



**PLANNING AND ZONING BOARD AGENDA
AUGUST 4, 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 4th day of August, 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 July 7, 2022.**
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.**
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.**
7. **Items to consider for placement on future agendas.**
8. **Adjourn.**

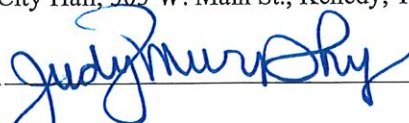
Special Accommodations

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 28th day of July, 2022 by 5:00 p.m.



Judy Murphy, City Secretary





PLANNING AND ZONING BOARD MINUTES
JULY 07, 2022 – 6:00 P.M.
COUNCIL CHAMBERS IN THE RUHMAN C. FRANKLIN MUNICIPAL BUILDING
303 W. MAIN ST., KENEDY, TX. 78119

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Brandon Briones

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.**

Lavonne Murphy-Guzman was present.

3. **Citizen comments. - None**

4. **Discussion and approval of Regular Meeting Minutes for June 2, 2022.**

Motion: Gary Richards made the motion to approve the Regular Meeting Minutes for June 02, 2022, as presented. Robert Trevino seconded the motion. Motion carried with all present voting in favor.

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 RV'ing to be considered under the same code as a Bed and Breakfasts.**

Mr. Trevino questioned Ms. Murphy-Guzman about what is a hip camp and what is glamping? He also asked if the sites would have access to washing machines? Ms. Guzman explained the terms and said the Air BNB and glamping were an app. The washing machine is pending

receiving sewer services from the City. The applicant currently lives in San Antonio but is planning to build a home on this site as well.

Mr. Richards stated that the code compliance officer sent eight letters to the surrounding neighbors to ask their opinion of the proposed venue requested by Ms. Guzman. He received 5 or 6 responses all lodging objections to the proposed RV site and tent and camping idea. Some of the objections centered around the problem of parking in a residential zone. Mr. Freeman added that after Ms. Guzman built her home there would be even less parking available and that would expose the neighborhood to many unknown people/travelers. Mr. Trevino asked if there were any other Bed & Breakfasts in Kenedy. Mr. Albiar said City ordinances stated RV's can only be utilized in an RV Park and not as a dwelling at personal residences. Mr. Freeman added that the damage to the neighborhood roads may be a concern.

Ms. Guzman stated she was hoping to get the Planning/Zoning Board and City to approve the concept and open up the idea to others. Mr. Freeman replied that the open door to others was a huge concern. Mr. Albiar said his recommendation was to reject the application, which was in agreement of the neighbors who lodged concerns about the variance request.

Motion: A motion was made by Gary Richards to deny the application for the RV use. The motion was seconded by Mr. Freeman. **Amended Motion:** The motion was then amended to deny the application for the variance request to use the property for RV'ing and tents. The amended motion was seconded by Robert Trevino. All present voted in favor of the amended motion and the motion passed.

Mr. Freeman stated the Planning & Zoning board were not involved in approving the bed & breakfast portion of this request since a city ordinance already governs that.

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.

The request is a 5' setback for a single-family property which approximately will be 60'x180' in size. Code Compliance officer Jaime Albiar stated that the City cannot amend setbacks but they can approve an encroachment of the setback. At this time, because the house plans have not been presented, the code compliance officer is asking the planning & zoning board to not approve the setback request.

Motion: A motion was made by Mr. Freeman to deny the variance for the setback encroachment. Mr. Richards seconded the motion. All present voted in favor of the motion and the motion passed.

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.)

Gary Richards stated Felipe Leal was a mayor pro-tem and is a member of Kenedy 4B Corporation board. Mr. Freeman mentioned that Mr. Baldarramos is a researcher and would be an asset to the planning & zoning board. Mrs. Dupnik said she previously worked with Mr. Leal for EMS, and Alberto does promote the City.

Motion: Mr. Freeman made a motion to recommend Alberto Baldarramos to be a member of the planning and zoning board and present his name to council for their consideration. The motion was seconded by Mr. Trevino. All present voted in favor of the motion and the motion passed.

8. Items to consider for placement on future agendas.

Mrs. Dupnik asked if any other definitions needed to be added to the planning & zoning manual, for example the definitions of Air BNB and size of structures; and possibly clearer definitions of barbed wire fences in residential areas.

9. Adjourn.

Motion: Mr. Freeman made the motion to adjourn at 7:07 p.m. Mr. Trevino seconded the motion. Motion carried with all present voting in favor.

APPROVED:

Gretchen Dupnik, Chair

ATTEST:

Judy Murphy, City Secretary

ITEM #1

July 21, 2022

City of Kenedy

P&Z Hearing

Coastal Bend PUBLISHING

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

BEEVILLE
Bee-Picayune

GOLIAD
Advance-Guard

THE PROGRESS
Live Oak & McMullen

KARNES
Countywide

SAN PATRICIO
The News of

REFUGIO
County Press

111 N. Washington • PO Box 10 • Beeville TX 78104
361.358.2550 office@mysoutex.com

AFFIDAVIT of PUBLICATION

THE STATE OF TEXAS

COUNTY OF BEE

Before me, the undersigned authority, on this day personally appeared Dennis Wade known to me, who, by me duly sworn, on his oath deposes and says that he is the Publisher of the Karnes Countywide, having general circulation in Karnes County, who being by me duly sworn, deposes and says that the foregoing attached notice was published in said newspaper on the following date(s), to wit:

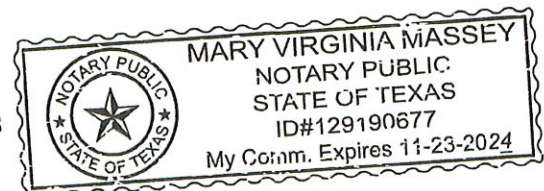
July 21, 2022



Dennis Wade, Publisher

Sworn to and subscribed before me by Dennis Wade
this the 21 day of July 2022 AD
to certify which witness my hand and official seal.

Mary Virginia Massey
Mary Virginia Massey,
Notary Public in and for the State of Texas



CLASSIFIEDS

Thursday, July 21, 2022 | MySouTex.com | PAGE 5B

CLASSIFIED ADVERTISING accepted at the following rates:
Minimum charge, 30 words, \$10 per insertion. (Employment ads are \$13 minimum charge, 40 words.) Classified display rate, \$5.50 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

FULL-BLOODED HEELER PUPPIES: Born 5-13-22, parents are registered, they are not, 2 males and 1 female, \$150 each. Call 361-318-6991.

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. 579-533-2554 www.stephendanner.com

ANNOUNCEMENTS

BIRTH ANNOUNCEMENTS

Announce your baby's arrival in your hometown newspaper for only \$250
It's a boy!
Lucas Lee Pacheco
Born May 4th • 4:30 a.m.
North Central Baptist Hospital
San Antonio, TX
8lbs, 16z • 21-1/2 in. long
Proud Parents:
Nick and Shelby Pacheco
of Fortville
Grandparents:
Mario and Teresa Pacheco
of Kansas City
Jeff and Barry Klein
of Pawnee
Great-Grandparents:
Sarah Rodriguez of Kansas City
Armando and Irene Rodriguez
of San Antonio
Lee and Virginia Pacheco
of Kansas City
Nancy Pegue 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 1-855-254-7788

GAHAGE SALES / YARD SALES

BARTH'S RESTAURANT: Going Out Of Business Sale, 445 Sunset Strip, Kenedy, TX. Friday, Saturday, July 22&23 from 10 am to 4 pm. For more info: (855) 265-2458 or (859) 534-5020.

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

NOW HIRING: CNA/Caregivers with experience, 12-hour shift. Good pay. For more information message me or call me 361-542-7736

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

GENERAL

KARNES COUNTY DETENTION FACILITY
We offer excellent benefits, competitive salaries paid bi-weekly and plenty of opportunity for advancement.
The following positions are open:
• **LIQUIDATOR**
• **RN - 12 HR** - *per diem*
Applicants will be required to successfully complete a background investigation, physical and drug screen.
Applicants must apply on-line at www.jobs.geogroup.com
Only applicants meeting the minimum requirements will be contacted.
EEO/DFW

EXPERIENCED AUTO MECHANIC TECHNICIAN

at PERFORMANCE PLUS AUTO REPAIR. Full-time, 5-day work week. Pay from \$22 to \$40 per hour Based on experience and training. Regular hourly pay plus time and a half over 40 hours, no flat rate commission. Paid sick, holiday and vacation. Apply in person at 210 N. Harborth Ave. Hwy 281, Three Rivers, Texas or email jdgs@performanceplus.com or call 361-786-3034, ask for Jarrett.

SHOP WELDERS at PERFORMANCE TOP DRIVES/ CUSTOM HUNTING RIGS. Full-time, \$17 to \$25 per hour, based on experience and training. Basic Mig Welding skills preferred. No tools needed or welding rigs wanted. Regular hourly pay plus time and a half over 40 hours. Hours are from 5:00 to 6:00 or 8:00 per week. Paid sick, holiday and vacation. Apply in person at 101 E. Tipp Street, Three Rivers/Texas or email jdgs@performanceplus.com or call 361-786-3034, ask for John Rodney.

MEDICAL

JOHN PAUL II NURSING HOME in Kenedy is accepting CNA 6a-2p, LPN, 2-10p. For more information, call 830-553-841.

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 karen.hogan@hbcus.com.

HEALTH & MEDICAL SUPPLIES & EQUIPMENT

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

HOME IMPROVEMENT SERVICES

IT'S HOT OUT THERE! Call Joe Rosales at 361-254-1770 and let us take care of your lawn care needs. Los Rosales Lawn Care LLC. "The difference is in the care!"

MISCELLANEOUS

DONATE Your car or truck to Habitat for the Blind. Free 3 day vacation, tax deductible, free towing. All paperwork taken care of. Call 1-361-368-3632.

PROVIDERS: ENERGY, INTERNET, CABLE, PHONE

For more information regarding this report contact: Name: Fernando Rios, Director of Public Works

Public Participation: July 26, 2022 at 6:00PM,

City Hall - 314 E. Calvert Ave., Karnes City, TX 78118

Phone: 830 780-3422

Este reporte incluye información importante sobre el agua para tomar. Para asistencia en español, favor de llamar al teléfono (830) 780-3422.

SOURCES OF DRINKING WATER

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline at (800) 426-4791.

ANNUAL DRINKING WATER QUALITY REPORT

TX1280001 CITY OF KARNES CITY

Annual Water Quality Report for the period of January 1 to December 31, 2021.

This report is intended to provide you with important information about your drinking water and the efforts made by the water system to provide safe drinking water.

CITY OF KARNES CITY is Ground Water

For more information regarding this report contact: Name: Fernando Rios, Director of Public Works

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TEXAS STATEWIDE CLASSIFIED ADVERTISING NETWORK

TexSCAN Week of July 17-23, 2022

ACREAGE

Own your piece of Texas TODAY! Prices starting at \$650 acre. Texas Pecos region. Also the Hill Country (Edwards, Menard, Coke, Val Verde Counties - free ranging estates). South Texas (Dwight County - whitetail, boys). Large acreage or small 30 year fixed rate owner financing, only 5% down. Call us for free or email for individual prices and terms. www.ranchescan.com, 809-876-9720.

AUCTIONS

101-Acre Commercial/Industrial Property - Aug 30 - 3050 Hwy 16N, De Leon, TX (5 Miles North of Intercession - Hwy 6 & Hwy 16). Exxon/Mobil drives immediate sale. Low minimum bid: \$50,000. 1.677 acre on Hwy 16. Fine Art/Comptex.com. 312-278-0900.

Commercial/Industrial Land - Aug 30 - Real Estate to be sold Absolute, Regardless of Price. Exxon/Mobil drives immediate sale. 3.7 Acres South of Marilyn St., Correll, TX. 38147 St. 577 W. Santa Fe St., Correll, TX. 537 Acres, McFarland Rd., League City, TX. FicoAndCompany.com, 312-278-0900.

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 more included! Directv is #1 in Customer Satisfaction (JD Power & Assoc.). Some restrictions apply. Call 1-361-592-4781.

DISH NETWORK: \$59.99 for 150 Channels! Blazing Fast Internet, \$19.99/mo (wireless 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

EARTHLINK HIGH SPEED INTERNET: As Low as \$49.95/month (for the first 3 months) Reliable High Speed Fiber Optic Internet. Cable, Stream Videos, Music and More! Call Earthlink Today. 1-361-368-3288.

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,

WANTED TO BUY VEHICLES

ALWAYS PAYING CASH for cars, trucks, RVs, farm equipment, windmills. No title, no problem! U call, I haul! Liability release provided! Veterans bonus! Call "Friendly Vince" for Cash! (210)771-8281

REAL ESTATE FOR RENT

APARTMENTS

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

REAL ESTATE FOR SALE

COMMERCIAL

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

LAND/ACREAGE

TWO TRACTS: of land for sale in Karnes City, TX. 0.321 acres. Can sell the tracts separately for \$9 each or 18k for both. Owner financing available. Address: 409 W. Crockett St. Call or text for details. (956) 477-6225

LEGAL NOTICES

PUBLIC NOTICE

Karnes County is accepting bids for construction projects on CR 215, CR 104 and CR 105. For copies of the bid packages, visit co.karnes.tx.us or call 830-553-3776.

PUBLIC NOTICE

The Planning and Zoning will hold a public hearing on August 4, 2022 at 6:00 P.M. in the Auditorium of the Ruhlman, C. Franklin Municipal Building, 303 West Main Street, Kenedy, Texas to hear public comments and questions concerning:

1) Consideration and possible recommendation to allow a variance for the encroachment of the rear building setback of approximately 18' to construct a 1,450 square foot residential dwelling to be used as a primary residence located at 410 Booe St.

2) Consideration and possible recommendation to vacate and re-plat lots 24, 25 and 26 Block 6 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 known as Block 5 Lot 26A in the Pan American Subdivision No. 2 and to be further known as 103 Latin Ave.

7-21

Public Notices

361-343-5202

or

classifieds@mysoutex.com

For Sale

Registered Brangus Bulls

•Two years old

•Good disposition

•Low birth weight

•Calving ease

•Brinks bloodlines

•Bred replacement heifers

also available

361-375-1000

or 210-771-8551

WWW.SEANOBRIENREALSTATE.COM

SEAN O'BRIEN ATTORNEY AT LAW

BUYING OR SELLING? CALL 210-365-7869

507 S. Butler • Karnes City • 3BD/2BA

Beautifully remodeled, 1,300 sq. ft. home. Open floorplan, master suite in bedroom & 2 walk-in closets, vaulted ceiling, patio, fireplace, wet bar

ONLY \$299,000

3BD/2BA UPDATED REMODELED HOME 1514 Hart Ave. SA. \$249,000

3BD/2BA HOME at 914 King Ave in Karnes City. \$169,000

5 NICE LOTS on North 15th Street in Kenedy, TX. Buy it all or divide. \$120,000

3BD/1BA HOME ON CORNER LOT at 1211 East in Karnes City. \$110,000

3BD/2BA HOME at 213 Booe Street in Kenedy. \$99,900

4.34 ACRES IN STOCKDALE, TX. Home to City Park Prime Location w/ access from Wheeler Street and Park side. \$85,000

APPROX. 1,000 SQ. FT. OFFICE SPACE in Kenedy. \$50,000

7 ACRES on HWY 181 & Commerce St. in Karnes City. All Utilities. \$40,000

3BD/1BA FURNISHED HOME on large double lot, 408 Blackhawk, Kenedy. \$30,000

3BD/2BA New home at 111 West Main Street in Kenedy. \$25,000

4BD/3BA COMPLETELY REMODELED HOME at 129 Main Street in Kenedy. \$22,000

1 BD/1BA REMODELED HOME full efficiency Apt. Located at 714 East Calvert in Karnes City. \$22,000

1 BD/1BA REMODELED HOME full efficiency Apt. Located at 714 East Calvert in Karnes City. \$22,000

Kenedy Planning & Zoning Committee:

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

REQUEST #1:

Presenting a plan for a New Home Build at 410 Booe Street, Kenedy, Texas 78119. Requesting permission to build a house and encroachments on the setbacks. The home will be 1,480 square feet and the main entrance facing Booe Street.

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.

- 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.

STREET
NOT TO SCALE

410 Base Street
Proposed New Home Build
Square Feet 1,480
Plus top patio deck size.

Public
Entrance

Garden

Front
yard

Studio
12x16

Front
yard

Front Door

Driveway
23'x40'

New House
16x34=544 sq ft

Proposed
Total Sq Ft 1,480

Business/
Storage 12x36'

6 feet

LOT

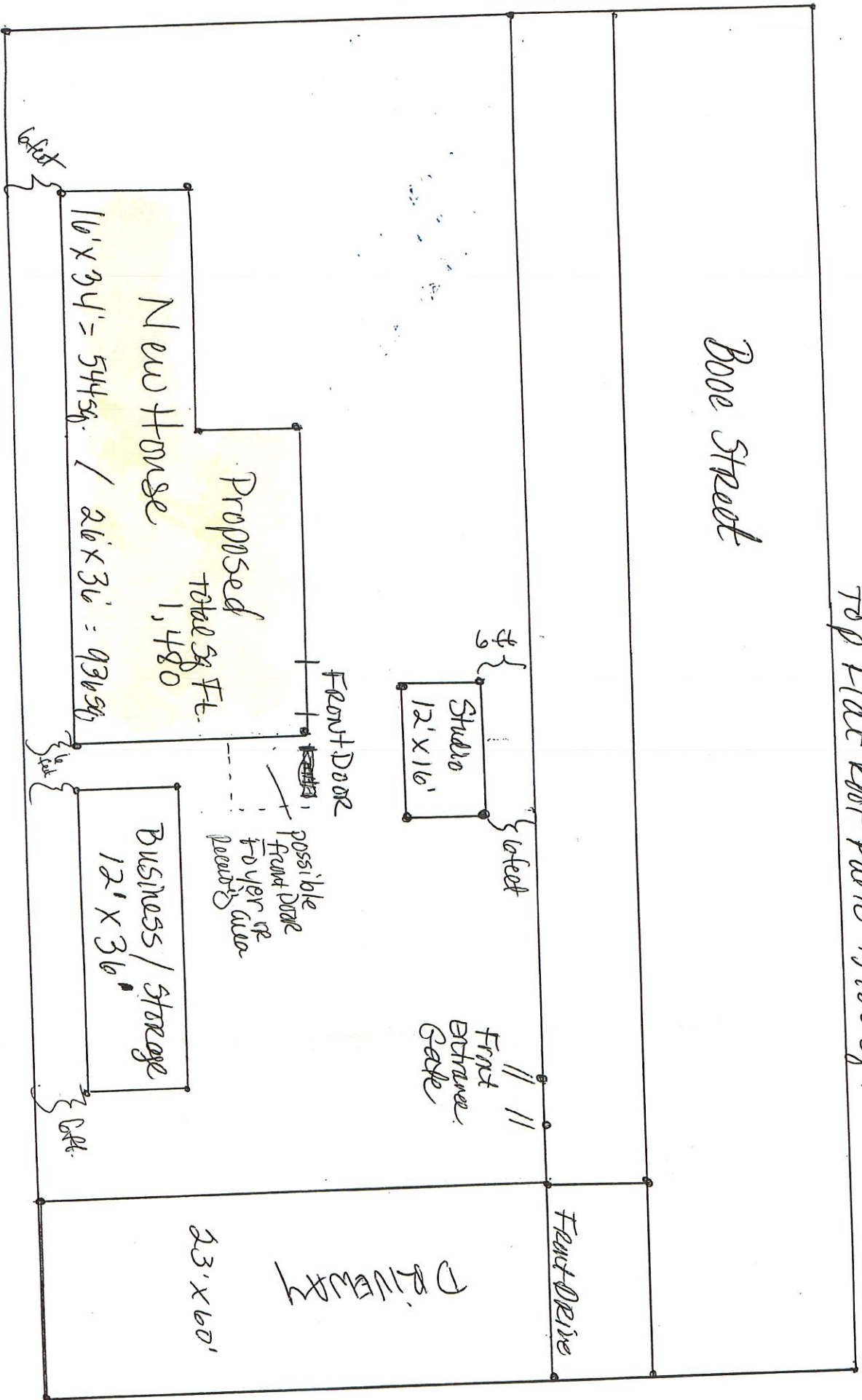
TRICKY B. GARZA AND

ALICIA A GARZA

VOL. 701. PG. 200

→ East

410 Booe Street, Kennedy, TX 78119
Proposed New Home Build
Total Square Feet 1,480 Plus
Top Flat Roof Patio 1,480 sq. feet



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

Account / Geo Number:

10315410000000

Property Legal Description:

FERNANDEZ KENEDY

LOT 8B BLK 1

(201800004067)

Survey / Sub Division Abstract:

FERNANDEZ KENEDY

Property Location:

410 BOOE ST

KENEDY TX 78119

Block:

1

Section / Lot:

8B

Owner Information:

GUZMAN JUAN L JR

MURPHY-GUZMAN LAVONNE C

1307 RUHMANN

KENEDY TX 78119

[View Building Detail Information](#)[View Land Detail Information](#)

Previous Owner:

GUZMAN JUAN G SR LIFE INT

[View Previous Owner 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](#)
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Real Estate Appraisal Information is the 2022 CERTIFIED Appraisal Values. © Karnes County Appraisal District | Last Real Estate Update: 07/20/2022



PRITCHARD & ABBOTT, INC.
VALUATION CONSULTANTS

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Version 4.1.0

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: 63634

Account / Geo Number:

10273800000000

Property Legal Description:

FERNANDEZ KENEDY

LOT W 1/2 OF 9 BLK 1

(201600000441)

Survey / Sub Division Abstract:

FERNANDEZ KENEDY

Property Location:

1307 RUHMANN

KENEDY TX

Block:

1

Section / Lot:

9

Owner Information:

GUZMAN JUAN L JR

MURPHY-GUZMAN LAVONNE C

1307 RUHMANN

KENEDY TX 78119

[View Building Detail Information](#)[View Land Detail Information](#)

Previous Owner:

GUZMAN JUAN L & VIRGINIA (EST)

Deed Information:

Volume:

0

Page:

0

File Number:

201600000441

Deed Date:

2/2/2016

[View Previous Owner Information](#)

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	A1
Total Acres:	0.227
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	H
Homestead Cap Value:	0
Land Ag/Timber Value:	0
Land Market Value:	4,158
Improvement Value:	28,876

[View GIS Map](#)

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[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: 33,034

Jur Code	Description	Market Value	Homestead	Total Exemption	Taxable
CK	KARNES CO M&O	33,034	HOMESTEAD	16,607	16,427
X1	CO WIDE RD & BRIDGE	33,034	HOMESTEAD	16,607	16,427
TB	CITY OF KENEDY M&O	33,034	HOMESTEAD	0	33,034
TBIS	CITY OF KENEDY I&S	33,034	HOMESTEAD	0	33,034
SG	KENEDY ISD M&O	33,034	HOMESTEAD	33,034	0
SGIS	KENEDY ISD I&S	33,034	HOMESTEAD	33,034	0
X3	CO WIDE HOSPITAL	33,034	HOMESTEAD	0	33,034
X2	KARNES COUNTY ESD	33,034	HOMESTEAD	6,607	26,427
WE	ESCONDIDO WATERSHED DIST	33,034	HOMESTEAD	0	33,034
X4	EVERGREEN UWCD	33,034	HOMESTEAD	25,000	8,034
X5	SAN ANTONIO RIVER AUTHORITY	33,034	HOMESTEAD	10,000	23,034

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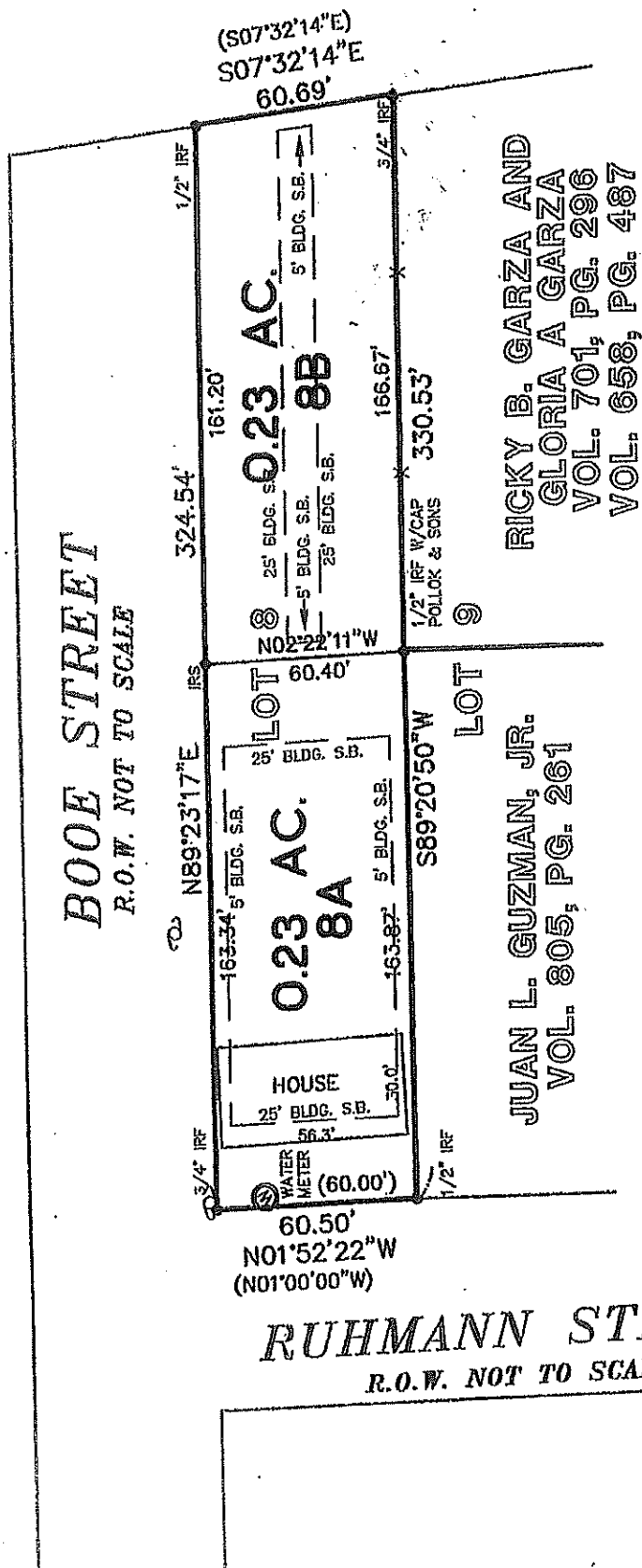
Real Estate Appraisal Information is the 2022 CERTIFIED Appraisal Values. © Karnes County Appraisal District | Last Real Estate Update: 07/20/2022



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VALUATION CONSULTANTS

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Version 4.1.0

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





ITEM #2

July 21, 2022

City of Kenedy

P&Z Hearing

Coastal Bend PUBLISHING

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

BEEVILLE
Bee-Picayune

GOLIAD
Advance-Guard

THE PROGRESS
Live Oak & McMullen

KARNES
Countywide

SAN PATRICIO
The News of

REFUGIO
County Press

111 N. Washington • PO Box 10 • Beeville TX 78104
361.358.2550 office@mysoutex.com

AFFIDAVIT of PUBLICATION

THE STATE OF TEXAS

COUNTY OF BEE

Before me, the undersigned authority, on this day personally appeared Dennis Wade known to me, who, by me duly sworn, on his oath deposes and says that he is the Publisher of the Karnes Countywide, having general circulation in Karnes County, who being by me duly sworn, deposes and says that the foregoing attached notice was published in said newspaper on the following date(s), to wit:

July 21, 2022

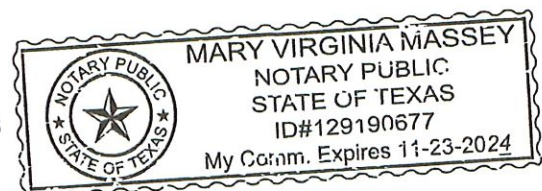


Dennis Wade, Publisher

Sworn to and subscribed before me by Dennis Wade
this the 21 day of July 2022 AD
to certify which witness my hand and official seal.

Mary Virginia Massey

Mary Virginia Massey,
Notary Public in and for the State of Texas



CLASSIFIEDS

Thursday, July 21, 2022 | MySouTex.com | PAGE 5B

CLASSIFIED ADVERTISING

accepted at the following rates:
Minimum charge, 30 words, \$10 per insertion. (Employment ads are \$13 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
FULL-BLOODED HEELER PUPPIES: Born 5-13-22, parents are registered, they are not 2 males and 1 female, \$150 each. Call 361-318-6861.

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.stephendnasser.com

ANNOUNCEMENTS

BIRTH ANNOUNCEMENTS

Announce your baby's arrival in your hometown newspaper for only \$254
It's a boy!
It's a girl!

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 Floresville
Grandparents:
Maria and Teresa Pacheco
of Karnes City
Jeff and Nancy Allen
of Pahrump
Great-Grandparents:
Sarah Rodriguez of Karnes City
Armando and Irene Rodriguez
of San Antonio
Lee and Virginia Pacheco
of Karnes City
Nancy Pagan 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 1-361-254-7798

GARAGE SALES / YARD SALES

BARTH'S RESTAURANT: Going Out Of Business Sale. 445 Sunset Strip, Kennedy, TX, Friday, Saturday, July 22/23 from 10 am to 4 pm. For more info, (830) 683-2468 or (830) 534-3020.

Brian Rest Estate
SEAN O'BRIEN
Broker / Realtor

380/2BA UPDATED REMODELED HOME 1100N Hart Ave., SA. \$249,000
380/2BA HOME at 514 King Ave in Karnes City. \$149,000
5 ACRES in North Loop in Karnes City. \$120,000
380/1BA HOME ON CORNER LOT at 214 E. Bond in Karnes City. \$110,000
4.24 ACRES IN STOCKDALE TX 10000 S. Loop W. across from Wheeler Street and Parkville. \$99,900
APPROX. 3,000 SQ. FT. OFFICE SPACE Downtown Karnes. \$85,000
7 ACRES ON HWY 141 & Commerce St. in Karnes City. All Utilities. \$85,000
280/1BA FIVE SLEEPER HOME on large desirable lot. 400 N. Liberty Karnes. \$85,000
380/2BA New home at 13 West Main in Karnes. \$85,000
480/3BA COMPLETELY REMODELED HOME at 129 Wharton in Karnes. \$229,000
1.80/1BA REMODELED HOME with efficiency Apt. Call at 726 West 4th in Karnes City. \$249,000

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 1-361-687-4843, 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

NOW HIRING: CNA/Caregivers with experience. 12-hour shift. Good pay. For more information message me or call me 361-942-7786

STATE LAW

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

GENERAL

KARNES COUNTY DETENTION FACILITY
We offer: Excellent benefits, competitive salary, paid training and plenty of opportunity for advancement.
The following positions are open:
• **LIEUTENANT**
• **RN - 12 HR** - new pay rate
Applicants will be required to successfully complete a background investigation, physical and drug screen.
Applicants must apply on-line at www.jobs.geogroup.com
Only applicants meeting the minimum requirements will be contacted.
EOE M/F/D/V

EXPERIENCED AUTO MECHANIC TECHNICIAN at PERFORMANCE PLUS AUTO REPAIR. Full-time, 5-day work week. Pay from \$22 to \$40 per hour based on experience and training. Regular hourly pay plus time and a half over 40 hours, no flat rate commission. Paid sick, holiday and vacation. Apply in person at 210 N. Harborth Ave, Hwy 281, Three Rivers, Texas or email jrgislar@ptdrives.com or call 361-780-3034, ask for Jarrett.

PORTABLE OXYGEN CONCENTRATOR. May Be Covered by Medicare Reclaim 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
IT'S HOT OUT THERE! Call Joe Rosales at 361-254-1778 and let us take care of your lawn care needs. Los Rosales Lawn Care LLC. "The difference is in the car!"

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 1-361-368-3932.

PROVIDERS: ENERGY, INTERNET, CABLE, PHONE

SHOP WELDERS at PERFORMANCE TOP DRIVES/ CUSTOM HUNTING RIGS.

Full-time, \$17 to \$25 per hour, based on experience and training. Basic Mig Welding, Shoveling, Starz and Epic included! Directv is #1 in Customer Satisfaction (JD Power & Assoc.) Some restrictions apply. Call 1-361-392-4781.

MEDICAL

JOHN PAUL II NURSING HOME in Kennedy is accepting CNA 6a-2p; LVN, 2p-10p. For more information, call 361-553-8641.

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 Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 361-392-4964.

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DONATE Your car or truck to Heritage for the Blind. Free 3 day vacation, tax deductible, free towing. All paperwork taken care of. Call 1-361-368-3932.

PROVIDERS: ENERGY, INTERNET, CABLE, PHONE

FOR SALE

Registered Brangus Bulls

• Two years old
• Good disposition
• Low birth weight
• Calving ease
• Brinks bloodlines
• Bred replacement heifers

also available
361-375-1000
or **210-771-8551**

FOR SALE

Registered Brangus Bulls

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• Brinks bloodlines
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361-375-1000
or **210-771-8551**

FOR SALE

Registered Brangus Bulls

• Two years old
• Good disposition
• Low birth weight
• Calving ease
• Brinks bloodlines
• Bred replacement heifers

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 Epic included! Directv is #1 in Customer Satisfaction (JD Power & Assoc.) Some restrictions apply. Call 1-361-392-4781.

DISH NETWORK: \$59.99 for

190 Channel Blast! Fast Internet, \$19.99/mo. (where available.) Switch & Get a Free \$100 Visa Gift Card. See Voice Remote. Free HD DVR. Free Streaming on All Devices. Call today! 1-361-734-8919

EARTHLINK HIGH SPEED INTERNET.

As Low As \$49.95/month (for the first 3 months) Reliable High Speed Fiber Optic Technology. Stream Videos, Music and More! Call Earthlink Today, 1-361-260-3286.

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.

ANNUAL DRINKING WATER QUALITY REPORT

TX1280001 CITY OF KARNES CITY

Annual Water Quality Report for the period of January 1 to December 31, 2021.

This report is intended to provide you with important information about your drinking water and the efforts made by the water system to provide safe drinking water.

CITY OF KARNES CITY is Ground Water

For more information regarding this report contact:

Name: Fernando Rios, Director of Public Works

Public Participation: July 26, 2022 at 6:00PM,

City Hall - 314 E. Calvert Ave.,

Karnes City, TX 78118

Phone: 830 780-3422

Este reporte incluye información importante sobre el agua para tomar. Para asistencia en español, favor de llamar al teléfono (830) 780-3422.

SOURCES OF DRINKING WATER

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline at (800) 426-4791.

TEXAS STATEWIDE CLASSIFIED ADVERTISING NETWORK

TexSCAN

TexSCAN Week of

July 17-23, 2022

ACREAGE

On your piece of Texas TODAY! Prices starting at \$650 acre. Texas Prices region. Also the Hill Country (Blanco, Meander, Coke, Val Verde Counties - free ranging cowboys) South Texas (Oval County - whitetail, bays). Large acreage or small 30 year fixed rate owner financing, only 3% down. Call toll free or email for individual prices and terms www.landsearchexpress.com. 800 767-9720.

AUCTIONS

101-Acre Commercial Industrial Property Aug 30 - 3050 Hwy 10N, De Leon, TX (5 Miles North of Intersection - Hwy 6 & Hwy 16) EvansMobile direct, immediate sale. Low minimum bid \$50,000 1167 acreage on Hwy 16. Fine And Inspiring.com 312-278-0000

Commercial Industrial Land - Aug 30 - Red Estate is sold Absolute, Regardless of Price. EvansMobile direct, immediate sale. 37 Acres South of Main St., Corpus, TX. 38147 SE 373 W Santa Fe St., Corpus, TX. 537 Acres, McFarland Rd., League City, TX. Fine And Inspiring.com 312-278-0000.

GENERATORS

Prepare for power outages today with a GENERAC home standby generator. 50 Mowse Down - Low Monthly Payment Options. Request a FREE Quote Call us before the next power outage. 1-855-704-8572.

MEDICAL

Portable Oxygen Concentrator May Be Covered by Medicare! Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 855-747-6985

DENTAL INSURANCE FROM Physicians Mutual Insurance Company.

Coverage for 350 plus procedures. Best dental insurance - NOE just a discount plan. Do not wait! Call now! Get your FREE Dental Information Kit with all the details! 1-855-901-0167 www.dental5plus.com request 60258

WANTED

PRION WANTED! Certified buyer looking to buy R11, R12, and R402 and more. Call Joe at 312-625-5322.

Need Extra Cash

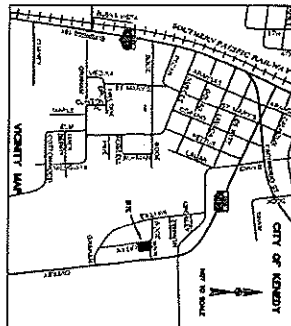
1 Hwy RVs & Mobile Homes, Travel Trailers, 5th Wheels, Goosebumps, Bumper Pulls. In Any Area. Any Condition - Old New Dirty or Clean! 1 PAY CASH. No Title. No Problem. we can apply for one. We go anywhere in Texas. ANR Enterprises. 958-466-7001

221 Participating Texas Newspapers / Regional Ads

Start At \$250 • Email ads@texaspress.com

NOTICE: While some 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 800-621-0505 or the Federal Trade Commission at 877-FTC-HELP. The FTC web site is www.ftc.gov.

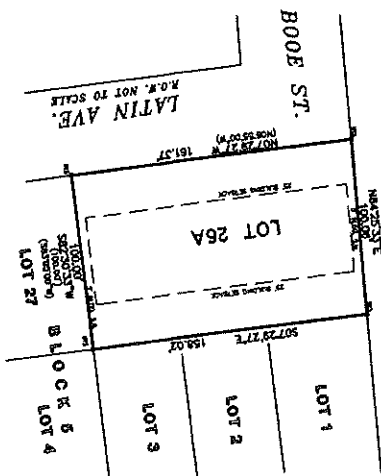
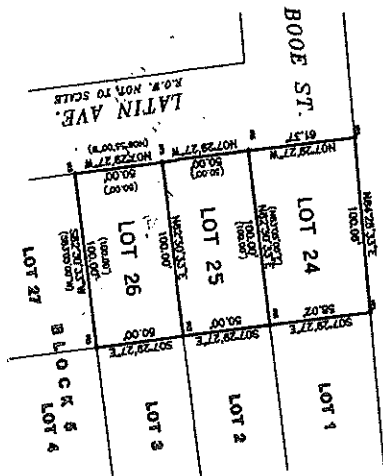
VACATE AND REPLAT
LOT 24, 25 AND LOT 26
BLOCK 5
PAN AMERICAN SUBDIVISION NO. 2



1. 1/2" FOR EACH HOUR SET AT 40, CORRECTS JACOBI 20129 4TH DEGREE.
2. THE SLACK OF THE BELLOWS SYSTEM IS THE 0.1".

REPLAT

YUDAL H. GARZA, JR
VOL. 478, PG. 448

[illegible]

SURVEY PLAT OF LOTS 1, 2, 3, 2A, 2B, AND 2C, BLOCK 5, PAN AMERICAN SUBDIVISION NO. 2 AS SHOWN ON THE PLAT OF RECORD IN CACKETT A, PAGE 77 OF THE PLAT RECORDS OF KARNES COUNTY, TEXAS.

VALENTINE PRIESTES - OWNER
100 LATIN AVE.
HOUSTON, TEXAS 78119

SMOKES TO AND SUBSCRIBED BEFORE HE THIS
_____ DAY OF _____ 2027.

NOTARY PUBLIC

2022, VOTED AFFIRMATIVELY TO RECOMMEND THE PLAT TO THE CITY COUNCIL FOR APPROVAL AND FOR FILING OF RECORD.

CRUSADER, NOVELLY PLANNED & ZINNED CONSPIRACY

THE CITY COUNCIL, ON _____, 20____ VOTED
UNANIMOUSLY TO APPROVE RULES PLAT FOR FILING
OF RECORD.

NAME	DATE
MAJOR	

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ON THE GROUND SURVEY, MADE UNDER MY SUPERVISION ON THE TENTH DAY OF FEBRUARY, 1922 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY J. FOLLOK, RFLS# 0100
1006 D STREET
FLOWERSVILLE, TEXAS 78114
(512) 363-4770

1. _____ COUNTY CLERK OF _____ COUNTY CLERK OF
KARNES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE
PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____
DAY OF _____, 20____. A.B.
_____ AND ONLY RECORDED IN
VOLUME _____ PLAT RECORDS OF
KARNES COUNTY, TEXAS. _____ A.B.

IN WITNESS WHEREOF, MYNERS BY HAND AND
OFFICIAL SEAL, OF OFFICE THIS _____ DAY
OF _____, 20____. A.B.

COUNTY CLERK, KARNES COUNTY, TEXAS

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

1. Floor space: Manufactured homes must have a minimum of 600 square feet of living area, exclusive of garage, porches and breezeways, and incidental storage areas. No horizontal dimension shall be less than 14 feet, except for original extensions or subsequent additions containing less than 50 percent of the total enclosed floor area.
2. Only one residential structure may be placed upon an approved lot.
3. Height: No building hereafter erected, reconstructed, altered, or enlarged shall exceed three and one-half stories nor shall it exceed 60 feet.
4. Front yard: There shall be a front yard of not less than 25 feet, or the front yard indicated on a city-approved subdivision plat as filed in the Karnes County Plat Records, whichever is greater. Corner lots shall have a minimum side yard of 15 feet on the second front yard, the yard generally parallel to the street with the greatest frontage, unless reversed frontage is approved by the administrative official. If a building line shown on a city-approved subdivision plat as filed in the Karnes County Plat Records is greater than 15 feet, then the platted building line shall be required on the second front yard. Garage doors and gates meant for vehicle use shall be located no closer than 20 feet from the right-of-way.
5. Rear yard: There shall be a rear yard having a depth of not less than 25 feet.
6. Side yard: Lots shall have a minimum side yard of five feet.
7. Width of lot: The width of a lot shall be a minimum of 60 feet at the building line, provided that where a lot of record and in separate ownership at the time of the passage of this chapter has less width than herein required, this chapter shall not prohibit the erection of a one-family dwelling.
8. Lot area: The minimum area of a lot shall be 7,000 square feet, providing that where a lot has less than herein required and was of record and in separate ownership at the time of passage of this chapter, this chapter shall not prohibit the erection of a one-family dwelling.
9. 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.



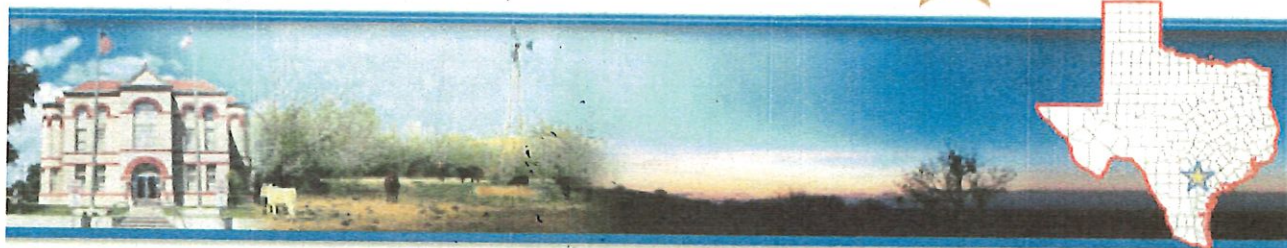
Karnes County Appraisal District

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: 104187

Account / Geo Number:

10271510000000

Property Legal Description:

PAN AMERICAN 2 KENEDY

LOTS 24-25 BLK 5

Survey / Sub Division Abstract:

PAN AMERICAN 2 KENED

Property Location:

103 LATIN AVE

KENEDY TX 78119

Block:

5

Owner Information:

PUENTES VALENTIN

PO BOX 654

KENEDY TX 78119 0654

Section / Lot:

24, 25

[View Building Detail Information](#)[View Land Detail Information](#)

Previous Owner:

GARZA BELIA

[View Previous Owner Information](#)

Deed Information:

Volume:

Page:

File Number:

202200001091

Deed Date:

3/25/2022

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:	4,200
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](#)

View Appraisal Notice

Property Market Value:

Jur Code	Description	Market Value	Homestead	Total Exemption	Taxable
CK	KARNES CO M&O	4,200		0	4,200
X1	CO WIDE RD & BRIDGE	4,200		0	4,200
TB	CITY OF KENEDY M&O	4,200		0	4,200
TBIS	CITY OF KENEDY I&S	4,200		0	4,200
SG	KENEDY ISD M&O	4,200		0	4,200
SGIS	KENEDY ISD I&S	4,200		0	4,200
X3	CO WIDE HOSPITAL	4,200		0	4,200
X2	KARNES COUNTY ESD	4,200		0	4,200
WE	ESCONDIDO WATERSHED DIST	4,200		0	4,200
X4	EVERGREEN UWCD	4,200		0	4,200
X5	SAN ANTONIO RIVER AUTHORITY	4,200		0	4,200

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Karnes County Appraisal District

Chief Appraiser - Brian J. Stahl



Official Website

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General Real Estate Property Information

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Property ID: 105030

Account / Geo Number:

10271520000000

Property Legal Description:

PAN AMERICAN 2 KENEDY

LOTS 26 BLK 5

(202000001927) (201900002981)

Survey / Sub Division Abstract:

PAN AMERICAN 2 KENED

Property Location:

808 FM 743

KENEDY TX

Block:

5

Section / Lot:

3, 26

Owner Information:

PUENTES VALENTIN

PO BOX 654

KENEDY TX 78119 0654

[View Building Detail Information](#)[View Land Detail Information](#)

Previous Owner:

GARZA BELIA

[View Previous Owner Information](#)

Deed Information:

Volume:

Page:

File Number:

202200001091

Deed Date:

3/25/2022

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	C1
Total Acres:	0.115
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag/Timber Value:	0
Land Market Value:	2,100
Improvement Value:	0

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

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

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Property Market Value:

Jur Code	Description	Market Value	Homestead	Total Exemption	Taxable
CK	KARNES CO M&O	2,100		0	2,100
X1	CO WIDE RD & BRIDGE	2,100		0	2,100
TB	CITY OF KENEDY M&O	2,100		0	2,100
TBIS	CITY OF KENEDY I&S	2,100		0	2,100
SG	KENEDY ISD M&O	2,100		0	2,100
SGIS	KENEDY ISD I&S	2,100		0	2,100
X3	CO WIDE HOSPITAL	2,100		0	2,100
X2	KARNES COUNTY ESD	2,100		0	2,100
WE	ESCONDIDO WATERSHED DIST	2,100		0	2,100
X4	EVERGREEN UWCD	2,100		0	2,100
X5	SAN ANTONIO RIVER AUTHORITY	2,100		0	2,100

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