdivision and to be further known as 900 Maytag St. and 902 Maytag St. respectively.

SUBMITTED BY: Building Official Jaime Albiar

Coastal Bend PUBLISHING

BEE | GOLIAD | SAN PATRICIO | REFUGIO
KARNES | LIVE OAK & McMULLEN

BEEVILLE **GOLIAD** Live Oak & McMullen **THE PROGRESS** **KARNES** The News of **SAN PATRICIO** **REFUGIO**
Bee-Picayune Advance-Guard Countywide County Press

111 N. Washington • PO Box 10 • Beeville TX 78104
361.358.2550 office@mysoutex.com

AFFIDAVIT of PUBLICATION

THE STATE OF TEXAS

COUNTY OF BEE

Before me, the undersigned authority, on this day personally appeared Dennis Wade known to me, who, by me duly sworn, on his oath deposes and says that he is the Publisher of the Karnes Countywide, having general circulation in Karnes County, who being by me duly sworn, deposes and says that the foregoing attached notice was published in said newspaper on the following date(s), to wit:

June 17, 2021

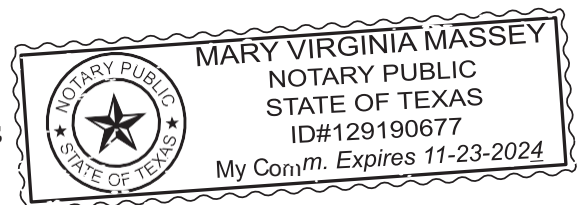


Dennis Wade, Publisher

Sworn to and subscribed before me by Dennis Wade
this the 17 day of June 2021 AD
to certify which witness my hand and official seal.



Mary Virginia Massey,
Notary Public in and for the State of Texas



CLASSIFIEDS

Thursday, June 17, 2021 | MySouTex.com | PAGE 5A



**TexSCAN Week of
June 13-19, 2021**

ACREAGE

Hunting/investment/recreational property. We have some of the best in Texas! From the Hill Country (Edwards, Menard, Coke, Val Verde County, free ranging exotics) to South Texas (Kinney, Duval, Live Oak County, whitetail, hogs). Large or small acreage. 30-year fixed rate owner financing, only 5% down. Call toll-free or email for individual prices and terms, www.ranchenterprisesltd.com, 800-876-9720.

ANTIQUES

Indian Artifact Show & Old Coins, Abilene Convention Center, 1100 N. 6th St., Abilene, TX 79601. Showtime: 8 a.m.-5 p.m., Sat., July 10th. Call 979-218-3351.

EVENT

Wylie – Bluegrass on Ballard, Sat. June 26. Music 1-9 p.m.; Arts & Crafts 10 a.m.-9 p.m. (WylieTexas.gov); Classic Car Show 4-9 p.m. (pre-register for car show at DiscoverWylie.com). Event will be held in Historic Downtown Wylie on Ballard Avenue. DiscoverWylie.com.

GENERATORS

GENERAC Standby Generators provide backup power during utility power outages, so your home and family stay safe and comfortable. Prepare now. Free 7-year extended warranty (\$695 value!). Request a free quote today! Call for additional terms and conditions. 1-855-704-8579.

LOG HOMES

Log Homes – 4 Log Home kits selling for balance owed, free delivery. Model #101 Carolina, bal. \$17,000; Model #203 Georgia, bal. \$19,950; Model #305 Biloxi, bal. \$14,500; Model #403 Augusta, bal. \$16,500. View plans at www.loghomedream.com; 704-602-3035.

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800

REAL ESTATE

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PUBLIC NOTICES

Legals 0910

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of **Paula V. Samora**, Deceased, were issued on June 4, 2021, in Cause No. PR-2021-0031 pending in the County Court of Karnes County, Texas, to: Olga S. Reyes.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.
c/o: **Law Office of Frank B. Suhr**
Attn: Jennifer M. Dillingham
Attorney at Law
473 S. Seguin Ave., Ste. 100
New Braunfels, Texas 78130
DATED the 8th day of June, 2021.

Jennifer M. Dillingham
State Bar No. 24068110
473 S. Seguin Ave, Ste 100
New Braunfels, Texas 78130
Tel: (830) 625-4345 /
Fax: (830) 606-4511
Attorney for Olga S. Reyes
Email: jdillingham@newbraunfelslaw.com

6-17

Legals 0910

PUBLIC NOTICE

OLD 181 WRECKER SERVICE, LLC has in their possession an abandoned 15x8 travel trailer, primary blue, secondary colors beige and pink. Abandoned at Aransas and Victoria Streets, Kenedy. Any questions call 830-583-9075.

6-17&7-1

PUBLIC NOTICE

Karnes County is accepting bids for the **Construction of Roadway Improvements to CR 126 in Karnes County, Texas.** Bid packages instructions are available by visiting www.co.karnes.tx.us or contact Karnes County Road & Bridge @ 830-583-3776.

6-10&17

NOTICE OF BUDGET HEARING

The Operating Budget of the Karnes County Hospital District for fiscal year ending June 30, 2022 will be considered at the regular meeting of the Karnes County Hospital District Board of Directors, which will be held June 29, 2021, at 6:30 pm, in the Board Room of Otto Kaiser Memorial Hospital, 3349 S. Hwy 181, Kenedy, Texas. All interested citizens are invited to attend.

6-17

City of Kenedy NOTICE OF PUBLIC HEARING

The Planning and Zoning will hold a public hearing July 01, 2021 at 6:00 P.M. in the Auditorium in the Ruhman C. Franklin Municipal Building, 303 West Main Street, Kenedy, Texas to hear public comments and questions concerning:

1. Consider/Recommend a request to vacate and re-plat Pan American subdivision in the City of Kenedy, Karnes County, Texas; Block 3 Lots 9, 10, 11; as shown on the plat of record in Cabinet A Page 42 of the plat records of Karnes County, Texas, to be known as Lot 9A Block 3 in the Pan American subdivision and to be further known as **106 Crosley St.**
2. Consider/Recommend a request to vacate and re-plat Pan American #1 subdivision in the City of Kenedy, Karnes County, Texas; Block 1 Lots 20, 21, 22; as shown on the plat of record in Cabinet A Page 42 of the plat records of Karnes County, Texas, to be known as Lot 20A and Lot 22A Block 1 in the Pan American #1 subdivision and to be further known as **900 Maytag St. and 902 Maytag St.** respectively.

Any interested parties may attend the meeting or may file information with the City Secretary prior to the date of the Public Hearing.

Ruby Beaven
City Secretary

6-17

Legals 0910

RAILROAD COMMISSION OF TEXAS

OIL AND GAS DIVISION

DISTRICT 02

Rule 37 Case No. 0330239

DATE OF ISSUANCE:

Jun 17, 2021

Status/Permit No. 870300

NOTICE OF PROTEST

DEADLINE: 5:00 PM,

Jul 1, 2021

Address:

Railroad Commission

of Texas

ATTN: Drilling Permit Unit

P. O. Box 12967

Austin, Texas 78711-2967

Fax: (512) 463-6780

Email:

SWR37@RRC.TEXAS.GOV

AMENDED

NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN that the TIDAL PETROLEUM, INC., [RRC Operator No. 859240] has made application for a spacing exception permit under the provisions of Railroad Commission Statewide Rule 37 (16 Tex. Admin. Code section 3.37). Applicant seeks exception to the lease line distance requirement because the Applicant is less than the required Rule 37 lease line distance to an unleased or non-pooled interest within the subject unit. Applicant also seeks exception to the LEASE LINE requirement because the location is less than the required Rule 37 distance to an external lease line for the NEW DRILL permit in Sec. 2, Bk., POITEVENT, J / AMMONS, H R Survey, A-379, EAGLEVILLE (EAGLE FORD-2) Field, KARNES County, being 1 miles SE direction from KARNES CITY, Texas. PURSUANT TO THE TERMS of Railroad Commission rules and regulations, this application may be granted **WITHOUT A HEARING** if no protest to the application is received within the deadline. An affected person is entitled to protest this application. Affected persons include owners of record and the operator or lessees of record of adjacent tracts and tracts nearer to the proposed well than the minimum lease line spacing distance. If you have questions which are specific to the Application or the information set forth in this Notice, please contact the Commission's Drilling Permit Unit at (512)463-6751. If a hearing is called, the applicant has the burden to prove the need for an exception. A Protestant should be prepared to establish standing as an affected person, and to appear at the hearing either in person or by qualified representative and protest the application with cross-examination or presentation of a direct case. The rules of evidence are applicable in the hearing. If you have any questions regarding the hearing procedure, please contact the Commission's Docket Services Department at (512)463-6848.

IF YOU WISH TO REQUEST A HEARING ON THIS APPLICATION, AN INTENT TO APPEAR IN PROTEST MUST BE RECEIVED IN THE RAILROAD COMMISSION'S AUSTIN OFFICE AT THE ADDRESS, FAX NUMBER, OR E-MAIL ADDRESS SET OUT ABOVE BY Jul 1, 2021 at 5:00 p.m. IF NO PROTEST IS RECEIVED WITHIN SUCH TIME, YOU WILL LOSE YOUR RIGHT TO PROTEST AND THE REQUESTED PERMIT MAY BE GRANTED ADMINISTRATIVELY.

THIS NOTICE OF APPLICATION REQUIRES PUBLICATION
The location and identity of the well is as shown below:
FIELD: EAGLEVILLE (EAGLE FORD-2)

Lease/Unit Name:
MOY NORTH PSA
Lease/Unit Well No.: 1H
Lease/Unit Acres: 654.6
Nearest Lease Line (ft): null
Nearest Well on Lease (ft): 182.0

Lease Lines:
1349.0 F SW L
353.0 F SE L
Survey Lines:
250.0 F W L
2247.0 F NE L

Wellbore Profile(s): Horizontal
Lateral: TH1
Penetration Point Location
Lease Lines:
377.0 F SE L
1084.0 F SW L

Terminus Location BH County:
KARNES
Section: Block: Abstract: 61
Survey: CLOVER, I
Lease Lines:
50.0 F NE L
2619.0 F W L
Survey Lines:
41.0 F NE L
111.0 F NW L

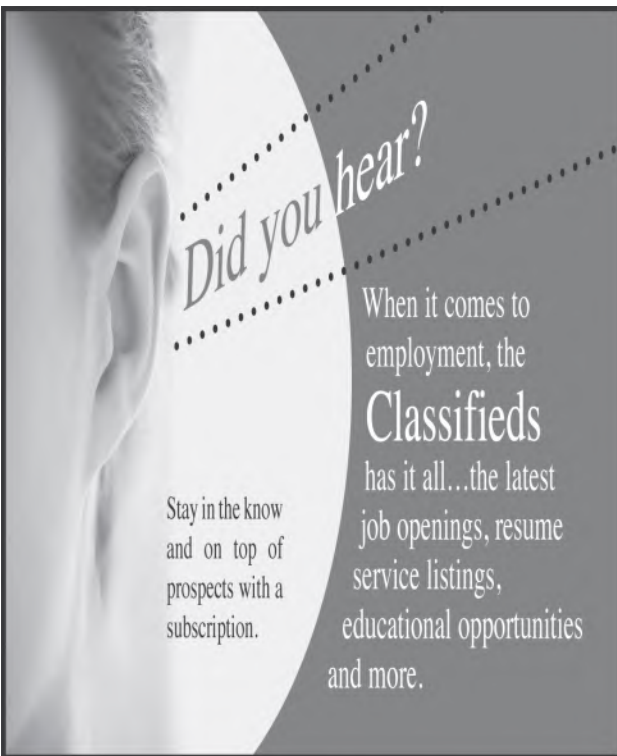
Field Rules for ALL fields on the permit application are as follows:

Eagleville (Eagle Ford-2):
Special Rules
330/0, 80.0 acres.
Optional Rules
330/0, 40.0 acres.

This well is to be drilled to an approximate depth of 12740 feet.

If you have questions regarding this application, please contact the Applicant's representative, Weldon Waters, at (512) 4783456

6-17&24pd



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Deadline: 3 PM • Thursday
to run the following Thursday

All major credit cards accepted



In County: \$35 - 1 year / \$17⁹⁹ - 6 months

Out of County: \$53 - 1 year / \$24⁹⁹ - 6 months



361-358-2550
ext. 2



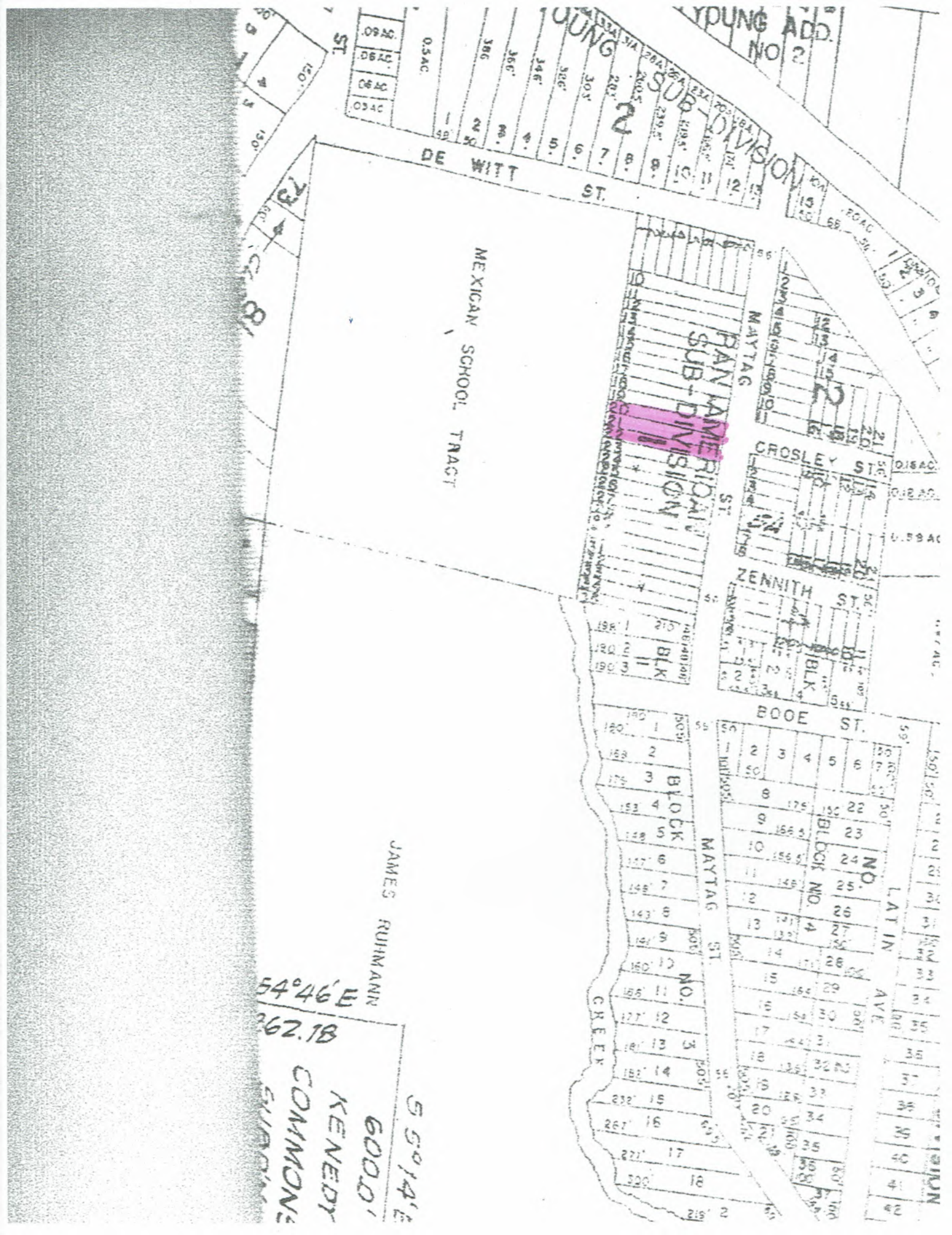
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C. *Height and area regulations.* In the "MH-1" Manufactured Home District 1, the following requirements shall apply:

1. Floor space: Manufactured homes must have a minimum of 600 square feet of living area, exclusive of garage, porches and breezeways, and incidental storage areas. No horizontal dimension shall be less than 14 feet, except for original extensions or subsequent additions containing less than 50 percent of the total enclosed floor area.
2. Only one residential structure may be placed upon an approved lot.
3. Height: No building hereafter erected, reconstructed, altered, or enlarged shall exceed three and one-half stories nor shall it exceed 60 feet.
4. **Front yard:** There shall be a front yard of not less than 25 feet, or the front yard indicated on a city-approved subdivision plat as filed in the Karnes County Plat Records, whichever is greater. Corner lots shall have a minimum side yard of 15 feet on the second front yard, the yard generally parallel to the street with the greatest frontage, unless reversed frontage is approved by the administrative official. If a building line shown on a city-approved subdivision plat as filed in the Karnes County Plat Records is greater than 15 feet, then the platted building line shall be required on the second front yard. Garage doors and gates meant for vehicle use shall be located no closer than 20 feet from the right-of-way.
5. **Rear yard:** There shall be a rear yard having a depth of not less than 25 feet.
6. **Side yard:** Lots shall have a minimum side yard of five feet.
7. Width of lot: The width of a lot shall be a minimum of 60 feet at the building line, provided that where a lot of record and in separate ownership at the time of the passage of this chapter has less width than herein required, this chapter shall not prohibit the erection of a one-family dwelling.
8. Lot area: The minimum area of a lot shall be 7,000 square feet, providing that where a lot has less than herein required and was of record and in separate ownership at the time of passage of this chapter, this chapter shall not prohibit the erection of a one-family dwelling.
9. Maximum lot coverage: The maximum portion of the lot area, which may be covered by the main building and all accessory buildings, shall not exceed 40 percent.





DE WITT ST.

MEXICAN SCHOOL TRACT

HAWAIIAN SUB-DIVISION

MAYTAG ST.

CROSLY ST.

ZENITH ST.

BOOE ST.

LATIN AVE

MAYTAG CREEK

JAMES RUHMANN

54°46'E
262.18

55°14'E
600.01
KENEDY
COMMONS