



**PLANNING AND ZONING BOARD MINUTES
AUGUST 05, 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
Jeffery Freeman, Vice Chair
Gary Richards
Robert Trevino
Brandon Briones

MEMBERS ABSENT:

CITY PRESENT:

City Secretary Ruby Beaven
Building Official Jaime Albiar

CITY ABSENT:

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

Vice Chair Freeman called the meeting to order at 6:00 p.m. and announced a quorum was present.

2. Welcome Guests.

Vice Chair Freeman welcomed two guests.

3. Citizen comments.

No citizen comments.

4. Discussion and approval of Regular Meeting Minutes for July 01, 2021.

It was noted that Item eight (8) of the minutes needed to be changed as state:

~~Richard Trevino~~ Robert Trevino 31-35; Gary Richards 41-45; Vice Chair Freeman 51-55

It was noted that Item nine (9) of the minutes needed to be changed as state:

~~Richard Trevino~~ Robert Trevino will not be able to attend the next meeting.

Motion: Brandon Briones made the motion to approve the Regular Meeting Minutes for July 01, 2021 with the amendments as noted. Gary Richards seconded the motion. Motion passed unanimously.

5. **Consider/Recommend a request to vacate and re-plat in the CSL Commercial Subdivision in Karnes County, Texas; Block 1 Lot 11 on the plat of record in Cabinet B Page 28 of the plat records of Karnes County, Texas, to be known as Lot 11A and Lot 11B in the CSL Commercial Subdivision in Karnes County, Texas to be further know as 142 Park Place and 144 Park Place respectively.**

Building Official Jaime Albiar addressed the council and discussed the owners request to vacate and re-plat for 142 Park Place and 144 Park Place. Albiar explained the owner had not paid the final fee prior to meeting and will require payment to move forward.

Motion: Gary Richards made the motion to approve the request to vacate and re-plat in the CSL Commercial Subdivision in Karnes County, Texas; Block 1 Lot 11 on the plat of record in Cabinet B Page 28 of the plat records of Karnes County, Texas, to be known as Lot 11A and Lot 11B in the CSL Commercial Subdivision in Karnes County, Texas to be further know as 142 Park Place and 144 Park Place respectively. The approval is subject to the exception that the owner pays the required final fee to move forward. Brandon Briones seconded the motion. Motion passed unanimously.

6. **Consider/Recommend a request to vacate and re-plat in the PHT Subdivision in the City of Kenedy ,Texas, Karnes county, Texas an being a portion of land described in a survey plat of 0.33 acres of land within the corporate limits of Kenedy out of the Carlos Martinez 15 League Grant Abstract No. 6, Karnes County, Texas and being a part of portion of land described in the conveyance to PHT Hospitality, LLC in the deed record in document 20200000952 of the official records of Karnes County, Texas to be further know as 318 S. Sunset Strip.**

Building Official Jaime Albiar addressed the council and discussed the owners request to vacate and re-plat for 318 S. Sunset Strip. Albiar explained the owner had not paid the final fee prior to meeting and will require payment to move forward.

Motion: Vice Chair Freeman made the motion to approve the request to vacate and re-plat in the PHT Subdivision in the City of Kenedy ,Texas, Karnes county, Texas an being a portion of land described in a survey plat of 0.33 acres of land within the corporate limits of Kenedy out of the Carlos Martinez 15 League Grant Abstract No. 6, Karnes County, Texas and being a part of portion of land described in the conveyance to PHT Hospitality, LLC in the deed record in document 20200000952 of the official records of Karnes County, Texas to be further know as 318 S. Sunset Strip. The approval is subject to the exception that the owner pays the required final fee to move forward. Robert Trevino seconded the motion. Motion passed unanimously.

7. **Consider/Act on a variance request of Ordinance 11-11, Section 8 “SF” Single Family District; Section B “Use Regulations,” Article (a), “Permitted Uses” (1), Ordinance 08-9-2011; to allow the placement of a manufactured home to be located on said property in the JDN Addition of Kenedy Block 4 Lot East Part of 1 known as 249 Booe St.**

Building Official Jaime Albiar addressed the council and discussed the owners request for a variance request for 249 Booe St.

Discussion held among the Board and questioned if this needs to be discussed with the City Attorney.

Motion: Gary Richards moved to table item seven (7) until next meeting scheduled for September 02, 2021. Brandon Briones seconded the motion. Motion passed unanimously.

8. Discussion and possible action for the Planning and Zoning manual revisions.

Brandon Briones reviewed assigned section for pages 46-50. Page 46 is a duplicate page in this manual. Briones referenced page 49, Section C, Height and Area Regulations, item number two in reference to the three and one-half (3 ½) stories and questioned if this prevents future hotels from coming to Kenedy.

Discussion held among the Board in reference to this being changed. Chair Dupnik directed the Board to ask the Volunteer Fire Department, Jaime Albiar, City Manager, and City Attorney to see if there is a reason to change this item.

Gary Richards reviewed assigned section for pages 16-20 to follow-up with a water park definition:

A water park or waterpark is an amusement park that features water play areas, such as water slides, splash pads, spray grounds, lazy rivers, or other recreational bathing, swimming, and barefooting environments. Water parks in more current states of development may also be equipped with some type of artificial surfing or bodyboarding environment such as a wave pool or FlowRider.

Gary Richards reviewed assigned section for pages 41-45. Richards questioned page 41 item 51 "not to exceed fifty percent (50%)". Discussion was held among the Board and the consensus is to change this to seventy-five percent (75%). Page 42 item 53 increase from fifty percent (50%) to seventy-five percent (75%). Page 44 Section C Special Exception Uses item number one (1) need to update Board of Adjustments to Planning & Zoning for this section and anyplace else this may be listed in the manual.

Chair Dupnik reviewed assigned section for pages 26-30. Page 27 item seven (7) to include 5G Antenna. Dupnik stated will need a definition and asked Building Official Jaime Albiar to research the 5G antennas with other cities. Solar Panels was addressed and a definition will be needed and added to page twenty (20) between sign and special exception. Gary Richards to locate the solar panels definition.

Robert Trevino reviewed assigned section for pages 31-35. No recommended changes for these pages.

Vice Chair Freeman reviewed assigned section for pages 51-55. No recommended changes for these pages except where Board of Adjustments is listed.

The next twenty-five (25) pages to be reviewed by the following:
Brandon Briones 56-60; Gary Richards 61-65; Gretchen Dupnik 66-70; Robert Trevino 71-75; and Vice Chair Freeman 76-80

9. **Items to consider for placement on future agendas.**

Chair Dupnik stated she would not be present at the September 02, 2021 meeting.

City Secretary Ruby Beaven stated she may not be present at the September 02, 2021 meeting.

Continue Planning and Zoning manual revisions

Add tabled item Seven (7) to next agenda.

10. **Adjourn.**

Chair Dupnik adjourned the meeting at 7:36 p.m.

APPROVED:



Gretchen Dupnik, Chair

ATTEST:



Ruby Beaven, City Secretary