



PLANNING AND ZONING BOARD MINUTES
AUGUST 4, 2022 – 6:00 P.M.
COUNCIL CHAMBERS IN THE RUHMAN C. FRANKLIN MUNICIPAL BUILDING
303 W. MAIN ST., KENEDY, TX. 78119

MEMBERS PRESENT:

Gretchen Dupnik, Chair
Jeffery Freeman, Vice Chair *
Gary Richards
Alberto "Bert" Baldarramos

MEMBERS ABSENT:

Robert Trevino

*Attended at 6:32 p.m.

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 6:02 p.m. and announced a quorum was present.

2. **Welcome Guests.**

Lavonne Murphy-Guzman was present. Mr. Baldarramos was welcomed as a new member of the board.

3. **Citizen comments. - None**

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

Motion: Gary Richards made the motion to approve the Regular Meeting Minutes for July 7, 2022, as presented. Mr. Baldarramos seconded the motion. Motion carried with all present voting in favor.

5. **Consideration and possible recommendation to allow a variance for the encroachment of the rear building setback of approximately 18' to construct a 1,480 square foot residential dwelling to be used as a primary residence located at 410 Booe St.**

Mrs. Lavonne Murphy-Guzman addressed the board. She said they plan to construct 160'x60' home. Mr. Richards asked how far the front yard setback would be and are they only requesting a variance for the rear side of the home. Mr. Baldarramos asked about the studio on the property. The reply was that the studio would be used for massage & reflexology and stated it still needs to be permitted. The code compliance officer, Jaime Albiar, agreed she needs a permit yet. He reported that he sent letters to the

surrounding neighbors in regards to the encroachment of the setback. Two responses were obtained, although they were not written responses. No written concerns were made, just verbal. Mr. Albiar stated the owner has to submit actual plans for the home build. One neighbor, Ricky Garza had some concerns but Mr. Albiar answered his questions. There were 11 letters sent out to neighbors.

MOTION: A motion was made by Gary Richards to approve the encroachment of the rear building setback for an amount less than 20 feet in the back yard for the residence located at 410 Booe Street. There was no second to this motion. Mr. Baldarramos stated he heard from 2 residents who had expressed negative concerns about the encroachment request. The motion died for lack of a 2nd.

At 6:32 p.m. board member Jeffery Freeman attended the meeting. MOTION: A motion was made by Mr. Richards and seconded by Mr. Freeman to revisit agenda item 5. (Agenda items 6 & 7 were already discussed by this time.) All voted in favor of the motion and the motion passed.

Mr. Freeman stated he would approve the encroachment of the setback provided there was a home going on the lot and not a trailer house. MOTION: A motion was made by Mr. Richards and seconded by Mr. Freeman to allow a variance for the encroachment of the backyard setback of a minimum of 6' or greater from the backyard property line at the property residence located at 410 Booe St. Three members voted in favor of the motion and Mr. Baldarramos abstained from voting. The motion was passed.

6. **Consideration and possible recommendation to vacate and re-plat lots 24, 25 and 26 Block 5 in the Pan American Subdivision No. 2 as shown on the plat of record in Cabinet A Page 77 of the plat records of Karnes County, Texas to be as Block 5 Lot 26A in the Pan American Subdivision No. 2 and to be further known as 103 Latin Ave.**

Code Compliance officer, Jaime Albiar, stated Valentin Puente wants to put a trailer here if the lots are re-platted. A pad is there already, and the area is zoned for trailers. MOTION: A motion was made by Alberto Baldarramos and seconded by Gary Richards to approve the vacate and re-plat of lots 24,25 and 26 No. 2 and to be further known as 103 Latin Ave. Block 5 in the Pan American Subdivision No. 2 as shown on the plat of record in Cabinet A Page 77 of the plat records of Karnes County, Texas to be as Block 5 Lot 26A in the Pan American Subdivision. All board members present voted in favor of the motion and the motion passed.

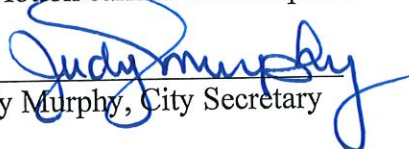
7. **Items to consider for placement on future agendas.**

- Mr. Albiar said he knew of nothing pending for the next meeting but the deadline was on the 11th of the month. Mr. Richards and Chairman Dupnik both stated they would like to see agenda item 5, the request for the encroachment of the building setback at 410 Booe Street back on the agenda for next month (prior to Mr. Freeman's arrival at 6:32 p.m.)
- Chain link fence and barbed wire fence requirements and definitions in residential areas
- Airbnb requirements and size of structures
- Mr. Baldarramos would like a copy of the by-laws and the proposed changes to the definitions

8. **Adjourn.**

Motion: Mr. Freeman made the motion to adjourn at 6:50 p.m. Mr. Richards seconded the motion. Motion carried with all present voting in favor. Meeting was adjourned.

ATTEST:


Judy Murphy, City Secretary

APPROVED:


Gretchen Dupnik, Chair