



PLANNING AND ZONING BOARD AGENDA
MARCH 03, 2022 – 6:00 P.M.
COUNCIL CHAMBERS 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 3rd day of March, 2022 at 6:00 p.m. at which time business will be conducted in accordance with Local Government Code 551 as follows:

1. Call Regular Planning and Zoning Board meeting to order and establish a quorum is present.
 2. Welcome Guests.
 3. Citizen comments.
 4. Discussion and approval of Regular Meeting Minutes for January 06, 2022.
 5. Consideration and possible recommendation to vacate and re-plat in the Kenedy Addition Lots 1,2 and Lot 3 Block 44, Lots 1,2,3,4 and part of Lot 5 Block 55 together with a part or portion of Aransas Street between Block 44 and Block 55 in the City of Kenedy as shown on the plat record in Cabinet A, Page 149 of the plat records of Karnes County, Texas.
 6. Items to consider for placement on future agendas.
 7. Adjourn.
-

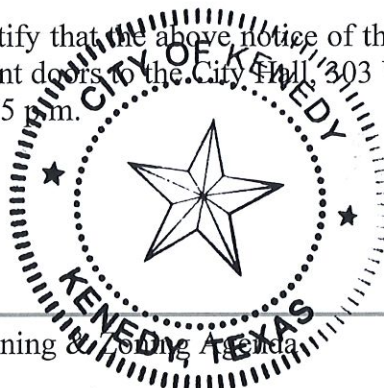
Special Accommodations


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@kenedytx.gov 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 Mowles, 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 24th day of January, 2022 by 3:35 p.m.





Ruby Mowles, City Secretary

PLANNING & ZONING BOARD AGENDA
Regular Meeting: Thursday, March 03, 2022

AGENDA ITEM: 4

Discussion and approval of Regular Meeting Minutes for January 06, 2022.

SUBMITTED BY: City Secretary Ruby Beaven



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 Paredes

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

PLANNING & ZONING BOARD AGENDA
Regular Meeting: Thursday, March 03, 2022

AGENDA ITEM: 5

Consideration and possible recommendation to vacate and re-plat in the Kenedy Addition Lots 1,2 and Lot 3 Block 44, Lots 1,2,3,4 and part of Lot 5 Block 55 together with a part or portion of Aransas Street between Block 44 and Block 55 in the City of Kenedy as shown on the plat record in Cabinet A, Page 149 of the plat records of Karnes County, Texas.

SUBMITTED BY: Building Official Jaime Albiar

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.



VACATE AND REPLAT
LOTS 1, 2, AND LOT 3
BLOCK 44
LOTS 1, 2, 3, 4 AND
PART OF LOT 5 BLOCK 55
PART OR PORTION OF
ARANSAS STREET BETWEEN
BLOCK 44 AND BLOCK 55

SURVEY PLAT OF LOTS 1, 2, AND LOT 3, BLOCK 44, LOTS 1, 2, 3, 4, AND LOT 5 AND A PART OR PORTION OF LOT 6, BLOCK 55 TOGETHER WITH A PART OR PORTION OF ARKANSAS STREET BETWEEN BLOCK 44 AND BLOCK 55, CITY OF KENEDY AS SHOWN ON THE PLAT RECORDED IN CABINET A, PAGE 149 OF THE PLAT RECORDS OF KANNEB COUNTY, TEXAS.

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE "SHOWING" AND REPLAT OF LOT 8 AND LOT 7, BLOCK 3, PARKWAY ADDITION TO THE CITY OF CHICAGO, HEREBY CERTIFIES THAT THE UNDERSIGNED HAS NOT RECEIVED ANY REQUEST FOR THE DISSEMINATED ASBESTOS KENNEY DEDICATE TO THE USE OF THE PUBLIC ALL STRIPS, ALLEYS, PAVERS, WATERCOURSES, DRAINS, TARDMENTS, SWAMPY LOTS, SEWER LINES, STORM SEWERS, FREEWAYS, OR ANY OTHER PUBLIC UTILITIES OR INFRASTRUCTURES OF WHICH IT WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUESTED OTHERWISE, TO BE INSTALLED OR RECONSTRUCTED UNDER THE SUPERVISORIAL APPROVAL OF THE CITY OF CHICAGO, AND THE CITY OF CHICAGO, ON THE PLAT HERETOBY, ON THE UNDERSIGNED OWNER OF THE PLAT HERETOBY, ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF CHICAGO.

CHRIST BAPTIST CHURCH - OWNER
208 E. SCHOOL STREET
DENTON, TEXAS 76110

SWORN TO AND SUBSCRIBED BEFORE ME THIS
..... DAY OF 2019.

NOTARY PUBLIC

HONESTY CERTIFY THAT THIS PLAY WAS PREPARED FROM
 AN ON THE GROUND SURVEY, MADE UNDER MY SUPERVISION,
 ON THE 15TH DAY OF FEBRUARY, 2018 AND IS CORRECT TO
 THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY J. POLLOCK, R.P.I.S.# 5186
1008 B STREET
FLORENCEVILLE, TEXAS 78114
(512) 393-4770

THE PLANNING AND ZONING COMMISSION ON 2018, VOTED AFFIRMATIVELY TO RECOMMEND THIS PLAY TO THE CITY COUNCIL FOR APPROVAL AND FOR FILING OF RECORD.

CHRISTIAN KENNEDY & YOUNG CONSULTING

THE CITY COUNCIL ON 20 VOTED
AFFIRMATIVELY TO APPROVE THIS PLAN FOR FILLING
OF RECORD.

DATE _____
NAME _____

I, _____, COUNTY CLERK OF
KARNES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS
DEED WAS FILED FOR RECORD IN MY OFFICE ON THIS

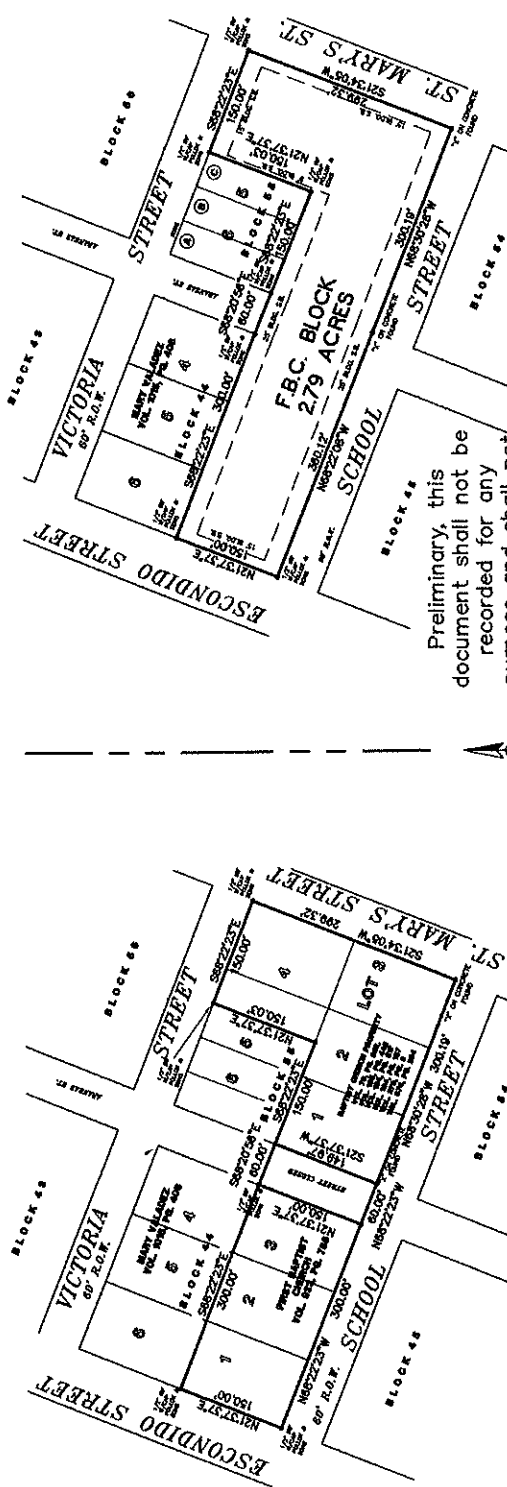
PLAY BEGS FOR RECORD IN MY OFFICE OR THE
DAY OF _____ A.D. AT
O'CLOCK _____ AND DULY RECORDED IN
VOLUME _____ PAGE _____ PLAY RECORDS OF
KARNES COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND
OFFICIAL SEAL OF OFFICE THIS _____ DAY
OF _____ A.D.

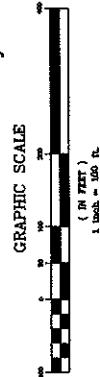
COUNTY CLERK, KARNES COUNTY, TEXAS

REPLAT

VACATE




Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document



PARCEL	OWNER	VOL.	P.G.
A	JACK MOSES EST.	456	126
B	ENRIQUE PUERTO	740	536
C	ALDO C. CRUZ LIFE EST.	846	113

LIBRARY IN FOLIO 200/20 246. 7
RECORDED - OTHER SECTION REQUEST 7/1 18 2008 2008 2008 2/1 1
RECORD



**POLLOK & SONS
SURVEYING, INC.**
FIRM NO. 10052700
FLORESVILLE, TEXAS
(800) 593-4770
JOB NO. 18-0532