



**PLANNING AND ZONING BOARD AGENDA  
APRIL 07, 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 7<sup>th</sup> day of April, 2022 at 6:00 p.m. at which time business will be conducted in accordance with Local Government Code 551 as follows:

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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 May 06, 2021 and Regular Meeting Minutes for March 03, 2022.
  5. Consideration and possible recommendation for a request to vacate and re-plat of lot 5 and lot 6 Block 74 in the City of Kenedy, Karnes County, Texas as shown on the plat of record in Cabinet A page 149 of the plat records of Karnes County, Texas and to be known as Lot 5A Block 74 in the City Of Kenedy, Karnes County, Texas and being further know as 198 Runge St.
  6. Items to consider for placement on future agendas.
  7. Adjourn.
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**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](mailto: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, Amy Desharnais, 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 4<sup>th</sup> day of April, 2022 by 11:00 a.m.



  
Amy Desharnais, Administrative Assistant

**PLANNING & ZONING BOARD AGENDA**  
**Regular Meeting: Thursday, April 07, 2022**

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**AGENDA ITEM: 4**

Discussion and approval of Regular Meeting Minutes for May 06, 2021 and Regular Meeting Minutes for March 03, 2022.

**SUBMITTED BY:** City Secretary Ruby Mowles

## CITY OF KENEDY

## MINUTES

**REGULAR MEETING OF THE PLANNING & ZONING BOARD  
MAY 06, 2021 – 5:30 P.M.  
CITY AUDITORIUM IN THE RUHMAN C. FRANKLIN MUNICIPAL BUILDING  
303 W. MAIN ST., KENEDY, TX. 78119**

**MEMBERS PRESENT:**

Chair Gretchen Dupnik  
Robert Trevino  
Jeff Freeman

**MEMBERS ABSENT:**

Gary Richards  
Brandon Briones

**CITY PRESENT:**

City Manager William Linn  
Mayor Joe Baker

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

Chair Gretchen Dupnik called the regular meeting to order and announced a quorum was present at 6:44 p.m.

**2. Welcome Guests.**

Welcomed Mayor Baker to the meeting.

**3. Citizen comments.**

No citizens present.

**4. Consideration and possible action on creating, developing, and updating the City of Kenedy Planning and Zoning policy.**

Discussion held among the Board and City Manager Linn to equally split the policy between the five members and start the review with the definitions.

**Motion:** Jeff Freeman made the motion to update the City of Kenedy Planning and Zoning policy. Robert Trevino seconded the motion. Motion carried with all present voting in favor.

**5. Adjourn**

**Motion:** Jeff Freeman mad the motion to adjourn. Robert Trevino seconded the motion. Motion carried with all present voting in favor.

APPROVED:

\_\_\_\_\_  
Gretchen Dupnik, Chair

ATTEST:

\_\_\_\_\_  
William Linn, City Manager



**PLANNING AND ZONING BOARD MINUTES**  
**MARCH 03, 2022 – 6:00 P.M.**  
**COUNCIL CHAMBERS IN THE RUHMAN C. FRANKLIN MUNICIPAL BUILDING**  
**303 W. MAIN ST., KENEDY, TX. 78119**

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**MEMBERS PRESENT:**

Gretchen Dupnik, Chair  
 Jeffery Freeman, Vice Chair  
 Gary Richards (Joined Meeting 6:07 pm)  
 Robert Trevino

**MEMBERS ABSENT:**

Brandon Briones

**CITY PRESENT:**

City Secretary Ruby Mowles  
 Building Official Jaime Albiar

**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 6:00 p.m. and announced a quorum was present.

2. **Welcome Guests.**

Chair Dupnik welcomed Bobby Alexander to the meeting.

3. **Citizen comments.**

No citizen comments.

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

**Motion:** Gary Richards made the motion to approve the Regular Meeting Minutes for January 06, 2022, as presented. Vice Chair Freeman seconded the motion. Motion carried with all present voting in favor.

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.**

Building Official Jaime Albiar addressed the Board and discussed the owners request to vacate and re-plat for the Baptist Church. Albiar explained this has been an ongoing project for the

past three years and the request will close a portion of Aransas and all else is correct for the existing building setbacks. Albiar recommended the vacate and re-plat request to be approved.

Bobby Alexaner addressed the Board and stated the road condition is bad and plan to make this some type of playground area. There is no intentions of putting housing on this in the future.

Discussion held among the Board, Building Official Jaime Albiar, and Bobby Alexander about zoning, potential impact to residents, and adding structures.

**Motion:** Vice Chair Freeman made the motion to approve the 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. Gary Richards seconded the motion. Motion carried with all present voting in favor.

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

Building Official Jaime Albiar stated there are couple replats for the April meeting.

**7. Adjourn.**

Motion: Robert Trevino made the motion to adjourn at 6:14 p.m. Gary Richards seconded the motion. Motion carried with all present voting in favor.

APPROVED:

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Gretchen Dupnik, Chair

ATTEST:

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Ruby Mowles, City Secretary

**PLANNING & ZONING BOARD AGENDA**  
**Regular Meeting: Thursday, April 07, 2022**

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**AGENDA ITEM: 5**

Consideration and possible recommendation for a request to vacate and re-plat of lot 5 and lot 6 Block 74 in the City of Kenedy, Karnes County, Texas as shown on the plat of record in Cabinet A page 149 of the plat records of Karnes County, Texas and to be known as Lot 5A Block 74 in the City Of Kenedy, Karnes County, Texas and being further know as 198 Runge St.

**SUBMITTED BY:** Building Official Jaime Albiar

Mar. 24, 2022

City of Kenedy

P&Z Vacate and replat

# Coastal Bend PUBLISHING

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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:

March 24, 2022

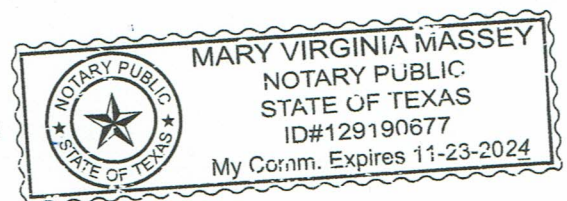


Dennis Wade, Publisher

Sworn to and subscribed before me by Dennis Wade  
this the 24 day of March 2022 AD  
to certify which witness my hand and official seal.

*Mary Virginia Massey*

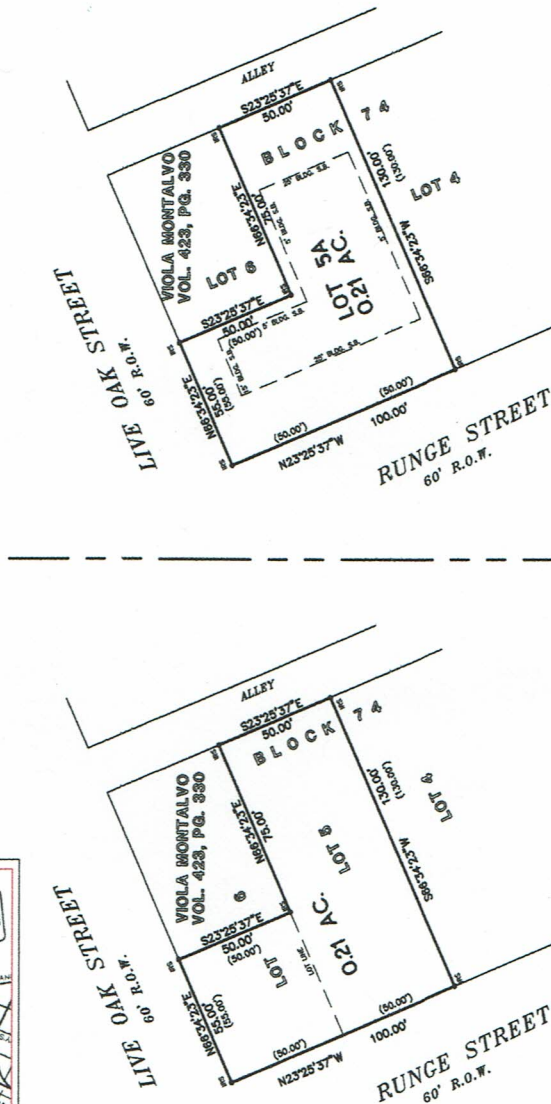
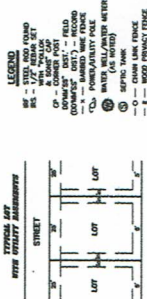
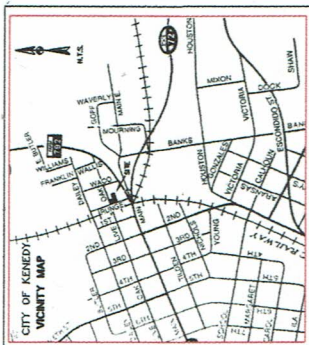
Mary Virginia Massey,  
Notary Public in and for the State of Texas





LOT 5A  
BLOCK 74 CITY OF KENEDY

VACATE AND REPLAT OF LOT 5, AND LOT 6 BLOCK 74, SUBDIVISION AS SHOWN ON THE PLAT OF RECORD IN CABINET A, PAGE 149 OF THE PLAT RECORDS OF KARNES COUNTY, TEXAS



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

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A PLAN ON THE GROUND SURVEY, MADE UNDER MY SUPERVISION, ON THE 17TH DAY OF FEBRUARY, 2022 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY J. POLLOK, R.P.L.S.# 5186  
1008 B STREET  
FLORESVILLE, TEXAS 78114  
(830) 393-4770

COUNTY CLERK OF \_\_\_\_\_  
 LARSENES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS  
 PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE  
 DAY OF \_\_\_\_\_ A.D. AT  
 O'CLOCK \_\_\_\_M AND DULY RECORDED IN  
 VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ PLAT RECORDS OF  
 LARSENES COUNTY, TEXAS.

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

COUNTY CLERK, KARNES COUNTY, TEXAS

THE CITY COUNCIL ON \_\_\_\_\_, 20\_\_\_\_, VOTED  
AFFIRMATIVELY TO APPROVE THIS PLAY FOR FILLING  
OF RECORD.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
DATE

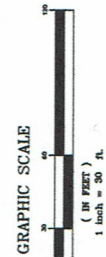
**CHAIRMAN, KENEDY PLANNING & ZONING COMMISSION**

1. THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED AS THE VICARATE AND REPLAY OF LOT 5 AND PART OR PORTION OF LOT 6, BLOCK 74, CABINET A, PAGE 140, OF THE CITY OF KENEDY, HEREBY REQUESTS THE USE OF THE SUBSCRIBED STREET, KENEDY DRIVE, WATERCOURSE, DRAIN, PUBLIC ALLEY, ALLEYS, PARKS, PARKS, WATERCOURSE, DRAIN, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH ARE TO BE INSTALLED OR TO BE INSTALLED OR TO BE INSTALLED, IF REQUIRED OTHERWISE TO BE INSTALLED OR TO BE INSTALLED, FOR THE SUBSEQUENT APPROVAL PROCESS OF THE CITY OF KENEDY, ON ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAN HEREOF OR ON THE OFFICIAL MINUTES OF THE

CHRISTI RANGEL CRUZ - OWNER  
110 RUNCIE STREET  
KENEDY, TEXAS 78119

SWORN TO AND SUBSCRIBED BEFORE ME THIS  
 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

**NOTARY PUBLIC**



*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.



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**PLANNING & ZONING BOARD AGENDA**  
**Regular Meeting: Thursday, April 07, 2022**

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**AGENDA ITEM: 6**

Items to consider for placement on future agendas.

**SUBMITTED BY:** Chair Gretchen Dupnik