



PLANNING AND ZONING BOARD AGENDA
JUNE 02, 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 2nd day of June, 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 April 7, 2022.
5. Consideration and possible recommendation for a request to vacate and re-plat in the City of Kenedy, Karnes County, Texas an being a subdivision plat of 1.33 acres of land within the City of Kenedy out of the Carlos Martinez 15 league grant, Abstract No. 6 Karnes County, Texas and being a part or portion of land described in a conveyance to Champak M. Patel and Hemlata Bhakta in the deed of record in Volume 632, Page 66 of the official 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.

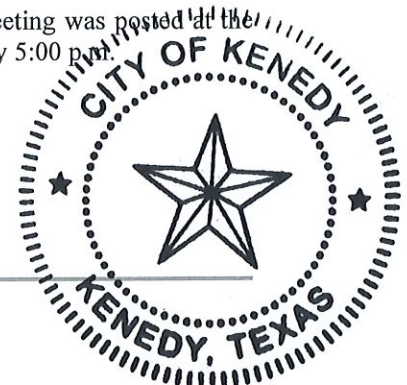
The Planning and Zoning Board of the City of Kenedy reserves the right to convene in Executive Session in accordance with the Texas Open Meetings Act, Texas Government Code: Section 551.071 (Consultations with Attorney), Section 551.072 (Deliberations about Real Property), and Section 551.076 (Deliberations about Security Devices) on any of the above items.

Certification

I, Judy Murphy, 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 25th day of May, 2022 by 5:00 p.m.



Judy Murphy, City Secretary





PLANNING AND ZONING BOARD MINUTES
APRIL 07, 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
Robert Trevino
Brandon Briones

MEMBERS ABSENT:

CITY PRESENT:

City Secretary Ruby Mowles
Building Official Jaime Albiar
Administrative Assistant Amy Desharnais

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 6:01 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 May 06, 2021 and Regular Meeting Minutes for March 03, 2022.**

City Secretary Mowles explained that the May 06, 2021 minutes were not previously approved.

Motion: Gary Richards made the motion to approve the Regular Meeting Minutes for May 06, 2021 and Regular Meeting Minutes for March 03, 2022, as presented. Vice Chair Freeman seconded the motion. Motion carried with all present voting in favor.

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.**

Building Official Jaime Albiar addressed the Board and discussed the owners request to vacate and re-plat for placement of a manufactured home. Albiar explained the manufactured home has been set up on the property. Albiar explained utilities have not been turned on because City Council has to approve the vacate and re-plat.

Motion: Robert Trevino made the motion to approve the 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. Vice Chair Freeman seconded the motion. Motion carried with all present voting in favor.

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

Jaime Albiar stated two possible re-plats on Maytag and Latin are all pending owners meeting deadline for publication for next meeting.

Review of updates on the City of Kenedy Planning and Zoning policy.

7. Adjourn.

Motion: Gary Richards made the motion to adjourn at 6:16 p.m. Brandon Briones seconded the motion. Motion carried with all present voting in favor.

APPROVED:

Gretchen Dupnik, Chair

ATTEST:

Amy Desharnais, Administrative Assistant

PLAT CREATING
LOT 1
CP & BH SUBDIVISION
CITY OF KENEDY

[illegible]

NOTARY PUBLIC

THE CITY COULD
ATTRACTIVELY
BE REOPENED

DATE	MAJOR
11/11/11	11/11/11

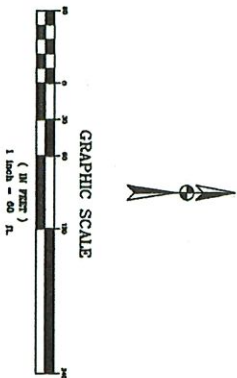
LARRY J. POLLOCK, R.P.L.S.# 516
1000 B STREET
FLORESVILLE, TEXAS 78114
(830) 383-4770

COUNTY CLERK OF _____ COUNTY CLERK OF _____
KARNES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE
_____ DAY OF _____ A.D. AT
PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE
_____ CLOCK _____ AND DAILY RECORDED IN
VOLUME _____ PAGE _____ PLAT 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

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



POLLER & SONS
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(409) 353-4770
JEO No. 22-0155



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69828
Rat-Pack Storage



Days Inn

Sunset Strip

Barth's

FAIR GROUNDS ADDITION

200ft

28.829 97.864 Degrees

- C. *Height and area regulations.* In the "C" Commercial District, the height of the buildings, the minimum dimensions of lots and yards, the minimum lot area, and the minimum floor space per family shall be as follows:
1. **Height:** No building hereafter erected, reconstructed, altered, or enlarged shall exceed three and one-half stories, nor shall it exceed 60 feet within 100 feet of a property line of "SF" zoned or "RE" zoned property. Any building in excess of 100 feet from these property lines shall not exceed three and one-half stories or 60 feet.
 2. **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.
 3. **Rear yard:** There shall be a rear yard having a depth of not less than 20 feet.
 4. **Side yard:** There shall be a minimum side yard of not less than five feet. Where a lot abuts upon the side of a residentially zoned lot, there shall be a side yard of not less than ten feet. In a unified commercial development, interior side yard setbacks may be waived upon approval of the planning and zoning commission at the time of platting or site plan approval.
 5. **Width of lot:** The width of a lot shall be a minimum of 70 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 its use for commercial purposes.

May 19, 2022

City of Kenedy

P&Z vacate/replat

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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:

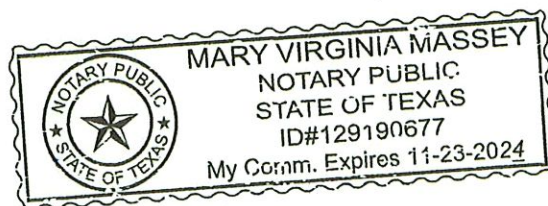
May 19, 2022



Dennis Wade, Publisher

Sworn to and subscribed before me by Dennis Wade
this the 19 day of May 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



Thursday, May 19, 2022 | MySouTex.com | PAGE 7B

Look
IN THE
CLASSIFIEDS

Wise Shoppers
Look
in the
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