

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 7th 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:

- 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.

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, Amy Desharnais, certify that the above notice of this Regular Planning & Zoning Board Meeting was posted at the front doors to the City Nall, of W. Flanst, Kenedy, Texas on the 4th day of April, 2022 by 11:00 a.m.

Amy Desharnais, Administrative Assistant

April 07, 2022 Planning & Zoning Agenda

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

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 M	PRESENT: Ianager William Linn 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 at 6:44 p.m.	order and announced a quorum was present	
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	
ATTE	ST:	Greenen Dupink, Chan	

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

MEMBERS PRESENT:

MEMBERS ABSENT:

Brandon Briones

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

CITY PRESENT: CITY ABSENT:

City Secretary Ruby Mowles Building Official Jaime Albiar

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:
	Gretchen Dupnik, Chair
ATTEST:	
Ruby Mowles, City Secretary	

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

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



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BEEVILLE GOLIAD THE PROGRESS KARNES SAN PATRICIO REFUGIO 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:

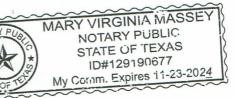
March 24, 2022

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,

Notary Public in and for the State of Texas



CLASSIFIEDS

Thursday, March 24, 2022 | MySouTex.com | PAGE 5B

REAL ESTATE FOR SALE

1

HWY PROPERTY: For sale. 5,000 sq. ft. restaurant set up on US 77 in Refugio. Motivated seller!! Price negotiable! Call Michelle, 361-237-8333.

LEGAL NOTICES

Construction Advertisement and Invitation for Bids

Karnes County will receive bids for "WATER SYSTEM IMPROVEMENTS FOR

IMBROVEMENTS FOR KARNES COUNTY FORTHE L OSO WATER SUPPLY CORPORATION TIXCOBE OF THE COMPORATION THE COMPORAT

March 24, 2022

March 24, 2022

All contractors/subcontractors that are debarred, suspended or otherwise excluded from or ineligible for participation on federal assistance programs may not undertake any activity in part or in full under this project. In the project of the pr

3-248-31

GRANT ENGINEERING

GRANT ENGINEERING SERVICES PUBLIC NOTICE The County of Karnes is soliciting proposals from soliciting proposals from engineering firm to assist with pre-award and post-award engineering services. Services will include a FEMA Hazard Mitigation Assistance (HMA) grant applications for the Hazard Highlight of the Hazard

and final design plans, and necessary interim and final inspections as required by the County for its proposed. HMGP DR 448 PR Plans submit three (3) copies and one (1) electronic eapy of your proposal of services, a statement of qualifications, resumes of qualifications, resumes of and a list of jobs performed under this or similar programs to:

under this or services programs to:
Wade J. Hedtke,
Karnes County Judge
101 N. Panna Maria Avenue/
Suite 101
Karnes City, Tx. 78118
Proposals must be received

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GRANT ADMINISTRATION SERVICES PUBLIC NOTICE The County of Karnes is soliciting proposals from the County of Karnes is soliciting proposals from the County of Karnes is soliciting proposals from the Constitution of a FEMA Hazard Mitigation of a FEMA Hazard Mitigation Assistance (HMA) grant applications for the Program (HMGP) and the management of the grant and projectis | ffunded by FEMA through the Texas Division of Emergency Menagement (TDEM). Program (HMGP) and the management of the grant and projectis | ffunded by FEMA through the Texas Division of Emergency Menagement (TDEM). Program (HMCP) and proposal of services and a statement of qualifications for these proposed services and a statement of qualifications for these proposed services and a statement of qualifications for these proposed services and a statement of qualifications for these proposed services than 3:00 a.m. on April 1, 2022 to be considered. Karnes City, Tx, 7318 Proposals must be received by Karnes County no later than 3:00 a.m. on April 1, 2022 to be considered. The County reserves the and all management firms that submit proposals, as per the Texas Professional Services Procurement Act and the Uniform Grant and Contract Management Services Procurement Act and the Uniform Grant and Contract Management Services Procurement Act and the Uniform Grant and Contract Management Services Procurement Act and the Uniform Grant and Contract Management Services Procurement Act and the Uniform Grant Act of 1868 (12 U.S.C. 1701) as amended.

3-178/24

PUBLIC NOTICE
The Planning and Zoning
will hold a public hearing
April 7 2022 at 6:00 PM, in
the Auditorium of the Rubman C. Franklim Municipal
Building, 303 West Main
Street, Kenedy, Texas to
hear public comments and
questions concerning:
1. Consideration and possible recommendation for
a request to vacate and rerequest to vacate and re-

The consideration and pos-side and the consideration of the con-plat of Lot 5 and Lot 8 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 54 Block 74 in Known as Lot 54 Block 74 in County, Texas and County, Texas and County, Texas and County, Texas and Gutter know as 198 Rung St.

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The News Is Just the Beginning

BEEVILLE BEE-PICAYUNE

KARNES COUNTYWIDE THE PROGRESS
GOLIAD ADVANCE-GUARD

REFUGIO COUNTY PRESS THE NEWS OF SAN PATRICIO

SEALED BIDS
The City of Karnes City
will accept "Sealed Bids"
until 10:00 AM on March
31, 2022.

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NOTICETO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estatue of ORRIS

Notice is hereby given that the property of the Estatue of ORRIS

PROPERTY OF THE PROP

in the manner prescribed by law. c/c: KARISSA BENAVIDES 503 N. Apperson Karnes Cfty, Texas 78118 DATED the 16 day of March, 2022. /s/ Theresa D. Nettles Theresa D. Nettles

Theresa D. Nettles
Attorney for
KARISSA BENAVIDES
State Bar No.: 24081039
RO. Box 459
Floresville, Texas 78114
Telephone: (830) 393-2700
Facsimile: (830) 393-3029
E-mail:

theresa.nettles.ddlaw@ gmail.com

3-24

REQUEST FOR QUALIFICATIONS FOR DESIGN-BUILD SERVICES
The KERNESS HOLD DISTRICT WILL TREAST TO A SERVICES A SERVICES TO A SEQUEST FOR QUALIFICATIONS FOR DESIGN-BUILD FOR THIS IS THE FOR THE SERVICES A SEQUEST FOR THE SERVICES AND THE SERVICES AN

Call 361-358-2550 ext. 2 today or go to subscribe@mysoutex.com

iil at Bkaiser@kcisd.net 3-24&31

ORDENANCE 22-03

AN ORDINANCE OF THE CITY OF KEHEDY, TEXAS, AMENDING THE CODE OF ORDINANCES, CHAPTER AZ TRAFFIC AND VEHICLES, ARTICLE III SPECIFIC STREET REGULATIONS, DIVISION & TRUCK ROUTES, SECTION 82-241 OPERATION RESTAICTED, PROVIDING A REPEALING CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS. the City of Kenedy desires to continue to protect and ensure the public health, safety, and welfare of its residen and businesses by regulating and guiding road users for the protection of the general travelling public; and

WHEREAS, the City of Kenedy is authorized by Title 7, Subchapter C of the Texas Transportation Code to establish and regular compiliance with rules governing the use of public thoroughfares; and

WHEREAS, the City Council desires to amend its regulations as provided by and consistent with Texas law.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENEDY, TEXAS THAT:

SECTION 1. FINDINGS OF FACT.

The foregoing recitals are incorporated into this Ordinance by reference as finding of fact, as if expressly set forth herein

Chapter 82 Traffic and Vehicles, Article III Specific Street Regulations; Division 8 Truck Routes, Section 82 -241 Operal Restricted, of the City of Kenedy, Texas Code of Ordinances is hereby amended as follows:

(a) It shall be unlawful for the operator of any truck, or truck-trailer combination, or the operator of any vehicle which has a capacity in excess of 26,000 pounds according to the manufacturer's rating to drive or op or such vehicle upon any street within the city limits.

. It shall be unlawful for the operator of any vehicle, vehicle-trailer combination, or any vehicle which has the capacity in excess of 26,000 pounds according to the manufacturer's rating as described in item (al above to drive or operate such vehicle, vehicle-trailer in any direction on Houston Street.

(b) It is, however, excepted and this section shall not be construed to prohibit the operation of any truck, or any truck-traile to any wheld elected in this section from making any delivery or pickup from any point within the city limits. It is further or any wheld elected in this section from making any delivery or pickup from any point within the city limits. It is further excepted, and this section shall not prohibit the owner of any truck or other vehicle described in this section, excluding a trailer, from driving on city streets leading to and from the owner's residence and parking the truck or vehicle at the—owner's

Any vehicle meeting the vehicle description in (a) and (a-1) above, making a delivery to Ashland shall be permitted to turn North on Business 181 G and then turn immediately North into Ashland.

2. Any vehicle meeting the description in (a) and (a-1) above, that has completed a delivery to Ashland and is departing from Ashland's panking lot, shall be permitted to turn South on Business 181 G; and then either east onto Bus onto Farm Road 1145 (Flax Plant)

SECTION 2. REPEALER

To the extent reasonable possible, ordinances are to be read together in harmony. However, all ordinances, or parts thereof, that are in conflict or inconsistent with any provisions of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

SECTION & SEVERARILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with Jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, as amended.

SECTION S. EFFECTIVE DATE

This Ordinance shall take effect April 1, 2022.

PASSED AND APPROVED this, the 8th, day of March 2022 by the City Council of the City of Kenedy, Karnes County, Texas:

> An Elm Joe Baker, Mayor

ATTEST:

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Ruby Mowles, City Secretary

TEXAS STATE WIDE CLASSISTED AND A STATE OF THE STATE OF T EVENT

March 20-26, 2022

ACREAGE

Hunting/investment/recreational property. Starting at 56/50 acre. Trans Pecos region. Also the Hill Country (Edwards. Mendard, Coke. Val Verde Countries. Tree ranging exotics). South Texas (David Country-whitetail, hops). Large or small aeroage. 30/50/47 withterail. Hops). Large or small aeroage. 30/50/47 included from the order of the countries of the countries of the countries. The countries of the countries

ARROWHEADS WANTED

Indian Arrowheads Wanted – Point Type: Clovis,
Yunia, Firstview & Eden, Misst be old, authentic &
nubroken. Absolute TOP DOLLAR paid – up to 5
figures for one point 1 am a very serious high-end
collector. Call 979-218-3351.

WORLD'S LARGEST GUN SHOW 2 & 3 - Tulsa, OK Fairgrounds. Saturday 8-6, Sunday 8-4. WANENMACHER'S TULSA ARMS SHOW. Free appraisals. Bring your guns! www.TulsaArmsShow.com.

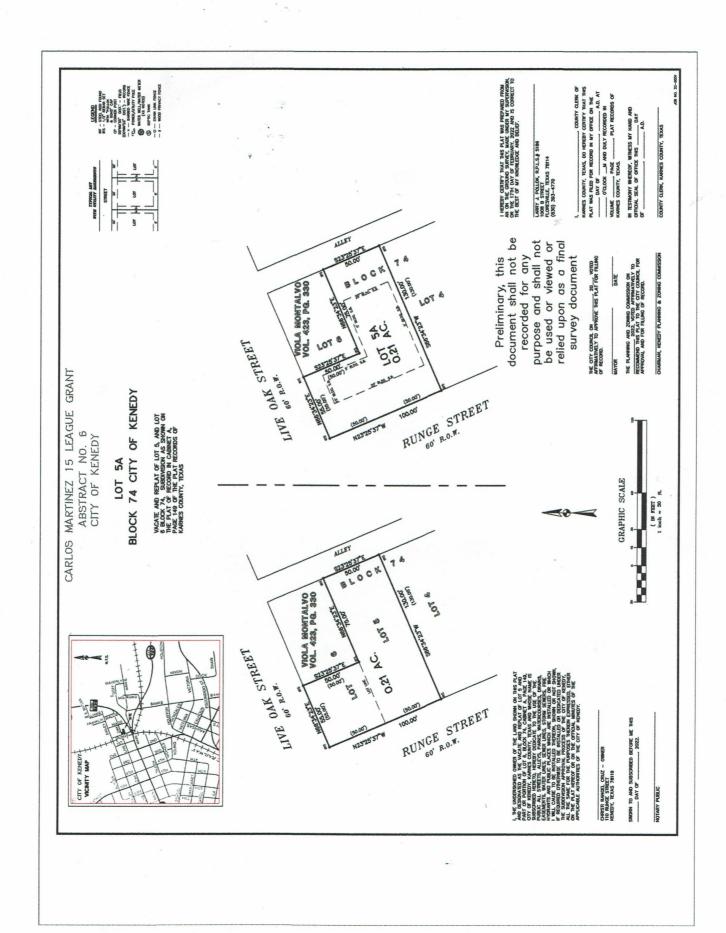
FREON WANTED: We buy old refrigerants: R11, R12, R113 & more! Quick, local pickup & dropoff available. Call 312-625-5322, RefrigerantFinders.com

AUCTION

Construction Equipment Auction = 170% items sell on reserve, Thur. April 7, Int. X. All items are sell with a Aaron McKee TX Lie. \$16401. Bid Now = can apply for one, We go anywhere to Temperature.

Texas Press Statewide Classified Network 221 Participating Texas Newspapers • Regional Ads Start At \$250 • Email ads@texaspress.com

NOTICE: While most advertisers are reputable, we cannot guarantee products or services advertised. We ibt, contact the Texas Attorney General at 800-621-0508 or the



Height and area regulations. In the "MH-1" Manufactured Home District 1, the following requirements shall apply:

- 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.
- 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.
- 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

AGENDA ITEM: 6

Items to consider for placement on future agendas.

SUBMITTED BY: Chair Gretchen Dupnik