

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. OF KE

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:

MEMBERS ABSENT:

Gretchen Dupnik, Chair Jeffery Freeman, Vice Chair Gary Richards Robert Trevino Brandon Briones

CITY PRESENT:

CITY ABSENT:

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

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.

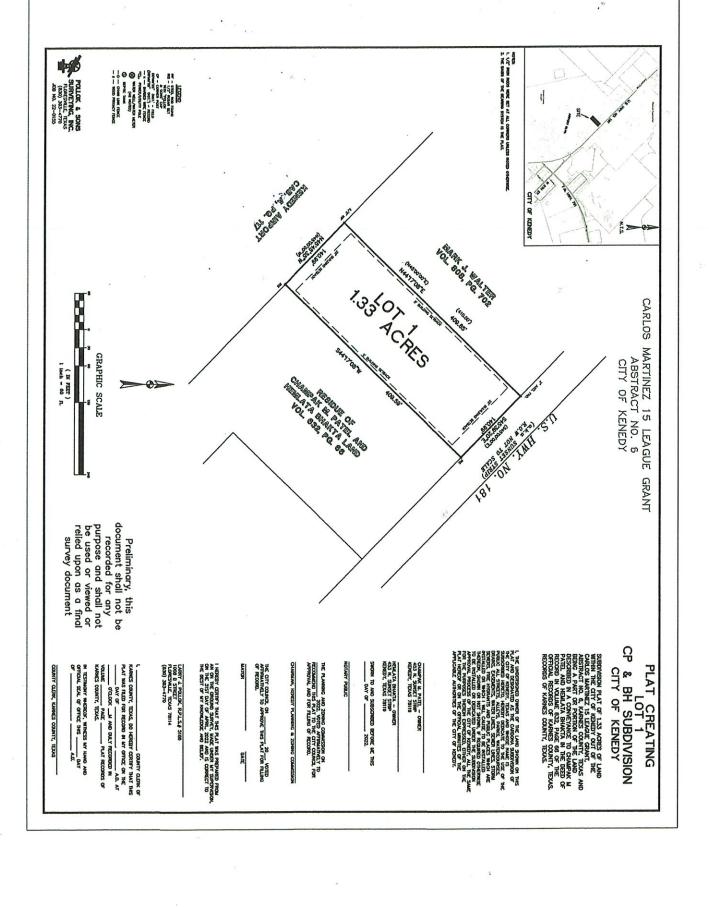
Jaime Albiar stated two possible re-plats on Maytag and Latin are all pending owners meeting deadline for publication for next meeting.

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.

the motion. Motion carried with an present voting in lavor.	
	APPROVED:
	Gretchen Dupnik, Chair
ATTEST:	
Amy Desharnais, Administrative Assistant	





- 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.



BEEVILLE Bee-Picavune

GOLIAD

THE PROGRESS

The News of SAN PATRICIO REFUGIO

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:

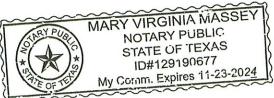
May 19, 2022

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,

Notary Public in and for the State of Texas



LASSIFIEDS

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

CLASSIFIED ADVERTISING accepted at the following rates:
Minimum charge, 30 words, \$10 per insertion. (Employment ads are \$13 minimum charge, 30 per index for the following states).

Fig. 10 per insertion, 10 per insertion, 10 per insertion, 10 per index and per index per index per index as a per index per

at once.

Note:
Classified Deadline:
3 PM *Thursday
(To run following Thursday)

ANIMALS, PETS & MORE

LIVESTOCK
FOR SALE - ANGUS PLUS:
Second calves pairs and
bred cows, second calves,
and 3 in 1 set. All very
gentle and pre-conditioned.
361-319-6564

REGISTERED BRANGUS BULLS: Two years-old, good disposition, low birth weight, calving ease, Brinks bloodlines. Replacement heifers also available. 361-375-1000 or 210-771-8551

ANNOUNCEMENTS

BIRTH ANNOUNCEMENTS



3349 S. Hwy 181 · Kenedy, TX 78119 · 830-583-3401 33493. HWY 101 * Relieuty, IA 10117 * 600-3005 * 1014 * 10

Quality Assurance

RM Case Manager; Full-time, Monday-Friday with complete benefit package
and sign on bonus.

nd sign on bonus. Qualifications: Currently livensed by the State of Texas. Three years' experience n a clinical experience in hospital setting preferred. BLS required and ACLS

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Sammany Flans, organizes, and manages the Case Management Frogram for
post discharge needed of patients across it muring press.

Physician Assistant set Flanse Familiar Practice

Physician Assistant set Flanse Familiar Practice

Physician Assistant set Flanse Familiarent Montay-Friday with full benefit
package and sign on borous.

Qualifications: Circuit Hoss Physician Assistant or Hume Practitioner Moster's
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and BLS certificates. Housekeeper/Emrisonment Services.
Housekeeper-Emrisonment Service Technicises: Full-time, Monday-Foday,
and notating weekends with complete benefit package.
Qualifications: Holly school gradues or 6D preferred. Experience in a medical
setting preferred. Excellent customer service skills required.

<u>Dietary</u>.

<u>Alder Full-time</u>, alternating shifts and weekends of 4:30am-1pm & 9:30am-6pm with complete benefit package. Qualifications: High school graduate or GED preferred. One year experience in medical setting preferred.

Lab Department

<u>Lab Department</u>

<u>HLT_MT_er CLS</u>: Full-time, 7pm-7am shift with complete benefit package are light on blond a validable.

sign on bonus available. Qualifications: Registered as an MT, CLS, or MLT or eligible for certification (mus complete certification within 6 months of hire.) New graduates encouraged to 49999.

Lab Department

MLT. HT. or CLS PRN: Qualifications: Registered as an MT. CLS, or MLT or eligible for certification (m complete certification within 6 months of hire.) New graduates encouraged comple apply.

appy. <u>Emergency Department</u>

<u>RM for Emergency Department</u> Full-time with complete benefit package and

All for Immergence Departments in little which complete bonefit package and spin on abona.

Qualifications: Currently licensed by the State of Lease. Prefet 6 months as onequestions are apprecised in abone care extens, between all applications will be considered.

R.S. required upon limit. ACS and PASS on DPG is required within in months. DPG.

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Care for Medicine and Constitution Departs.

Care for Medicine

Emergency Department Technician; Full time, 7p-7a with complete benefit

Emergency Department Lechniskan field tion, 7p.7 a with complete benefit producing. The benefit produced the deviction of the RN and Emergency Detties. The control of the RN and Emergency Control of the RN and the RN and the RN and the RN and the RN patient produced the RN and the

sign on bonus. Qualifications: Currently licensed by the State of Texas. Prefer 6 months to one year experience in an acute care setting, however all applicants will be considered BLS required upon hire.

part experience in an outre care setting, however all applicants will be considered. Ex required upon him:

Resilistenced Resignation: Therabit IIRETE (All-time Part time) or PPN, Shifts,
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spatient and outpatient services. rently licensed OT or Certified as a COTA by the State of Texas.

GARAGE SALES/ YARD SALES

Announce your baby's arrival in your

hometown newspaper for only \$25

It's a boy!

Lucas Lee Pacheco Born May 4th • 4:30 a.m. North Central Baptist Hospital San Antonio, TX 8 lbs, 1 oz. • 21-1/2 in. long

Proud Parents: Nick and Shelby Pacheco

Grandparents:

of Karnes Gty
Jeff and Hancy Allen
of Paymee

of France
Great-Grandparents
Sarah Bodriguet of Kames City
Arturo and Irene Bodriguet
of San Antonio
Lee and Virginia Pacheco
of Karnes City
Nancy Pogue Allen of Corpus Chris

Miraculous Prayer

YARD SALES
GIN-YARD SALE:
311 W. Calvert, Saturday,
May 21, 8a-2p. Great
Graduation gifts, all newbody wash, shampoos,
conditioners, lots of yard
decor, lots of misc. items.

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Warning: White most
"By-Mail" advertisers are
reputable, some are not.
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of the Attorney General at
1.512-463-2070, Austin.

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STATE LAW requires all child
caring facilities be licensed
or registered with the Texas
Dept. of Human Resources
(DHR) to assure that they
meet minimum health and
safety standards. For information, contact your local
DHR office.

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Applicants must apply on-line at www.jobs.geogroup.com Only applicants meeting the minimum requirements will be contacted. EGUMETON



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New our complete job posting as apply on-line by visiting us at www.cueroregional hospital.org Like our facebook page at

Careers at Cuero Health PH: (361) 275-0522

JOHN PAUL II NURSING HOME in Kenedy is accept-ing Full-time CNA 2p-10p; full-time CNA, 10p-6a; and part-time Nurse, 10p-6a. For more information, please call 830-583-9841.

MISCELLANEOUS DONATE Your car or truck to Heritage for the Blind. Free 3 day vacation, tax deductible, free towing, All paperwork taken care of. Call 1-361-366-3692. PROVIDERS: ENERGY, INTERNET, CABLE, PHONE

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for 12 months with CHOICE
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and Epix included Directv
is \$1 in Customer Satisfaction (ID) Power & Assoc.)
Some restrictions apply.
Call 1-361-392-4781.

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WANTED TO BUY VEHICLES

VEHICLES
ALWAYS PAYING CASH
for cars, trucks, RVs, farm
equipment, windmills. No
title, no problem II call, I
Haull Liability release provided! Veterans bonus! Call
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APARTMENTS FURNISHED EFFICIENCY CABINS & RV SPACES: all bills paid, corner of FM 889 & Hwy. 281, George West. 361-813-9716, 381-449-2830.

REAL ESTATE FOR SALE

COMMERCIAL 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.

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1318 NUECES: Kenedy.
HUD home, 3 plus bedrooms, 2 bath, tile floors
throughout, spacious
rooms, extra large suite
with handicapped accessible suh. Ask price,
S91,000. Online HUDhomestore.gov. Call or text
Cindy, agent, 361-362-9737,
Beavillehome Real Estate.

LEGAL NOTICES PUBLIC NOTICE

PUBLIC NOTICE

Notice of Appointment of

ANGELICA ALBIAR, as

Independent Executor

of the Estate of

ALBINO ALBIAR,

Deceased

Pending in the County

Court

reading in the county
Court
Court County, Toxas
Cause No. PR-0222-0014
TO ALL PERSONS
INTERESTED INTHE
ABOVE ESTATE
WHEREAS, on the 20th day
of April, 2022 in the County
Court of Karnes County,
Texas, the undersigned
duly qualified as the Independent Executor of the
Notice is hereby given
that Original Letters Testamentary on this Estate
were granted and this is to
notify all parsons having
claims against said estate
to present the same to the
time prescribed by law.
Any person indebted to
said estate is hereby notified to pay same to the
undersigned.
Any person indebted to
said estate is hereby notified to pay same to the
undersigned.
Angelica Albiar
Independent Executor
of the Estate of
Angelica Albiar
Independent Executor
of the State Occased
Angelica Albiar
Independent Executor
of the State Occased
Angelica Albiar
Independent Executor
Octave Offices of
Langley & Banack, Inc.,
Attorneys
Attn.: Lauren M. Miller,
Etq.
245 E. Mulberry, Suit-70
San Antonio, Texas 78212
Dated at Karnes City, Texas,
May 18, 2022

San Attornio, Texas 78412
Dated at Karnes City, Texas,
May 18, 2022

San Attornio, Texas 78412
Dated at Karnes City, Texas,
May 18, 2022

San Attornio, Texas May 18, 2022

San Attornio May 18, 2022

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5-19

NOTICE OF PUBLIC HEARING
The City Council of the City of Karnes City will hold a Public Hearing for the Proposed Extension of the Karnes City municipal boundaries by Voluntary Annexation of the property located at 1007 H. Highway Caunty. Texas, and seribed as:
Being 682 acres, situated in the Jose Antonio Leal Survey, A-184, Karnes County, Texas, being all of a 6.688 tract recorded in Vol. 122, Page 100, Dead Records, Karnes County, Texas, Pleng all of The Public Hearing will be held at the regular City Council Meeting on May 24, 2022 at 6:00 PM. at City Hall, 314 E. Calvert, Karnes City, Texas, Please see the cly council meeting and may 24, 2022 at 6:00 PM. at City Hall, 314 E. Calvert, Karnes City, Texas, Please see the cly council meeting and may 24, 2022 at 6:00 PM. at City Hall, 314 E. Calvert, Karnes Information, For further information please contact City Manager Ken Roberts at 830-750-3422.

5-19

NOTICE TO ALL PERSONS
HAVING CLAIMS AGAINST
THE ESTATE OF
CRESPIN CRUZ PEREZ, JR.
Notice is hereby given that the original Letters of Administration for that of Administration for the County Court, Probate Docket, of Karnes County, Texas, to:
PEREZ, JR. were issued on May 11, 2022, in Cause No.
PR-2021-0058 panding in the County, Court, Probate Docket, of Karnes County, Texas, to:
PEREZ, JR. were issued on May 11, 2022, in Cause No.
PR-2021-0058 panding in the County, County, Probate Docket, of Karnes County, Texas, to:
Escaville, Texas 78102
All persons having claims against the Estate which is currently being administered are required to present them within the time and manner prescribed by ADATED this 11th day of May, AD. 2022.
JSJ Canielle Penaz
DANIELLE PEREZ
PALLSGROVE & TALON (191645-3234)
GOLIAD, TEXAS
5-19

WWW.SEANOBRIENEALESTATE.COM SEAN.OBRIENG ATT.NET MLS/OBREGO



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SEAN O'BRIEN
BUYING OR SELLING? CALL 210-365-7869

NEW CONSTRUCTION 315 East Tilden, Kenedy, 38D/2BA, Aprox. 1,800 sq ft. Vanktol ceiling, large bedrooms, extra large master but ns, extra large master bath! ONLY \$229,000

BOI N. STH ST., KENEDY, 2/1 house sulprage apprired.
2 BO/1 BA REMODELED HOME Has efficiency Apt/Lesks at 726 East Cahert in Kames Gry 3BD/2BA BRICK HOME ON 5 ACRESIE Large work shop, Good fences, FM 626 West of Karnes City and Kenedy, 24 50LD \$229.000 4.24 ACRES IN STOCKDALE, TX. Next to Gry Park! Prome Location with access from Wheeler Street and Park side . \$85,00

NOTICETO ALL PERSONS
HAVING CLAIMS AGAINST
THE ESTATE OF
PATRICIA A. SCHENDEL,
DECEASED
Notice is hereby given
that the original Letters
Testamentary for the Estate
of PATRICIA A. SCHENDEL
were issued on May 11.

restamentary for the state of PATRICIA A. SCHENDEL 1

100 A. SCHENDEL

NOTICETO PUBLIC SURPLUS PROCEETY SALE
THE COUNTY Of Karnes will be receiving compatitive in the county of Karnes will be receiving compatitive in the county of Karnes will be received a county at the county at the county Attorney's Office, 101 N. Panna Maris, Suite 302, Karnes City, Taxas 79118 and then publicly 101 N. Panna Maris, Suite 302, Karnes City, Taxas 79118 of the county Attorney's Office, located at 101 N. Panna Maris, Suite 302, Karnes City, Texas 78118. Ourstions regarding this suit of the county Attorney, 1076co, located at 101 N. Panna Maris, Suite 302, Karnes City, Texas 78118. Ourstions regarding this suit of the county Attorney, 1630) 780-3736, jennifectilingham@cokarnes.tc.us (cr at the address listed above). The County reserves the right to reject any and all bids, waive any to accopt any bid which it deems advantageous to it. Each bidder agrees to walve any claim it has against the County in connection with the bid. 5-12&19d

FUBLIC NOTICE
The Planning and Zoning
will hold a public hearing
June 2, 2022 at 600 PM in
the Auditorium of the Ruhman C. Frankin Municipal
Building, 303 Wast Main
Street, Kenecky, Taxas to
questions concerning:
1. Consideration and possible recommendation for
a request to vacate and replat in the City of Kenedy,
Karnes County, Texas an
being a subdivision plat of
1.33 acres of land within
1.33 acres of land within
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 Hemista Bhakta in the
dead of record in Volume
4.22 Age 66 of the official
record of Street County, Texas and
being a part or portion of
land described in a conveyance to Champak M. Patel
and Hemista Bhakta in the
dead of record in Volume
4.22 Age 66 of the official
record of Street County, Texas.
5.19



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