



PLANNING AND ZONING BOARD MINUTES
JANUARY 06, 2022 – 6:00 P.M.
COUNCIL CHAMBERS 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 (Joined Meeting 6:07 pm)
Robert Trevino
Brandon Briones

MEMBERS ABSENT:

CITY PRESENT:

City Secretary Ruby Mowles
Building Official Jaime Albiar
Public Works Director Gary Paredez

CITY ABSENT:

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

Chair Dupnik called the meeting to order at 6:02 p.m. and announced a quorum was present.

2. **Welcome Guests.**

No guests present.

3. **Citizen comments.**

No citizen comments.

4. **Discussion and approval of Regular Meeting Minutes for December 02, 2021.**

Motion: Brandon Briones made the motion to approve the Regular Meeting Minutes for December 02, 2021, as presented. Robert Trevino seconded the motion. Motion carried with all present voting in favor.

5. **Consideration and possible recommendation for a request to vacate and re-plat in the City of Kenedy, Karnes County, Texas an being a plat creating Lot 1 and Lot 2 in the Cardona Subdivision of the City of Kenedy, Texas, Karnes County, Texas a subdivision plat of .40 acres of land within the City limits of Kenedy out of the Carlos Martinez 15 League Grant, Abstract No. 6, Karnes County, Texas and being the land described in a conveyance to Antonio Cardona in the deed of record in document 20180002797 of the**

official records of Karnes County, Texas to be further know as 412 Mixon St. and 416 Mixon St.

Building Official Jaime Albiar addressed the Board and discussed the owners request to vacate and re-plat to place a manufactured home on the property. Albiar recommended the vacate and re-plat request to be approved.

Motion: Robert Trevino made the motion to approve the request to vacate and re-plat in the City of Kenedy, Karnes County, Texas an being a plat creating Lot 1 and Lot 2 in the Cardona Subdivision of the City of Kenedy, Texas, Karnes County, Texas a subdivision plat of .40 acres of land within the City limits of Kenedy out of the Carlos Martinez 15 League Grant, Abstract No. 6, Karnes County, Texas and being the land described in a conveyance to Antonio Cardona in the deed of record in document 20180002797 of the official records of Karnes County, Texas to be further know as 412 Mixon St. and 416 Mixon St. Brandon Briones seconded the motion. Motion Carried with all present voting in favor.

6. **Consideration and possible recommendation for a request to vacate and re-plat in the City of Kenedy, Karnes County, Texas an being a parcel of land in Block 4 Lot A7-1 and Lot A7-2 in the Levi Pullin New Mexican Subdivision of the City of Kenedy, Texas, Karnes County, Texas out of the Carlos Martinez 15 League Grant, Abstract 6, Karnes County, Texas as shown on the plat of record in Volume 122, Page 106 of the deed records of Karnes County, Texas and to be further known as 100 Snocum St. and 102 Snocum St.**

Building Official Jaime Albiar addressed the Board and discussed the owners request to vacate and re-plat. Albiar recommended the vacate and re-plat request to be approved.

Motion: Jeffery Freeman made the motion to approve the request to vacate and re-plat in the City of Kenedy, Karnes County, Texas an being a parcel of land in Block 4 Lot A7-1 and Lot A7-2 in the Levi Pullin New Mexican Subdivision of the City of Kenedy, Texas, Karnes County, Texas out of the Carlos Martinez 15 League Grant, Abstract 6, Karnes County, Texas as shown on the plat of record in Volume 122, Page 106 of the deed records of Karnes County, Texas and to be further known as 100 Snocum St. and 102 Snocum St. Brandon Briones seconded the motion.

In Favor: Chair Dupnik, Vice-Chair Freeman, Gary Richards, Brandon Briones

Abstained: Robert Trevino

Motion Carried 4:1

7. **Consideration and possible recommendation for a request to vacate and re-plat of Lot 4A Block 34 in Kenedy Addition of the Carlos Martinez 15 League Grant Abstract No. 8 in the City of Kenedy, Texas, Karnes County, Texas as shown on the plat of record in Cabinet A, Page 149 of the deed records of Karnes County, Texas and to be further know as 202 S. 6th. St.**

Building Official Jaime Albiar addressed the Board and discussed the owners request to vacate and re-plat. Albiar recommended the vacate and re-plat request to be approved. Albiar introduced the property owner.

Property owner addressed the Board and explained the personal reasons why she was requesting for a vacate and re-plat to be able to sell her property.

Motion: Jeffery Freeman made the motion to approve the request to vacate and re-plat of Lot 4A Block 34 in Kenedy Addition of the Carlos Martinez 15 League Grant Abstract No. 8 in the City of Kenedy, Texas, Karnes County, Texas as shown on the plat of record in Cabinet A, Page 149 of the deed records of Karnes County, Texas and to be further know as 202 S. 6th. St. Brandon Briones seconded the motion. Motion Carried with all present voting in favor.

8. **Consideration and possible action on a variance request of the Code of Ordinance Chapter 90 "Zoning", Section 90-10 (c) Height and area regulations (2), to allow the encroachment of four (4') foot into the twenty-five (25') front building setback as established by the City of Kenedy, location being known as 124 Karnes St.**

Building Official Jaime Albiar addressed the Board and discussed the owners request for a variance request. Albiar recommended the variance request to be approved. Albiar introduced the property owner Stephen Monsivais.

Stephen Monsivais addressed the Board and explained that he was opening a Tire Shop and would like to add an extension onto the front of the building to have more space for business and customers. The extension would cause a four (4) foot encroachment into the building setback.

Motion: Gary Richards made a motion to approve a variance request of the Code of Ordinance Chapter 90 "Zoning", Section 90-10 (c) Height and area regulations (2), to allow the encroachment of four (4') foot into the twenty-five (25') front building setback as established by the City of Kenedy, location being known as 124 Karnes St. Jeffery Freeman seconded the motion. Motion Carried with all present voting in favor.

9. **Consideration and possible action on a variance request of property located at 148 and 150 Nottingham St. of lots 91 and 92 in the Bellaire Subdivision in the City of Kenedy, Karnes County, Texas. The zone request is for lots 91 and 92 being in the Single-Family District "SF" to Commercial "C". The Commercial Zoning Classification for this Single-Family property would be consistent with its location fronting Highway 2102 so that the property can be represented and utilized as a Commercial property.**

Building Official Jaime Albiar addressed the Board and discussed the owners request for a variance request. Albiar introduced the property owner Patrick Rodriguez.

Patrick Rodriguez addressed the board and explained he was requesting for lot 91 and lot 92 be rezoned from a single-family to a commercial property because there is a local business interested in the property to build an office.

Public Works Director Gary Paredez addressed the Board and explained that lot 91 has direct access to water and the sewer line is on the next alley over. Paredez explained that water is readily available but sewer is not and is not sure if grading is available to give access to sewer.

Discussion was held among the Board, Building Official Albiar, Public Works Director Gary Paredez, and property owner Patrick Rodriguez about sewer access, other businesses in the area, potential septic tank, concern for big truck deliveries in a residential area.

Robert Trevino does not recommend going forward if the property is not able to get access to sewer.

Building Official Albiar stated that more information is needed to see if the owner can get access to sewer. Albiar recommended to table item to obtain more information or approve with stipulation on sewer.

Motion: Gary Richards made a motion to approve a variance request of property located at 148 and 150 Nottingham St. of lots 91 and 92 in the Bellaire Subdivision in the City of Kenedy, Karnes County, Texas. The zone request is for lots 91 and 92 being in the Single-Family District "SF" to Commercial "C". The Commercial Zoning Classification for this Single-Family property would be consistent with its location fronting Highway 2102 so that the property can be represented and utilized as a Commercial property. The motion includes a stipulation that the owner must obtain access to sewer before proceeding. Brandon Briones seconded the motion. Motion Carried with all present voting in favor.

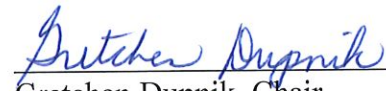
10. Items to consider for placement on future agendas.

No items added.

11. Adjourn.


Chair Dupnik adjourned the meeting at 6:49 p.m.

APPROVED:



Gretchen Dupnik, Chair

ATTEST:



Ruby Mowles, City Secretary