



PLANNING AND ZONING BOARD AGENDA
JULY 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 July, 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 June 2, 2022.
5. Consideration and possible recommendation for a variance request to allow the following property located at 410 Booe St to be utilized as a Hipcamp, Glamping, or for R V'ing to be considered under the same code as a Bed and Breakfasts.
6. Consideration and possible action to allow a variance to amend all building setbacks back 5' feet on all directions to allow the placement of a single family on said property located at 410 Booe Street.
7. Consideration and possible action to recommend a new member of the planning and zoning board due do Brandon Briones vacating his seat. (Recommendation goes to council for their final approval.)
8. Items to consider for placement on future agendas.
9. Adjourn.

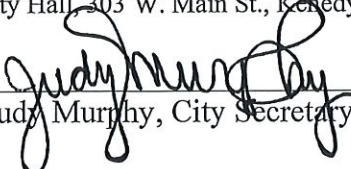
Special Accommodations

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.

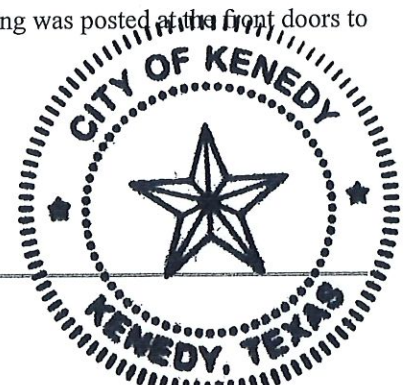
The Planning and Zoning Board of the City of Kenedy reserves the right to convene in Executive Session in accordance with the Texas Open Meetings Act, Texas Government Code: Section 551.071 (Consultations with Attorney), Section 551.072 (Deliberations about Real Property), and Section 551.076 (Deliberations 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 30th day of June, 2022 by 5:00 p.m.



Judy Murphy, City Secretary





PLANNING AND ZONING BOARD MINUTES
JUNE 02, 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
Gary Richards
Robert Trevino

MEMBERS ABSENT:

Brandon Briones
Jeffery Freeman, Vice Chair

CITY PRESENT:

City Secretary Judy Murphy
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.**

No guests were present to speak to the board.

3. **Citizen comments.**

Lavonne Murphy-Guzman spoke to the board about potentially opening an Air BNB or a hipcamp for RV's, campers, glampers, yurts, tipi or tents utilizing her personally owned property. The location she would start with is her property at 410 Booe Street. She will provide the code compliance department with the specifics to verify if the proposal will meet City ordinances, permitting, guidelines etc. and come back at next month's Planning & Zoning Meeting to present the specific project details. The City's building official spoke to the board and mentioned he would research the proposed project once he received the paperwork from Ms. Murphy-Guzman and provided he received it by the appropriate time deadline, an agenda item can then be placed on next month's agenda.

4. **Discussion and approval of Regular Meeting Minutes for April 7, 2022.**

Motion: Gary Richards made the motion to approve the Regular Meeting Minutes for April 07, 2022, 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 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.**

Building Official Jaime Albiar addressed the Board and discussed the owners request to vacate and re-plat 1.33 acres of land within the City of Kenedy out of the Carlos Martinez 15 league grant, Abstract No. 6 in Karnes County Texas. Albiar explained the property is owned by Mr. Patel who also owns the Days Inn Property. His desire is to separate this land so he can offer the property for sale. Mr. Albiar explained that he verified that the setbacks meet all the City's requirements. Chair Dupnik questioned if the property was zoned for commercial use. Mr. Albiar responded yes.

Motion: Robert Trevino made the motion to approve the recommendation 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. Gary Richards seconded the motion. Motion carried with all present voting in favor.

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

- Consider proposed project for Air BNB or hipcamp as proposed by Lavonne Murphy-Guzman
- Review of updates on the City of Kenedy Planning and Zoning policy.
- Chair Dupnick requested an early distribution of board packets for next month's meeting

7. **Adjourn.**

Motion: Gary Richards made the motion to adjourn at 6:21 p.m. Robert Trevino seconded the motion. Motion carried with all present voting in favor.

APPROVED:

Gretchen Dupnik, Chair

ATTEST:

Judy Murphy, City Secretary

June 23, 2022

City of Kenedy

P&Z Requested variances

Coastal Bend PUBLISHING

BEE | GOLIAD | SAN PATRICIO | REFUGIO
KARNES | LIVE OAK & McMULLEN

BEEVILLE **GOLIAD** Live Oak & McMullen **THE PROGRESS** **KARNES** The News of **SAN PATRICIO** **REFUGIO**
Bee-Picayune Advance-Guard Countywide 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:

June 23, 2022

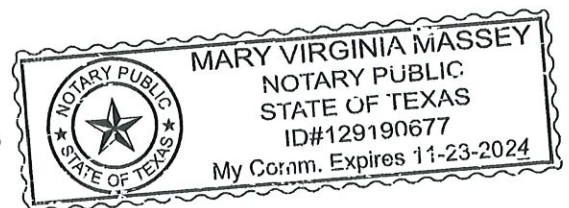


~~Dennis~~ Wade, Publisher

Sworn to and subscribed before me by Dennis Wade
this the 23 day of June 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, June 23, 2022 | MySouTex.com | PAGE 5B

CLASSIFIED ADVERTISING accepted at the following rates:
Minimum charge, 30 words, 10 per insertion. (Employment ads are \$15 minimum charge, 40 words) Classified display rate, \$9.50 per inch, employment \$12.00, (2" minimum).
Ads will only be charged to persons or businesses with established accounts. Count each initial and group of figures as a word. Card of Thanks accepted at a special rate of \$30; with picture, \$35, additional \$5 per inch.
We are responsible for only one correction insertion. If errors appear in advertisement, advertiser is requested to notify publisher at once.

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

ANIMALS, PETS & MORE

PETS
AKC REG. STANDARD POODLE PUPPIES: Ready for forever home. Males and females, black and reds available. Up to date on shots and worming, dewclaw and tailed docked. 361-362-8200

FEEDS & SEEDS

CUSTOM GRASS PLANTING & CONSULTING: Improved Bermuda Grasses: Coastal, Jiggs and Tifton 85. Native grass, food plot and pipeline right-of-ways seeding. 30-years experience. Large round bales of coastal hay for sale. 979-533-2554
www.stephendnaiser.com

HAY FOR SALE: 1200 lbs. round bales, Coastal Bermuda, \$85 a bale, Randy Adkinson, Kennedy, Texas, 830-634-9998.

LIVESTOCK

5 REGISTERED BRAHMAN HEIFERS: 14 months old, in Karnes County. Call 210-823-4516.

ANNOUNCEMENTS

BIRTH ANNOUNCEMENTS

Announce your baby's arrival in your hometown newspaper for only \$25.00



It's a boy!

Lucas Lee Pacheco

Born May 4th - 4:30 a.m., North Central Baptist Hospital, San Antonio, TX
8lbs, 1oz., 21-1/2 in. long
Proud Parents:
Nick and Shelby Pacheco of Houston
Grandparents:
Mario and Teresa Pacheco of Karnes City
Jeff and Nancy Allen of Pampa
Great-Grandparents:
South Rodriguez of Karnes City
Nancy and Irene Rodriguez of San Antonio
Lee and Virginia Pacheco of Karnes City
Nancy Paege Allen of Corpus Christi

CREDIT FINANCIAL SERVICES

HAVE \$10K IN DEBT? Credit Cards, Medical Bills, Personal Loans. Be Debt Free in 24-48 Months. Call National Debt Relief! Know Your Options. Get a Free debt relief quote: Call 1-361-254-7738

GARAGE SALES / YARD SALES

Falls City-GARAGE SALE: 703 Hwy 161, Saturday, June 25, 8a-1p. Women's clothes, children's clothes and toys, house decor, and misc. items.

GENERAL EMPLOYMENT

Warning: While most "By-Mail" advertisers are reputable, some are not. Unfortunately the Coastal Bend Publishing LLC, cannot guarantee the products or services of those who buy advertising space in our pages. We urge our readers to use great care, and when in doubt to contact the Corpus Christi Better Business Bureau at 1-361-687-4949. BEFORE spending money, if you feel you have been the victim of fraud, contact the Consumer Protection Office of the Attorney General at 1-512-463-2070, Austin.

CHILD/ADULT CARE

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

CLERICAL/OFFICE

THE CITY OF FALLS CITY is taking applications for an Assistant City Clerk. Experience with office equipment and computer skills preferred. Applicants must have a high school diploma or GED. Benefits are available. Salary is negotiable. Applications are available at City Hall located at 208 N. Irvin St., Falls City, TX.

GENERAL

EXPERIENCED LUBE/TIRE TECH: Needed. Pay based on skills & experience. Full-time, 5 day work week. Benefits include: Paid holidays, vacation, paid sick leave and health insurance. Apply in person @ 210 N. Harborth, Hwy 281, Three Rivers or call Jarrett @ 361-786-3034 to schedule an interview.

PERFORMANCE PLUS

AUTO REPAIR

~ NOW HIRING ~
FULL-TIME Mechanics for Busy Shop
Qualified Techs Receive 4+ \$30 Hourly.
Time and Staff Considered
NO COMMISSION
Sick* Holiday* Vacation Pay
APPLY IN PERSON
210 N. Harborth Ave.
Hwy 281, Three Rivers
361-786-3034

~ NOW HIRING ~

WIRING TECHNICIAN

No Certifications or Experience needed, we train our professionals
12VDC, Wiring up lights, stereos and crickets in vehicles.
Hourly Pay - \$16.00
Paid Holidays - Paid Vacation
Health Insurance Available.
Apply in person
Performance Plus Drives
101 E. 11th St., Three Rivers, Texas
(512) 746-3034
Resume can be sent to: regis@pldrives.com

Performance Plus Drives

101 E. 11th St., Three Rivers, Texas
(512) 746-3034
Resume can be sent to: regis@pldrives.com

MEDICAL

JOHN PAUL NURSING HOME in Kennedy is accepting CNA 6a-2p; LVN, 2p-10p. For more information, call 830-583-9841.

PRIMARY CARE PHYSICIAN

needed in Three Rivers, 20 hours/week, Monday thru Friday, some flex on schedule. Will also consider a full-time FNP, Monday thru Friday from 8a-5p. Email CV: karen.hogan@hdbus.com.

HEALTH & MEDICAL SUPPLIES & EQUIPMENT

PORTABLE OXYGEN CONCENTRATOR

May Be Covered by Medicare! Recalled independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 361-392-4964.

HOME IMPROVEMENT SERVICES

LAWN CARE SERVICES

FIL'S LAWN SERVICE: Husband and wife team! Beeville, Karnas and surrounding counties. Mowing, edging, blowing, pavers. Monthly maintenance & one time jobs; 20 years experience. Free estimates, 361-905-1907.

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.

MARGARITA MACHINE SERVICES

for parties and weddings. Call for pricing. (512) 663-4060.

PROVIDERS: ENERGY, INTERNET, CABLE, PHONE

DIRECTV for \$79.99 month for 12 months with CHOICE Package. Watch your favorite live sports, news & entertainment anywhere. First 3 months of HBO Max, Cinemax, Showtime, Starz and Epix included! Direct is #1 in Customer Satisfaction (JD Power & Assoc.) Some restrictions apply. Call 1-361-392-4781.

DISH NETWORK: \$59.99 for 130 Channels Blazing Fast Internet. \$19.99/mo. (where available) Switch & Get a Free \$100 Visa Gift Card. Free Voice Remote. Free HD DVR. Free Streaming on All Devices. Call today! 1-361-734-8919

LEGAL NOTICES

SAN ANTONIO RIVER AUTHORITY

INVITATION FOR BID

IFB 00251 FOSTER ROAD LIFT STATION

REBID

Description: This project consists of furnishing all labor, materials, services, supervision, inspections, permits, equipment and appliances required with, or property incidental to all construction required to complete the project above. To view this solicitation, go to purchasing.sara-tx.org. Submit Bid Due Date: July 21, 2022 at 11:00 AM CT. Staff Contact Person: Emily Hanson at ehanson@sanriverauthority.org 6-23830

SEAN O'BRIEN Real Estate

SEAN O'BRIEN Broker / Realtor

BUYING OR SELLING? Call 210-365-7869

3BD/2BA HOME at 914 Hwy 4 in Karnes City - \$169,000

3BD/2BA UPDATED REMODELED HOME at 1104 W. Hwy. 5A - \$249,000

4BD/2BA COMPLETELY REMODELED HOME at 109 W. Hwy. 281 in Kennedy - CONTRACT \$229,000

3BD/1BA HOME ON CORNER LOT at 214 N. Road in Karnes City - \$110,000

2BD/1BA FRESH UPPER HOME on Kings Road at 408 Hackberry in Kennedy - CONTRACT \$40,000

1 BD/1BA REMODELED HOME at 2726 East Colburn in Karnes City - CONTRACT \$69,000

4.24 ACRES IN STOCKDALE, TX. Next to City Park! Prime location with access from Hwy 281 and Hwy 281 - \$85,000

APPROX. 146 ACRES, CH 145 approx 6 miles south of Kennedy, Good grass and trees, (100 to 140) - \$3,500/ACRE

APPROX. 1,000 SQ. FT. OFFICE SPACE Downtown Kennedy - FOR LEASE

7 ACRES ON HWY 181 S. Commerce St. in Karnes City, All Utilities - FOR LEASE

3BD/2BA New home at 115 East Main in Kennedy - SOLD

REAL ESTATE SERVICES

PUBLISHER'S NOTICE

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis. If you feel that you have encountered an act of housing discrimination, call the discrimination hotline toll-free at 1-800-669-9777 or call an Equal Opportunity Specialist at the San Antonio HUD Office at 210-229-6885. You may also write to HUD, Attn: Fair Housing Division, 800 Dolores St., San Antonio, TX. 78207.

WANTED TO BUY VEHICLES

ALWAYS PAYING CASH for cars, trucks, RVs, farm equipment, windmills. No title, no problem! I call, I haul! Liability release provided! Veterans bonus! Call "Friendly Vince" for Cash! (210) 771-0294

REAL ESTATE FOR RENT

APARTMENTS

FURNISHED EFFICIENCY CABINS & 2 SPACES: all bills paid, corner of FM 889 & Hwy. 281, George West. 361-813-9716, 361-449-2830.

HOUSES

1625 E. BOWIE: Beeville. Unfurnished 4BR, 2.5B, 2 B. fenced backyard, corner lot, \$1650 month, \$1650 deposit, \$300 pet deposit, \$35 application fee. Call 361-343-8600 for appointment.

REAL ESTATE FOR SALE

902 N. ESPLANADE ST: Karnes City, 800 sq. ft. home, 2 bedrooms, 1 bath, unfurnished, \$1200 month, \$1000 deposit. Call 830-331-6239 for more information.

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.

PUBLIC NOTICE

The City of Falls City is seeking sealed Requests for Qualifications (RFQ) from Professional Engineering firms (firm) licensed with the State of Texas for a Preliminary Engineering Report for the Wastewater System Improvements.

Email or phone Clayton Viatrek 830-634-5408; clayton@aproclongroup.com 6-16823

PUBLIC NOTICE

The Planning and Zoning will hold a public hearing July 7, 2022 at 6:00 PM in the Auditorium of the Ruthman C. Franklin Municipal Building, 303 West Main Street, Kennedy, Texas to hear public comments and questions concerning:

1) Consideration and possible recommendation for a variance request to allow the following property located at 410 Booe St to be utilized as a Hipcamp, Glamping, RVing to be considered under the same code as a Bed and Breakfast.

2) Consideration and possible action to allow a variance to amend all building setbacks back 5' front on all directions to allow the placement of a single family on said property located at 410 Booe St.

6-23

WHO'S LOOKING FOR



A CAREER CHANGE OR A STEADY INCOME?

THE CITY OF KENEDY PROVIDES:

- 13 PAID HOLIDAYS PER YEAR
- 100% PAID EMPLOYEE HEALTH INSURANCE
- FULL-TIME STEADY WORK (NO LAY-OFFS)
- 31 DAYS RETIREMENT
- PAID CERTIFICATION TRAINING
- 90 HOURS OF VACATION 1ST YEAR
- ANNUAL COLA ADJUSTMENTS
- ANNUAL BUDGET REVIEW
- LONGEVITY PAY
- CERTIFICATION PAY
- GRANDCHILD OPPORTUNITIES
- MANY OTHER BENEFITS

THE CITY IS HIRING FOR A VARIETY OF FIELD POSITIONS

STOP BY CITY HALL LOCATED AT 303 W. MAIN STREET TO SUBMIT AN APPLICATION!
RESUME OR EMAIL US AT: APPLICATIONS@KENEDYTX.GOV

THE CITY OF KENEDY IS AN EQUAL OPPORTUNITY EMPLOYER

TEXAS STATEWIDE CLASSIFIED ADVERTISING NETWORK

TexSCAN Week of June 19-25, 2022

ACREAGE

Own your piece of Texas TODAY! Prices starting at \$650 acre. Trans Pecos region. Also the Hill Country (F. Edwards, Mendocino, Coke, Val Verde Counties - free ranging country). South Texas (Brewster County - whitetail, longhorns). Large acreage or small. 30 year fixed rate owner financing, only 5% down. Call toll free or email for individual prices and terms. www.mitchellenterprisesd.com, 800-676-9720

ARROWHEADS

Indian Arrowheads Wanted - Point Type: Clovis, Yuma, Friesen & Eden. Must be old, authentic & unbroken. Absolute TOP DOLLAR paid - up to 5 figures for one point. I am a very serious high-end collector. Call 979-218-1351.

EVENT

Wylie Jubilee - Bluegrass on Ballard - Sat., June 25, Historic Downtown Wylie on Ballard Ave. Music 1-9 p.m. Arts & Crafts 9 a.m. - 9 p.m. Classic Car Show 4-9 p.m. (pre-register for car show) DiscoverWylie.com

GENERATORS

Prepare for power outages today with a GENERAC home standby generator. 30 Money Down + Low Monthly Payment Options Request FREE Quote. Call now before the next power outage. 1-855-704-8579.

Texas Press Statewide Classified Network

221 Participating Texas Newspapers • Regional Ads Start At \$250 • Email ads at texaspress.com

NOTICE: While most advertisers are reputable, we cannot guarantee products or services advertised. We urge readers to use caution and when in doubt, contact the Texas Attorney General at 800-621-0765 or the Federal Trade Commission at 877-FIC-HELP. The FTC web site is www.ftc.gov/bizop.

PUBLIC AWARENESS

NEED HELP WITH YOUR RETIREMENT PLAN?

If you have questions about your pension, 401(k) or profit-sharing plan, call the South Central Pension Rights Project at (800) 443-2528 to get free legal advice. Funded by the U.S. Administration on Aging, SCPRP staff provides free legal assistance to anyone with a question about their retirement plan. CALL US TODAY 1-800-443-2528

MEDICAL

Portable Oxygen Concentrator May Be Covered by Medicare! Recalled independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 866-747-5983.

DENTAL INSURANCE

from Physicians Mutual Insurance Company. Coverage for 350 plan procedures. Real dental insurance - NOT just a discount plan. Do not wait! Call now! Get your FREE Dental Information Kit with all the details! 1-855-901-0167 www.dental50plus.com texpres #6258

WANTED

Need Extra Cash - I Buy RV's & Mobile Homes Travel Trailers, 5th Wheels, Greenbacks, Bumper Pulls. In Any Area. Any Condition - Old New, Dirty or Clean! I PAY CASH. No Title - No Problem, we can apply for one. We go anywhere in Texas. ANR Enterprises, 556-466-7001.

ITEM #5

Kenedy Planning & Zoning Committee:

Lavonne C. Murphy-Guzman - 410 Booe Street, Kenedy, Texas 78119 - 210-906-4083

REQUEST #1:

I am presenting my plan for a local new business on two apps called Airbnb & Hipcamp on my property within city limits. Utilizing the lots that we own we would like to have spaces to rent indoor and outdoor as a host on the two extremely popular applications that so many people use while visiting and traveling these days.

Airbnb is a Bed & Breakfast application that is allowed under the City of Kenedy Code of Ordinances Sec. 90-8 – “SF” Single Family District. Section B. Conditional uses. Under Number 9. Bed and breakfasts.

Hipcamp is a Camping, Glamping, R.V.’ing application that I am asking to be considered under this same code as Bed and breakfasts.

The spaces will include:

- An R.V. or Camper hookup
- A Tent
- A small, dedicated section of my property where guests can put up their own tent
- A Shed-to-bnb or She-shed glamping
- Rent out your entire home while you are gone traveling.

Right now I am starting my project at 410 Booe Street. It is a lot sixty feet by 180 feet and I can easily and comfortably prepare a few spaces on that property to host guests. My family has two other lots joining 410 Booe Street on the same block that might be interested in this same type of business if mine is successful.

REQUEST #2:

410 Booe Street is a surveyed piece of property that was originally 1303 Ruhmann Street and was replotted legally and through the proper process with a surveyor company and then through the City of Kenedy and the City Board. The new plot is incorrect on paper for me to place a proper single-family dwelling. I am asking that the lines allowing a home to be pushed back to five feet off of all property lines so I can build or place a proper home on that lot. This lot is the exact size compared to two other lots on this same block where homes are sitting with plenty of space.

Sec. 90-8. - "SF" Single Family District.

- A. *Purpose.* This zoning classification is the least of the non-manufactured housing zones. This zoning classification should be applied in areas of the city to conserve neighborhood character and value and buildings. It is not intended that this zoning district be the subject of major alterations except for a possible re-classification in minor areas for a less restrictive residential use for reasonable adjustment necessary for orderly development of vacant lots or the gradual transition from other districts.
- B. *Use regulations.* In the "SF" Single Family District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, unless otherwise provided in this chapter, except for one or more of the following uses.
- a. Permitted uses.
 1. Single-family dwellings.
 2. Hobbies or crafts, as an accessory use.
 3. Temporary building to be used for construction purposes only, and which shall be removed upon completion or abandonment of construction work or removed upon request of the administrative official. Permits shall be issued for such temporary buildings for a period of six months only, with a renewal clause for similar period.
 4. Family day care homes (12 children or less).
 5. Group homes as provided under state and federal law.
 6. Antennae and towers not exceeding the maximum height allowed in the district (see paragraph C.2 below), antennae attached to existing structures and not increasing the overall height of the existing structure by more than ten feet, and dish antennae not exceeding one meter in diameter. Except for satellite dish antennae, no antennae or support structure shall be located within the required front, side or rear yard setback. To protect traffic safety and community appearance, no satellite dish antennae or support structure shall be located within the required front [yard] or second front yard setback, unless the zoning board of adjustment finds that such an encroachment is necessary to prevent impairment of installation, maintenance or reception and that a traffic sight restriction is not created.
 7. Parks, playgrounds, community buildings and other public recreational facilities, owned and/or operated by the municipality or other public agency.
 8. Public buildings, including libraries, museums, police and fire stations.
 9. Schools, public, elementary or high schools.
 10. Schools, private, with curriculum equivalent to that of a public elementary or high school.
 - b. Conditional uses.
 1. Farms, truck gardens, orchards or nurseries for the growing of plants, shrubs and trees, provided no retail or wholesale business sales offices are maintained on the premises, and provided that no obnoxious fertilizer is stored upon the premises, and no obnoxious soil or fertilizer processing is conducted thereon.
 2. Uses customarily incident to any of the above uses when situated in the same dwelling and when not involving the conduct of a business or industry, except for home occupations as heretofore defined, such as the office of a physician, surgeon, dentist, or art gallery.
 3. Real estate sales office for property located within the subdivision in which it is located. Sales offices shall require payment of an annual permit fee, to be established by the city council. Use of a sales office shall cease within 30 days of the sale of the last parcel within the subdivision. Field offices for the sale or rental of real estate shall be removed upon request of the building inspector. Sales offices shall not be used for the sale of property outside of the subdivision in which it is located.
 4. Any typically permitted secondary or accessory uses allowed in the district in the absence of the principal use, if after consideration of the layout, configuration and relationship to existing subdivisions and neighborhoods, the administrative official

determines that re-platting of the principal and secondary lots into a single lot is not possible or desirable.

5. Utility facilities.
6. Antennae and towers exceeding the maximum height in the district and dish antennae exceeding one meter in diameter, in order to protect community appearance from the negative visual effects of proliferation of large antennae. Conditional use permits shall be acted upon within 90 days of receipt of application. Persons aggrieved by a decision on a satellite dish antenna application may appeal to the Federal Communications Commission. Any new towers must also comply with the conditions of [section 90-16 M](#).
7. Subsidiary dwelling.
8. Churches.
9. Bed and breakfasts.
10. Beauty and flower shops.

c. Special exception uses.

1. Special exception uses authorized by the board of adjustment under the provisions of [section 90-19](#).

C. *Height and area regulations.* In the "SF" One-Family District, the height of buildings, the minimum dimensions of lots and yards, the minimum lot area, and the minimum floor space per family shall be as follows:

1. Floor space: The main residence shall contain a minimum of 1,000 square feet of livable floor space, exclusive of garage, porches and breezeways, and incidental storage area or a minimum of 880 square feet for residences built under the HOME grant program.
2. Height: No building hereafter erected, reconstructed, altered, or enlarged shall exceed three and one-half stories nor shall it exceed 35 feet.
3. 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.
4. Rear yard: There shall be a rear yard having a depth of not less than 20 feet. The building inspector may authorize encroachments of up to 20 square feet for fireplaces and/or bay windows that do not restrict access for public safety and/or adjacent property.
5. Side yard: All lots shall have a minimum side yard of five feet.
6. Width of lot: The width of a lot shall have 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 width less than herein required, this chapter shall not prohibit the erection of a single-family dwelling.
7. Lot area: The minimum area of a lot shall be 7,000 square feet.
8. 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.

([Ord. No. 13-6](#), §§ 1, 2, 7-9-2013)

Sec. 90-4. - Definitions.

For the purpose of this chapter certain terms and words are herewith defined as follows.

Words used in the present tense include the future; words in the singular number include the plural, and words in the plural number include the singular; the word "building" includes the word "structure", the word "shall" is mandatory, and not directory. The words "used" or "occupied" include the words "intended", "designed", or "arranged to be used or occupied". The word "lot" includes the words "plot" or "parcel."

Abutting, adjacent, adjoining, means contiguous or sharing a common border or boundary with other property. Abutting, adjacent and adjoining shall include property immediately across an alley, but shall not include property across a street.

Accessory building or use means a subordinate building having a use customarily incident to and located on the same lot occupied by the main building; or a use customarily incident to the main or principal use of the property. A building housing an accessory use is considered an integral part of the main building when it has any part of a wall in common with the main building, or is under an extension of the main roof and designed as an integral part of the main building.

Administrative official means the official, or his designee, appointed by the city administrator to enforce and administer the terms of this chapter. The individual whose decisions and interpretations are appealed to the zoning board of adjustment.

Adult arcade means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on matters depicting or describing "specified sexual activities" or "specified anatomical areas."

Adult bookstore or adult video store means a commercial establishment, which as one of its principal business purposes offers for sale or rental for any form of consideration any one or more of the following:

1. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video productions, slides, or other visual representations which are distinguished or characterized by an emphasis on matters depicting or describing "specified sexual activities" or "specified anatomical areas"; or
2. Instruments, devices, or paraphernalia, which are designed for use in connection with "specified sexual activities."

Adult cabaret means a night club, bar, restaurant, or similar commercial establishment which regularly features:

1. Persons who appear in a state of nudity; or
2. Live performances which are distinguished or characterized by an emphasis on the exposure of "specified anatomical areas" or by an emphasis on "specified sexual activities"; or
3. Films, motion pictures, videocassettes, slides, or other photographic reproductions, which are distinguished or characterized by an emphasis on matters depicting or describing "specified sexual activities" or "specified anatomical areas."

Adult motel means a hotel, motel or similar commercial establishment which:

1. Offers accommodations to the public for any telephone transmission, films, motion pictures, video cassettes, slides or photographic reproductions which are distinguished or characterized by an emphasis on matter depicting or describing "specified sexual activities" or "specified anatomical areas"; and has a sign visible from the public right-of-way which advertises the availability of this adult type of photographic reproductions; or
2. Offers a sleeping room for rent for a period of time that is less than ten hours; or
3. Allows a tenant or occupant of a sleeping room to sub rent the room for a period of time that is less than ten hours.

Adult motion picture theater means a commercial establishment where motion pictures, video cassettes, slides, or similar photographic reproductions are regularly shown which are distinguished or characterized by an emphasis on matters depicting or describing "specified sexual activities" or "specified anatomical areas."

Adult theater means a theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are distinguished or characterized by an emphasis on the exposure of "specified anatomical areas" or by an emphasis on "specified sexual activities."

Alley means a public minor way that is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street or highway.

Animal hospital or clinic means a facility operated by a veterinarian for the purpose of examining and treating animals including outdoor facilities for caring for the animals and allowing the keeping of animals overnight.

Animal lot means any area for quartering and/or grazing of any hoofed (even-toed and odd-toed) animals, including but not limited to horses, cows, sheep, goats, etc, and ratites (large flightless birds), including but not limited to emus and ostriches, etc.

Animal shelter means a facility that keeps impounded stray, homeless, abandoned, or unwanted animals.

Animal unit means the equivalent of one horse, one cow or steer, one mule, four emus or ostriches, ten sheep, ten goats, 100 poultry, or 100 rabbits, or an equivalent combination thereof.

Antenna means any exterior apparatus designed for telephonic, radio, or television communications through the sending and/or receiving of electromagnetic waves.

Antique vehicle means a passenger car or truck that is at least 35 years old.

Apartment means a room or suite of rooms in an apartment house arranged, designed or occupied as a dwelling unit or residence by a single family, individual, or group of individuals.

Apartment hotel means any building larger than an apartment house designed or built as a series of separate apartments to be occupied by persons living independently of each other.

Apartment house means any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied as three or more apartments or dwelling units or which is occupied as the home or residence of three or more families living independently of each other and maintaining separate cooking facilities.

Arcade means a public place of business where 50 percent or more of the gross sales are derived from amusement machines. The term amusement machine shall mean every machine of any kind of character whatsoever, when such a machine is capable of use or operations for amusement, other than for the purpose of vending merchandise, music, or a service such as telephone service, laundry service, etc. Included in the description of amusement machines are all other machines which are designed for challenge, entertainment, or pleasure.

Arena, riding, means an area, either indoor or outdoor, used for the riding or driving of horses or mules for pleasure or competition on a fee or other remuneration basis.

Asphalt, concrete batching plant, means a facility, permanent or temporary, which mixes asphalt or cement with various aggregates and water in large quantities for transport elsewhere.

Auto repair shop means a building or space for the repair or maintenance of motor vehicles, but not including factory assembly of such vehicles, auto wrecking establishments or junkyards.

Automobile sales area means an open area of lot used for the display or sale of automobiles, where no repair work is done except minor reconditioning of the cars to be displayed and sold on the premises, and no dismantling of cars or sale or keeping of used car parts or junk on the premises.

Bakery, retail, means an establishment which produces bakery goods and various confectionery items, such as rolls, bread, etc. for direct sale to the consumer.

Banner means any sign of lightweight fabric or similar material that is permanently mounted to a pole or a building by a permanent frame at one or more edges. National flags, state or municipal flags, or the official flag of any institution shall not be considered banners.

Basement means a building story, which is partly underground but having at least one-half of its height above the average level of the adjoining ground. A basement shall be counted as a story in computing building height.

Beacon means any light with one or more beams directed into the atmosphere or directed at one or more points not on the same lot as the light source; also, any light with one or more beams that rotate or move.

Bed and breakfast means a dwelling in which accommodations with limited meals are provided or offered for transient or temporary guests for compensation.

Block means an area enclosed by streets and occupied by or intended for buildings; or if said word is used as a term of measurement, it shall mean the distance along a side of a street between the nearest two streets, which intersect, said street on the said side. In cases where platting is incomplete or disconnected, the zoning administrative official shall determine the outline of the block.

Board means the zoning board of adjustment as established in [section 90-19](#).

Boarding house means a building other than a hotel, where lodging and meals for five or more persons are served for compensation.

Breezeway means a covered passage one story in height and six feet or more in width connecting a main structure and an accessory building. A breezeway shall be considered an accessory building.

Bufferyard means a unit of land, together with a specified amount of planting thereon, and any structures which may be required between land uses to eliminate or minimize conflicts between them.

Building means any structure built for the support, shelter, and/or enclosure of persons, animals, chattels or movable property of any kind. When subdivided in a manner sufficient to prevent the spread of fire each portion so subdivided may be deemed a separate building.

Building area means the portion of a lot remaining after required yards have been provided.

Building footprint means the area of the building in contact with the ground.

Building, height of, means the vertical distance measured from the curb level to the highest point of the roof surface, if a flat roof, to the deck line of mansard roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof, provided, however, that where buildings are set back from the street line, the height of the building may be measured from the average elevation of the finished grade along the front of the building.

Building line means a line parallel or approximately parallel to the street right-of-way line at a specific distance therefrom marking the minimum distance from the street right-of-way line that a building may be erected.

Building marker means any sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.

Building materials and lumber yard means a business which stocks building materials, such as fencing, wire, bricks, cement, and lumber, for use in building construction and landscaping.

Business includes local retail, commercial, industrial, and manufacturing uses and districts as herein defined.

Cabinet shop means a building and/or premises used for the design and construction of cabinets, shelves and similar structures for subsequent sales, installation and use in homes, businesses and offices.

Caliper means diameter of the trunk measured one foot above ground level.

Canopy trees means a perennial woody plant, single or multiple trunks, contributing to the uppermost spreading branch layer of a forest and may be commonly referred to as shade trees.

Car wash means a building, or portion thereof, where automobiles or other motor vehicles are automatically or manually washed regularly as a business.

Carport means an open-sided shelter for automobiles which may be formed by the extension of a roof from the side of a building and which have no more than one of its sides enclosed.

Cellar means a building story with more than one-half its height below the average level of the adjoining ground. A cellar shall not be counted as a story in computing building height.

Cemetery means land used or intended to be used for the burial of the dead humans, including mausoleums and mortuaries.

Certificate of occupancy (or permit) means an official certificate issued by the city through the administrative official which indicates conformance with or approved conditional waiver from the building and zoning regulations and authorized legal use and occupancy of the premises for which it is issued.

Church or rectory means a place of worship and religious training of recognized religions including the on-site housing of ministers, rabbis, priests, and nuns.

City administrator means the highest administrative official of the city or his/her designated representative.

City council means the governing body of the City of Kenedy, Texas.

Clinic means offices for one or more physicians, surgeons, or dentists engaged in treating the sick or injured, but not including rooms for the abiding of patients.

Collector street, as defined by the city's latest approved subdivision ordinance.

Commercial message means any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

Community center means a building dedicated to social or recreational activities, serving the city or a neighborhood and owned and operated by the city, or by a non-profit organization dedicated to promoting the health, safety, morals or general welfare of the city.

Comprehensive plan means the comprehensive plan of the City of Kenedy, Texas, as adopted by the city council of the City of Kenedy.

Conditional use means a use which would not be appropriate generally or without certain restrictions throughout a zoning district, but which, if controlled as to number, area, location or relation to the neighborhood would promote the health, safety and welfare of the community.

Condominium means a multi-family dwelling facility within which designated units or apartments are conveyed fee simple title, with an undivided interest in the building's common elements, to include, but not be limited to, halls, stairs, elevators, roofs, parking space, and the land.

Contractor yard means a building and/or premises for the storage of materials, tools, products and vehicles used in the conduct of a construction business related to heating and air conditioning service, building construction, electrical service, landscaping service, plumbing service, utility service, etc.

Convalescent home means any structure used for or occupied by persons recovering from illness or suffering from the infirmities of old age.

Country club (private) means an area of land containing either a golf course or tennis courts, or both, and a clubhouse and which is available to members only. Country clubs may contain adjunct facilities such as private club, dining room, swimming pool, and other similar recreational or service facilities.

Court means an open, unoccupied space, bounded on three or more sides by the walls of a building. An inner court is a court entirely surrounded by the exterior walls of a building. An outer court is a court having one side open to a street, alley, yard or other permanent space.

Day care home, family, means a place meeting the requirements and registered as a registered family home with the Texas Department of Human Services where 12 or less children are left for care for less than 24 hours a day.

Day care nursery means a place where 12 or more children are left for care a part of the 24 hours of the day.

District (zoning) means a section of the City of Kenedy, Texas, for which the regulations governing the area, height, or use of the land and buildings are uniform.

Drive-in restaurant or refreshment stand means any place or premises used for sale, dispensing, or serving of food, refreshments, or beverages in automobiles, including those establishments where customers may serve themselves and may eat or drink the food, refreshments, or beverages on the premises.

Dwelling, one family, means a detached residential dwelling unit, other than a manufactured home, designed for and occupied by one family only.

Dwelling, two family, means a detached residential building containing two dwelling units, designed for occupancy by not more than two families.

Dwelling, three family, means a detached residential building containing three dwelling units, designed for occupancy by not more than three families.

Dwelling, four family, means a detached residential building containing four dwelling units, designed for occupancy by not more than four families.

Dwelling, manufactured home, means a structure:

1. Constructed after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development;
2. Built on a permanent chassis;
3. Designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities,
4. Transportable in one or more sections; and
5. In the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet; and includes the plumbing, heating, air conditioning and cooling systems of a home.

Dwelling, mobile home, means a structure:

1. Constructed before June 15, 1976, according to the rules of the United States Department of Housing and Urban Development;
2. Built on a permanent chassis;
3. Designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities;
4. Transportable in one or more sections; and
5. In the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet, and includes the plumbing, heating, air conditioning and cooling systems of a home.

Dwelling, subsidiary, means a separate living quarters with separate kitchen facilities, which is in addition to the principal dwelling unit on a single-family lot.

Dwelling unit means one room, or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, or rental or lease on a weekly, monthly, or longer basis, and physically separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking and sleeping facilities.

Efficiency apartment means an apartment having a combination living and bedroom (no separate bedroom).

Enhanced pavement means any permeable or non-permeable decorative pavement material intended for pedestrian or vehicular use. Enhanced pavement includes brick or stone pavers, grass pavers and stamped or stained concrete.

Family means one or more persons who are related by blood, marriage, adoption, or foster assignment living together and occupying a single housekeeping unit with single kitchen facilities, or a group of not more than three (excluding servants) living together by joint agreement and occupying a single housekeeping unit with single kitchen facilities, on a non-profit cost-sharing basis, but not including a group occupying a hotel, motel, boarding house, club, dormitory, fraternity or sorority house.

Farm means an area of two acres or more which is used for the growing of farm products such as vegetables and grain as well as raising thereon of the usual farm poultry and farm animals such as horses, mules, cattle, sheep, and swine.

Farmer's market means two or more stands or stalls that are owned, leased, or rented for the display or vending of fruit, vegetables, and other garden or farm crop.

Feed store means a commercial establishment which sells animal feed, feeding troughs; animal cages, pens, and gates, fencing materials, pesticides; seeds; and other gardening, farming, and ranching supplies. The sale of baby chicks, rabbits, guinea pigs, and other similar small or domesticated animals may be permitted only with a specific use permit and in accordance with all ordinances.

Fence means any construction or hedge greater than 30 inches in height and of any material the purpose of which is to provide protection from intrusion (both physical and visual), to prevent escape, mark a boundary, or provide decoration. A wall shall be considered a fence. Dikes and retaining walls for the purpose of diverting water and retaining soil are not classified as a fence.

Fine arts means music, painting, sculpture, and including drawing, etchings, ceramics, inlays, needlework, knitting, weaving, and craftwork involving leather, wood, metal and glass.

Flag means any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, or other entity.

Flea market means a collection of two or more stalls, booths, tables or other similar arrangements, used by individual vendors, for the display and sale of various items of new or used personal property.

Floodplain means an area identified by the Federal Emergency Management Agency as possibly being flood prone or below the intermediate flood line (100-year floodplain). The issuance of building permits for construction of any structure within such floodplain is regulated by separate specific ordinance governing the safeguards, preventive actions against flooding, types of uses permitted in flood prone areas, etc.

Floodway means the channel of a stream and those portions of the floodplain adjoining the channel that are required to carry and discharge flood waters.

Floor area means the total (gross) square feet of floor space within the outside dimensions of a building including each floor level, but excluding cellars, attics, porches, carports or garages that are not designed for residential or business occupancy.

Floor area ratio (FAR) means an indicated ratio between the numbers of square feet of total floor area in the main building(s) on a lot and the total square footage of land in the lot; it is the number resulting from dividing the main building(s) floor area by the lot area.

Freight terminal, motor, means a property or building in which freight is brought by common carriers during and is stored for interstate or intrastate shipment by motor truck, including the necessary warehouse space for storage of transitory freight.

Freight terminal, railroad, means a property or building in which freight is brought by common carriers during and is stored for interstate or intrastate shipment by rail, including the necessary warehouse space for storage of transitory freight.

Frontage means all the property abutting on one side of the street between two intersecting streets, measured along the street line.

Game hall means a facility open to the public and used for the playing of games of chance, skill, sport or amusement. Such games include but are not limited to the following: dominoes, cards, bingo, billiards, darts, and amusement machines.

Garage, private, means an enclosed accessory building for storage only of motor vehicles, boats, travel trailers, and household goods owned and used by the owners or tenants of the premises.

Garage, public, means a building or portion thereof designed or used for the storage, sale, hiring, care, painting or repair of motor vehicles, which is operated for commercial purposes.

Garage sale means an occasional sale at retail open to the public and conducted on a residential premise in a residential district, or in a community facility district, for the purpose of disposing of personal property by a person who does not hold himself out as engaging in, or does habitually engage in, the business of selling such property at retail. The term includes, but is not limited to all sales entitled "lawn", "yard", "room", "backyard", "patio", or "rummage" sale. The term does not include situations where no more than three specific items are offered for sale and all advertisements of such sale specifically name those products to be sold.

Garage, storage (parking), means a building or portion thereof, other than a private garage, used exclusively for parking or storage of self-propelled vehicles, but with no other services provided except facilities for washing.

Government office means any building or facility either owned or leased for use by local, state or federal governments and in which the affairs of the governmental body are carried on.

Grade means the measure of vertical and elevation above some reference point usually mean sea level. Grade is measured as follows:

1. For buildings having walls adjoining one street only, it is the elevation of the sidewalk at the center of the wall adjoining the street;
2. For buildings having walls adjoining more than one street, it is the average of the elevation of the sidewalk at the center of all walls adjoining the street;
3. For buildings having no wall adjoining the street, it is the average level of the finished surface of the ground adjacent to the exterior wall of the building.

Any wall approximately parallel to and not more than five feet from a street line is to be considered as adjoining the street. Where no sidewalk has been constructed, the building inspector shall establish such sidewalk level or its equivalent for the purpose of these regulations.

Ground cover means low growing, dense spreading plants typically planted from containers.

Group home means a residential facility licensed by the Texas Department of Human Resources to house up to six handicapped and/or mentally retarded persons and two supervisors.

Halfway house means a residential facility providing shelter, supervision and residential rehabilitative services for persons who have been inmates of any county, state, or federal correctional institution and released and require a group setting to facilitate the transition to a functional member of society.

Heating/air conditioning (AC) sales and service means an establishment selling heating and air conditioning units, supplies and parts and/or providing the servicing and installation of heating and air conditioning equipment.

Heavy equipment sales means a business offering for sale, and including the servicing and repair of, equipment as construction graders, earth movers, backhoes, cement mixer trucks, dirt moving trucks, etc.

Height of building means the vertical distance of a building measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher, to: (1) the highest point of the roof's surface, (2) to the deck line of mansard roofs, or (3) to the mean height level between eaves and ridge for hip and gable roofs and, in any event, excluding chimneys, cooling towers, elevator bulkheads, penthouses,

tanks, water towers, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding ten feet in height. If the street grade has not been officially established, the average front yard grade shall be used for a base level.

Height of yard or court means the vertical distance from the lowest level of such yard or court to the highest point of any boundary wall.

Hobby means an accessory use housed in a dwelling or in an accessory building in which the residents of the premise engage in recreational activities, none of which shall disturb the neighbors on either side or in the rear thereof and from which no compensation, revenue, or value may be derived, and in which no goods may be publicly displayed, offered for sale or advertised for sale, nor any sign be used in connection therewith.

Home occupation means an occupation conducted in a dwelling unit, provided that:

1. No person other than members of the family residing on the premises shall be engaged in such occupation.
2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 250 square feet of floor area of the dwelling unit shall be used in the conduct of the home occupation.
3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation. No sign advertising a home occupation shall be placed on property where a home occupation is conducted.
4. Contractors who work at other locations but use their home as a base of operations may store equipment and materials associated with their trade only within a totally enclosed building or otherwise screened from view from the street or from neighbors. All storage areas must be well maintained and kept free of weeds, litter, and debris. Parking for any employees (assistants, apprentices, etc.) must be off the street on a paved surface, at the rear of the residence.
5. There shall be no sales from the dwelling in connection with such home occupation; any sales shall be clearly secondary.
6. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.
7. No equipment, process or work shall be used or conducted in such home occupation, which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence. In the case of electrical interference, no equipment, process or work shall be used or conducted which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
8. The operation of beauty culture schools, beauty parlors, barbershops, or lawn mower or other small engine repair shall not be permitted as a home occupation.
9. No outdoor storage of any type shall be permitted with any home occupation.

Hospital means an institution or place where sick or injured patients are kept overnight and given medical or surgical care.

Hotel means one or more buildings containing individual living or sleeping units specially designed as temporary quarters for transient guests, including provisions for meals and personal services. A hotel includes a tourist hotel, a motor hotel, and a motel, but does not include an apartment hotel.

Industrial park means a parcel of land which has been planned and/or coordinated for a variety of industrial and related activities and business uses. This development may be on one parcel or may be subdivided. The project is either owned, controlled or managed by a single entity and has its own master plan and/or covenants, conditions, and restrictions.

Industrialized building means a commercial or industrial structure that is constructed on one or more modules or constructed using one or more modular components built at a location other than the permanent site, and that is designed to be used as a commercial building when the modules or modular components are transported to the permanent commercial or industrial site and are erected or installed on a permanent foundation system. The term includes the plumbing, heating, air-conditioning and electrical systems. The term does not include any commercial structure that is in excess of two stories or 35 feet in height as measured from the finished grade elevation at the building entrance.

Industrialized housing means a residential structure that is designed for the use and occupancy of one or more families, that is constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent residential site, and that is designed to be used as a permanent residential site and are erected or installed on a permanent foundation system. The term includes the plumbing, heating, air conditioning, and electrical systems. The term does not include any residential structure that is in excess of two stories or 35 feet in height as measured from the finished grade elevation at the building entrance to the peak of the roof. The term shall not mean nor apply to:

1. Housing constructed of sectional or panelized systems not utilizing modular components; or
2. Any ready-built home which is constructed so that the entire living area is contained in a single unit or section at a temporary location for the purpose of selling it and moving it to another location.

Junk means and shall include scrap iron, scrap tin, scrap brass, scrap copper, scrap lead or scrap zinc and all other scrap metals and their alloys, and bones, rags, used cloth, used rubber, used rope, used tinfoil, used bottles, old cotton, or used machinery, used tools, used appliances, used fixtures, used utensils, used boxes or crates, used pipe or pipe fittings, used automobiles or airplane tires, and other manufactured goods that are so worn, deteriorated or obsolete as to make them unusable in their existing condition; subject to being dismantled for junk.

Junked vehicle means a vehicle that is self-propelled and inoperable and:

1. Does not lawfully have attached to it:
 - a. An unexpired license plate, or
 - b. A valid motor vehicle inspection certificate; or
2. Is wrecked, dismantled or partially dismantled, or discarded; or
3. Has remained inoperable for more than 45 consecutive days. For this purpose, "operable" means capable of moving under its own power and meeting the specifications required to pass a Texas motor vehicle inspection.

Kennel means any lot or premises on which six or more dogs, cats, or other domestic animals, at least four months of age, are housed or accepted for boarding, trimming, grooming and/or bathing for which remuneration is received.

Kindergarten means a school other than a public school for children of pre-public school age in which constructive endeavors, object lessons and helpful games are prominent features of the curriculum.

Landscape architect means a person registered as a landscape architect in the State of Texas pursuant to state law.

Landscape area means an area which is covered by natural grass, ground cover, or other natural plant materials.

Laundry means a building or place where clothes and linens are washed and thoroughly dried and pressed by the use of washing, drying, and ironing machines for fee basis and shall include the term "cleaners," and "dry cleaners."

Lawn grasses means thin bladed surface growing plants typically planted from seed, sprigs or plugs.

Leather goods, retail, means a commercial establishment which sells leather materials and supplies or leather goods.

Legal non-conforming use, building or yard, means a use, building or yard existing legally at the time of the passage of this chapter which does not by reason of design, use, or dimensions conform to the regulations of the district in which it is situated. A use, building or yard established after the passage of this chapter, which does not conform to regulations of the district in which it is situated, shall be illegal.

Licensed irrigator means a person duly licensed by the State of Texas to design and install irrigation systems.

Livestock means animals typical of those that may be kept or raised on a farm or ranch, including but not limited to hoofed animals (horses, cows, sheep, goats, etc.), ratites (ostriches, emus, etc.), poultry (chickens, ducks, geese), and fur-bearers (rabbits, minks, etc.).

Living unit means same as "Dwelling unit."

Loading space, off-street, means space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space.

Lot means an undivided tract or parcel of land having frontage on a public street, or upon an approved open space, having direct street access, and which is, or in the future may be, offered for sale, conveyance, transfer, or improvement, which is designated as a distinct and separate tract, and which is identified by a tract or lot number or symbol in a duly approved subdivision plat which has been properly filed or recorded (see "Lot of record").

Lot coverage means the percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot, but shall exclude driveways and parking areas.

Lot frontage means the length of street frontage between property lines.

Lot lines means the lines bounding a lot as defined:

1. *Lot line, front*. The boundary between a lot and the street on which it fronts.
2. *Lot line, rear*. The boundary line, which is opposite and most distant from the front street line; except that in the case of uncertainty the building inspector shall determine the rear line.
3. *Lot line, side*. Any lot boundary line not a front or rear line thereof. A side line may be a party lot line, a line bordering on any alley or place or side street line.

Lot measurement. (See Figure 1.)

1. Area of the lot shall be the area of the lot within the lot lines, expressed in square feet or acreage, including easements, and shall not include portions of any public street or alley.
2. Depth of a lot shall be considered to be the distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot line in the rear (the mean horizontal distance between the front and rear lot line).
3. Interior area is the area of the lot remaining after subtracting out the area included in the bufferyards.
4. Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard, provided, however, that width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than 80 percent of the required lot width except in the case of lots on the turning circle of cul-de-sacs, where the 80 percent requirement shall not apply.

Lot of record means a lot, which is part of a subdivision recorded in the office of the county clerk.

Lot types. (See Figure 2.)

1. *Corner lot*. A lot abutting upon two or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the administrative official.

2. *Interior lot.* A lot other than a corner lot with only one street frontage and whose side lot lines do not abut upon any street.
3. *Through lot.* A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as "double frontage" lots.
4. *Cul-de-sac lot.* A lot whose frontage is along the turn around portion of a street which has only one opening and terminates with a turn around at the closed end.

Figure 1
LOT MEASUREMENTS

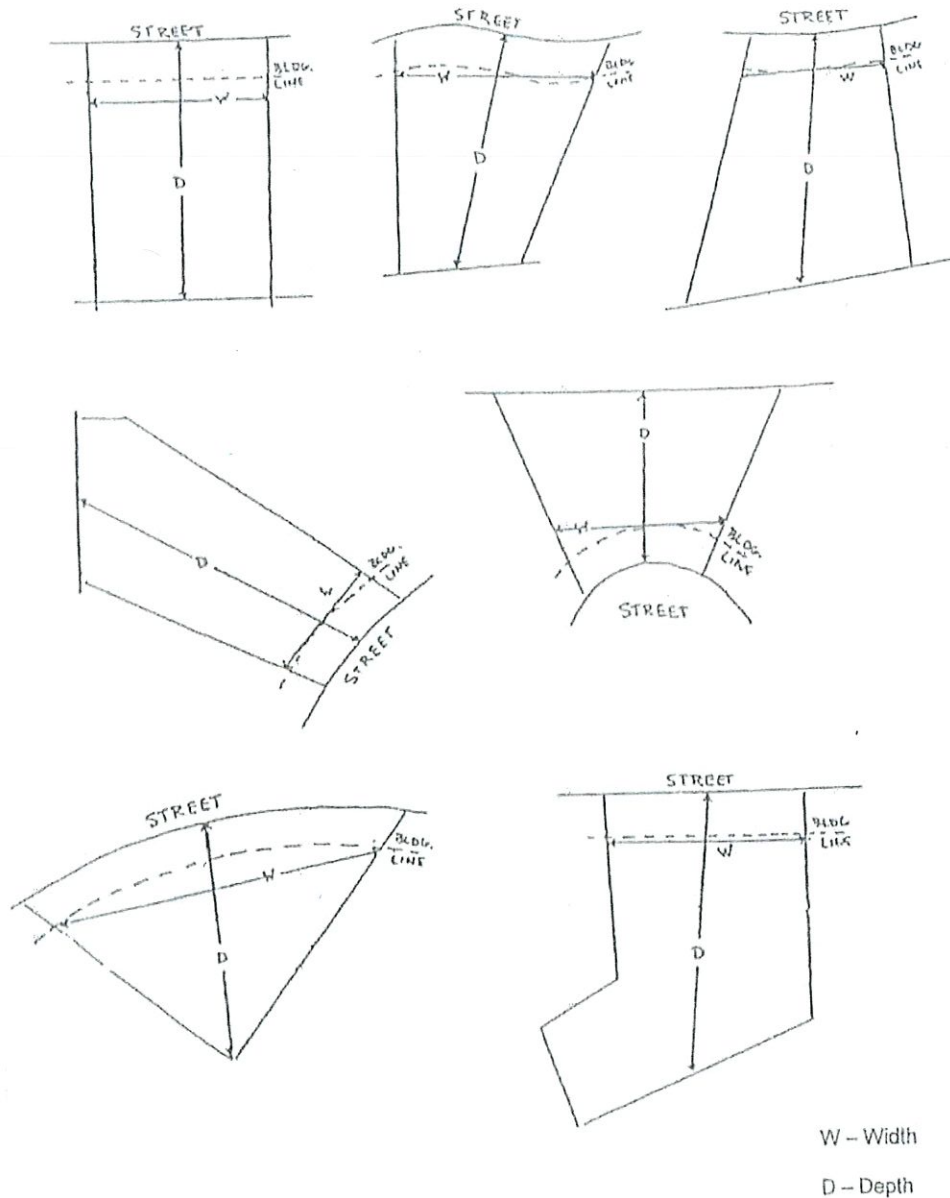
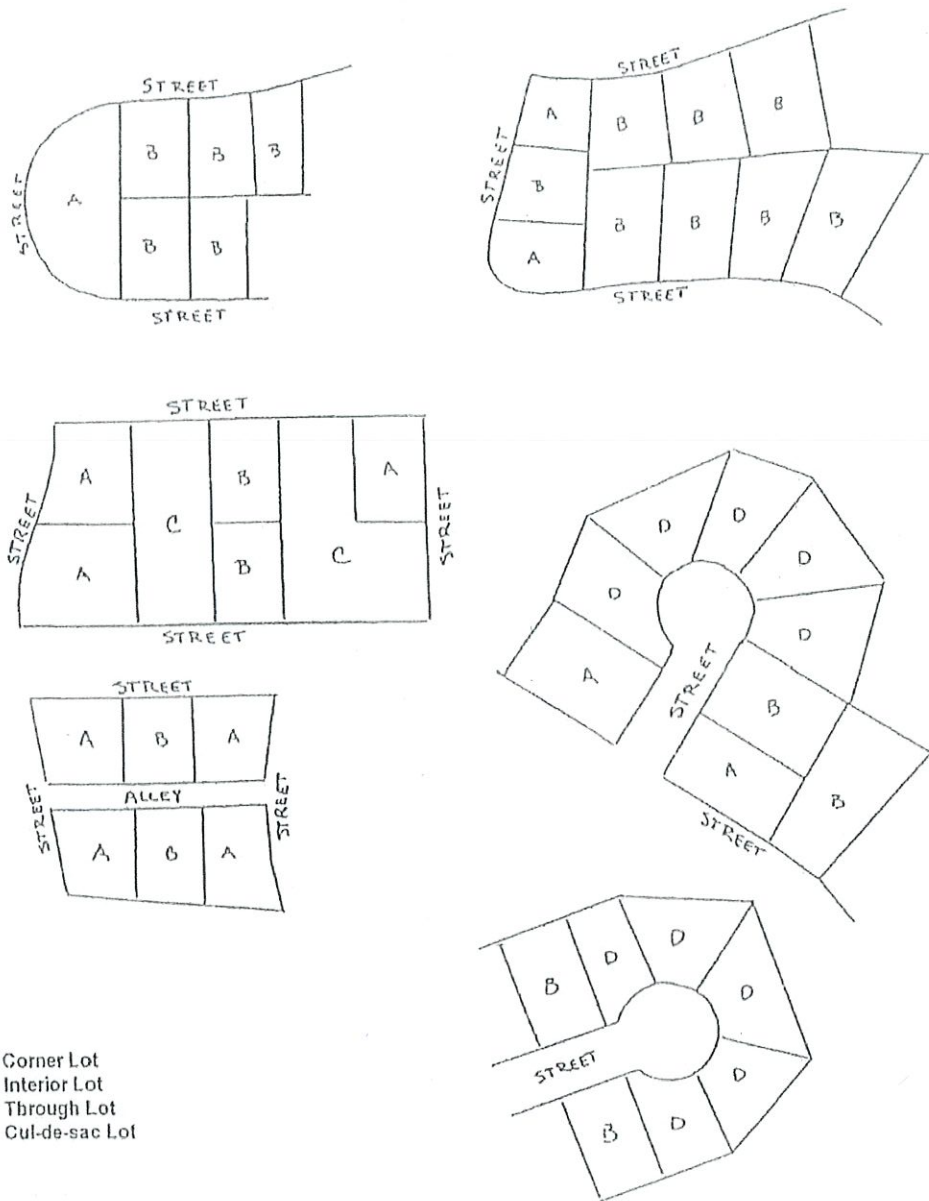


Figure 2
LOT TYPES



Main (principal) building means the building or buildings on a lot, which are occupied by the primary use.

Marquee means any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and construed to provide protection from the weather.

Masonry or masonry units means that form of solid construction composed of stone, brick, concrete, gypsum, hollow clay tile or other similar building units or materials or combination of these materials which must be laid up unit by unit and set in mortar.

Massage establishment means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician, osteopath, chiropractor or a registered nurse or a doctor whether with or without the use of mechanical, therapeutic or bathing devices, and shall include Turkish bathhouses. This term shall not include duly licensed beauty parlors or barber shops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operate only under such physician's direction.

Mini warehouse means a totally enclosed facility involving one or more buildings and multiple individual units the purpose of which is exclusively for the storage of goods. Retail or wholesale, offices, manufacturing, fabrication, service, repair, or any other type of commercial or business enterprise is expressly prohibited from this

type facility. Storage of hazardous and flammable materials as designated by the fire marshal is expressly prohibited from this type of facility.

Mobile home. See "Dwelling, mobile home."

Mobile home park or subdivision means a parcel of land upon which mobile homes are placed or located for purposes of occupancy.

Motor vehicle collector means a person who owns one or more antique or special interest vehicles; and acquires, collects or disposes of an antique or special interest vehicle or part of an antique or special interest vehicle for personal use to restore and preserve as an antique or special interest vehicle for historic interest.

Neighborhood convenience center means centers which carry convenience goods, such as groceries, drugs, hardware and some variety items, and also may include some service stores. The neighborhood convenience center may contain one or two small apparel or shoe stores, but its is clearly dominated by convenience goods, which are items of daily consumption and very frequent purchase. This neighborhood serving store group is within convenient walking distance of families served (within convenient driving range in low-density areas), with due consideration for pedestrian access and amenity of surrounding areas.

Nightclub or dance hall means an establishment operated as a place of entertainment, characterized by any of the following as a principal use of the establishment: Live, recorded or televised entertainment, including, but not limited to performances by magicians, musicians or comedians; dancing; or any combination of the above.

Non-conforming use means a building, structure or use of land lawfully occupied at the time of the effective date of this chapter or amendments thereto, and which does not conform to the use regulations of the district in which it is situated.

Nude model studio means any place where a person appears in a state of nudity or displays "specified anatomical areas" to be observed, sketched, drawn, painted, sculpted, photographed, or similarly depicted by other persons who pay money or any form of consideration. "Nude model studio" shall not include a person appearing in a state of nudity who did so in a modeling class operated:

1. By a proprietary school licensed by the State of Texas; a college, junior college, or university supported entirely or partly by taxation;
2. By a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or
3. In a structure:
 - a. Which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing;
 - b. Where in order to participate in a class a student must enroll at least three days in advance of the class; and
 - c. Where no more than one nude model is on the premises at any one time.

Nudity or state of nudity means less than completely and opaquely covered:

1. Human genitals, pubic region or pubic hair; or
2. Human buttock; or
3. Female breast or breasts below a point immediately above the top of the areola; or
4. Any combination of the foregoing.

Occupancy means the use or intended use of the land or buildings by proprietors or tenants.

Open space means area included in any side, rear or front yard or any unoccupied space on the lot that is open and unobstructed to the sky except for the ordinary projections of cornices, eaves or porches.

Orchard means an area of one acre or more which is used for the growing of fruit trees.

Park or playground (public) means an open recreation facility or park owned and operated by a public agency such as the city or the school district and available to the general public or neighborhood use.

Parking space, off-street, for the purposes of this chapter, an off-street parking space shall consist of an indoor or outdoor space adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room.

Parkway means that area within the public right-of-way (ROW) between the back of curb or edge of pavement and the right-of-way line.

Paving setback means a line parallel or approximately parallel to the street right-of-way at a specified distance therefrom marking the minimum distance from the street right-of-way line that any pavement, including parking lots and necessary maneuvering areas, may be constructed, except for approved driveway and pedestrian access.

Pennant means any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

Permeable pavement means a paving material that permits water penetration.

Permitted uses means any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

Person means an individual, proprietorship, partnership, corporation, association, or other legal entity.

Personal services means businesses which provide services customized for an individual generally involving the care of the person or his or her apparel including, but not limited to barber and beauty shops, shoe and boot repair, dry-cleaning shops, laundries, reducing salons, and health clubs.

Planning and zoning commission means the agency appointed by the city council as an advisory body to it and which is authorized to recommend changes in the zoning ordinance and fulfill the functions authorized by the city council and state law.

Plant nursery means an establishment which grows and sells plants, flowers, shrubs, grass and other items typically used as and associated with outdoor landscaping or houseplants.

Plat means a plan of a subdivision of land creating building lots or tracts and showing all essential dimensions and other information essential to comply with the subdivision standards of the City of Kenedy and subject to approval by the planning and zoning commission. Reference to a plat in this chapter means an official plat of record, which has been approved by the planning and zoning commission and filed in the plat records of Karnes County.

Plumbing sales and service means an establishment selling plumbing supplies and parts and/or providing the repair and installation of plumbing and fixtures.

Premises means land together with any buildings or structures occupying it.

Print shop means an establishment utilizing letter press, duplicating equipment, rotary presses or linotype equipment to produce in printed form orders for its clients or customers.

Private club means facilities where food, beverages (including alcoholic beverages), entertainment, or meeting space are provided to members only.

Private drive (street or place) means an open, unoccupied space, other than a street or alley, permanently established or reserved or dedicated in private ownership as the principal means of vehicular access to property abutting thereon.

Produce stand means a store, stand or stall used for the display or vending of fruit, vegetables, and other garden or farm crop.

Professional office means a room or group of rooms occupied by a physician, optometrist, psychologist, chiropractor, dentist, attorney, engineer, surveyor, architect, accountant, planner, management consultant, or any other similar vocation. Veterinary clinics are specifically excluded from this definition.

Ranch means an area of two or more acres which is used for the keeping or raising of farm animals and livestock including, but not limited to horses, mules, sheep, goats, cattle, and swine.

Recreational equipment, major, is defined to include boats, trailers and boat trailers, travel trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, horse trailers, utility trailers, and the like, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not.

Recreational vehicle means a vehicle towed or self-propelled on its own chassis or attached to the chassis of another vehicle and designed or used for temporary dwelling, recreational or sporting purposes. The term recreational vehicle shall include, but shall not be limited to, travel trailers, pick-up campers, camping trailers, motor coach homes, converted trucks and buses, and boats and boat trailers.

Recreational vehicle park means any development, site, parcel or tract of land designed, maintained or intended to be used for the purpose of occupancy of camper vehicles, recreational vehicles, tents, or trailers for any length of time.

Recycling collection facility means a facility designed to collect, sort, and package, by either manual or mechanical processes, recyclable items for transport to a processing plant.

Rental store means an establishment which offers an array of items such as appliances, furniture, stereo equipment, televisions, etc. at a stated price for a fixed interval of time under a lease or rental agreement.

Residence means same as dwelling; also when used with the word district, an area of residential regulations.

Restaurant means any eating or drinking establishment where the preparation and serving of food is the primary business of such establishment including cafes, bistros, cafeterias, and other fast food and drive-in establishments.

Reversed frontage means a lot abutting two or more streets at their intersection. A reversed frontage lot shall be deemed to front on that street at which it has its greatest frontage unless otherwise specified by the administrative official.

Room means a building or portion of a building which is arranged, occupied or intended to be occupied as living or sleeping quarters, but not including toilet or cooking facilities.

Rooming house means a building other than a hotel where lodging for three but not more than 12 persons is provided for definite periods for compensation pursuant to previous arrangements.

Salvage shall necessarily include discarded, abandoned, junked, wrecked, dismantled, worn out or ruined motor vehicles (including automobiles, trucks, tractor, trailers, and buses), motor vehicle parts, boats, travel trailers, cranes, machinery or equipment, machinery or equipment parts, recreational vehicles and/or any junk.

Salvage yard means any lot or tract of land upon which three or more discarded, abandoned, junked, wrecked, dismantled, worn out or ruined motor vehicles, or motor vehicles parts are kept, stored, bought, sold, recycled or otherwise placed, or are disassembled, dismantled, stripped, scrapped, recycled or cut up. This shall include automotive wrecking yard and automotive graveyard.

School means a place having a curriculum for the purpose of giving instruction, training or education in a service, art, trade or for general knowledge.

Screening device means a fence, wall, hedge or other device, which is solid, made of durable material and without holes, penetrations or other openings other than those required for passage and which is designed to prevent persons from seeing through. A screening device shall be at least six feet in height but no more than eight feet in height unless otherwise specifically permitted by the provisions of this chapter or unless approved as a variance by the board of adjustment.

Seasonal color means landscape areas used for annual and perennial flowers intended to maintain year-round color accents.

Seat means, for the purposes of this chapter, such sitting space as needed, or is designed to be used for one person to sit down and occupy.

Second hand store means an establishment specializing in the sale of previously used materials, goods and merchandise of less than 20 years of age and of that material, goods and merchandise over 20 years of age which do not derive their value as a result of their age.

Servant or caretaker's quarters means a secondary dwelling unit located on a lot with a main residential structure and used as living quarters for persons employed on the premises and not for rent or use as a separate domicile by persons other than those employed on the premises or their immediate family.

Service station means a business establishment where gasoline, oil, grease, batteries, tires and motor vehicle accessories may be supplied and dispensed at retail, and the servicing of vehicles occurs, but not including the major overhaul of automobiles, body work, or repair of heavy trucks and equipment.

Setback means the distance from the property line to the nearest part of the building, structure or sign, measured perpendicularly to the property line. See also "Building line."

Sexually oriented business means any commercial enterprise whose primary business is the offering of a service of the selling, renting or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customer. This includes, but is not limited to any love parlor, adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, or nude model studio.

Shopping center or mall means a planned and coordinated grouping of retail business and service uses on a single site or a combination of sites where special attention is given to on-site vehicular circulation, parking and building design and orientation.

Showroom warehouse means a sales and office facility for a product that by nature of the bulk dimensions of the product requires a larger than normal storage area ratio to sales and office area to maintain a normal operating product inventory. A showroom warehouse is specifically not intended to be a wholesale distribution center.

Shrubs means plants, which grow vertically in a multi-branched growth pattern.

Sign means a presentation of letters, numbers, figures, pictures, emblems, insignias, lines or colors or any combination thereof, displayed for the purpose of information, direction or identification, or to advertise or promote a business, service, activity, interest or product.

Special exception means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, would be wholly compatible with conditions affecting the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning district as special exceptions if approved by the board of adjustment (see [section 90-19](#)).

Special interest vehicle means a motor vehicle of any age that has not changed from original manufacturer's specifications, and because of its historic interest, is being preserved by a hobbyist.

Specified anatomical areas means human genitals, pubic regions, buttocks and female breast below a point immediately above the top of the areola.

Specified sexual activities means and includes any of the following:

1. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts; or
2. Sex acts, actual or simulated, including intercourse, oral copulation, or sodomy; and
3. Masturbation, actual or simulated; or
4. Excretory functions as part of or in connection with any of the activities set forth in subsections 1. through 3. above.

Stable or barn (commercial) means a structure or building used for the boarding and quartering of horses, cows or other domestic livestock on a fee or other remuneration basis.

Stable or barn (private) means a structure or building used for quartering horses, cows or other domestic livestock of the property owner.

Story means that part of a building included between the surface of one floor and the surface of the floor next above, or if there be no floor above, that part of the building which is above the surface of the highest floor thereof. A top story attic is a half story when the main line of the eaves is not above the middle of the interior height of such story. The first story is the middle of the interior height of such story. The first story is the highest story having its interior floor surface not more than four feet above the curb level, established or mean street grade or average ground level.

Street means a public way between two right-of-way lines, other than an alley or private drive, which has been dedicated or deeded to the public and accepted by the city for public use and affords a principal means of access (vehicular or otherwise) to property abutting thereon, as well as for utilities and sidewalks.

Street frontage means the distance for which a lot line of a lot adjoins a public street, from one lot line intersecting said street to the furthest distant lot line intersecting the same street.

Street line means the right-of-way of a street.

Structural alterations means any change in the supporting members of a building, such as bearing walls, columns, beams or girders, or any substantial changes in the roofs or exterior walls, excepting such repair or replacement as may be required for the safety of the building, but not including openings in bearing walls as permitted by the city building code.

Structure means anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, billboards, and poster panels.

Subdivision ordinance means the latest approved ordinance providing for the division or redivision of land into two or more lots, tracts, sites, or parcels for the purpose of development.

Swimming pool, public, means a recreational facility used for swimming which is open to the public and/or for which a membership is required, or a fee or charge is made for the use of the facility.

Tack store means a commercial establishment which sells horse equipment such as saddles, bridles, blankets, riding accoutrements, etc.

Television satellite dish means an earth-based station shaped like a dish which is used for the reception of satellite signals for television programs.

Temporary building means a building of no more than 500 square feet that is not permanently attached to the property.

Tennis court, private, means a concrete, clay or asphalt court which is used for the playing of tennis by the owners, employees, or residents of the property and their guests.

Tennis court, public, means a concrete, clay or asphalt court which is used by the general public and/or for which membership is required or a fee or charge is made for the use of the facility.

Thoroughfare means as defined in the city's latest approved subdivision ordinance.

Tool and equipment rental means an establishment which offers an array of tools and equipment and machinery such as cranes, backhoes, trucks, tractors, etc. at a stated price for a fixed interval of time under a lease or rental agreement.

Tourist home or dude ranch means a dwelling in which accommodations are provided or offered for transient or temporary guests for compensation.

Tower means any structure that is designed and constructed primarily for the purpose of supporting one or more antennae, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, personal telecommunications

towers and similar structures.

Townhouse means a single-family dwelling facility constructed in a series, or group of units having common walls, each on a separate lot of record.

Travel trailer means a mobile vehicle built on a chassis and designed and used as a temporary place of dwelling and of such size and design as to be subject to licensing for towing on the highway by a passenger motor vehicle or other prime mover and not requiring a special permit for moving on the highway as contrasted to a mobile home.

Underground shelter means a concrete structure designed for the protection of humans from tornadoes or from nuclear blast, heat or fall-out, the main portion of which is underground.

Understory/accents trees means small evergreen or deciduous perennial woody plants which would grow below the top layer of the forest and typically has unique branching, textural or seasonal color characteristics.

Use means the purpose for which land or a building or structure thereon is designed, arranged, intended or maintained or for which it is or may be used or occupied.

Use, accessory, means a subordinate use on the same lot with the principal use and incidental and accessory thereto.

Utility facilities means any water supply, water treatment, water pumping, water storage or other water facility; any sewerage treatment or pumping facility; any electrical generating facility, electrical transmission, switching facility, or electrical substation, any telephone exchange or other similar telephone communication facility; any natural gas pumping or storage facility; or any cable television receiving or transmission facility, when owned and operated by the City of Kenedy or any utility or communications concern operating under a franchise approved by the city council.

Variance is a relaxation of the terms of the zoning ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship. Except as specifically authorized in sections [90-20](#) and [90-21](#), a variance is authorized only for height, area, and size of structure or size of yards and open spaces. The establishment or expansion of a use otherwise prohibited shall not be allowed by variance except as provided in sections [90-20](#) and [90-21](#), nor shall a variance be granted because of the presence of non-conformities in the zoning district or uses in an adjoining zoning district.

Veterinary clinic means an establishment for the care and medical veterinary practice on or for domestic household animals, conducted completely within an enclosed structure. This term shall also include "animal clinic."

Washateria means a building or place where clothes and linens are washed and thoroughly dried on a self-service basis by the use of washing, drying and ironing machines.

Yard means a required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from 30 inches above the general ground level of the graded lot upward, provided however, that fences, walls, poles, posts, and other customary yard accessories, ornaments, furniture, and roof overhangs not exceeding 30 inches, may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

Yard, front, means a yard extending between side lot lines across the front of a lot adjoining a public street (see Figure 3).

In the case of through lots, unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages. Where one of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the administrative official may waive the requirement for the normal front yard and substitute therefore a special yard requirement which shall not exceed the average of the yards provided on adjacent lots.

In the case of reversed frontage corner lots, a front yard of the required depth shall be provided on either frontage, and a second front yard of the depths required for second front yards in the district shall be provided on the other frontage.

In the case of corner lots with more than two frontages, the administrative official shall determine the front yard requirements, subject to the following limitations:

1. At least one front yard shall be provided having the full depth required generally in the district;
2. No other front yard on such lot shall have less than the minimum required second front yard for corner lots.

Depth of required front yards shall be measured at right angles to the front lot line.

Yard, rear, means a yard extending across the rear of the lot between lot lines. In the case of through lots there will be no rear yards, but only front and side yards. All other lots will have rear yard (see Figure 3).

Depth of a required rear yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the rear lot line.

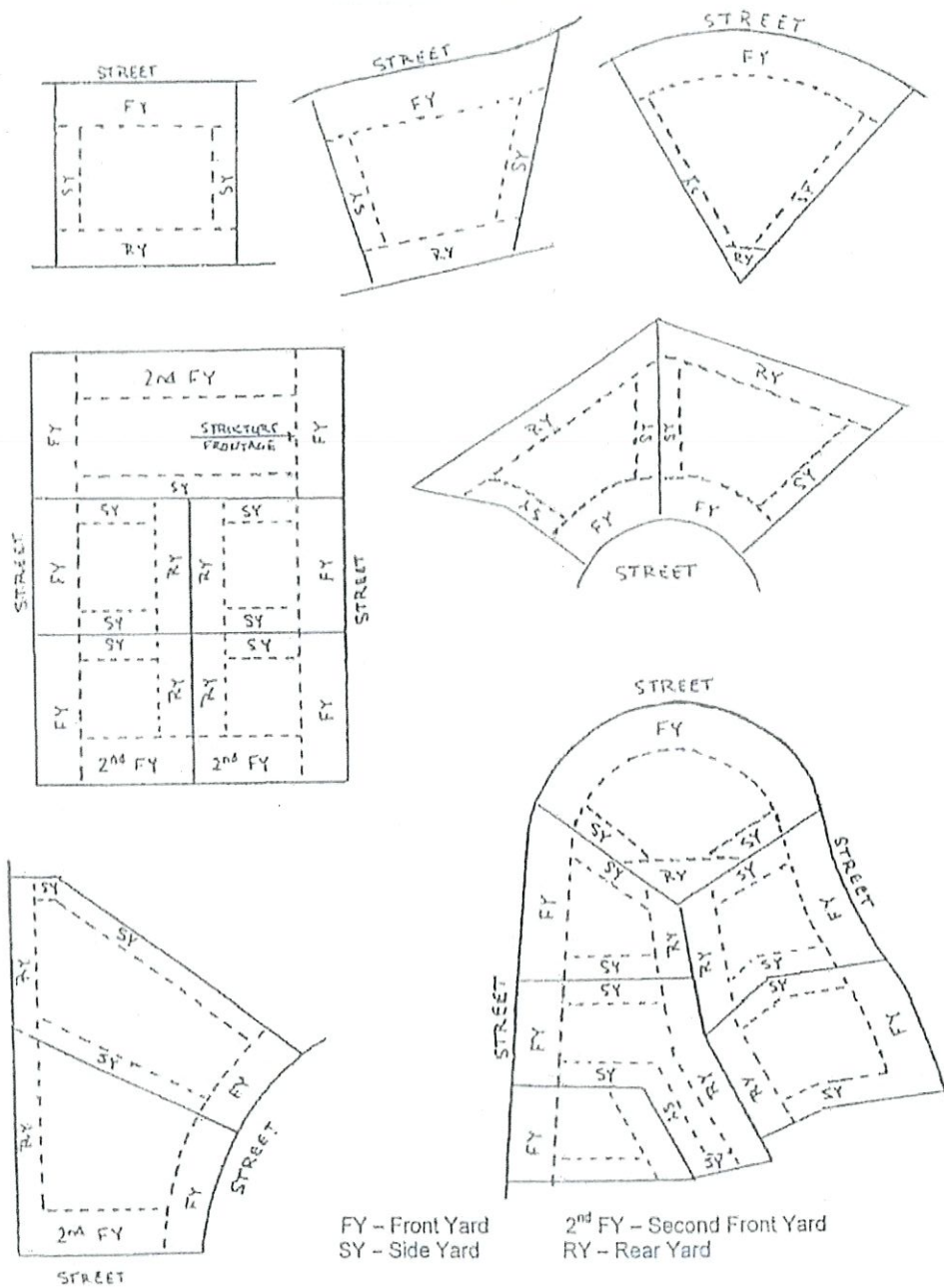
In cases where a rear lot line is not evident, or if evident but not parallel to the front building line, the minimum rear yard requirement shall be the distance from the rear-most point of the lot along a line from that point drawn perpendicular to a line drawn from the foremost points of the two side lot lines, providing that the rear yard is parallel to at least one lot line along the rear of the lot.

Yard, side, means a yard extending from the rear line of the required front yard to the front of the required rear yard, or in the absence of any clearly defined rear lot line to the point on the lot farthest from the intersection of the lot line involved with the public street. In the case of through lots, side yards shall extend from the rear lines of front yards required (see Figure 3).

Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.

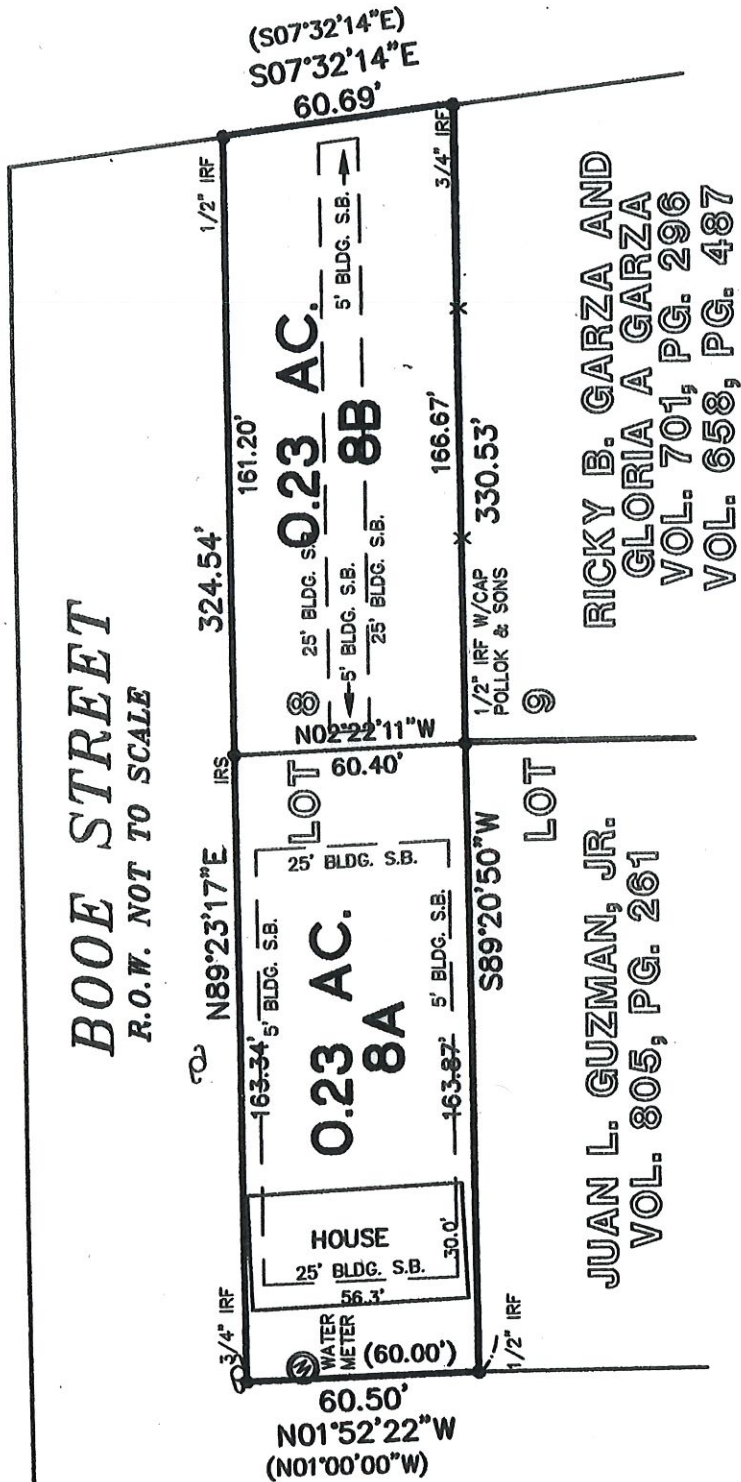
Yard, special, means a yard behind any required yard adjacent to a public street, required to perform the same functions as a side or rear yard, but adjacent to a lot line so placed or oriented that neither the term "side yard" nor the term "rear yard" clearly applies. In such cases, the administrative official shall require a yard with minimum dimensions as generally required for a side yard or a rear yard in the district, determining which shall apply by the relation of the portion of the lot on which the yard is to be located to the adjoining lot or lots, with due regard to the orientation and location of structures and buildable areas thereon.

Figure 3
YARD ORIENTATION



ITEM #6

UNIFIED PENTECOSTAL
LOCAL CHURCHES, INC.
VOL. 540, PG. 617



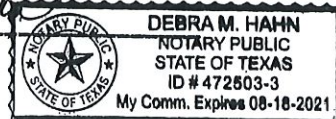
THIS PLAT AND DESIGNATED AS THE REPLAT OF LOT 8, IRENE FERNANDEZ SUBDIVISION OF THE CITY OF KENEDY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF KENEDY, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF KENEDY.

Juan L. Guzman, Jr.
JUAN L. GUZMAN, JR. - OWNER
1303 RUHMANN STREET
KENEDY, TEXAS 78119

Mary Ann Guzman Perez
MARY ANN GUZMAN PEREZ. - OWNER
1303 RUHMANN STREET
KENEDY, TEXAS 78119

SWORN TO AND SUBSCRIBED BEFORE ME THIS
6th DAY OF September, 2018.

Debra M. Hahn
NOTARY PUBLIC



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ON THE GROUND SURVEY, MADE UNDER MY SUPERVISION, ON THE 18TH DAY OF JANUARY 2017 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Larry J. Pollok
LARRY J. POLLOK, R.P.L.S.# 5186
1008 B STREET
FLORESVILLE, TEXAS 78114
(830) 393-4770
FIRM NO. 100527

THE PLANNING AND ZONING COMMISSION ON
7-9, 2018, VOTED AFFIRMATIVELY TO
RECOMMEND THIS PLAT TO THE CITY COUNCIL FOR
APPROVAL AND FOR FILLING OF RECORD.

Wanda R. Riley
CHAIRMAN, KENEDY PLANNING & ZONING COMMISSION

THE CITY COUNCIL ON August 14, 2018 VOTED
AFFIRMATIVELY TO APPROVE THIS PLAT FOR FILLING
OF RECORD.

[Signature]
MAYOR

9-7-18
DATE

I, Carol Swize, COUNTY CLERK OF
KARNES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS
PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE
8th DAY OF September, 2018 A.D. AT
10:28 O'CLOCK AM AND DULY RECORDED IN
VOLUME 200 # PAGE 100000511, PLAT RECORDS OF
KARNES COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND
OFFICIAL SEAL OF OFFICE THIS 20th DAY
OF September, 2018 A.D.

Carol Swize by Elia
COUNTY CLERK, KARNES COUNTY, TEXAS

UNIFIED PENTECOSTAL
LOCAL CHURCHES, INC.
VOL. 540, PG. 617

(S0732'14"E)
S0732'14"E
LN 69'

- C. *Height and area regulations.* In the "SF" One-Family District, the height of buildings, the minimum dimensions of lots and yards, the minimum lot area, and the minimum floor space per family shall be as follows:
1. Floor space: The main residence shall contain a minimum of 1,000 square feet of livable floor space, exclusive of garage, porches and breezeways, and incidental storage area or a minimum of 880 square feet for residences built under the HOME grant program.
 2. Height: No building hereafter erected, reconstructed, altered, or enlarged shall exceed three and one-half stories nor shall it exceed 35 feet.
 3. 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.
 4. Rear yard: There shall be a rear yard having a depth of not less than 20 feet. The building inspector may authorize encroachments of up to 20 square feet for fireplaces and/or bay windows that do not restrict access for public safety and/or adjacent property.
 5. Side yard: All lots shall have a minimum side yard of five feet.
 6. Width of lot: The width of a lot shall have 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 width less than herein required, this chapter shall not prohibit the erection of a single-family dwelling.
 7. Lot area: The minimum area of a lot shall be 7,000 square feet.
 8. 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.



Karnes County Appraisal District

Chief Appraiser - Brian J. Stahl



Official Website

Hosted By Pritchard & Abbott, Inc.



General Real Estate Property Information

[New Property Search](#)

[Go To Previous Page](#)

Property ID: 104808

Property Legal Description:

FERNANDEZ KENEDY

LOT 8B BLK 1

(201800004067)

Property Location:

410 BOOE ST

KENEDY TX 78119

Owner Information:

GUZMAN JUAN L JR

MURPHY-GUZMAN LAVONNE C

1307 RUHMANN

KENEDY TX 78119

Previous Owner:

GUZMAN JUAN G SR LIFE INT

[View Previous Owner Information](#)

Account / Geo Number:

10315410000000

Survey / Sub Division Abstract:

FERNANDEZ KENEDY

Block:

1

Section / Lot:

8B

[View Building Detail Information](#)

[View Land Detail Information](#)

Deed Information:

Volume:	0
Page:	0
File Number:	201800004067
Deed Date:	10/25/2018

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	C1
Total Acres:	0.230
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag/Timber Value:	0
Land Market Value:	4,208
Improvement Value:	0

[View GIS Map](#)

The map link above is not affiliated with this website. It is a 3rd party GIS link to provide additional information only.

[Printer Friendly Version](#)

Click the button above for a printable version of this record with all available details.

* [View 5 Year Value History](#)

Property Market Value: 4,208

Jur Code	Description	Market Value	Homestead	Total Exemption	Taxable
CK	KARNES CO M&O	4,208		0	4,208
X1	CO WIDE RD & BRIDGE	4,208		0	4,208
TB	CITY OF KENEDY M&O	4,208		0	4,208
TBIS	CITY OF KENEDY I&S	4,208		0	4,208
SG	KENEDY ISD M&O	4,208		0	4,208
SGIS	KENEDY ISD I&S	4,208		0	4,208
X3	CO WIDE HOSPITAL	4,208		0	4,208
X2	KARNES COUNTY ESD	4,208		0	4,208
WE	ESCONDIDO WATERSHED DIST	4,208		0	4,208
X4	EVERGREEN UWCD	4,208		0	4,208
X5	SAN ANTONIO RIVER AUTHORITY	4,208		0	4,208

[New Property Search](#)[Go To Previous Page](#)
[Home](#) | [Contact Us](#) | [Location](#) | [Forms](#) | [Disclaimer](#)

Real Estate Appraisal Information is the 2022 PROPOSED Appraisal Values. © Karnes County Appraisal District | Last Real Estate Update: 04/14/2022



PRITCHARD & ABBOTT, INC.
VALUATION CONSULTANTS

©2022 Pritchard & Abbott, Inc. - All rights reserved.
Version 4.1.0

Karnes County Appraisal District

Chief Appraiser - Brian J. Stahl



Official Website

Hosted By Pritchard & Abbott, Inc.



Land Information

[New Property Search](#)

[Go To Previous Page](#)

Parcel ID: 104808

Owner Name: GUZMAN JUAN L JR

Account Number: 10315410000000

Situs Address: 410 BOOE ST

Sequence 1

Acres: N/A
Land Method: SQ
Homesite Value: NO
Front Foot: N/A
Front Foot Avg: N/A

Market Class: GFL
Ag/Timber Class:
Land Type:
Rear Foot: N/A
Lot Depth %: N/A

Market Value: 4,208
Ag/Timber Value: 0
Ag Code:
Lot Depth: N/A
Land Square Ft: 10018

Total Land Value: \$ 4,208

[New Property Search](#)

[Go To Previous Page](#)

[Home](#) | [Contact Us](#) | [Location](#) | [Forms](#) | [Disclaimer](#)

Real Estate Appraisal Information is the 2022 PROPOSED Appraisal Values. © Karnes County Appraisal District | Last Real Estate Update: 04/14/2022



PRITCHARD & ABBOTT, INC.
VALUATION CONSULTANTS

©2022 Pritchard & Abbott, Inc. - All rights reserved.
Version 4.1.0

ITEM 7

JUNE 7, 2022

ALBERTO HERNANDEZ BALDARRAMOS

1321 Nueces St. / P. O. BOX 563 Kenedy, Texas 78119*(210) 843-5414 a_baldarramos@yahoo.com

City of Kenedy City Council,

I, Alberto Hernandez Baldarramos a voting citizen of the City of Kenedy Texas is submitting a letter of interest to be a nominee of appointment to the City of Kenedy Planning and Zoning Board.

My vision is to be a positive citizen to our community. There are many areas that need attention in our community, as well as, properties (residential and commercial). I feel that being appointed to the Planning and Zoning Board, we can make a difference to educate our community members on all city ordinances of such board. Together we all can do everything possible to beautify our city.

I hope you all would consider me as a nominee of appointment to the City of Kenedy Planning and Zoning Board.

Sincerely,

Alberto Hernandez Baldarramos

City Secretary

From: Felipe Leal <fleal1@sbcglobal.net>
Sent: Tuesday, June 28, 2022 7:18 AM
To: City Secretary
Subject: Planning and Zoning

I would like to be considered for the open position on the Planning and Zoning committee.

Thanks
Felipe Leal