



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