



**AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, OCTOBER 13, 2026 – 6:30 P.M.
CITY HALL COUNCIL CHAMBER
112 BAUMAN, KIRBY, TX 78219**

This notice is posted pursuant to the Texas Open Meetings Act. The location where a quorum of the governmental body will be physically present is Kirby City Hall, City Council Chambers at 112 Bauman Street, Kirby, Texas 78219 and it is the intent to have a quorum present at that location and for the member of the governmental body presiding over the meeting to be physically present at that location. If any members of the governmental body attend by videoconference, they will have two-way audio and video communication during the entire meeting and remain visible and audible. A member of the public who wishes to speak may do so by signing the participation sheet prior to the meeting being called to order. Attendance by Other Elected or Appointed Officials: It is anticipated that members of City Council, other City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of Planning and Zoning. City Council, any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These members of City Council, other City boards, commissions, and/or committees may not deliberate or act on items listed on the agenda. [Attorney General Opinion - No. GA-0957 (2012)).

Topic: Regular Planning and Zoning Commission Meeting
Date and Time: Tuesday, October 13, 2026; 6:30 P.M. (Central Time)

This meeting is wheelchair parking accessible at the main entrance located at 112 Bauman. Auxiliary services are available upon request (interpreters for the deaf must be requested twenty-four (24) hours prior to the meeting) by calling 210/661-3198 or Relay Texas 800/735-2989 (hearing/speech impaired assistance)

- 1. Call Meeting To Order**
- 2. Roll Call**
- 3. Invocation And Pledge Of Allegiance To The Flag**
- 4. Citizen Participation**

Citizens to be heard is for the Planning and Zoning Commission to receive information on issues that may be of concern to the public. Citizens should limit their comments to three (3) minutes. Should a member of the public bring an item, to the Commission for which the subject was not posted on the agenda of that meeting, the Commission may receive the information, but it cannot act upon it at that meeting.

5. Consideration of and Action on Minutes

- a. Regular Meeting Minutes – September 8, 2026

6. Public Hearing

- a. Public Hearing on an application for a rezoning from “C-1” Commercial Office and Retail District to “C-2” Commercial District on a property located at 5523 Binz Engleman Road, Kirby, Texas 78219.
- b. Public Hearing on an application for a specific use permit to permit a “Convenience Store with Fuel Sales” on a property located at 5523 Binz Engleman Road, Kirby, Texas 78219

7. Items for Consideration

- a. Discussion and Possible Action on an application for a rezoning from “C-1” Commercial Office and Retail District to “C-2” Commercial District on a property located at 5523 Binz Engleman Road, Kirby, Texas 78219
- b. Discussion and Possible Action on an application for a specific use permit to permit a “Convenience Store with Fuel Sales” on a property located at 5523 Binz Engleman Road, Kirby, Texas 78219
- c. Discussion on fence amendment ordinance wording
- d. Discussion regarding land annexation from San Antonio
- e. Discussion and Possible Action on Zoning Changes
- f. Discussion regarding all items on page 9 (nine) of the State Law Compliance Issues Identified in the June 2026 Zoning Diagnostic
- g. Discussion regarding all items on page 10 (ten) of the State Law Compliance Issues Identified in the June 2026 Zoning Diagnostic

8. Requests And Announcements

- a. Requests By Members For Items To Be Placed On Future Planning And Zoning Commission Agendas And Announcements On City Events/Community Interests

-Next Meeting – Tuesday, November 10, 2026

-Kirby Fest November 21, 2026

-Charter Review Commission Meeting November 4, 2026, at 6:30pm

-City Council Meeting November 5, 2026, at 7:00 pm

-Beautification and Recycling Committee Meeting November 9, 2026, at 6:00pm

-City Council Meeting November 16, 2026, at 7:00 pm

-Kirby Crime Control and Prevention District Board Meeting November 17, 2026, at 5:30pm

9. Adjournment

The Planning and Zoning reserves the right to adjourn into executive session at any time to discuss matters listed on this agenda if authorized by Texas Government Code Section

551.071, Consultation with Attorney Texas Government Code Section 551.072. Deliberations about Real Property; Texas Government Code Section 551.074, Personnel Matters; Texas Government Code Section 551.076, Security Devices or Security Audits; and Section 551.087 of the Texas Government Code, Deliberation about Economic Development.

CERTIFICATION

I, CHRISTINE WILSON, CITY SECRETARY OF THE CITY OF KIRBY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS PREPARED AND POSTED ON THE OFFICIAL BULLETIN BOARDS ON THIS THE 6th DAY OF OCTOBER AT 10:10PM., WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

A handwritten signature in dark ink, appearing to read 'Christine Wilson', written over a horizontal line.

CHRISTINE WILSON

I certify that the attached notice and agenda of items to be considered by Planning and Zoning was removed by me or my designee from the City Hall bulletin board on the ____ day of _____ 2026.

ORDINANCE NO. 2026-616

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF KIRBY, TEXAS, AMENDING THE SHRUBBERY, FENCES, AND THE LIKE ORDINANCE NO. 2005-616, "SHRUBBERY, FENCES, AND THE LIKE"; DECLARING A PUBLIC PURPOSE; PROVIDING FOR SEVERABILITY, REPEALER, SAVINGS, OPEN MEETINGS, AND CODIFICATION; AND SETTING AN EFFECTIVE DATE

WHEREAS, the City of Kirby, Texas (the "City") seeks to amend and update its shrubbery, fences, and the like ordinance regarding the setback lines for the front yard fence height; and

WHEREAS, City Council has determined that the aesthetics of neighborhoods in the City requires allowing homeowners to improve their fences and surroundings; and

WHEREAS, the City Council wishes to update the Ordinance to bring about additional curb appeal to the homes in the City; and

WHEREAS, the City Council desires to allow a four (4) foot maximum front yard fence for homes in the City; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KIRBY, TEXAS, THAT:

Section 1. Findings. The recitals above are found to be true and correct, are incorporated into this Ordinance for all purposes, and are adopted as findings of the City Council.

Section 2. Adoption of the Amended Shrubby, Fences, and the Like Ordinance. The Amended Shrubby, Fences, and the Like shall remove "2 feet in height" and replace it with "four (4) feet in height" in the City of Kirby Code of Ordinances, attached as Exhibit "A."

Section 3. Public Purpose. The City Council finds that establishing and amending the height of fences for front yards will promote beauty and curb appeal for homes.

Section 4. Severability. The phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable. If any provision is declared invalid by a court of competent jurisdiction, the invalidity shall not affect the remaining provisions, which shall remain in effect.

Section 5. Open Meetings. It is officially found and determined that the meeting at which this Ordinance is adopted was open to the public and that public notice of the time, place, and subject matter of the public business to be considered, including this Ordinance, was given as required by Chapter 551, Texas Government Code.

Section 6. Repealer and Savings. Ordinances or parts of ordinances in conflict with this Ordinance are repealed only to the extent of the conflict. The repeal or amendment of any ordinance does not abandon any action, claim, right, liability, proceeding, or penalty that accrued before the effective date of this Ordinance.

Section 7. Codification. The City Secretary is authorized to have the provisions of this Ordinance codified in the City Code of Ordinances. The ordinance number, captions, signature blocks, and other formal enactment provisions need not be codified.

Section 8. Effective Date. This Ordinance takes effect immediately after its passage, approval, and publication.

First reading, PASSED AND APPROVED on _____, 2026.

Second reading, PASSED AND APPROVED on _____, 2026.

ATTEST:

CITY OF KIRBY, TEXAS

Christine Wilson
City Secretary

(CITY SEAL)

Janeshia Grider
Mayor

APPROVED AS TO FORM:

DNRBSZ
City Attorney

Exhibit “A”

§ 153.060 SHRUBBERY, FENCES AND THE LIKE.

Shrubbery or fences or other structures, except mailboxes, temporarily or permanently placed within the front or side street setback lines, shall not obstruct the view of motorists traveling on the streets, shall not inhibit nor interfere with the safe movement of vehicular traffic, and in no event shall exceed ~~2 feet in height~~ four (4) feet in height.

DRAFT