

City of Kingsville, Texas

AGENDA CITY COMMISSION MONDAY, APRIL 8, 2019 REGULAR MEETING

CITY HALL
HELEN KLEBERG GROVES COMMUNITY ROOM
400 WEST KING AVENUE
6:00 P.M.

I. Preliminary Proceedings.

OPEN MEETING

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

MINUTES OF PREVIOUS MEETING(S)

None.

APPROVED BY:

Jesús A. Garza by TMW.
Jesús A. Garza
City Manager

II. Public Hearing - (Required by Law).¹

1. Public Hearing on an ordinance for a special use permit for a residential accessory and incidental use located at Orig. Town, Block 32, Lots 29-32, also known as 530 W. Henrietta, Kingsville, Texas, Jason Abrams, owner/applicant. (Director of Planning & Development Services).
2. Public Hearing on an ordinance to rezone Paulson's Subdivision #1, Lot B, also known as 2029 E. General Cavazos, Kingsville, Texas from AG (Agricultural District) to C4 (Commercial District), Robert de Pol, owner/applicant. (Director of Planning & Development Services).
3. Public Hearing on an ordinance to rezone 3rd, Block 6, Lots 14-16, also known as 529 E. Ella, Kingsville, Texas from R1 (Single Family District) to R3 (Multi-Family District), Santiago Cantu, owner/applicant. (Director of Planning & Development Services).
4. Public hearing regarding condemnation proceeding for structures located at 630 W. Fordyce, Kingsville, Texas. (Director of Planning & Development Services).
5. Public hearing regarding condemnation proceeding for structures located at 1729 S. 7th St. (228 E. Ailsie #4), Kingsville, Texas. (Director of Planning & Development Services).
6. Public hearing regarding condemnation proceeding for structures located at 513 W. Johnston, Kingsville, Texas, Kingsville, TX. (Director of Planning & Development Services).
7. Public hearing regarding condemnation proceeding for structures located at 510 E. Ave. B, Kingsville, Texas. (Director of Planning & Development Services).
8. Public hearing regarding condemnation proceeding for structures located at 213 W. Santa Gertrudis, Kingsville, Texas. (Director of Planning & Development Services).

9. Public hearing regarding condemnation proceeding for structures located at 721 E. Johnston, Kingsville, Texas. (Director of Planning & Development Services).

III. Reports from Commission & Staff.²

*"At this time, the City Commission and Staff will report/update on all committee assignments which may include, but is not limited to, the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal League. Staff reports include the following: Building & Development, Code Enforcement, Condemnation Update, Proposed Development Report; Accounting & Finance – Financial & Investment Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports, Utilities Billing Update; Police & Fire Department – Grant Update, Police & Fire Reports; **Streets Update**; Public Works; Landfill Update, Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Emergency Management, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Health Department, Hotel Occupancy Report, Quiet Zone, SEP, Legislative Update, Proclamations, Employee Recognition, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Wastewater Treatment Plant, Water And Wastewater Rate Study Presentation, Golf Course Update. No formal action can be taken on these items at this time."*

IV. Public Comment on Agenda Items.³

1. Comments on all agenda and non-agenda items.

V.

Consent Agenda

Notice to the Public

The following items are of a routine or administrative nature. The Commission has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.

CONSENT MOTIONS, RESOLUTIONS, ORDINANCES AND ORDINANCES FROM PREVIOUS MEETINGS:

(At this point the Commission will vote on all motions, resolutions and ordinances not removed for individual consideration)

1. Motion to approve final passage of an ordinance amending the Fiscal Year 2018-2019 budget to accept and expend grant funds for the National Trust Grant. (Downtown Manager).
2. Motion to approve final passage of an ordinance the City of Kingsville Code of Ordinances by amending sections 15-6-117, 119, 121, 125, 126, 129, and 132, providing for revisions to signage in the historic district. (Downtown Manager).
3. Motion to approve the reappointment of Maggie Salinas to the Historical Development Board for a three year term. (Downtown Manager).
4. Motion to approve a resolution authorizing the City of Kingsville to continue participation in the Texas Main Street Program, authorizing the Mayor to execute the Texas Main

Street Locally Designated Program 2019 Contract, and designating Downtown Manager Cynthia Martin as the Main Street Program Manager for the City of Kingsville to coordinate program activities. (Downtown Manager).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

5. Consider introduction of an ordinance amending the zoning ordinance by granting a special use permit for 530 W. Henrietta, also known as Orig. Town, Block 32, Lots 29-32, for a residential accessory and incidental use. (Director of Planning & Development Services).
6. Consider introduction of an ordinance amending the zoning ordinance by changing the zoning map in reference to Paulson's Subdivision #1, Lot B, also known as 2029 E. General Cavazos, Kingsville, Texas from AG (Agricultural District) to C4 (Commercial District). (Director of Planning & Development Services).
7. Consider introduction of an ordinance amending the zoning ordinance by changing the zoning map in reference to 3rd, Block 6, Lots 14-16, also known as 529 E. Ella, Kingsville, Texas from R1 (Single Family District) to R3 (Multi-Family District). (Director of Planning & Development Services).
8. Consider condemnation of structure(s) located at 630 W. Fordyce, Kingsville, Texas. (Director of Planning & Development Services).
9. Consider condemnation of structure(s) located at 1729 S. 7th St. (228 E. Ailsie #4), Kingsville, Texas. (Director of Planning & Development Services).
10. Consider condemnation of structure(s) located at 513 W. Johnston, Kingsville, Texas. (Director of Planning & Development Services).
11. Consider condemnation of structure(s) located at 510 E. Ave. B, Kingsville, Texas. (Director of Planning & Development Services).
12. Consider condemnation of structure(s) located at 213 W. Santa Gertrudis, Kingsville, Texas. (Director of Planning & Development Services).
13. Consider condemnation of structure(s) located at 721 E. Johnston, Kingsville, Texas. (Director of Planning & Development Services).
14. Consider a resolution authorizing staff to proceed with placing for sale of the City's 3.01 acres of land located off East King Avenue (KT&I Co., Block 10, Lot Pt 7) Kingsville, Texas. (City Manager).
15. Consider a resolution authorizing the City Manager to enter into a Commercial Real Estate Listing Agreement Exclusive Right to Sell between the City of Kingsville and Albert Garcia d/b/a First Texas Realty (for 3.01 acres off King Ave.). (Purchasing Manager).
16. Consider a resolution authorizing the sale of the City's 11.013 acres of land located off US Hwy 77 Business/Loop 428 at KT&I Co., Block 18, Lot Pt 9, 20 in Kingsville, Texas (to Raymond Perez). (City Manager/Purchasing Manager).
17. Consider renewing the All-Risk Property Insurance Policy coverages (RFP# 18-011, awarded 04/23/18) with Carlisle Insurance and their suggested placements, as per staff recommendation. (HR Director).
18. Consider accepting donation from the Coastal Bend Civitan Club for park equipment for special needs children. (Parks Director).

19. Consider introduction of an ordinance amending the Fiscal Year 2018-2019 budget to accept and expend the donation from the Coastal Bend Civitan Club for Thompson Park playground equipment. (Parks Manager).
20. Consider introduction of an ordinance amending the Fiscal Year 2018-2019 budget to expend funds for the fee associated with the Supplemental Revenue Program for the Fire Department. (Fire Chief).
21. Consider disposing of obsolete fire department equipment by providing it to a Valle Hermoso, Tamaulipas, Mexico. (Fire Chief/ City Manager).
22. Consider a resolution authorizing the Mayor to enter into the Emergency Medical Services Physician Medical Director Contract between the City of Kingsville and Dr. Ben Moore, M.D. (Fire Chief).
23. Consider a resolution in support of House Bill 24 by State Representative Ramon Romero and Senate Bill 993 related to increasing criminal penalties for certain family violence offenses committed in the presence of a child. (IT Manager).

VII. Adjournment.

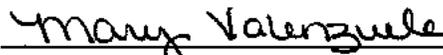
1. No person's comments shall exceed 5 minutes. Cannot be extended by Commission.
2. No person's comments shall exceed 5 minutes without permission of majority of Commission.
3. Comments are limited to 3 minutes per person. May be extended or permitted at other times in the meeting only with 5 affirmative Commission votes. The speaker must identify himself by name and address.
4. Items being considered by the Commission for action except citizen's comments to the Mayor and Commission, no comment at this point without 5 affirmative votes of the Commission.

NOTICE

This City of Kingsville and Community Room are 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 361/595-8002 or FAX 361/595-8024 or E-Mail mvalenzuela@cityofkingsville.com for further information. Braille Is Not Available. The City Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551-071 (Consultation with Attorney), 551-072 (Deliberations about Real Property), 551-073 (Deliberations about Gifts and Donations), 551-074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551-086 (Certain Public Power Utilities: Competitive Matters), and 551-087 (Economic Development).

I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board located at City Hall, 400 West King Ave, of the City of Kingsville, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

April 5, 2019 at 3:30 P.M. and remained so posted continuously for at least 72 hours proceeding the schedule time of said meeting.



Mary Valenzuela, TRMC, CMC, City Secretary
City of Kingsville, Texas

This public notice was removed from the official posting board at the Kingsville City Hall on the following date and time: _____

By: _____
City Secretary's Office
City of Kingsville, Texas

PUBLIC HEARING(S)

PUBLIC HEARING #1

City of Kingsville
Department of Planning and Development services

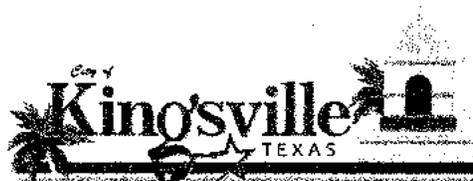
TO: Mayor and City Commissioners
CC: Jesus A. Garza, City Manager
FROM: Tom Ginter, Director
DATE: March 29, 2019
SUBJECT: Request for a Special Use Permit for 530 W. Henrietta

Summary: The applicant Jason Abrams would like to put a detached building on his lot behind his home. Since the zoning is R3 and this is considered a residential accessory and incidental use a Special Use Permit is required prior to construction. The address is located in the Historic District and consequently this request has been reviewed and approved by the Historic Development Board. It is my understanding that he wants to use this detached building as a laundry room.

Background: Enclosed in the packet is all the information from the Historic Development Board review in addition to what is normally distributed. At this time we have received two contacts that have no problem with this request.

Financial Impact: There might be some increase but minimal I believe. Approval of this item would benefit the applicant most.

Recommendation: The Planning and Zoning Commission reviewed this item at their April 3rd meeting. They voted 4 to 0 to recommend a approval of the rezoning with the following conditions: cannot install a toilet, have a kitchen and cannot rent it out.



To: Planning and Zoning Commission

From: Tom Ginter, Director

Date: March 29, 2019

Subject: Special Use Permit request for 530 W. Henrietta

The applicant Jason Abrams is wanting to put a detached building on his lot at 530 W. Henrietta. Since the building is detached and considered a residential accessory and incidental use and is in a R3 zoning district, prior to construction a Special Use Permit is required. It is my understanding that this detached building will serve as a laundry room. Since his property resides in the Historical District, it was necessary for him to gain approval from the Historical Development Board. Enclosed is information about this request that was given to the Historical Development Board. The Historical Development Board approved the request with a unanimous vote. I have no problem with the request, I would just suggest that as with other Special Use Permit requests, that the following conditions be placed if approved, not allowed to be rented out for a residence or a business. We have received two contacts that expressed no problem with the request.

**CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION**

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 530 W. Henrietta Ave. Nearest Intersection _____

(Proposed) Subdivision Name _____ Lot _____ Block _____

Legal Description: Orig Town, Block 32, Lot 29-32

Existing Zoning Designation _____ Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent _____ Phone _____ FAX _____

Email Address (for project correspondence only): _____

Mailing Address 530 W. Henrietta Ave. City Kingsville State TX Zip 78363

Property Owner Jason Abrams Phone 351-415-8138 FAX _____

Email Address (for project correspondence only): jason.abrams@tamuk.edu / j.abramster@gmail.com

Mailing Address _____ City _____ State _____ Zip _____

Select appropriate process for which approval is sought. Attach completed checklists with this application.

<input type="checkbox"/> Annexation Request _____	No Fee	<input type="checkbox"/> Preliminary Plat _____	Fee Varies
<input type="checkbox"/> Administrative Appeal (ZBA) _____	\$250.00	<input type="checkbox"/> Final Plat _____	Fee Varies
<input type="checkbox"/> Comp. Plan Amendment Request _____	\$250.00	<input type="checkbox"/> Minor Plat _____	\$100.00
<input type="checkbox"/> Re-zoning Request _____	\$250.00	<input type="checkbox"/> Re-plat _____	\$250.00
<input checked="" type="checkbox"/> SUP Request/Renewal _____	\$250.00	<input type="checkbox"/> Vacating Plat _____	\$50.00
<input type="checkbox"/> Zoning Variance Request (ZBA) _____	\$250.00	<input type="checkbox"/> Development Plat _____	\$100.00
<input type="checkbox"/> PUD Request _____	\$250.00	<input type="checkbox"/> Subdivision Variance Request _____	\$25.00 ea

Please provide a basic description of the proposed project:
a detached building w/ proper setbacks

I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature Jason M. Abrams Date: 05-05-19
 Property Owner's Signature Jason M. Abrams Date: 05-05-19
 Accepted by: _____ Date: _____

200 ft Buffer Map of 530 W. Henrietta



Lee Ave

16723

25065

18244

22330

23082

16274

25357

10070

11265

1st St

17129

15613

14032

Henrietta Ave

10149

19394

12842

22076

15257

24383

0 25 50 100 150 200 Feet

Legend

530 W Henrietta

200 ft Buffer

Drawn By:
Planning Department
Page
1/1
Last Update: 3/7/2019
Note:

DISCLAIMER
THIS MAP IS FOR VISUAL PURPOSES ONLY.
THE INFORMATION ON THIS SHEET MAY
CONTAIN INACCURACIES OR ERRORS.
THE CITY OF KINGSVILLE IS NOT
RESPONSIBLE IF THE INFORMATION CONTAINED
HEREIN IS USED FOR ANY DESIGN,
CONSTRUCTION, PLANNING, BUILDING,
OR ANY OTHER PURPOSE.



CITY OF KINGSVILLE
PLANNING DEPARTMENT
410 West King
Kingsville, Texas 78363
Office: 361-595-8055

BRANDON A GREENWOOD
205 S PASADENA ST
KINGSVILLE, TX 78363-7010
#16723

PAUL J LONEY JR
1004 GIBSON DR
ALICE, TX 78332-3612
#22330

ANTHONY A GUTIERREZ
ETUX SABRINA A
7510 MIRIAM VALE CT
CORPUS CHRISTI, TX 78414
#25357

JASON N ABRAMS
530 W HENRIETTA
KINGSVILLE, TX 78363
#17129

CARLOS P MORIN
PO BOX 5111
KINGSVILLE, TX 78364-5111
#10149

ROGER A POLLARD
ETUX LAURA CASE
412 E TRANT RD
KINGSVILLE, TX 78363-7336
#22076

MANUEL VALDEZ III
PO BOX 545
BANQUETE, TX 78339
#25065

PAUL J LONEY JR
1004 GIBSON DR
ALICE, TX 78332-3612
#23082

WILLIAM E RENFROW
509 W LEE AVE
KINGSVILLE, TX 78363-4329
#10070

MARIA BARRERA
518 W HENRIETTA AVE
KINGSVILLE, TX 78363-4320
#15613

BILL ALDRICH
ETUX JENNIFER
236 N PASADENA
KINGSVILLE, TX 78363
#19394

DANIEL SALINAS JR
ETUX MARY L
517 W HENRIETTA AVE
KINGSVILLE, TX 78363-4319
#15257

ANGELITA TREVINO
1101 E WARREN AVE
KINGSVILLE, TX 78363-6470
#18244

STEVEN HENRY CRANDALL EST
ETUX ROSEANNE (IND
ADMINISTRATRIX)
519 W LEE AVE
KINGSVILLE, TX 78363-4329
#16274

NICK M HARREL III
ETUX JONI B
305 N 1ST ST
KINGSVILLE, TX 78363-4308
#11265

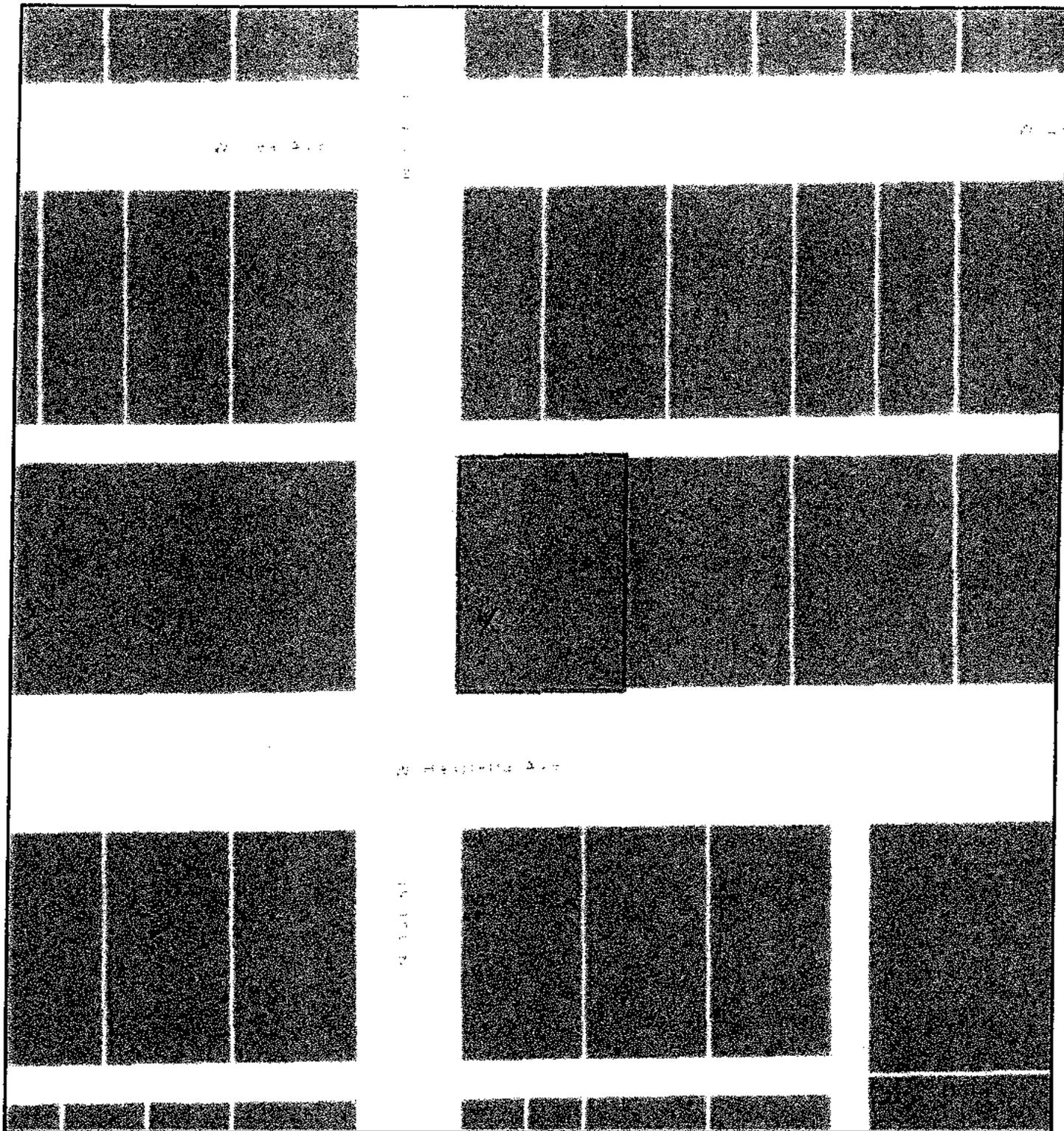
RANDY A BRIGHT
512 W HENRIETTA AVE
KINGSVILLE, TX 78363-4320
#14032

BENJAMIN DOROTHY JORDAN (LIFE
EST)
JOHN SANCHEZ ETUX VELINDA
4030 S 6TH ST
KINGSVILLE, TX 78363
#12842

JAIME CARRILLO
ETUX DIANA H
221 N 2ND ST
KINGSVILLE, TX 78363-4313
#24383

R1 R2 R2A R3 R4 MH C1 C2 C3 C4 I1 I2 AG

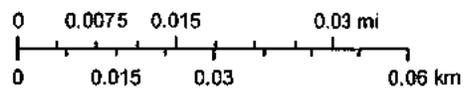
Mobile home/manufactured home park or mobile home/manufactured home on lot	S ¹	S ¹		S ¹	S ¹	P					S	S	S
Recreational vehicle park						P		S		S			
Secondary res. structure					P	P		S	S		S	S	S
* Other residential accessory and incidental uses	S	S		<u>S</u>	S	S					S	S	
Accessory building	P	P		P	P	P	P	P	P	P	P	P	P
Community center (private)	S	S		S	S	S	P	P	P				
Accessory farm building					P	P	P	P	P	P	P	P	P
Off-street parking incidental to main use	P	P		P	P	P	P	P	P	P	P	P	P
Private swimming pool	P	P		P	P	P	P	P	P	P	P	P	P
Home Occupation	P	P		P	P	P							P
Apartment or secondary residence for servants or family members	S	P		P	P	P	P	S	P				P
<i>Institutional and Special Service</i>													
Airport, heliport		S		S	S	S	S	S	S	S	S	S	S
Cemetery, mausoleum	S	S		S	S			S					S



March 29, 2019

X-123 S30 W. Hennetta

1:1,128



Staff Report to the HISTORICAL DEVELOPMENT BOARD

by Cynthia Martin, Historic Preservation Officer, City of Kingsville

APPROVAL FOR A REQUEST FOR CONSTRUCTION OF AN OUTBUILDING AT ORIG TOWN, BLOCK 32, LOT 29-32, ALSO KNOWN AS 530 W HENRIETTA.

Petitioner and Owner: Jason Abrams
Contractor: TBD
Date of HDB Hearing: March 20, 2019

EXHIBITS PRESENTED

- Historical Development Board Review Application
- Proof of Ownership
- Photographs
- Plot plan

BACKGROUND AND PERTINENT DATA

The subject property is a c.1940 single family residence located in the local historic district. The one-story side-gabled residential building has Minimal Traditional Style influences, inset partial-width porch supported by square columns, sash windows with security bars, horizontal siding, and flat-roofed attached carport with louvered walls and brick skirting. The building is considered contributing to the historic district with high priority for preservation.

The applicant wishes to construct an outbuilding to the rear of the house. The outbuilding proposed will be a rectangular, cement block building, with a side gabled roof, one exterior door of simple design and two small windows. The building will be painted the same color as the house and roofed with asphalt shingles of the same color as those on the house. It will sit on a slab foundation.

STAFF REVIEW AND RECOMMENDATIONS

In general, Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration, restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic district:

- (1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.
- (2) The appropriateness of exterior architectural features which can be seen from a public street, alley, road, highway or walkway.
- (3) The general design, arrangement, texture, material and color of the building, structure or appurtenances and the relation of such factors to similar features of buildings, structures or appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.
- (4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
- (5) The value of the historic district as an area of unique interest and character shall not be impaired.

It is recommended that the Board approve this request.

Prepared by: 
Cynthia Martin, Historic Preservation Officer

Historical Development Board Review Application

Date of Request: 3/14/19 Property is zoned: R-1

Property Location and Description: Orig Town, Block 32, lot 29-32
530 W Henrietta Ave. Kingsville, TX

Year Built: 1955 Style, Period, Condition, Context or other Comments: minimal traditional

Description of Work: construct new orth building to the rear of the house.

Applicant: Jason Abrams

Address: 530 W. Henrietta Ave. Kingsville, TX 78363

Contact: Cell: 850-455-5138 Office: _____ Home: _____ Email: Jason.Abrams@temk.edu
abrams@temk.edu@gmail.com

Contractor: TBS

Contact: Cell: _____ Office: _____ Home: _____ Email: _____

Documents Required:	Req'd	Have
1. Building or Planning Department Application(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Sketch, Drawing, Plans, Site Plans, Mock-ups	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. Photographs (Historic, Current, Surrounding Structures)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. Materials List or Samples	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Proof of Ownership	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

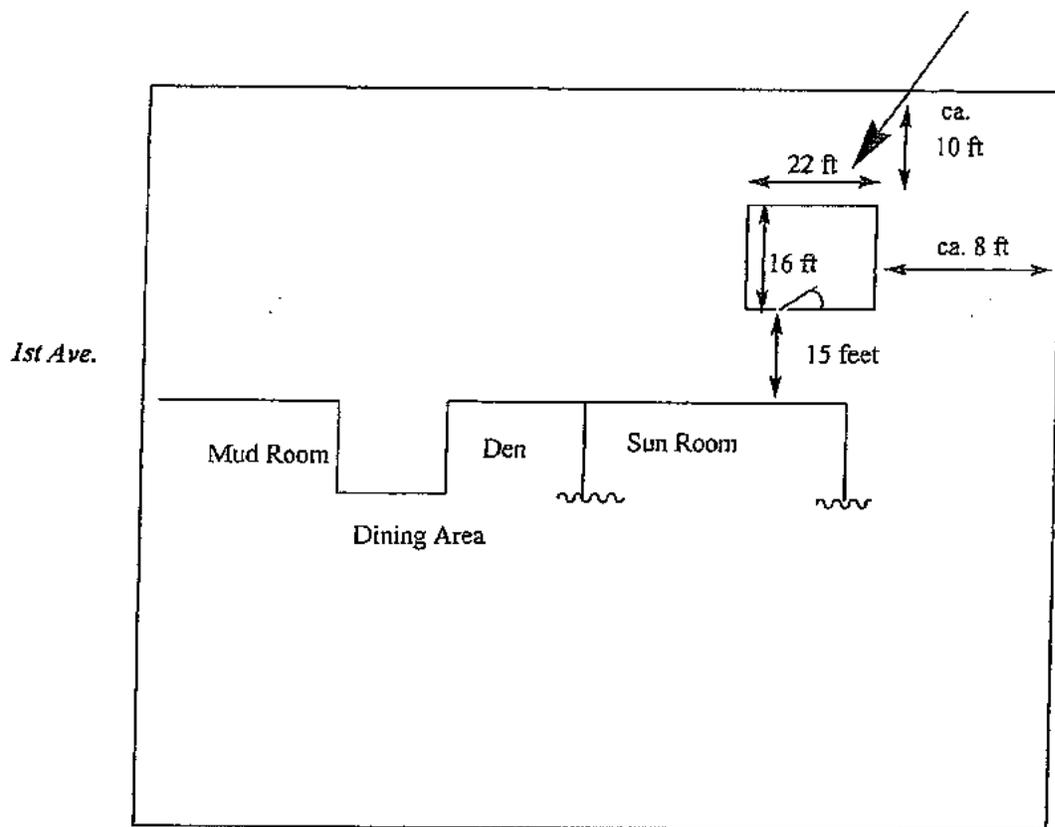
I certify that this information and the additional information submitted to the Planning Department is correct and that the work will be completed as described, as approved by the Historical Development Board and in accordance with applicable codes.

Print Name: Jason Abrams Signature: _____

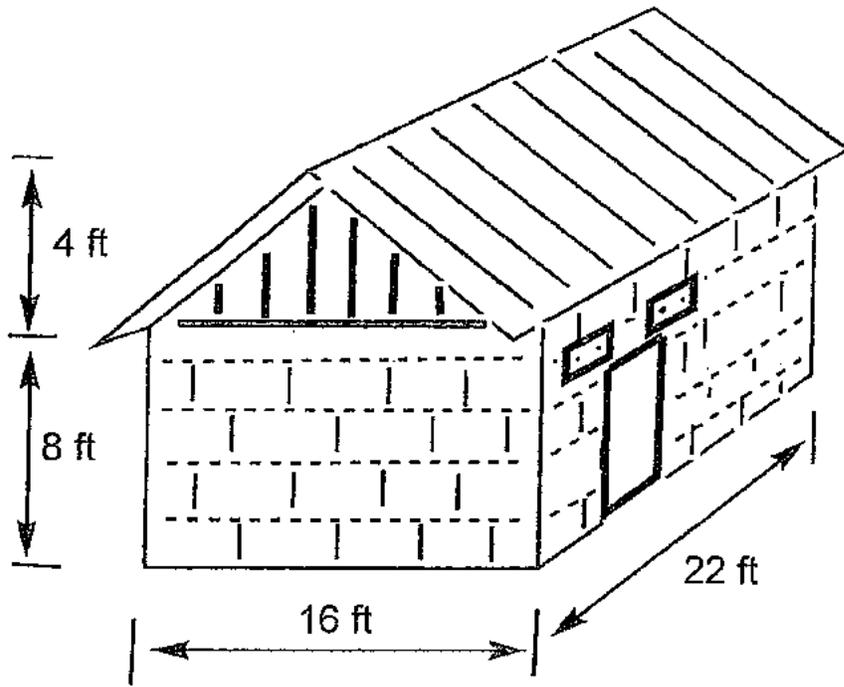
Hearing Date: 3/20/19 Approved Disapproved with conditions Disapproved

- Meetings are held at City Hall, Helen Kleberg Groves Community Room, 400 W King Ave.
- If the Board disapproves the application with recommended changes, the applicant has 5 days to inform the City if he/she accepts the changes.
- If the application is disapproved or if the applicant does not accept all recommendations, he/she may appeal the Board's decision by informing the City within the 5 day period.
- The Board only hears cases when the owner is present or represented.
- Call 361-595-8055 for information.

location of proposed building



Henrietta



Society

Thursday, March 7, 2019

Kingsville Record and Bishop News

3B

Fourth Degree Knights of Columbus honored with ceremony

Robert Ouelou, Herman Smith, Jimmy Rivers and Adrian Garcia were recently inducted as Fourth Degree Knights recently at a ceremony hosted by Most Precious Blood Catholic Church in Corpus Christi. The Fourth Degree is a lifetime membership. The primary purpose of the degree is to foster the spirit of patriotism in members and the community at large and encourage active Catholic citizenship. (Submitted Photo)



Kingsville Farmers Market celebrates fourth anniversary



The Kingsville Farmers Market marked its fourth anniversary on Feb. 23. About 80 vendors are involved in the KFM offering goods ranging from fresh vegetables to artisan crafts. Longtime vendor Janice Nix said the KFM is a fun community event. It's about meeting people and not just being a vendor. She said: "The Kingsville Farmers board would like to thank the Kingsville community and the many diverse vendors we have at the market. Four years and going strong!" said Charrie Sarant, who has been KFM Manager since the event started. The KFM is held every fourth Saturday of the month from 9 a.m. to noon at the Downtown Pavilion. Vendors are not charged a fee. Pictures from left are Jane Sarant, Janice Nix, and KFM Manager Charrie Sarant at the event on Feb. 23. (Submitted photo)

Noon Rotary Club welcomes guest speakers



As self-proclaimed Kingsville city manager, was the spirit session of the Noon Rotary Club Feb. 19. He made on planned presentations of the city parks and J.R. Northing Columns. At right is Rutilia Anzo Sanchez, Abate, Capt. Erik Seltzer, commanding officer at Naval Air Station Kingsville, spoke to the club last week. He spoke on the naming of a new May Day the USS Kingsville. At right is Rotary president J. Davis Craig. (Submitted photos)

Senior Center Menu

Substituted Item
The Abbey County new kitchen complete dining room is now at the Senior Center located at 1099 E. Santa Gertrudis in Kingsville. Knights Senior Center and Abate Center, from 11:30 a.m. to 12:30 p.m. Monday through Friday.
The following is the menu for the week of March 11-15:
Monday: Chicken, wild rice, steamed carrots, wild rice, and salad.
Tuesday: Baked pork chops, wild rice, steamed carrots, wild rice, and salad.
Wednesday: Baked pork chops, wild rice, steamed carrots, wild rice, and salad.
Thursday: Baked pork chops, wild rice, steamed carrots, wild rice, and salad.
Friday: Baked pork chops, wild rice, steamed carrots, wild rice, and salad.

WE BUY OIL, GAS, & MINERAL RIGHTS
Both oil producing and producing mineral rights.
CALL TODAY 806.620.1422
LRD MINERALS, LLC
2010 W. 10th St., Suite 100, Kingsville, TX 77603-1000
www.lrdminerals.com

TYPE-2 DIABETES ! WARNING ! Fournier's GANGRENE ATTENTION!
This is an important warning for Type 2 Diabetics taking Invokana, Farxiga and Jardiance.
Gangrene of the genitals has been associated with the use of SGLT2 inhibitors.
CALL 24/7 1-800-800-9815
You may be entitled to compensation!

Donate A Boat or Car Today!
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"2-Night Free Vacation!"
800-706-BOAT
www.boatangel.com

Be Your Own Boss Choose Your Own Route!
Looking for CDL drivers to deliver new trucks all over the country, starting in Laredo, TX.
Experience preferred. Must have DOT physical and be willing to keep logs. No DOT in last 90 days, clean MVR.
Quality
Apply Online at www.qualitydriveway.com
or call 512-642-2023

PUBLIC HEARING NOTICE
The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, April 3, 2019, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:
Robert De Paul, owner and applicant, requesting the rezoning of PAULSON'S SUB, LOT B, ACRES, 0 also known as 2029 E General Casarez, Kingsville, Texas from AG (Agricultural District) to C4 (Commercial).
The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE
The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, April 3, 2019 at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:
Jason Abrams, owner and applicant, requesting a Special Use Permit for a residential accessory and incidental use located at ORIG TOWN, BLOCK 22, LOT 29-32 also known as 530 W Henrietta, Kingsville, Texas.
The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE
The City Commission of the City of Kingsville will hold a Public Hearing Monday, April 8, 2019 at 6:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:
Robert De Paul, owner and applicant, requesting the rezoning of PAULSON'S SUB, LOT B, ACRES, 0 also known as 2029 E General Casarez, Kingsville, Texas from AG (Agricultural District) to C4 (Commercial).
The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8062.

PUBLIC HEARING NOTICE
The City Commission of the City of Kingsville will hold a Public Hearing Monday, April 8, 2019 at 6:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:
Jason Abrams, owner and applicant, requesting a Special Use Permit for a residential accessory and incidental use located at ORIG TOWN, BLOCK 22, LOT 29-32 also known as 530 W Henrietta, Kingsville, Texas.
The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8062.

ORDINANCE NO. 2019-_____

AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR 530 W. HENRIETTA, ALSO KNOWN AS ORIG. TOWN, BLOCK 32, LOTS 29-32, FOR A RESIDENTIAL ACCESSORY AND INCIDENTAL USE; AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; PROVIDING FOR PUBLICATION.

WHEREAS, the Planning Commission has forwarded to the City Commission it's reports and recommendations concerning the application of Jason Abrams, the owner applicant, for amendment to the zoning map of the City of Kingsville;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, April 3, 2019, during a meeting of the Planning Commission, and on Monday, April 8, 2019, during a meeting of the City Commission, in the Helen Kleberg Groves Community Room/Commission Chambers, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

WHEREAS, a majority of the Planning Commission voted 4-0 to APPROVE, the requested special use permit; and

WHEREAS, the property is currently zoned R1-Single Family Residential District and it is desired for a residential accessory and incidental use (laundry room) structure be located on the property; and

WHEREAS, the City of Kingsville Code of Ordinances Chapter XV-Land Usage, Article 6-Zoning, Appendix A-Land Usage Categories states that for an area zoned R1 a special use permit is required to have a residential accessory and incidental use structure; and

WHEREAS, the City of Kingsville Code of Ordinances section 15-6-142 regulates special use permits; and

WHEREAS, the City Commission has determined that this amendment would best serve public health, necessity, and convenience and the general welfare of the City of Kingsville and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

SECTION 1. That the Zoning Ordinance of the City of Kingsville, Texas, is amended and a Special Use Permit is granted for a residential accessory and incidental use structure on the premises known as 530 W. Henrietta, Orig. Town, Block 32, Lots 29-32, as more specifically describe on site plan attached as Exhibit A.

SECTION 2. That the Special Permit granted in Section 1 of this Ordinance is subject the following conditions:

1. **ALLOWED USE:** The only uses authorized by this Special Permit is as a laundry room (residential accessory and incidental use) on the R1 zoned property as the structure to be build is not the single family residential structure located on the property.

2. **TIME LIMIT:** This Special Permit is good for the duration of the structure from the date of this ordinance **unless** (a) the property is not being used for the purpose outlined in Condition 1, or (b) any other conditions have not been complied with.

4. **SPECIAL CONDITION:** (4.1) The applicant shall obtain all required licenses for operating the business and permits for building, fire and health thereby meeting all adopted codes to operate said business, and shall cooperate with all annual fire safety, health, and sanitation inspections, in order to maintain compliance with state and city regulations. (4.2) All activity on site shall be in complete compliance of all City codes, especially the nuisance, fire, building and zoning codes. (4.3) The structure cannot have a toilet or kitchen. (4.4) The structure can be used for a laundry room, and NOT as a business or rental unit.

SECTION 3. That the official Zoning Map of the City of Kingsville, Texas, is amended to reflect the amendment to the Zoning Ordinance made by Section 1 of this ordinance.

SECTION 4. That the Zoning Ordinance and Zoning Map of the City of Kingsville, Texas, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

SECTION 5. That to the extent that this amendment to the Zoning Ordinance represents a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the Zoning Ordinance, as amended by this ordinance.

SECTION 6. That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

SECTION 7. That publication shall be made in the official publication of the City of Kingsville as required by the City Charter of the City of Kingsville. Codification is not required.

INTRODUCED on this the 8th day of April, 2019.

PASSED AND APPROVED on this the 22nd day of April, 2019.

Effective Date: _____

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

PUBLIC HEARING #2

City of Kingsville
Department of Planning and Development services

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director

DATE: March 29, 2019

SUBJECT: Rezoning request at 2029 E. General Cavazos from Agriculture to C4

Summary: A gentleman by the name of Robert De Pol has purchased the property and would like to rezone to C4. His intention right now is for a food option.

Background: This piece of property at one time had a structure on it but that has been some time. The last few years the City has ended up mowing this property. The individual who has purchased it lives in Kingsville, has lived in Paulson Falls and currently works at NAS – Kingsville. There is the belief that the right business would work there. There is not quite 1 acre there so some options may not work but nonetheless with a full housing development behind it and an employment center to the west a business could make a go of it. At this point we have not received any negative comments regarding the rezoning request. Included in the packet is a map which reflects the surrounding zoning uses. There were no responses against the rezoning.

Financial Impact: A business being built there with the possibility of adding property tax, jobs and sales tax this would be a positive. At minimum it will reduce a piece of property that the City has mowed in the past.

Recommendation: The Planning and Zoning Commission met on April 3rd to review this item. They voted 4 to 0 to recommend approval of the rezoning.



To: Planning and Zoning Commission

From: Tom Ginter, Director

Date: March 29, 2019

Subject: Rezoning request – 2029 E. General Cavazos Agriculture to C4

This piece of property is located just west of the Paulson Falls Blvd. The owner of the property is Robert De Pol. Since the purchase of the property just occurred in the last month, enclosed is a document from the Kleberg County Clerk providing evidence of the purchase of the property by Robert De Pol. At this time the conversations that I have had with Mr. De Pol is that he is leaning toward a food option. The lot is just under 1 acre so it does limit the food options. He resides in the community, has lived in Paulson Falls and works at NAS – Kingsville. We have had no phone calls against the rezoning request. It is also my understanding that he has made contact with the Paulson Falls Homeowners Association and has discussed his ideas with them.

**CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION**

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 2029 E General Carver Nearest Intersection 12577 and General Carver

(Proposed) Subdivision Name Paulson subdivision #1 Lot B Block _____

Legal Description: _____

Existing Zoning Designation Ag (Agricultural) Future Land Use Plan Designation C4 (Commercial)

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Robert De Pol Phone 410-279-7236 FAX _____

Email Address (for project correspondence only): Robert.DePol@gmail.com

Mailing Address 1885 Paraiso Dr City Kingsville State Tx Zip 78363

Property Owner Robert De Pol Phone 410-279-7236 FAX _____

Email Address (for project correspondence only): Robert.DePol@gmail.com

Mailing Address Same City _____ State _____ Zip _____

Select appropriate process for which approval is sought. Attach completed checklists with this application.

<input type="checkbox"/> Annexation Request	No Fee	<input type="checkbox"/> Preliminary Plat	Fee Varies
<input type="checkbox"/> Administrative Appeal (ZBA)	\$250.00	<input type="checkbox"/> Final Plat	Fee Varies
<input type="checkbox"/> Comp. Plan Amendment Request	\$250.00	<input type="checkbox"/> Minor Plat	\$100.00
<input checked="" type="checkbox"/> Re-zoning Request	\$250.00	<input type="checkbox"/> Re-plat	\$250.00
<input type="checkbox"/> SUP Request/Renewal	\$250.00	<input type="checkbox"/> Vacating Plat	\$50.00
<input type="checkbox"/> Zoning Variance Request (ZBA)	\$250.00	<input type="checkbox"/> Development Plat	\$100.00
<input type="checkbox"/> PUD Request	\$250.00	<input type="checkbox"/> Subdivision Variance Request	\$25.00 ea

Please provide a basic description of the proposed project:

Requesting to re-zone property for future commercial development. Property is adjacent to a gas station (zoned C4) and is separated by a fence from Paulson Falls (zoned R2).

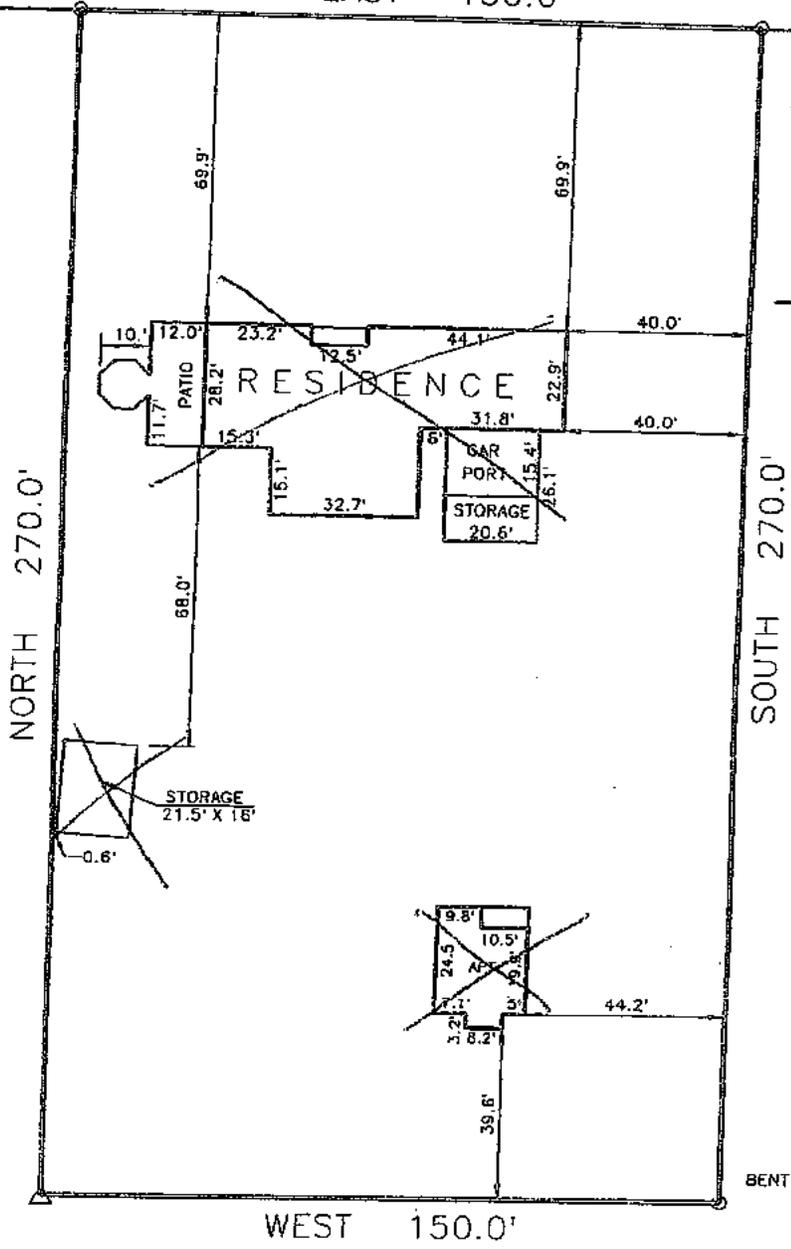
I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature Robert De Pol Date: 2/28/19

Property Owner's Signature Robert D. Pol Date: 2/28/19

Accepted by: _____ Date: _____

GENERAL CAVAZOS BLVD. 200' R. O. W.
 RT. 2, BOX 220
 EAST 150.0'



- All structures
 have been
 removed
 - 40,500 SF

LEGEND

- ⊕ IRON PINS FOUND THIS SURVEY
- ⊕ IRON PINS SET THIS SURVEY

I FIND NO ENCROACHMENTS THIS SURVEY



SCALE: 1" = 20'



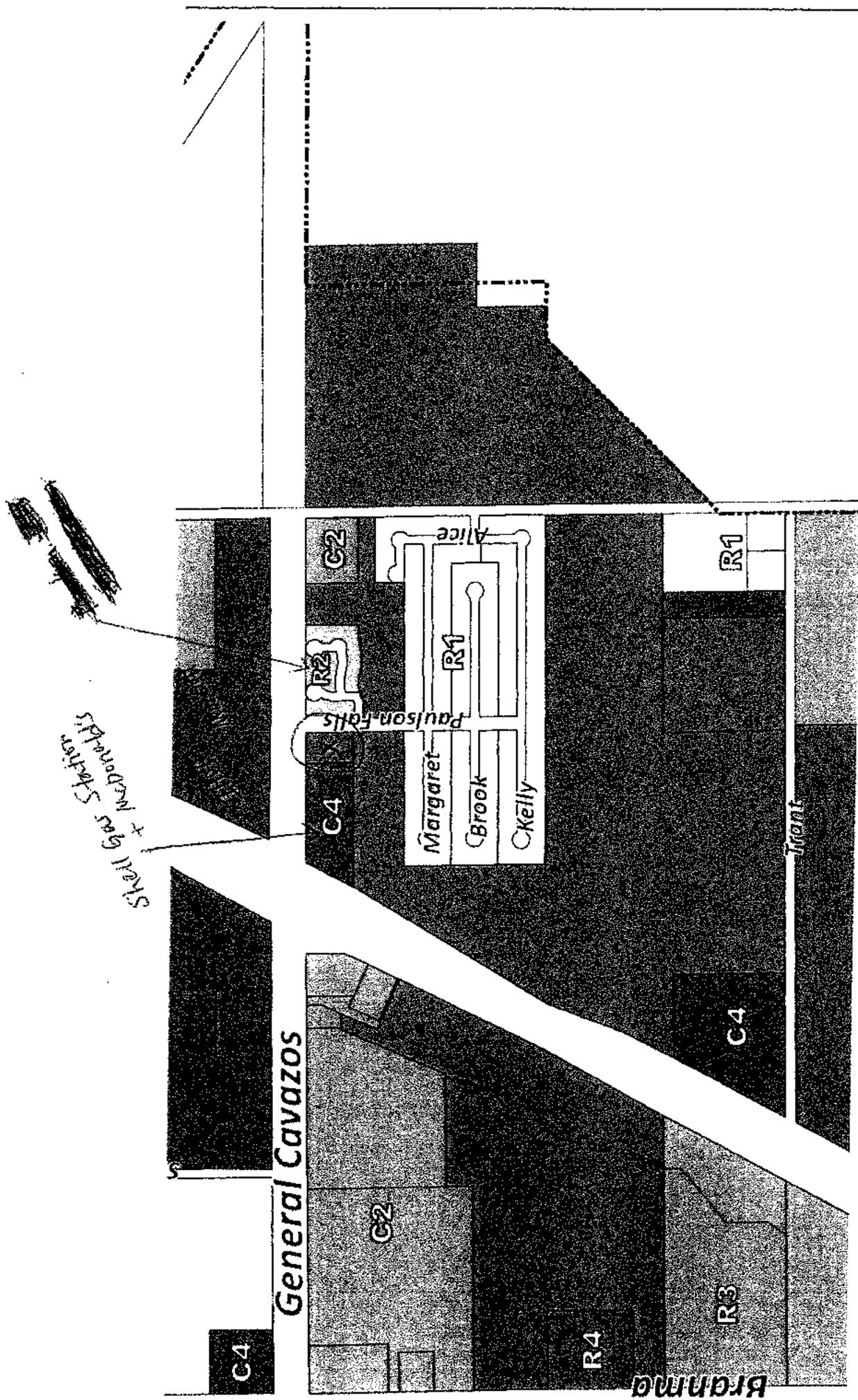
STATE OF TEXAS
 COUNTY OF KLEBERG
 I HEREBY CERTIFY THIS TO BE A TRUE
 AND EXACT COPY OF A SURVEY MADE ON THE
 GROUND BY CREWS UNDER MY DIRECTION OF SUBJECT
 PROPERTY.

[Handwritten Signature]

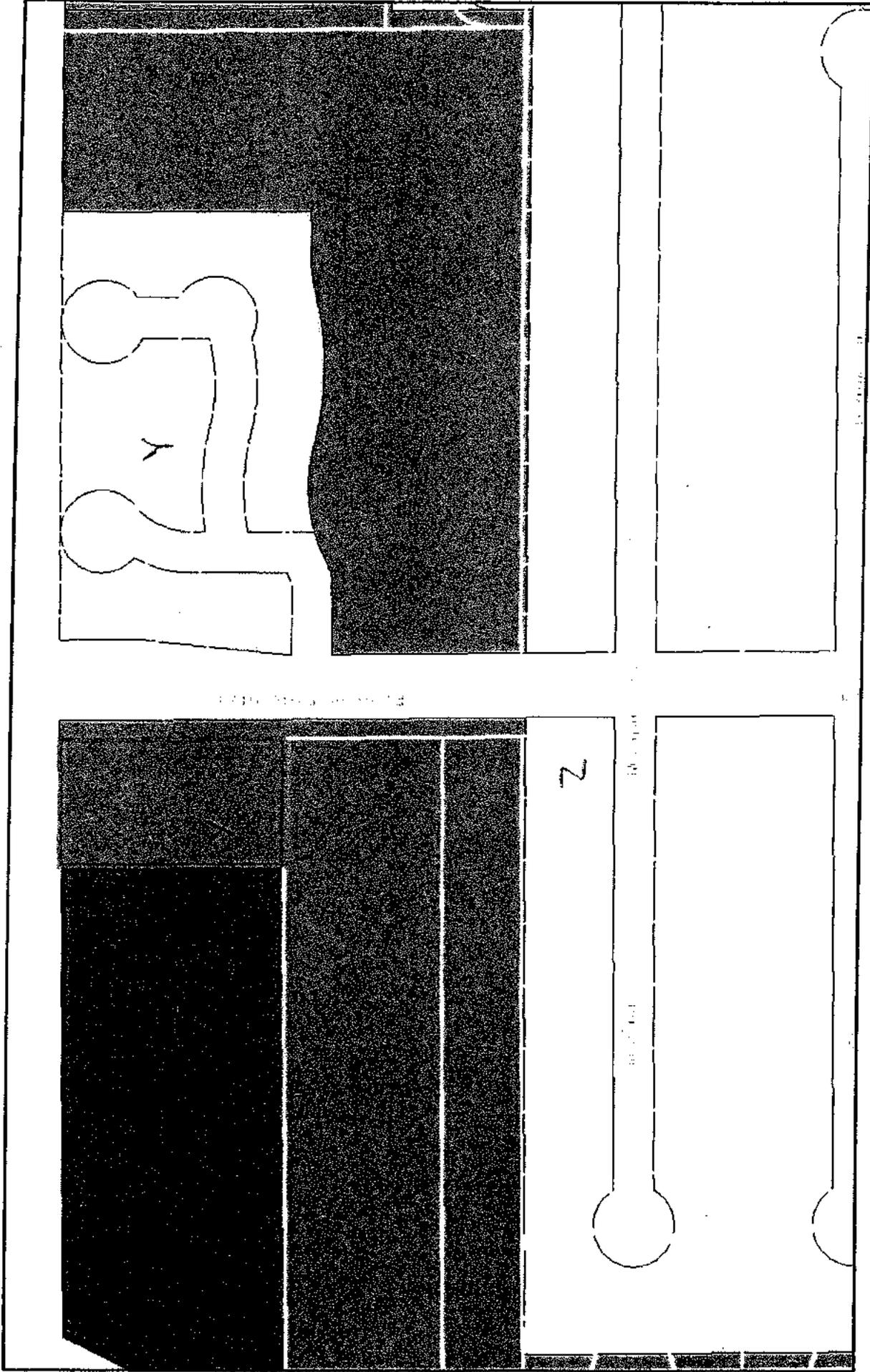
C A D E
 ENGINEERS &
 SURVEYORS, INC.



LOT B,
 PAULSON'S SUBDIVISION # 1,
 KLEBERG COUNTY, TEXAS



X - 2029 E. General Cavazos



March 29, 2019

X - Agricultural 2029 E. General Caves

Y - R2 - replatted single family lots

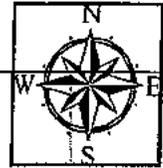
T - C4 Z - R1

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km
 Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

200 ft Buffer Map of 2029 E Gen. Cavazos



FM 1356

28657

25758

43178 43179 43180

Isabella Drive

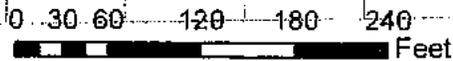
43201 43200 43199

Paulson Falls Blvd

4001444

34284

33335



Margaret Ln

Legend

-  2029 E General Cavazos
-  200 ft Buffer

Drawn By:
Planning Department
Page 1 / 1
Last Update: 3/7/2019
Note:

DISCLAIMER
THIS MAP IS FOR VISUAL PURPOSES ONLY.
THE INFORMATION ON THIS SHEET MAY
CONTAIN INACCURACIES OR ERRORS.
THE CITY OF KINGSVILLE IS NOT
RESPONSIBLE IF THE INFORMATION CONTAINED
HEREIN IS USED FOR ANY DESIGN,
CONSTRUCTION, PLANNING, BUILDING,
OR ANY OTHER PURPOSE.



CITY OF KINGSVILLE
PLANNING DEPARTMENT
410 West King
Kingsville, Texas 78363
Office: 361-595-8055

CIRCLE K STORES INC
ATTN: KELLY MCGUIRE
5500 S QUEBEC ST STE 100
GREENWOOD VLG, CO 80111-1908
#28657

PORT ARANSAS VENTURE #7
LLC
1140 WARBLER
KERRVILLE, TX 78028
#43178

AXLE MESSENGER LLC
1210 CYPHER ST
KINGSVILLE, TX 78363
#43201

PAULSON FALLS COMMUNITY
ASSOCIATION INC
PO BOX 975
KINGSVILLE, TX 78364-0975
#34284

CIRCLE K STORES INC
ATTN: KELLY MCGUIRE
5500 S QUEBEC ST STE 100
GREENWOOD VLG, CO 80111-1908
#4001444

PORT ARANSAS VENTURE #7
LLC
1140 WARBLER
KERRVILLE, TX 78028
#43179

JARED J CARSON
5701 SARATOGA BLVD
CORPUS CHRISTI, TX 78414
#43200

HENNESSEY KINGSVILLE
INVESTMENT LLC
555 HIGH ST STE 301
WESTWOOD, MA 02090-1629
#33335

PORT ARANSAS VENTURE #7
LLC
1140 WARBLER
KERRVILLE, TX 78028
#43180

LEWIS BRADSHAW
ETUX CHERYL
2047 ISABELLA DR
KINGSVILLE, TX 78363
#43199

FILE# 317522

FILED FOR RECORD
2019 MAR -5 PM 3:52

ST. COUNTY OF
BY *Clarissa Moreno*

CLARISSA M. MORENO

STATE OF TEXAS, COUNTY OF KLEBERG, I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED ON THE DATE AND TIME STAMPED HEREON BY ME AND WAS DULY RECORDED IN THE OFFICIAL RECORDS OF KLEBERG COUNTY, TEXAS.

MAR 06 2019

DELIVERY DATE



Stephanie G. Garza

STEPHANIE G. GARZA
COUNTY CLERK, KLEBERG COUNTY

ANY PROVISIONS HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE INVALID AND ENFORCEABLE UNDER FEDERAL LAW.

RETURN TO:

KINGSVILLE TITLE SERVICES

P O BOX 1434 - 115 N SEVENTH

KINGSVILLE, TEXAS 78363

RECORDER'S MEMORANDUM:

ALL OR PART OF A SOCIAL SECURITY NUMBER, IF CONTAINED IN THIS DOCUMENT, MAY HAVE BEEN REDACTED. TEX. GOV'T CODE SEC. 552.147(B) THE COUNTY CLERK MAY REACT A LIVING PERSON'S SOCIAL SECURITY NUMBER FROM ANY OR ALL DOCUMENTS CONTAINED FOR DISCLOSURE IN KLEBERG COUNTY.

317521

NOTICE TO PURCHASER

Date: February 25th, 2019

The real property, described below, that you are about to purchase is located in the South Texas Water Authority District. The district was established in 1979 by the 66th Legislature of the State of Texas; Article XVI, Section 59, of the Texas Constitution. South Texas Water Authority has taxing authority separate from other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. On August 11, 2001, voters within the STWA District approved an Operations and Maintenance tax not to exceed \$0.12 on each \$100 of assessed valuation. The O&M tax went into effect in the 2004 tax year. As of October 1, 2018, for Tax Year 2018 the O&M taxes levied by the district on real property located in the district is \$0.067886 on each \$100 of assessed valuation. As of October 1, 2018, for Tax Year 2018 the debt service tax rate is \$0.018778 on each \$100.00 assessed valuation. This is to pay for the \$5,200,000.00 bonds approved by the STWA voters in November 2012.

The district has the authority to adopt and impose a standby fee on property in the district that has water, sewer, sanitary or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this date, the amount of the standby fee is \$0.00. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utilities facilities are owned or to be owned by the District.

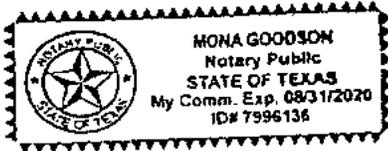
The legal Description: Lot B, Paulson's Subdivision #1, an Addition To The Town of Kingsville, Kleberg County, Texas, as shown on Map or Plat of Record in Envelope 120, Map Records of Kleberg County, Texas.

1921756

SELLERS

X Joe Vaughn Johnson
Joe Vaughn Johnson

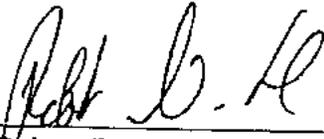
This instrument was acknowledged before me on the 26th day of Feb 2019
Joe Vaughn Johnson.



Seal

Ⓞ Mona Goodson
Notary Public, State of TX

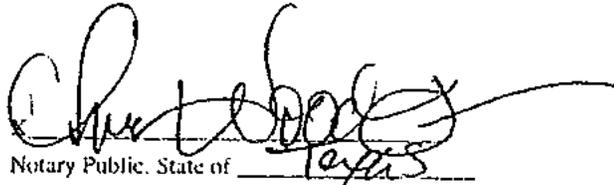
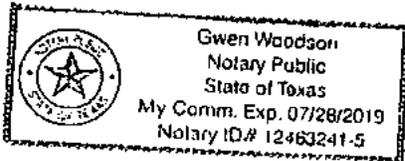
PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR. EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.



Robert De Pol

This instrument was acknowledged before me on the _____ day of _____, 2019, by Robert De Pol.

27th February 2019



Notary Public, State of Texas

Society

Thursday, March 7, 2019

Kingsville Record and Bishop News

38

Fourth Degree Knights of Columbus honored with ceremony

Robert Collins, Nolan Smith, Jimmy Powell and Aaron Garcia were newly inducted Fourth Degree Knights recently at a ceremony hosted by Pastor Preston Bland, Catholic Church at Corpus Christi. The Fourth Degree enjoys a lesson on the virtue of patriotism. The primary objective of the degree is to foster the spirit of patriotism in members and the country as a whole and encourage active citizenship membership (Submitted Photo)



Kingsville Farmers Market celebrates fourth anniversary



The Kingsville Farmers Market marked its fourth anniversary on Feb. 23. About 80 vendors are involved in the KFM offering people ranging from fresh vegetables to a taste of life. LaQuana Wender-James says the KFM is a fun community event. "It's about meeting people and not just being a vendor," she said.

The Kingsville Farmers Market would like to thank the Kingsville community and the many donors who have made the market four years old and going strong, said Cheryl Sargent, who has been KFM Manager since the market started. The KFM is held every fourth Saturday of the month from 9 a.m. to 1:30 p.m. in the Downtown Park. Vendors are not charged a fee. Richard from the first Farmers Market, Inc. and KFM Manager, Cheryl Sargent is the guest on Feb. 23. (Submitted photo)

Noon Rotary Club welcomes guest speakers



At left, Juan Gonzalez, Kingsville city manager, was the guest speaker at the Noon Rotary Club Feb. 19. He spoke on planned improvements of the city park, and J.R. Naitoway, Calallen, at right is Assistant to the Mayor. Also present were: Capt. Erik Spitzer, commanding officer at Naval Air Station Kingsville, took to the stage next week. He spoke on the coming of a new Navy ship to the USS. Kingsville. At right a Rotary member | Dawn Craig, (Submitted photo)

Senior Center Menu

Submitted Menu
The Kingsville Senior Center menu is as follows: Monday, March 11, 11:00 a.m. to 12:00 p.m. Monday through Friday. The following is the menu for the week of March 11-15. Menu may change without notice.
Monday: Broiled pork chops with cream sauce, red wine potatoes, baked green beans, salad and whole wheat bread.
Tuesday: Chicken, turkey, wild rice, peas, and corn.
Wednesday: Baked pork chops, cream sauce, red wine potatoes, baked green beans, salad and whole wheat bread.
Thursday: Baked pork chops, cream sauce, red wine potatoes, baked green beans, salad and whole wheat bread.
Friday: Baked pork chops, cream sauce, red wine potatoes, baked green beans, salad and whole wheat bread.

WE BUY OIL, GAS, & GENERAL RIGHTS
Both new producing and producing. Looking for Parting or Equity investment. Ready to sell or part of production.
CALL TODAY 806-620-1422
LORD MINERALS, LLC
2010 W. 14th Street, Suite 100
Kingsville, TX 77603

TYPE-2 DIABETES
! WARNING !
FOURNIER'S GANGRENE
ATTENTION!
This is an important warning for Type 2 Diabetics taking insulin, Fariga and Jardiance.
Gangrene of the genital has been associated with the use of SGLT2 inhibitors.
CALL 24/7
1-800-800-9815
You may be entitled to compensation!

Donate A Boat or Car Today!
Boat or Car
"2-Night Free Vacation!"
800-700-BOAT
www.boatangel.com

*** Be Your Own Boss ***
Choose Your Own Routes!
Looking for KRM drivers to deliver new trucks all over the country, starting in Laredo, TX.
Supplies provided. Start/End 800 physical and no training to 10000 mph. 40-50% in less than 10 weeks, direct KRM.
Quality Apply Online at www.qualitydriveway.com or call 574-612-7023

PUBLIC HEARING NOTICE
The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, April 3, 2019, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:
Robert De Pak, owner and applicant, requesting the rezoning of PAPERSON'S SITE, LOT B, ACRES 8.8 also known as 2019 F General Canyon, Kingsville, Texas from AG (Agricultural District) to C4 (Commercial).
The meeting will be held at City Hall, 400 West King, in the Helen Kieberg Graves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8035.

PUBLIC HEARING NOTICE
The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, April 3, 2019, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:
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The meeting will be held at City Hall, 400 West King, in the Helen Kieberg Graves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8035.

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The meeting will be held at City Hall, 400 West King, in the Helen Kieberg Graves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8012.

PUBLIC HEARING NOTICE
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The meeting will be held at City Hall, 400 West King, in the Helen Kieberg Graves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8012.

ORDINANCE #2019-_____

AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING MAP IN REFERENCE TO PAULSON'S SUBDIVISION #1, LOT B, ALSO KNOWN AS 2029 E. GENERAL CAVAZOS, KINGSVILLE, TEXAS, FROM AG (AGRICULTURAL DISTRICT) TO C4 (COMMERCIAL DISTRICT); AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; AND PROVIDING FOR PUBLICATION.

WHEREAS, the Planning Commission has forwarded to the City Commission its reports and recommendations concerning the application of Robert de Pol, owner applicant, for amendment to the zoning ordinance and zoning map of the City of Kingsville;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, April 3, 2019 during a meeting of the Planning and Zoning Commission, and on Monday, April 8, 2019 during a meeting of the City Commission, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the item WAS APPROVED with a 4-0 vote of the Planning Commission for the requested rezone with no abstentions; and

WHEREAS, the City Commission has determined that this amendment would best serve public health, necessity, and convenience and the general welfare of the City of Kingsville and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

SECTION 1. That the Zoning Ordinance of the City of Kingsville, Texas, is amended by changing the zoning of Paulson's Subdivision #1, Lot B, also known as 2029 E. General Cavazos from AG-Agricultural District to C4-Commercial District, as more specifically described on the Zone Change Map, attached as Exhibit A.

SECTION 2. That the official Zoning Map of the City of Kingsville, Texas, is amended to reflect the amendments to the Zoning Ordinance made by Section 1 of this ordinance.

SECTION 3. That the Zoning Ordinance and Zoning Map of the City of Kingsville, Texas, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

SECTION 4. That to the extent that these amendments to the Zoning Ordinance represent a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the Zoning Ordinance, as amended by this ordinance.

SECTION 5. That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

SECTION 6. That publication shall be made in the official publication of the City of Kingsville as required by the City Charter of the City of Kingsville.

INTRODUCED on this the 8th day of April, 2019.

PASSED AND APPROVED on this the _____ day of _____, 2019.

Effective Date: _____

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED:

Courtney Alvarez, City Attorney

PUBLIC HEARING #3

City of Kingsville
Department of Planning and Development services

To: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director

DATE: March 29, 2019

SUBJECT: Rezoning request for 529 E. Ella R1 to R3

Summary: In June of 2018, Santiago Cantu submitted this same property for a rezoning request of R1 to R3. His plan is to build apartments there. This request is the same as the one submitted in June of 2018.

Background: As you recall a number of citizens were against the rezoning. At the time of writing this memo we have had three (3) contacts against the rezoning request. There is really not much to add, I have included in the packet the appropriate minutes from Planning and Zoning and both minutes from the City Commission the public hearing and the second reading. While Santiago Cantu showed up for the meeting, just prior to the meeting he decided to leave. When I asked him why, he said to me (1) that a citizen in the audience opposes it, which I told him earlier in the day that was going to be the case and (2) that he shouldn't have to beg for this rezoning because of the property taxes that he pays which all I could say is that we have a process. He then left the building. This happened just prior to 6pm when the meeting was to start. During the meeting 3 citizens came before the Planning and Zoning Commission to express their opinion that they are against the rezoning. All three individuals live in the buffer area. In addition when the area zoning map was put up on the screen it is evident all of the surrounding zoning is R1, which was noted by the planning and zoning commissioners.

Financial Impact: The financial impact could be a positive one. It would increase the appraised value of the property with this development which in turn provide more property tax revenue.

Recommendation: The Planning and Zoning Commission met on April 3rd to review this item. A motion was made to not recommend approval of this rezoning. The vote for the motion was 4 to 0.



To: Planning and Zoning Commissioner

From: Tom Ginter, Director

Date: March 29, 2019

Subject: Agenda Items 1 and 2 – Rezoning request for 529 E. Ella

These items refer to the rezoning request from Santiago Cantu at 529 E. Ella. As you recall he submitted this same rezoning request in June of 2018. At that meeting residents in the buffer area voiced their opinion against it. Enclosed in the packet are the following documents:

- A. A copy of the memo that I wrote to the City Commission that came from the discussion and results of the hearing that you had on the rezoning request. As you can see a motion was made to recommend approval of the rezoning request and it failed, 4 votes against and 0 votes for it.
- B. A copy of the minutes from the Planning and Zoning Commission meeting when this rezoning was considered.
- C. A copy of the minutes from the City Commission when it considered the item. As you can see it failed due to a lack of a motion.

At the time of writing this memo we have received three (3) contacts against the rezoning. You may also be wondering if there is any ordinance language on a time period before you can request a rezoning or a limit on the number of times one can request a rezoning and the answer is no. As long as the applicant pays the City the required fee, we will process the rezoning request. Also enclosed is a copy of the proposed development. At this time we are not sure if he is going to stay with it but I thought I would include it anyway. This development plan calls for four -two bedroom units.

**CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION**

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 529 E Ella Nearest Intersection 10th

(Proposed) Subdivision Name 3rd Lot 14-16 Block 6

Legal Description: 3rd, Block 6, Lot 14-16

Existing Zoning Designation R1 Future Land Use Plan Designation R3

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Santiago Cantu Phone 956 778-7709 FAX _____

Email Address (for project correspondence only): sancan4@aol.com

Mailing Address PO Box 197 City LeBlanc State TX Zip 78558

Property Owner Santiago Cantu Phone 956 778-7709 FAX _____

Email Address (for project correspondence only): sancan4@aol.com

Mailing Address PO Box 197 City LeBlanc State TX Zip 78558

Select appropriate process for which approval is sought. Attach completed checklists with this application.

<input type="checkbox"/> Annexation Request	No Fee	<input type="checkbox"/> Preliminary Plat	Fee Varies
<input type="checkbox"/> Administrative Appeal (ZBA)	\$250.00	<input type="checkbox"/> Final Plat	Fee Varies
<input type="checkbox"/> Comp. Plan Amendment Request	\$250.00	<input type="checkbox"/> Minor Plat	\$100.00
<input checked="" type="checkbox"/> Re-zoning Request	\$250.00	<input type="checkbox"/> Re-plat	\$250.00
<input type="checkbox"/> SUP Request/Renewal	\$250.00	<input type="checkbox"/> Vacating Plat	\$50.00
<input type="checkbox"/> Zoning Variance Request (ZBA)	\$250.00	<input type="checkbox"/> Development Plat	\$100.00
<input type="checkbox"/> PUD Request	\$250.00	<input type="checkbox"/> Subdivision Variance Request	\$25.00 ea

Please provide a basic description of the proposed project:

want to build apts

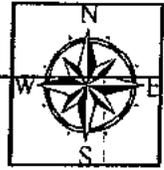
I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature Santiago Cantu Date: 02-28-19

Property Owner's Signature _____ Date: _____

Accepted by: _____ Date: _____

200 ft Buffer Map of 529 E Ella



10118

17070

23883

14752

22373

19402

18637

17103

Ella Ave

16734

17492

18256

19025

19818

10th St

11526

12337

13138

16843

15304

22892

22135

12893

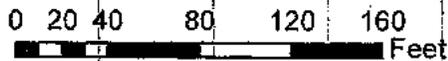
15657

14866

14073

13248

Santa Gertrudis St



Legend

529 E ELLA

200 ft Buffer

Drawn By:
Planning Department

Page
1/1

Last Update: 3/7/2019

Note:

DISCLAIMER
THIS MAP IS FOR VISUAL PURPOSES ONLY.
THE INFORMATION ON THIS SHEET MAY
CONTAIN INACCURACIES OR ERRORS.
THE CITY OF KINGSVILLE IS NOT
RESPONSIBLE IF THE INFORMATION CONTAINED
HEREIN IS USED FOR ANY DESIGN,
CONSTRUCTION, PLANNING, BUILDING,
OR ANY OTHER PURPOSE.

CITY OF KINGSVILLE
PLANNING DEPARTMENT
410 West King
Kingsville, Texas 78363
Office: 361-595-8055



DIOCESE OF CC
% MOST REV WM MICHAEL
MULVEY, STL D D
PO BOX 2620
CORPUS CHRISTI, TX 78403-2620
#10118

CARMEN UTLEY
ETVIR RAMIRO UTLEY
530 E ELLA AVE
KINGSVILLE, TX 78363-3833
#14752

JOSE R HERRERA JR
604 E ELLA
KINGSVILLE, TX 78363
#18637

EMILIO C MIRELES JR
ETUX ANNA A
519 E ELLA AVE
KINGSVILLE, TX 78363-3832
#17492

SANTIAGO CANTU
PO BOX 197
LA BLANCA, TX 78558-0197
#19818

VERONICA JANELL GARCIA
1327 E SANTA GERTRUDIS ST
KINGSVILLE, TX 78363-4803
#13138

ROSARIO RIOS
524 E SANTA GERTRUDIS ST
KINGSVILLE, TX 78363-3845
#22892

SONJA D REYNA
AKA SONJA D RIOJAS
600 E SANTA GERTRUDIS
KINGSVILLE, TX 78363
#15657

ARTURO REYES EST
612 E SANTA GERTUDIS
KINGSVILLE, TX 78363
#13248

JOSE MANUEL LOZANO
516 E ELLA AVE
KINGSVILLE, TX 78363-3833
#17070

RAMIRO UTLEY
530 E ELLA AVE
KINGSVILLE, TX 78363-3833
#22373

DAVID DIAZ JR
1102 RED RANCH CIR
CEDAR PARK, TX 78613
#17103

ANNA G MIRELES
ETVIR EMILIO
519 E ELLA AVE
KINGSVILLE, TX 78363-3832
#18256

MARY GUZMAN FREELON
609 E ELLA
KINGSVILLE, TX 78363
#11526

MARIA I CAVAZOS DEL
BOSQUE
510 E SANTA GERTRUDIS ST
KINGSVILLE, TX 78363-3845
#16843

ARTURO MORENO
524 E SANTA GERTRUDIS ST
KINGSVILLE, TX 78363-3845
#22135

JOSE SALVADOR ARIAS
PO BOX 1383
KINGSVILLE, TX 78364-1383
#14866

MARINA M LOZANO EST
528 E ELLA AVE
KINGSVILLE, TX 78363-3833
#23883

JOSE H CAVAZOS JR
508 E SANTA GERTRUDIS ST
KINGSVILLE, TX 78363-3845
#19402

DRUSILLA ANN LOMAS
503 E ELLA AVE
KINGSVILLE, TX 78363-3832
#16734

FLAVIO SALAZAR EST
ANGELITA GUEVARA EST
521 E ELLA AVE
KINGSVILLE, TX 78363-3832
#19025

MARY GUZMAN FREELON
609 E ELLA AVE
KINGSVILLE, TX 78363-3951
#12337

ERNESTO E VALADEZ EST
ELENA H NORMAN (IND EXEC)
7718 HIDDEN IVEY COURT
ORLANDO, FL 32189
#15304

JILMA GUEVARA VIDAURRI
209 JACKSON PL
CORPUS CHRISTI, TX 78411-
1215
#12893

JOSE SALVADOR ARIAS
PO BOX 1383
KINGSVILLE, TX 78364-1383
#14073

To: Planning and Zoning Commissioners

From: Tom Ginter, Director

Date: June 1, 2018

Subject: Agenda Items #2 and #3

Attached is an application for a rezoning at 529 E. Ella. Enclosed is a map which reflects the current zoning is R1. As you can see from the map all of the zoning around this lot is R1. The proposed development are 2- 2 bedroom apartments. While the development itself isn't obtrusive on its own, do we want to start this kind of trend in this part of Kingsville.

Enclosed is a 2 page drawing of the project. The intent of this document is to give you a better idea as to what they want to build. The intent is not to get into detail on the design since that is the responsibility of the development review committee. Also remember that not much more than 1 month ago, we just rezoned a significant amount of property from R3 to R1. Frankly eventually the building of apartments may occur there but could this be too soon?

A

City of Kingsville
Department of Planning and Development Services

TO: Mayor and City Commissioners
CC: Jesus A. Garza, City Manager
FROM: Tom Ginter, Director
DATE: June 1, 2018
SUBJECT: Rezoning request from R1 to R3 at 529 E. Ella

*No Motion
Made 6-25 mt.
Failed*

Summary: Applicant requests that he be allowed to build a ⁴ 2-2 bedroom structures at 529 E. Ella. Current zoning is R1 and the request is to rezone to R3. *4 units*

Background: The issue of rezoning property for apartments is one that will be presented to the City Commission on a continual basis I believe. The property surrounding this request is zoned R1 as evidenced by the map that is enclosed. Also enclosed is a copy of a site plan and layout of the structure. The purpose is to give you an idea of the project not necessarily to review the design and construction of the building. Also remember the City Commission just rezoned property from R3 to R1 not much more than a month ago. Eventually the building of apartments may occur there but could this be too soon?

Financial Impact: There is obviously revenue gained from this development. Building permit fee with the assumption that the value would increase consequently the property tax could.

Recommendation: The Planning and Zoning Commission met on June 6 to review and provide a recommendation. The motion was made to approve the re zoning from R1 to R3, the motion failed 4 votes against and 0 for. The Planning and Zoning Commission did not give an approval recommendation concerning this re zoning request.



B

same hardy plank and color as the house. The applicant stated that it would have the same siding and color to match the house.

Mr. Alvarez asked if the lot is big enough. Mr. Ginter replied that the lot is big enough.

Debbie Tiffée made a motion to approve the Special Use Permit with the following conditions: that it is to be used for a family room, not be used for commercial and/or as a rental of any kind. Lupe Alvarez seconded. All in favor; none opposed. Motion carried.

*6. Public Hearing regarding Roque Ordoñez, applicant, Santiago Cantu, owner, requesting the rezone of 3rd, Block 6, Lot 14-16 also known as 529 E Ella Street from R1 (Single Family) to R3 (Multi-Family District).

Tom Ginter approached the podium and went over an image that was being displayed on the projected. Mr. Ginter stated that the lot at 529 E Ella is currently vacant. There is a chain link fence that goes around the lot. Mr. Ginter pointed out that the surrounding zoning was all R1 (Single Family).

Ramiro Utley approached the podium and stated that there is high traffic on 10th street. He stated that it would be unsafe to put apartments there, because of the consistency of the traffic. And the street is too narrow to support cars parked on the street. Mr. Utley stated that there have been accidents in the area and if they open it up to multi-family, the traffic is going to increase. Mr. Utley stated that he opposed the change to multi-family.

Mr. Ginter commented that the proposed Multi-Family structure is a duplex. Two, two-bedroom units that will face Ella with parking spaces on the front of the lot. Lupe Alvarez asked if it is a 50-foot lot. Mr. Aldrich stated that it was 75-foot lot and asked if each of those buildings was an apartment. Mr. Ginter replied that it was but Mr. Aldrich commented that it's not and that it has two bedrooms on the right and two on the left. Mr. Aldrich commented that it was two units and had 9 parking spaces. Mr. Ginter replied that was correct. Mr. Aldrich asked if the parking lot fed off Ella. Mr. Ginter replied that the driveway as in the site plan is off Ella street.

Mr. Alvarez asked if it was all one unit. Mr. Ginter replied no, and that there's a separation in the middle. There's a roof, but the walls aren't attached. Mr. Utley asked if they were going to face 10th street or Ella Street. Mr. Ginter replied that in the site plan it shows Ella Street.

Mr. Utley approached the podium and stated that it's going to put traffic on Ella street. His main concern is the traffic that it is going to bring to the neighborhood.

Mr. Utley commented that when there's events at the Parish Hall, traffic gets backed up on 10th Street and Ella. Mr. Utley stated that there have been accidents on that corner.

Mr. Alvarez stated that he is more interested in the rezoning more than the traffic and asked Mr. Ginter if other people had said anything. Mr. Ginter replied that he received one phone call from the Diocese of Corpus Christi, who owns St. Martin's Parish Hall. They stated that they did not have a problem with it when Mr. Ginter told them it was going to be a duplex type of structure.

Mr. Alvarez asked if it was an empty lot. Mr. Utley stated that a house burned down and the city finished tearing it up.

Debbie Tiffie stated that she did not understand why they needed 9 parking spots. Mr. Ginter stated that is what they put on the plans. It hasn't been reviewed by city staff. Mr. Alvarez commented that it was a lot of parking spaces. Mr. Ginter stated that it was two per unit. All they need is 4 by City's requirements. He reminded the Commission that it has not gone through review. Because if it doesn't get rezoned, it's not going to be built. He just wanted to show the layout of the apartment building. Mr. Ginter stated that it doesn't have to have 9 parking spaces. 2 per unit. They need 4 and 1 ADA parking space.

✖7. **Discuss and Consider Action regarding Roque Ordoñez, applicant, Santiago Cantu, owner, requesting the rezone of 3rd, Block 6, Lot 14-16 also known as 529 E Ella Street from R1 (Single Family) to R3 (Multi-Family District).**

Mr. Ginter stated that he drove around the lot and that it is an older neighborhood in Kingsville.

Mr. Alvarez asked Mr. Utley if it made a difference to him if they changed it from 9 parking spaces to 4. Mr. Utley commented that it would not. Mr. Alvarez asked again if it depended on the number of parking. Mr. Utley stated that it did. Mr. Alvarez continued and said that if someone built a house there, families typically have 3-4 cars. He asked Mr. Utley if it was because of the traffic or the proposed 9 parking spaces. Mr. Utley stated that even with the nine parking spaces, it will still take up all the space between Ella and the parking lot of the church.

Ms. Tiffie asked Mr. Utley if he was against the proposal because it's not R1 and would prefer to keep it R1 or because of the parking. Mr. Utley replied that he would prefer to keep it Single-Family Residential.

Mr. Zamora asked Ms. Resendez if she had received any letters or phone calls. Ms. Resendez replied that she had not. Mr. Ginter stated that the only phone call was from the Diocese of Corpus Christi.

- * Mr. Alvarez asked if the houses around there are occupied. Mr. Ginter replied that it seemed like that when he drove around.

Mr. Zamora commented that he had a problem with spot zoning and the possibility of them scraping the plans and building a two-story apartment building.

Mr. Alvarez asked Mr. Ginter if the builders own the lot. Mr. Ginter replied that according to appraisal records, Santiago Cantu owns the property.

Bill Aldrich made a motion to approve the rezone of 3rd, Block 6, Lot 14-16 also known as 529 E Ella Street from R1 to R3. Debbie Tiffie seconded. Bill Aldrich, Lupe Alvarez, Debbie Tiffie and Steve Zamora voted No. 0-4. Motion failed.

8. **Discuss and Consider Action on amending the City of Kingsville Code of Ordinances by amending Section 15-6-21 Definitions to include a definition of a winery.**

Mr. Ginter provided the definition of a winery for the Commissioners. Mr. Aldrich asked if it is just about growing grapes or processing. Mr. Ginter replied that it was for both.

Bill Aldrich made a motion to approve the amending the City of Kingsville Code of Ordinances by amending Section 15-6-21 Definitions to include a definition of a winery. Debbie Tiffie seconded. All in favor; none opposed. Motion carried.

9. **Discuss and Consider Action on amending the City of Kingsville Code of Ordinances by amending Chapter XV, Zoning, Amending Appendix A – Land Use Categories to add Winery.**

Mr. Ginter stated that he recommends to the Commission to allow it in Agricultural (AG), Light Industrial (I1), Heavy Industrial (I2), and maybe Commercial (C4). Mr. Aldrich suggested that the Special Use Permit process was placed for C4. Mr. Ginter and the board agreed.

Bill Aldrich made a motion to approve the amending of the City of Kingsville Code of Ordinances by amending Chapter XV, Zoning, Amending Appendix A – Land Use Categories to add Winery. Permitted in AG, I1, I2 but a Special Use Permit is required for C4. Lupe Alvarez seconded. All in favor; none opposed. Motion carried.

10. **Miscellaneous** – Mr. Zamora brought up a zoning violation concern on a property on Doddridge and 12th street. Mr. Ginter stated that he will look into it.

11. **Adjournment** - Meeting adjourned at 6:47 PM

C

for a residential accessory and incidental use. Agent Roque Ordonez for owner Fernando Cruz. (Director of Planning & Development Services).

Mayor Fugate announced and opened this public hearing at 6:01 P.M.

Mayor Fugate announced that this is a public hearing and if anyone would like to speak on behalf of this item may do so now with a five-minute time limit. Additional time cannot be extended by City Commission.

Mr. Tom Ginter, Director of Planning & Development Services reported that the applicant would like to build a detached structure behind his home for the use of a game room. There will be a sidewalk from his home to the structure. The structure will have water and sewer. The Planning & Zoning Commission has met on this item on June 6, 2018 to review this request. They approved a recommendation to approve the special use request with the following conditions; that the structure to be built is to be used for a game room/family room and not to be used as a business or rental unit. The requestor agreed to these conditions. The Planning & Zoning voted 4-0 to recommend approval of this special use request.

Mayor Fugate closed this public hearing at 6:04 P.M.

*** 2. Public hearing regarding an ordinance changing the zoning map in reference to 3rd, Block 6, Lot 14-16, also known as 529 E. Ella Street, from R1-Single Family to R3-Multi-Family District. Agent Roque Ordonez for owner Santiago Cantu. (Director of Planning & Development Services).**

Mayor Fugate announced and opened this public hearing at 6:04 P.M.

Mayor Fugate announced that this is a public hearing and if anyone would like to speak on behalf of this item may do so now with a five-minute time limit. Additional time cannot be extended by City Commission.

Mr. Ginter showed a map of where the said location is located. He stated that the surrounding properties to this location are zoned as R-1. Ginter reported that applicant is requesting that he be allowed to build two structures with two units in each structure with a breezeway in the middle, with connection by the roof. He stated that the entrance would be off Ella. Number of parking spaces required is nine; two parking spaces per unit, making it eight parking spaces for the four units, and one additional space for ADA. Ginter stated that there was discussion and received letters today from property owners near the location, both opposing the rezoning. Ginter further stated that during the Planning & Zoning Commission, a motion was made to approve it, but failed by a 4-0 vote.

Mrs. Alvarez commented that for clarification for the record, that there are two different property addresses who filed letters today in opposition.

Mr. Ginter knotted that his was correct.

Mr. Ramiro Utley, 530 E. Ella, commented that he is opposed to this request as the area it is now, all single-family residents, which has been for many years, and as he has lived there for 50 years, he would like for it to remain a single residence. Utley stated that he has no opposition is they would like to build a home on the property. But being a multi-unit, he is concerned about the high traffic that this multi-unit could bring into his neighborhood. At this time, there is already high traffic due to 10th Street not having any stop signs; so, for individuals around the area, it is considered a highway. He further commented that he is concerned about the traffic and the rotating of neighbors.

Mayor Fugate closed this public hearing at 6:08 P.M.

Public
Hearing
June 11, 2019

C

CONSENT MOTIONS, RESOLUTIONS, ORDINANCES AND ORDINANCES FROM PREVIOUS MEETINGS:

(At this point the Commission will vote on all motions, resolutions and ordinances not removed for individual consideration.)

Motion made by Commissioner Pecos to approve the consent agenda as presented, seconded by Commissioner Leubert. The motion was passed and approved by the following vote: Hinojosa, Leubert, Pecos, Lopez, Fugate voting "FOR".

1. Motion to approve final passage of an ordinance by granting a Special Use Permit for 981 N. Lantana, also known as KT&I Co., Block 9, Lot 50x162.6 SW PT 1 (closed Lee St. between Block 6 & 7), for a residential accessory and incidental use. (Director of Planning & Development Services).
2. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances by amending Chapter II-Administration, Article 3- Departments, Boards, & Commissions, by amending Section 3-3-101, providing for the creation of an additional hotel representative on the Hotel Occupancy Tax Advisory Board and removing the Tourism Director as a voting member. (Tourism Director).
3. Motion to approve final passage of an ordinance amending the FY17-18 Budget to accept and expend Park donations from La Posada de Kingsville. (Parks Manager).
4. Motion to approve final passage of an ordinance amending the FY17-18 Budget to include the final totals for two capital leases. (Finance Director).
5. Motion to approve a resolution accepting funds for Operation Stonegarden Grant #3194303 with the Homeland Security Grants Division of the Governor's Office for Local Border Security to interdict criminal activity with no anticipated cash match, authorizing the City Manager or his designee to act on the City's behalf with such program, and providing for an effective date. (Police Chief).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

***VI. Items for consideration by Commissioners.⁴**

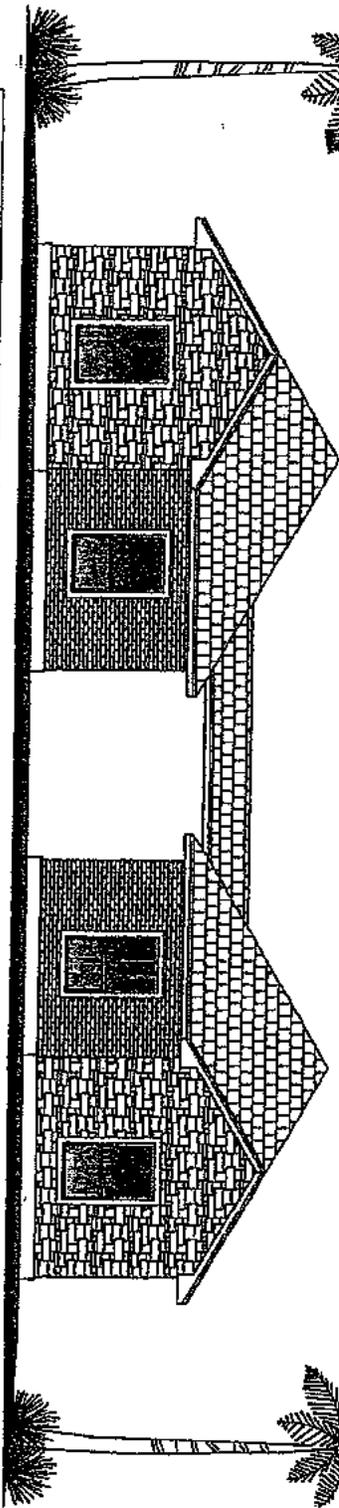
6. Consider final passage of an ordinance by changing the zoning map in reference to 3rd, Block 6, Lot 14-16, also known as 529 E. Ella Street, from R1-Single Family to R3-Multi-Family District. (Director of Planning & Development Services).

Mayor Fugate stated that this item was voted on at the Planning and Zoning Board meeting and it was voted against unanimously. Mr. Ginter did concur. Mayor Fugate mentioned that the neighborhood filed objections. Mr. Ginter stated that members of the community were present in the audience and no one was present from the other party.

Item failed due to lack of motion.

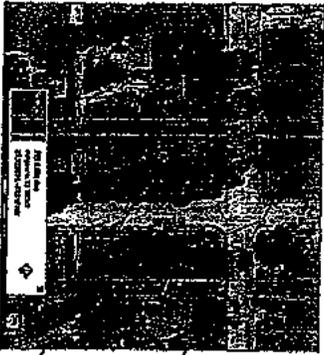
7. Consider final passage of an ordinance amending the City of Kingsville Code of Ordinances by amending Chapter IX-General Regulations, Article 8- Parks and Recreation, providing for revised fees for the L.E. Ramey Golf Course. (Golf Course Manager).

980 PROPOSED APTS



PROJECT DESCRIPTION	
BUILDING PROJECT:	2 BED RM APT. UNITS
APPLICABLE CODES:	IBC 2009
OCCUPANCY:	R-2
CONSTRUCTION TYPE:	V-B
BUDG. AREA:	PROPOSED: 5124 SQFT
BUILDING HEIGHT:	PROPOSED: 15'-7"

AREAS		SQ. FT.	
LINKING:		5124.00	
PARKING:		3253.00	
APTS. SIDE-WALK:		514.00	
GREEN AREA:		4949.00	
CITY SIDE-WALK:		1065.00	



VICINITY MAP

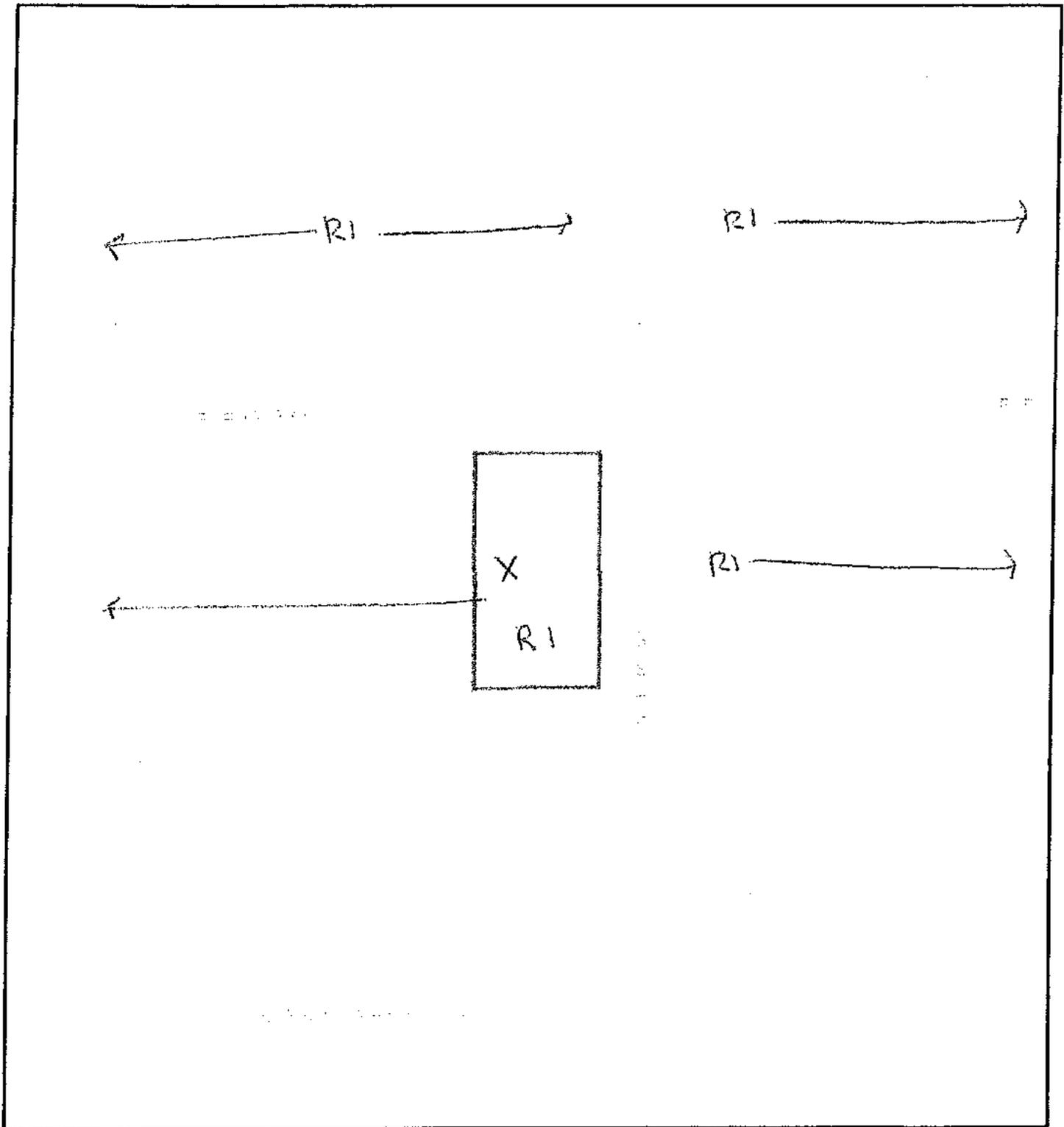
INDEX OF DRAWINGS	
CS 1.0	COVER SHEET
AS 1.0	SITE PLAN
AS 1.1	SITE PLAN DETAILS
AS 1.2	EROSION CONTROL PLAN
AS 1.3	LANDSCAPING PLAN
5 1.0	FOUNDATION PLAN
A 1.0	FLOOR PLAN
A 2.0	ELEVATIONS 1
A 3.0	ELEVATIONS 2
A 3.1	ROOF PLAN
A 3.2	ROOF TRAVING PLAN
A 4.0	CEILING JOIST PLAN
M 1.0	MECHANICAL PLAN
E 1.0	ELECTRICAL PLAN
P 1.0	PLUMBING PLAN

SYMBOL LEGEND	
DRAWING TITLE:	① FLOOR PLAN
ELEVATION MARKER:	— ELEVATION MARKER
ROOM TAG:	ROOM TAG
ROOF SLOPE:	ROOF SLOPE
SLOPE SYMBOL:	SLOPE SYMBOL
ELEVATION SYMBOL:	ELEVATION SYMBOL
SECTION LABEL:	SECTION LABEL
PROP. SYMBOL:	PROP. SYMBOL
DATUM SYMBOL:	DATUM SYMBOL

AREAS		%	
LINKING:		27.06	
PARKING:		20.92	
APTS. SIDE-WALK:		4.57	
LANDSCAPING:		38.45	

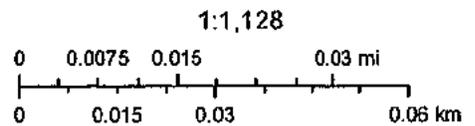
IMPORTANT DESIGNER NOTES: THESE PLANS ARE PREPARED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO CONSTRUCT THIS STRUCTURE. THIS MEANS THAT THESE PLANS MUST BE FULLY VERIFIED AND CHECKED COMPLETELY BY THE GENERAL CONTRACTOR OR SUPERINTENDENT BEFORE ANY CONSTRUCTION BEGINS. DESIGNER'S RESPONSIBILITY IS LIMITED TO THE ATTENTION OF DESIGNER FROM TO COMPLETE CONSTRUCTION. DISCREPANCIES SHOWN ON THE PLANS AND FIELD CONDITIONS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES TO THE PLANS MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE ATTENTION OF DESIGNER FROM TO COMPLETE CONSTRUCTION. NOT PROVIDED WITH THESE DRAWINGS SHOULD BE PROVIDED BY THE ARCHITECT, SUPERVISOR, OR INSTALLATION CONTRACTOR SPECIFICALLY RELATED TO THAT PARTICULAR PHASE OF CONSTRUCTION.

Drawn By: Mario A. Gonzalez	Builder: S.C. CONSTRUCTION LLC 956-778-7709		
Owner: SANTIAGO CANTU	Project Title: PROPOSED APTS.		Drawing Scale: NTS
Date Drawn: 2/21/2016	PLANS DESIGNS "ORDONEZ" 956-360-4087		
Sheet Number: CS 1.0			



March 29, 2019

X - 529 E. Ella



ORDINANCE #2019-_____

AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING MAP IN REFERENCE TO 3rd, BLOCK 6, LOTS 14-16, ALSO KNOWN AS 529 E. ELLA, KINGSVILLE, TEXAS, FROM R1 (SINGLE FAMILY DISTRICT) TO R3 (MULTI-FAMILY DISTRICT); AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; AND PROVIDING FOR PUBLICATION.

WHEREAS, the Planning Commission has forwarded to the City Commission its reports and recommendations concerning the application of Santiago Cantu, owner applicant, for amendment to the zoning ordinance and zoning map of the City of Kingsville;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, April 3, 2019 during a meeting of the Planning and Zoning Commission, and on Monday, April 8, 2019 during a meeting of the City Commission, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the item WAS DENIED with a 4-0 vote of the Planning Commission against the requested rezone with no abstentions; and

WHEREAS, the City Commission has determined that this amendment would best serve public health, necessity, and convenience and the general welfare of the City of Kingsville and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

SECTION 1. That the Zoning Ordinance of the City of Kingsville, Texas, is amended by changing the zoning of 3rd, Block 6, Lots 14-16, also known as 529 E. Ella from R1-Single Family District to R3-Multi-Family District, as more specifically described on the Zone Change Map, attached as Exhibit A.

SECTION 2. That the official Zoning Map of the City of Kingsville, Texas, is amended to reflect the amendments to the Zoning Ordinance made by Section 1 of this ordinance.

SECTION 3. That the Zoning Ordinance and Zoning Map of the City of Kingsville, Texas, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

SECTION 4. That to the extent that these amendments to the Zoning Ordinance represent a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the Zoning Ordinance, as amended by this ordinance.

SECTION 5. That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

SECTION 6. That publication shall be made in the official publication of the City of Kingsville as required by the City Charter of the City of Kingsville.

INTRODUCED on this the 8th day of April, 2019.

PASSED AND APPROVED on this the _____ day of _____, 2019.

Effective Date: _____

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED:

Courtney Alvarez, City Attorney

PUBLIC HEARING #4

**City of Kingsville
Planning and Development Services**

TO: Mayor and City Commissioners
CC: Jesus Garza, City Manager
FROM: Tom Ginter, Director
DATE: April 1, 2019
SUBJECT: Condemnation of structure at 630 W. Fordyce

Summary:

Property report is attached which reflects the need for this condemnation

Background:

This is a burnt structure and is in need of being demolished. We have had no feedback on this structure.

Financial Impact:

The cost of the demolition will most likely be a tax assessment.

Recommendation:

Approve condemnation of the structure at 630 W. Fordyce





CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS 630 W. FORDYCE		INSPECTOR MANUEL BUENTELLO	
LEGAL DESCRIPTION 8TH	BLOCK BLOCK 6	LOT LOT 31, 32	
OWNER NAME RAY RANGEL, ETUX YADIRA	OWNER'S ADDRESS 404 ELIZABETH AVE.	CITY/STATE/ZIP KINGSVILLE, TX 78363-6740	

PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N Y	ACCEPTABLE			REASON CODE	COMMENT CODES
		YES	NO	N/A		
Building						
	Condition		X		AB,B,C,D,H,I,L,MI,	1,2,5
Yard						
	Condition		X		AB,H,OV	1,2
Utilities						
	Electric		X		D,H,I,M	
	Gas		X		D,H,I,M	
	Water		X		D,H,I,M	
Roof						
	Covering		X		B,C,D,H,I,L,MI	4,5
Walls						
	Exterior		X		B,C,D,H,I,L,MI,	1,2
	Interior		X		B,C,D,H,I,L,MI,	1,2
	Ceilings		X		B,C,D,H,I,L,MI,	
Windows/Doors						
	Secured		X			
	Condition		X		B,C,D,H,I,L,MI	1,2
Foundation						
	Exterior		X		B,C,D,H,I,L,MI	
	Interior		X		B,C,D,H,I,L,MI	
Plumbing						
			X	X		
Electrical						
			X	X		

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated	
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown	

COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS, VAGRANTS, AND CRIMINAL ACTIVITY.

HAS BEEN WITHOUT WATER SINCE 01/01/2011 AND ELECTRICAL SINCE 11/01/2015

SIGNATURE:

MANUEL BUENTELLO, CITY OF KINGSVILLE BUILDING OFFICIAL

DATE: 01/10/2019

CONDEMNATION CHECKLIST

Property Address: 430 W Fordyce Phone: _____
 Property Owner: Roy Rangel and Yadina Rangel Phone: _____
 Owner's Address: 4001 Elizabeth Ave Fax: _____
Linsville TX 78303

PLANNED DATE	ACTUAL DATE	ACTION
<input type="checkbox"/> <u>1-10-19</u>	<u>1-10-19</u>	1. Identify structure unfit for human habitation.
<input type="checkbox"/> <u>1-10-19</u> (12-26-18) pictures	<u>1-10-19</u> (12-26-18)	2. Inspect Property. (Building Official) <input type="checkbox"/> a. Prepare inspection report and date. <input type="checkbox"/> b. Photograph property with date stamp.
<input type="checkbox"/> <u>1-10-19</u>	<u>1-10-19</u>	3. Determine ownership from county assessment & tax collection record.
<input type="checkbox"/> <u>1-10-19</u>	<u>1-10-19</u>	4. Obtain legal description.
<input type="checkbox"/> <u>1-10-19</u>	<u>1-10-19</u>	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
<input type="checkbox"/> <u>1-11-19</u>	<u>1-11-19</u>	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
<input type="checkbox"/> _____	_____	7. 2 nd Notice Sent. (10 day response) (Optional)
<input type="checkbox"/> <u>3-13-19</u>	<u>3-13-19</u>	8. If response is not received or is not adequate, proceed as follows:
<input type="checkbox"/> <u>3-13-19</u>	<u>3-13-19</u>	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
<input type="checkbox"/> <u>3-12-19</u>	<u>3-12-19</u>	<input type="checkbox"/> a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas. 1) Post affidavit in newspaper twice a week for one week
<input type="checkbox"/> <u>3- -19</u>	<u>3- -19</u>	10. Post sign on property advising date the City

3- -19 3- -19

3-13-19 3-13-19

Council will consider condemnation of structure.

11. Within the Historical District. Meeting date to be heard by the Historical Development Board.

12. Photograph posted sign with date stamp.

13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of:

- a. Location Map
- b. Photographs of the structure with date stamp
- c. Inspection report
- d. Pre-condemnation notice
- e. Condemnation resolution

14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.

15. City Council adopts condemnation resolution.

16. File Notice of Condemnation with the County Clerk.

17. Send owner(s) & other vested interests the following:

- a. Copy of the City Council resolution.
- b. 45-day order to demolish

18. Post 45-day Order to Demolish on structure.

a. Take photo with date stamp

19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.

20. Photograph posted notice with date stamp.

21. Notify utility companies to disconnect & remove services from structure for safe demolition.

22. Issue Notice to Proceed to Public Works Director and Demolition Crew.

23. Prepare demolition cost statement consisting of:

- a. Mailing fees
- b. Publication fees

- c. Demolition costs
- d. Landfill tipping fees
- e. Filing fees
- f. Administrative fees
- g. Any documentation miscellaneous costs

24. Send a letter & cost statement to the
Collections Department so they can send out bill.
Make copy of documents and send to the City
Attorney requesting a lien to be place on the
property.

KLEBERG COUNTY APPRAISAL DISTRICT
 PROPERTY 23867 R
 Legal Description
 8TH, BLOCK 6, LOT 31, 32

PROPERTY APPRAISAL INFORMATION 2019
 OWNER ID RANGEL RAY
 28991 ETUX YADIRA
 OWNERSHIP 404 ELIZABETH AVE
 100.00% KINGSVILLE, TX 78363-6740

Entities
 CAD 100%
 CKI 100%
 GKL 100%
 SKI 100%
 WST 100%

Values
 IMPROVEMENTS 0
 LAND MARKET + 1,000
 MARKET VALUE = 1,000
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 1,000
 HS CAP LOSS - 0
 ASSESSED VALUE = 1,000

100900631000192 Ref ID: R23867
 Map ID A2

ACRES:
 EFF. ACRES:
 APPR VAL METHOD: Cost

SITUS 530 W FORDYCE

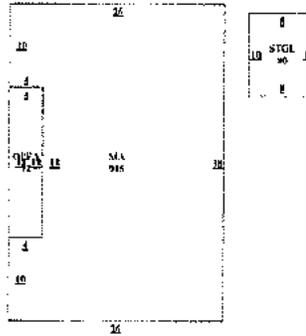
GENERAL

UTILITIES
 TOPOGRAPHY
 ROAD ACCESS
 ZONING
 BUILDER
 NEXT REASON

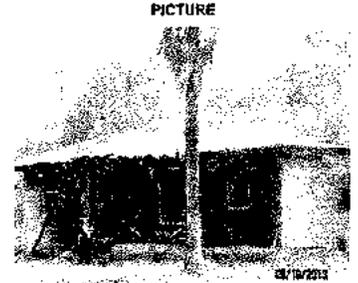
LAST APPR. CT
 LAST APPR. YR 2017
 LAST INSP. DATE 02/28/2017
 NEXT INSP. DATE

REMARKS FOR 2017 UPDATE ACCT - ADD PHY FOR FIRE
 DAMAGE & TO STORAGE PER FIELD INSP BY
 CT 2/28/17 5/30/17 JO - FOR 2014 NO VAL CHG
 TO ACCT PER APPR LR 3/10/14 MMG - FOR

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS



BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 04/12/1995 ***** JIM WALTER HOMES RSDWV/L / 129 / 847
 10/03/1995 ***** THOMAS GENNIVE SBTR / 122 / 279
 UNKNOWN OT / /

SUBD: S009 100.00% NBHD:

IMPROVEMENT INFORMATION		* = Needs Recalculation															
TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	ELINC	COMP	ADJ	ADJ VALUE
MA	MAIN AREA	R	FF3J	916.0	59.55	1	1968	1996	*	54,560	62%	0.01%	100%	100%	100%	0.00	0
OPFA	OPEN PORCH F	R	7/	72.0	11.91	1	1968	1996	*	860	62%	0.01%	100%	100%	100%	0.00	0
STGL	STORAGE FRAM	R	7/	80.0	1.50	1	1968	1961	*	120	20%	0.01%	100%	100%	100%	0.00	0
1.	RESIDENTIAL	STCD:	A1	1,068.0						55,530							0

5.00 0																	

IMPROVEMENT FEATURES

Foundation	1	FD3	0
Interior Finish	1	IN1	0
Roof Style	1	RT1, RM1	0
Flooring	1	FL2	0
Heating/Cooling	1	HAS	0
Plumbing	1	1	0

SUBD: S009 100.00% NBHD:

LAND INFORMATION		IRR Wells: 0 Capacity: 0		IRR Acres: 0		Oil Wells: 0											
LE DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ MASS	ADJ VAL	SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRG	AG VALUE
1. A1		FF200140	A1	N	FF	50X140	20.00	1,000	1.00	1.00	A	1,000	NO			0.00	0

1,000 0																	

Comment: F: 50.0 R: 50.0 FF

2017 CERTIFIED APPRAISAL ROLL

As of Supplement # 0 CKI - CITY OF KINGSVILLE

Geo ID Order

07/21/2017 13:19PM

Prop ID	Owner	%	Legal Description	Values
13954	62995	100.00	R Geo: 100900625005192 8TH, BLOCK 6, LOT 25-27	Effective Acres: 0.000000 Imp HS: 0 Market: 15,070 Imp NHS: 13,570 Prod Loss: 0 Land HS: 0 Appraised: 15,070 Acres: 0.0000 Land NHS: 1,500 Cap: 0 Map ID: A2 Prod Use: 0 Assessed: 15,070 Mtg Cd: Prod Mkt: 0 Exemptions: DBA:
MILES WILLIAM EST %DEMETRIA NEWTON 1000 W CORRAL #412 KINGSVILLE, TX 78363				
State Codes: A Situs: 622 W FORDYCE TX				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			15,070	0	15,070

14730	50811	100.00	R Geo: 100900628000192 8TH, BLOCK 6, LOT 28-30	Effective Acres: 0.000000 Imp HS: 0 Market: 1,500 Imp NHS: 0 Prod Loss: 0 Land HS: 0 Appraised: 1,500 Acres: 0.0000 Land NHS: 1,500 Cap: 0 Map ID: A2 Prod Use: 0 Assessed: 1,500 Mtg Cd: Prod Mkt: 0 Exemptions: DBA:
ESCOBEDO JOSE G 5238 WILLIAMS DR CORPUS CHRISTI, TX 78411-46				
State Codes: C1 Situs: 626 W FORDYCE				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			1,500	0	1,500

23867	28991	100.00	R Geo: 100900631000192 8TH, BLOCK 6, LOT 31, 32	Effective Acres: 0.000000 Imp HS: 0 Market: 1,000 Imp NHS: 0 Prod Loss: 0 Land HS: 0 Appraised: 1,000 Acres: 0.0000 Land NHS: 1,000 Cap: 0 Map ID: A2 Prod Use: 0 Assessed: 1,000 Mtg Cd: Prod Mkt: 0 Exemptions: DBA:
RANGEL RAY ETUX YADIRA 404 ELIZABETH AVE KINGSVILLE, TX 78363-6740				
State Codes: A Situs: 630 W FORDYCE				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			1,000	0	1,000

18901	62777	100.00	R Geo: 100900701000192 8TH, BLOCK 7, LOT 1-4	Effective Acres: 0.000000 Imp HS: 0 Market: 22,750 Imp NHS: 20,750 Prod Loss: 0 Land HS: 0 Appraised: 22,750 Acres: 0.0000 Land NHS: 2,000 Cap: 0 Map ID: A2 Prod Use: 0 Assessed: 22,750 Mtg Cd: Prod Mkt: 0 Exemptions: DBA:
MACK L C EST ETUX EVA W EST 629 W FORDYCE AVE KINGSVILLE, TX 78363-5226				
State Codes: A Situs: 629 W FORDYCE				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			22,750	0	22,750

20503	44559	100.00	R Geo: 100900705000192 8TH, BLOCK 7, LOT 5, 6	Effective Acres: 0.000000 Imp HS: 13,780 Market: 14,780 Imp NHS: 0 Prod Loss: 0 Land HS: 1,000 Appraised: 14,780 Acres: 0.0000 Land NHS: 0 Cap: 0 Map ID: A2 Prod Use: 0 Assessed: 14,780 Mtg Cd: Prod Mkt: 0 Exemptions: DP, HS DBA:
CORNELL ANTHONY ETUX CARLA 621 W FORDYCE AVE KINGSVILLE, TX 78363-5226				
State Codes: A Situs: 621 W FORDYCE				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			14,780	0	14,780

21234	31393	100.00	R Geo: 100900707000192 8TH, BLOCK 7, LOT 7, 8	Effective Acres: 0.000000 Imp HS: 0 Market: 1,000 Imp NHS: 0 Prod Loss: 0 Land HS: 0 Appraised: 1,000 Acres: 0.0000 Land NHS: 1,000 Cap: 0 Map ID: A2 Prod Use: 0 Assessed: 1,000 Mtg Cd: Prod Mkt: 0 Exemptions: DBA:
WAYNE THERESA J 24 WENSLEY PL SACRAMENTO, CA 95835-2192				
State Codes: C1 Situs: 600 W FORDYCE BLK				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			1,000	0	1,000

21996	30274	100.00	R Geo: 100900709000192 8TH, BLOCK 7, LOT 9-12	Effective Acres: 0.000000 Imp HS: 0 Market: 2,000 Imp NHS: 0 Prod Loss: 0 Land HS: 0 Appraised: 2,000 Acres: 0.0000 Land NHS: 2,000 Cap: 0 Map ID: A2 Prod Use: 0 Assessed: 2,000 Mtg Cd: Prod Mkt: 0 Exemptions: DBA:
HERNANDEZ GEORGE ETUX GUADALUPE 716 S 16TH ST KINGSVILLE, TX 78363-6432				
State Codes: C1 Situs: 611 W FORDYCE				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			2,000	0	2,000

STATEMENT OF ALL TAXES DUE

ACCT # 1-009-006-31000-192
 DATE 12/20/2018
 SD



MELISSA T DELAGARZA, PCC
 P O BOX 1457
 KINGSVILLE, TX 78364-1457
 (361) 595-8542

Property Description	
8TH, BLOCK 6, LOT 31, 32	
TOWN -	LOCATION- 630 W FORDYCE
ACRES - .160	

Values			
LAND MKT VALUE	1,000	IMPR/PERS MKT VAL	
LAND AGR VALUE		MKT. BEFORE EXEMP	1,000
EXEMPTIONS GRANTED:	NONE	LIMITED TXBL. VAL	

RANGEL RAY
 ETUX YADIRA
 404 ELIZABETH AVE
 KINGSVILLE TX 78363-6740

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2015	773.77	363.68	227.48	1,364.93
TAXES 2016	776.98	271.94	209.78	1,258.70
TAXES 2017	32.41	7.44	7.97	47.82
TAXES 2018	32.17	.00	.00	32.17
	-----	-----	-----	-----
	1,615.33	643.06	445.23	2,703.62
				=====
		TOTAL DUE 12/2018		2,703.62
		TOTAL DUE 01/2019		2,722.61
		TOTAL DUE 02/2019		2,743.86
		TOTAL DUE 03/2019		2,763.50

ACCT # 1-009-006-31000-192

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
KLEBERG COUNTY	406.00	161.62	111.95	679.57
CITY OF KINGSVILLE	416.60	165.89	114.83	697.32
KINGSVILLE ISD	751.56	299.18	207.11	1,257.85
SOUTH TX WATER AUTH	41.17	16.37	11.34	68.88

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	7.81
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	8.30
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	15.19
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	.87
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	32.17

YOU MAY PAY YOUR TAXES ONLINE AT www.texasonline.com
 A PROCESSING FEE OF 2.95% WILL BE APPLIED TO CREDIT CARD PAYMENTS

Kleberg CAD

Property Search Map Search

Property Search Results > 23867 RANGEL RAY for Year 2018

Property

Account

Property ID: 23867 Legal Description: 8TH, BLOCK 6, LOT 31, 32
 Geographic ID: 100900631000192 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 630 W FORDYCE Mapsco:
 Neighborhood: Map ID: A2
 Neighborhood CD:

Owner

Name: RANGEL RAY Owner ID: 28991
 Mailing Address: ETUX YADIRA % Ownership: 100.0000000000%
 404 ELIZABETH AVE
 KINGSVILLE, TX 78363-6740

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$1,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$1,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$1,000	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$1,000	

Taxing Jurisdiction

Owner: RANGEL RAY
 % Ownership: 100.0000000000%
 Total Value: \$1,000

Entity Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$1,000	\$1,000	\$0.00
CKI CITY OF KINGSVILLE	0.830000	\$1,000	\$1,000	\$8.30
GKL KLEBERG COUNTY	0.781450	\$1,000	\$1,000	\$7.81
SKI KINGSVILLE I.S.D.	1.518900	\$1,000	\$1,000	\$15.19
WST SOUTH TEXAS WATER AUTHORITY	0.086664	\$1,000	\$1,000	\$0.87
Total Tax Rate:	3.217014			

Taxes w/Current Exemptions: \$32.17
 Taxes w/o Exemptions: \$32.17

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 916.0 sqft Value: \$0

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3		1968	916.0
OP1	OPEN PORCH BASIC (20%) *			1968	72.0
STGL	STORAGE FRAME (LOW) *			1968	80.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.1607	7000.00	50.00	140.00	\$1,000	\$0

Roll Value History

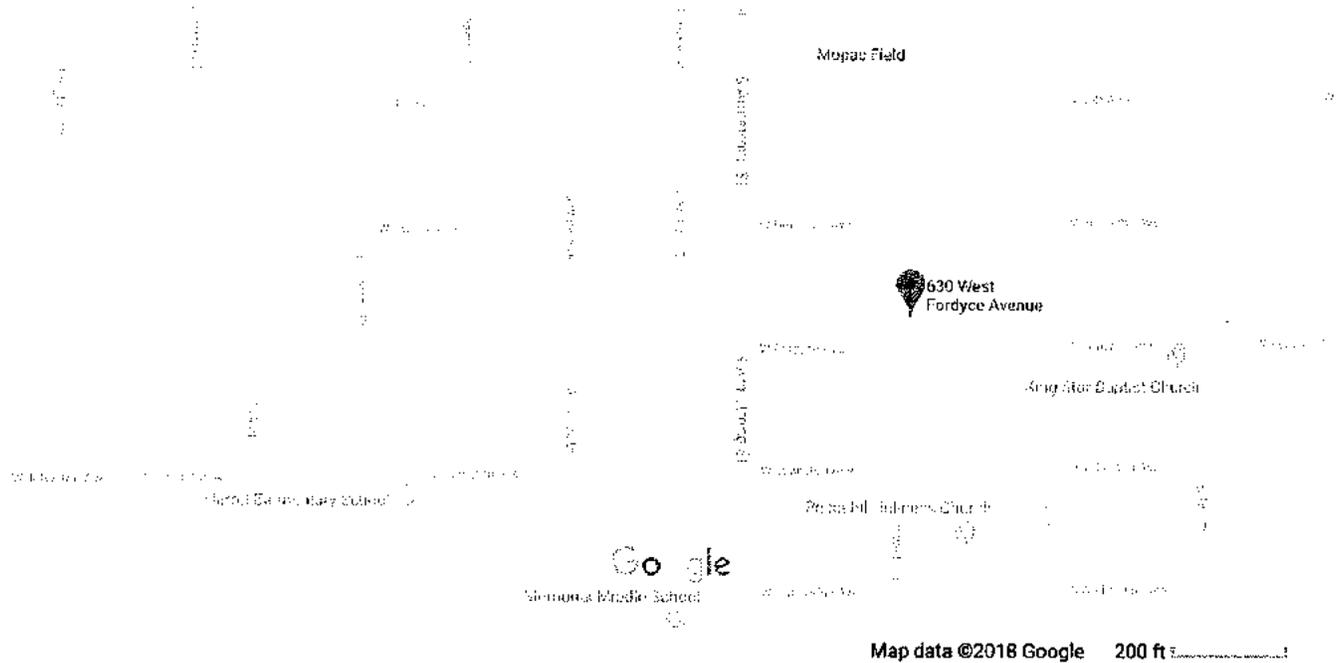
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$1,000	0	1,000	\$0	\$1,000
2017	\$0	\$1,000	0	1,000	\$0	\$1,000
2016	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2015	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2014	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2013	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2012	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2011	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2010	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2009	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2008	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2007	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2006	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2005	\$21,180	\$1,000	0	22,180	\$0	\$22,180

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/12/1996	RSDW/VL	RESALE DEED W/VENDORS LEIN	JIM WALTER HOMES INC	RANGEL RAY	129	847	
2	10/3/1995	SBTR	SUBSTITUTE TRUSTEE'S DEED	THOMAS GENNIVE	JIM WALTER HOMES INC	122	279	
3		OT	Other	UNKNOWN	THOMAS GENNIVE			

Questions Please Call (361) 595-5775

Google Maps 630 W Fordyce Ave



630 W Fordyce Ave
 Kingsville, TX 78363



P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

JANUARY 11, 2019

RAY RANGEL AND ETUX YADIRA
404 ELIZABETH
KINGSVILLE, TX 78363

Re: 8TH, BLOCK 6, LOT 31, 32 630 W FORDYCE

Dear Sir or Madam:

It has been determined that the structure at 630 W FORDYCE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of King'sville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

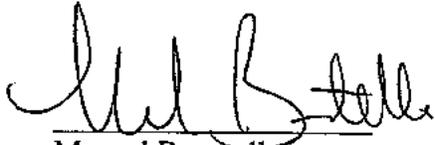
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read 'M Buenteño', written over a horizontal line.

Manuel Buenteño
Building Official



BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0003 3833 3609

MARCH 13, 2019

RAY RANGEL AND YADIRA RANGEL
404 ELIZABETH
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 630 W FORDYCE**

Dear Sir or Madam:

On January 11, 2019, a letter was sent from the City of Kingsville stating that your property located at **630 W FORDYCE** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2019 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **APRIL 8, 2019.**

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Manuel Buentello
Building Official

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2019 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:

Request to condemn the unsafe structures located at:

1729 S 7TH (228 E AILSIE #4)
630 W FORDYCE
513 W JOHNSTON
510 E AVE B
213 W SANTA GERTRUDIS
721 E JOHNSTON

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.

The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

CORPUS CHRISTI
TX 78411
11 JAN 2019 PM



Ray Rangel LP 1/2/19
Madria Rangel 1/2/19

NEXIE 782 CE 1 0102/08/19
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

MANUAL PROC REQ *0488-12855-11-20
[Barcode]

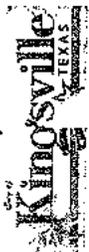
REGISTERED MAIL



7011 1570 0003 8833 3388

EXAS 78364

160.2



9326010683250897 70003 58398 9999

12/26/2018 15:51



12/26/2018 15:52



12/26/2018 15:52



12/26/2019 15:53





CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS 630 W FORDYCE		INSPECTOR DANIEL RAMIREZ	
LEGAL DESCRIPTION 8TH	BLOCK 6	LOT 31,32	
OWNER NAME RAY RANGEL	OWNER'S ADDRESS 404 ELIZABETH	CITY/STATE/ZIP KINGSVILLE, TEXAS 78363-6740	

PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N Y	ACCEPTABLE			REASON CODE	COMMENT CODES
		YES	NO	N/A		
Building			X		H,AB,C,D,L,I,OU	1,2,3,5
Condition			X			
Yard			X		H,AB,OV	
Condition			X			
Utilities						
Electric			X	X		
Gas			X	X	BURNED HM.)	
Water			X	X		
Roof			X		H,AB,B,C,D,L,I,OU	
Covering			X			
Walls			X		H,AB,B,C,D,L,I,OU	
Exterior			X		H,AB,B,C,D,L,I,OU	
Interior			X		H,AB,B,C,D,L,I,OU	
Ceilings			X		H,AB,B,C,D,L,I,OU	
Windows/Doors			X		H,AB,B,C,D,L,I,OU,MI	
Secured			X		H,AB,B,C,D,L,I,OU,MI	
Condition			X			
Foundation			X		H,AB,B,C,D,L,I,OU	
Exterior			X		H,AB,B,C,D,L,I,OU	
Interior			X		H,AB,B,C,D,L,I,OU	
Plumbing			X	X		
Electrical			X	X		

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated	
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown	

COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND VAGRANTS.
HAS BEEN WITHOUT WATER SINCE JAN./2015 AND ELECTRICAL SINCE 1/1/2015

SIGNATURE: *Daniel H. Ramirez* DATE: 10/31/2017
DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CONDEMNATION CHECKLIST

Property Address: 630 W Fordyce Phone: _____
 Property Owner: Kay Rangel & Yadira Rangel Phone: _____
 Owner's Address: 400 Elizabeth Ave Fax: _____
Wingsville, TX 78383

PLANNED DATE	ACTUAL DATE	ACTION
<input type="checkbox"/> <u>10-30-17</u>	<u>10-30-17</u>	1. Identify structure unfit for human habitation.
<input type="checkbox"/> <u>10-30-17</u>	<u>10-30-17</u>	2. Inspect Property. (Building Official) <input type="checkbox"/> a. Prepare inspection report and date. <input type="checkbox"/> b. Photograph property with date stamp.
<input type="checkbox"/> <u>10-31-17</u>	<u>10-31-17</u>	3. Determine ownership from county assessment & tax collection record.
<input type="checkbox"/> <u>10-31-17</u>	<u>10-31-17</u>	4. Obtain legal description.
<input type="checkbox"/> <u>10-31-17</u>	<u>10-31-17</u>	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
<input type="checkbox"/> <u>11-1-17</u>	<u>11-1-17</u>	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
<input type="checkbox"/> _____	_____	7. 2 nd Notice Sent. (10 day response) (Optional)
<input type="checkbox"/> _____	_____	8. If response is not received or is not adequate, proceed as follows:
<input type="checkbox"/> _____	_____	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation. <input type="checkbox"/> a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas. 1) Post affidavit in newspaper twice a week for one week
<input type="checkbox"/> _____	_____	10. Post sign on property advising date the City

Council will consider condemnation of structure.

11. Within the Historical District. Meeting date to be heard by the Historical Development Board.

12. Photograph posted sign with date stamp.

13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of

- a. Location Map
- b. Photographs of the structure with date stamp
- c. Inspection report
- d. Pre-condemnation notice
- e. Condemnation resolution

14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.

15. City Council adopts condemnation resolution.

16. File Notice of Condemnation with the County Clerk.

17. Send owner(s) & other vested interests the following:

- a. Copy of the City Council resolution.
- b. 45-day order to demolish

18. Post 45-day Order to Demolish on structure.

- a. Take photo with date stamp

19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.

20. Photograph posted notice with date stamp.

21. Notify utility companies to disconnect & remove services from structure for safe demolition.

22. Issue Notice to Proceed to Public Works Director and Demolition Crew.

23. Prepare demolition cost statement consisting of:

- a. Mailing fees
- b. Publication fees

KLEBERG COUNTY APPRAISAL DISTRICT
 PROPERTY 23867 R
 Legal Description
 8TH, BLOCK 6, LOT 31, 32

OWNER ID 28991
 OWNERSHIP 100.00%

PROPERTY APPRAISAL INFORMATION 2017
 RANGEL RAY
 ETUX YADIRA
 404 ELIZABETH AVE
 KINGSVILLE, TX 78363-6740

Entities
 CAD 100%
 CKI 100%
 GKL 100%
 SKI 100%
 WST 100%

Values
 IMPROVEMENTS 0
 LAND MARKET + 1,000
 MARKET VALUE = 1,000
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 1,000
 HS CAP LOSS - 0
 ASSESSED VALUE = 1,000

100900631000192 Ref.ID2: R23867
 Map ID A2

ACRES: EFF. ACRES:
 APPR VAL METHOD: Cost

SITUS 630 W FORDYCE
 SKETCH for Improvement #1 (RESIDENTIAL)

GENERAL
 LAST APPR. CT
 LAST APPR. YR 2017
 LAST INSP. DATE 02/28/2017
 NEXT INSP. DATE

REMARKS
 FOR 2017 UPDATE ACCT - ADD PHY FOR FIRE
 DAMAGE & TO STORAGE PER FIELD INSP BY
 CT 2/28/17 5/30/17 JO -- FOR 2014 NO VAL CHG
 TO ACCT PER APPR LR 3/10/14 MMG -- FOR

BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 04/12/1996 ***** JIM WALTER HOMESRSDW/VL / 129 / 847
 10/03/1995 ***** THOMAS GENNIVE S3TR / 122 / 279
 UNKNOWN OT / /

SUBD: S009 100.00% NBHD:

#	TYPE	DESCRIPTION	MIND CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	EUNG	COMP	ADJ	ADJ VALUE
1.	RESIDENTIAL	STGL STORAGE FRAM	R	80.0	1,50	1	1988	1988	120	20%	0.01%	100%	100%	100%	0.00	0
		MA MAIN AREA	R	916.0	43.65	1	1986	1986	39,980	70%	0.01%	100%	100%	100%	0.00	0
		OP1 OPEN PORCH B	R	72.0	8.73	1	1988	1988	630	70%	0.01%	100%	100%	100%	0.00	0
		STGL STORAGE FRAM	R	80.0	1.50	1	1988	1988	120	20%	0.01%	100%	100%	100%	0.00	0
				1,068.0					40,730							0

HomeSite: N

IMPROVEMENT INFORMATION

FOUNDATION	INTERIOR FINISH	ROOF STYLE	FLOORING	HEATING/COOLING	PLUMBING
1	1	1	1	1	1

IMPROVEMENT FEATURES

FD3	IN1	RT1, RM1	FL2	HAS5
1	1	1	1	1

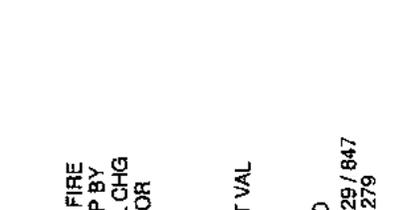
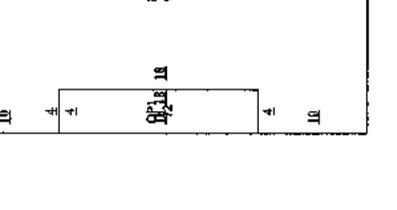
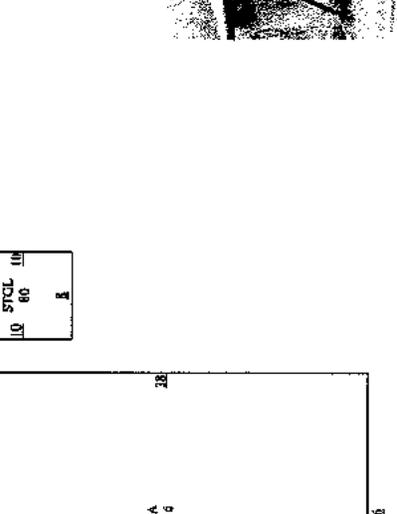
LAND INFORMATION

IRR Acres: 0	Capacity: 0	Oil Wells: 0
1,000	NO	0.00

LAND INFORMATION

UNIT PRICE	GROSS VALUE	ADJ MASS ADJ VAL SRC	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
20.00	1,000	1.00	A		0.00	0

Effective Date of Appraisal: January 1 Date Printed: 10/31/2017 08:15:06AM by MARLENEP True Automation, Inc.



UTILITIES
 TOPOGRAPHY
 ROAD ACCESS
 ZONING
 NEXT REASON

STATEMENT OF ALL TAXES DUE

ACCT # 1-009-006-31000-192

DATE 10/31/2017

SD



MELISSA T DELAGARZA, PCC
 P O BOX 1457
 KINGSVILLE, TX 78364-1457
 (361) 595-8542

Property Description	
8TH, BLOCK 6, LOT 31, 32	
TOWN -	LOCATION- 630 W FORDYCE
ACRES - .160	

Values			
LAND MKT VALUE	1,000	IMPR/PERS MKT VAL	
LAND AGR VALUE		MKT. BEFORE EXEMP	1,000
EXEMPTIONS GRANTED:	NONE	LIMITED TXBL. VAL	

RANGEL RAY
 ETUX YADIRA
 404 ELIZABETH AVE
 KINGSVILLE TX 78363-6740

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2015	773.77	255.34	205.83	1,234.94
TAXES 2016	776.98	163.15	188.02	1,128.15
TAXES 2017	32.41	.00	.00	32.41
	-----	-----	-----	-----
	1,583.16	418.49	393.85	2,395.50
				=====
		TOTAL DUE 10/2017		2,395.50
		TOTAL DUE 11/2017		2,414.12
		TOTAL DUE 12/2017		2,432.70
		TOTAL DUE 01/2018		2,451.33

ACCT # 1-009-006-31000-192

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
KLEBERG COUNTY	398.19	105.17	99.09	602.45
CITY OF KINGSVILLE	408.30	107.96	101.56	617.82
KINGSVILLE ISD	736.37	194.71	183.18	1,114.26
SOUTH TX WATER AUTH	40.30	10.65	10.02	60.97

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	7.95
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	8.42
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	15.19
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	.85
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	32.41

YOU MAY PAY YOUR TAXES ONLINE AT www.klebergcountyonline.net
 A PROCESSING FEE OF 3.5% WILL BE APPLIED TO CREDIT CARD PAYMENTS

2017 PRELIMINARY ROLL

CKI - CITY OF KINGSVILLE

Geo ID Order

06/15/2017 14:01PM

Prop ID	Owner	%	Legal Description	Values					
13954	62995	100.00	R Geo: 100900625005192 MILES WILLIAM EST %DEMETRIA NEWTON 1000 W CORRAL #412 KINGSVILLE, TX 78363	Effective Acres:	0.000000	Imp HS:	0	Market:	15,070
			8TH, BLOCK 6, LOT 25-27			Imp NHS:	13,570	Prod Loss:	0
			State Codes: A	Acre:	0.0000	Land HS:	0	Appraised:	15,070
			Situs: 622 W FORDYCE TX	Map ID:	A2	Land NHS:	1,500	Cap:	0
				Mtg Cd:		Prod Use:	0	Assessed:	15,070
				DBA:		Prod Mkt:	0	Exemptions:	
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			15,070	0	15,070	0.842200	126.92	
14730	50811	100.00	R Geo: 100900628000192 ESCOBEDO JOSE G 5238 WILLIAMS DR CORPUS CHRISTI, TX 78411-46	Effective Acres:	0.000000	Imp HS:	0	Market:	1,500
			8TH, BLOCK 6, LOT 28-30			Imp NHS:	0	Prod Loss:	0
			State Codes: C1	Acre:	0.0000	Land HS:	0	Appraised:	1,500
			Situs: 626 W FORDYCE	Map ID:	A2	Land NHS:	1,500	Cap:	0
				Mtg Cd:		Prod Use:	0	Assessed:	1,500
				DBA:		Prod Mkt:	0	Exemptions:	
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			1,500	0	1,500	0.842200	12.63	
23867	28991	100.00	R Geo: 100900631000192 RANGEL RAY ETUX YADIRA 404 ELIZABETH AVE KINGSVILLE, TX 78363-6740	Effective Acres:	0.000000	Imp HS:	0	Market:	1,000
			8TH, BLOCK 6, LOT 31, 32			Imp NHS:	0	Prod Loss:	0
			State Codes: A	Acre:	0.0000	Land HS:	0	Appraised:	1,000
			Situs: 630 W FORDYCE	Map ID:	A2	Land NHS:	1,000	Cap:	0
				Mtg Cd:		Prod Use:	0	Assessed:	1,000
				DBA:		Prod Mkt:	0	Exemptions:	
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			1,000	0	1,000	0.842200	8.42	
18901	62777	100.00	R Geo: 100900701000192 MACK L C EST ETUX EVA W EST 629 W FORDYCE AVE KINGSVILLE, TX 78363-5226	Effective Acres:	0.000000	Imp HS:	0	Market:	22,750
			8TH, BLOCK 7, LOT 1-4			Imp NHS:	20,750	Prod Loss:	0
			State Codes: A	Acre:	0.0000	Land HS:	0	Appraised:	22,750
			Situs: 629 W FORDYCE	Map ID:	A2	Land NHS:	2,000	Cap:	0
				Mtg Cd:		Prod Use:	0	Assessed:	22,750
				DBA:		Prod Mkt:	0	Exemptions:	
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			22,750	0	22,750	0.842200	191.60	
20503	44559	100.00	R Geo: 100900705000192 CORNELL ANTHONY ETUX CARLA 621 W FORDYCE AVE KINGSVILLE, TX 78363-5226	Effective Acres:	0.000000	Imp HS:	13,780	Market:	14,780
			8TH, BLOCK 7, LOT 5, 6			Imp NHS:	0	Prod Loss:	0
			State Codes: A	Acre:	0.0000	Land HS:	1,000	Appraised:	14,780
			Situs: 621 W FORDYCE	Map ID:	A2	Land NHS:	0	Cap:	0
				Mtg Cd:		Prod Use:	0	Assessed:	14,780
				DBA:		Prod Mkt:	0	Exemptions:	HS
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			14,780	0	14,780	0.842200	124.48	
21234	31393	100.00	R Geo: 100900707000192 WAYNE THERESA J 24 WENSLEY PL SACRAMENTO, CA 95835-2192	Effective Acres:	0.000000	Imp HS:	0	Market:	1,000
			8TH, BLOCK 7, LOT 7, 8			Imp NHS:	0	Prod Loss:	0
			State Codes: C1	Acre:	0.0000	Land HS:	0	Appraised:	1,000
			Situs: 600 W FORDYCE BLK	Map ID:	A2	Land NHS:	1,000	Cap:	0
				Mtg Cd:		Prod Use:	0	Assessed:	1,000
				DBA:		Prod Mkt:	0	Exemptions:	
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			1,000	0	1,000	0.842200	8.42	
21996	30274	100.00	R Geo: 100900709000192 HERNANDEZ GEORGE ETUX GUADALUPE 716 S 16TH ST KINGSVILLE, TX 78363-6432	Effective Acres:	0.000000	Imp HS:	0	Market:	2,000
			8TH, BLOCK 7, LOT 9-12			Imp NHS:	0	Prod Loss:	0
			State Codes: C1	Acre:	0.0000	Land HS:	0	Appraised:	2,000
			Situs: 611 W FORDYCE	Map ID:	A2	Land NHS:	2,000	Cap:	0
				Mtg Cd:		Prod Use:	0	Assessed:	2,000
				DBA:		Prod Mkt:	0	Exemptions:	
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			2,000	0	2,000	0.842200	16.84	

Kleberg CAD

Property Search Results > 23867 RANGEL RAY for Year 2018

Property

Account

Property ID: 23867 Legal Description: 8TH, BLOCK 6, LOT 31, 32
 Geographic ID: 100900631000192 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 630 W FORDYCE Mapsco:
 Neighborhood: Map ID: A2
 Neighborhood CD:

Owner

Name: RANGEL RAY Owner ID: 28991
 Mailing Address: ETUX YADIRA % Ownership: 100.0000000000%
 404 ELIZABETH AVE
 KINGSVILLE, TX 78363-6740

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$1,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$1,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$1,000	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$1,000	

Taxing Jurisdiction

Owner: RANGEL RAY
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD KLEBERG COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CKI CITY OF KINGSVILLE	N/A	N/A	N/A	N/A
GKL KLEBERG COUNTY	N/A	N/A	N/A	N/A
SKI KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST SOUTH TEXAS WATER AUTHORITY	N/A	N/A	N/A	N/A
Total Tax Rate:	N/A			

Taxes w/Current Exemptions: N/A
 Taxes w/o Exemptions: N/A

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 916.0 sqft Value: \$0

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3		1968	916.0
OP1	OPEN PORCH BASIC (20%) *			1968	72.0
STGL	STORAGE FRAME (LOW) *			1968	80.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.1607	7000.00	50.00	140.00	\$1,000	\$0

Roll Value History

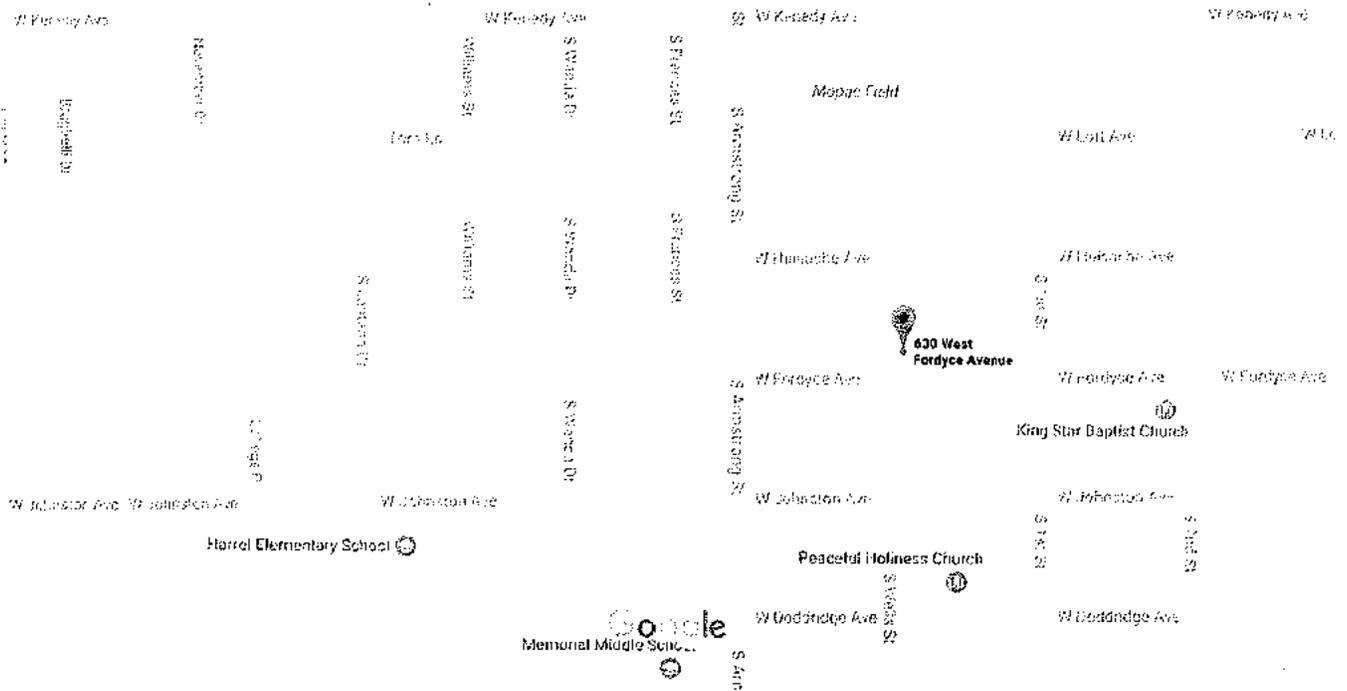
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	N/A	N/A	N/A	N/A	N/A	N/A
2017	\$0	\$1,000	0	1,000	\$0	\$1,000
2016	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2015	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2014	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2013	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2012	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2011	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2010	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2009	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2008	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2007	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2006	\$22,740	\$1,000	0	23,740	\$0	\$23,740
2005	\$21,180	\$1,000	0	22,180	\$0	\$22,180
2004	\$22,590	\$1,000	0	23,590	\$0	\$23,590

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/12/1996	RSDW/VL	RESALE DEED W/VENDORS LEIN	JIM WALTER HOMES INC	RANGEL RAY	129	847	
2	10/3/1995	SBTR	SUBSTITUTE TRUSTEE'S DEED	THOMAS GENNIVE	JIM WALTER HOMES INC	122	279	
3		OT	Other	UNKNOWN	THOMAS GENNIVE			

Questions Please Call (361) 595-5775

Google Maps 630 W Fordyce Ave



630 W Fordyce Ave
Kingsville, TX 78363



P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

NOVEMBER 1, 2017

RAY RANGEL ETUX YADIRA RANGEL
404 ELIZABETH AVE
KINGSVILLE, TX 78363

Re: 8TH, BLOCK 6, LOT 31, 32

630 W FORDYCE

Dear Sir or Madam:

It has been determined that the structure at **630 W FORDYCE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of King'sville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger

the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

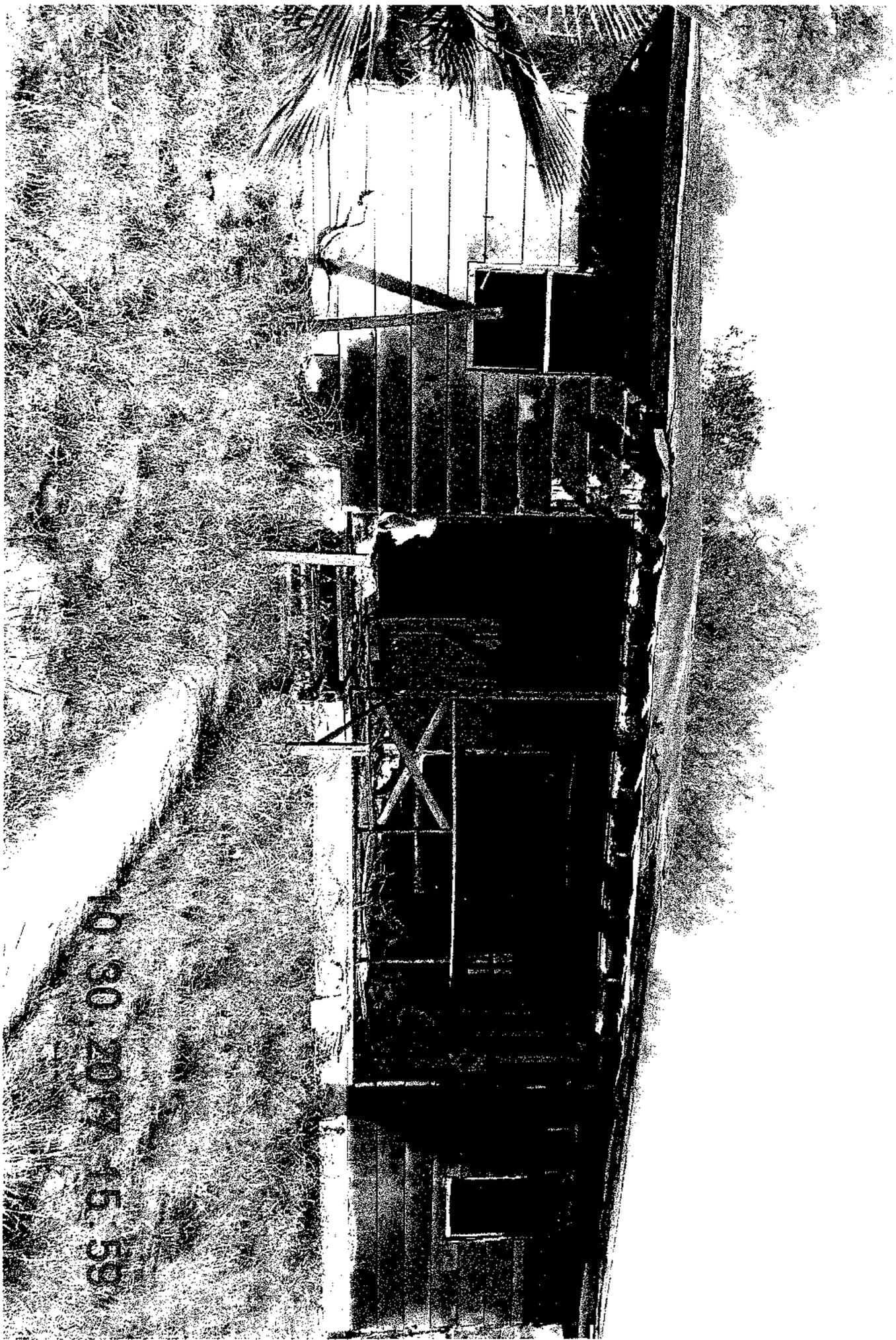
Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

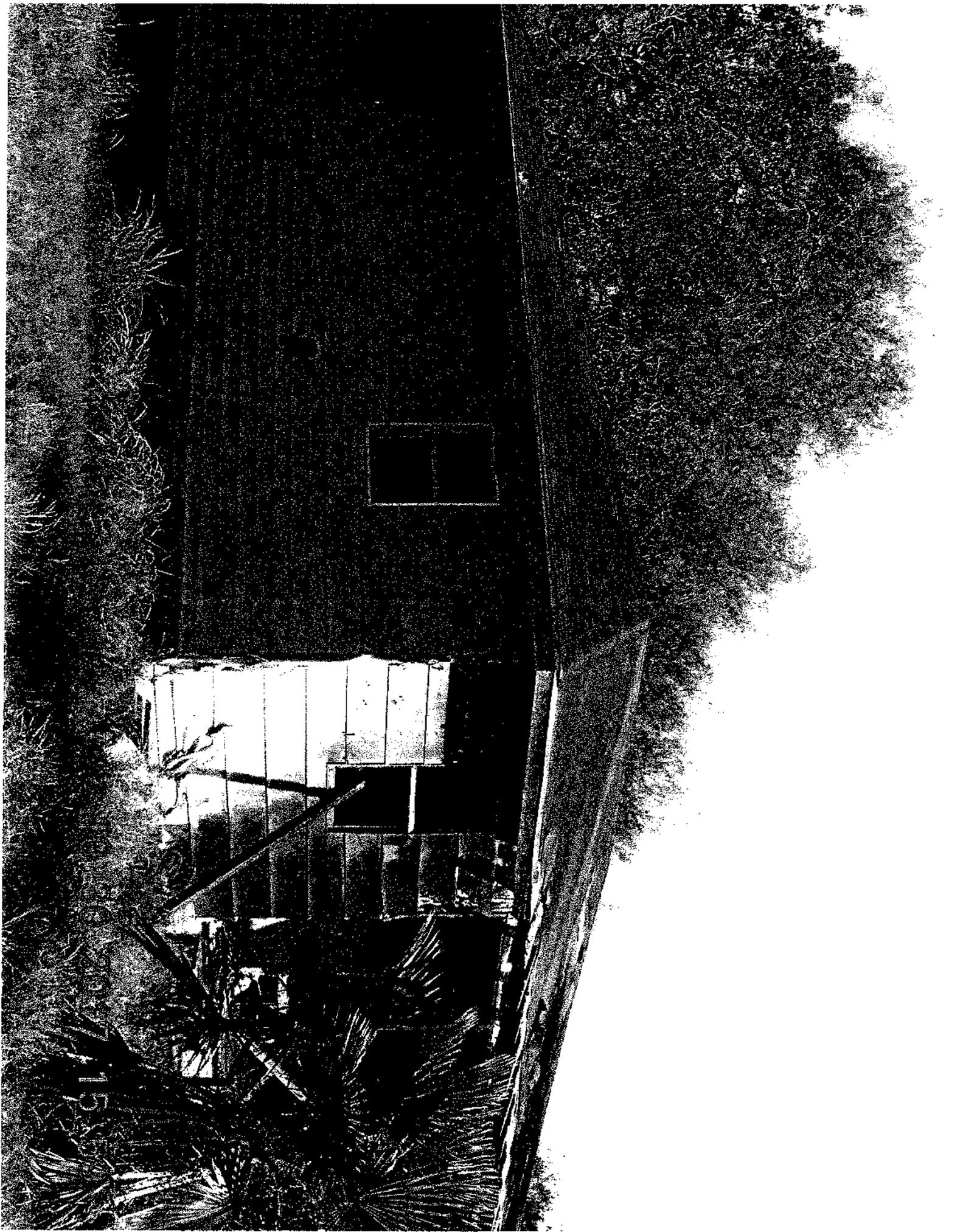
Sincerely,

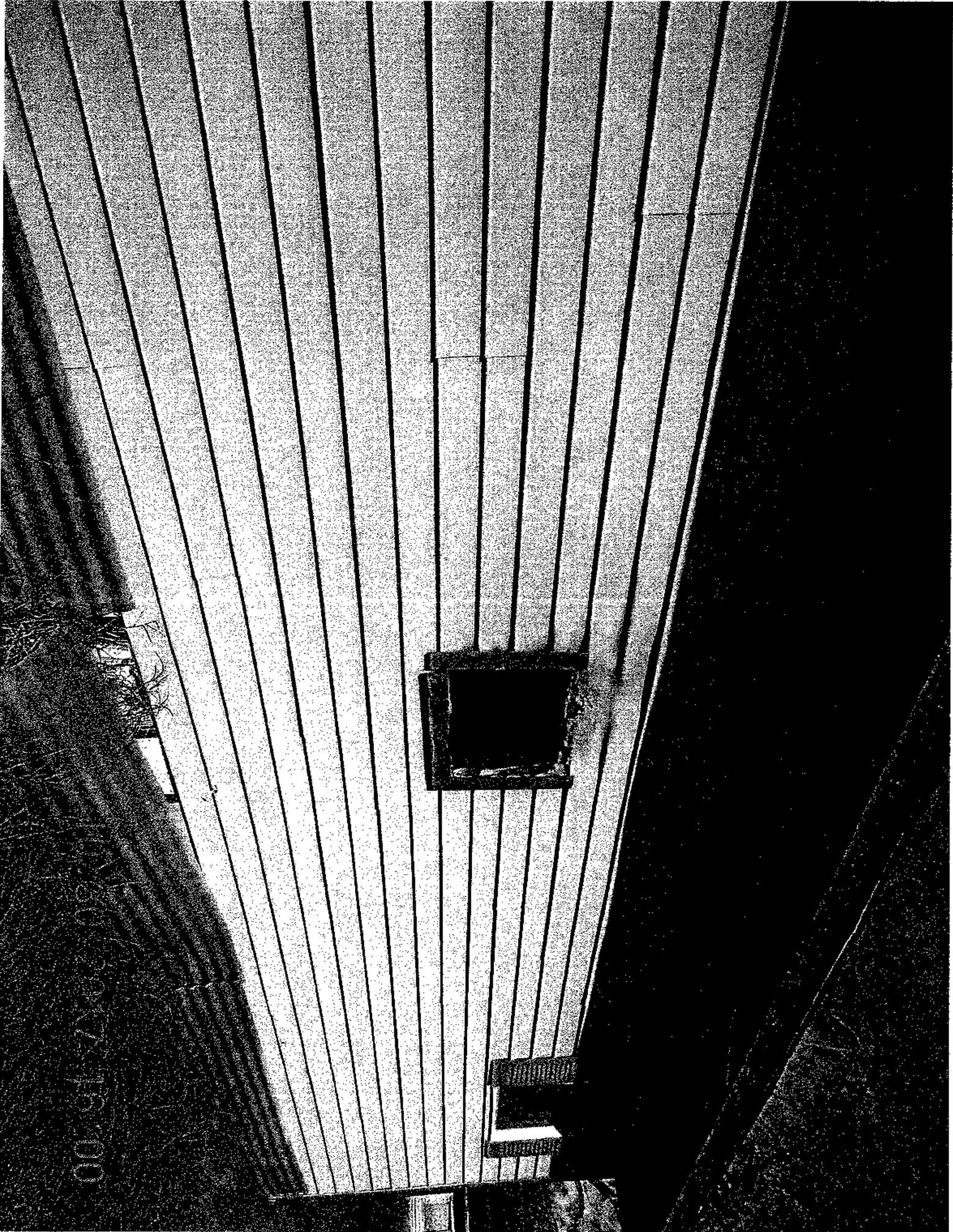
A handwritten signature in black ink, appearing to read "Daniel Ramirez". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Daniel Ramirez
Building Official



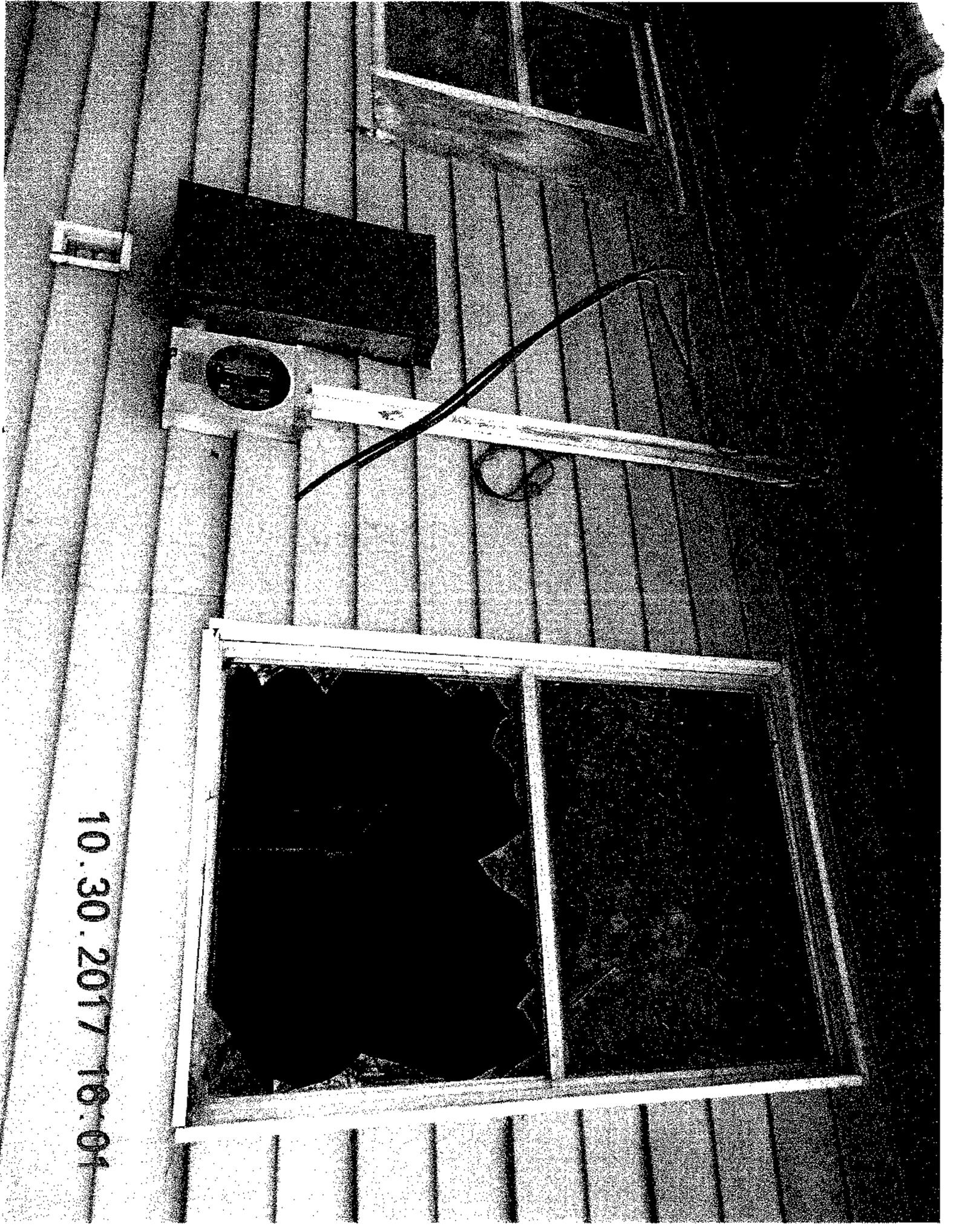
10 90 2017 15:59





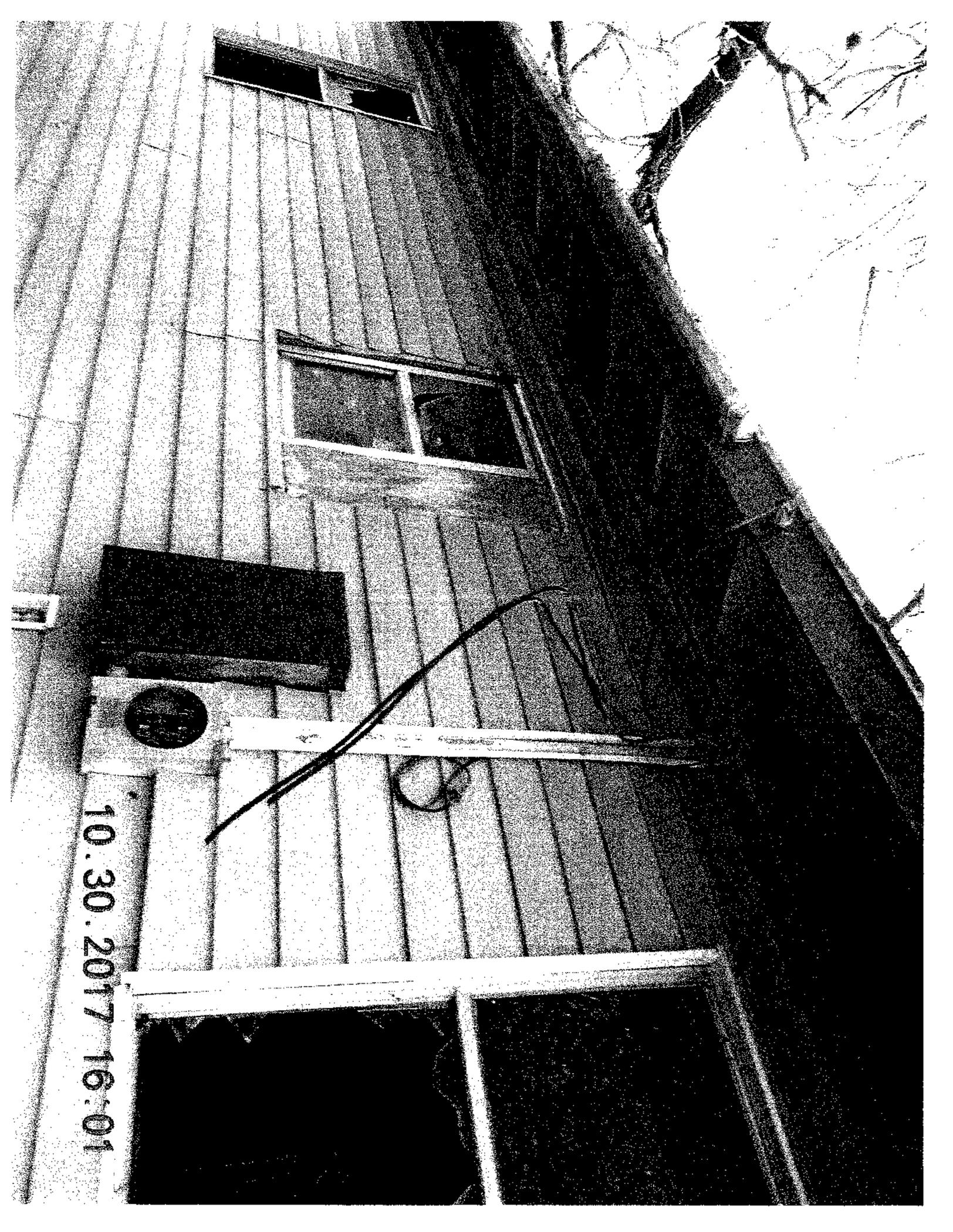


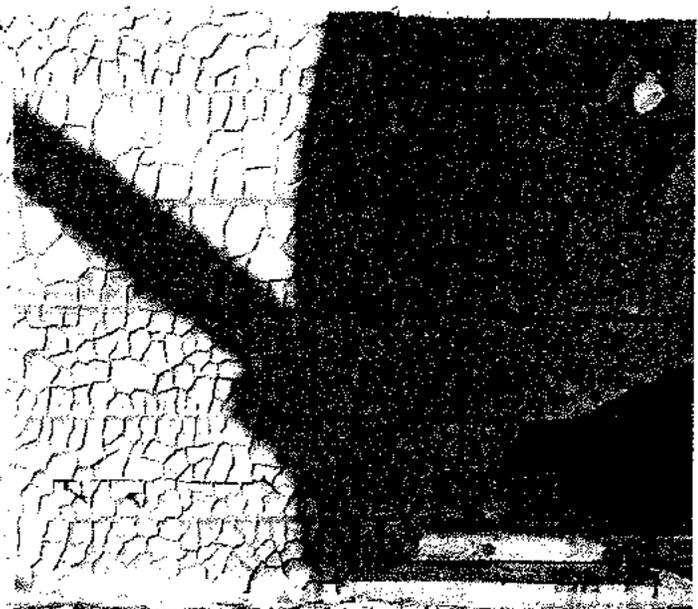
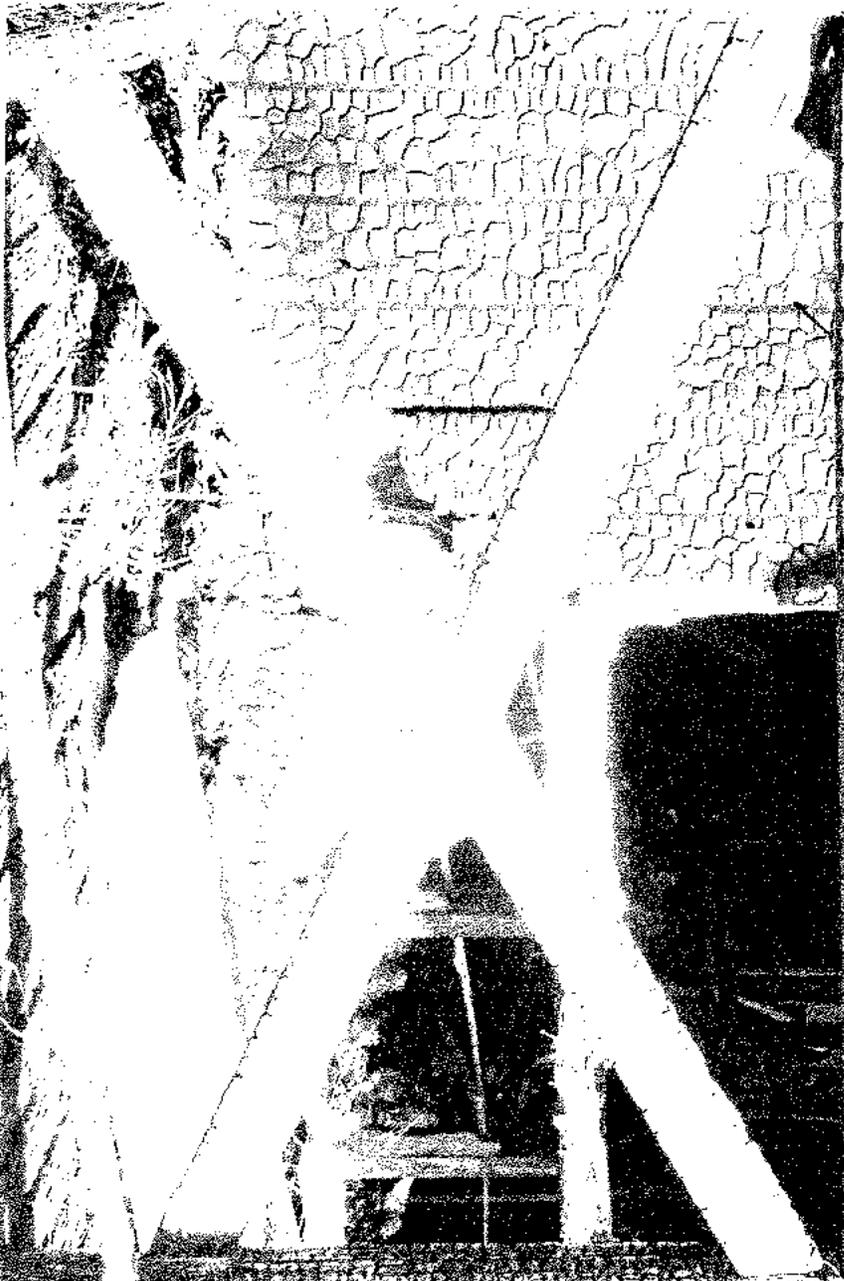
10:30 2017-10-01



10.30.2017 18:04

10.30.2017 16:01





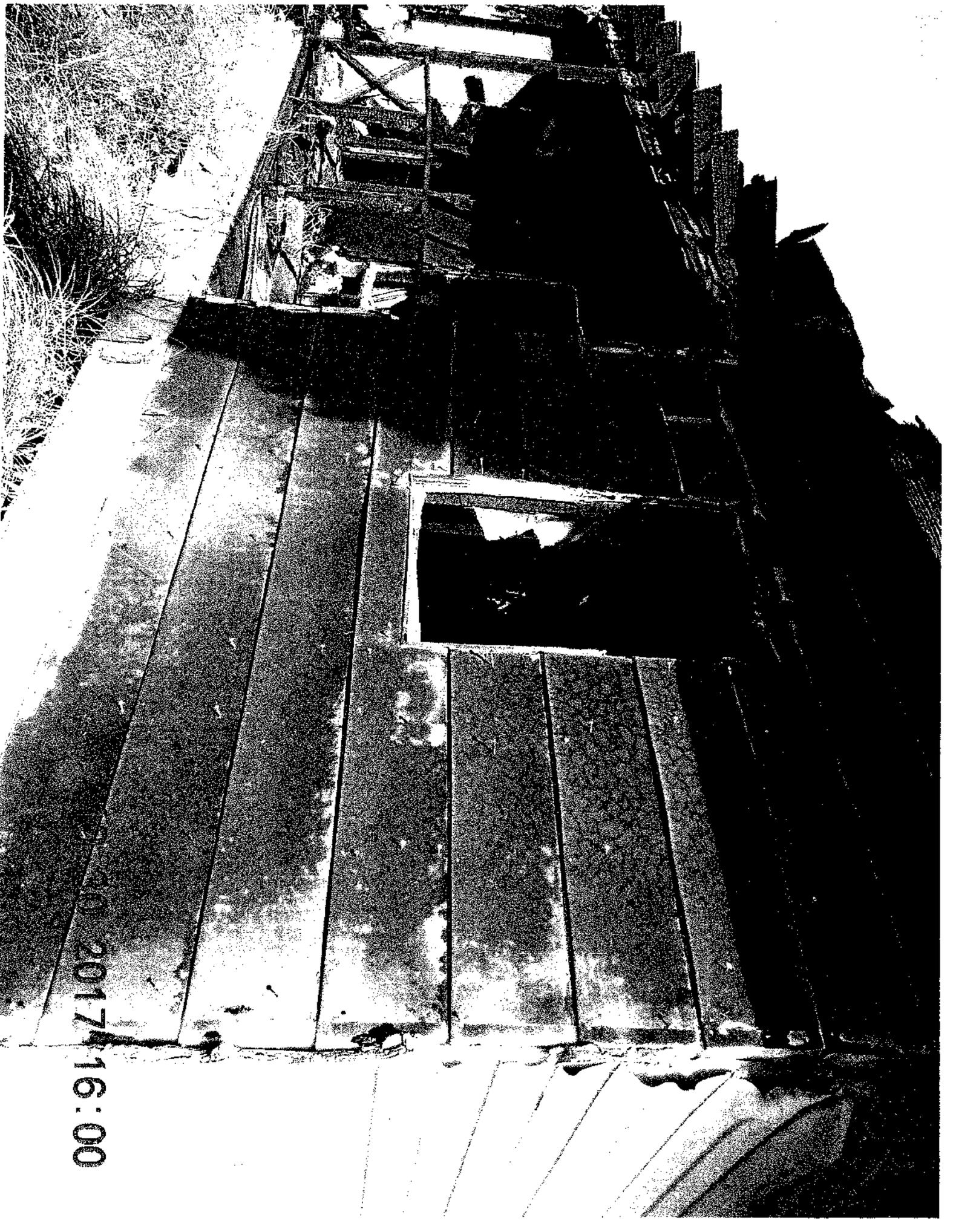
10:30-2017 15:59



18-20-2017 16:00



10-3 2017 16:00



2017/16:00

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article addressed to:

Ray Kengel
Vaduw Kengel
404 Clarys
Kingsville

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addre
- B. Received by (Printed Name) C. Date of Del 11/21
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Certified Mail
 - Registered
 - Insured Mail
 - Express Mail
 - Return Receipt for Merchandise
 - C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

2. Arti (72) 7011 1570 0003 3633 4422

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2019 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:

Request to condemn the unsafe structures located at:

1729 S. 7TH St. (228 E. ALLSIE #4)
630 W. FORDYCE
513 W. JOHNSTON
510 E. AVE. B
213 W. SANTA GERTRUDIS
721 E. JOHNSTON

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.

The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room. If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

ADVERTISING

21.88 acres, Menard/Eldorado. Gently rolling with beautiful oak tree cover. Whiteoak, blackbuck, axels, hogs, and turkey. \$3,450/acre, fixed rate 30 yr. owner financing with 5% down payment. 800-876-9720. www.ranchenterprisesllc.com.

CAREER TRAINING

Airline Mechanic Training - Get FAA certification. Approved for military benefits. Financial Aid if qualified. Job placement assistance. Call Aviation Institute of Maintenance 800-475-4102.

CHARITY

Donate a boat or car today to Boat Angel. 2-Night Free Vacation. Sponsored by Boat Angel Outreach Centers to stop crimes against children. 800-700-BOAT, www.boatangel.com.

TRUCK DRIVERS

Be Your Own Boss! Get Paid to See the Country! Quality Drive-Away is looking for CDL Drivers to Deliver Tractor! www.qualitydriveaway.com, 574-642-2023, 23.

Texas Press Statewide Classified Network
273 Participating Texas Newspapers • Regional Ads
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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 800-621-0508 or the Federal Trade Commission at 877-FTC-HELP. The FTC web site is www.ftc.gov/bizop.

military, and used 3M Dual-Sided earplugs between 2003 and 2015; and have been diagnosed with hearing loss or tinnitus, you may have a claim for damages. Call now as time may be limited! 800-460-0606. respectforyou.com/earplugs.

OIL AND GAS RIGHTS

We buy oil, gas & mineral rights. Both non-producing and producing including non-participating. Royalty Interest (NPRI). Provide us your desired price for an offer evaluation. 800-620-1422, LoboMineralsLLC@Lubbock.TX 79408-1800.

SAWMILLS

Sawmills from only \$4,397.00 - Make & Save Money with your own bandmill - Cut lumber any dimension. In stock, ready to ship! Free info/ DVD: www.NorwoodSawmills.com. 800-567-0404, Ext.300.

WANTED

I Buy RV's - Travel Trailers, 5th Wheels, Goosenecks, Bumper Pulls. In Any Area, Any Condition - Old/New, Dirty or Clean! I PAY CASH, No Title - No Problem, we can apply for one. ANR Enterprises, 956-466-7001.

NOTICE

THE UNIVERSITY OF TEXAS AT AUSTIN
LIBRARY

1000 UNIVERSITY DRIVE

AUSTIN, TEXAS 78702

TEL: 512/475-1234 FAX: 512/475-1234

WWW.UTLIBRARY.UTEXAS.EDU

03/14/2019 11:30

03/14/2019 11:30



PUBLIC HEARING #5

**City of Kingsville
Planning and Development Services**

TO: Mayor and City Commissioners
CC: Jesus Garza, City Manager
FROM: Tom Ginter, Director
DATE: April 1, 2019
SUBJECT: Condemnation of structure at 1729 S. 7th

Summary:

Property report is attached which reflects the need for this condemnation

Background:

There has been no feedback on this structure.

Financial Impact:

The cost of the demolition will most likely be a tax assessment.

Recommendation:

Approve condemnation of the structure at 1729 S. 7th

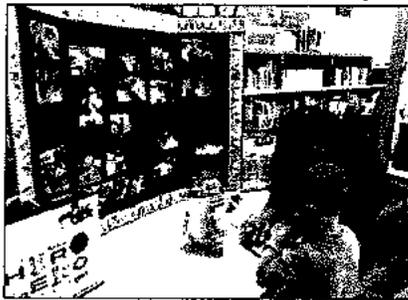


HMK drill team earns awards



The HMK Drill Team recently competed at the H.A. Dance Competition at Ray High School in Corpus Christi. They received a super sweetest award for all of their routines, recognition in choreography and high points on their open class routines, as well as recognition in three points on their special dance. They received Best in Class Small Ensemble, beating out three other groups. They were also a Best performance by Middle Members and the Team. They received second runner up for their performance. Pictures from left are Phyllis, Thomas, Angeli, Alana, Mackay, Rochi and Nayeli. Events. (Submitted photos)

St. Gertrude hosts STREAM fair



Students at St. Gertrude's Great Catholic School hosted a Mini-STREAM Fair recently highlighting student activities dealing with robotics, coding, and computer technology. Students are also practicing 3-D printing and cardboard building activities. Pictures and a computer program are at a table of students. Cade Pineda, with help from his sister, was teacher Dawn Covarrubias. (Submitted photos)

Harvey Elementary fourth six weeks honor roll

Submitted Item
Harvey Elementary School has announced its honor roll for the fourth six weeks...

Submitted Item
Harvey Elementary School has announced its honor roll for the fourth six weeks...

Submitted Item
Harvey Elementary School has announced its honor roll for the fourth six weeks...

Submitted Item
Harvey Elementary School has announced its honor roll for the fourth six weeks...

Advertisement for Kirkpatrick & Associates, dated April 15th, 2019. Includes contact information for James R. Kirkpatrick, CLU.

Advertisement for Castaneda Quick Care, a medical clinic. Includes address at 907 E. Fordyce Ave. and phone number 361-221-2461.

Advertisement for Fish Fry Fridays at Fish Lodge. Promotes a \$3.00 fish fry on Friday, March 22nd, from 5:00 PM to 7:00 PM.

Table with 4 columns: Day, Date, and a list of names for the Rio 7 Cinema. Rows include Friday, March 22; Saturday, March 23; Sunday, March 24; Monday, March 25; and Thursday, March 28.

Public Notice from the City Commission. States a meeting on Monday, April 8, 2019, at 6:00 PM regarding items on the agenda for public hearing and discussion.

Advertisement for women's & men's health services. Lists services like gynecology, prenatal care, and men's health. Contact info: 1000 S. 14th Street, Ste. #1022B, Kingsville, TX 78603. Phone: (361) 595-1875.

Advertisement for LOBO MINERALS, LLC. Promotes buying oil, gas, and mineral rights. Contact: 806.626.1422.



CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS 1729 S 7TH (228 E. Aisle # 4)		INSPECTOR Manuel Buentello
LEGAL DESCRIPTION SOUTHMORE AC	BLOCK	LOT SPACE 4
OWNER NAME MUIRHEAD LEONARD F	OWNER'S ADDRESS 237 CANDLEWOOD ST	CITY/STATE/ZIP KINGSVILLE, TX 78363-7501

PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N Y	ACCEPTABLE			REASON CODE	COMMENT CODES
		YES	NO	N/A		
Building						
Condition			X		AB,B,C,D,H,I,MI	1,2,3
Yard						
Condition			X		OV	3
Utilities						
Electric			X		D,H	
Gas			X			
Water			X		D,H	
Roof						
Covering			X		D,H	
Walls						
Exterior			X		B,C,D,H,I,L,MI	
Interior			X		B,C,D,H,I,L,MI	
Ceilings			X		B,C,D,H,I,L,MI	
Windows/Doors						
Secured			X		B,C,D,H,I	
Condition			X		B,C,D,H,I	
Foundation						
Exterior			X		B,C,D,H	
Interior			X		B,C,D,H	
Plumbing			X			
Electrical			X			

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated	
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown	

COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. AN ATTRACTIVE NUCIANCE FOR ROACH, RAT, MOUSE, OR OTHER VERMIN INFESTATION
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING EASY ACCESS FOR ANIMALS, VAGRANTS, AND CRIMINAL ACTIVITY.
HAS BEEN WITHOUT WATER SINCE 01/01/2008 AND ELECTRICAL SINCE N/A

SIGNATURE: Manuel Buentello DATE: 01/17/2019
MANUEL BUENTELLO, CITY OF KINGSVILLE BUILDING OFFICIAL

CONDEMNATION CHECKLIST

Property Address:

1729 S 7th (2289 Alder #4)

Phone: _____

Property Owner:

Leonard F Muirhead

Phone: _____

Owner's Address:

237 Canalewood St
Kingsville TX 78363

Fax: _____

PLANNED DATE	ACTUAL DATE	ACTION
<input type="checkbox"/> <u>1-17-19</u>	<u>1-17-19</u>	1. Identify structure unfit for human habitation. 2. Inspect Property. (Building Official) <input type="checkbox"/> a. Prepare inspection report and date. <input type="checkbox"/> b. Photograph property with date stamp. 3. Determine ownership from county assessment & tax collection record. 4. Obtain legal description. 5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc. 6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions. 7. 2 nd Notice Sent. (10 day response) (Optional) 8. If response is not received or is not adequate, proceed as follows: 9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation. <input type="checkbox"/> a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas. 1) Post affidavit in newspaper twice a week for one week 10. Post sign on property advising date the City
<input type="checkbox"/> <u>1-17-19</u>	<u>1-17-19</u>	
<input type="checkbox"/> <u>1-28-19</u>	<u>1-28-19</u>	
<input type="checkbox"/> <u>1-28-</u>	<u>1-28-19</u>	
<input type="checkbox"/> <u>1-28-</u>	<u>1-28-19</u>	
<input type="checkbox"/> <u>1-30-19</u>	<u>1-30-19</u>	
<input type="checkbox"/> <u>3-13-19</u>	<u>3-13-19</u>	
<input type="checkbox"/> <u>3-13-19</u>	<u>3-13-19</u>	
<input type="checkbox"/> <u>3-12-19</u>	<u>3-12-19</u>	
<input type="checkbox"/> <u>3-14-19</u>	<u>3-14-19</u>	

3-13-19 3-13-19

Council will consider condemnation of structure.

11. Within the Historical District. Meeting date to be heard by the Historical Development Board.

12. Photograph posted sign with date stamp.

13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of

- a. Location Map
- b. Photographs of the structure with date stamp
- c. Inspection report
- d. Pre-condemnation notice
- e. Condemnation resolution

14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.

15. City Council adopts condemnation resolution.

16. File Notice of Condemnation with the County Clerk.

17. Send owner(s) & other vested interests the following:

- a. Copy of the City Council resolution.
- b. 45-day order to demolish

18. Post 45-day Order to Demolish on structure.

a. Take photo with date stamp

19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.

20. Photograph posted notice with date stamp.

21. Notify utility companies to disconnect & remove services from structure for safe demolition.

22. Issue Notice to Proceed to Public Works Director and Demolition Crew.

23. Prepare demolition cost statement consisting of:

- a. Mailing fees
- b. Publication fees

- c. Demolition costs
- d. Landfill tipping fees
- e. Filing fees
- f. Administrative fees
- g. Any documentation miscellaneous costs

24. Send a letter & cost statement to the
Collections Department so they can send out bill.
Make copy of documents and send to the City
Attorney requesting a lien to be place on the
property.

Kleberg CAD

Property Search Map Search

Property Search Results > 14310 MUIRHEAD LEONARD F for Year 2018

Property

Account

Property ID: 14310 Legal Description: SOUTHMORE AC (SHADY AC MHP), SPACE 4, (IMP ONLY), (MH 14X56 - SKYLINE WACO, SKYLINE), S1# 01550715M; L1# TEX0081608 TITLE # MH00239272

Geographic ID: 770001900040192 Agent Code:

Type: Mobile Home

Property Use Code:

Property Use Description:

Location

Address: 228 E AILSIE #4 TX Mapsco: 15503

Neighborhood: Map ID: MHP

Neighborhood CD:

Owner

Name: MUIRHEAD LEONARD F Owner ID: 53266

Mailing Address: 237 CANDLEWOOD ST % Ownership: 100.0000000000%

KINGSVILLE, TX 78363-7501

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$9,030	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(-) Market Value:	=	\$9,030
(-) Ag or Timber Use Value Reduction:	-	\$0

(=) Appraised Value:	=	\$9,030
(-) HS Cap:	-	\$0

(=) Assessed Value:	=	\$9,030
---------------------	---	---------

Taxing Jurisdiction

Owner: MUIRHEAD LEONARD F

% Ownership: 100.0000000000%

Total Value: \$9,030

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$9,030	\$9,030	\$0.00
CKI	CITY OF KINGSVILLE	0.830000	\$9,030	\$9,030	\$74.95

GKL	KLEBERG COUNTY	0.781450	\$9,030	\$9,030	\$70.56
SKI	KINGSVILLE I.S.D.	1.518900	\$9,030	\$9,030	\$137.16
WST	SOUTH TEXAS WATER AUTHORITY	0.086664	\$9,030	\$9,030	\$7.83
Total Tax Rate:		3.217014			
				Taxes w/Current Exemptions:	\$290.50
				Taxes w/o Exemptions:	\$290.50

Improvement / Building

Improvement #1: MOBILE HOME State Code: M1 Living Area: 784.0 sqft Value: \$9,030

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	T2S-14	EW8	1979	784.0
WD3	WOOD DECK POOR (10%)	*		0	25.0
WD2	WOOD DECK AVERAGE (20%)	*		0	528.0

Land

No land segments exist for this property.

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$9,030	\$0	0	9,030	\$0	\$9,030
2017	\$9,030	\$0	0	9,030	\$0	\$9,030
2016	\$5,390	\$0	0	5,390	\$0	\$5,390
2015	\$4,730	\$0	0	4,730	\$0	\$4,730
2014	\$4,730	\$0	0	4,730	\$0	\$4,730
2013	\$3,610	\$0	0	3,610	\$0	\$3,610
2012	\$3,610	\$0	0	3,610	\$0	\$3,610
2011	\$4,150	\$0	0	4,150	\$0	\$4,150
2010	\$4,690	\$0	0	4,690	\$0	\$4,690
2009	\$5,230	\$0	0	5,230	\$0	\$5,230
2008	\$5,770	\$0	0	5,770	\$0	\$5,770
2007	\$500	\$0	0	500	\$0	\$500
2006	\$500	\$0	0	500	\$0	\$500
2005	\$500	\$0	0	500	\$0	\$500

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/1/2008	OT	Other	RANDALL DELWIN	MUIRHEAD LEONARD F			
2		OT	Other	UNKNOWN	RANDALL DELWIN			

Questions Please Call (361) 595-5775

Theresa Cavazos

From: Albert Garcia <firsttx@sbcglobal.net>
Sent: Monday, January 28, 2019 4:21 PM
To: Theresa Cavazos
Subject: 1729 S 7th St. (228 E. Ailsie)
Attachments: Leonard Muirhead AD Card.pdf

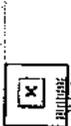
Hi Theresa,

I am in receipt of the city letter in reference to mobile home at my property that is in disrepair. The mobile home does not belong to me and I do not have the right to haul it off or destroy it.

The mobile home belongs to Leonard Muirhead. I have attached the appraisal district card for the improvements. I have a cell # for him and it is 361-355-5421. He does not live on 237 Candlewood anymore. I last spoke to him in 2017 as per text message I had on my phone.

Please let me know that you received this e-mail from me.

Thanks,
Albert

					
Albert Garcia					
Realtor/Ins Agent					
First Texas Realty & Ins					
1204 S. 14th St. Kingsville, TX 78363					
Office: 361.592.8226					
Cell: 361.228.1342					
Fax: 361.355.4016					
firsttx@sbcglobal.net					
firsttxrealty.net					

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

JANUARY 30, 2019

LEONARD F MUIRHEAD
237 CANDLEWOOD ST
KINGSVILLE, TX 78363

**Re: SOUTHMORE AC (SHADY AC MHP) SPACE 4 1729 S 7TH (228 E
AILSIE #4)**

Dear Sir or Madam:

It has been determined that the structure at 1729 S 7TH (228 E AILSIE #4) is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by

virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read 'Manuel Buentello', written in a cursive style.

Manuel Buentello
Building Official



BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0003 3833 3630

MARCH 13, 2019

LEONARD F MUIRHEAD
237 CANDLEWOOD
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 1729 S 7TH (228 E AILSIE #4)**

Dear Sir or Madam:

On January 30, 2019, a letter was sent from the City of Kingsville stating that your property located at **1729 S 7TH (228 E AILSIE #4)** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2019 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **APRIL 8, 2019.**

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Manuel Buentello
Building Official

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2019 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:

Request to condemn the unsafe structures located at:

1729 S 7TH (228 E AILSIE #4)
630 W FORDYCE
513 W JOHNSTON
510 E AVE B
213 W SANTA GERTRUDIS
721 E JOHNSTON

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.

The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.



CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS 1729 S 7TH (228 E. Aisle)		INSPECTOR Manuel Buentello
LEGAL DESCRIPTION SOUTHMORE AC	BLOCK	LOT LOT 19
OWNER NAME GARCIA ALBERT	OWNER'S ADDRESS 1243 E YOAKUM AVE	CITY/STATE/ZIP KINGSVILLE, TX 78363-4760

PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
	Y	YES	NO	N/A		
Building			X		AB,B,C,D,H,I,MI	1,2,3
Condition			X			
Yard			X		OV	3
Condition			X			
Utilities			X		D,H	
Electric			X			
Gas			X			
Water			X		D,H	
Roof			X		D,H	
Covering			X			
Walls			X		B,C,D,H,I,L,MI	
Exterior			X		B,C,D,H,I,L,MI	
Interior			X		B,C,D,H,I,L,MI	
Ceilings			X		B,C,D,H,I,L,MI	
Windows/Doors			X		B,C,D,H,I	
Secured			X		B,C,D,H,I	
Condition			X			
Foundation			X		B,C,D,H	
Exterior			X		B,C,D,H	
Interior			X			
Plumbing			X			
Electrical			X			

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated	
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown	

COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. AN ATTRACTIVE NUCIANCE FOR ROACH, RAT, MOUSE, OR OTHER VERMIN INFESTATION
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING EASY ACCESS FOR ANIMALS, VAGRANTS, AND CRIMINAL ACTIVITY.

HAS BEEN WITHOUT WATER SINCE 01/01/2008 AND ELECTRICAL SINCE N/A

SIGNATURE:

MANUEL BUENTELLO, CITY OF KINGSVILLE BUILDING OFFICIAL

DATE: 01/17/2019

CONDEMNATION CHECKLIST

Property Address: 17295 7th (2289 Abile) Phone: _____
 Property Owner: Albert Garcia Phone: _____
 Owner's Address: 1243 E. Yukon Fax: _____
Lingsville, TX 78363

PLANNED DATE	ACTUAL DATE	ACTION
<input type="checkbox"/> <u>1-17-19</u>	<u>1-17-19</u>	1. Identify structure unfit for human habitation.
<input type="checkbox"/> <u>1-17-19</u>	<u>1-17-19</u>	2. Inspect Property. (Building Official)
		<input type="checkbox"/> a. Prepare inspection report and date.
		<input type="checkbox"/> b. Photograph property with date stamp.
<input type="checkbox"/> <u>1-17-19</u>	<u>1-17-19</u>	3. Determine ownership from county assessment & tax collection record.
<input type="checkbox"/> <u>1-17-19</u>	<u>1-17-19</u>	4. Obtain legal description.
<input type="checkbox"/> <u>1-17-19</u>	<u>1-17-19</u>	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
<input type="checkbox"/> <u>1-23-19</u>	<u>1-23-19</u>	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
<input type="checkbox"/> _____	_____	7. 2 nd Notice Sent. (10 day response) (Optional)
<input type="checkbox"/> <u>3-13-19</u>	<u>3-13-19</u>	8. If response is not received or is not adequate, proceed as follows:
<input type="checkbox"/> <u>3-13-19</u>	<u>3-13-19</u>	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		<input type="checkbox"/> a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
		1) Post affidavit in newspaper twice a week for one week
<input type="checkbox"/> <u>3-12-19</u>	<u>3-12-19</u>	10. Post sign on property advising date the City
<input type="checkbox"/> <u>3-14-19</u>	<u>3-14-19</u>	

- _____
- _____
- 3-13-19 3-13-19
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

- Council will consider condemnation of structure.
- 11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
- 12. Photograph posted sign with date stamp.
- 13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
 - a. Location Map
 - b. Photographs of the structure with date stamp
 - c. Inspection report
 - d. Pre-condemnation notice
 - e. Condemnation resolution
- 14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
- 15. City Council adopts condemnation resolution.
- 16. File Notice of Condemnation with the County Clerk.
- 17. Send owner(s) & other vested interests the following:
 - a. Copy of the City Council resolution.
 - b. 45-day order to demolish
- 18. Post 45-day Order to Demolish on structure.
 - a. Take photo with date stamp
- 19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
- 20. Photograph posted notice with date stamp.
- 21. Notify utility companies to disconnect & remove services from structure for safe demolition.
- 22. Issue Notice to Proceed to Public Works Director and Demolition Crew.
- 23. Prepare demolition cost statement consisting of:
 - a. Mailing fees
 - b. Publication fees

- c. Demolition costs
- d. Landfill tipping fees
- e. Filing fees
- f. Administrative fees
- g. Any documentation miscellaneous costs

24. Send a letter & cost statement to the
Collections Department so they can send out bill.
Make copy of documents and send to the City
Attorney requesting a lien to be place on the
property.

KLEBERG COUNTY APPRAISAL DISTRICT
 PROPERTY 15503 R
 Legal Description
 SOUTHMORE AC. LOT 19

PROPERTY APPRAISAL INFORMATION 2018
 OWNER ID 33029 GARCIA ALBERT
 1243 E YOAKUM AVE
 KINGSVILLE, TX 78363-4760
 OWNERSHIP 100.00%

Entites
 CAD 100%
 CRF 100%
 GKL 100%
 SKI 100%
 WST 100%

Values
 IMPROVEMENTS 2,000
 LAND MARKET + 13,370
 MARKET VALUE = 15,370
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 15,370
 HS CAP LOSS - 0
 ASSESSED VALUE = 15,370

170060001900192

Ref ID: R16503
 Map ID A4

ACRES:
 EFF. ACRES:
 APPR VAL METHOD: Cost

SITUS 228 E AISLIE TX

GENERAL No Sketch Available

UTILITIES LAST APPR. IE
 TOPOGRAPHY LAST APPR. YR 2018
 ROAD ACCESS PAV LAST INSP. DATE 04/02/2018
 ZONING NEXT INSP. DATE
 BUILDER
 NEXT REASON
 REMARKS

FOR '18 REPRICE LAND PER IE 4/2/18 5/1/18 JO
 - FOR '17 CHG STATE CDS PER IE 7/13/17
 7/18/17 JO - FOR 2017 NO VAL CHG PER FIELD
 INSP BY LR 2/22/17 6/2/17 MMG - FOR 2014 NO

PICTURE



CHERRY HILL

BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 03/03/2017 ***** RANDALL DELWIN WD 309381
 08/27/2003 ***** RANDALL EVELYN B WD / 266 / 147
 03/01/1984 ***** RANDALL CONARD QT / 450 / 63

SUBD: S700 100.00% NBHD:

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE/MTS	BUILT	EFF. YR	COND. VALUE	DEPR	PHYS	ECON	FUNG	COMP	ADJ	ADJ. VALUE
1.	COMMERCIAL	4 MOBILE HOM	SP	SP/	0.0	500.00	1	0	2,000	100%	100%	100%	100%	100%	1.00	2,000
STCD: F1 0.0 Homesite: N 2,000 2,000																

IMPROVEMENT FEATURES

SUBD: S700 100.00% NBHD:

LAND INFORMATION	IRR Wells: 0	Capacity: 0	IRR Acres: 0	Oil Wells: 0												
CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRG	AG VALUE
F1	FF-1750285	F1	N	FF	76.4X285	175.00	13,370	1.00	1.00	A	13,370	NO			0.00	0
											13,370				0	

Comment: F: 76.4 R: 76.4 D: 285.0 FF

2017 CERTIFIED APPRAISAL ROLL

As of Supplement # 0 CKI - CITY OF KINGSVILLE

Geo ID Order

07/21/2017 13:19PM

Prop ID	Owner	%	Legal Description	Values
17026	53794	100.00	R Geo: 170000001700192 SOUTHMORE AC, LOT 17, 18, (K2)	Effective Acres: 0.000000 Imp HS: 0 Market: 114,930 Imp NHS: 88,190 Prod Loss: 0 Land HS: 0 Appraised: 114,930 0.0000 Land NHS: 26,740 Cap: 0 A4 Prod Use: 0 Assessed: 114,930 Prod Mkt: 0 Exemptions:
State Codes: F1 Map ID: Situs: 1824 S 6TH ST TX Acres: Map ID: Mtg Cd: DBA:				
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed Exemptions Taxable
CKI	CITY OF KINGSVILLE			114,930 0 114,930
15503	33029	100.00	R Geo: 170000001900192 SOUTHMORE AC, LOT 19	Effective Acres: 0.000000 Imp HS: 0 Market: 11,930 Imp NHS: 2,000 Prod Loss: 0 Land HS: 0 Appraised: 11,930 0.0000 Land NHS: 9,930 Cap: 0 A4 Prod Use: 0 Assessed: 11,930 Prod Mkt: 0 Exemptions:
State Codes: F1 Map ID: Situs: 1729 S 7TH ST Acres: Map ID: Mtg Cd: DBA:				
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed Exemptions Taxable
CKI	CITY OF KINGSVILLE			11,930 0 11,930
14729	17473	100.00	R Geo: 170000002000192 SOUTHMORE AC, LOT 20, 21	Effective Acres: 0.000000 Imp HS: 0 Market: 20,730 Imp NHS: 870 Prod Loss: 0 Land HS: 0 Appraised: 20,730 0.0000 Land NHS: 19,860 Cap: 0 A4 Prod Use: 0 Assessed: 20,730 Prod Mkt: 0 Exemptions:
State Codes: A, C1 Map ID: Situs: 1727 S 7TH ST Acres: Map ID: Mtg Cd: DBA:				
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed Exemptions Taxable
CKI	CITY OF KINGSVILLE			20,730 0 20,730
13154	17473	100.00	R Geo: 170000002200192 SOUTHMORE AC, LOT 22, 23	Effective Acres: 0.000000 Imp HS: 0 Market: 19,860 Imp NHS: 0 Prod Loss: 0 Land HS: 0 Appraised: 19,860 0.0000 Land NHS: 19,860 Cap: 0 A4 Prod Use: 0 Assessed: 19,860 Prod Mkt: 0 Exemptions:
State Codes: C1 Map ID: Situs: 1715 S 7TH ST Acres: Map ID: Mtg Cd: DBA:				
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed Exemptions Taxable
CKI	CITY OF KINGSVILLE			19,860 0 19,860
11567	62685	100.00	R Geo: 170000002400192 SOUTHMORE AC, LOT 24, 25	Effective Acres: 0.000000 Imp HS: 51,170 Market: 71,030 Imp NHS: 0 Prod Loss: 0 Land HS: 19,860 Appraised: 71,030 0.0000 Land NHS: 0 Cap: 2,687 A4 Prod Use: 0 Assessed: 68,343 Prod Mkt: 0 Exemptions: HS
State Codes: A Map ID: Situs: 1709 S 7TH ST TX Acres: Map ID: Mtg Cd: DBA:				
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed Exemptions Taxable
CKI	CITY OF KINGSVILLE			68,343 0 68,343
29567	60231	100.00	R Geo: 170000002600192 SOUTHMORE AC, LOT 26	Effective Acres: 0.000000 Imp HS: 0 Market: 41,870 Imp NHS: 31,940 Prod Loss: 0 Land HS: 0 Appraised: 41,870 0.0000 Land NHS: 9,930 Cap: 0 A4 Prod Use: 0 Assessed: 41,870 Prod Mkt: 0 Exemptions:
State Codes: A Map ID: Situs: 1707 S 7TH ST TX Acres: Map ID: Mtg Cd: DBA:				
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed Exemptions Taxable
CKI	CITY OF KINGSVILLE			41,870 0 41,870
4003293	62239	100.00	R Geo: 170000002700192 SOUTHMORE AC, LOT 27	Effective Acres: 0.000000 Imp HS: 0 Market: 99,700 Imp NHS: 89,770 Prod Loss: 0 Land HS: 0 Appraised: 99,700 0.0000 Land NHS: 9,930 Cap: 0 A4 Prod Use: 0 Assessed: 99,700 Prod Mkt: 0 Exemptions:
State Codes: A Map ID: Situs: 1705 S 7TH ST TX Acres: Map ID: Mtg Cd: DBA:				
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed Exemptions Taxable
CKI	CITY OF KINGSVILLE			99,700 0 99,700

Kleberg CAD

Property Search Map Search

Property Search Results > 15503 GARCIA ALBERT for Year 2019

Property

Account

Property ID:	15503	Legal Description:	SOUTHMORE AC, LOT 19
Geographic ID:	170000001900192	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	228 E AISLIE TX	Mapsco:	
Neighborhood:		Map ID:	A4
Neighborhood CD:			

Owner

Name:	GARCIA ALBERT	Owner ID:	33029
Mailing Address:	1243 E YOAKUM AVE KINGSVILLE, TX 78363-4760	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$2,000	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$13,370	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$15,370	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$15,370	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$15,370	

Taxing Jurisdiction

Improvement / Building

Improvement #1: COMMERCIAL State Code: F1 Living Area: sqft Value: \$2,000

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
HU4	4 MOBILE HOME HOOKUPS	SP		0	0.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	0.4999	21774.00	76.40	285.00	\$13,370	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$2,000	\$13,370	0	15,370	\$0	\$15,370
2017	\$2,000	\$9,930	0	11,930	\$0	\$11,930
2016	\$2,000	\$9,930	0	11,930	\$0	\$11,930
2015	\$2,000	\$9,930	0	11,930	\$0	\$11,930
2014	\$2,000	\$9,930	0	11,930	\$0	\$11,930
2013	\$2,000	\$9,930	0	11,930	\$0	\$11,930
2012	\$2,000	\$9,930	0	11,930	\$0	\$11,930
2011	\$2,000	\$9,930	0	11,930	\$0	\$11,930
2010	\$2,000	\$11,820	0	13,820	\$0	\$13,820
2009	\$2,000	\$26,130	0	28,130	\$0	\$28,130
2008	\$2,000	\$26,130	0	28,130	\$0	\$28,130
2007	\$2,000	\$26,130	0	28,130	\$0	\$28,130
2006	\$2,000	\$26,130	0	28,130	\$0	\$28,130
2005	\$2,000	\$11,820	0	13,820	\$0	\$13,820

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/3/2017	WD	WARRANTY DEED	RANDALL DELWIN	GARCIA ALBERT			309381
2	8/27/2003	WD	WARRANTY DEED	RANDALL EVELYN BARTON	RANDALL DELWIN	266	147	0
3		OT	Other	RANDALL CONARD	RANDALL EVELYN BARTON	450	63	

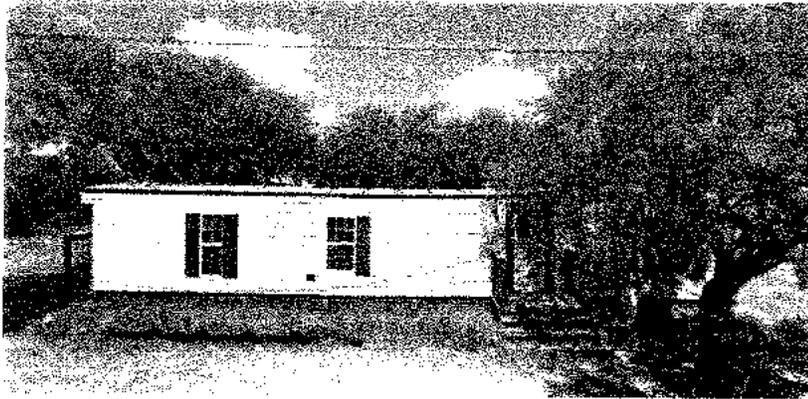
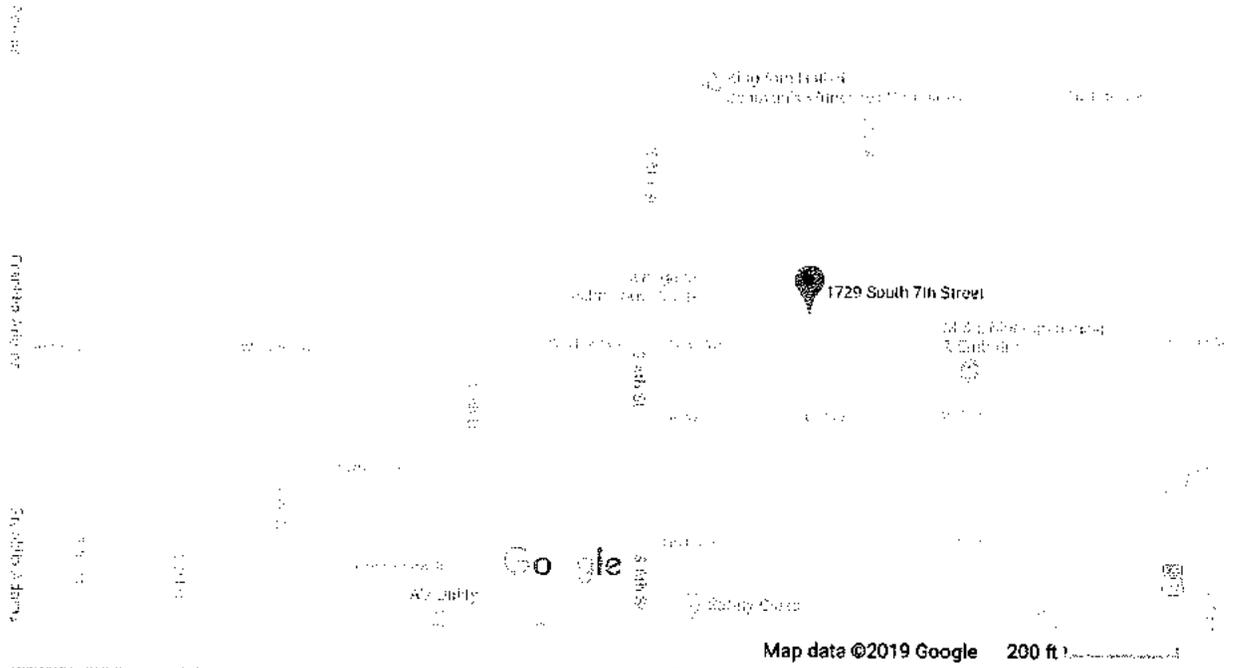
Questions Please Call (361) 595-5775

Website version: 1.2.2.14

Database last updated on: 1/17/2019 8:20 PM

© N. Harris Computer Corporation

Google Maps 1729 S 7th St



1729 S 7th St
Kingsville, TX 78363

F4XM+JC Kingsville, Texas



PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2019 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:

Request to condemn the unsafe structures located at:

1729 S 7TH (228 E AILSIE #4)
630 W FORDYCE
513 W JOHNSTON
510 E AVE B
213 W SANTA GERTRUDIS
721 E JOHNSTON

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.

The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.



BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0003 3833 3623

MARCH 13, 2019

ALBERT GARCIA
1243 E YOAKUM
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 1729 S 7TH (228 E AILSIE)**

Dear Sir or Madam:

On January 23, 2019, a letter was sent from the City of Kingsville stating that your property located at **1729 S 7TH (228 E AILSIE)** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2019 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **APRIL 8, 2019.**

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Manuel Buentello
Building Official

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

JANUARY 23, 2019

ALBERT GARCIA
1243 E YOAKUM
KINGSVILLE, TX 78363

Re: SOUTHMORE AC, LOT 19 1729 S 7TH (228 E AISLIE)

Dear Sir or Madam:

It has been determined that the structure at 1729 S 7TH is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read 'Manuel Buentello', written in a cursive style.

Manuel Buentello
Building Official

PUBLIC NOTICE

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Request to condemn the unsafe structures located at:

1729 S. 7TH St. (228 E. ALLSIE #4)
630 W. FORDYCE
513 W. JOHNSTON
510 E. AVE. B
213 W. SANTA GERTRUDIS
721 E. JOHNSTON

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.

The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room. If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

AVRENGE

21.88 acres, Mesquite/Eldorado. Gently rolling with beautiful oak tree cover. Whitehall, blackback, axis, hogs, and turkey. \$3,450/acre. Fixed rate 30 yr. owner financing with 5% down payment. 800-876-9720, www.ranchenterpriseshd.com.

CAREER TRAINING

Airline Mechanic Training - Get FAA certification. Approved for military benefits. Financial Aid if qualified. Job placement assistance. Call Aviation Institute of Maintenance 800-475-4102.

CHARITY

Donate a boat or car today to Boat Angel. 2-Night Free Vacation. Sponsored by Boat Angel Outreach Centers to stop crimes against children. 800-700-BOAT, www.boatangel.com.

TRUCK DRIVERS

Be Your Own Boss! Get Paid to See the Country! Quality Drive-Away is looking for CDL Drivers to Deliver Trucks! www.qualitydriveaway.com, 574-642-2023, 23.

AVRENGE

mulberry and used 3M Dual-Sided easyplyg between 2003 and 2015; and have been diagnosed with hearing loss or tinnitus, you may have a claim for damages. Call now as time may be limited! 800-460-0696, respectforyou.com/easplyg.

OIL AND GAS RIGHTS

We buy oil, gas & mineral rights. Both near-producing and producing including non-Participating. Royalty Interest (NPIRI). Provide us your desired price for an offer evaluation. 806-620-1422, LobboMineralsLLC@gmail.com, Lobo Minerals, LLC, PO Box 1800, Lubbock, TX 79408-1800.

SAWMILLS

Sawmills from only \$4,397.00 - Make & Save Money with your own handmill - Cut lumber any dimension. In stock, ready to ship! Free Info/DVD: www.NorwoodSawmills.com. 800-567-0404, Ext.300.

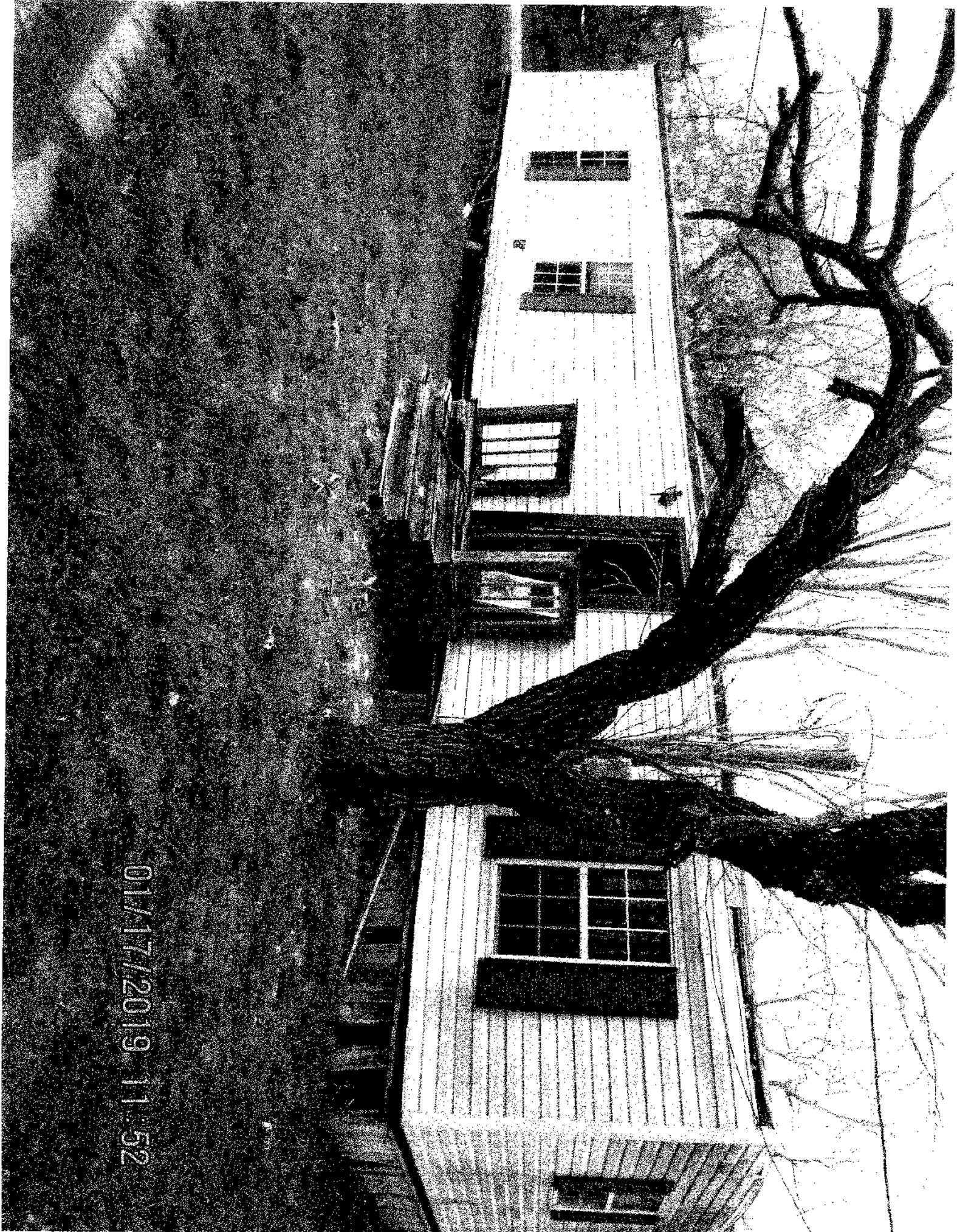
WANTED

I Buy RV's - Travel Trailers, 5th Wheels, Goosecocks, Bumper Pulls. In Any Area, Any Condition - Old/New, Dirty or Clean! I PAY CASH. No Title - No Problem. We can apply for one ANR Enterprises, 956-466-7001.

Texas Press Statewide Classified Network
273 Participating Texas Newspapers • Regional Ads
Start At \$250 • Email ads@texaspress.com

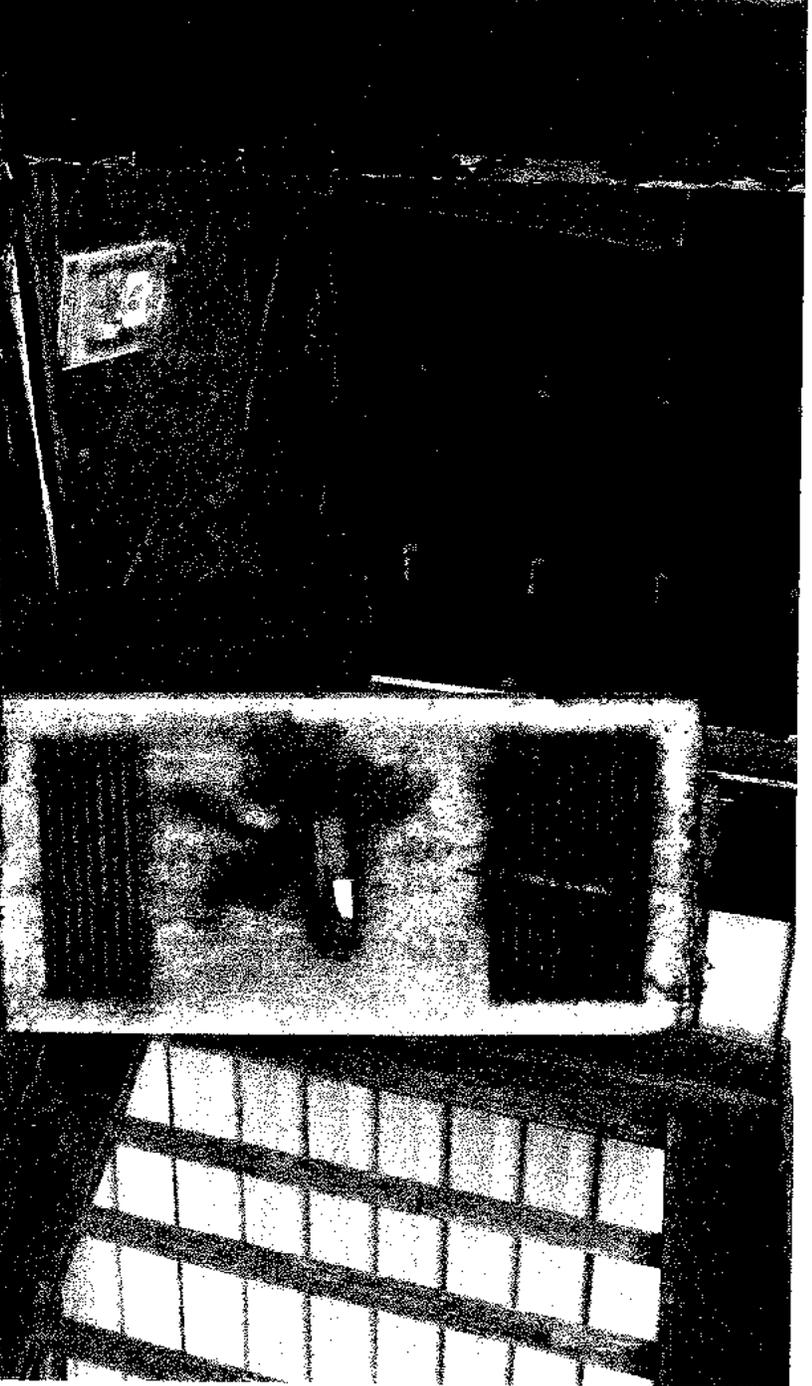
NOTICE: While most advertisers are reputable, we cannot guarantee products or services advertised. We urge readers to use caution and when in doubt, contact the Texas Attorney General at 800-621-0508 or the Federal Trade Commission at 877-FTC-HELP. The FTC web site is www.ftc.gov/ftzop.

01/17/2019 11:52

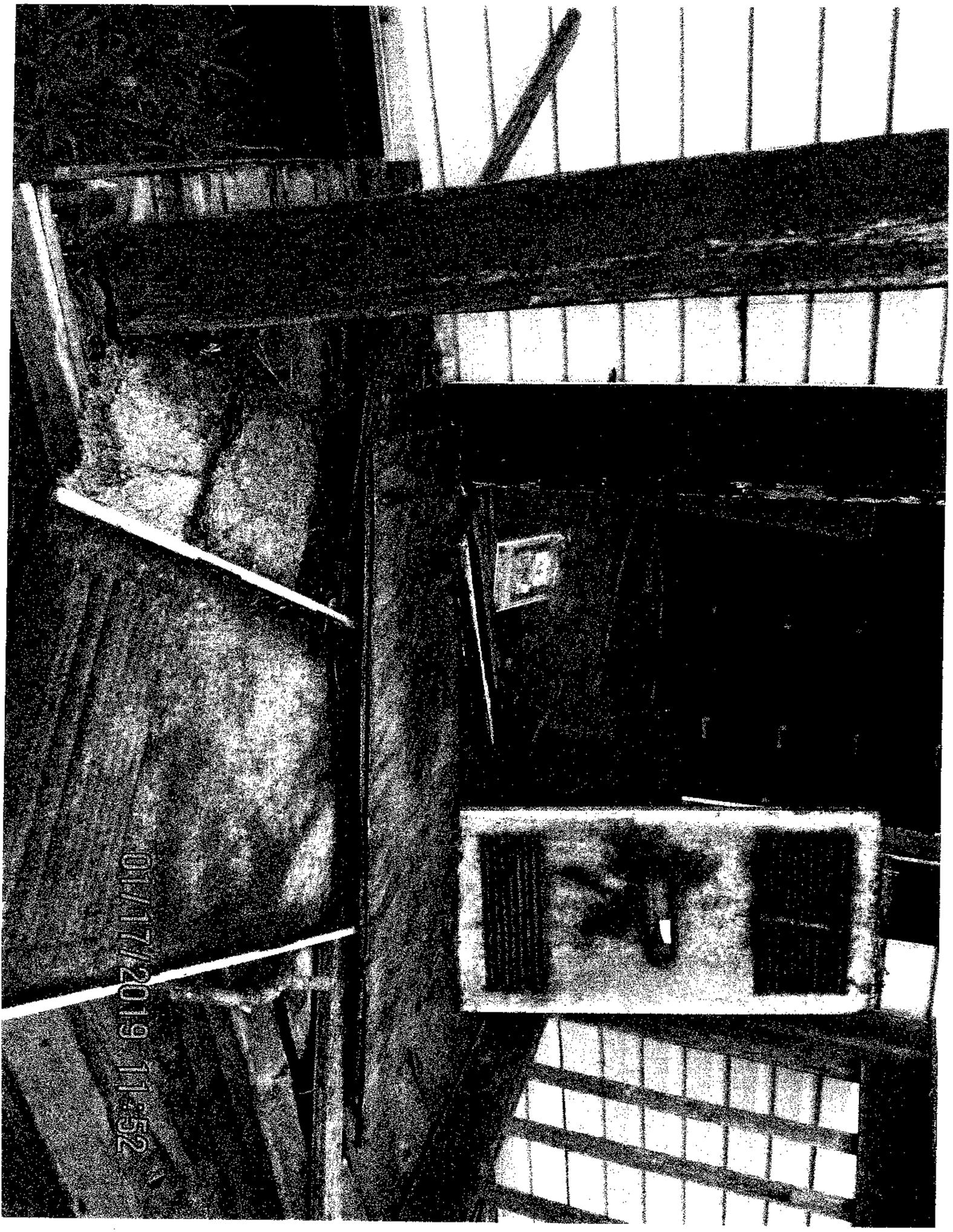


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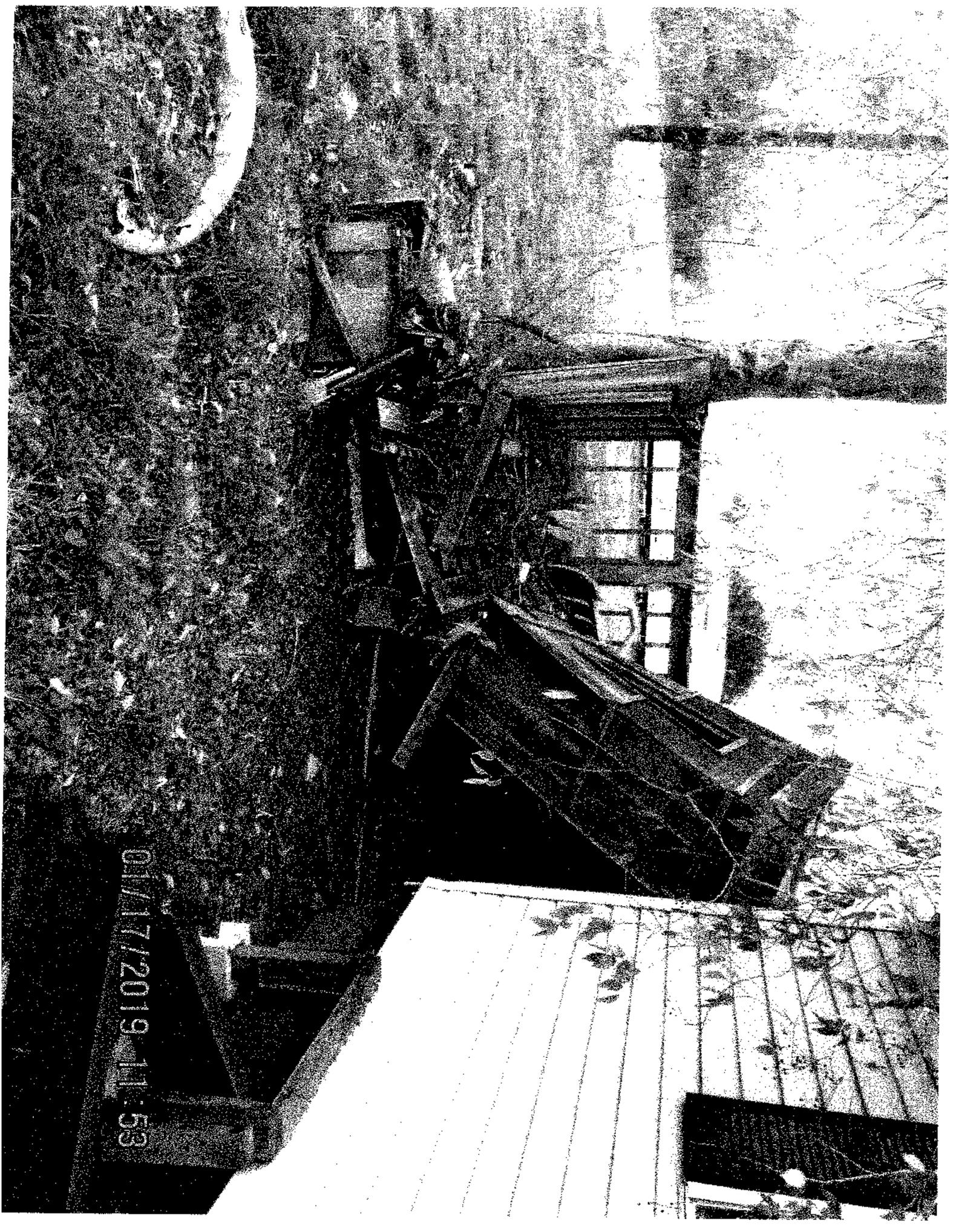
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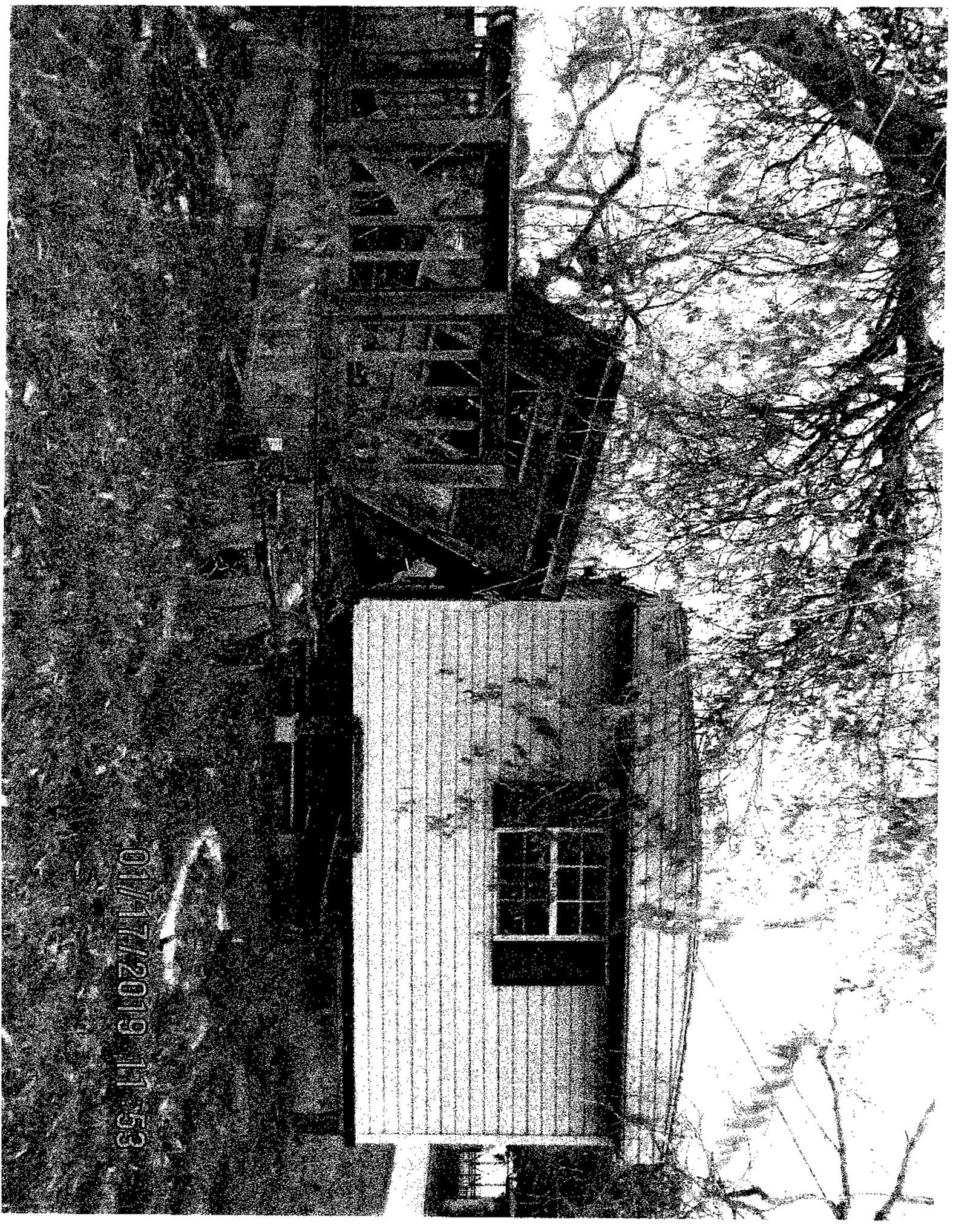
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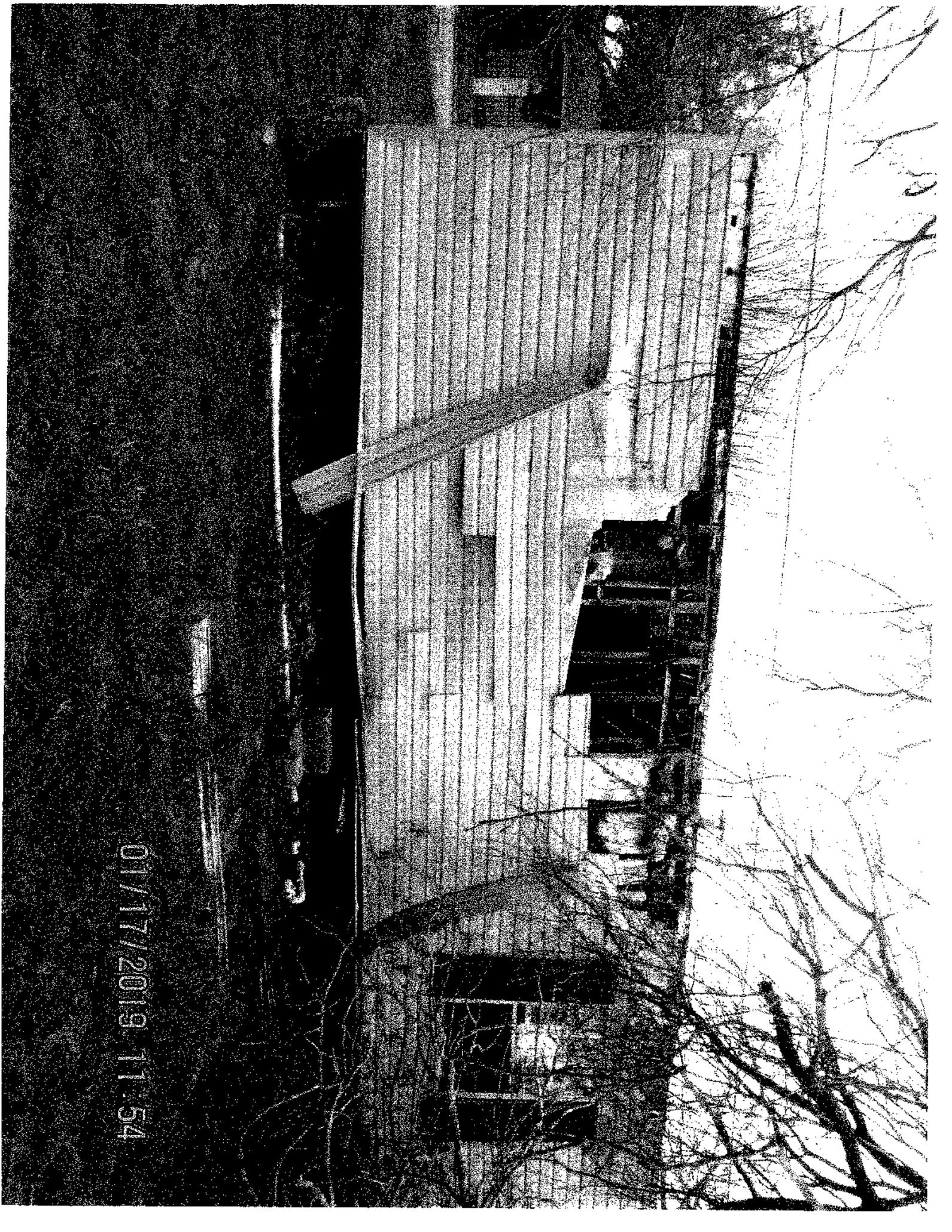
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01/17/2019 11:54



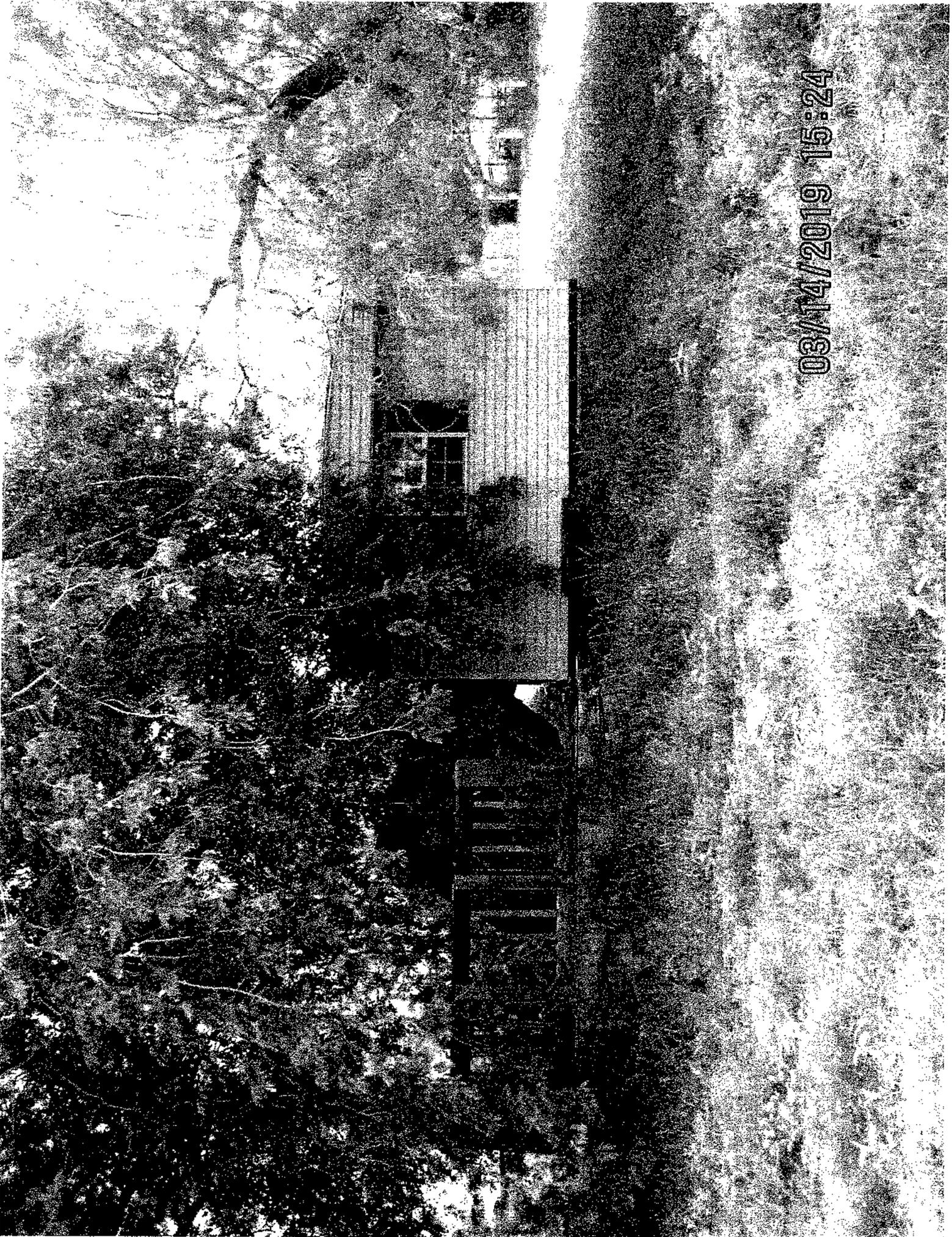
NOTICE

NOTICE OF THE
COURT OF APPEALS
FOR THE STATE OF TEXAS
IN THE MATTER OF
THE ESTATE OF
[Name]

NOTICE

NOTICE OF THE
COURT OF APPEALS
FOR THE STATE OF TEXAS
IN THE MATTER OF
THE ESTATE OF
[Name]

03/14/2019 15:24



03/14/2019 15:24

PUBLIC HEARING #6

**City of Kingsville
Planning and Development Services**

TO: Mayor and City Commissioners
CC: Jesus Garza, City Manager
FROM: Tom Ginter, Director
DATE: April 1, 2019
SUBJECT: Condemnation of structure at 513 W. Johnston

Summary:

Property report is attached which reflects the need for this condemnation

Background:

There are two structures on this property and both need to be demolished.

Financial Impact:

The cost of the demolition will most likely be a tax assessment.

Recommendation:

Approve condemnation of the structure at 513 W. Johnston





CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS 513 W. JOHNSTON - HOUSE		INSPECTOR Manuel Buentello
LEGAL DESCRIPTION 2ND	BLOCK BLOCK 5	LOT LOT 9, 10
OWNER NAME GARCIA LEONEL G	OWNER'S ADDRESS 513 W JOHNSTON	CITY/STATE/ZIP KINGSVILLE, TX 78363-5320

PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N Y	ACCEPTABLE			REASON CODE	COMMENT CODES
		YES	NO	N/A		
Building						
	Condition		X		AB,B,C,D,H	1,2,3
Yard						
	Condition		X		OV	3
Utilities						
	Electric		X		D,H	
	Gas		X			
	Water		X		D,H	
Roof						
	Covering		X		D	
Walls						
	Exterior		X		B,C,D,H	
	Interior		X			
	Ceilings		X			
Windows/Doors						
	Secured		X		B,C,D,H	
	Condition		X		B,C,D,H	
Foundation						
	Exterior		X		B,C,D,H	
	Interior		X		B,C,D,H	
Plumbing						
			X			
Electrical						
			X			

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated	
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown	

COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. AN ATTRACTIVE NUCIANCE FOR ROACH, RAT, MOUSE, OR OTHER VERMIN INFESTATION
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

I FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING EASY ACCESS FOR ANIMALS, VAGRANTS, AND CRIMINAL ACTIVITY. HAS BEEN WITHOUT WATER SINCE 12/02/2008 AND ELECTRICAL SINCE 11/01/2008

SIGNATURE:

MANUEL BUENTELLO, CITY OF KINGSVILLE BUILDING OFFICIAL

DATE: 01/17/2019



CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS 513 W. JOHNSTON - SHED		INSPECTOR Manuel Buentello
LEGAL DESCRIPTION 2ND	BLOCK BLOCK 5	LOT LOT 9, 10
OWNER NAME GARCIA LEONEL G	OWNER'S ADDRESS 513 W JOHNSTON	CITY/STATE/ZIP KINGSVILLE, TX 78363-5320

PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N Y	ACCEPTABLE			REASON CODE	COMMENT CODES
		YES	NO	N/A		
Building						
Condition			X		AB,B,C,D,H	1,2,3
Yard						
Condition			X		OV	3
Utilities						
Electric			X		D,H	
Gas			X			
Water			X		D,H	
Roof						
Covering			X		D	
Walls						
Exterior			X		B,C,D,H	
Interior			X			
Ceilings			X			
Windows/Doors						
Secured			X		B,C,D,H	
Condition			X		B,C,D,H	
Foundation						
Exterior			X		B,C,D,H	
Interior			X		B,C,D,H	
Plumbing			X			
Electrical			X			

REASON CODES:

AB-Abandoned C-Collapsed I-Incomplete MO-Mold NR-Needs Repair
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SIGNATURE:

DATE: 01/17/2019

MANUEL BUENTELLO, CITY OF KINGSVILLE BUILDING OFFICIAL

Front Structure / Back Structure
House / sheet

CONDEMNATION CHECKLIST

Property Address: 513 W Johnston Phone: _____
 Property Owner: Leonel G Garcia Phone: _____
 Owner's Address: 513 W Johnston Fax: _____
Kingsville TX 78363

PLANNED DATE	ACTUAL DATE	ACTION
<input type="checkbox"/> <u>1-17-19</u>	<u>1-17-19</u>	1. Identify structure unfit for human habitation.
<input type="checkbox"/> <u>1-17-19</u>	<u>1-17-19</u>	2. Inspect Property. (Building Official)
<input type="checkbox"/> <u>Active - 12-26-18</u>	<u>12-26-18</u>	<input type="checkbox"/> a. Prepare inspection report and date.
<input type="checkbox"/> <u>1-17-19</u>	<u>1-17-19</u>	<input type="checkbox"/> b. Photograph property with date stamp.
<input type="checkbox"/> <u>1-17-19</u>	<u>1-17-19</u>	3. Determine ownership from county assessment & tax collection record.
<input type="checkbox"/> <u>1-17-19</u>	<u>1-17-19</u>	4. Obtain legal description.
<input type="checkbox"/> <u>1-23-19</u>	<u>1-23-19</u>	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
<input type="checkbox"/>		6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
<input type="checkbox"/>		7. 2 nd Notice Sent. (10 day response) (Optional)
<input type="checkbox"/> <u>3-13-19</u>	<u>3-13-19</u>	8. If response is not received or is not adequate, proceed as follows:
<input type="checkbox"/> <u>3-13-19</u>	<u>3-13-19</u>	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
<input type="checkbox"/>		<input type="checkbox"/> a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
<input type="checkbox"/> <u>3-12-19</u>	<u>3-12-19</u>	1) Post affidavit in newspaper twice a week for one week
<input type="checkbox"/> <u>3-14-19</u>	<u>3-14-19</u>	10. Post sign on property advising date the City

- _____
- 3- -19 3- -19
- 3-13-19 3-13-19

- _____

- _____
- _____

- _____

- _____

- _____

- _____

- _____

- _____

- Council will consider condemnation of structure.
- 11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
- 12. Photograph posted sign with date stamp.
- 13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
 - a. Location Map
 - b. Photographs of the structure with date stamp
 - c. Inspection report
 - d. Pre-condemnation notice
 - e. Condemnation resolution
- 14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
- 15. City Council adopts condemnation resolution.
- 16. File Notice of Condemnation with the County Clerk.
- 17. Send owner(s) & other vested interests the following:
 - a. Copy of the City Council resolution.
 - b. 45-day order to demolish
- 18. Post 45-day Order to Demolish on structure.
 - a. Take photo with date stamp
- 19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
- 20. Photograph posted notice with date stamp.
- 21. Notify utility companies to disconnect & remove services from structure for safe demolition.
- 22. Issue Notice to Proceed to Public Works Director and Demolition Crew.
- 23. Prepare demolition cost statement consisting of:
 - a. Mailing fees
 - b. Publication fees

- c. Demolition costs
- d. Landfill tipping fees
- e. Filing fees
- f. Administrative fees
- g. Any documentation miscellaneous costs

24. Send a letter & cost statement to the
Collections Department so they can send out bill.
Make copy of documents and send to the City
Attorney requesting a lien to be place on the
property.

KLEBERG COUNTY APPRAISAL DISTRICT
 PROPERTY 17272 R
 Legal Description
 2ND. BLOCK 5, LOT 9, 10

PROPERTY APPRAISAL INFORMATION 2018
 OWNER ID 52737 GARCIA LEONEL G
 513 W JOHNSTON AVE
 KINGSVILLE, TX 78363-5320
 OWNERSHIP 100.00%

EnKies	Values	
CAD 100%	IMPROVEMENTS	11,810
CKI 100%	LAND MARKET	+ 1,000
GKL 100%	MARKET VALUE	= 12,810
SKI 100%	PRODUCTIVITY LOSS	- 0
WST 100%	APPRAISED VALUE	= 12,810
	HS CAP LOSS	- 0
	ASSESSED VALUE	= 12,810

100400509000192 Ref ID2: R17272
 Map ID A2

ACRES:
 EFF. ACRES:

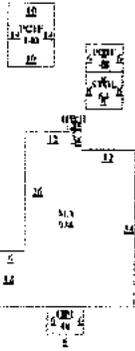
APPR VAL METHOD: Cost

SITUS 513 W JOHNSTON

GENERAL

UTILITIES LAST APPR. CT
 TOPOGRAPHY LAST APPR. YR 2017
 ROAD ACCESS PC LAST INSP. DATE 02/28/2017
 ZONING NEXT INSP. DATE
 BUILDER
 NEXT REASON
 REMARKS FOR 2017 UPDATE ACCT PER FIELD INSP BY CT
 2/28/17 5/30/17 JO - FOR '14 ADD 65% PHYS
 (ROOF/WOOD) ADJ DEPR TO 50% PER APPR LR
 3/5/14 3/8/14 MMG - FOR 2013 ADD FF TABLE

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS
 HS HOMESTEAD
 OV65 OVER 65

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
----------	-------------	-------------	----	------------

SALE DT	PRICE	GRANTOR	DEED INFO
10/15/2007	*****	GARCIA LEONEL G	AFF / 375 / 171
10/15/2007	*****	GARCIA LEONEL G	ERROR / /
09/21/2007	*****	GARCIA LEONEL G	DEATH / /

SUBD: S004 100.00% NBHD:

IMPROVEMENT INFORMATION

* = Needs Recalculation

#	TYPE	DESCRIPTION	MTHD	CLASS/SURCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE	
1.	RESIDENTIAL	STGL STORAGE FRAM	R	FF	64.0	1.50	1	1964	1971		41,840	45%	50%	100%	100%	100%	0.23	20	
		MA	R	FF	936.0	43.65	1	1964	1971		40,860	45%	80%	100%	100%	100%	0.35	14,710	
		OP1 OPEN PORCH B	R	FF	48.0	8.73	1	1964	1971		420	45%	0.01%	100%	100%	100%	0.00	0	
		PC1F COVERED PATI	R	FF	146.0	3.00	1	1964	1971		420	45%	0.01%	100%	100%	100%	0.00	0	
		HWH HOT WATER HE	F	NW	8.0	0.00	1	1964	1971		100%	100%	100%	100%	100%	1.00	0	0	
		PC1F COVERED PATI	R	FF	48.0	3.00	1	1964	1971		140	45%	50%	100%	100%	100%	0.23	30	
		STGL STORAGE FRAM	R	FF	64.0	1.50	1	1964	1971		100	45%	50%	100%	100%	100%	0.23	20	
											41,840							14,760	
																		0.80	11,810*

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW2	0
Interior Finish	1	IN1	0
Roof Style	1	RT1, RM1	0
Flooring	1	FL2	0
Heating/Cooling	1	HA2	0
Plumbing	1	1	0

SUBD: S004 100.00% NBHD:

LAND INFORMATION

LAND INFORMATION	IRR Wells: 0	Capacity: 0	IRR Acres: 0	Oil Wells: 0										
CLS TABLE	SC HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ MASSADJ VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRG	AG VALUE		
1. A1	FF20D140	A1	Y(100%)	FF	50X140	20.00	1,000	1.00	1.00	A	1,000	NO	0.00	0
Comment: F: 50.0 R: 50.0 FF														
1,000														
0														

2017 CERTIFIED APPRAISAL ROLL

As of Supplement # 0 CKI - CITY OF KINGSVILLE

Geo ID Order

07/21/2017 13:18PM

Prop ID	Owner	%	Legal Description	Values		
14190	49553	100.00	R Geo: 100400501000192 WILSON ESSIE MARIE JAMES 529 W JOHNSTON AVE KINGSVILLE, TX 78363-5320	Effective Acres: 0.000000 Acres: 0.0000 Map ID: Mtg Cd: DBA:	Imp HS: 15,260 Imp NHS: 0 Land HS: 1,000 Land NHS: 0 A2 Prod Use: Prod Mkt:	Market: 16,260 Prod Loss: 0 Appraised: 16,260 Cap: 0 Assessed: 16,260 Exemptions: DP, HS
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			16,260	0	16,260
14995	59194	100.00	R Geo: 100400503000192 DIXON MYRTLE JEAN 826 PINOAK DR GRAND PRAIRIE, TX 75052-652	Effective Acres: 0.000000 Acres: 0.0000 Map ID: Mtg Cd: DBA:	Imp HS: 0 Imp NHS: 19,740 Land HS: 0 Land NHS: 1,000 A2 Prod Use: Prod Mkt:	Market: 20,740 Prod Loss: 0 Appraised: 20,740 Cap: 0 Assessed: 20,740 Exemptions:
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			20,740	0	20,740
15775	11618	100.00	R Geo: 100400505000192 BROOKS GENE IRAN (EXEC) ETAL 2808 SOUTHMORE BLVD HOUSTON, TX 77004-7708	Effective Acres: 0.000000 Acres: 0.0000 Map ID: Mtg Cd: DBA:	Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 1,000 A2 Prod Use: Prod Mkt:	Market: 1,000 Prod Loss: 0 Appraised: 1,000 Cap: 0 Assessed: 1,000 Exemptions:
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			1,000	0	1,000
16503	14963	100.00	R Geo: 100400507000192 WOODS ARTHUR B ETUX PO BOX 955 CLUTE, TX 77531-0955	Effective Acres: 0.000000 Acres: 0.0000 Map ID: Mtg Cd: DBA:	Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 1,000 A2 Prod Use: Prod Mkt:	Market: 1,000 Prod Loss: 0 Appraised: 1,000 Cap: 0 Assessed: 1,000 Exemptions:
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			1,000	0	1,000
17272	52737	100.00	R Geo: 100400509000192 GARCIA LEONEL G 513 W JOHNSTON AVE KINGSVILLE, TX 78363-5320	Effective Acres: 0.000000 Acres: 0.0000 Map ID: Mtg Cd: DBA:	Imp HS: 11,810 Imp NHS: 0 Land HS: 1,000 Land NHS: 0 A2 Prod Use: Prod Mkt:	Market: 12,810 Prod Loss: 0 Appraised: 12,810 Cap: 0 Assessed: 12,810 Exemptions: HS, OV65
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			12,810	8,400	4,410
18026	15995	100.00	R Geo: 100400511000192 LOFTIS KAY FRANCIS 509 W JOHNSTON AVE KINGSVILLE, TX 78363-5320	Effective Acres: 0.000000 Acres: 0.0000 Map ID: Mtg Cd: DBA:	Imp HS: 67,050 Imp NHS: 0 Land HS: 1,000 Land NHS: 0 A2 Prod Use: Prod Mkt:	Market: 68,050 Prod Loss: 0 Appraised: 68,050 Cap: 10,827 Assessed: 57,223 Exemptions: DV4S, HS, OV65
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			57,223	20,400	36,823
18806	32798	100.00	R Geo: 100400513000192 ARNOLD GEORGE AND GRACE 825 VELA ST KINGSVILLE, TX 78363-3963	Effective Acres: 0.000000 Acres: 0.0000 Map ID: Mtg Cd: DBA:	Imp HS: 0 Imp NHS: 6,330 Land HS: 0 Land NHS: 1,000 A2 Prod Use: Prod Mkt:	Market: 7,330 Prod Loss: 0 Appraised: 7,330 Cap: 0 Assessed: 7,330 Exemptions:
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			7,330	0	7,330

STATEMENT OF ALL TAXES DUE

ACCT # 1-004-005-09000-192
 DATE 12/20/2018
 SD



MELISSA T DELAGARZA, PCC
 P O BOX 1457
 KINGSVILLE, TX 78364-1457
 (361) 595-8542

Property Description	
2ND, BLOCK 5, LOT 9, 10	
TOWN -	LOCATION- 513 W JOHNSTON
ACRES - .160	

Values			
LAND MKT VALUE	1,000	IMPR/PERS MKT VAL	11,810
LAND AGR VALUE		MKT. BEFORE EXEMP	12,810
		LIMITED TXBL. VAL	12,810
EXEMPTIONS GRANTED: H S		SUIT NO. 7926C	
(REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)			

GARCIA LEONEL G
 513 W JOHNSTON AVE
 KINGSVILLE TX 78363-5320

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2009	132.36	157.52	57.98	347.86
TAXES 2010	137.01	146.61	56.73	340.35
TAXES 2011	137.01	130.17	53.44	320.62
TAXES 2012	137.01	113.73	50.15	300.89
TAXES 2013	137.63	97.72	47.07	282.42
TAXES 2014	86.02	50.76	27.35	164.13
TAXES 2015	88.49	41.59	26.02	156.10
TAXES 2016	88.97	31.14	24.02	144.13
TAXES 2017	43.58	10.03	10.72	64.33
TAXES 2018	42.93	.00	.00	42.93
-----				-----
	1,031.01	779.27	353.48	2,163.76
-----				=====
		TOTAL DUE 12/2018		2,163.76
		TOTAL DUE 01/2019		2,175.60
		TOTAL DUE 02/2019		2,190.48
		TOTAL DUE 03/2019		2,203.18

ACCT # 1-004-005-09000-192

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
KLEBERG COUNTY	300.21	233.96	105.56	639.73
CITY OF KINGSVILLE	722.15	537.25	244.57	1,503.97
KINGSVILLE ISD	.00	.00	.00	.00
SOUTH TX WATER AUTH	8.65	8.06	3.35	20.06

TAX LEVY FOR THE CURRENT ROLL YEAR: 137 6.33
 TAX LEVY FOR THE CURRENT ROLL YEAR: CITY 36.60
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR 42.93

ATTY DAT 12/07/2016

Kleberg CAD

Property Search Map Search

Property Search Results > 17272 GARCIA LEONEL G for Year 2018

Property

Account

Property ID: 17272 Legal Description: 2ND, BLOCK 5, LOT 9, 10
 Geographic ID: 100400509000192 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 513 W JOHNSTON Mapsco:
 Neighborhood: Map ID: A2
 Neighborhood CD:

Owner

Name: GARCIA LEONEL G Owner ID: 52737
 Mailing Address: 513 W JOHNSTON AVE % Ownership: 100.0000000000%
 KINGSVILLE, TX 78363-5320
 Exemptions: HS, OTHER

Values

(+) Improvement Homesite Value:	+	\$11,810	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$1,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$12,810	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$12,810	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$12,810	

Taxing Jurisdiction

Owner: GARCIA LEONEL G
 % Ownership: 100.0000000000%
 Total Value: \$12,810

Entity Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
CAD KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$12,810	\$12,810	\$0.00	
CKI CITY OF KINGSVILLE	0.830000	\$12,810	\$4,410	\$36.60	
GKL KLEBERG COUNTY	0.781450	\$12,810	\$810	\$6.33	\$41.11
SKI KINGSVILLE I.S.D.	1.518900	\$12,810	\$0	\$0.00	\$0.76
WST SOUTH TEXAS WATER AUTHORITY	0.086664	\$12,810	\$0	\$0.00	
Total Tax Rate:	3.217014				

Taxes w/Current Exemptions: \$42.93
 Taxes w/o Exemptions: \$412.10

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 936.0 sqft Value: \$11,810

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EW2	1964	936.0
OP1	OPEN PORCH BASIC (20%)	*		1964	48.0
PC1F	COVERED PATIO (FAIR)	*		1964	140.0
HWH	HOT WATER HEATER SHED	NV		1964	9.0
PC1F	COVERED PATIO (FAIR)	*		1964	48.0
STGL	STORAGE FRAME (LOW)	*		1964	64.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.1607	7000.00	50.00	140.00	\$1,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	H5 Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$11,810	\$1,000	0	12,810	\$0	\$12,810
2017	\$11,810	\$1,000	0	12,810	\$0	\$12,810
2016	\$14,510	\$1,000	0	15,510	\$0	\$15,510
2015	\$14,510	\$1,000	0	15,510	\$0	\$15,510
2014	\$14,510	\$1,000	0	15,510	\$0	\$15,510
2013	\$18,640	\$1,000	0	19,640	\$0	\$19,640
2012	\$18,640	\$1,000	0	19,640	\$0	\$19,640
2011	\$18,640	\$1,000	0	19,640	\$0	\$19,640
2010	\$18,640	\$1,000	0	19,640	\$0	\$19,640
2009	\$18,640	\$1,000	0	19,640	\$0	\$19,640
2008	\$18,640	\$1,000	0	19,640	\$0	\$19,640
2007	\$18,640	\$1,000	0	19,640	\$0	\$19,640
2006	\$18,640	\$1,000	0	19,640	\$0	\$19,640
2005	\$17,700	\$1,000	0	18,700	\$0	\$18,700

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/15/2007	AFF	AFFIDAVIT OF HEIRSHIP	GARCIA LEONEL G	GARCIA LEONEL G	376	171	
2	10/15/2007	ERROR	OWNER CHANGE WAS DONE IN ERROR	GARCIA LEONEL G	GARCIA LEONEL G			
3	9/21/2007	DEATH	DEATH - ADD EST TO OWNERSHIP	GARCIA LEONEL G	GARCIA LEONEL G			

Questions Please Call (361) 595-5775

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

JANUARY 23, 2019

LEONEL G GARCIA
513 W JOHNSTON
KINGSVILLE, TX 78363

**Re: 2ND, BLOCK 5, LOT 9, 10 513 W JOHNSTON FRONT STRUCTURE
HOUSE AND BACK STRUCTURE SHED**

Dear Sir or Madam:

It has been determined that the structure at **513 W JOHNSTON** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of King'sville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

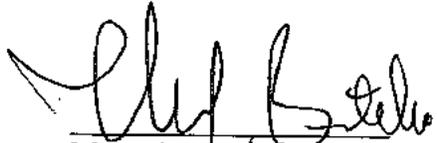
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read 'Manuel Buenteño', written in a cursive style.

Manuel Buenteño
Building Official



BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0003 3833 3616

MARCH 13, 2019

LEONEL G GARCIA
513 W JOHNSTON
KINGSVILLE, TX 78363

**Re: HEARING FOR PROPERTY AT 513 W JOHNSTON ON THE FRONT AND
BACK STRUCTURES**

Dear Sir or Madam:

On January 23, 2019, a letter was sent from the City of Kingsville stating that your property located at **513 W JOHNSTON** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2019 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **APRIL 8, 2019.**

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

A handwritten signature in black ink, appearing to read 'Manuel Buentello', written in a cursive style.

Manuel Buentello
Building Official

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2019 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:

Request to condemn the unsafe structures located at:

1729 S 7TH (228 E AILSIE #4)

630 W FORDYCE

513 W JOHNSTON

510 E AVE B

213 W SANTA GERTRUDIS

721 E JOHNSTON

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.

The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2019 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:

Request to condemn the unsafe structures located at:

1729 S. 7TH St. (228 E. ALLSIE #4)
630 W. FORDYCE
513 W. JOHNSTON
510 E. AVE. B
213 W. SANTA GERTRUDIS
721 E. JOHNSTON

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.

The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room. If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

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21.88 acres, Menard/Eldorado. Gently rolling with beautiful oak tree cover. Whiteoak, blackbuck, acle, hogs, and turkey. \$3,450/acre. Fixed rate 30 yr. owner financing with 5% down payment. 800-876-9720. www.ranchandprizeshd.com.

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We buy oil, gas & mineral rights. Both non-producing and producing including non-participating. Royalty Interest (NPRI). Provide us your desired price for an offer evaluation. 806-620-1422. LoboMineralsLLC@gmail.com. Lobo Minerals, LLC, PO Box 1800, Lubbock, TX 79406-1800.

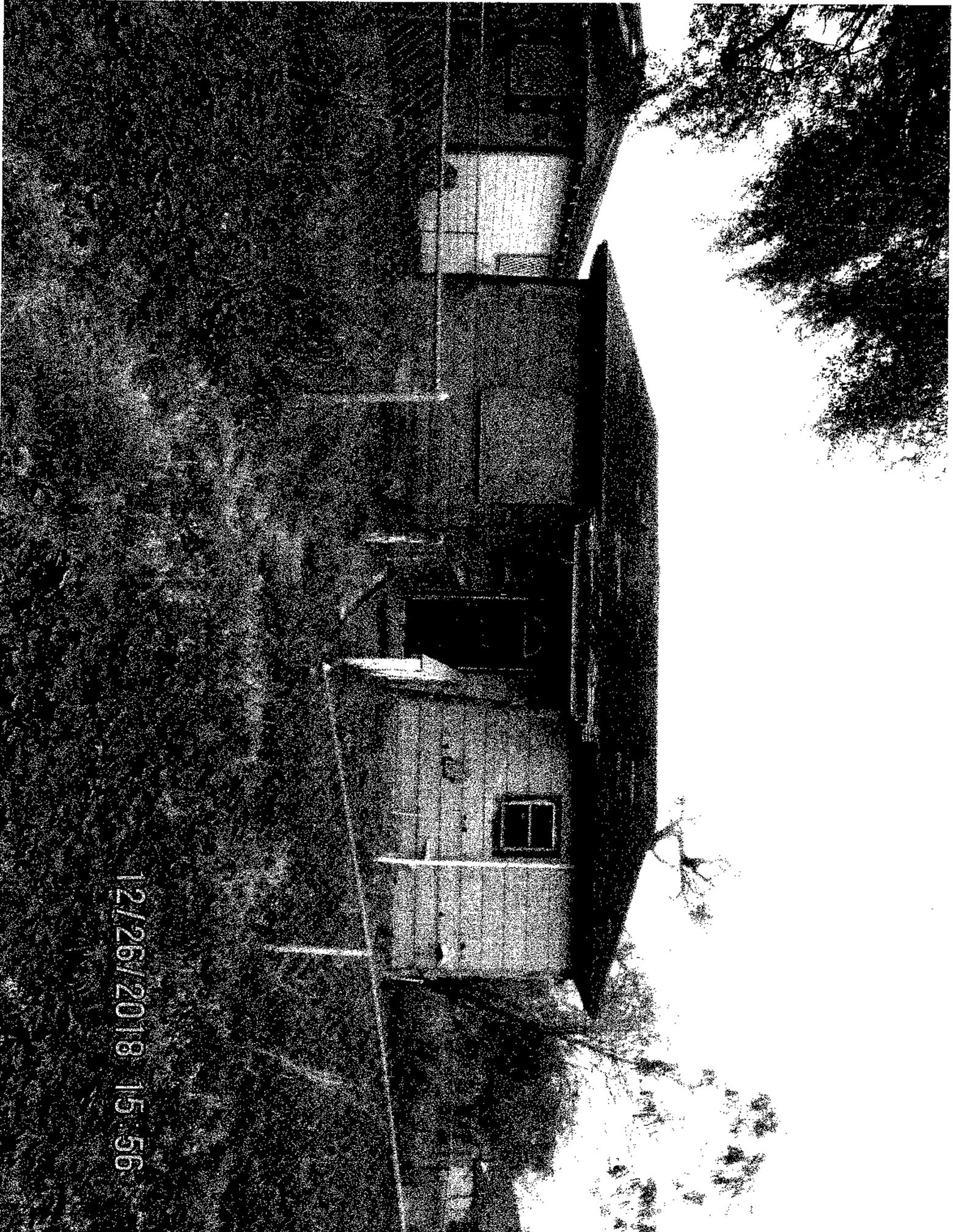
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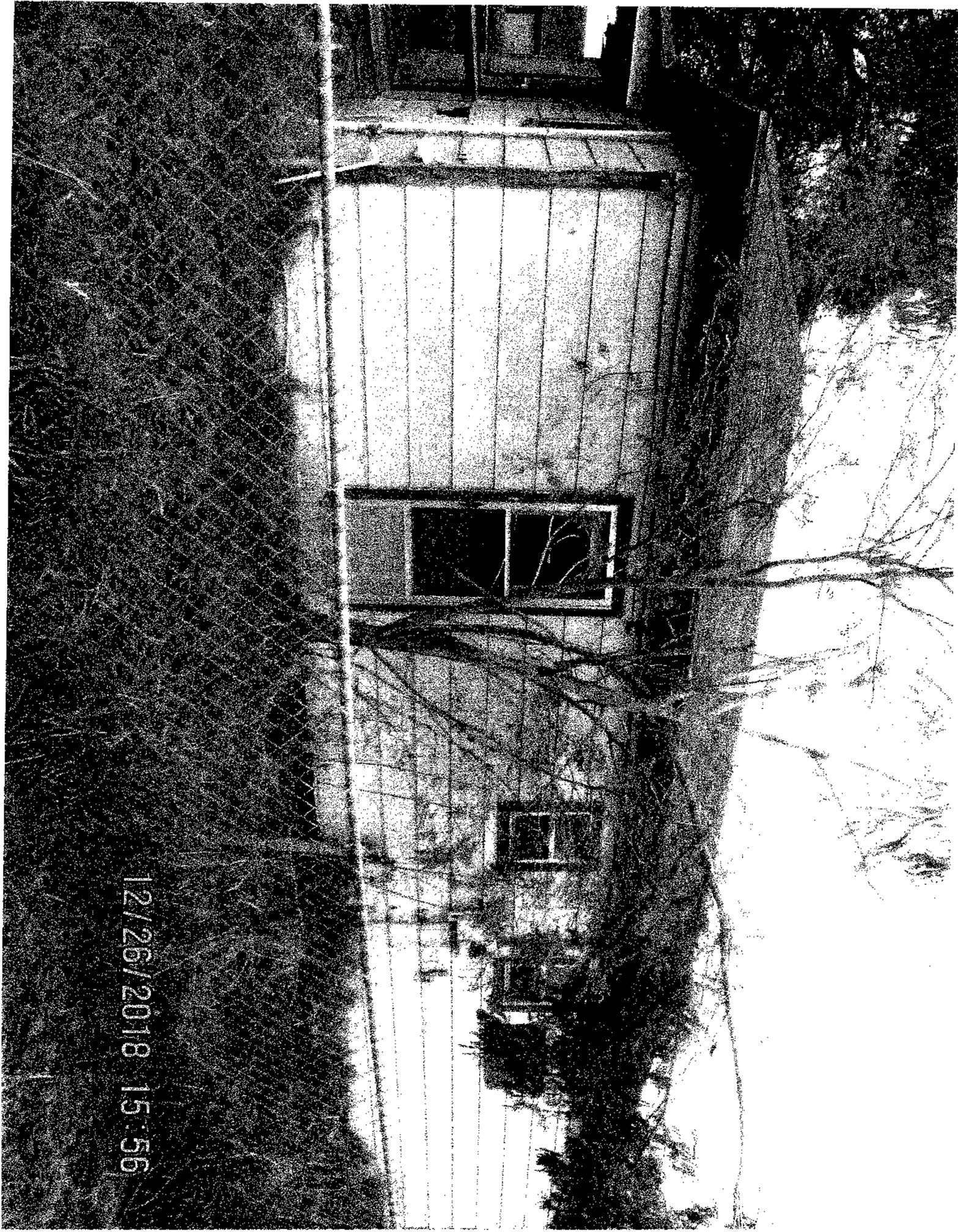
WANTED

I Buy RV's - Travel Trailers, 5th Wheels, Goose-necks, Bumper Pulls, In Any Area, Any Condition - Old/New, Dirty or Clean! I PAY CASH. No Title - No Problem, we can apply for one. ANR Enterprises, 956-466-7001.

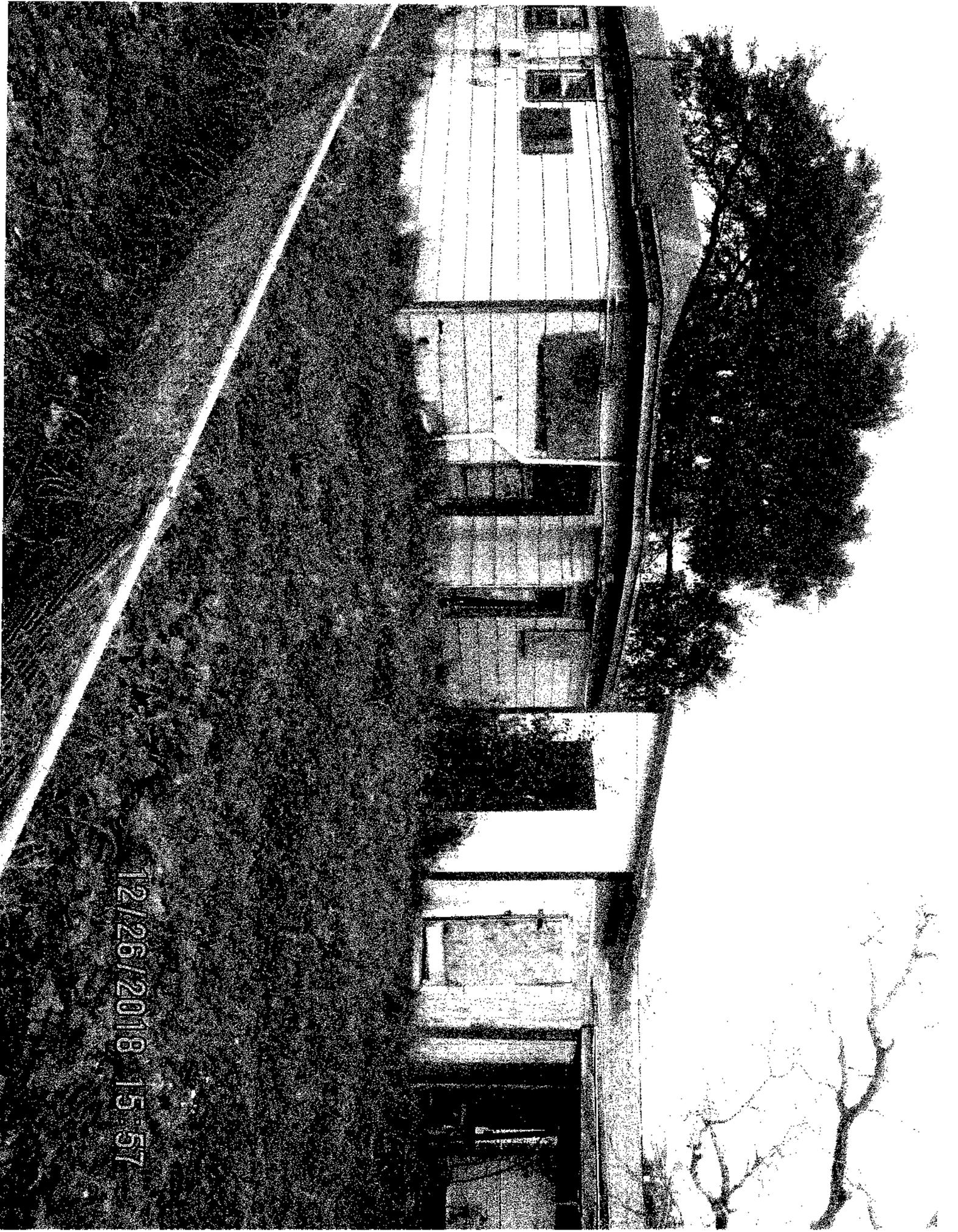
12/26/2018 15:56

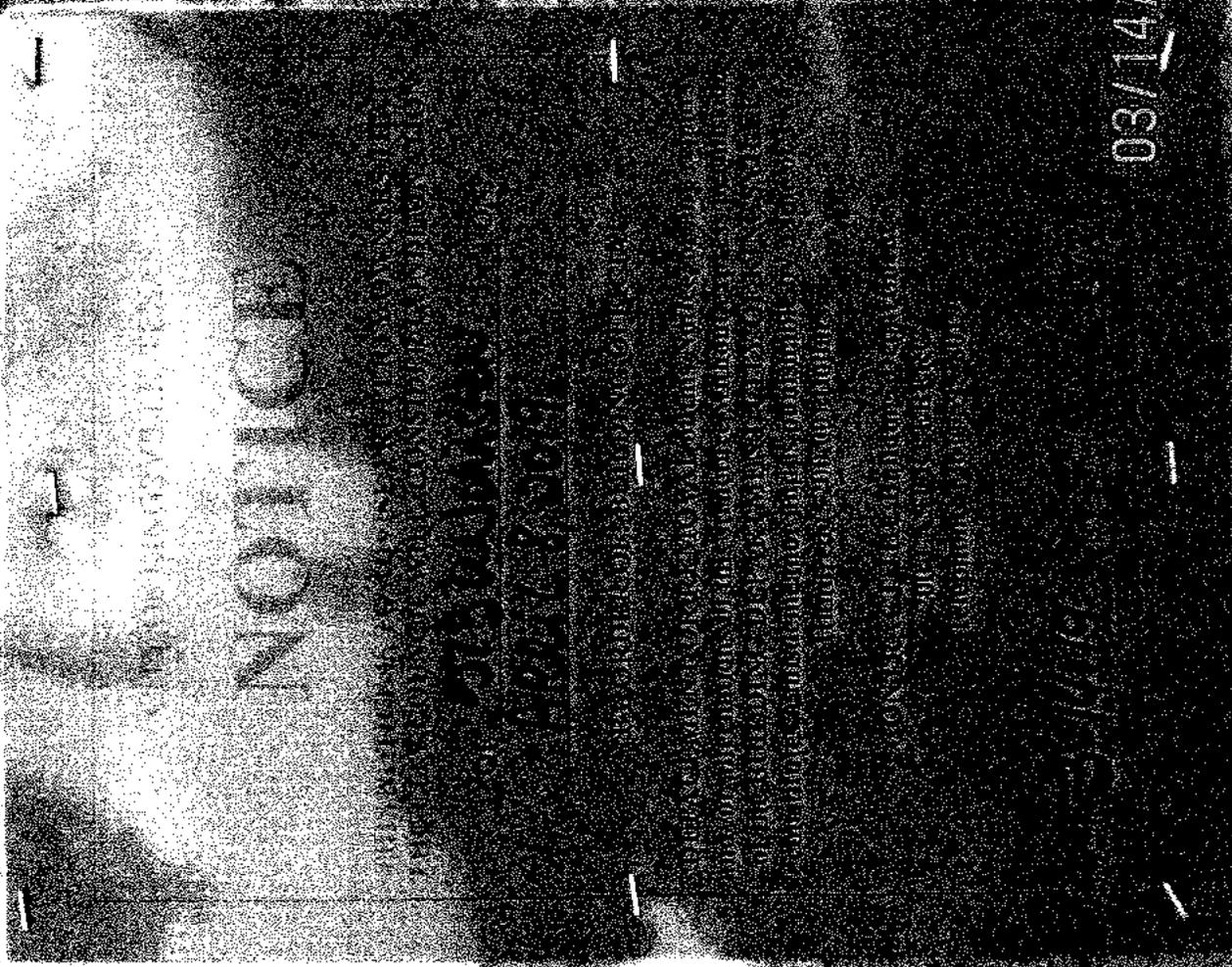


12/26/2018 15:56



12/26/2018 15:57





03/14/2019 11:27



03/14/2019 11:27

PUBLIC HEARING #7

**City of Kingsville
Planning and Development Services**

TO: Mayor and City Commissioners
CC: Jesus Garza, City Manager
FROM: Tom Ginter, Director
DATE: April 1, 2019
SUBJECT: Condemnation of structure at 510 E. Avenue B

Summary:

Property report is attached which reflects the need for this condemnation

Background:

This is one of the condemnation structures that is being lived in at this time. To our knowledge at this time the property owner has taken the voucher offer from the Kingsville Housing Authority and will be moving into an apartment. We will make contact with the property owner or the Kingsville Housing Authority and verify that prior to the meeting.

Financial Impact:

The cost of the demolition will most likely be a tax assessment.

Recommendation:

Approve condemnation of the structure at 510 E. Avenue B

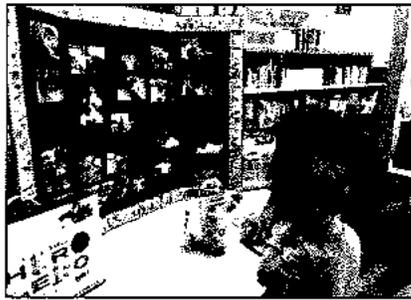


HMK drill team earns awards



The H.M. King Drill Team recently competed at the M.A. Dantz Competition at Bay High School in Corpus Christi. They received a silver trophy for all of their concert recognition in choreography and high point on the open class routine, as well as recognition in high point on their final dance. They received Best in Class Small Ensemble, being out three other groups. There was also a best performance by Melissa Pineda and Mia Trevino. They received second runner up for their performance. Performers from left are: Mariana Trevino, Angeline Alvarez, MacKenzie Rosella and Nayeli Trevino. (Submitted photo)

St. Gertrude hosts STREAM fair



Students at St. Gertrude of the Great Catholic School hosted a New-STREAM Fair recently, highlighting student activities dealing with robotics, coding, and computer technology. Students are also pursuing 3-D printing and 3D modeling activities. Photo (left) is a computer-generated robot at a P.E.K.M. student, Cole Pineda, with help from his design instructor, Devana Gonzalez. (Submitted photo)

Harvey Elementary fourth six weeks honor roll

Submitted Item
Harvey Elementary School has announced its honor roll for the fourth six weeks.

First Grade: Aaron Alvarado, Brandon Bland, Jackson Cardon, J. Nishi, Jay Garcia, Adalberto Martinez, Margaret Molaro, Skim, Heaven Lee, Isabella...

Second Grade: Alex Alvarado, Brandon Bland, Jackson Cardon, J. Nishi, Jay Garcia, Adalberto Martinez, Margaret Molaro, Skim, Heaven Lee, Isabella...

Third Grade: Alex Alvarado, Brandon Bland, Jackson Cardon, J. Nishi, Jay Garcia, Adalberto Martinez, Margaret Molaro, Skim, Heaven Lee, Isabella...

Fourth Grade: Alex Alvarado, Brandon Bland, Jackson Cardon, J. Nishi, Jay Garcia, Adalberto Martinez, Margaret Molaro, Skim, Heaven Lee, Isabella...

Fifth Grade: Alex Alvarado, Brandon Bland, Jackson Cardon, J. Nishi, Jay Garcia, Adalberto Martinez, Margaret Molaro, Skim, Heaven Lee, Isabella...

APRIL 2019 calendar snippet showing April 15th highlighted. Text: April 15th is almost here. Talk to us today about the benefits of opening an IRA before it's too late. KIRKPATRICK & ASSOCIATES

WE CARE FOR YOU EVERY DAY OF THE WEEK. Castaneda Quick Care. 907 E. Fordyce Ave. 361-221-2461

PUBLIC NOTICE. The City Commission will meet on Monday, April 8, 2019 at 6:00 PM. The following items are set for public hearing and discussion and action.

FISH FRY FRIDAYS. Elix Lodge Fish Fry. \$9.00. The Fish Lodge of Kingsville will be serving you by the lake.

WE BUY OIL, GAS, & MINERAL RIGHTS. Both non-producing and producing including from Participating Owners (P.O.)

women's & men's health services. www.wamhs.org. Hours: Monday, Wednesday, Thursday, Friday, 8:30 am - 7:00 pm



CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS 510 E AVE B		INSPECTOR Manuel Buentello	
LEGAL DESCRIPTION COL MEX	BLOCK BLOCK 13	LOT LOT 27,28	
OWNER NAME FALCON HIPOLITO T JR	OWNER'S ADDRESS 510 E AVE B	CITY/STATE/ZIP KINGVILLE, TX 78363-3808	

PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N Y	ACCEPTABLE			REASON CODE	COMMENT CODES
		YES	NO	N/A		
Building						
Condition			X		B,C,D,H,I,L,MI	1,3
Yard						
Condition			X		OV	3
Utilities						
Electric			X		H	
Gas			X		H	
Water			X			
Roof						
Covering			X		B,C,D,H,I,L,MI	
Walls						
Exterior			X		B,C,D,H,I,L,MI	
Interior			X		B,C,D,H,I,L,MI	
Ceilings			X		B,C,D,H,I,L,MI	
Windows/Doors						
Secured			X		B,C,D,H,I,L,MI	
Condition			X		B,C,D,H,I,L,MI	
Foundation						
Exterior			X		B,C,D,H,I,L,MI	
Interior			X		B,C,D,H,I,L,MI	
Plumbing			X			
Electrical			X			

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated	
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown	

COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. AN ATTRACTIVE NUCIANCE FOR ROACH, RAT, MOUSE, OR OTHER VERMIN INFESTATION
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

I FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. THE HOUSE IS CURRENTLY OCCUPIED.

WATER UTILITY IS ACTIVE ELECTRICAL UTILITY IS ACTIVE

SIGNATURE:

MANUEL BUENTELLO, CITY OF KINGSVILLE BUILDING OFFICIAL

DATE: 01/16/2019

CONDEMNATION CHECKLIST

Property Address: 510 E Ave B Phone: _____
 Property Owner: Hipolito Falcon Jr Phone: _____
 Owner's Address: 510 E Ave B Fax: _____
Kingsville Tx 78363

	PLANNED DATE	ACTUAL DATE	ACTION
	<input type="checkbox"/> <u>1-16-19</u>	<u>1-16-19</u>	1. Identify structure unfit for human habitation.
	<input type="checkbox"/> <u>1-16-19</u>	<u>1-16-19</u>	2. Inspect Property. (Building Official)
Pictures	<u>1-17-19</u>	<u>1-17-19</u>	<input type="checkbox"/> a. Prepare inspection report and date. <input type="checkbox"/> b. Photograph property with date stamp.
	<input type="checkbox"/> <u>1-16-19</u>	<u>1-16-19</u>	3. Determine ownership from county assessment & tax collection record.
	<input type="checkbox"/> <u>1-16-19</u>	<u>1-16-19</u>	4. Obtain legal description.
	<input type="checkbox"/> <u>1-16-19</u>	<u>1-16-19</u>	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
	<input type="checkbox"/> <u>1-23-19</u>	<u>1-23-19</u>	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
	<input type="checkbox"/> _____	_____	7. 2 nd Notice Sent. (10 day response) (Optional)
	<input type="checkbox"/> <u>3-13-19</u>	<u>3-13-19</u>	8. If response is not received or is not adequate, proceed as follows:
	<input type="checkbox"/> <u>3-13-19</u>	<u>3-13-19</u>	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
	<input type="checkbox"/> <u>3-12-19</u>	<u>3-12-19</u>	<input type="checkbox"/> a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas. 1) Post affidavit in newspaper twice a week for one week
	<input type="checkbox"/> <u>3-14-19</u>	<u>3-14-19</u>	10. Post sign on property advising date the City

- _____
- _____
- 3-13-19 3-13-19
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

- Council will consider condemnation of structure.
- 11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
- 12. Photograph posted sign with date stamp.
- 13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
 - a. Location Map
 - b. Photographs of the structure with date stamp
 - c. Inspection report
 - d. Pre-condemnation notice
 - e. Condemnation resolution
- 14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
- 15. City Council adopts condemnation resolution.
- 16. File Notice of Condemnation with the County Clerk.
- 17. Send owner(s) & other vested interests the following:
 - a. Copy of the City Council resolution.
 - b. 45-day order to demolish
- 18. Post 45-day Order to Demolish on structure.
 - a. Take photo with date stamp
- 19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
- 20. Photograph posted notice with date stamp.
- 21. Notify utility companies to disconnect & remove services from structure for safe demolition.
- 22. Issue Notice to Proceed to Public Works Director and Demolition Crew.
- 23. Prepare demolition cost statement consisting of:
 - a. Mailing fees
 - b. Publication fees

- c. Demolition costs
- d. Landfill tipping fees
- e. Filing fees
- f. Administrative fees
- g. Any documentation miscellaneous costs

24. Send a letter & cost statement to the
Collections Department so they can send out bill.
Make copy of documents and send to the City
Attorney requesting a lien to be place on the
property.

KLEBERG COUNTY APPRAISAL DISTRICT
 PROPERTY 22562 R
 Legal Description
 COL MEX, BLOCK 13, LOT 27, 28

OWNER ID 18794
 OWNERSHIP 100.00%
 PROPERTY APPRAISAL INFORMATION 2018
 FALCON HIPOLITO T JR
 510 E AVE B
 KINGSVILLE, TX 78363-3608

Entites
 CAD 100%
 CKI 100%
 GKL 100%
 SKI 100%
 WST 100%

Values
 IMPROVEMENTS 100
 LAND MARKET + 3,000
 MARKET VALUE = 3,100
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 3,100
 HS CAP LOSS + 0
 ASSESSED VALUE = 3,100

119101327000192

Ref ID: R22562
 Map ID A1

ACRES:
 EFF. ACRES:

APPR VAL METHOD: Cost

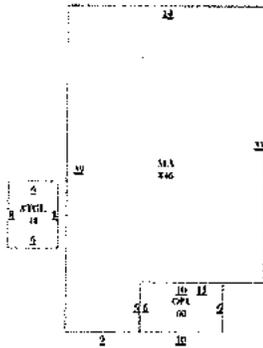
SITUS 510 E AVE B

GENERAL

UTILITIES
 TOPOGRAPHY
 ROAD ACCESS
 ZONING
 BUILDER
 NEXT REASON
 REMARKS
 FOR '19 CHG DEPR % PER M&S TABLE & PHY %
 FOR ROOF & ROTT WOOD PER AYG 9/28/18
 10/23/18 JO - FOR 2017 UPDATE - ADD PHY %
 FOR ROTT WOOD & ROOF PER FIELD INSP BY

LAST APPR. AYG
 LAST APPR. YR 2017
 LAST INSP. DATE 01/18/2017
 NEXT INSP. DATE

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS
 HS HOMESTEAD
 Ov65 OVER 65

PICTURE



BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 ***** UNKNOWN OT / /

SUBD: S101 100.00% NBHD:

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1.	RESIDENTIAL	MA MAIN AREA	R	FF27	848.0	24.05	1	1938	1935		20,350	10%	5%	100%	100%	100%	0.01	100
		OP1 OPEN PORCH/B	R	7	83.0	4.81	1	1935	1935		290	10%	5%	100%	100%	100%	0.01	0
		STGL STORAGE FRAM	R	7	48.0	1.50	1	0	1935		70	10%	5%	100%	100%	100%	0.01	0
					954.0						20,710							100

* = Needs Recalculation

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW2	0
Interior Finish	1	IN1	0
Roof Style	RT2, RM1		0
Flooring	1	FL2	0
Heating/Cooling	1	HAS	0
Plumbing	1	1	0

SUBD: S191 100.00% NBHD:

#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	IRR Wells: 0	Capacity: 0	IRR Acres: 0	Oil Wells: 0	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRG	AG VALUE
1.	A1	FF80D140	A1	Y	(100%)	FF	50X140	60.00	3,000	1.00	1.00	A		3,000	NO			0.00	0
									3,000					3,000					0

Comment: F: 50 R: 50 D: 140 FF

STATEMENT OF ALL TAXES DUE

ACCT # 1-191-013-27000-192
 DATE 12/20/2018
 SD



MELISSA T DELAGARZA, PCC
 P O BOX 1457
 KINGSVILLE, TX 78364-1457
 (361) 595-8542

Property Description	
COL MEX, BLOCK 13, LOT 27, 28	
TOWN -	LOCATION- 510 E AVE B
ACRES - .160	

Values			
LAND MKT VALUE	3,000	IMPR/PERS MKT VAL	100
LAND AGR VALUE		MKT. BEFORE EXEMP	3,100
		LIMITED TXBL. VAL	3,100
EXEMPTIONS GRANTED: H S			
(REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)			

FALCON HIPOLITO T JR
 510 E AVE B
 KINGSVILLE TX 78363-3808

TAXES 2018	LEVY	P&I	ATTY FEES	AMT DUE
	.00	.00	.00	.00
	.00	.00	.00	.00
		TOTAL DUE 12/2018		.00
		TOTAL DUE 01/2019		.00
		TOTAL DUE 02/2019		.00
		TOTAL DUE 03/2019		.00

ACCT # 1-191-013-27000-192

BREAKDOWN OF TAX DUE BY JURISDICTION				
JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
KLEBERG COUNTY	.00	.00	.00	.00
CITY OF KINGSVILLE	.00	.00	.00	.00
KINGSVILLE ISD	.00	.00	.00	.00
SOUTH TX WATER AUTH	.00	.00	.00	.00

TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR00

DEFERRAL DATE 03/30/2004

YOU MAY PAY YOUR TAXES ONLINE AT www.texasonline.com
 A PROCESSING FEE OF 2.95% WILL BE APPLIED TO CREDIT CARD PAYMENTS

2017 PRELIMINARY ROLL

CKI - CITY OF KINGSVILLE

Geo ID Order

06/15/2017 14:01PM

Prop ID	Owner	%	Legal Description	Values																		
20257	17388	100.00	R Geo: 119101321000192 HINOJOSA PRUDENCIO EST % ELIDA H CAVAZOS 528 E AVE B KINGSVILLE, TX 78363-3808	Effective Acres: 0.000000 Acres: 0.0000 Map ID: A1 Mtg Cd: DBA:	Imp HS: 0 Imp NHS: 320 Land HS: 0 Land NHS: 4,500 Prod Use: 0 Prod Mkt: 0	Market: 4,820 Prod Loss: 0 Appraised: 4,820 Cap: 0 Assessed: 4,820 Exemptions:																
<table border="0"> <tr> <td>Entity</td> <td>Description</td> <td>Xref Id</td> <td>Freeze: (Year) Ceiling</td> <td>Assessed</td> <td>Exemptions</td> <td>Taxable</td> <td>Tax Rate</td> <td>Est. Tax</td> </tr> <tr> <td>CKI</td> <td>CITY OF KINGSVILLE</td> <td></td> <td></td> <td>4,820</td> <td>0</td> <td>4,820</td> <td>0.842200</td> <td>40.59</td> </tr> </table>				Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	CKI	CITY OF KINGSVILLE			4,820	0	4,820	0.842200	40.59	
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax														
CKI	CITY OF KINGSVILLE			4,820	0	4,820	0.842200	40.59														
13346	42574	100.00	R Geo: 119101324000192 PEREZ ANNA RUTH 516 E AVE B KINGSVILLE, TX 78363-3908	Effective Acres: 0.000000 Acres: 0.0000 Map ID: A1 Mtg Cd: DBA:	Imp HS: 25,010 Imp NHS: 0 Land HS: 4,500 Land NHS: 0 Prod Use: 0 Prod Mkt: 0	Market: 29,510 Prod Loss: 0 Appraised: 29,510 Cap: 0 Assessed: 29,510 Exemptions: HS																
<table border="0"> <tr> <td>Entity</td> <td>Description</td> <td>Xref Id</td> <td>Freeze: (Year) Ceiling</td> <td>Assessed</td> <td>Exemptions</td> <td>Taxable</td> <td>Tax Rate</td> <td>Est. Tax</td> </tr> <tr> <td>CKI</td> <td>CITY OF KINGSVILLE</td> <td></td> <td></td> <td>29,510</td> <td>0</td> <td>29,510</td> <td>0.842200</td> <td>248.53</td> </tr> </table>				Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	CKI	CITY OF KINGSVILLE			29,510	0	29,510	0.842200	248.53	
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax														
CKI	CITY OF KINGSVILLE			29,510	0	29,510	0.842200	248.53														
22562	18794	100.00	R Geo: 119101327000192 FALCON HIPOLITO T JR 510 E AVE B KINGSVILLE, TX 78363-3808	Effective Acres: 0.000000 Acres: 0.0000 Map ID: A1 Mtg Cd: DBA:	Imp HS: 100 Imp NHS: 0 Land HS: 3,900 Land NHS: 0 Prod Use: 0 Prod Mkt: 0	Market: 3,100 Prod Loss: 0 Appraised: 3,100 Cap: 0 Assessed: 3,100 Exemptions: HS, OV65																
<table border="0"> <tr> <td>Entity</td> <td>Description</td> <td>Xref Id</td> <td>Freeze: (Year) Ceiling</td> <td>Assessed</td> <td>Exemptions</td> <td>Taxable</td> <td>Tax Rate</td> <td>Est. Tax</td> </tr> <tr> <td>CKI</td> <td>CITY OF KINGSVILLE</td> <td></td> <td></td> <td>3,100</td> <td>0</td> <td>3,100</td> <td>0.842200</td> <td>0.00</td> </tr> </table>				Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	CKI	CITY OF KINGSVILLE			3,100	0	3,100	0.842200	0.00	
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax														
CKI	CITY OF KINGSVILLE			3,100	0	3,100	0.842200	0.00														
23321	60611	100.00	R Geo: 119101329000192 GONZALEZ RICCO L ETUX MONIKA G 302 E HOFFMAN AVE KINGSVILLE, TX 78363-6230	Effective Acres: 0.000000 Acres: 0.0000 Map ID: A1 Mtg Cd: DBA:	Imp HS: 0 Imp NHS: 0 Land HS: 6,000 Land NHS: 0 Prod Use: 0 Prod Mkt: 0	Market: 6,000 Prod Loss: 0 Appraised: 6,000 Cap: 0 Assessed: 6,000 Exemptions:																
<table border="0"> <tr> <td>Entity</td> <td>Description</td> <td>Xref Id</td> <td>Freeze: (Year) Ceiling</td> <td>Assessed</td> <td>Exemptions</td> <td>Taxable</td> <td>Tax Rate</td> <td>Est. Tax</td> </tr> <tr> <td>CKI</td> <td>CITY OF KINGSVILLE</td> <td></td> <td></td> <td>6,000</td> <td>0</td> <td>6,000</td> <td>0.842200</td> <td>50.53</td> </tr> </table>				Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	CKI	CITY OF KINGSVILLE			6,000	0	6,000	0.842200	50.53	
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax														
CKI	CITY OF KINGSVILLE			6,000	0	6,000	0.842200	50.53														
19098	63422	100.00	R Geo: 119101401000192 CORTINAS PAULINE S (LIFE EST) JOHN ONTIVEROS ETAL 401 E C AVE KINGSVILLE, TX 78363	Effective Acres: 0.000000 Acres: 0.0000 Map ID: A1 Mtg Cd: DBA:	Imp HS: 9,070 Imp NHS: 0 Land HS: 3,000 Land NHS: 0 Prod Use: 0 Prod Mkt: 0	Market: 12,070 Prod Loss: 0 Appraised: 12,070 Cap: 0 Assessed: 12,070 Exemptions: HS, OV65																
<table border="0"> <tr> <td>Entity</td> <td>Description</td> <td>Xref Id</td> <td>Freeze: (Year) Ceiling</td> <td>Assessed</td> <td>Exemptions</td> <td>Taxable</td> <td>Tax Rate</td> <td>Est. Tax</td> </tr> <tr> <td>CKI</td> <td>CITY OF KINGSVILLE</td> <td></td> <td></td> <td>12,070</td> <td>8,400</td> <td>3,670</td> <td>0.842200</td> <td>30.91</td> </tr> </table>				Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	CKI	CITY OF KINGSVILLE			12,070	8,400	3,670	0.842200	30.91	
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax														
CKI	CITY OF KINGSVILLE			12,070	8,400	3,670	0.842200	30.91														
19900	42614	100.00	R Geo: 119101403000192 TREVINO BAUTIRO GILBERT SR ETUX MARYLYNN TREVINO PO BOX 829 KINGSVILLE, TX 78364-0829	Effective Acres: 0.000000 Acres: 0.0000 Map ID: A1 Mtg Cd: DBA:	Imp HS: 440 Imp NHS: 0 Land HS: 7,500 Land NHS: 0 Prod Use: 0 Prod Mkt: 0	Market: 7,940 Prod Loss: 0 Appraised: 7,940 Cap: 0 Assessed: 7,940 Exemptions: HS																
<table border="0"> <tr> <td>Entity</td> <td>Description</td> <td>Xref Id</td> <td>Freeze: (Year) Ceiling</td> <td>Assessed</td> <td>Exemptions</td> <td>Taxable</td> <td>Tax Rate</td> <td>Est. Tax</td> </tr> <tr> <td>CKI</td> <td>CITY OF KINGSVILLE</td> <td></td> <td></td> <td>7,940</td> <td>0</td> <td>7,940</td> <td>0.842200</td> <td>66.87</td> </tr> </table>				Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	CKI	CITY OF KINGSVILLE			7,940	0	7,940	0.842200	66.87	
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax														
CKI	CITY OF KINGSVILLE			7,940	0	7,940	0.842200	66.87														
13817	58042	100.00	R Geo: 119101408000192 BERNAL ESTHER B RAUL BARRERA 924 W AVE F KINGSVILLE, TX 78363	Effective Acres: 0.000000 Acres: 0.0000 Map ID: A1 Mtg Cd: DBA:	Imp HS: 0 Imp NHS: 14,030 Land HS: 0 Land NHS: 4,500 Prod Use: 0 Prod Mkt: 0	Market: 18,530 Prod Loss: 0 Appraised: 18,530 Cap: 0 Assessed: 18,530 Exemptions:																
<table border="0"> <tr> <td>Entity</td> <td>Description</td> <td>Xref Id</td> <td>Freeze: (Year) Ceiling</td> <td>Assessed</td> <td>Exemptions</td> <td>Taxable</td> <td>Tax Rate</td> <td>Est. Tax</td> </tr> <tr> <td>CKI</td> <td>CITY OF KINGSVILLE</td> <td></td> <td></td> <td>18,530</td> <td>0</td> <td>18,530</td> <td>0.842200</td> <td>156.06</td> </tr> </table>				Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	CKI	CITY OF KINGSVILLE			18,530	0	18,530	0.842200	156.06	
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax														
CKI	CITY OF KINGSVILLE			18,530	0	18,530	0.842200	156.06														

Property Search Results > 22562 FALCON HIPOLITO T JR for Year 2018

Property

Account

Property ID: 22562 Legal Description: COL MEX, BLOCK 13, LOT 27, 28
 Geographic ID: 119101327000192 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 510 E AVE B Mapsco:
 Neighborhood: Map ID: A1
 Neighborhood CD:

Owner

Name: FALCON HIPOLITO T JR Owner ID: 18794
 Mailing Address: 510 E AVE B % Ownership: 100.0000000000%
 KINGSVILLE, TX 78363-3808
 Exemptions: HS, OTHER

Values

(+) Improvement Homesite Value:	+	\$100	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$3,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$3,100	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$3,100	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$3,100	

Taxing Jurisdiction

Owner: FALCON HIPOLITO T JR
 % Ownership: 100.0000000000%
 Total Value: \$3,100

Entity Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
CAD KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$3,100	\$3,100	\$0.00	
CKI CITY OF KINGSVILLE	0.830000	\$3,100	\$0	\$0.00	
GKL KLEBERG COUNTY	0.781450	\$3,100	\$0	\$0.00	\$0.00
SKI KINGSVILLE I.S.D.	1.518900	\$3,100	\$0	\$0.00	\$0.00
WST SOUTH TEXAS WATER AUTHORITY	0.086654	\$3,100	\$0	\$0.00	
Total Tax Rate:	3.217014				
Taxes w/Current Exemptions:				\$0.00	
Taxes w/o Exemptions:				\$99.73	

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 846.0 sqft Value: \$100

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF2	EW2	1935	846.0
OP1	OPEN PORCH BASIC (20%)	*		1935	60.0
STGL	STORAGE FRAME (LOW)	*		0	48.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.1607	7000.00	50.00	140.00	\$3,000	\$0

Roll Value History

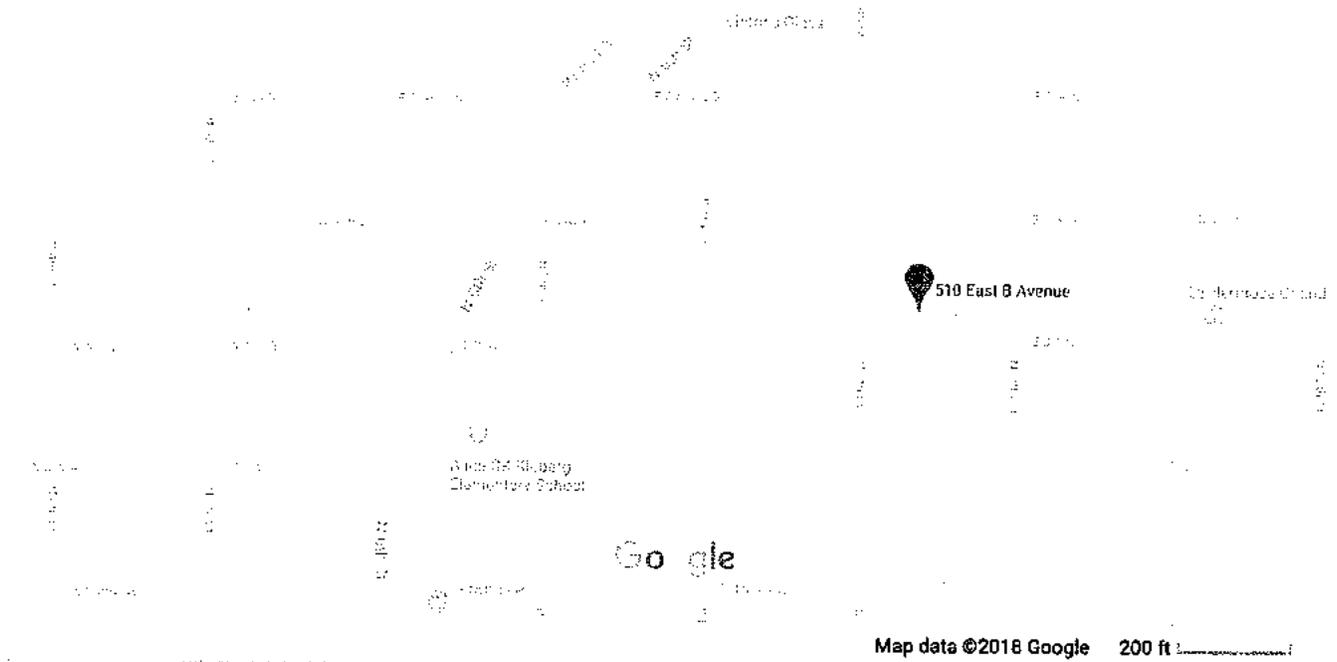
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$100	\$3,000	0	3,100	\$0	\$3,100
2017	\$100	\$3,000	0	3,100	\$0	\$3,100
2016	\$0	\$3,000	0	3,000	\$0	\$3,000
2015	\$0	\$3,000	0	3,000	\$0	\$3,000
2014	\$0	\$3,000	0	3,000	\$0	\$3,000
2013	\$0	\$3,000	0	3,000	\$0	\$3,000
2012	\$0	\$3,000	0	3,000	\$0	\$3,000
2011	\$0	\$3,000	0	3,000	\$0	\$3,000
2010	\$0	\$3,000	0	3,000	\$0	\$3,000
2009	\$0	\$3,000	0	3,000	\$0	\$3,000
2008	\$0	\$3,000	0	3,000	\$0	\$3,000
2007	\$0	\$3,000	0	3,000	\$0	\$3,000
2006	\$0	\$3,000	0	3,000	\$0	\$3,000
2005	\$0	\$3,000	0	3,000	\$0	\$3,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1		OT	Other	UNKNOWN	FALCON HIPOLITO T JR			

Questions Please Call (361) 595-5775

Google Maps 510 E B Ave



510 E B Ave
Kingsville, TX 78363



P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

JANUARY 23, 2019

HIPOLITO FALCON JR
510 E AVE B
KINGSVILLE, TX 78363

Re: COL MEX, BLOCK 13, LOT 27, 28 510 E AVE B

Dear Sir or Madam:

It has been determined that the structure at **510 E AVE B** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

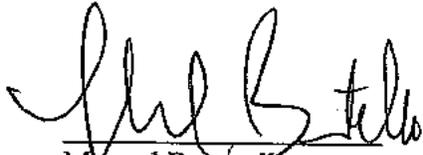
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read 'Manuel Buentello'. The signature is fluid and cursive, with the first name 'Manuel' and last name 'Buentello' clearly distinguishable.

Manuel Buentello
Building Official



BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0003 3833 3678

MARCH 13, 2019

HIPOLITO T FALCON JR
510 E AVE B
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 510 E AVE B**

Dear Sir or Madam:

On January 23, 2019, a letter was sent from the City of Kingsville stating that your property located at **510 E AVE B** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2019 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **APRIL 8, 2019.**

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Manuel Buentello
Building Official

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2019 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:

Request to condemn the unsafe structures located at:

1729 S 7TH (228 E AILSIE #4)

630 W FORDYCE

513 W JOHNSTON

510 E AVE B

213 W SANTA GERTRUDIS

721 E JOHNSTON

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.

The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

Housing Authority of the City of Kingsville

HEIGHTS AT CORRAL
CONNELL VILLA PROJECT-TX-114-3
MAPLE CIRCLE PROJECT-TX-114-2 & 4
HORIZON VILLAGE PROJECT-TX-114-10
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

CENTRAL OFFICE
1000 WEST CORRAL
KINGSVILLE, TX 78363
PHONE- (361) 592-6783
FAX-(361) 595-1997

02/14/2019

HIPOLITO FALCON
510 E AVE. B
KINGSVILLE, TX 78363-

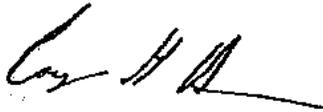
Dear Applicant:

You are eligible for a Section 8 voucher. We have scheduled an orientation on TUESDAY, FEBRUARY 26, 2019 at 9:00 A.M. at our office located at 1000 W. Corral, (OLD KINGSVILLE HOUSING AUTHORITY OFFICE). All families must attend this orientation before receiving their voucher.

IF YOU DO NOT KEEP YOUR SCHEDULED APPOINTMENT AND WE DO NOT HEAR FROM YOU IN WRITING WITHIN SEVEN (7) DAYS FROM THE DATE OF YOUR SCHEDULED APPOINTMENT, WE WILL PROCEED AS IF YOU ARE NO LONGER INTERESTED IN RECEIVING ASSISTANCE AND WILL REMOVE YOUR NAME FROM THE WAITING LIST.

We are looking forward to seeing you at your scheduled appointment date. This meeting will last about two to three hours, so please do NOT bring your children. If you have any questions, please contact us at 592-6783.

Sincerely,



Cory Hinojosa
Executive Director

361
355-6914

Head of Family Name Hipolite Falcon

RECEIPT OF APPLICATION

RECEIPT OF UPDATE

Your application/update is for: Section 8 Housing Choice Voucher

Public Housing

This form certifies that your current address is:

510 E. Ave. B (Address)

Kingsville, Tx 78363 (City)

All contacts from this office will be mailed to you at the above address. If you have any changes in address or family composition you must come in person to report the changes on an update form located in our office. We are not responsible for any mail that you do not receive.

(NOTE: WE DO NOT COMMUNICATE ANY INFORMATION BY PHONE.)

Telephone or mailed applications will NOT be accepted,
all information must be provided in person.

(Exception – application mailed by certified letter – return receipt required)
or
(Internet Application Submission – with request read receipt.)

YOU MUST KEEP THIS FORM FOR YOUR RECORDS. This will serve as your documentation that an application or update has been submitted.

Signing below states that you have read and understand the above information.

Family Name: Hipolite Falcon Date: 1-31-19

KHA Representative: [Signature] Date: 1-31-19

Cory Hinojosa,
Executive Director

* Social Security Letter *
2019

Judge Cheque De La Paz
Justice of the Peace
Precinct 4 Plc.1



622 N. 14th St.
Kingsville Tx. 78363
Ph:(361)595-8586
Fax:(361)593-1326

To whom it may concern,

My name is Judge Esequiel Cheque De La Paz, I am writing this letter on behalf of Mr. Ipolito Falcon. I have known Mr. Falcon for a very long time. He is an individual that I have known to have integrity and he's a trust worthy person. Im writing this to let you know of how Mr. Falcon has had his home deemed to be a condemned structure. He is now left with no place to live. It is in my opinion that he needs housing as soon as possible. He has told me his finances and from what he has said he is left with an amount too low to be able to find housing on his own.

If you have any questions or need anything from me feel free to contact me.

Sincerely,

Esequiel Cheque De La Paz

A handwritten signature in cursive script, reading "Esequiel Cheque De La Paz", is written over a horizontal line.

STATEMENT OF ALL TAXES DUE

ACCT # 1-191-013-27000-192
 DATE 02/13/2019
 SD



MELISSA T DELAGARZA, PCC
 P O BOX 1457
 KINGSVILLE, TX 78364-1457
 (361) 595-8542

Property Description
 COL MEX, BLOCK 13, LOT 27, 28

TOWN - LOCATION- 510 E AVE B
 ACRES - .160

Values

LAND MKT VALUE	3,000	IMPR/PERS MKT VAL	100
LAND AGR VALUE		MKT. BEFORE EXEMP	3,100
		LIMITED TXBL. VAL	3,100

EXEMPTIONS GRANTED: H S
 (REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)

FALCON HIPOLITO T JR
 510E AVE B
 KINGSVILLE TX 78363-3808

TAXES 2018	LEVY	P&I	ATTY FEES	AMT DUE
	.00	.00	.00	.00
	.00	.00	.00	.00
				=====
		TOTAL DUE 02/2019		.00
		TOTAL DUE 03/2019		.00
		TOTAL DUE 04/2019		.00
		TOTAL DUE 05/2019		.00

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
KLEBERG COUNTY	.00	.00	.00	.00
CITY OF KINGSVILLE	.00	.00	.00	.00
KINGSVILLE ISD	.00	.00	.00	.00
SOUTH TX WATER AUTH	.00	.00	.00	.00

TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR00
 DEFERRAL DATE 03/30/2004

DER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

Complete items 1, 2, and 3.
Print your name and address on the reverse
of this card to return the card to you.
Place this card to the back of the mailpiece,
on the front if space permits.

Indicate Addressed to:

FRANK FALCON JR
310 S. AVELL
JUNESVILLE, KY 40303

9590 9402 4205 8121 3433 19



7011 3570 0003 3833 3432

Form 3811, July 2015 PSN 7530-02-000-9053

A. Signature Agent
 B. Received by (Print Name) Addressee
 C. Date of Delivery
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

Domestic Return Receipt

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2019 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:

Request to condemn the unsafe structures located at:

- 1729 S. 7TH St. (228 E. ALLSIE #4)
- 630 W. FORDYCE
- 513 W. JOHNSTON
- 510 E. AVE. B
- 213 W. SANTA GERTRUDIS
- 721 E. JOHNSTON

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting. The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room. If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

AGREEMENT

21.88 acres, Mesquite/Elm/Oak. Gently rolling with beautiful oak tree cover. White oak, black oak, oaks, hogs, and turkey. \$3,450/acre, fixed rate 30 yr. owner financing with 5% down payment. 800-876-9720. www.cranberrytxpressid.com.

CAREER TRAINING

Airline Mechanic Training - Get FAA certification. Approved for military benefits. Financial Aid if qualified. Job placement assistance. Call Aviation Institute of Maintenance 800-475-4102.

CHARITY

Donate a boat or car today to Boat Angel. 2-Night Free Vacation. Sponsored by Boat Angel Outreach Centers to stop crimes against children. 800-700-BOAT, www.boatangel.com.

TRUCK DRIVERS

Be Your Own Boss! Get Paid to See the Country! Quality Drive-Away is looking for CDL Drivers to Deliver Trucks! www.qualitydriveaway.com, 574-642-2023, 23.

Texas Press Statewide Classified Network
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Start At \$250 • Email ads@texaspress.com

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military; and used 3M Dual-Sided earplugs between 2003 and 2015; and have been diagnosed with hearing loss or tinnitus, you may have a claim for damages. Call now as time may be limited! 800-460-0606, respectforyou.com/earplugs.

OIL AND GAS RIGHTS

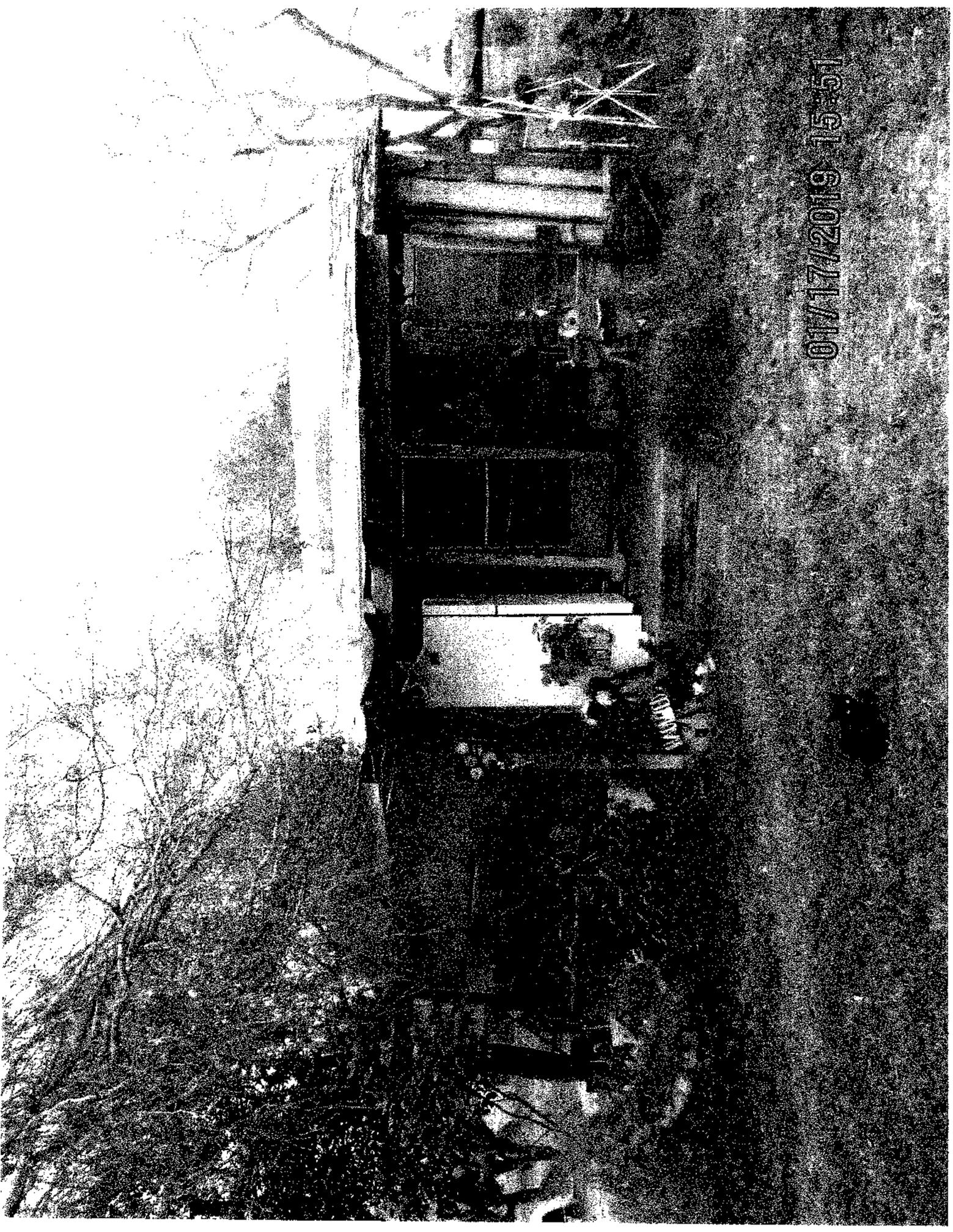
We buy oil, gas & mineral rights. Both non-producing and producing including non-participating Royalty Interest (NPRI). Provide us your desired price for an offer evaluation. 806-620-1422, LoboMineralsLLC@gmail.com. Lobo Minerals, LLC, PO Box 1800, Lubbock, TX 79408-1800.

SAWMILLS

Sawmills from only \$4,397.00 - Make & Save Money with your own bandmill - Cut lumber any dimension. In stock, ready to ship! Free info/DVD: www.NorwoodSawmills.com. 800-567-0404, Ext.300.

WANTED

I Buy RVs - Travel Trailers, 5th Wheels, Goosenecks, Bumper Pulls. In Any Area. Any Condition - Old/New, Dirty or Clean! I PAY CASH. No Title - No Problem. we can apply for one. ANR Enterprises, 956-466-7001.



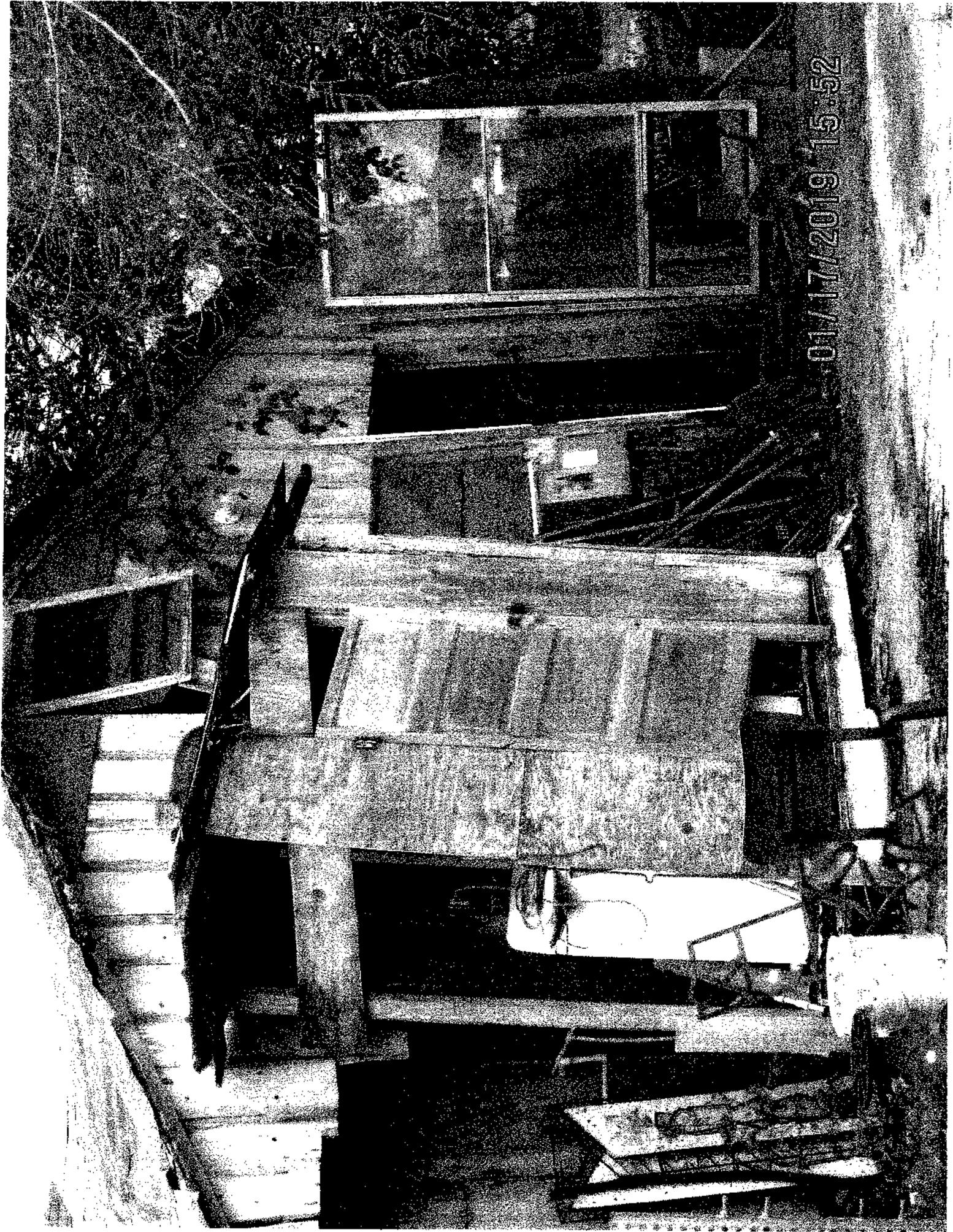
01/17/2019 15:51



01/17/2019 15:52

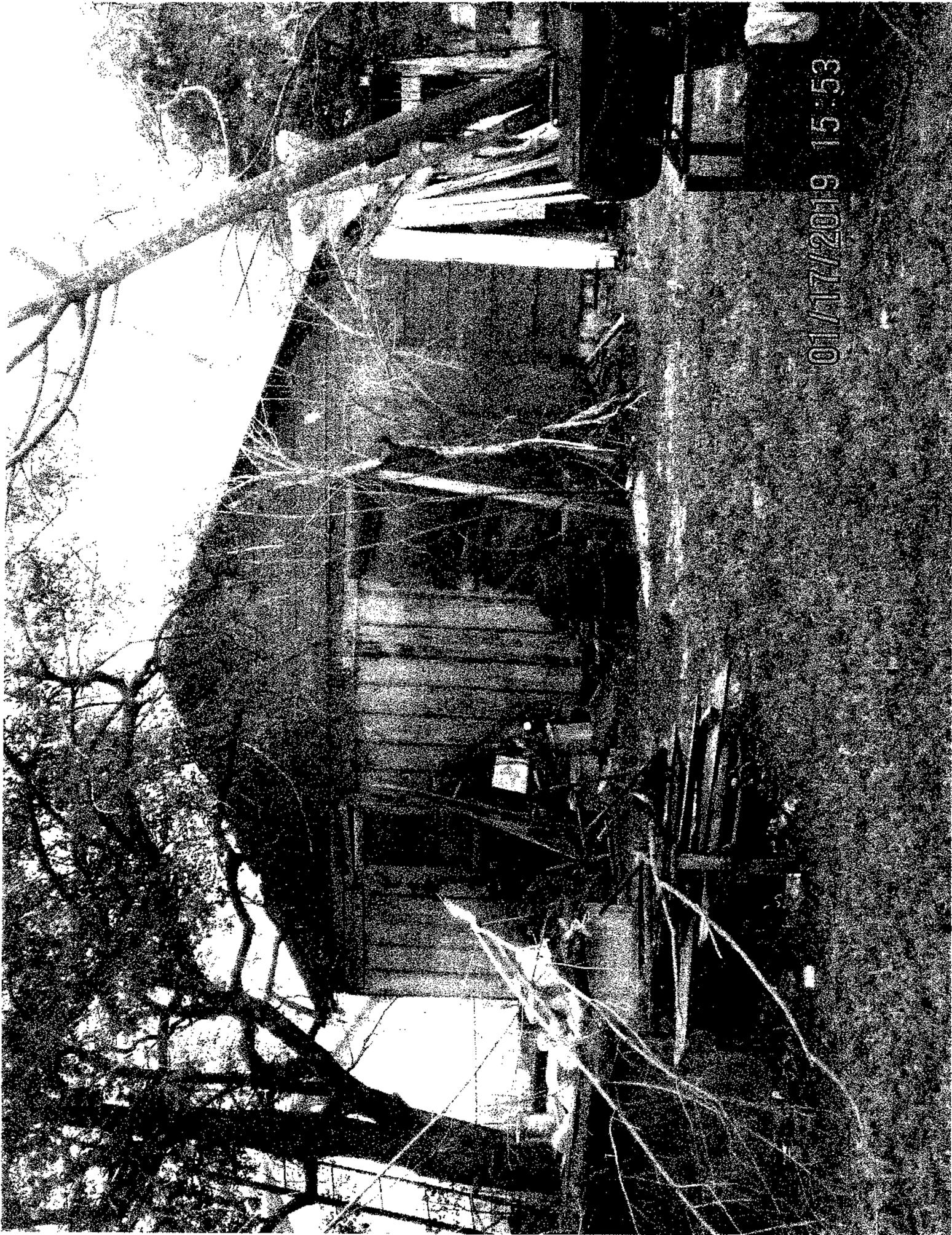


01/17/2019 15:52



01/17/2019 15:52

01/17/2019 15:53

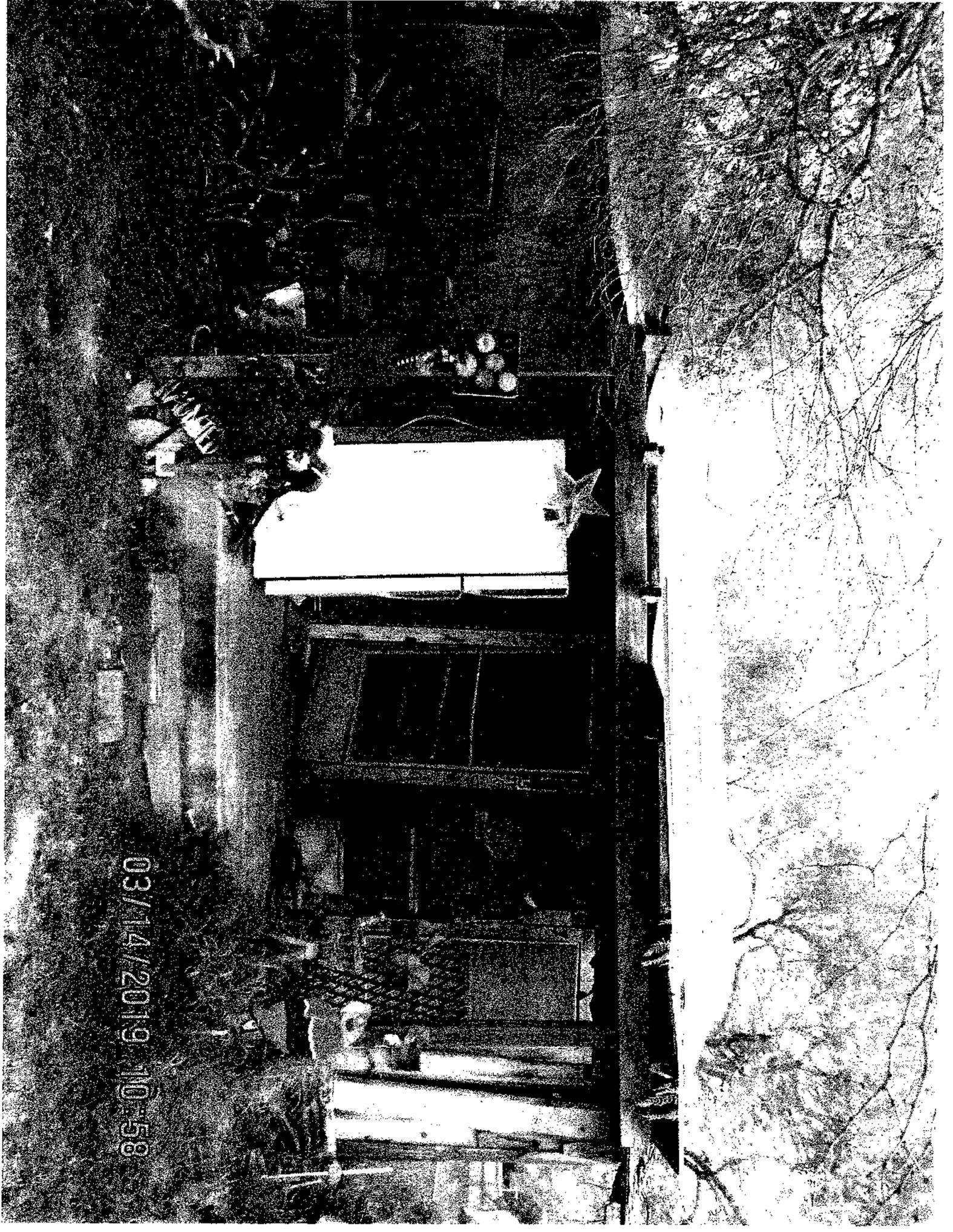


NOTICE

RECEIVED
MAY 1 2019

03/14/2019 10:58

03/14/2019 10:58



PUBLIC HEARING #8

City of Kingsville
Planning and Development Services

TO: Mayor and City Commissioners
CC: Jesus Garza, City Manager
FROM: Tom Ginter, Director
DATE: April 1, 2019
SUBJECT: Condemnation of structure at 213 W. Santa Gertrudis

Summary:

Property report is attached which reflects the need for this condemnation

Background:

This is one of the structures that is being lived in at this time. The property has been given the opportunity to use a voucher from Kingsville Housing Authority. Currently they are attempting to obtain money from the Hurricane Harvey Disaster fund to make repairs to the house. Leslie Martinez from the Lutheran Social Services Disaster Response team told me that she is assisting them with this grant application process. I believe that her and the property owner will be present for the meeting on April 8th. This property is in the Historical District and the Historical Development Board did recommend the demolition of the property.

Financial Impact:

The cost of the demolition will most likely be a tax assessment.

Recommendation:

Approve condemnation of the structure at 213 W. Santa Gertrudis





CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS 213 W SANTA GERTRUDIS - HOUSE		INSPECTOR Manuel Buentello
LEGAL DESCRIPTION	BLOCK BLOCK 4	LOT LOT 10, 50% UNDIVIDED INTEREST
ORIG TOWN	OWNER'S ADDRESS 213 W SANTA GERTRUDIS	CITY/STATE/ZIP KINGSVILLE, TX 78363
OWNER NAME NARANJO DIANA		

PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N Y	ACCEPTABLE			REASON CODE	COMMENT CODES
		YES	NO	N/A		
Building			X		B,C,D,H,L,MI	1
Condition			X			
Yard			X		OV	
Condition			X			
Utilities			X		H	
Electric			X			
Gas			X			
Water			X			
Roof			X		D	
Covering			X			
Walls			X		B,C,D,H,L,MI	
Exterior			X			
Interior			X			
Ceilings			X			
Windows/Doors			X		B,C,D,I,L,MI	
Secured			X			
Condition			X			
Foundation			X		B,C,D,I,L,MI	
Exterior			X			
Interior			X			
Plumbing			X			
Electrical			X			

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated	
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown	

COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. THE HOUSE IS CURRENTLY OCCUPIED.

HAS BEEN WITHOUT WATER SINCE _____ ACTIVE AND ELECTRICAL SINCE _____ ACTIVE

SIGNATURE:

MANUEL BUENTELLO, CITY OF KINGSVILLE BUILDING OFFICIAL

DATE: 01/16/2019



CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS 213 W SANTA GERTRUDIS - GARAGE		INSPECTOR Manuel Buentello
LEGAL DESCRIPTION	BLOCK BLOCK 4	LOT LOT 10, 50% UNDIVIDED INTEREST
ORIG TOWN		
OWNER NAME NARANJO DIANA	OWNER'S ADDRESS 213 W SANTA GERTRUDIS	CITY/STATE/ZIP KINGSVILLE, TX 78363

PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N Y	ACCEPTABLE			REASON CODE	COMMENT CODES
		YES	NO	N/A		
Building						
Condition			X		B,C,D,H,L,MI	1
Yard						
Condition			X		OV	
Utilities						
Electric			X		H	
Gas			X			
Water			X			
Roof						
Covering			X		D	
Walls						
Exterior			X		B,C,D,H,L,MI	
Interior			X		B,C,D,H,L,MI	
Ceilings			X		B,C,D,H,L,MI	
Windows/Doors						
Secured			X		B,C,D,I,L,MI	
Condition			X		B,C,D,I,L,MI	
Foundation						
Exterior			X		B,C,D,I,L,MI	
Interior			X		B,C,D,I,L,MI	
Plumbing			X			
Electrical			X			

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated	
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BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. THE HOUSE IS CURRENTLY OCCUPIED.

HAS BEEN WITHOUT WATER SINCE _____ ACTIVE AND ELECTRICAL SINCE _____ ACTIVE

SIGNATURE: DATE: 01/16/2019
 MANUEL BUENTELLO, CITY OF KINGSVILLE BUILDING OFFICIAL

1 UNIT ABOVE UNIT WITH OPEN STRUCTURE
 Structure Garage

CONDEMNATION CHECKLIST

Property Address: 213 W Santa Gertrudis Phone: _____
 Property Owner: Diana Narang Phone: _____
 Owner's Address: 213 W Santa Gertrudis Fax: _____
Kingsville, TX 78363

PLANNED DATE	ACTUAL DATE	ACTION
<input type="checkbox"/> <u>1-16-19</u>	<u>1-16-19</u>	1. Identify structure unfit for human habitation.
<input type="checkbox"/> <u>12-26-18</u> <u>1-16-19</u>	<u>12-26-18</u> <u>1-16-19</u>	2. Inspect Property. (Building Official) <input type="checkbox"/> a. Prepare inspection report and date. <input type="checkbox"/> b. Photograph property with date stamp.
<input type="checkbox"/> <u>1-16-19</u>	<u>1-16-19</u>	3. Determine ownership from county assessment & tax collection record.
<input type="checkbox"/> <u>1-16-19</u>	<u>1-16-19</u>	4. Obtain legal description.
<input type="checkbox"/> <u>1-16-19</u>	<u>1-16-19</u>	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
<input type="checkbox"/> <u>1-23-19</u>	<u>1-23-19</u>	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
<input type="checkbox"/> _____	_____	7. 2 nd Notice Sent. (10 day response) (Optional)
<input type="checkbox"/> <u>3-13-19</u>	<u>3-13-19</u>	8. If response is not received or is not adequate, proceed as follows:
<input type="checkbox"/> <u>3-13-19</u>	<u>3-13-19</u>	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
<input type="checkbox"/> <u>3-12-19</u>	<u>3-12-19</u>	<input type="checkbox"/> a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas. 1) Post affidavit in newspaper twice a week for one week
<input type="checkbox"/> <u>3-14-19</u>	<u>3-14-19</u>	10. Post sign on property advising date the City

3-20-19 3-20-19

3-13-19 3-13-19

- Council will consider condemnation of structure.
- 11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
- 12. Photograph posted sign with date stamp.
- 13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
 - a. Location Map
 - b. Photographs of the structure with date stamp
 - c. Inspection report
 - d. Pre-condemnation notice
 - e. Condemnation resolution
- 14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
- 15. City Council adopts condemnation resolution.
- 16. File Notice of Condemnation with the County Clerk.
- 17. Send owner(s) & other vested interests the following:
 - a. Copy of the City Council resolution.
 - b. 45-day order to demolish
- 18. Post 45-day Order to Demolish on structure.
 - a. Take photo with date stamp
- 19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
- 20. Photograph posted notice with date stamp.
- 21. Notify utility companies to disconnect & remove services from structure for safe demolition.
- 22. Issue Notice to Proceed to Public Works Director and Demolition Crew.
- 23. Prepare demolition cost statement consisting of:
 - a. Mailing fees
 - b. Publication fees

- c. Demolition costs
- d. Landfill tipping fees
- e. Filing fees
- f. Administrative fees
- g. Any documentation miscellaneous costs

24. Send a letter & cost statement to the
Collections Department so they can send out bill.
Make copy of documents and send to the City
Attorney requesting a lien to be place on the
property.

KLEBERG COUNTY APPRAISAL DISTRICT
 PROPERTY 22289 R
 Legal Description
 ORIG TOWN, BLOCK 4, LOT 10, 50% UNDIVIDED INTEREST

OWNER ID 53638
 OWNERSHIP 50.00%
 PROPERTY APPRAISAL INFORMATION 2018
 NARANJO DIANA
 213 W SANTA GERTRUDIS ST
 KINGSVILLE, TX 78363-4475

Entities
 CAD 100%
 CKI 100%
 GKL 100%
 SKI 100%
 WST 100%

Values
 IMPROVEMENTS 965
 LAND MARKET + 1,250
 MARKET VALUE = 2,215
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 2,215
 HS CAP LOSS + 0
 ASSESSED VALUE = 2,215

100100410000192 Ref ID: R22289
 Map ID C1

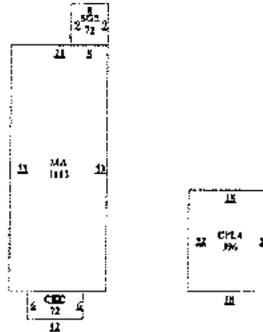
ACRES:
 EFF. ACRES:
 APPR VAL METHOD: Cost

SITUS 213 W SANTA GERTRUDIS

GENERAL
 UTILITIES
 TOPOGRAPHY LEVEL
 ROAD ACCESS PAVED, CURB & GUTTERS
 ZONING
 BUILDER
 NEXT REASON
 REMARKS FOR '16 CHG EFF YR BLT TO 1961 - ADJ DEPR TO 20% - ADD 35% PHYS (EXT COND - NEEDS TO BE DEMO'D) - UNFLAT (MPS - CHG OP 1 TO CNC (NO MORE PORCH, JUST CONCRETE

SKETCH for Improvement #1 (RESIDENTIAL)

EXEMPTIONS
 HS HOMESTEAD



PICTURE



BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL
 02/05/2001 CP 800
 10/12/1999 ROOF A 1,000

SALE DT PRICE GRANTOR DEED INFO
 01/01/2007 ***** VASQUEZ RUBEN OT / /
 02/25/2000 ***** CANTU HOMERO WDVL / 192 / 847
 10/01/1989 ***** UNKNOWN OT / 28 / 834

SUBD: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE/UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1	RESIDENTIAL	STCD: A1			1,653.0	HomeSite: Y (100%)			27,670							1,930

IMPROVEMENT FEATURES

Feature	Count	Code	Value
Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style	1	RT2, RM1	0
Flooring	1	FL2	0
Heating/Cooling	1	HAS	0
Plumbing	1	1	0

SUBD: S001 100.00% NBHD:

LAND INFORMATION

LN	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	IRR	Wells: 0	Capacity: 0	IRR Acres: 0	Oil Wells: 0	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1	A1		FF100D140	A1	Y (100%)	FF	25X140	100.00	2,500	1.00			1.00	A	2,500	NO			0.00	0
																2,500				0

KLEBERG COUNTY APPRAISAL DISTRICT
 PROPERTY 35181 R 10/14/2008
 Legal Description
 ORIG TOWN, BLOCK 4, LOT 10, 50% UNDIVIDED INTEREST

PROPERTY APPRAISAL INFORMATION 2018
 OWNER ID VASQUEZ RUBEN
 53839 722 N 4TH ST
 OWNERSHIP KINGSVILLE, TX 78363
 50.00%

Entities
 CAD 100%
 CKI 100%
 GKL 100%
 SKI 100%
 WST 100%

Values
 IMPROVEMENTS 965
 LAND MARKET + 1,250
 MARKET VALUE = 2,215
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 2,215
 HS CAP LOSS - 0
 ASSESSED VALUE = 2,215

100100410005192 Ref ID: R35181
 Map ID C1

ACRES:
 EFF. ACRES:
 APPR VAL METHOD: Cost

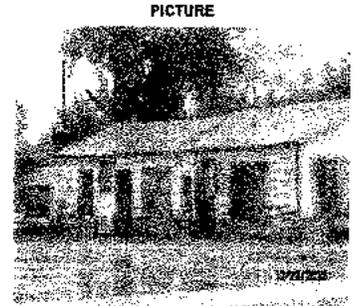
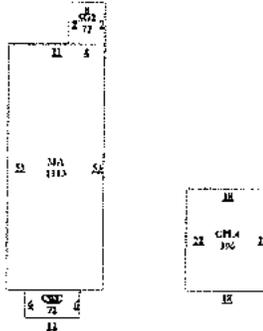
SITUS 213 WSANTA GERTRUDIS TX

GENERAL
 UTILITIES
 TOPOGRAPHY LEVEL
 ROAD ACCESS PAVED,CURB & GUTTERS
 ZONING
 BUILDER
 NEXT REASON
 REMARKS

SKETCH for Improvement #1 (RESIDENTIAL)

EXEMPTIONS

LAST APPR. IE/LR/ACT
 LAST APPR. YR 2016
 LAST INSP. DATE 10/26/2015
 NEXT INSP. DATE



BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 01/01/2007 ***** VASQUEZ RUBEN OT / /

SUBD: S001 100.00% NBHD:		IMPROVEMENT INFORMATION																
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF. YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1	RESIDENTIAL	STCD: A1			1,653.0						37,670							1,930

IMPROVEMENT FEATURES		
Foundation	1	FD6 0
Exterior Wall	1	EW1 0
Interior Finish	1	IF1 0
Roof Style	1	RT2,RA1 0
Flooring	1	FL2 0
Heating/Cooling	1	HAS 0
Plumbing	1	1 0

SUBD: S001 100.00% NBHD:		LAND INFORMATION				IRR Wells: 0 Capacity: 0		IRR Acres: 0		Oil Wells: 0						
LI DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRG	AG VALUE
1. A1		FF-100C140	A1	N	FF	25X140	100.00	2,500	1.00	1.00 A	2,500	NC			0.00	0
											2,500				0	

Kleberg CAD

Property Search Map Search

Property Search Results > 22289 NARANJO DIANA for Year 2018

Property

Account

Property ID: 22289 Legal Description: ORIG TOWN, BLOCK 4, LOT 10, 50% UNDIVIDED INTEREST
 Geographic ID: 100100410000192 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 213 W SANTA GERTRUDIS Mapsco:
 Neighborhood: Map ID: C1
 Neighborhood CD:

Owner

Name: NARANJO DIANA Owner ID: 53838
 Mailing Address: 213 W SANTA GERTRUDIS ST % Ownership: 50.0000000000%
 KINGSVILLE, TX 78363-4475
 Exemptions: HS

Values

(+) Improvement Homesite Value:	+	\$965	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$1,250	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$2,215	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$2,215	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$2,215	

Taxing Jurisdiction

Owner: NARANJO DIANA
 % Ownership: 50.0000000000%
 Total Value: \$2,215

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$2,215	\$2,215	\$0.00
CKI	CITY OF KINGSVILLE	0.830000	\$2,215	\$2,215	\$18.39
GKL	KLEBERG COUNTY	0.781450	\$2,215	\$2,215	\$17.31
SKI	KINGSVILLE I.S.D.	1.518900	\$2,215	\$0	\$0.00
WST	SOUTH TEXAS WATER AUTHORITY	0.086664	\$2,215	\$0	\$0.00
Total Tax Rate:		3.217014			

Taxes w/Current Exemptions: \$35.70
 Taxes w/o Exemptions: \$71.26

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 1113.0 sqft Value: \$1,930

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF2	EW1	1940	1113.0
CNC	CONCRETE SLAB RESIDENTIAL	SP		0	72.0
SG2	STORAGE UNFINISHED (30%)	*		1940	72.0
CPL4	CARPORT GABLE (LOW) (W/FLOOR) *			2002	396.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.0803	3500.00	25.00	140.00	\$2,500	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$965	\$1,250	0	2,215	\$0	\$2,215
2017	\$965	\$1,250	0	2,215	\$0	\$2,215
2016	\$965	\$1,250	0	2,215	\$0	\$2,215
2015	\$2,000	\$1,250	0	3,250	\$0	\$3,250
2014	\$2,000	\$1,250	0	3,250	\$0	\$3,250
2013	\$2,000	\$1,250	0	3,250	\$0	\$3,250
2012	\$4,780	\$1,250	0	6,030	\$0	\$6,030
2011	\$4,780	\$1,250	0	6,030	\$0	\$6,030
2010	\$4,780	\$1,250	0	6,030	\$0	\$6,030
2009	\$4,780	\$1,250	0	6,030	\$0	\$6,030
2008	\$4,780	\$1,250	0	6,030	\$0	\$6,030
2007	\$4,780	\$1,250	0	6,030	\$0	\$6,030
2006	\$12,150	\$2,500	0	14,650	\$0	\$14,650
2005	\$12,150	\$2,500	0	14,650	\$0	\$14,650

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/1/2007	OT	Other	VASQUEZ RUBEN	NARANJO DIANA			
2	2/25/2000	WDVL	WARRANTY DEED W/VENDOR'S LEIN	CANTU HOMERO	VASQUEZ RUBEN	192	847	
3		OT	Other	UNKNOWN	CANTU HOMERO	28	834	

Questions Please Call {361} 595-5775

2017 CERTIFIED APPRAISAL ROLL

As of Supplement # 0 CKI - CITY OF KINGSVILLE

Geo ID Order

07/21/2017 13:18PM

Prop ID	Owner	%	Legal Description	Values
10671	59589	100.00	R Geo: 100100401000192 ORIG TOWN, BLOCK 4, LOT 1-3	Effective Acres: 0.000000 Imp HS: 32,250 Market: 39,750 Imp NHS: 0 Prod Loss: 0 Land HS: 7,500 Appraised: 39,750 Land NHS: 0 Cap: 0 C1 Prod Use: 0 Assessed: 39,750 Prod Mkt: 0 Exemptions: HS
Entity Description Xref Id Freeze: (Year) Ceiling Assessed Exemptions Taxable CKI CITY OF KINGSVILLE 39,750 0 39,750				
11297	59589	100.00	R Geo: 100100401000192 ORIG TOWN, BLOCK 4, LOT 1-3, (IMP ONLY)	Effective Acres: 0.000000 Imp HS: 0 Market: 20,870 Imp NHS: 20,870 Prod Loss: 0 Land HS: 0 Appraised: 20,870 Land NHS: 0 Cap: 0 C1 Prod Use: 0 Assessed: 20,870 Prod Mkt: 0 Exemptions:
Entity Description Xref Id Freeze: (Year) Ceiling Assessed Exemptions Taxable CKI CITY OF KINGSVILLE 20,870 0 20,870				
19969	58249	100.00	R Geo: 100100404000192 ORIG TOWN, BLOCK 4, LOT 4-7	Effective Acres: 0.000000 Imp HS: 0 Market: 64,010 Imp NHS: 54,010 Prod Loss: 0 Land HS: 0 Appraised: 64,010 Land NHS: 10,000 Cap: 0 C1 Prod Use: 0 Assessed: 64,010 Prod Mkt: 0 Exemptions:
Entity Description Xref Id Freeze: (Year) Ceiling Assessed Exemptions Taxable CKI CITY OF KINGSVILLE 64,010 0 64,010				
21525	18174	100.00	R Geo: 100100408000192 ORIG TOWN, BLOCK 4, LOT 8, 9	Effective Acres: 0.000000 Imp HS: 12,260 Market: 17,260 Imp NHS: 0 Prod Loss: 0 Land HS: 5,000 Appraised: 17,260 Land NHS: 0 Cap: 0 C1 Prod Use: 0 Assessed: 17,260 Prod Mkt: 0 Exemptions: HS, OV65
Entity Description Xref Id Freeze: (Year) Ceiling Assessed Exemptions Taxable CKI CITY OF KINGSVILLE 17,260 8,400 8,860				
22289	53838	50.00	R Geo: 100100410000192 ORIG TOWN, BLOCK 4, LOT 10, 50% UNDIVIDED INTEREST	Effective Acres: 0.000000 Imp HS: 965 Market: 2,215 Imp NHS: 0 Prod Loss: 0 Land HS: 1,250 Appraised: 2,215 Land NHS: 0 Cap: 0 C1 Prod Use: 0 Assessed: 2,215 Prod Mkt: 0 Exemptions: HS
Entity Description Xref Id Freeze: (Year) Ceiling Assessed Exemptions Taxable CKI CITY OF KINGSVILLE 2,215 0 2,215				
35181	53839	50.00	R Geo: 100100410000192 ORIG TOWN, BLOCK 4, LOT 10, 50% UNDIVIDED INTEREST	Effective Acres: 0.000000 Imp HS: 0 Market: 2,215 Imp NHS: 965 Prod Loss: 0 Land HS: 0 Appraised: 2,215 Land NHS: 1,250 Cap: 0 C1 Prod Use: 0 Assessed: 2,215 Prod Mkt: 0 Exemptions:
Entity Description Xref Id Freeze: (Year) Ceiling Assessed Exemptions Taxable CKI CITY OF KINGSVILLE 2,215 0 2,215				
14681	49792	100.00	R Geo: 100100411000192 ORIG TOWN, BLOCK 4, LOT 11-15, (L & M SUPERETTE STORE #3)	Effective Acres: 0.000000 Imp HS: 0 Market: 135,560 Imp NHS: 119,310 Prod Loss: 0 Land HS: 0 Appraised: 135,560 Land NHS: 16,250 Cap: 0 C1 Prod Use: 0 Assessed: 135,560 Prod Mkt: 0 Exemptions:
Entity Description Xref Id Freeze: (Year) Ceiling Assessed Exemptions Taxable CKI CITY OF KINGSVILLE 135,560 0 135,560				

STATEMENT OF ALL TAXES DUE

ACCT # 1-001-004-10000-192
 DATE 01/18/2019
 SD



MELISSA T DELAGARZA, PCC
 P O BOX 1457
 KINGSVILLE, TX 78364-1457
 (361) 595-8542

Property Description	
ORIG TOWN, BLOCK 4, LOT 10,	50% UNDIVIDED INTEREST
TOWN -	LOCATION- 213 W SANTA GERTRUDIS
ACRES - 080	

Values			
LAND MKT VALUE	1,250	IMPR/PERS MKT VAL	965
LAND AGR VALUE		MKT. BEFORE EXEMP	2,215
		LIMITED TXBL. VAL	2,215
EXEMPTIONS GRANTED: H		SUIT NO. 7467C	
(REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)			

NARANJO DIANA
 213 W SANTA GERTRUDIS ST
 KINGSVILLE TX 78363-4475

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2001	192.54	415.88	91.27	699.69
TAXES 2002	363.38	741.30	165.70	1,270.38
TAXES 2003	439.33	843.51	192.43	1,475.27
TAXES 2005	435.59	731.77	233.46	1,400.82
TAXES 2006	404.96	631.73	207.34	1,244.03
TAXES 2008	83.87	110.71	38.91	233.49
TAXES 2009	91.10	109.32	40.08	240.50
TAXES 2011	98.25	94.31	38.51	231.07
TAXES 2013	52.22	37.60	17.96	107.78
TAXES 2018	35.69	.00	.00	35.69
	2,196.93	3,716.13	1,025.66	6,938.72
				=====
				TOTAL DUE 01/2019 6,938.72
				TOTAL DUE 02/2019 6,966.68
				TOTAL DUE 03/2019 6,992.80
				TOTAL DUE 04/2019 7,019.01

ACCT # 1-001-004-10000-192

BREAKDOWN OF TAX DUE BY JURISDICTION				
JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
KLEBERG COUNTY	554.97	876.73	250.14	1,681.84
CITY OF KINGSVILLE	620.10	971.53	280.58	1,872.21
KINGSVILLE ISD	970.24	1,775.63	470.55	3,216.42
SOUTH TX WATER AUTH	51.62	92.24	24.39	168.25

TAX LEVY FOR THE CURRENT ROLL YEAR: 137 17.31
 TAX LEVY FOR THE CURRENT ROLL YEAR: CITY 10.38
 TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR 35.69

ATTY DAT 11/18/2010

JUDGEMENT DATE 09/17/2014

YOU MAY PAY YOUR TAXES ONLINE AT www.texasonline.com
 A PROCESSING FEE OF 2.95% WILL BE APPLIED TO CREDIT CARD PAYMENTS

STATEMENT OF ALL TAXES DUE

ACCT # 1-001-004-10005-192
 DATE 01/18/2019
 SD



MELISSA T DELAGARZA, PCC
 P O BOX 1457
 KINGSVILLE, TX 78364-1457
 (361) 595-8542

Property Description	
ORIG TOWN, BLOCK 4, LOT 10, 50% UNDIVIDED INTEREST	
TOWN -	LOCATION- 213 W SANTA GERTRUDIS
ACRES - .080	

Values			
LAND MKT VALUE	1,250	IMPR/PERS MKT VAL	965
LAND AGR VALUE		MKT. BEFORE EXEMP	2,215
EXEMPTIONS GRANTED:	NONE	LIMITED TXBL. VAL	

VASQUEZ RUBEN
 722 N 4TH ST
 KINGSVILLE TX 78363

TAXES 2018	LEVY	P&I	ATTY FEES	AMT DUE
	71.25	.00	.00	71.25
	71.25	.00	.00	71.25
				=====
		TOTAL DUE 01/2019		71.25
		TOTAL DUE 02/2019		76.24
		TOTAL DUE 03/2019		77.66
		TOTAL DUE 04/2019		79.08

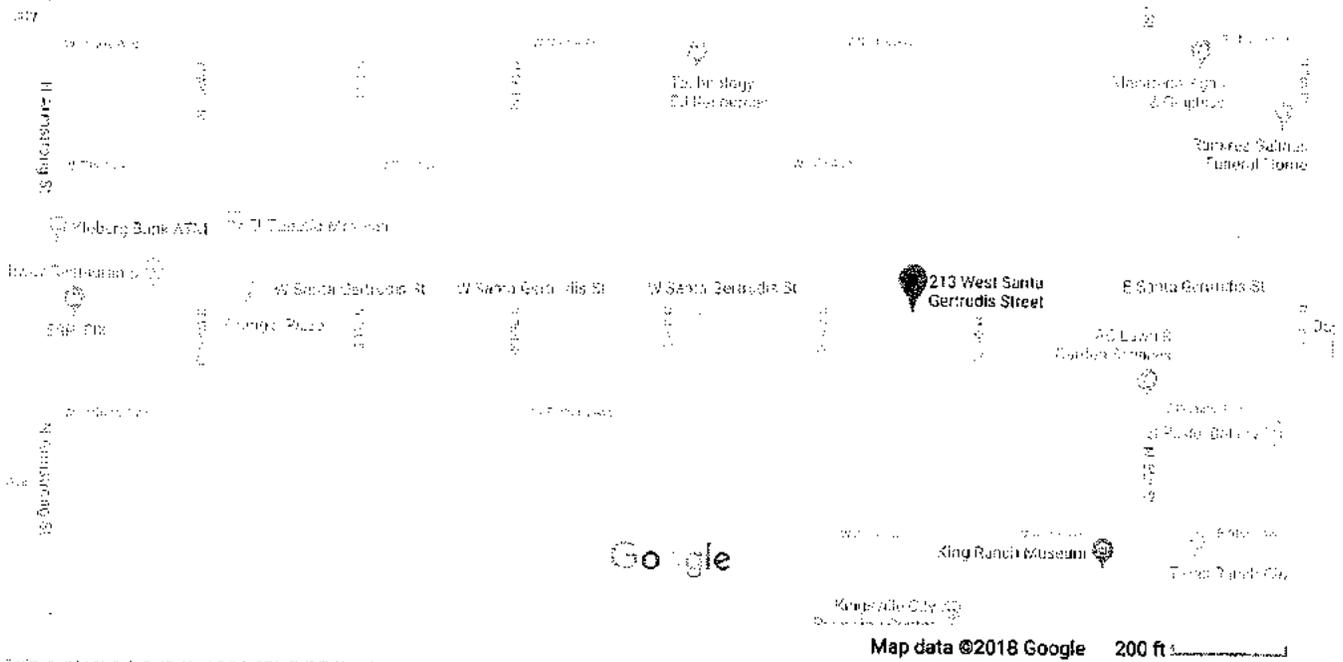
ACCT # 1-001-004-10005-192

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
KLEBERG COUNTY	17.31	.00	.00	17.31
CITY OF KINGSVILLE	18.38	.00	.00	18.38
KINGSVILLE ISD	33.64	.00	.00	33.64
SOUTH TX WATER AUTH	1.92	.00	.00	1.92

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	17.31
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	18.38
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	33.64
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	1.92
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	71.25

Google Maps 213 W Santa Gertrudis St



213 W Santa Gertrudis St
 Kingsville, TX 78363





110



7011 1570 0003 3833 3401

TX TEXAS 78304

26 JAN 19

PM 3 1

SAVANTORNO

TX 78304

*Dennis Novak
213 W Santos Blvd
A, 78313*

NOT RETURN TO SENDER
UNCLASIFIED
SORT IN MANUAL ONLY NO AUTOMATIC
BT 5555555555

UNCLASIFIED

*1/21/19
1/22/19
1/23/19*

UNCLASIFIED

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

JANUARY 23, 2019

DIANA NARANJO
213 W SANTA GERTRUDIS
KINGSVILLE, TX 78363

**Re: ORIG TOWN, BLOCK 4, LOT 10 213 W SANTA GERTRUDIS
FRONT STRUCTURE HOUSE AND BACK STRUCTURE GARGAGE**

Dear Sir or Madam:

It has been determined that the structure at 213 W SANTA GERTRUDIS is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of King'sville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

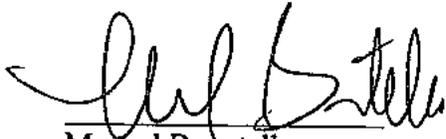
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read 'Manuel Buentello', written in a cursive style.

Manuel Buentello
Building Official

CITY OF KINGSVILLE



P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

February 22, 2019

Diana Naranjo
213 W. Santa Gertrudis
Kingsville, TX 78363

Dear Ms. Naranjo,

I, Manuel Buentello Building Official for the City of Kingsville has reviewed your letter and discussed the details with Tom Ginter, Director of Planning and Development Services. Administratively, we will not be able to give you the year you requested to bring your property up to code. The most we can grant you would be 90 days to get the exterior up to code. We would need you to get started by March 25, 2019 which would give you up to June 1, 2019 to complete the exterior siding repair, painting, and window replacement. If no work is done within this time limit we will proceed with sending this case to the City Commission to begin the condemnation process. If you feel you cannot complete the exterior repairs within the time limit, you must communicate that to our office as soon as possible.

Thank you,

Manuel Buentello
Building Official, City of Kingsville

(361)-595-8019

Manuel Buentello

2-25-2019

Diana Naranjo

2-25-2019

To whom it may concern

In 2015 FEMA denied me

<u>Categories</u>	<u>Determination</u>
Housing Assistance	IID-Ineligible Insufficient Damage

On Nov 3-2018

Mayor: Sammy Fugate

Came over we talked told him how people just used me and never were really here to help but to help themselves being they had no place to stay and just took Advantage but thats over.

Well anyway Mr. Fugate mention The Rotary Club That they might be able to help and he said he would help I guess trying to find some resource that will help but I never heard from him again. guess he changed his mind don't know whats in peoples mind sayin one thing and not mean it. but it okay no hard feelings

I will try and do my best
to start fixing the structure
of my house.

In 2016:

Family Endeavors (disaster
Case Manager: Ella Williams

e.williams@familyendeavors.org

www.familyendeavors.org

5722 Woldridge Rd

Corpus Christi ~~TX~~ Tex 78414

Ella Williams determined with
hurricane Harvey other people were
in more need of help.

but she e-mail me an estimate
of 7000⁰⁰ to fix my house

but I don't have that e-mail
it was on my phone that got
stolen

On Feb-6-2019

Lutheran Social Service
disaster response.

Case Manager: Leslie Martinez

E-mail: Leslie Martinez @ upbringing.org

Phone: 512-934-1336

Office: 512-940-9493

Office Address: 3316 Hummingbird Lane
Robstown Texas 78380

Leslie Martinez came over to see
how I needed Assistance.

filled out Application

she took Pictures Inside & Out

The Structure is mostly water
damage when it floods on my
property thru the years.

Leslie Martinez Called FEMA
and was told The deadline for
Assistance is Feb-25-2019

So I am waiting for FEMA Application.
should get it sometime this week
will send it off as soon as I get it
at the meantime I will be knocking
down sheetrock to help with the
process.

Mr. Manuel Buentello

2-11-2019

J Diana Narango at OrigTown Block 4
213 W Santa Gertrudis Lot 10

Need at least 1yr extention
time to fix The structure on
my house + garage.

its not going to be easy.
but its a challenge I will devote
myself to do. if I have the opportunity
to do so.

I am so sorry + embarresad that
my house has been an eye sore
For the community.

at this moment in my life I
have a more clear mind. I used to
be in a very ~~bad~~ relationship
and now its over.

now I can focus on what really
matters: Myself, Children + G Children

To give them a safe place
I have hope, for my house its
all I have and I love my house
might be ugly but I try really hard
to keep it clean. Thank You.

Diana Narango

I did talk to Ruben Vasquez
and he told me he would help
not financially, but with the
work. he owns $\frac{1}{2}$ of The Property
My Son: Bobby Vasquez
already started to help me.



BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0003 3833 3661

MARCH 13, 2019

DIANA NARANJO
213 W SANTA GERTRUDIS
KINGSVILLE, TX 78363

**Re: HEARING FOR PROPERTY AT 213 W SANTA GERTRUDIS FRONT
AND BACK STRUCURE**

Dear Sir or Madam:

On January 23, 2019, a letter was sent from the City of Kingsville stating that your property located at **213 W SANTA GERTRUDIS** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2019 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **APRIL 8, 2019.**

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Manuel Buentello
Building Official

A handwritten signature in black ink, appearing to read 'Manuel Buentello', written in a cursive style.

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2019 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:

Request to condemn the unsafe structures located at:

1729 S 7TH (228 E AILSIE #4)

630 W FORDYCE

513 W JOHNSTON

510 E AVE B

213 W SANTA GERTRUDIS

721 E JOHNSTON

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.

The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

Front structure and rear structure
House Garage

CONDEMNATION CHECKLIST

Property Address: 213 W Santa Gertrudis Phone: _____
 Property Owner: Ruben Vasquez Phone: _____
 Owner's Address: 722 N 4th Fax: _____
Utopia TX 78385

PLANNED DATE	ACTUAL DATE	ACTION
<input type="checkbox"/> <u>1-16-19</u>	<u>1-16-19</u>	1. Identify structure unfit for human habitation. 2. Inspect Property. (Building Official) <input type="checkbox"/> a. Prepare inspection report and date. <input type="checkbox"/> b. Photograph property with date stamp. 3. Determine ownership from county assessment & tax collection record. 4. Obtain legal description. 5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc. 6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions. 7. 2 nd Notice Sent. (10 day response) (Optional) 8. If response is not received or is not adequate, proceed as follows: 9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation. <input type="checkbox"/> a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas. 1) Post affidavit in newspaper twice a week for one week 10. Post sign on property advising date the City
<input type="checkbox"/> <u>12-26-18</u>	<u>12-26-18</u>	
<u>1-16-19</u>	<u>1-16-19</u>	
<input type="checkbox"/> <u>1-16-19</u>	<u>1-16-19</u>	
<input type="checkbox"/> <u>1-16-19</u>	<u>1-16-19</u>	
<input type="checkbox"/> <u>1-16-19</u>	<u>1-16-19</u>	
<input type="checkbox"/> <u>1-23-19</u>	<u>1-23-19</u>	
<input type="checkbox"/> _____	_____	
<input type="checkbox"/> <u>3-13-19</u>	<u>3-13-19</u>	
<input type="checkbox"/> <u>3-13-19</u>	<u>3-13-19</u>	
<input type="checkbox"/> <u>3-12-19</u>	<u>3-12-19</u>	
<input type="checkbox"/> <u>3-14-19</u>	<u>3-14-19</u>	

- 3-20-19 3-20-19
- 3-13-19 3-13-19
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

- Council will consider condemnation of structure.
- 11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
- 12. Photograph posted sign with date stamp.
- 13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
 - a. Location Map
 - b. Photographs of the structure with date stamp
 - c. Inspection report
 - d. Pre-condemnation notice
 - e. Condemnation resolution
- 14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
- 15. City Council adopts condemnation resolution.
- 16. File Notice of Condemnation with the County Clerk.
- 17. Send owner(s) & other vested interests the following:
 - a. Copy of the City Council resolution.
 - b. 45-day order to demolish
- 18. Post 45-day Order to Demolish on structure.
 - a. Take photo with date stamp
- 19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
- 20. Photograph posted notice with date stamp.
- 21. Notify utility companies to disconnect & remove services from structure for safe demolition.
- 22. Issue Notice to Proceed to Public Works Director and Demolition Crew.
- 23. Prepare demolition cost statement consisting of:
 - a. Mailing fees
 - b. Publication fees

- c. Demolition costs
- d. Landfill tipping fees
- e. Filing fees
- f. Administrative fees
- g. Any documentation miscellaneous costs

24. Send a letter & cost statement to the

Collections Department so they can send out bill.

Make copy of documents and send to the City

Attorney requesting a lien to be place on the

property.

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

JANUARY 23, 2019

RUBEN VASQUEZ
722 N 4TH ST
KINGSVILLE, TX 78363

**Re: ORIG TOWN, BLOCK 4, LOT 10 213 W SANTA GERTRUDIS
FRONT STRUCTURE HOUSE AND BACK STRUCTURE GARGAGE**

Dear Sir or Madam:

It has been determined that the structure at **213 W SANTA GERTRUDIS** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

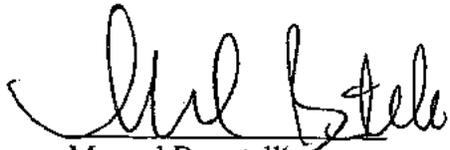
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If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,



Manuel Buentello
Building Official



Nov 22

7011 1570 0003 3833 3418

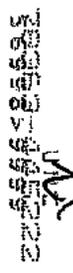


LLE TEXAS 78364

SPRINGFIELD
TX 78364
26 JUN 19
PM 3 L

0132

Rubra Wagner
722 D 4th St
Albany, NY 12203



MANUAL PROC REQ *2210-RIT62-26-46
UNABLE TO FORWARD

NIXIE 782 CE L 8102/35/23
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

6/12/21
6/12/21



BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0003 3833 3685

MARCH 13, 2019

RUBEN VASQUEZ
722 N 4TH
KINGSVILLE, TX 78363

**Re: HEARING FOR PROPERTY AT 213 W SANTA GERTRUDIS
FRONT AND BACK STRUCTURES**

Dear Sir or Madam:

On January 23, 2019, a letter was sent from the City of Kingsville stating that your property located at **213 W SANTA GERTRUDIS** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2019 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **APRIL 8, 2019.**

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

A handwritten signature in black ink, appearing to read 'Manuel Buentello', written in a cursive style.

Manuel Buentello
Building Official

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2019 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:

Request to condemn the unsafe structures located at:

1729 S 7TH (228 E AILSIE #4)
630 W FORDYCE
513 W JOHNSTON
510 E AVE B
213 W SANTA GERTRUDIS
721 E JOHNSTON

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.

The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2019 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:

Request to condemn the unsafe structures located at:

1729 S. 7TH St. (228 E. AILSIE #4)
 630 W. FORDYCE
 513 W. JOHNSTON
 510 E. AVE. B
 213 W. SANTA GERTRUDIS
 721 E. JOHNSTON

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.

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Be Your Own Boss! Get Paid to See the Country! Quality Drive-Away is looking for CDL Drivers to Deliver Trucks! www.qualitydrivesway.com, 574-642-2023, 23.

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military, and used 3M Dual-Sided earplugs between 2003 and 2015, and have been diagnosed with hearing loss or tinnitus. You may have a claim for damages. Call now as time may be limited! 800-460-0606, respedioyou.com/earplugs.

OIL AND GAS RIGHTS

We buy oil, gas & mineral rights. Both non-producing and producing including non-participating Royalty Interest (NRI). Provide us your desired price for an offer evaluation. 806-620-1422, LoboMinerals,LLC@gmail.com. Lobo Minerals, LLC, PO Box 1800, Lubbock, TX 79408-1800.

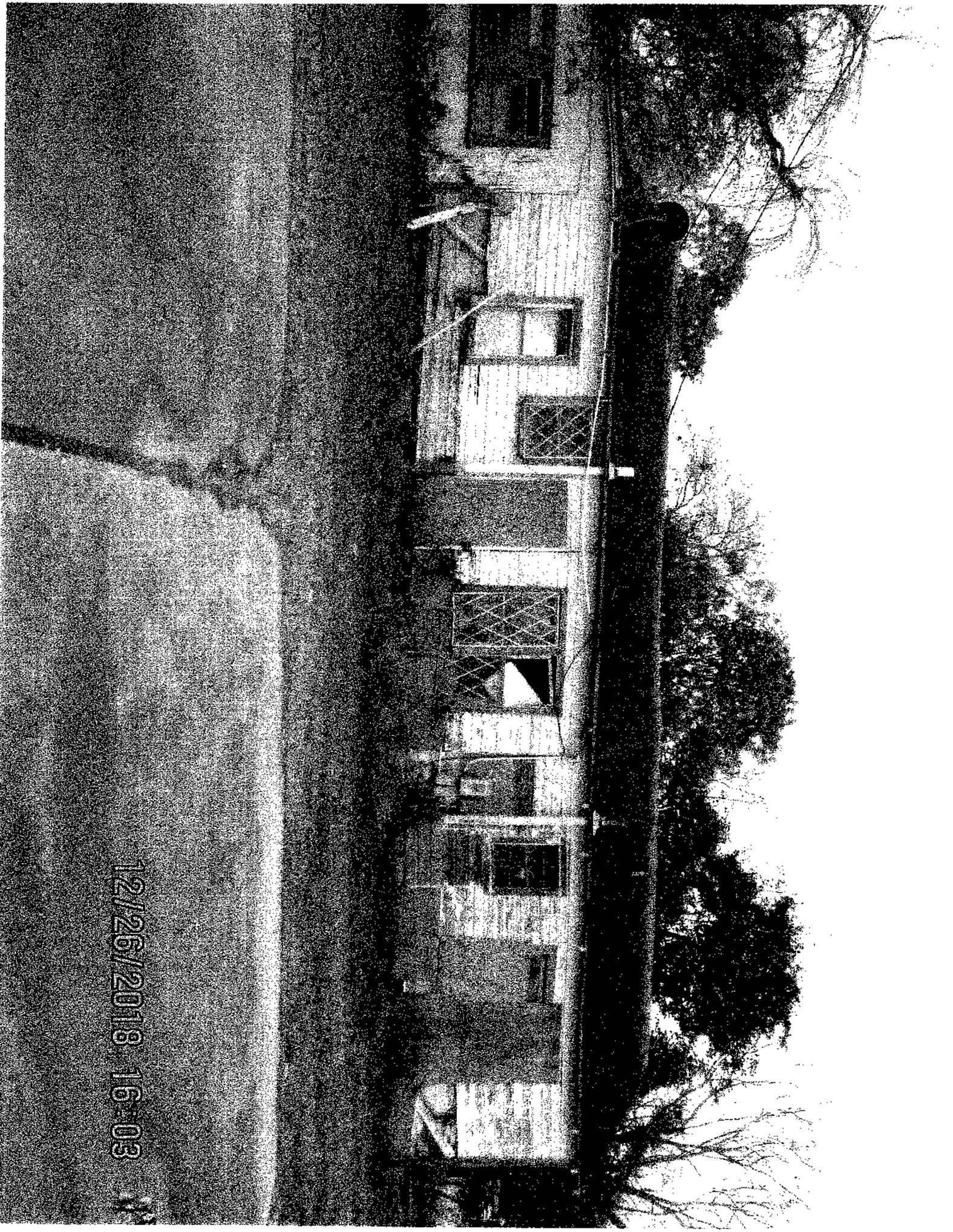
SAWMILLS

Sawmills from only \$4,397.00 - Make & Save Money with your own bandmill - Cut lumber any dimension. In stock, ready to ship! Free info/DVD: www.NorwoodSawmills.com. 800-567-0404, Ext-300.

WANTED

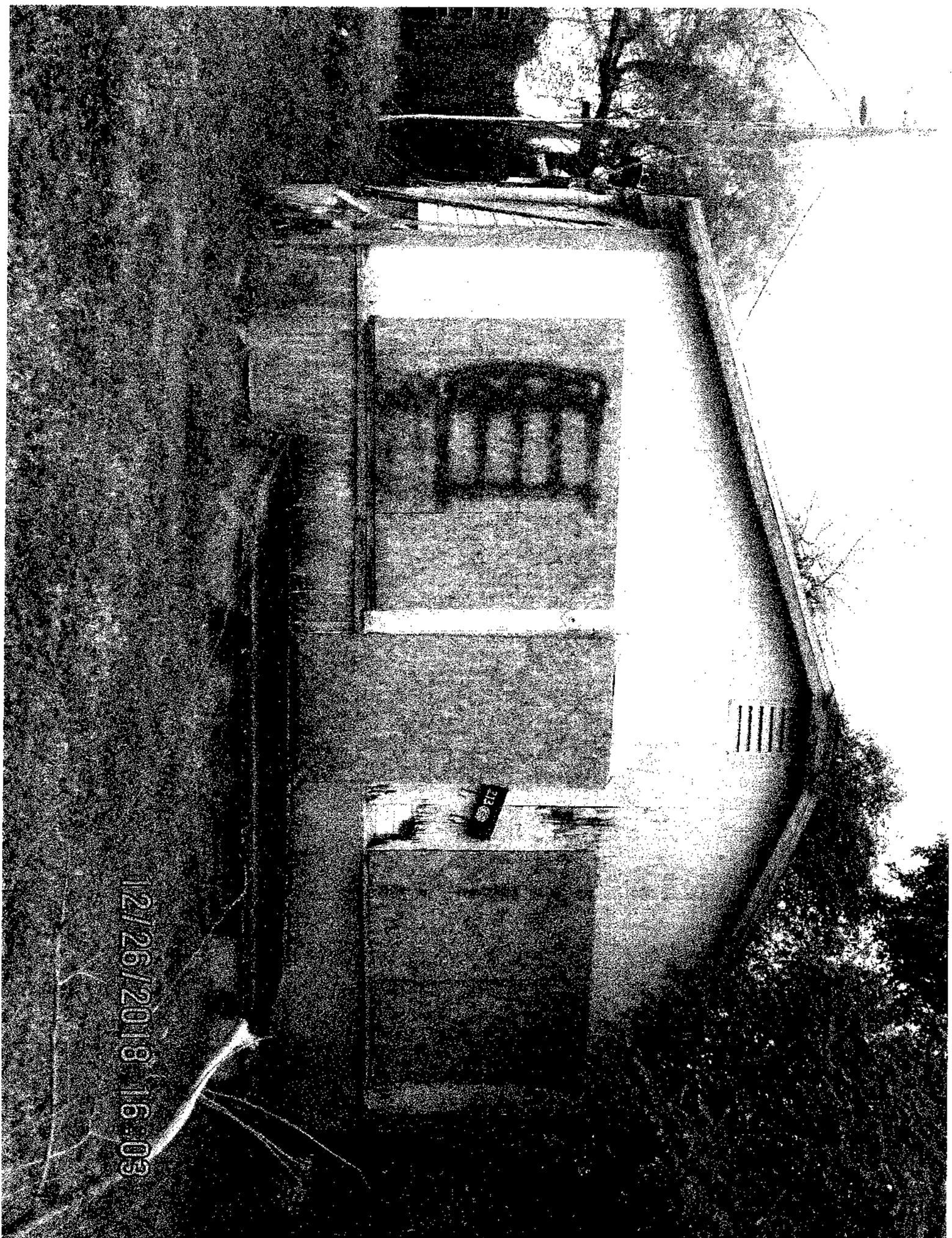
I Buy RV's - Travel Trailers, 5th Wheels, Goosecocks, Bumper Pulls. In Any Area, Any Condition - Old/New, Dirty or Clean! I PAY CASH! No Title - No Problem, we can apply for one. ANR Enterprises, 956-466-7001.

12/26/2018 16:03



12/26/2018 16:03

212



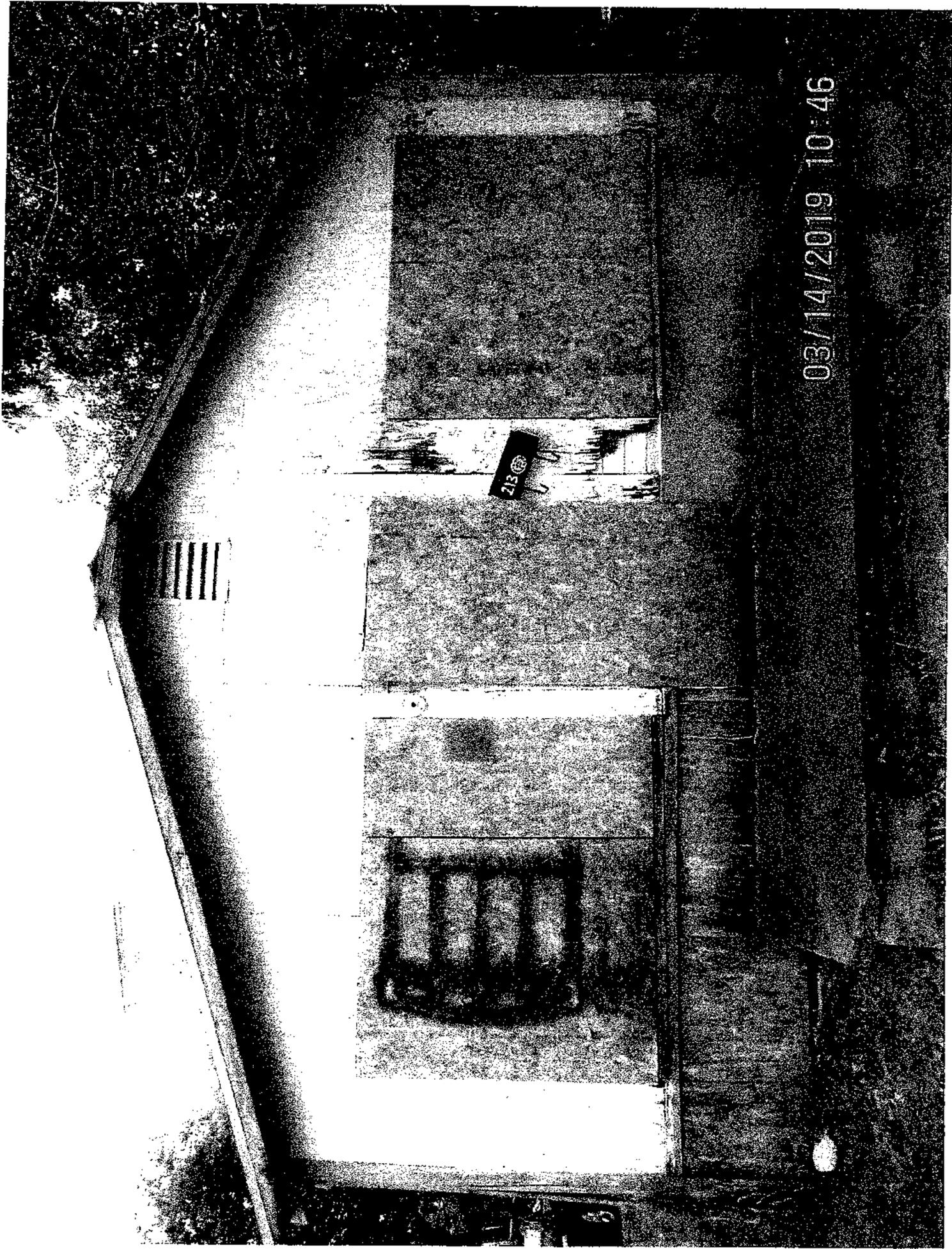
CITY OF KINGSVILLE, TEXAS

NOTICE

FOR THE CITY OF KINGSVILLE, TEXAS

The City of Kingsville, Texas, is hereby giving notice that it has received a request from the State of Texas for the purchase of certain real property owned by the City of Kingsville, Texas. The State of Texas is requesting that the City of Kingsville, Texas, sell the real property to the State of Texas for the purpose of the State of Texas's public use. The City of Kingsville, Texas, is hereby giving notice that it has received a request from the State of Texas for the purchase of certain real property owned by the City of Kingsville, Texas. The State of Texas is requesting that the City of Kingsville, Texas, sell the real property to the State of Texas for the purpose of the State of Texas's public use.

03/14/2019 10:45



03/14/2019 10:46

PUBLIC HEARING #9

**City of Kingsville
Planning and Development Services**

TO: Mayor and City Commissioners
CC: Jesus Garza, City Manager
FROM: Tom Ginter, Director
DATE: April 1, 2019
SUBJECT: Condemnation of structure at 721 E. Johnston

Summary:

Property report is attached which reflects the need for this condemnation

Background:

This is one of the structures that is being lived in at this time. The property has been given the opportunity to use a voucher from Kingsville Housing Authority. Currently they are attempting to obtain money from the Hurricane Harvey Disaster fund to make repairs to the house. Shelly Salazar with Grantworks has been assisting them with this grant application. Enclosed is an email from the General Land Office Homeowner Assistance Program which states that the review process has started on their application and it should be completed within 30 to 45 days. Starting on March 5th, 45 days will be April 19, 2019. Leslie Martinez from the Lutheran Social Services Disaster Response team told me that she is also assisting them with this grant application process.

Financial Impact:

Unsure at this time because of the pending information related to the application for assistance.

Recommendation:

Allow grant application to complete its review.



Fwd: GLO Homeowner Assistance Program Application - APPLICATIONPENDING
DOCUMENT UPLOAD CRM:0132872

From: gumesindo delarosa <gumesindodelarosa@gmail.com>

Sent: Mon, Apr 1, 2019 at 11:35 am

To: abeltran@co.kleberg.tx.us

----- Forwarded message -----

From: **TIGR CDR** <TIGR@recovery.texas.gov>

Date: Tue, Mar 5, 2019, 5:01 PM

Subject: GLO Homeowner Assistance Program Application - APPLICATION PENDING DOCUMENT UPLOAD CRM:0132872

To: De La Rosa, Delia <gumesindodelarosa@gmail.com>

Thank you for submitting your application for the Homeowner Assistance Program. Now that your application is submitted, a GLO partner will be reviewing the completeness and eligibility of your application. The eligibility review should be completed within 30 to 45 days. If any information is missing, a GLO partner will reach out to you, the primary applicant, by phone or email for clarification.

You will receive status notifications throughout the application process, and your status information will also be available through the online portal. If you would like to check your status, please log in using the username and password previously created at the beginning of the application process.

The GLO is committed to assisting Texans in the recovery process through this program.

Should you have additional questions, please email cdr@glo.texas.gov or call 1-844-893-8937 or 512-475-5000.

Please do not reply to this message. This email address is not monitored so we are unable to respond to any messages sent to this address.

Thank You,

TIGR Team



CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS 721 E JOHNSTON		INSPECTOR Manuel Buentello
LEGAL DESCRIPTION RETAMA PARK	BLOCK BLOCK 4	LOT LOT 4
OWNER NAME DE LA ROSA GENARO EST	OWNER'S ADDRESS 721 E JOHNSTON AVE	CITY/STATE/ZIP KINGSVILLE, TX 78363-5757

PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
	Y	YES	NO	N/A		
Building			X		B,C,D,H,I,L,MI	1,3
Condition			X			
Yard			X		OV	3
Condition			X			
Utilities						
Electric			X		H	
Gas			X			
Water			X			
Roof						
Covering			X		B,C,D,H,I,L,MI	5
Walls						
Exterior			X		B,C,D,H,I,L,MI	
Interior			X		B,C,D,H,I,L,MI	
Ceilings			X		B,C,D,H,I,L,MI	
Windows/Doors						
Secured			X		B,C,D,H,I,L,MI	
Condition			X		B,C,D,H,I,L,MI	
Foundation						
Exterior			X		B,C,D,H,I,L,MI	
Interior			X		B,C,D,H,I,L,MI	
Plumbing			X			
Electrical			X			

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated	
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown	

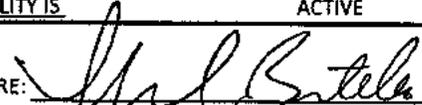
COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. AN ATTRACTIVE NUCIANCE FOR ROACH, RAT, MOUSE, OR OTHER VERMIN INFESTATION
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

I FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. THE HOUSE IS CURRENTLY OCCUPIED.

WATER UTILITY IS ACTIVE ELECTRICAL UTILITY IS ACTIVE

SIGNATURE:  DATE: 01/16/2019
 MANUEL BUENTELLO, CITY OF KINGSVILLE BUILDING OFFICIAL

CONDEMNATION CHECKLIST

Property Address: 721 E Johnston Phone: _____
 Property Owner: Genero DelaRosa ^{ast} Delia DelaRosa Phone: _____
 Owner's Address: 721 E Johnston Fax: _____
Kingsville TX 78367

PLANNED DATE	ACTUAL DATE	ACTION
<input type="checkbox"/> <u>1-16-19</u>	<u>1-16-19</u>	1. Identify structure unfit for human habitation.
<input type="checkbox"/> <u>1-16-19</u>	<u>1-16-19</u>	2. Inspect Property. (Building Official)
<input type="checkbox"/> <u>Picture - 1-17-19</u>	<u>1-17-19</u>	<input type="checkbox"/> a. Prepare inspection report and date.
<input type="checkbox"/> <u>1-16-19</u>	<u>1-16-19</u>	<input type="checkbox"/> b. Photograph property with date stamp.
<input type="checkbox"/> <u>1-16-19</u>	<u>1-16-19</u>	3. Determine ownership from county assessment & tax collection record.
<input type="checkbox"/> <u>1-16-19</u>	<u>1-16-19</u>	4. Obtain legal description.
<input type="checkbox"/> <u>1-23-19</u>	<u>1-23-19</u>	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
<input type="checkbox"/>		6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
<input type="checkbox"/> <u>3-13-19</u>	<u>3-13-19</u>	7. 2 nd Notice Sent. (10 day response) (Optional)
<input type="checkbox"/> <u>3-13-19</u>	<u>3-13-19</u>	8. If response is not received or is not adequate, proceed as follows:
<input type="checkbox"/>		9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
<input type="checkbox"/> <u>3-13-19</u>	<u>3-13-19</u>	<input type="checkbox"/> a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
<input type="checkbox"/> <u>3-14-19</u>	<u>3-14-19</u>	1) Post affidavit in newspaper twice a week for one week
<input type="checkbox"/>		10. Post sign on property advising date the City

3-13-19 3-13-19

- Council will consider condemnation of structure.
11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
 12. Photograph posted sign with date stamp.
 13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
 - a. Location Map
 - b. Photographs of the structure with date stamp
 - c. Inspection report
 - d. Pre-condemnation notice
 - e. Condemnation resolution
 14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
 15. City Council adopts condemnation resolution.
 16. File Notice of Condemnation with the County Clerk.
 17. Send owner(s) & other vested interests the following:
 - a. Copy of the City Council resolution.
 - b. 45-day order to demolish
 18. Post 45-day Order to Demolish on structure.
 - a. Take photo with date stamp
 19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
 20. Photograph posted notice with date stamp.
 21. Notify utility companies to disconnect & remove services from structure for safe demolition.
 22. Issue Notice to Proceed to Public Works Director and Demolition Crew.
 23. Prepare demolition cost statement consisting of:
 - a. Mailing fees
 - b. Publication fees

- c. Demolition costs
- d. Landfill tipping fees
- e. Filing fees
- f. Administrative fees
- g. Any documentation miscellaneous costs

24. Send a letter & cost statement to the
Collections Department so they can send out bill.
Make copy of documents and send to the City
Attorney requesting a lien to be place on the
property.

KLEBERG COUNTY APPRAISAL DISTRICT
 PROPERTY 25112 R
 Legal Description
 RETAMA PARK, BLOCK 4, LOT 4

PROPERTY APPRAISAL INFORMATION 2018
 OWNER ID DE LA ROSA GENARO EST
 20332 ETUX DELIA
 721 E JOHNSTON AVE
 OWNERSHIP KINGSVILLE, TX 78363-5757
 100.00%

Entities
 CAD 100%
 CKI 100%
 GKL 100%
 SKI 100%
 WST 100%

Values
 IMPROVEMENTS 1,060
 LAND MARKET + 6,490
 MARKET VALUE = 7,550
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 7,550
 HS CAP LOSS + 0
 ASSESSED VALUE = 7,550

156300404000192 Ref ID: R25112
 Map ID A3

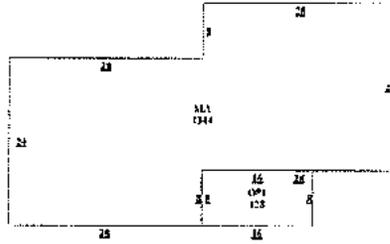
ACRES:
 EFF. ACRES:
 APPR VAL METHOD: Cost

SITUS 721 E JOHNSTON

GENERAL

UTILITIES LAST APPR. LR
 TOPOGRAPHY LAST APPR. YR 2017
 ROAD ACCESS LAST INSP. DATE 02/02/2017
 ZONING NEXT INSP. DATE
 BUILDER
 NEXT REASON
 REMARKS FOR '17 ADD EFF YR - ADJ DEPR - ADJ PHYS
 (EXTREMELY POOR COND) PER APPR LR 2/2/17
 5/18/17 MMG -FOR NOTES ONLY: REM
 DEFERRAL INFO FROM LEGAL DESC PER

SKETCH for improvement #1 (RESIDENTIAL)



EXEMPTIONS
 HS HOMESTEAD
 OV65 OVER 65

PICTURE



02/02/2017 16:10

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 08/01/1984 ***** UNKNOWN OT / 458 / 269
 ***** DE LA ROSA GENAR OT / /

SUBD: S563 100.00% NBHD:

IMPROVEMENT INFORMATION																		
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1.	RESIDENTIAL	MAIN AREA	R	FF27	1,344.0	21.52	1	1845	1961		28,920	20%	30%	50%	100%	100%	0.04	1,040
		OPEN PORCH	R	7	128.0	4.30	1	1845	1961		550	20%	30%	50%	100%	100%	0.04	20
		RESIDENTIAL	STCD	A1	1,472.0					Homesite: Y (100%)	29,478							1,060

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW2	0
Interior Finish	1	IN1	0
Roof Style	1	RT2, RM1	0
Flooring	1	FL2	0
Heating/Cooling	1	HA2	0
Plumbing	1	1	0

SUBD: S563 100.00% NBHD:

LAND INFORMATION														IRR Wells: 0		Capacity: 0		IRR Acres: 0		Oil Wells: 0	
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRG	AG VALUE			
1.	A1	FF80D140	A1	Y	(100%)	FF	81.1X140	80.00	6,490	1.00	1.00	A	6,490	NO			0.00	0			
													6,490				0				

2017 PRELIMINARY ROLL

CKI - CITY OF KINGSVILLE

Geo ID Order

08/15/2017 14:01PM

Prop ID	Owner	%	Legal Description	Effective Acres:	Imp HS:	Market:
40203	61132	100.00	R Geo: 156300019005118 WASHINGTON ARTHUR L JR REIDDA SUB, LOT 19, ACRES 235 111 REIDDA DR KINGSVILLE, TX 78363	0.000000	139,900	154,900
				Acres: 0.2350	Imp NHS: 0	Prod Loss: 0
				Map ID: A4	Land HS: 15,000	Appraised: 154,900
				Mtg Cd: DBA:	Land NHS: 0	Cap: 0
					Prod Use: 0	Assessed: 154,900
					Prod Mkt: 0	Exemptions: HS

Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				154,900	0	154,900	0.842200	1,304.57

Prop ID	Owner	%	Legal Description	Effective Acres:	Imp HS:	Market:
16020	46514	100.00	R Geo: 156300401000192 HOLLY DON C RETAMA PARK, BLOCK 4, LOT 1 PO BOX 181084 CORPUS CHRISTI, TX 78480	0.000000	0	22,720
				Acres: 0.0000	Imp NHS: 16,420	Prod Loss: 0
				Map ID: A3	Land HS: 0	Appraised: 22,720
				Mtg Cd: DBA:	Land NHS: 6,300	Cap: 0
					Prod Use: 0	Assessed: 22,720
					Prod Mkt: 0	Exemptions:

Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				22,720	0	22,720	0.842200	191.35

Prop ID	Owner	%	Legal Description	Effective Acres:	Imp HS:	Market:
24363	33625	100.00	R Geo: 156300402000192 CANTU GILBERTO RETAMA PARK, BLOCK 4, LOT 2 ETUX DORA E CANTU 709 E JOHNSTON AVE KINGSVILLE, TX 78363-5757	0.000000	12,310	18,810
				Acres: 0.0000	Imp NHS: 0	Prod Loss: 0
				Map ID: A3	Land HS: 6,500	Appraised: 18,810
				Mtg Cd: DBA:	Land NHS: 0	Cap: 1,122
					Prod Use: 0	Assessed: 17,688
					Prod Mkt: 0	Exemptions: HS

Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				17,688	0	17,688	0.842200	148.97

Prop ID	Owner	%	Legal Description	Effective Acres:	Imp HS:	Market:
16773	14653	100.00	R Geo: 156300403000192 CANN EDWIN RETAMA PARK, BLOCK 4, LOT 3 ETUX DONNA 5042 AL THEIS ST BISHOP, TX 78343-5000	0.000000	0	27,990
				Acres: 0.0000	Imp NHS: 21,580	Prod Loss: 0
				Map ID: A3	Land HS: 0	Appraised: 27,990
				Mtg Cd: DBA:	Land NHS: 6,410	Cap: 0
					Prod Use: 0	Assessed: 27,990
					Prod Mkt: 0	Exemptions:

Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				27,990	0	27,990	0.842200	235.73

Prop ID	Owner	%	Legal Description	Effective Acres:	Imp HS:	Market:
25112	20332	100.00	R Geo: 156300404000192 DE LA ROSA GENARO EST RETAMA PARK, BLOCK 4, LOT 4 ETUX DELIA 721 E JOHNSTON AVE KINGSVILLE, TX 78363-5757	0.000000	1,060	7,550
				Acres: 0.0000	Imp NHS: 0	Prod Loss: 0
				Map ID: A3	Land HS: 6,490	Appraised: 7,550
				Mtg Cd: DBA:	Land NHS: 0	Cap: 0
					Prod Use: 0	Assessed: 7,550
					Prod Mkt: 0	Exemptions: HS, OV65

Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				7,550	7,550	0	0.842200	0.00

Prop ID	Owner	%	Legal Description	Effective Acres:	Imp HS:	Market:
17526	15663	100.00	R Geo: 156300405000192 KILLION TOMMIE D ETUX RETAMA PARK, BLOCK 4, LOT 5 AURORA REY E LARA ETUX (C/S) 707 S 12TH ST KINGSVILLE, TX 78363	0.000000	20,940	27,180
				Acres: 0.0000	Imp NHS: 0	Prod Loss: 0
				Map ID: A3	Land HS: 6,240	Appraised: 27,180
				Mtg Cd: DBA:	Land NHS: 0	Cap: 0
					Prod Use: 0	Assessed: 27,180
					Prod Mkt: 0	Exemptions: HS

Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				27,180	0	27,180	0.842200	228.91

Prop ID	Owner	%	Legal Description	Effective Acres:	Imp HS:	Market:
25973	52814	100.00	R Geo: 156300406000192 ZAMORA STEVEN RETAMA PARK, BLOCK 4, LOT 6 825 N 1ST ST KINGSVILLE, TX 78363-3637	0.000000	0	23,780
				Acres: 0.0000	Imp NHS: 17,800	Prod Loss: 0
				Map ID: A3	Land HS: 0	Appraised: 23,780
				Mtg Cd: DBA:	Land NHS: 5,980	Cap: 0
					Prod Use: 0	Assessed: 23,780
					Prod Mkt: 0	Exemptions:

Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				23,780	0	23,780	0.842200	200.28

STATEMENT OF ALL TAXES DUE

ACCT # 1-563-004-04000-192
 DATE 12/20/2018
 SD



MELISSA T DELAGARZA, PCC
 P O BOX 1457
 KINGSVILLE, TX 78364-1457
 (361) 595-8542

Property Description	
RETAMA PARK, BLOCK 4, LOT 4	
TOWN -	LOCATION- 721 E JOHNSTON
ACRES - .260	

Values			
LAND MKT VALUE	6,490	IMPR/PERS MKT VAL	1,060
LAND AGR VALUE		MKT. BEFORE EXEMP	7,550
EXEMPTIONS GRANTED: H S		LIMITED TXBL. VAL	7,550
(REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)			

DE LA ROSA GENARO EST
 ETUX DELIA
 721 E JOHNSTON AVE
 KINGSVILLE TX 78363-5757

TAXES	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2004	106.32	190.32	59.33	355.97
TAXES 2005	50.49	84.33	26.96	161.78
TAXES 2006	147.25	228.24	75.09	450.58
TAXES 2007	161.79	231.35	78.63	471.77
TAXES 2008	158.65	207.82	73.30	439.77
TAXES 2009	158.66	188.80	69.49	416.95
TAXES 2010	19.71	21.09	8.16	48.96
TAXES 2011	19.71	18.73	7.69	46.13
TAXES 2012	19.71	16.36	7.21	43.28
TAXES 2013	19.71	14.00	6.74	40.45
TAXES 2014	10.70	2.10	.00	12.80
TAXES 2015	10.70	1.56	.00	12.26
TAXES 2016	10.70	1.03	.00	11.73
TAXES 2018	.00	.00	.00	.00
	894.10	1,205.73	412.60	2,512.43
ACCT # 1-563-004-04000-192		TOTAL DUE 12/2018		2,512.43
		TOTAL DUE 01/2019		2,522.89
		TOTAL DUE 02/2019		2,533.35
		TOTAL DUE 03/2019		2,543.91

YOU MAY PAY YOUR TAXES ONLINE AT www.texasonline.com
 A PROCESSING FEE OF 2.95% WILL BE APPLIED TO CREDIT CARD PAYMENTS

STATEMENT OF ALL TAXES DUE

ACCT # 1-563-004-04000-192

DATE 12/20/2018

SD



MELISSA T DELAGARZA, PCC
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
KLEBERG COUNTY	355.14	512.33	173.49	1,040.96
CITY OF KINGSVILLE	531.51	681.05	235.16	1,447.72
SOUTH TX WATER AUTH	7.45	12.35	3.95	23.75
KINGSVILLE ISD	.00	.00	.00	.00

TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR00

DEFERRAL DATE 03/04/2014

YOU MAY PAY YOUR TAXES ONLINE AT www.texasonline.com
A PROCESSING FEE OF 2.95% WILL BE APPLIED TO CREDIT CARD PAYMENTS

Kleberg CAD

Property Search Map Search

Property Search Results > 25112 DE LA ROSA GENARO EST for Year 2018

Property

Account

Property ID: 25112 Legal Description: RETAMA PARK, BLOCK 4, LOT 4
 Geographic ID: 156300404000192 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 721 E JOHNSTON Mapscor:
 Neighborhood: Map ID: A3
 Neighborhood CD:

Owner

Name: DE LA ROSA GENARO EST Owner ID: 20332
 Mailing Address: ETUX DELIA % Ownership: 100.0000000000%
 721 E JOHNSTON AVE
 KINGSVILLE, TX 78363-5757
 Exemptions: OTHER, HS

Values

(+) Improvement Homesite Value:	+	\$1,060	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$6,490	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$7,550	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$7,550	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$7,550	

Taxing Jurisdiction

Owner: DE LA ROSA GENARO EST
 % Ownership: 100.0000000000%
 Total Value: \$7,550

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$7,550	\$7,550	\$0.00	
CKI	CITY OF KINGSVILLE	0.830000	\$7,550	\$0	\$0.00	
GKL	KLEBERG COUNTY	0.781450	\$7,550	\$0	\$0.00	\$0.00
SKI	KINGSVILLE I.S.D.	1.518900	\$7,550	\$0	\$0.00	\$0.00
WST	SOUTH TEXAS WATER AUTHORITY	0.086664	\$7,550	\$0	\$0.00	
Total Tax Rate:		3.217014				

Taxes w/Current Exemptions: \$0.00
 Taxes w/o Exemptions: \$242.88

Improvement / Building

RESIDENTIAL State Code: A1 Living Area: 1344.0 sqft Value: \$1,060

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF2	EW2	1945	1344.0
OP1	OPEN PORCH BASIC (20%) *			1945	128.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.2607	11354.00	81.10	140.00	\$6,490	\$0

Roll Value History

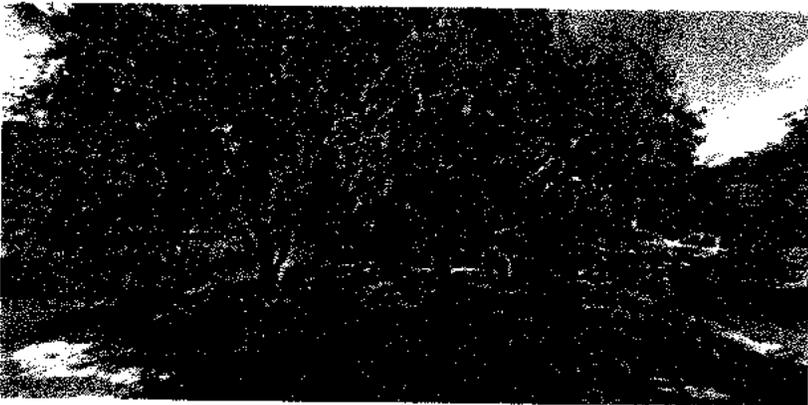
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$1,060	\$6,490	0	7,550	\$0	\$7,550
2017	\$1,060	\$6,490	0	7,550	\$0	\$7,550
2016	\$3,180	\$6,490	0	9,670	\$0	\$9,670
2015	\$3,180	\$6,490	0	9,670	\$0	\$9,670
2014	\$3,180	\$6,490	0	9,670	\$0	\$9,670
2013	\$4,250	\$6,490	0	10,740	\$0	\$10,740
2012	\$4,250	\$6,490	0	10,740	\$0	\$10,740
2011	\$4,250	\$6,490	0	10,740	\$0	\$10,740
2010	\$4,250	\$6,490	0	10,740	\$0	\$10,740
2009	\$4,250	\$6,490	0	10,740	\$0	\$10,740
2008	\$4,250	\$6,490	0	10,740	\$0	\$10,740
2007	\$4,950	\$6,490	0	11,440	\$0	\$11,440
2006	\$4,950	\$6,490	0	11,440	\$0	\$11,440
2005	\$5,780	\$6,490	0	12,270	\$0	\$12,270

Deed History - (Last 3 Deed Transactions)

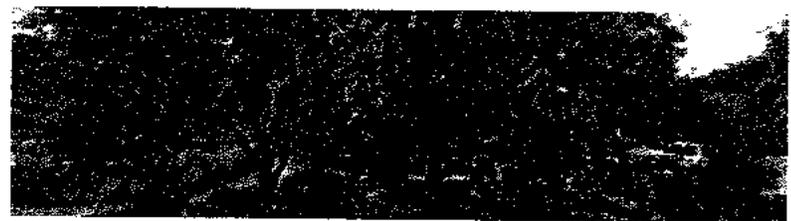
#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1		OT	Other	DE LA ROSA GENARO	DE LA ROSA GENARO EST			
2		OT	Other	UNKNOWN	DE LA ROSA GENARO	458	269	

Questions Please Call (361) 595-5775

Google Maps 721 E Johnston Ave



721 E Johnston Ave
 Kingsville, TX 78363



P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

JANUARY 23, 2019

GENARO DE LA ROSA EST DELIA DE LA ROSA
721 E JOHNSTON
KINGSVILLE, TX 78363

Re: RETAMA PARK, BLOCK 4 LOT 4 721 E JOHNSTON

Dear Sir or Madam:

It has been determined that the structure at 721 E JOHNSTON is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of King'sville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read 'Manuel Buentello'. The signature is written in a cursive style with a horizontal line underneath the name.

Manuel Buentello
Building Official



BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0003 3833 3647

MARCH 13, 2019

GENARO DE LA ROSA AND DELIA DE LA ROSA
721 E JOHNSTON
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 721 E JOHNSTON**

Dear Sir or Madam:

On January 23, 2019, a letter was sent from the City of Kingsville stating that your property located at **721 E JOHNSTON** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2019 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **APRIL 8, 2019.**

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,


Manuel Buentello
Building Official

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2019 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:

Request to condemn the unsafe structures located at:

1729 S 7TH (228 E AILSIE #4)
630 W FORDYCE
513 W JOHNSTON
510 E AVE B
213 W SANTA GERTRUDIS
721 E JOHNSTON

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.

The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

To Whom It May Concern:

This letter is to inform the council as to the situation regarding the residence located at 721 E. Johnston Ave. The owner, Delia De La Rosa, is currently working on having the house either renovated or torn down and rebuilt. She has been in contact with an organization called GrantWorks. This is a government program which began in November. According to the guidelines of the program, the applicant must currently be living in the home in order for them to even be considered for the grant. Her case worker for this program is Shelly Salazar, she is the applicant Coordinator. Mrs. Salazar has started the paper work to see if Mrs. De La Rosa qualifies for the benefits associated with this program. According to Mrs. Salazar, the paper work is currently under review and this review process takes approximately 30 to 45 days. Once a decision has been established with this program, they will notify Mrs. De La Rosa about their decision to either rebuild, remodel, or deny the application. If the application is approved, the next step would then be that contractors would come by the residence to recommend what actions should be taken. This process will then take an additional 30 to 45 days. As stated previously, Shelly Salazar is the Applicant Coordinator for GrantWorks. She may be reached at (361) 299-0996, fax (866) 796-5790. Her office is currently based in Corpus Christi, located at 1314 S. Staples Street.

Sincerely,

Delia De La Rosa

Yumesindo
Dela Rosa
361-355-5806

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2019 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:

Request to condemn the unsafe structures located at:

1729 S. 7TH St. (228 E. ALLSIE #4)
630 W. FORDYCE
513 W. JOHNSTON
510 E. AVE. B
213 W. SANTA GERTRUDIS
721 E. JOHNSTON

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.

The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room. If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

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26 JAN '19
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EXAS 78364



02 19 2600017331 JAN 25 2019
\$ 006.870
MAILED FROM ZIP CODE 78204

*Armando De la Rosa
Dulce De la Rosa
San Antonio*

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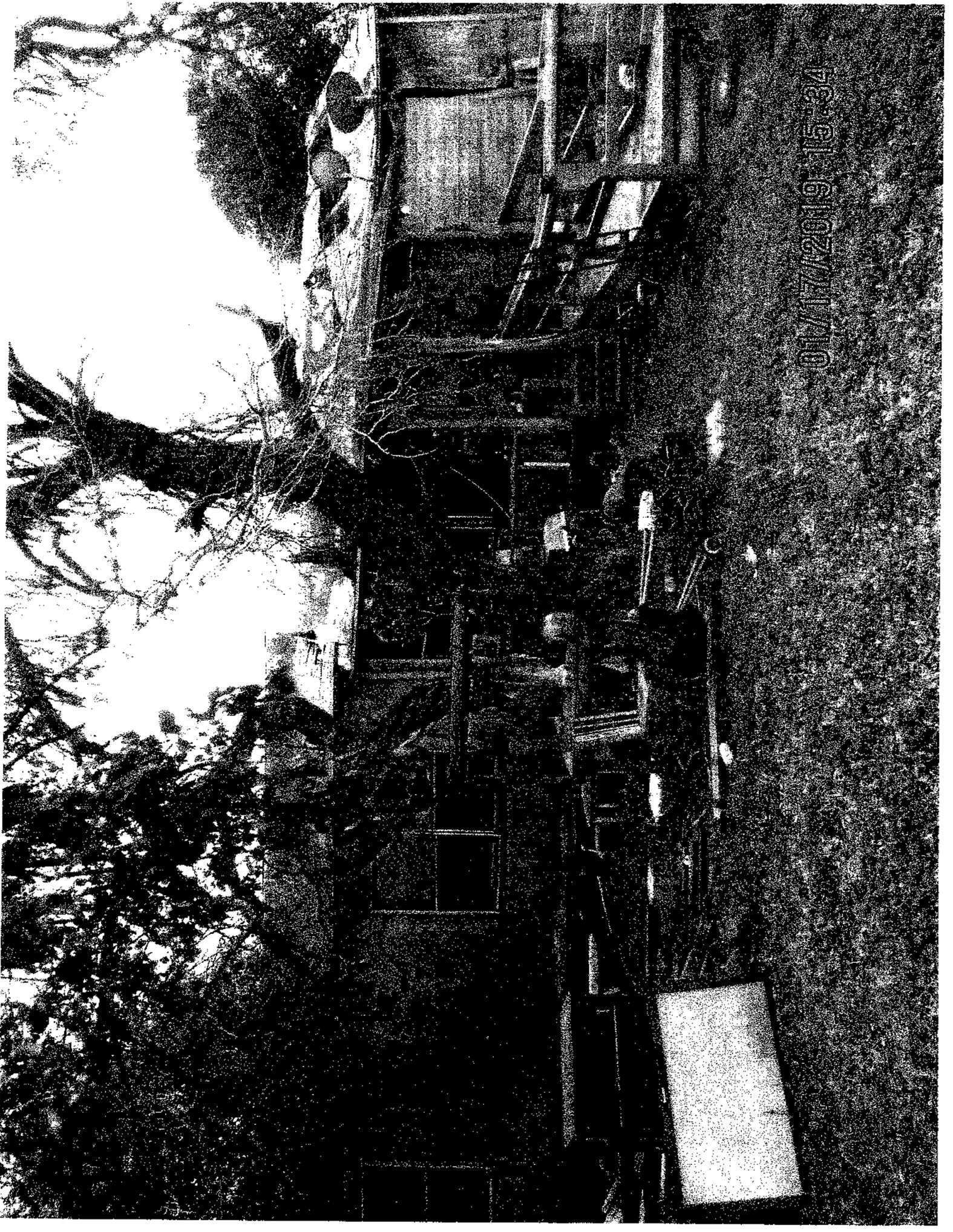
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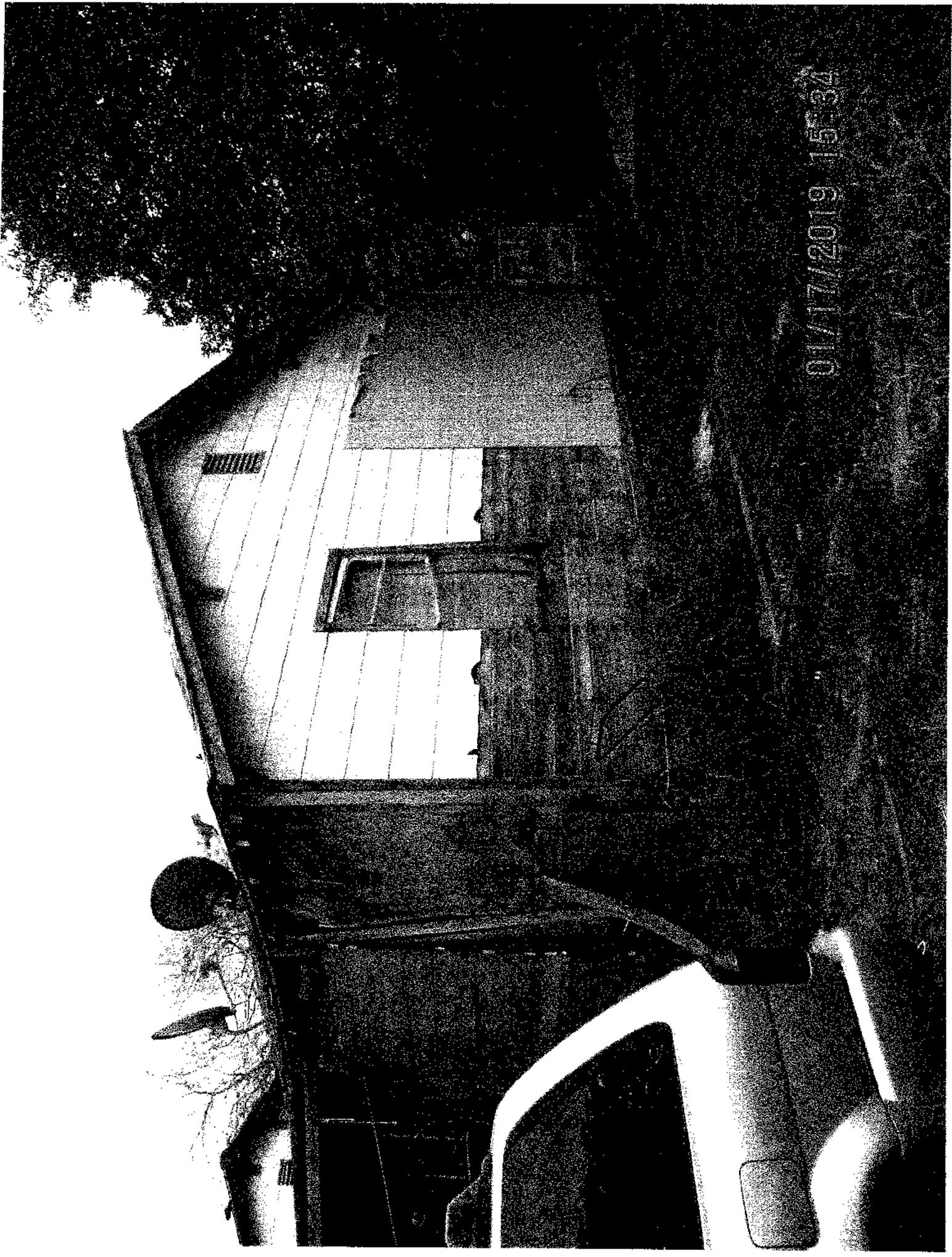
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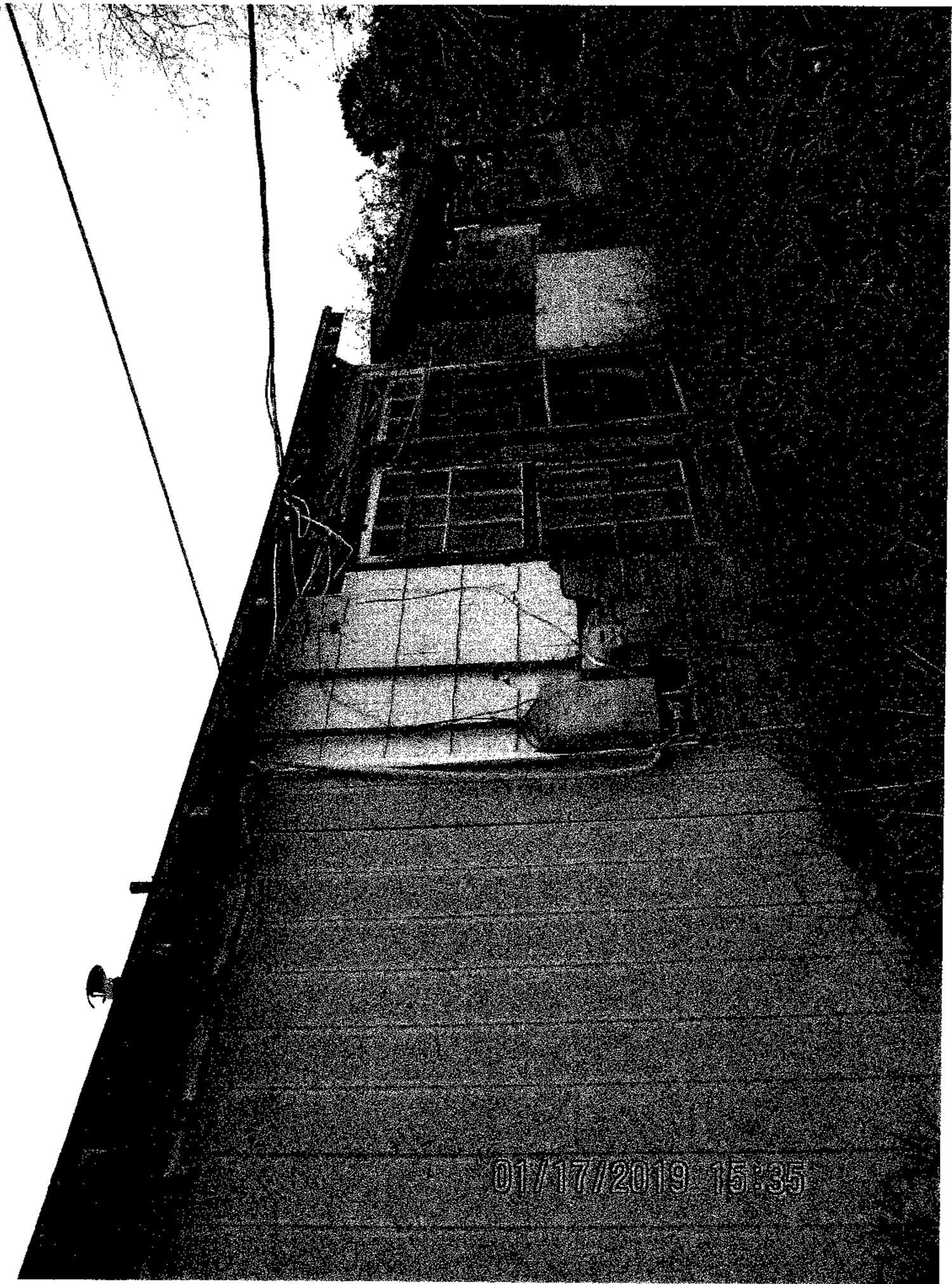
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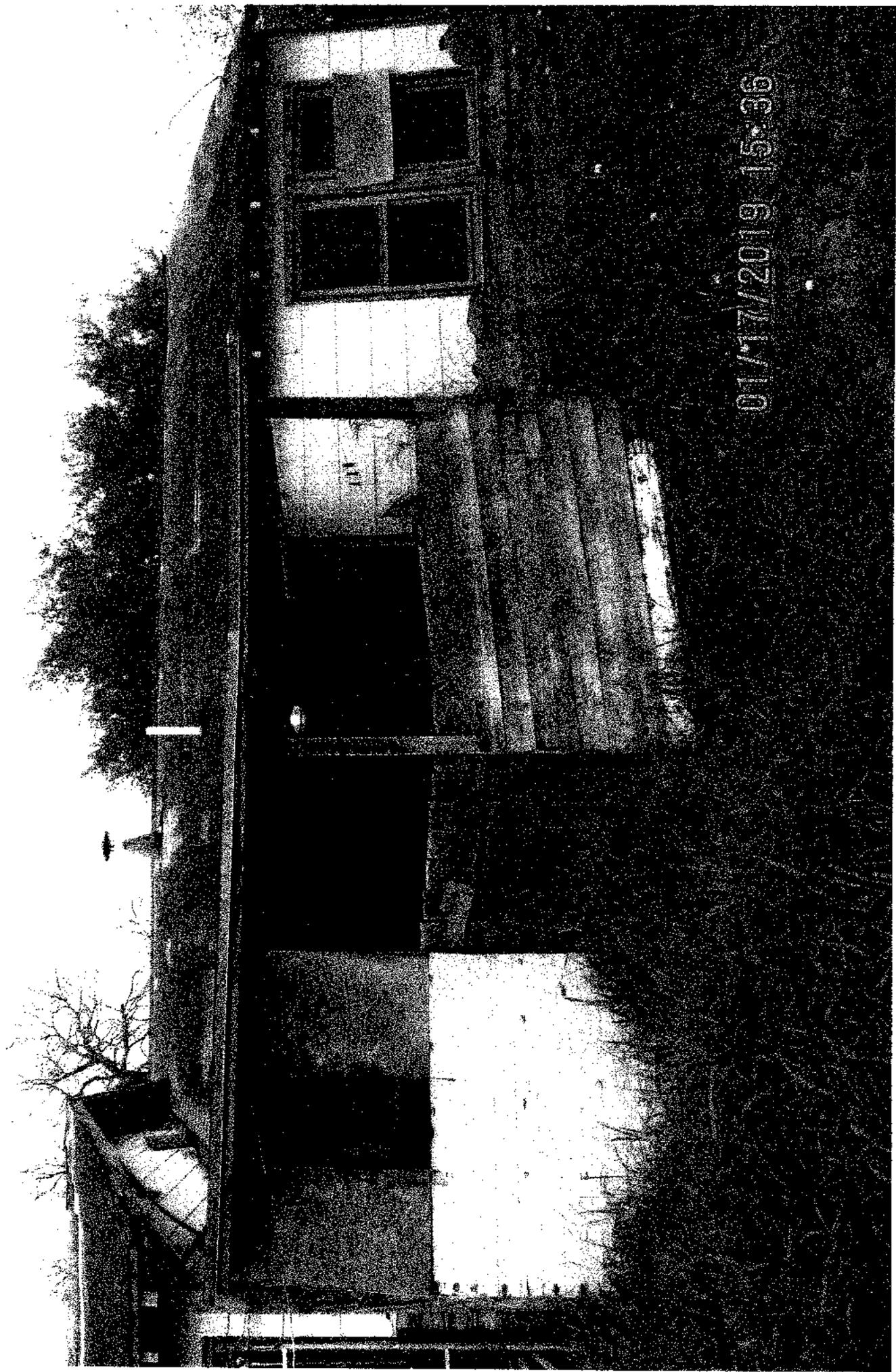
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NOTICE

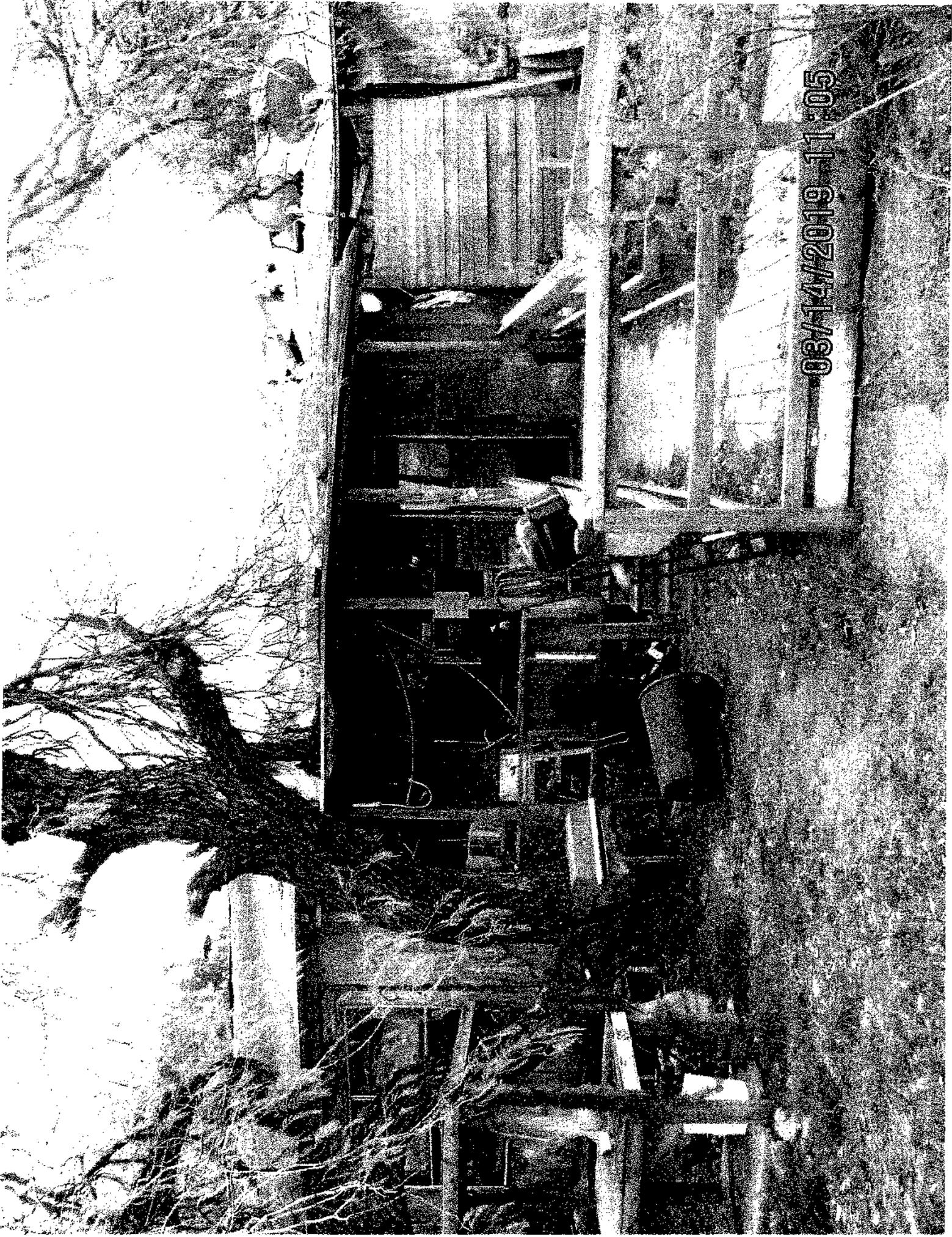
THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT
THEY WILL BE CONTACTED BY THE TERMINATION

EXAMINER OF THE COUNTY

REGARDING THE PROPERTY'S STATUS AND THE
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03/14/2019 11:05



03/14/2019 11:05

CONSENT AGENDA

AGENDA ITEM #1

**City of Kingsville
Planning Department**

TO: Mayor and City Commissioners
CC: Jesus A. Garza, City Manager
FROM: Cynthia Martin, Downtown Manager/Historic Preservation Officer
DATE: March 13, 2019
SUBJECT: 2018 National Trust Grant Acceptance and Budget Amendment

Summary: The City of Kingsville was awarded a \$5,000 grant from the National Trust for Historic Preservation (hereinafter referred to as the National Trust) for the preparation of design guidelines for Kingsville's local historic district.

Background: In 2017, the City successfully applied for a National Trust Preservation Fund grant to support a preservation planning project to include exploration of dividing the current historic district into neighborhoods or sub-districts to better manage it and to support the writing of design guidelines specific to these neighborhoods. Funding of the grant, however, was contingent upon the selection of a consultant for the project that met with approval from the National Trust as laid out in their grant guidelines.

Towards this end, RFP #19-04 for Design Guidelines for Kingsville's local Historic District, issued Dec. 30, 2018, contained requirements to ensure the consultant hired would meet the standards set forth by the National Trust. On Feb. 11, 2019, City Commission voted to award this RFP to Mainstreet Architects, Inc. per staff recommendation followed on March 11, 2019 with a vote to authorize the City Manager to enter into an agreement for professional services with this firm. Qualifications for Mainstreet Architects, Inc. were subsequently forwarded to the National Trust for their approval and, on March 5, 2018, the City received formal notification from the National Trust of a grant award in the amount of \$5,000 for this project.

Financial Impact: The grant is a reimbursement type and requires matching funding on a one-to-one basis. The National Trust has confirmed that either the \$20,000 Certified Local Government (CLG) grant awarded for this same project or the city's cash match of \$20,000 for said CLG grant



**City of Kingsville
Planning Department**

will suffice to meet this requirement. Therefore, the financial impact to the City will not exceed the \$20,000 already set aside for this project.

Recommendation: A resolution is requested for acceptance of funds and a budget amendment is requested to add these funds to the \$40,000 already budgeted for this project in Fund 085-Certified Local Government Grant line item 085-1604-31400 for FY 18-19.



ORDINANCE NO. 2019-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2018-2019 BUDGET TO ACCEPT AND EXPEND GRANT FUNDS FOR THE NATIONAL TRUST GRANT.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2018-2019 budget be amended as follows:

**CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT**

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 095 – National Trust Grant					
Revenues					
1604	Downtown	Federal Grants	72037	\$5,000	
0000	Non-Dept	Transfers In From GF	75001	\$5,000	
Expenditures					
1604	Downtown	Professional Services	31400	\$10,000	

[To amend the City of Kingsville FY 18-19 Budget to accept and expend funds for the National Trust Grant. Funds of \$5,000 will come from grant revenues funded by the awarded grant and \$5,000 will come from General Fund’s fund balance for the cash match.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 11th day of March 2019.

PASSED AND APPROVED on this the ___ day of _____, 2019.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #2

**City of Kingsville
Planning Department**

TO: Mayor and City Commissioners
CC: Jesus A. Garza, City Manager
FROM: Cynthia Martin, Downtown Manager
DATE: March 14, 2019
SUBJECT: Changes to Signage Regulations

Summary: The bulk of the City's sign ordinances were last updated in July 2013 and the face of downtown has changed since then as has the demand for different sign types. In light of this, staff has reviewed the sign regulations as they pertain to downtown businesses and is recommending changes that will serve to improve downtown appearance and wayfinding.

Background: The recommended changes to the sign regulations mostly address owner identification signs, prohibited signs and add a new section to the sign regulations defining sign types. Attached is a copy of the current sign regulations with proposed changes highlighted in yellow and verbiage to be deleted struck through.

Specifically, changes to Sec. 15-6-117 include verbiage to ensure sandwich board signs do not obstruct traffic on the sidewalk, encourage the use of hanging signs to identify businesses to pedestrians and to regulate their size and to regulate window signage to ensure a portion of the building's display windows are left available for the placement of window displays.

Changes to Sec.15-6-121 call out specific types of signage to be prohibited in the C3 Central Business District, most notably feather flag signs that, when placed directly on the sidewalk, obstruct views and pedestrian traffic.

Changes to Sec. 15-6-125 specifies that only City banners are allowed to be placed on street lights. This has been a problem in another community.

Changes to Sec. 15-6-126 add city banners and historic building markers to the list of signage exempt from needing permits.



**City of Kingsville
Planning Department**

Lastly, Sec. 15-6-132 added to contain definitions of signage as such a section is missing in the current regulations.

Proposed changes to the sign regulations were discussed with the Main Street Advisory Board and their input incorporated in the version presented here and presented to the Planning & Zoning Commission at their December 19, 2018 regular meeting.

Financial Impact: None

Recommendation: It is recommended that City Commission approve the changes to Sec. 5-6-117, Sec. 5-6-119, Sec. 15-6-121, Sec. 15-6-125, Sec. 15-6-126 and Sec. 15-6-132 as presented. The Planning & Zoning approved a motion for the changes and voted five in favor and none opposed.



SIGN REGULATIONS

Sec. 15-6-115. - Signs restricted.

- (A) The size, number, characteristics, and location of signs are restricted by this article. Signs owned by or required by governmental entities are not regulated by this article. Advertising signs (signs not on the lot occupied by the business identified or signs aimed at products sold on site) are limited to business, industrial, and agricultural districts with property having frontage on numbered U.S. and State Highways.
- (B) Owner identification signs are permitted in all retail, commercial, industrial and agricultural districts (C-1, C-2, C-3, C-4, I-1, I-2, Ag), but in the case of freestanding signs, all signage shall be limited to a monument type signage.
- (C) Monument sign means a sign resting on the ground immediately below it or with the bottom of the sign within 18 inches of the ground immediately below it.

(Ord. 97041, passed 12-8-97; Ord. 2012-03, passed 2-27-2012; Ord. 2013-32, § 1, passed 7-22-2013)

Sec. 15-6-116. - Residential signs permitted.

No signs other than one real estate sign per street frontage (for rent or for sale) with a maximum area of ten square feet, political signs (any number) with a maximum area of 9 square feet, per sign, occupant's name signs (two) with no business reference and a maximum area of three square feet shall be permitted in the R-1 Single-Family and R-2 Two-Family Districts. In the R-3 Multi-Family and R-4 General Residential Districts, all signs permitted in the R-1 District and one sign per street frontage (maximum size of 80 square feet per sign) identifying the name of apartments are permitted. No sign shall be placed within 20 feet of the point of intersection of any two right-of-way lines.

(Ord. 97041, passed 12-8-97; Ord. 2013-32, § 1, passed 7-22-2013)

Sec. 15-6-117. - Owner identification signs permitted.

- (A) Owner identification signs in permitted districts shall comply with the standards of this section. Freestanding signs are limited to one sign per street frontage. The maximum size of any freestanding owner identification sign shall be 200 square feet. Freestanding signs shall be only of a monument type sign. The square footage of a multitenant sign may be increased by 16 square feet for each additional tenant over the first, with a maximum of 500 square feet overall. No sign shall be placed within the arc formed by a 20 foot radius from the point of intersection of two street right-of-way lines unless it complies with § 15-6-120. Each business may possess one sign intended for temporary use such as banners. Temporary signs and banners shall not be larger than 32 square feet and shall be permitted to comply with §15-6-126(c).
- (B) Flat wall signs shall have a total sign area limited to 10% of the facade on which the sign(s) is/are located computed against the first 20 feet in building height. Roof signs shall not be permitted. Wall signs shall not project more than one foot from the building and it shall be anchored to withstand wind conditions as specified by the adopted Building Code.
- (C) Temporary sandwich board signs may only be located in front of commercial properties within the Historic District where sidewalks are a minimum of eight feet wide. These temporary signs shall be located on a sidewalk during business hours. Under no exception shall the signs be placed over any commemorative pavers. The total size of the sign is not to exceed 42 inches by 24 inches (height × width). The signs must be internally weighted to withstand strong winds. The temporary sandwich board signs shall be placed on the sidewalk one foot from the curb. **Sandwich boards should not obstruct pedestrian traffic flow. The minimum clear width of a pedestrian access route shall be 48 inches exclusive of the width of the curb.** Only one sandwich board sign shall be permitted per business, and the sign shall be located in front of that specific business, not at another location. If

the business is a corner property, the sign may only be placed in one location. Historical Development Board design approval is required prior to a permit being issued by the city.

- (D) Hanging signs shall be allowed for commercial properties within the Main Street District when such signs have a minimum clearance of 6'8" (80") from the sidewalk and do not extend beyond the awning or canopy. These signs shall be a maximum size of 42" in width and 24" in depth.**
- (E) Window signs on commercial properties within the Main Street District shall cover no more than 30% of the total glass area of the windows on which they are placed.**

(Ord. 97041, passed 12-8-97; Ord. 98003, passed 2-23-98; Ord. 98013, passed 7-13-98; Ord. 2006-57, passed 10-23-06; Ord. 2012-03, passed 2-27-2012; Ord. 2013-32, § 1, passed 7-22-2013)

Sec. 15-6-118. - Advertising signs.

Advertising signs shall not exceed 200 square feet.

(Ord. 97041, passed 12-8-97; Ord. 2013-32, § 1, passed 7-22-2013)

Sec. 15-6-119. - Projecting signs.

No sign shall be permitted on or to project into the public right of way except in the ~~Central Business District~~ (C-3) zoning district upon receipt of a special use permit. In no case shall any sign be less than eight feet above the sidewalk. Special use permits for signs may be revoked upon 30 days' notice by the City Commission and signs must be removed from the public right of way by the end of the 30 day period.

(Ord. 97041, passed 12-8-97; Ord. 2013-32, § 1, passed 7-22-2013)

Sec. 15-6-120. - Obstructing signs.

Signs shall be designed and located so as not to significantly obstruct sight lines of driveways or intersections of public streets.

(Ord. 97041, passed 12-8-97; Ord. 98013, passed 7-13-98; Ord. 2013-32, § 1, passed 7-22-2013)

Sec. 15-6-121. - Prohibited signs.

The following signs shall be prohibited in all zoning districts:

- (1) Signs that interfere with free use of building entrances and exits, including emergency exits, or which obstruct doors or windows or impede light and ventilation otherwise required by city ordinance, code or regulation;
- (2) Signs in a public right-of-way other than those permitted under § 15-6-119
- (3) Signs within a driveway or street intersection sight visibility triangle which are between three feet and eight feet in height;
- (4) Vehicle signs which are signs on vehicles or trailers that are moving parked or located so that they can be seen from a street right-of-way and for the primary purpose of displaying the sign. It shall be prima facie evidence that the primary purpose of a vehicle or trailer is to display a sign if the vehicle or trailer is parked on the same property for a continuous period exceeding 72 hours. The intent of this subsection is to prohibit the use or display of signs on vehicles and trailers to otherwise circumvent the purpose and intent of the sign code;
- (5) Signs such as beacons or tethered balloons which are otherwise permitted but which by their design or location interfere with aircraft safety;

- (6) Strobe, revolving and rapidly flashing light displays which has light displayed every 60 cycles per minute shall be prohibited. Any display resembling traffic-control devices, emergency signals, or caution signals are prohibited. Any display utilizing sirens, bells, whistles, or otherwise emitting noise detectable beyond the property line shall be prohibited. Revolving signs shall be limited to no more than one revolution every ten seconds.
- (7) Obsolete signs as defined in § 15-6-131;
- (8) Advertising on street furniture, including but not limited to, park benches, trash receptacles, dumpster enclosures, bus shelters, etc.
- (9) Signs on public property. Signs found on public property in violation of this section will be removed by the City and disposed of.

The following signs shall be prohibited in the Main Street District:

- (1) Feather flag signs;**
- (2) Inflatable signs;**
- (3) Handmade or non-professional signs;**
- (4) Signs placed directly on top of an awning;**
- (5) Nuisance signs.**

See Section 15-6-132 for definitions.

(Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013)

Sec. 15-6-122. - Traffic flow signs.

Signs to facilitate or direct traffic flow shall be permitted as needed. Traffic signs containing advertising or owner identification information shall be counted as owner identification or advertising signs. All such signs shall meet the requirements of the manual and specifications for a uniform system of traffic control devices adopted by the Texas Transportation Commission. No sign may be posted on or in view of a highway which attempt to direct the movement of traffic or prohibits viewing of a traffic sign or signal.

(Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013)

Sec. 15-6-123. - Irregular shaped signs.

Signs of irregular shape (other than square, rectangle, triangle, or circle) shall have their area computed by drawing a rectangle around the sign and computing the enclosed area.

(Ord. 84-009, passed 6-18-84; Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013)

Sec. 15-6-124. - Maximum size; US77/I-69 corridor.

(A) Owner identification and advertising signs located within 300 feet of the U.S Highway 77 Bypass/Interstate 69 right-of-way, may utilize steel poles or monument signs.

- (1) When utilizing steel poles, the signs shall not have their total display face area exceed 400 square feet, with a sign maximum height of 10 feet, and a maximum sign length of 40 feet, inclusive of border and trim, but excluding the base or apron.
- (2) When utilizing monument signs, the sign shall not have their total sign area exceed 400 square feet, with a maximum height equal to that which is allowed in the respective zoning district, inclusive of sign frame, cabinet, border and trim as measured from grade.

- (B) The maximum size limitations apply to each side of the sign structure or structures visible to approaching traffic.
- (C) Signs may be placed back-to-back, side by side, or stacked, with not more than two display faces visible to approaching traffic on the Highway 77 Bypass. Such sign structure or structures shall be considered one sign.
- (D) Signs that exceed 200 square feet in area, including cutouts, may not be stacked or placed side by side.

(Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013; Ord. 2014-47, 8-11-2014)

Sec. 15-6-125. - Banners.

Banners are allowed and shall be located as allowed by §15-6-126. **Only City banners are allowed to be placed on street lights.** The term "Portable signs" does not include banners.

(Ord. 97041, passed 12-8-97; Ord. 98003, passed 2-23-98; Ord. 98013, passed 7-13-98; Ord. 2013-32, § I, passed 7-22-2013)

Sec. 15-6-126. - Permits.

- (A) All signs and banners are required to be permitted prior to installation.
- (B) Exempt signs. The following signs are exempt from the permit requirements of these sign regulations. No sign, including exempt signs, may be posted within a street right-of-way without written approval from the Director of Public Works or his designee.
 - (1) Advertising and identifying signs located on currently licensed vehicles such as taxicabs, buses and trucks, as well as on bus benches, except for those vehicle signs prohibited under § 15-6-121;
 - (2) Any legal or public notice or warning required by a valid and applicable federal, state or local law, regulation or ordinance;
 - (3) Noncommercial signs in all zoning districts, including but not limited to political, religious and social commentary signs and personal emblems. Such signs shall be no greater than nine square feet in area within a residential zoning district or 32 square feet in a nonresidential district and may be free standing or attached flat against a wall so long as they are not painted directly on a structure. Political signs may be placed no more than 90 days prior to the election and can remain throughout the period of primary elections to the conclusion of the general election for those who are still viable political candidates. Upon the completion of the general election all political signs must be removed within ten days after said election.
 - (4) Holiday and seasonal lights and decorations with no commercial message;
 - (5) Signs advertising temporary activity on the property such as sale, rent or lease of the property; construction; grand openings; garage and yard sales; and special events and which meet the following requirements:
 - a. One sign shall be permitted on the property at any one time and shall be removed within 48-hours following the end of the temporary activity or event.
 - b. May be either installed flat against a structure or affixed in the ground as a freestanding sign.
 - c. In residential zoning districts, the maximum size shall be nine square feet.
 - d. In nonresidential zoning districts, the maximum size shall be 32 square feet.

(6) City banners;

(7) Historic building markers.

(C) Temporary signs generally, except as otherwise permitted in this sign code, are not classified as exempt signs under § 15-6-126 of the sign code; therefore temporary signs shall:

- (1) Obtain a sign permit to be valid for 30 consecutive days, and no more than two temporary sign permits shall be issued for each business per any 180 day period;
- (2) Not be placed in street rights-of-way or otherwise diminish public safety such as placement in an intersection visibility triangle;
- (3) Not be mounted on a roof or above the roofline;
- (4) Not be artificially illuminated; and
- (5) Be a maximum of 20 square feet in area when located in residential zoning districts (R3 & R4 districts only);
- (6) Be a maximum of 100 square feet in area when located in nonresidential zoning districts;
- (7) Be limited to one sign per parcel for each street frontage.
- (8) Signs advertising a temporary event may be placed no more than 60 days prior to the event and shall be removed no later than 10 days after the event has ended.

Permit fees will be as follows: \$0.20 per square foot, with a minimum permit fee of \$15.00.

(Ord. 97041, passed 12-8-97; Ord. 98003, passed 2-23-98; Ord. 98013, passed 7-13-98; Ord. 200022, passed 11-20-00; Ord. 2013-32, § I, passed 7-22-2013)

Sec. 15-6-127. - Historical district.

Any sign or banner to be located within the Historical District shall be reviewed by the Historical Development Board staff to determine if the sign or banner is in compliance with the Historical Ordinance.

(Ord. 91034, passed — ; Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013)

Sec. 15-6-128. - Penalty.

If the owner fails to obtain a permit within three business days of being notified to obtain a permit, a written notice shall be sent by certified mail notifying the owner that he has two days from receipt of the written notice to obtain the required permit. Failure to comply with the written notification will result in a complaint being filed in Municipal Court. For each day the permit is not obtained, it will result in a separate offense. The fine per offense shall not exceed \$500.00.

(Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013)

Sec. 15-6-129. - Grandfather clause.

Signs already in existence are exempted from permitting, but in the event of repair and/or replacement, other than routine maintenance, all existing signs shall comply with §§ 15-6-115 through 15-6-128 at that time. Notwithstanding anything else herein, all signs must comply with § 15-6-120.

(Ord. 98013, passed 7-13-98; Ord. 2013-32, § I, passed 7-22-2013)

Sec. 15-6-130. - Changeable electronic variable message signs.

(A) Purpose and Intent. More businesses desire to utilize advancements in technology which permit signs to change copy electronically (e.g., utilizing a Changeable Electronic Variable Message (CEVMS) or a Light Emitting Diode (LED) type of sign). These newer technologies pose additional risks of impacting adjacent areas and adversely affecting the environment in which they operate unless regulated in a reasonable fashion. The intent of this section is to establish operating standards and regulations for signs which utilize these newer technologies in order to minimize the secondary effects that often accompany the unregulated display of digital signs, preserve the character of adjacent areas (with a principal focus on residential neighborhoods), protect property values, and reduce traffic hazards caused by undue distractions.

(B) Definitions.

Changeable electronic variable message sign (CEVMS) shall mean a sign which permits light to be turned on or off intermittently or which is operated in a way whereby light is turned on or off intermittently, including any illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use, including an LED or digital sign, and which varies in intensity or color. A CEVMS sign does not include a sign located within the right-of-way that functions as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices (MUTCD) approved by the Federal Highway Administrator as the National Standard.

Off-premises sign shall mean any sign, commonly known as a billboard, that advertises a business, person, activity, goods, products or services not located on the premises where the sign is installed and maintained, or that directs persons to a location other than the premises where the sign is installed and maintained.

On-premises sign shall mean any sign identifying or advertising the business, person, activity, goods, products or services sold or offered for sale on the premises where the sign is installed and maintained when such premises is used for business purposes.

Sign code application area shall mean the corporate limits of the city and the area of its extraterritorial jurisdiction as defined by Tex. Local Gov't Code § 42.021.

(C) Permitted Uses. Lighted CEVMS shall be permitted within all non-residential zoning districts of the Sign Code Application Area (excluding Ag Districts), provided information can be shown indicating they meet the below criteria prior to permitting and are maintained to perform as such after installation:

- (1) Comply with the size and placement criteria as prescribed within Section 15-6-115 through 15-6-120.
- (2) The luminance/brightness shall be limited to 5,000 NIT's during daylight and 250 NIT's from dusk to dawn.
- (3) The luminance/brightness of the sign shall be controlled by an ambient light monitor which shall automatically adjust the brightness levels based on ambient light levels.
- (4) The sign display shall remain static for a minimum of five seconds, and shall require instantaneous change of the display.
- (5) No animation or video shall be allowed utilizing the CEVMS.
- (6) The CEVMS display shall be programmed to go dark in the instance of a malfunction.

(D) Prohibitions. Prohibition of new off-premises sign. From and after the effective date, no new construction permit shall be issued for the erection of an off-premises sign including, but not limited to, billboards, new off-premises CEVMS or the conversion of an existing non-CEVMS off-premises sign to a CEVMS, within the Sign Code Application Area.

(E) Grandfather clause. CEVMS signs already in existence on the passage of this ordinance are allowed to remain as is; however, in the event of repair and/or replacement, other than routine maintenance, such signs must comply with this section.

(Ord. 2008-19, § 1, passed 5-19-08; Ord. 2013-32, § 1, passed 7-22-2013; Ord. No. 2015-01, § 1, passed 1-12-2015)

Sec. 15-6-131. - Unsafe and obsolete signs.

- (A) **Unsafe signs.** If, in the opinion of the Director of Development Services, Building Official, or other designated representative, any sign is or has become dangerous or unsafe in any manner whatsoever, the Director, Building Official, or designated representative shall issue an order to the real property owner directing that the sign shall be immediately repaired and made safe, or taken down and removed.
- (B) **Obsolete or abandoned signs and sign structures.** Any sign or sign support structure, whether existing on or installed after the effective date of this sign code: (1) which, for at least 90 consecutive days, has not identified or advertised a bona fide business, lessor, service, owner, product, or activity, or advertised a time which has passed or an event which has occurred; or (2) which has been dilapidated for 30 days or more; or (3) for which the city cannot determine the identity of a legal owner.
- (C) **Dilapidated Sign.** A sign which is decayed, deteriorated, or which has fallen into partial ruin that: (1) has any portion of the finished material or surface of the message portion of the sign that is visibly faded, flaked, broken off, missing, cracked, splintered, or defective or that is otherwise visibly deteriorated or in a state of disrepair so as not to substantially appear as it was intended or designed to appear when originally constructed; or (2) has an element, structural support, or frame member that is visibly bent, broken, dented, torn, twisted, leaning, or at angles other than those at which it was originally erected.
- (D) **Removal.** The owner, agent, or person in control of any premises on which there is displayed or maintained an unsafe, abandoned, obsolete or dilapidated sign or supporting structure or the owner or person in control of an unsafe, abandoned or dilapidated sign or supporting structure shall comply with the following requirements:
 - a. Any sign that is unsafe, abandoned, obsolete or dilapidated shall be removed.
 - b. If a supporting structure used or designed to be used with a sign is unsafe, abandoned, obsolete or dilapidated, the supporting structure shall be removed.
 - c. If an unsafe, abandoned, obsolete or dilapidated supporting structure does not have a can, frame, or similar part of the supporting structure that would hold the sign or to which the sign would be attached, the supporting structure shall be removed.

Failure to remove shall be a violation of this ordinance. It shall be a rebuttable presumption that a sign is abandoned if it meets the definition of a dilapidated, abandoned or obsolete sign.

- (E) **Process.** Should the director of Development Services, Building Official, or other designated representative, determine that any sign is not properly maintained, is unsafe or insecure or has otherwise been constructed, erected or maintained in violation of the provisions of this code, he shall declare it to be a public nuisance and give written notice of same via hand delivery or certified mail return receipt requested to the real property owner of record.
 - a. Such notice and order shall contain substantially the following: (1) location, type, and business name of the sign that is sufficient for identification of such sign; (2) a statement that the designated city employee has found such sign to be in violation of this code or other laws, together with a general description of such violation; (3) the amount of time required to bring the sign into compliance with this code or any other law, said time not to exceed ten (10) days, which may be extended by the designated city employee when it is shown that such corrections cannot be accomplished within the original ten-day time period.
 - b. Should the owner of the premises where the sign in question is located fail to remove or repair the sign within the time period specified in this section, the city may remove or repair the sign and assess the cost for same against the owner of record of the real property from which it was removed or repaired. If said costs are not paid, then said costs shall constitute as a valid lien. The

City shall assess the costs as a valid lien against such property with the lien accruing interest at eight (8) percent per annum, simple interest until such time as paid in full.

- c. In addition to the above, the Director of Development Services, or other designated representative, may issue citations or pursue any other administrative or legal remedy in order to abate any sign which is in violation of this code or any other law.
- d. Notwithstanding anything to the contrary, the Director of Development Services, or other designated representative, may cause any sign which is dangerous as an immediate hazard to persons or property to be removed summarily and without notice.

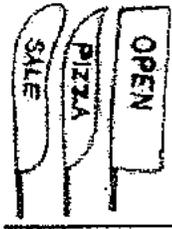
(Ord. 2012-03, passed 2-27-2012; Ord. 2013-32, § I, passed 7-22-2013)

Sec. 15-6-132 Definitions

Banner. A temporary sign, either attached or freestanding, with or without characters, letters, illustrations or ornamentations, applied to cloth, paper, flexible plastic or fabric of any kind, attached to the exterior structure or freestanding on the site with temporary fastening devices such as rope, string, wire, twine or similar materials, which is in addition to the permitted permanent signs, announcing a special event for a business, i.e., business openings, grand openings, sales or promotional events.

Feather flag. A vertical portable sign that contains a harpoon-like style pole or staff driven into the ground for support or supported by means of an individual stand (see Figure 1).

Figure 1



Hanging sign. A sign attached to underneath the canopy or awning.

Inflatable sign. A sign manufactured of plastic, cloth, canvas, or other flexible or light fabric, inflated with air, secured to the ground, does not float, does not move freely in the wind, and does not exceed 30 feet in height.

Nuisance signs. Any sign which annoys and disturbs one in possession of his property, rendering its ordinary use or occupation physically uncomfortable to him, or which is illuminated to an intensity to cause glare or brightness to a degree that could constitute a hazard or nuisance. Nuisance signs shall include, but not be limited to, the following:

- (1) Signs containing statements, words, or pictures of an obscene, indecent, or immoral character, such as will offend public morals or decency.
- (2) Signs which imitate an official traffic sign or signal, or which contain the words 'stop,' 'go slow,' 'caution,' 'danger,' 'warning,' or similar words.
- (3) Signs which are of a size, location, movement, content, coloring, or manner of illumination which may be confused with or construed as a traffic-control device,

which hide from view any traffic or street sign or signal, or which obstruct the view in any direction at a street or road intersection.

(4) Signs which are moving, flashing, intermittently lighted, changing color, beacons, revolving, or similarly constructed, except as otherwise permitted in this chapter.

***Window sign.* A sign painted or applied to a window or door glass intended for permanent use.**

Secs. 15-6-132—15-6-139. - Reserved.

ORDINANCE NO. 2019-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES BY AMENDING SECTIONS 15-6-117, 119, 121, 125, 126, 129, AND 132, PROVIDING FOR REVISIONS TO SIGNAGE IN THE HISTORIC DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, this Ordinance is necessary to protect the public safety, health, and welfare of the City of Kingsville;

WHEREAS, the City has determined that the sign ordinance is in need of revision for the downtown area to add clarity and for public health and safety;

WHEREAS, the City of Kingsville Main Street Advisory Board forwarded their recommendations to the Kingsville Planning and Zoning Commission which reviewed the proposed ordinance revisions at a meeting on December 19, 2018 and recommends they be approved;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

I.

THAT Article 6: Zoning of Chapter XV, Land Usage, of the Code of Ordinances of the City of Kingsville, Texas, Sections 15-6-117, 119, 121, 125, 126, 129, and 132 shall be amended to read as follows:

...
§ 15-6-117. OWNER IDENTIFICATION SIGNS PERMITTED.

...

(C) Temporary sandwich board signs may only be located in front of commercial properties within the Historic District where sidewalks are a minimum of eight feet wide. These temporary signs shall be located on a sidewalk during business hours. Under no exception shall the signs be placed over any commemorative pavers. The total size of the sign is not to exceed 42 inches by 24 inches (height x width). The signs must be internally weighted to withstand strong winds. The temporary sandwich board signs shall be placed on the sidewalk one foot from the curb. Sandwich boards should not obstruct pedestrian traffic flow. The minimum clear width of a pedestrian access route shall be 48 inches exclusive of the width of the curb. Only one sandwich board sign shall be permitted per business, and the sign shall be located in front of that specific business, not at another location. If the business is a corner property, the sign may only be placed in one location. Historical Development Board design approval is required prior to a permit being issued by the city.

(D) Hanging signs shall be allowed for commercial properties within the Main Street District when such signs have a minimum clearance of 6'8" (80") from the sidewalk and do not extend beyond the awning or canopy. These signs shall be a maximum size of 42" in width and 24" in depth.

(E) Window signs on commercial properties within the Main Street District shall cover no more than 30% of the total glass area of the windows on which they are placed.

...

§ 15-6-119. PROJECTING SIGNS.

No sign shall be permitted on or to project into the public right of way except in the Central Business District-(C-3) zoning district upon receipt of a special use permit. In no case shall any sign be less than eight feet above the sidewalk. Special use permits for signs may be revoked upon 30 days notice by the City Commission and signs must be removed from the public right of way by the end of the 30 day period.

...

§15-6-121. PROHIBITED SIGNS.

The following signs shall be prohibited in all zoning districts:

- (1) Signs that interfere with free use of building entrances and exits, including emergency exits, or which obstruct doors or windows or impede light and ventilation otherwise required by city ordinance, code or regulation;
- (2) Signs in a public right-of-way other than those permitted under § 15-6-119
- (3) Signs within a driveway or street intersection sight visibility triangle which are between three feet and eight feet in height;
- (4) Vehicle signs which are signs on vehicles or trailers that are moving parked or located so that they can be seen from a street right-of-way and for the primary purpose of displaying the sign. It shall be *prima facie* evidence that the primary purpose of a vehicle or trailer is to display a sign if the vehicle or trailer is parked on the same property for a continuous period exceeding 72 hours. The intent of this subsection is to prohibit the use or display of signs on vehicles and trailers to otherwise circumvent the purpose and intent of the sign code;
- (5) Signs such as beacons or tethered balloons which are otherwise permitted but which by their design or location interfere with aircraft safety;
- (6) Strobe, revolving and rapidly flashing light displays which has light displayed every 60 cycles per minute shall be prohibited. Any display resembling traffic-control devices, emergency signals, or caution signals are prohibited. Any display utilizing sirens, bells, whistles, or otherwise emitting noise detectable beyond the property line shall be

prohibited. Revolving signs shall be limited to no more than one revolution every ten seconds.

(7) Obsolete signs as defined in § 15-6-131;

(8) Advertising on street furniture, including but not limited to, park benches, trash receptacles, dumpster enclosures, bus shelters, etc.

(9) Signs on public property. Signs found on public property in violation of this section will be removed by the City and disposed of.

The following signs, defined in § 15-6-132, shall be prohibited in the Main Street District:

(1) Feather flag signs;

(2) Inflatable signs;

(3) Handmade or non-professional signs;

(4) Signs placed directly on top of an awning;

(5) Nuisance signs.

§ 15-6-125. BANNERS.

Banners are allowed and shall be located as allowed by §15-6-126. Only City banners are allowed to be placed on street lights. The term "Portable signs" does not include banners.

§15-6-126. PERMITS.

(A) All signs and banners are required to be permitted prior to installation.

(B) *Exempt signs.* The following signs are exempt from the permit requirements of these sign regulations. No sign, including exempt signs, may be posted within a street right-of-way without written approval from the Director of Public Works or his designee.

(1) Advertising and identifying signs located on currently licensed vehicles such as taxicabs, buses and trucks, as well as on bus benches, except for those vehicle signs prohibited under § 15-6-121;

(2) Any legal or public notice or warning required by a valid and applicable federal, state or local law, regulation or ordinance;

(3) *Noncommercial signs in all zoning districts, including but not limited to political, religious and social commentary signs and personal emblems.* Such signs shall be no greater than nine square feet in area within a residential zoning district or 32 square feet in a nonresidential district and may be free standing or attached flat against a wall so long as they are not painted directly on a structure. Political signs may be

placed no more than 90 days prior to the election and can remain throughout the period of primary elections to the conclusion of the general election for those who are still viable political candidates. Upon the completion of the general election all political signs must be removed within ten days after said election.

(4) Holiday and seasonal lights and decorations with no commercial message;

(5) Signs advertising temporary activity on the property such as sale, rent or lease of the property; construction; grand openings; garage and yard sales; and special events and which meet the following requirements:

a. One sign shall be permitted on the property at any one time and shall be removed within 48-hours following the end of the temporary activity or event.

b. May be either installed flat against a structure or affixed in the ground as a freestanding sign.

c. In residential zoning districts, the maximum size shall be nine square feet.

d. In nonresidential zoning districts, the maximum size shall be 32 square feet.

(6) City banners;

(7) Historic building markers.

(C) Temporary signs generally, except as otherwise permitted in this sign code, are not classified as exempt signs under § 15-6-126 of the sign code; therefore temporary signs shall:

(1) Obtain a sign permit to be valid for 30 consecutive days, and no more than two temporary sign permits shall be issued for each business per any 180 day period;

(2) Not be placed in street rights-of-way or otherwise diminish public safety such as placement in an intersection visibility triangle;

(3) Not be mounted on a roof or above the roofline;

(4) Not be artificially illuminated; and

(5) Be a maximum of 20 square feet in area when located in residential zoning districts (R3 & R4 districts only);

(6) Be a maximum of 100 square feet in area when located in nonresidential zoning districts;

(7) Be limited to one sign per parcel for each street frontage.

(8) Signs advertising a temporary event may be placed no more than 60 days prior to the event and shall be removed no later than 10 days after the event has ended.

Permit fees will be as follows: \$0.20 per square foot, with a minimum permit fee of \$15.00.

...

§15-6-129 GRANDFATHER CLAUSE.

Signs already in existence are exempted from permitting, but in the event of repair and/or replacement, other than routine maintenance, all existing signs shall comply with §§ 15-6-115 through 15-6-129 ~~132~~ at that time. Notwithstanding anything else herein, all signs must comply with this article § 15-6-129.

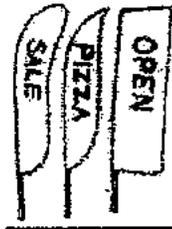
...

§15-6-132 DEFINITIONS.

Banner. A temporary sign, either attached or freestanding, with or without characters, letters, illustrations or ornamentations, applied to cloth, paper, flexible plastic or fabric of any kind, attached to the exterior structure or freestanding on the site with temporary fastening devices such as rope, string, wire, twine or similar materials, which is in addition to the permitted permanent signs, announcing a special event for a business, i.e., business openings, grand openings, sales or promotional events.

Feather flag. A vertical portable sign that contains a harpoon-like style pole or staff driven into the ground for support or supported by means of an individual stand (see Figure 1).

Figure 1



Hanging sign. A sign attached to underneath the canopy or awning.

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Nuisance signs. Any sign which annoys and disturbs one in possession of his property, rendering its ordinary use or occupation physically uncomfortable to him, or which is illuminated to an intensity to cause glare or brightness to a degree that could constitute a hazard or nuisance. Nuisance signs shall include, but not be limited to, the following:

- (1) Signs containing statements, words, or pictures of an obscene, indecent, or immoral character, such as will offend public morals or decency.

(2) Signs which imitate an official traffic sign or signal, or which contain the words 'stop,' 'go slow,' 'caution,' 'danger,' 'warning,' or similar words.

(3) Signs which are of a size, location, movement, content, coloring, or manner of illumination which may be confused with or construed as a traffic-control device, which hide from view any traffic or street sign or signal, or which obstruct the view in any direction at a street or road intersection.

(4) Signs which are moving, flashing, intermittently lighted, changing color, beacons, revolving, or similarly constructed, except as otherwise permitted in this chapter.

Window sign. A sign painted or applied to a window or door glass intended for permanent use.

Secs. 15-6-133—15-6-139. – Reserved.

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall be codified and become effective on and after adoption and publication as required by law.

INTRODUCED on this the 25th day of March, 2019.

PASSED AND APPROVED on this the _____ day of April, 2019.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #3

**City of Kingsville
Planning Department**

TO: Mayor and City Commissioners
CC: Jesus A. Garza, City Manager
FROM: Cynthia Martin, Downtown Manager
DATE: May 27, 2019
SUBJECT: Reappointment of Maggie Salinas to the Historical Development Board

Summary: Mrs. Maggie Salinas is seeking reappointment to the Historical Development Board.

Background: Mrs. Maggie Salinas, 111 N 5th Street, is a long-time resident of Kingsville. She has served on the Historical Development Board since 1996 and currently serves as Chair. She most recently played a large role in the re-designation of street names in La Colonia Mexicana and the designation of Sixth Street within the City limits as Los Kineños Trail. Mrs. Salinas also currently serves on the Kleberg County Historical Commission, is an active member of the Hispanic Chamber of Commerce and has been involved in numerous community organizations over the years. In 2013, she received the Otis West Lifetime Achievement Award from the Kingsville Chamber of Commerce and, in 1993, was named Kingsville Citizen of the Year. Mrs. Salinas has a vast knowledge of local history and is a valued member of the Board.

Financial Impact: None

Recommendation: The Historical Development Board recommends that Maggie Salinas be reappointed to the Historical Development Board for a three year term.



Maggie Salinas
111 North 5th St., Kingsville TX 78363

HM King High School
Texas A&I University (two years)
Cosmetology College, Corpus Christi

Employed first by Kleberg County
Currently Self-employed

Boards Served on:

- City Historic Development Board (current Chair)
- Kleberg County Historic Commission
- Kingsville Planning and Zoning Commission (2 years as Chair)
- Downtown Business Association (2 years as Chair)
- Kleberg County Parks & Recreation
- South Texas Water Authority
- Community in Schools (including Chair of Fundraising Committee)
- Crime Stoppers
- Texas Workforce Commission, Kenedy County
- Mother Julia House of Prayer
- La Posada (4 years as Event Chair)
- American Heart Association
- El Sol (Landscape and Recycling)
- Camp Fire Girls

Member:

- Hispanic Chamber of Commerce - Charter Member
- Chamber of Commerce (including Chair of Ambassadors)
- Flair Department of Women's Club (1 year as Chair)
- Kingsville Action Network
- Advisory Council, TAMUK Women's Center
- Advisory Committee for KISD
- Advisory Council for TAMUK School of Engineering
- DARE program
- Palmer Drug Abuse Program
- Hispanic Heritage Committee (including Co-chair)
- Judge for Coastal Bend Regional History Fair
- City Master Plan Committee
- Steering Committee for All American City
- Advisory Committee for Bee County College of Cosmetology – Kingsville (including Chair)
- Wild Horse Desert Beautification Project
- Cactus Festival Planning Committee
- Local Committee of Honor, San Antonio Museum of Art
- Vamos Productions, Vice-Chair
- Associate Producer for feature film, "Atanasia"

Awards

- 1991 La Posada Volunteer of the Year
- 1993 Kingsville Citizen of the Year
- 2000 Hispanic Chamber – award for service as President
- 2013 Otis West Lifetime Achievement

AGENDA ITEM #4

**City of Kingsville
Planning Department**

TO: Mayor and City Commissioners
CC: Jesus A. Garza, City Manager
FROM: Cynthia Martin, Downtown Manager
DATE: March 28, 2019
SUBJECT: Continued Participation in the Texas Main Street Program

Summary:

The City of Kingsville was re-certified as a Texas Main Street City in 2011 and has participated in the program every year since. Each year the City enters into a contract with the Texas Historical Commission (THC) for continued participation in the program and pay an annual participation fee. It is time to renew Kingsville's annual commitment to the program.

Background:

The mission of the Texas Main Street Program is "to provide technical expertise, resources and support for Texas communities in the preservation and revitalization of historic downtowns and commercial neighborhood districts." Local Main Street programs focus on responsibly utilizing a community's historic assets for economic benefit and increased quality of life.

Texas Main Street has a staff of eight dedicated solely to serving the 90 communities that currently participate in the program. These staff members provide a variety of specialized services in the areas of localized economic development; professional design services (architect, project designers); program capacity building and maintenance; planning and small business assistance. In addition, the Texas Historical Commission provides Main Street Managers and Main Street Board members free training opportunities throughout the year. These services come at no cost beyond the program's annual participation fee. Being a Main Street community also opens us up to special grant opportunities.

Financial Impact:

The 2019 annual fee for participation in the Texas Main Street Program is \$535.

Recommendation:

It is recommended that the City continue to participate in the Texas Main Street Program.



RESOLUTION NO. 2019-_____

A RESOLUTION AUTHORIZING THE CITY OF KINGSVILLE TO CONTINUE PARTICIPATION IN THE TEXAS MAIN STREET PROGRAM, AUTHORIZING THE MAYOR TO EXECUTE THE TEXAS MAIN STREET LOCALLY DESIGNATED PROGRAM 2019 CONTRACT, AND DESIGNATING DOWNTOWN MANAGER CYNTHIA MARTIN AS THE MAIN STREET PROGRAM MANAGER FOR THE CITY OF KINGSVILLE TO COORDINATE PROGRAM ACTIVITIES.

WHEREAS: The Texas Main Street Program of the Texas Historical Commission has been created to assist small cities to develop a public/private effort to revitalize their "Main Street" area, and Kingsville was selected in 2011 to participate in the Texas Main Street Program, has participated since then, and would like to continue to participate in 2019; and,

WHEREAS: The City of Kingsville desires to maintain its designation as a Texas Main Street to assist with the improvement and revitalization of our downtown area; and,

WHEREAS: The Mayor needs to execute the Texas Main Street Locally Designated Program 2019 Contract on behalf of the City to continue participation in this program; and,

WHEREAS: The City of Kingsville has hired Cynthia Martin as the Downtown Manager to assist the City with overseeing the "Main Street" area and the Texas Main Street Program.

NOW THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

SECTION 1. That the City of Kingsville will continue participation in the 2019 Main Street Program with the specific goal of revitalizing the central business district within the context of the preservation and rehabilitation of its historic buildings.

SECTION 2. That the City of Kingsville will provide an adequate budget to employ a full-time Main Street Program Manager for a minimum of three years from its original designation date in 2011, which it has done, and provide funds for the training of the Main Street Program Manager and the operating expenses of the program.

SECTION 3. That the Mayor be authorized to execute the Texas Main Street Locally Designated Program 2019 Contract on behalf of the City of Kingsville.

SECTION 4. That Cynthia Martin, the City's Downtown Manager, be designated to supervise the Main Street Manager activities.

SECTION 5. That this Resolution shall be and become effective on or after adoption.

PASSED, APPROVED, AND ADOPTED by a majority vote of the City Commission this 8th day of April, 2019.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

TEXAS HISTORICAL COMMISSION

**Texas Main Street Locally Designated Program
2019 Contract**

I. PARTIES TO THE CONTRACT

This contract and agreement concerning **Kingsville Main Street Program** (“**Agreement**”) is entered into between the **City of Kingsville** (hereinafter referred to as “**Participant**”) and the **Texas Historical Commission** (hereinafter referred to as “**THC**”). **Kingsville Main Street Program** (hereinafter referred to as “**Local Program**”) is part of a larger program within the **Texas Main Street Program** (hereinafter referred to as “**TMSP**”), as defined in 13 TAC sec. 19.3(1), wherein the Participant qualifies as a Texas Main Street Small City, as defined in 13 TAC sec. 19.3. The purpose of the Local Program is to assist Participant with the development, revitalization, restoration, and preservation of its historic downtown or commercial neighborhood districts in accordance with the national Main Street Approach. This Agreement shall be governed by Texas Government Code, Section 442.014, and Texas Administrative Code, Title 13, Part 2, Chapter 19.

II. NATIONAL MAIN STREET CENTER BRAND AND NETWORK

This Agreement constitutes a designation of Participant as an official Texas Main Street City (as defined in 13 TAC sec. 19.3(2)) and allows the use of the National Main Street Center, Inc. brand, including MAIN STREET AMERICA™ controlled by National Main Street Center, Inc. 53 West Jackson Blvd., Suite 350 Chicago IL 60604. If Participant’s participation in the TMSP ceases, Participant may no longer use the term ‘Main Street’ to describe its local development, restoration, and preservation program; nor utilize or display the trademarks or branding of the National Main Street Center, Inc. The designation as a Texas Main Street City allows for full participation in the TMSP network, which includes eligibility to receive Texas Main Street publications and participate in Texas Main Street networking opportunities. Designated Texas Main Street Cities, such as Participant, shall execute and submit to the TMSP office the National Main Street Center’s Trademark Sublicense Agreement (“**TM Sublicense Agreement**”), which grants the right to use the registered trademark, logos and brand of National Main Street Center’s membership program - MAIN STREET AMERICA™. Participant hereby agrees to, and shall comply with, all terms and conditions of the TM Sublicense Agreement, which is attached hereto as Exhibit A, and incorporated herein by reference. Additionally, Participant acknowledges and agrees that in the event National Main Street Center develops and/or releases an updated TM Sublicense Agreement (“**Updated TM Sublicense Agreement**”) during the Term of this Agreement, Participant shall be required to execute, and comply with, the Updated TM Sublicense Agreement or otherwise be subjected to termination pursuant to the terms of VII. (B) below. In the event National Main Street Center develops and/or releases an Updated TM Sublicense Agreement, THC will provide Participant with sixty (60) days’ notice for Participant to consider, prepare and execute an updated Sublicense Agreement. Furthermore, the parties acknowledge and agree that the execution of such Updated TM Sublicense Agreement shall not require amendment of this Agreement and shall become part of this Agreement upon its execution. In the event of conflict between multiple TM Sublicense Agreements, the most recently executed version shall control.

III. RESPONSIBILITIES OF THE PARTICIPANT AND LOCAL PROGRAM

A. Staffing.

In operation of the Local Program, Participant shall employ a full-time paid program manager who will attend at least two professional development segments annually as outlined in subsection B below. If necessary, a Texas Main Street Small City may, after the first three years of participating in the TMSP, permit the program manager position to also perform specific economic development, tourism, and other relevant duties while remaining as a full-time paid program manager. For the purposes of this Agreement, full-time employment means that the program manager works at least forty (40) hours per week dedicated toward the Local Program and downtown revitalization. Employees of the Participant shall be subject to the sole control and direction of the Participant. Participant shall move forward in an efficient manner to fill a program manager vacancy and the THC's State Coordinator shall be kept apprised of progress in filling vacancies. A Texas Main Street Urban City (as defined by 13 TAC 19.3(4)) shall additionally employ a full-time assistant program manager who shall also participate in the professional development under subsection B below.

B. Professional development.

The program manager will attend two professional development opportunities in their entirety per year from the list below:

1. Real Places Conference of the Texas Historical Commission.
2. TMSP Basic Training. Required orientation for new program managers.
3. TMSP Summer Professional Development for all program managers.
4. Texas Downtown Association/Texas Main Street Annual Conference.
5. National Main Street Conference.
6. PastForward Conference of the National Trust for Historic Preservation.

Experienced program managers, as determined by THC, may substitute non-Main Street specific, relevant professional development for one of the above events with prior approval of THC. New managers shall attend the TMSP Basic Training, listed second on the list above, within their first year of employment. If there is an assistant Main Street employee in addition to the program manager/s referenced above, that person should also attend at least one segment of Main Street professional development annually.

If a replacement program manager is hired who has not previously attended TMSP Basic Training or does not have a background in Main Street, as determined by THC, the manager is required to attend one series of Basic Training/Professional Development. A \$500 stipend shall be charged to Participant for the training series required under these circumstances.

To help ensure an effectively-functioning local program, local program boards/volunteers are encouraged to attend TMSP educational opportunities. No stipend is charged for their participation.

C. Commitment.

Participant agrees to carry out their Local Program work according to the Main Street Approach as promulgated by the National Main Street Center and displayed at <https://www.mainstreet.org/mainstreetamerica/theapproach>. Participant agrees to incorporate the following ten criteria, "Ten Criteria," into their Local Program work:

1. Cultivate broad-based support for the downtown revitalization process.
2. Be vision and mission driven.
3. Operate under a Strategic Plan of Work/Plan of Action.
4. Apply a historic preservation ethic to all Main Street work.
5. Engage active volunteers, boards and committees.
6. Provide an adequate operating budget.
7. Employ a program manager. As outlined in III.A above.
8. Support ongoing education for staff and volunteers. As outlined in III.B above.
9. Comply with reporting requirements. As outlined in III.D. below
10. Fund and maintain national Main Street America™ membership, part of the National Main Street Center, Inc.

D. Reporting.

To measure progress, Participant shall track statistics such as reinvestment and job/business creation and submit them to the TMSP office by the 10th of the month following the end of each calendar quarter. Monthly activity reports to track specific goal-based activities shall be submitted to the TMSP office by the 10th of each month for the previous month. Even if there has not been reinvestment activity in a month or quarter, Participant shall still submit a report noting such. Additionally, Participant shall submit an annual report that includes an evaluation of the Local Program implementation of the Ten Criteria outlined in Section III. C above for the previous calendar year.

E. Probation.

Participant agrees that their Local Program may be placed on probation, which may result in the suspension of TMSP services or possible removal from the TMSP, for any of the following reasons:

1. Failure to submit an annual Ten Criteria report pursuant to Section III. D above;
2. Failure to achieve Ten Criteria objectives more than two (2) consecutive years;
3. Failure to submit monthly reports for more than four (4) consecutive months;
4. Failure to submit reinvestment reports for more than two consecutive quarters;
5. Failure to adequately staff or fund the program
6. Failure to abide by this Agreement.

THC shall notify Participant in writing prior to implementing probation in accordance with Texas Administrative Code, Title 13, Part 2, Chapter 19. In the case of probation, Participant will work with the THC's State Coordinator or delegate to overcome any deficiencies. THC may terminate the Local Program's participation in the TMSP if Participant fails to remediate identified deficiencies within a reasonable time. No fees will be refunded in cases of probation and any outstanding fees under this Agreement will remain due. During probationary status, the stipulations called for in sections III and IV of this Agreement may be temporarily altered or suspended upon THC's discretion.

F. National Main Street America™ membership.

Participant shall budget for and maintain membership in the National Main Street Center.

IV. SERVICES TO BE PERFORMED BY TMSP

A. On-site visits and technical expertise.

TMSP services are available to designated Texas Main Street Cities in good standing, including those provided through site visits to address design/planning, economic development and organizational/program capacity issues. Services may include, but are not limited to: façade renderings/technical reports, city planning, preservation and historic building expertise by licensed architects and other design professionals; business development and funding advice, program manager and board training, program capacity-building, and strategic planning.

B. Securing a Main Street Manager.

Should a replacement program manager be needed, the TMSP office can assist with all elements of the hiring process, including creating job descriptions, job posting and interviewing. Upon Participant's request, the TMSP office will assist in the hiring process; however, the responsibility for selection, salary, employment and employee-related legal matters will remain with Participant. Participant is responsible for, and shall hold THC and TMSP harmless from, all acts and omissions of its managers and all of its employees, agents, representatives, contractors and/or subcontractors.

V. GENERAL TERMS AND RESPONSIBILITIES.

A. Confidentiality and Public Information Act.

Notwithstanding any provisions of this Agreement to the contrary, Participant and THC will comply with the Texas Public Information Act, Texas Government Code, Chapter 552, as interpreted by judicial opinions and opinions of the Attorney General of the State of Texas. THC and Participant agree to notify each other in writing within a reasonable time from receipt of a request for information related to Participant's work under this Agreement. Participant and THC will cooperate in the production of documents responsive to the request. Participant will notify THC within twenty-four (24) hours of receipt of any third-party requests for information that was provided by the State of Texas for use in performing the Agreement. This Agreement and all data and other information generated or otherwise obtained in its performance may be subject to the Texas Public Information Act. Subject to the Texas Public Information Act, Participant agrees to maintain the confidentiality of information received from the State of Texas during the performance of this Agreement, including information which discloses confidential personal information.

B. Dispute Resolution.

The dispute resolution process provided for in Texas Government Code, Chapter 2260, shall be used by THC and Participant to resolve any dispute arising under the Agreement.

If Participant's claim for breach of Agreement cannot be resolved in the ordinary course of business, it shall be submitted to the negotiation process provided in Chapter 2260. To initiate the process, Participant shall submit written notice, as required by Chapter 2260, to the individual identified in the Agreement for receipt of notices. Compliance by Participant with Chapter 2260 is a condition precedent to the filing of a contested case proceeding under Chapter 2260.

The contested case process provided in Chapter 2260 is Participant's sole and exclusive process for seeking a remedy for an alleged breach of Agreement by THC if the parties are unable to resolve their disputes as described above.

Compliance with the contested case process provided in Chapter 2260 is a condition precedent to seeking consent to sue from the Legislature under Chapter 107, Civil Practices and Remedies Code. Neither the execution of the Agreement by Participant and THC nor any other conduct of any representative of the Participant or THC relating to the Agreement shall be considered a waiver of sovereign immunity to suit by THC or any governmental immunity to which Participant is otherwise entitled under Texas law.

C. Indemnification.

TO THE EXTENT ALLOWABLE BY LAW, PARTICIPANT SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE STATE OF TEXAS AND THC, AND/OR THEIR OFFICERS, AGENTS, EMPLOYEES, REPRESENTATIVES, CONTRACTORS, ASSIGNEES, AND/OR DESIGNEES FROM ANY AND ALL LIABILITY, ACTIONS, CLAIMS, DEMANDS, OR SUITS, AND ALL RELATED COSTS, ATTORNEY FEES, AND EXPENSES ARISING OUT OF, OR RESULTING FROM ANY ACTS OR OMISSIONS OF PARTICIPANT OR ITS AGENTS, EMPLOYEES, SUBCONTRACTORS, ORDER FULFILLERS, OR SUPPLIERS OF SUBCONTRACTORS IN THE EXECUTION OR PERFORMANCE OF THE AGREEMENT AND THE TM SUBLICENSE AGREEMENT AND/OR UPDATED TM SUBLICENSE AGREEMENT. THE DEFENSE SHALL BE COORDINATED BY PARTICIPANT WITH THE OFFICE OF THE ATTORNEY GENERAL ("OAG") WHEN TEXAS STATE AGENCIES ARE NAMED DEFENDANTS IN ANY LAWSUIT AND PARTICIPANT MAY NOT AGREE TO ANY SETTLEMENT WITHOUT FIRST OBTAINING THE CONCURRENCE FROM OAG. PARTICIPANT AND THC AGREE TO FURNISH TIMELY WRITTEN NOTICE TO EACH OTHER OF ANY SUCH CLAIM.

TO THE EXTENT ALLOWABLE BY LAW, PARTICIPANT SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE STATE OF TEXAS, THC AND/OR THEIR EMPLOYEES, AGENTS, REPRESENTATIVES, CONTRACTORS, ASSIGNEES, AND/OR DESIGNEES FROM ANY AND ALL THIRD PARTY CLAIMS INVOLVING INFRINGEMENT OF UNITED STATES PATENTS, COPYRIGHTS, TRADE AND SERVICE MARKS, AND ANY OTHER INTELLECTUAL OR INTANGIBLE PROPERTY RIGHTS IN CONNECTION WITH THE PERFORMANCES OR ACTIONS OF PARTICIPANT PURSUANT TO THIS AGREEMENT AND/OR UPDATED TM SUBLICENSE AGREEMENT.

PARTICIPANT AND THC AGREE TO FURNISH TIMELY WRITTEN NOTICE TO EACH OTHER OF ANY SUCH CLAIM. PARTICIPANT SHALL BE LIABLE TO PAY ALL COSTS OF DEFENSE INCLUDING ATTORNEYS' FEES. THE DEFENSE SHALL BE COORDINATED BY PARTICIPANT WITH THE OAG WHEN TEXAS STATE AGENCIES ARE NAMED DEFENDANTS IN ANY LAWSUIT AND PARTICIPANT MAY NOT AGREE TO ANY SETTLEMENT WITHOUT FIRST OBTAINING THE CONCURRENCE FROM OAG.

D. Independent Contractor.

Participant or Participant's employees, representatives, agents and any subcontractors shall serve as an independent contractor in providing goods or services. Participant or Participant's employees, representatives, agents and any subcontractors shall not be employees of THC. Should Participant subcontract any of the services required in this Agreement, Participant expressly understands and acknowledges that in entering into such subcontract(s), THC is in no manner liable to any subcontractor(s) of Participant. In no event shall this provision relieve Participant of the responsibility for ensuring that the services rendered under all subcontracts are rendered in compliance with this Agreement and the TM Sublicense Agreement or Updated TM Sublicense Agreement.

E. Ownership of Intellectual Property.

For the purposes of this Agreement, the term "Work Product" is defined as all reports, analyses, work papers, work products, materials, approaches, designs, specifications, systems, documentation, methodologies, concepts, knowledge, know-how, ideas, improvements, plans, advice, research, materials, intellectual property or other property developed, produced, or generated in part or in full by THC and/or in cooperation with Participant, in connection with this Agreement. Work Product specifically excludes pre-existing material owned by Participant, or material developed during the Term of this Agreement independently and exclusively by Participant without any THC involvement or contribution, and that does not include or incorporate any Work Product or Work Product components ("Independent Participant Material"). All Work Product generated pursuant to this Agreement is made the exclusive property of THC. All right, title and interest in and to said Work Product shall vest in THC upon creation and shall be deemed to be, and is expressly intended by the parties to be, a work made for hire and made in the course of the services rendered pursuant to this Agreement. To the extent that title to any such Work Product may not, by operation of law, vest in THC, or such Work Product may not be considered a work made for hire, all rights, title and interest therein are hereby irrevocably assigned to THC. THC shall have the right to obtain and to hold in its name any and all patents, copyrights, registrations or such other protection as may be appropriate to the Work Product subject matter, and any extensions and renewals thereof.

Furthermore, if and to the extent THC provides Participant any Work Product and/or other property owned by THC ("THC Property") to assist Participant to further the Local Program and the purpose of this Agreement, THC hereby grants Participant, commencing upon the date that Participant is designated as a Texas Main Street City, a nonexclusive, revocable, worldwide, fully paid, royalty-free, license, for the Term of this Agreement while Participant remains designated as a Texas Main Street City, to reproduce, modify, distribute, publicly perform, publicly display and use the THC Property only to the extent such use is in furtherance of the Local Program. To the extent Participant provides any

Independent Participant Material to THC in connection with this Agreement, Participant hereby grants THC, and THC accepts, a nonexclusive, perpetual, irrevocable, worldwide, fully paid, royalty-free license to use, reproduce, copy, modify distribute, publicly perform, publicly display, store, post on the Internet and creative derivative works of such Independent Participant Material, and to sublicense and transfer such Independent Participant Material to third parties to use in accordance with these license terms for THC purposes.

F. State Auditor.

In addition to and without limitation on the other audit provisions of this Agreement, and to the extent applicable, pursuant to Section 2262.154 of the Texas Government Code, the State Auditor's Office may conduct an audit or investigation of Participant or any other entity or person receiving funds from the State directly under this Agreement or indirectly through a subcontract under this Agreement. The acceptance of funds by Participant or any other entity or person directly under this Agreement or indirectly through a subcontract under this Agreement acts as acceptance of the authority of the State Auditor's Office, under the direction of the Legislative Audit Committee, to conduct an audit or investigation in connection with those funds. Under the direction of the Legislative Audit Committee, Participant or other entity that is the subject of an audit or investigation by the State Auditor's Office must provide the State Auditor's Office with access to any information the State Auditor's Office considers relevant to the investigation or audit. Participant further agrees to cooperate fully with the State Auditor's Office in the conduct of the audit or investigation, including providing all records requested. Participant shall ensure that this paragraph concerning the authority to audit funds received indirectly by subcontractors through Participant and the requirement to cooperate is included in any subcontract it awards. The State Auditor's Office shall at any time have access to and the right to examine, audit, excerpt, and transcribe any pertinent books, documents, working papers, and records of Participant related to this Agreement.

G. Assignment.

Without the prior written consent of THC, Participant may not assign this Agreement, in whole or in part, and may not assign any right or duty required under it.

VI. CONTRACT AMOUNT

In accordance with Texas Government Code, sec.442.014(d) and 13 TAC sec.19.5(d), Participant shall pay THC a fee in the amount of **\$535.00** to defray cost of staff time and expenses for services provided under the Local Program. THC shall invoice for the fee and Participant shall tender payment within 60 days.

VII. TERM and TERMINATION

A. Term.

This Agreement begins upon the latest date the Agreement becomes fully executed by individuals who have the authority to bind the party on whose behalf he or she is signing ("Effective Date") and shall expire on December 31, 2019 unless terminated at an earlier date pursuant to subsection B below.

B. Termination.

1. Either party shall have a right to terminate all performances to be rendered under this Agreement by notifying the other party in writing at least ten (10) days in advance of the termination date.
2. In the event Participant refuses or fails to execute any Updated TM Sublicense Agreement pursuant to the terms of Section II. above within sixty (60) days of receipt thereof, THC shall have the right to immediately terminate this Agreement by written notice to the Participant.
3. Upon termination of this Agreement under subsections 1 and 2 above, Participant will no longer be designated as an official Texas Main Street City (as defined in 13 TAC sec. 19.3(2)), and will no longer be allowed the use of any Work Product or THC Property, as defined herein, or the registered trademark, logos and brand of National Main Street Center's membership program MAIN STREET AMERICA™. In such event, Participant agrees to return to THC any Work Product and THC Property in its possession.
4. No funds paid under Section VI. Above shall be refunded in any case of termination.

VIII. CHANGES AND AMENDMENTS

Any alterations, additions, or deletions to the terms of this Agreement shall be in writing and signed by both parties.

IX. APPLICABLE LAW AND VENUE; NO WAIVER; SEVERABILITY

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. The venue of any suit arising under this Agreement is fixed in any court of competent jurisdiction of Travis County, Texas.

Nothing in this Agreement shall be construed as a waiver of THC's sovereign immunity or any governmental immunity to which Participant is entitled under Texas law. This Agreement shall not constitute or be construed as a waiver of any of the privileges, rights, defenses, remedies, or immunities available to Participant, THC or the State of Texas. The failure to enforce, or any delay in the enforcement, of any privileges, rights, defenses, remedies, or immunities available to Participant, THC or the State of Texas under this Agreement or under applicable law shall not constitute a waiver of such privileges, rights, defenses, remedies, or immunities or be considered as a basis for estoppel.

In the event that any provision of this Agreement is later determined to be invalid, void, or unenforceable, then the remaining terms, provisions, covenants, and conditions of this Agreement shall remain in full force and effect, and shall in no way be affected, impaired, or invalidated.

X. PROHIBITED FOREIGN BUSINESSES; BOYCOTTING OF ISRAEL

A. Business with Iran, Sudan, or Terrorist Organizations.

In accordance with Texas Government Code, Chapter 2252, Subchapter F, Participant hereby represents and warrants that it is not a company identified on the lists prepared and maintained under Texas Government Code §§ 806.051 (companies with business operations in Sudan), 807.051 (companies with business operations in Iran), or 2252.153 (companies known to have contracts with or provide supplies or services to a foreign terrorist organization). Notwithstanding the foregoing, a company that the United States government affirmatively declares to be excluded from its federal sanctions regime relating to Sudan, Iran, or to a foreign terrorist organization, is not subject to contract prohibition under this clause. A company claiming such exemption must submit the official copy of the declaration.

B. Boycott of Israel

In accordance with Texas Government Code, Chapter 2270, Participant hereby represents and warrants that it does not, and shall not for the duration of this Agreement, boycott Israel as the term is defined under Texas Government Code, Sec. 808.001(1).

XI. FORCE MAJEURE

THC shall not be responsible for performance under this Agreement should it be prevented from performance by an act of war, order of legal authority, act of God, or other unavoidable cause not attributable to the fault or negligence of THC.

Participant shall not be liable to THC for non-performance or delay in performance of a requirement under this Agreement if such non-performance or delay is due to one of the following occurrences, which occurrence must not be preventable through the exercise of reasonable diligence, be beyond the control of Participant, cannot be circumvented through the use of alternate sources, work-around plans, or other means and occur without its fault or negligence: fire; flood; lightning strike; weather damage; earthquake; tornado; hurricane; snow or ice storms; equipment break down; acts of war, terrorism, riots, or civil disorder; strikes and disruption or outage of communications, power, or other utility.

In the event of an occurrence under the above paragraph, Participant will be excused from any further performance or observance of the requirements so affected for as long as such circumstances prevail and Participant continues to use commercially reasonable efforts to recommence performance or observance whenever and to whatever extent possible without delay. Participant shall immediately notify the THC's State Coordinator by telephone (to be confirmed in writing within five (5) calendar days of the inception of such occurrence) and describe at a reasonable level of detail the circumstances causing the non-performance or delay in performance.

XII. NOTICES.

Any notices and/or documents required hereunder shall be deemed to have been duly provided if in writing and delivered personally or by pre-paid guaranteed overnight delivery service, or sent postage prepaid by United States certified mail, return receipt requested. Any such notice shall be effective on the date of delivery if delivered personally, on the next business day following delivery to the guaranteed overnight delivery service if the notice was so delivered and the charges were prepaid, or on the date the recipient signed for the notice if sent by certified mail.

Notices shall be addressed as follows, or at such other address as any party hereto shall notify the other of in writing:

If to THC.:
Texas Historical Commission
P.O. Box 12276
Austin, TX 78711

If to Participant:

THE UNDERSIGNED PARTIES BIND THEMSELVES TO THE FAITHFUL PERFORMANCE OF THIS AGREEMENT.

Authorized Signature
(City Manager, Mayor, or Board Chair)

Date: _____

Signer title: _____

Signer printed name: _____

Signer address: _____

Signer phone: _____

Debra Drescher, State Coordinator
Texas Main Street Program
P.O. Box 12276 Austin, TX 78711
512-463-5758 debra.drescher@thc.texas.gov

Date: _____

Mark Wolfe, Executive Director
Texas Historical Commission
P.O. Box 12276 Austin, TX 78711
512-463-6100

Date: _____

TRADEMARK SUBLICENSE AGREEMENT

This Trademark Sublicense Agreement (“Sublicense Agreement”) is entered into between Texas Historical Commission (“**Coordinating Program**”) and _____ (“**Sublicensee**”), effective as of the last date written below. For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Background.

A. The National Main Street Center, Inc. (“NMSC”) operates a membership program called MAIN STREET AMERICA™. As a part of that program, MAIN STREET AMERICA™ Coordinating Program Membership is available to statewide, regional or citywide organizations that oversee multiple local downtown and neighborhood programs within their service area and work to preserve and revitalize commercial districts. Local Program membership in the MAIN STREET AMERICA™ program is available at the Affiliate or Accredited levels to individual programs or organizations that satisfy the membership eligibility criteria described on the NMSC website (currently located at: <http://www.preservationnation.org/main-street/about-main-street/main-street-america/main-street-america-tier.html#.VmYLY7grLIU>).

B. Organization is a Coordinating Program member of NMSC in good standing and has entered into a Trademark License Agreement with the NMSC which grants to the Coordinating Program the right to sublicense to its Local Programs the use of the NMSC name and trademarks described below.

C. Sublicensee is a Local Program Member in good standing of the MAIN STREET AMERICA™ program at the Accredited level. Sublicensee is also located within the Coordinating Program’s geographic service area. Therefore, Sublicensee has the opportunity to enter into this Trademark License Agreement, which grants certain rights to use the NMSC’s name and trademarks, including MAIN STREET AMERICA™ and MAIN STREET®, as described below.

D. The NMSC’s parent entity, the National Trust for Historic Preservation (“National Trust”), owns the following registered trademarks, which it has delegated to the NMSC the right to sublicense. NMSC and Coordinating Program have entered into a Trademark Licensing Agreement which grants the Coordinating Program the right to sublicense the following registered trademarks:

Mark	U.S. Registration Number
MAIN STREET	Reg. Nos. 3,365,568 and 2,057,207
NATIONAL MAIN STREET CENTER	Reg. No. 2,013,837

These registered trademarks owned by the National Trust, together with the MAIN STREET AMERICA™ word marks and logos referred to in Section 2.A.1 below, the NATIONAL MAIN STREET CENTER logo referred to in Section 2.A.ii below are referred to herein as the “Trademarks.”

E. The Trademarks are well known and recognized by the general public and associated in the public mind with the NMSC and the National Trust. The Coordinating Program and the Sublicensee recognize the mutual benefits that accrue from the Sublicensee’s use of the Trademarks in accordance with the terms and conditions of this Sublicense Agreement, including the recognition and credibility brought to the Sublicensee through its use of these Trademarks and the benefit to the Coordinating Program and NMSC from association with high-performing Local Programs.

**National Main Street Center
Local Program Accredited Member Sublicensing Agreement**

2. Grant of Sub-License.

A. Subject to the terms and conditions of this Sublicense Agreement, the Coordinating Program hereby grants the Sublicensee the non-exclusive right and license to use the Trademarks to identify and promote its participation in the MAIN STREET AMERICA™ program, as well as its relationship and association with the Coordinating Program and NMSC, in connection with the following activities:

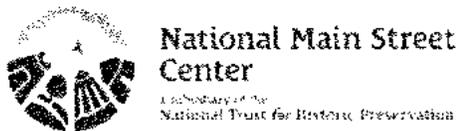
- i. **MAIN STREET AMERICA™ word and logo marks.** The Sublicensee's rights to use the MAIN STREET AMERICA™ word mark and the following MAIN STREET AMERICA logo are limited to Sublicensees which are members in good standing at the Accredited membership level of the MAIN STREET AMERICA™ program:

For use by Local Programs who are Designated Members at the Accredited Level:



As a Main Street America™ Accredited program, INSERT NAME HERE is a recognized leading program among the national network of more than 1,200 neighborhoods and communities who share both a commitment to creating high-quality places and to building stronger communities through preservation-based economic development. All Main Street America™ Accredited programs meet a set of National Accreditation Standards of Performance as outlined by the National Main Street Center.

- ii. **NATIONAL MAIN STREET CENTER® word and logo marks.** The Sublicensee's right to use the NATIONAL MAIN STREET CENTER word mark and the following NATIONAL MAIN STREET CENTER logo solely and exclusively to indicate its association with the National Main Street Center:



- iii. **MAIN STREET® word mark.** The Sublicensee's right to use the MAIN STREET trademark is limited to use made to identify Sublicensee and/or its activities, including as part of the name of the Licensee (e.g. "Main Street Iowa"), in connection with commercial district revitalization and related consultation, education, and training.

3. Scope of and Limitations on Use. Use of the Trademarks by the Sublicensee will be subject to the following limitations:

A. Sublicensee must display the Accredited level MAIN STREET AMERICA membership mark on their website. All uses of the MAIN STREET AMERICA word mark and logo by Sublicensee

**National Main Street Center
Local Program Accredited Member Sublicensing Agreement**

must follow the specific mark, color, and character usage set forth in the Brand Identity Guidelines attached as Exhibit A, which are incorporated by reference as if fully set forth herein. Sublicensee will not use or develop any different logos or designs (including any symbols or stylized presentations), in connection with the MAIN STREET AMERICA mark or logo. Use of the MAIN STREET AMERICA word mark and logos by Sublicensee is a mandatory condition of membership in the MAIN STREET AMERICA program.

B. The MAIN STREET mark, as part of the name and identity of Sublicensee's organization, programs, and activities, can be used on materials designed to promote the work of Sublicensee (e.g., website, brochures, newsletter, letterhead or other printed promotional materials). The right to use the MAIN STREET mark by the Sublicensee is an optional benefit of membership in the MAIN STREET AMERICA program.

C. All uses of the NATIONAL MAIN STREET CENTER logo by Sublicensee must follow the specific mark, color, and character usage set forth in the Brand Identity Guidelines attached as Exhibit A, which are incorporated by reference as if fully set forth herein. Sublicensee will not use or develop any different logos or designs (including any symbols or stylized presentations) in connection with the NATIONAL MAIN STREET CENTER mark. Use of the NATIONAL MAIN STREET CENTER logo by Sublicensee is an optional benefit of membership in the MAIN STREET AMERICA program.

D. This Sublicense Agreement is subject to the terms, conditions, and limitations of the Trademark License Agreement between NMSC and the Coordinating Program.

E. Sublicensee will not apply to register any of the Trademarks, or any other trademark that incorporates any part of the Trademarks or "National Trust for Historic Preservation." Sublicensee will not state or imply that it owns any such trademarks.

F. The Sublicensee will not use the Trademarks in combination with or in juxtaposition with other trademarks except as may be approved in writing by the NMSC. The Sublicensee will apply and display the ® symbol and the ™ symbol next to or with respect to the Trademarks as directed by the Coordinating Program.

G. Other than as specifically provided herein, Sublicensee is not granted any other rights to use, license or sublicense the Trademarks.

4. Term. This Sublicense Agreement will become effective immediately upon the date of last signature below, and, unless terminated early under Sections 5 or 10, will be effective through December 31, 2019, at which time it may be renewed by mutual written agreement of the parties hereto.

5. Conditions. This Sublicense Agreement between Coordinating Program and Sublicensee is conditioned upon Sublicensee having an active MAIN STREET AMERICA membership at the Accredited level with NMSC. The requirements of this membership are currently available at: <http://www.preservationnation.org/main-street/about-main-street/main-street-america/main-street-america-tier.html#.VmYLY7grLIU>, and are incorporated herein by reference.

6. Acknowledgment of Ownership. Use of the Trademarks indicates acknowledgment by the Sublicensee of the NMSC's and the National Trust's rights and title to the Trademarks, (i.e. MAIN STREET AMERICA, NATIONAL MAIN STREET CENTER, and MAIN STREET), and that Sublicensee will not at any time do, or permit to be done, any act or thing that will in any way impair

**National Main Street Center
Local Program Accredited Member Sublicensing Agreement**

the rights of the NMSC or the National Trust. All use of the Trademarks by the Sublicensee will inure to the benefit of the NMSC and the National Trust.

7. Good will and promotional value. Sublicensee recognizes and acknowledges the value of good will associated with the Trademarks and agrees that it will not conduct any activity, provide any service, or produce or distribute goods which in any way damages or reflects adversely upon the NMSC or the National Trust.

8. Non-assignment. This Sublicense Agreement is personal to the Sublicensee, and may not be assigned to any other individual, program, organization, or agency. Any attempted assignment will be null and void.

9. Compliance Verification. It is the responsibility of the Sublicensee to verify compliance with the terms of this Sublicense Agreement, and to provide complete and accurate usage reports to the Coordinating Program. If the Coordinating Program or the NMSC has reason to believe that the Sublicensee is in violation of this Sublicense Agreement, the Coordinating Program or NMSC shall have the right to make inquiries with Sublicensee as necessary to determine compliance. In such case, the Sublicensee will cooperate with the Coordinating Program and/or NMSC in its investigation and provide in a timely fashion any and all information that is requested.

10. Termination.

A. Coordinating Program may terminate this Sublicense Agreement if the Sublicensee violates any of the provisions of this Sublicense Agreement or fails to satisfy the membership criteria established by the NMSC for Accredited Local Programs. Such termination will be effective thirty (30) days after the Coordinating Program sends written notice of such termination to Sublicensee. During this thirty (30) day period, Sublicensee may attempt to cure such violation. If the violation is not cured during this period, the termination will be effective upon the expiration of the thirty (30) day period.

B. This Sublicense Agreement will automatically terminate immediately without any notice required, notwithstanding the above paragraph, if the Coordinating Program or NMSC determines: (i) that sublicensee's actions could negatively affect the goodwill, image, or reputation of the NMSC, the National Trust for Historic Preservation, the Coordinating Program, or any of the Trademarks; (ii) the Sublicensee discontinues all or a significant portion of its business; (iii) the National Trust terminates, revokes, or fails to renew the NMSC's rights to use, license, or sublicense the Trademarks; or (iv) the NMSC terminates, revokes or fails to renew the Coordinating Program's rights to use, license or sublicense the Trademarks.

C. Upon the expiration or early termination of this Agreement, the Sublicensee will discontinue use of the Trademarks and will destroy and delete tangible and electronic documents and files containing any such marks, except for a limited number of copies retained for archival purposes only.

11. Governing Law. This Agreement is entered into in the District of Columbia and will be governed by and construed in accordance with the laws of the District of Columbia, USA, without giving effect to conflict of laws provisions.

12. Annual Report, Notices, Other Communication. Upon request by the Coordinating Program or NMSC, Sublicensee shall submit samples of any materials on which the Trademarks

**National Main Street Center
Local Program Accredited Member Sublicensing Agreement**

licensed under this agreement were used during the year. Such samples shall be submitted within ten business days of receipt of a written request from the Coordinating Program or NMSC.

13. Notices. Any notices which either party is required or may desire to serve upon the other party shall be in writing and may be served either personally or by depositing the same in the mail (first class postage prepaid, certified and return receipt requested) or with a reputable overnight express delivery service (with confirmed delivery, charge prepaid or billed to shipper), addressed to the party to be served as follows, unless a different address is designated in writing by the party to be served. Notice shall also be required to be given by electronic mail on the same date as deposited in the mail. Notice given by mail alone shall not be sufficient.

To Coordinating Program:

Name: Texas Historical Commission
Address: PO Box 12276
Austin, TX 78711-2276
Phone: 512-463-5758
Email: debra.drescher@thc.texas.gov

To Sublicensee:

Name: _____
Address: _____

Phone: _____
Email: _____

14. Successors. This Agreement shall be binding upon, and will inure to the benefit of, the parties and their respective permitted successors and assigns.

15. Modification. No amendment or modification of the terms or conditions of this License Agreement will be valid unless in writing and signed by both parties.

16. Waiver. The failure of either party to partially or fully exercise any right or the waiver by either party of any breach, shall not prevent a subsequent exercise of such right or be deemed a waiver of any subsequent breach of the same or any other term of this Sublicense Agreement. No waiver shall be valid or binding unless in writing and signed by the waiving party.

17. Severability. If any provision of this Sublicense Agreement or the application of any provision hereof to any person or circumstances is held to be void, invalid, or inoperative, the remaining provisions of this Agreement shall not be affected and shall continue in effect and the invalid provision shall be deemed modified to the least degree necessary to remedy such invalidity.

18. Entire Agreement. This Sublicense Agreement is the entire agreement between the parties with respect to the matters referred to herein and it supersedes and replaces all prior and contemporaneous oral and written understandings pertaining to the subject matter hereof.

Coordinating Program

Sublicensee

**National Main Street Center
Local Program Accredited Member Sublicensing Agreement**

By: _____
Name, Title

By: _____
Name, Title

Date: _____

Date: _____

REGULAR AGENDA

AGENDA ITEM #5

City of Kingsville
Department of Planning and Development services

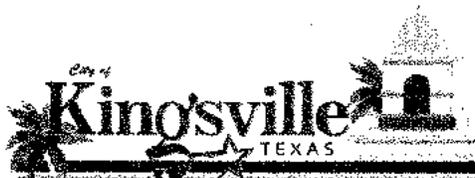
TO: Mayor and City Commissioners
CC: Jesus A. Garza, City Manager
FROM: Tom Ginter, Director
DATE: March 29, 2019
SUBJECT: Request for a Special Use Permit for 530 W. Henrietta

Summary: The applicant Jason Abrams would like to put a detached building on his lot behind his home. Since the zoning is R3 and this is considered a residential accessory and incidental use a Special Use Permit is required prior to construction. The address is located in the Historic District and consequently this request has been reviewed and approved by the Historic Development Board. It is my understanding that he wants to use this detached building as a laundry room.

Background: Enclosed in the packet is all the information from the Historic Development Board review in addition to what is normally distributed. At this time we have received two contacts that have no problem with this request.

Financial Impact: There might be some increase but minimal I believe. Approval of this item would benefit the applicant most.

Recommendation: The Planning and Zoning Commission reviewed this item at their April 3rd meeting. They voted 4 to 0 to recommend a approval of the rezoning with the following conditions: cannot install a toilet, have a kitchen and cannot rent it out.



To: Planning and Zoning Commission

From: Tom Ginter, Director

Date: March 29, 2019

Subject: Special Use Permit request for 530 W. Henrietta

The applicant Jason Abrams is wanting to put a detached building on his lot at 530 W. Henrietta. Since the building is detached and considered a residential accessory and incidental use and is in a R3 zoning district, prior to construction a Special Use Permit is required. It is my understanding that this detached building will serve as a laundry room. Since his property resides in the Historical District, it was necessary for him to gain approval from the Historical Development Board. Enclosed is information about this request that was given to the Historical Development Board. The Historical Development Board approved the request with a unanimous vote. I have no problem with the request, I would just suggest that as with other Special Use Permit requests, that the following conditions be placed if approved, not allowed to be rented out for a residence or a business. We have received two contacts that expressed no problem with the request.

**CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION**

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 530 W. Henrietta Ave. Nearest Intersection _____

(Proposed) Subdivision Name _____ Lot _____ Block _____

Legal Description: Orig Town, Block 32, Lot 29-32

Existing Zoning Designation _____ Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent _____ Phone _____ FAX _____

Email Address (for project correspondence only): _____

Mailing Address 530 W. Henrietta Ave. City Kingsville State TX Zip 78363

Property Owner Jason Abrams Phone 361-445-5188 FAX _____

Email Address (for project correspondence only): jason.abrams@tamuc.edu / abramsjt@tamuc.edu

Mailing Address _____ City _____ State _____ Zip _____

Select appropriate process for which approval is sought. Attach completed checklists with this application.

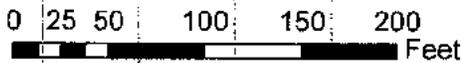
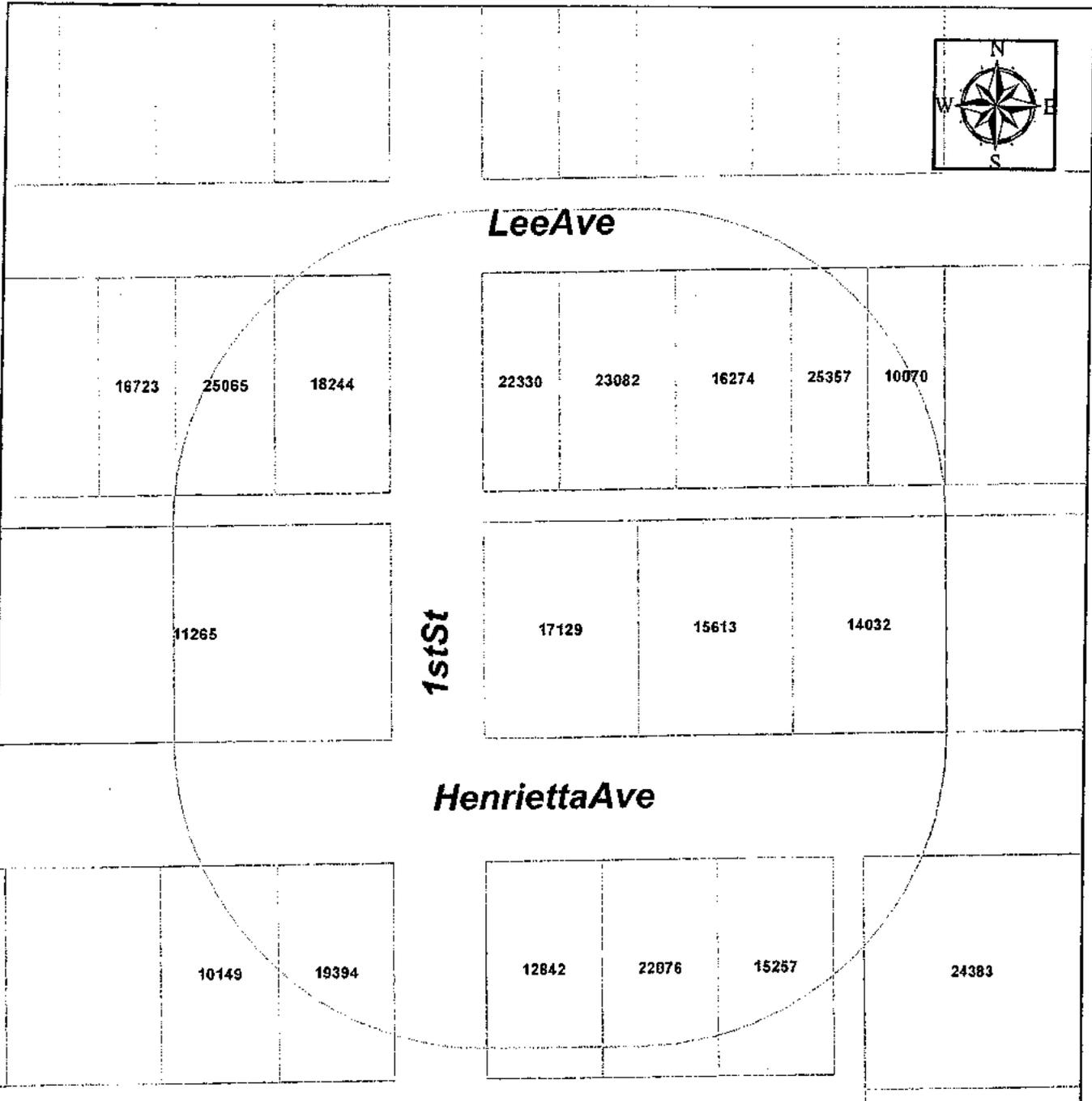
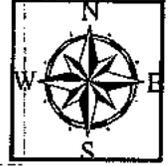
<input type="checkbox"/> Annexation Request	No Fee	<input type="checkbox"/> Preliminary Plat	Fee Varies
<input type="checkbox"/> Administrative Appeal (ZBA)	\$250.00	<input type="checkbox"/> Final Plat	Fee Varies
<input type="checkbox"/> Comp. Plan Amendment Request	\$250.00	<input type="checkbox"/> Minor Plat	\$100.00
<input type="checkbox"/> Re-zoning Request	\$250.00	<input type="checkbox"/> Re-plat	\$250.00
<input checked="" type="checkbox"/> SUP Request/Renewal	\$250.00	<input type="checkbox"/> Vacating Plat	\$50.00
<input type="checkbox"/> Zoning Variance Request (ZBA)	\$250.00	<input type="checkbox"/> Development Plat	\$100.00
<input type="checkbox"/> PUD Request	\$250.00	<input type="checkbox"/> Subdivision Variance Request	\$25.00 ea

Please provide a basic description of the proposed project:
a detached building w/ proper setbacks

I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature Jason N. Abrams Date: 05-08-19
 Property Owner's Signature Jason N. Abrams Date: 05-08-19
 Accepted by: _____ Date: _____

200 ft Buffer Map of 530 W. Henrietta



Legend	
	530 W Henrietta
	200 ft Buffer

Page 1 / 1	Drawn By: Planning Department
	Last Update: 3/7/2019
	Note:

DISCLAIMER
 THIS MAP IS FOR VISUAL PURPOSES ONLY.
 THE INFORMATION ON THIS SHEET MAY
 CONTAIN INACCURACIES OR ERRORS.
 THE CITY OF KINGSVILLE IS NOT
 RESPONSIBLE IF THE INFORMATION CONTAINED
 HEREIN IS USED FOR ANY DESIGN,
 CONSTRUCTION, PLANNING, BUILDING,
 OR ANY OTHER PURPOSE.

CITY OF KINGSVILLE
PLANNING DEPARTMENT
 410 West King
 Kingsville, Texas 78363
 Office: 361-595-8055



BRANDON A GREENWOOD
205 S PASADENA ST
KINGSVILLE, TX 78363-7010
#16723

PAUL J LONEY JR
1004 GIBSON DR
ALICE, TX 78332-3612
#22330

ANTHONY A GUTIERREZ
ETUX SABRINA A
7510 MIRIAM VALE CT
CORPUS CHRISTI, TX 78414
#25357

JASON N ABRAMS
530 W HENRIETTA
KINGSVILLE, TX 78363
#17129

CARLOS P MORIN
PO BOX 5111
KINGSVILLE, TX 78364-5111
#10149

ROGER A POLLARD
ETUX LAURA CASE
412 E TRANT RD
KINGSVILLE, TX 78363-7336
#22076

MANUEL VALDEZ III
PO BOX 545
BANQUETE, TX 78339
#25065

PAUL J LONEY JR
1004 GIBSON DR
ALICE, TX 78332-3612
#23082

WILLIAM E RENFROW
509 W LEE AVE
KINGSVILLE, TX 78363-4329
#10070

MARIA BARRERA
518 W HENRIETTA AVE
KINGSVILLE, TX 78363-4320
#15613

BILL ALDRICH
ETUX JENNIFER
236 N PASADENA
KINGSVILLE, TX 78363
#19394

DANIEL SALINAS JR
ETUX MARY L
517 W HENRIETTA AVE
KINGSVILLE, TX 78363-4319
#15257

ANGELITA TREVINO
1101 E WARREN AVE
KINGSVILLE, TX 78363-6470
#18244

STEVEN HENRY CRANDALL EST
ETUX ROSEANNE (IND
ADMINISTRATRIX)
519 W LEE AVE
KINGSVILLE, TX 78363-4329
#16274

NICK M HARREL III
ETUX JONI B
305 N 1ST ST
KINGSVILLE, TX 78363-4308
#11265

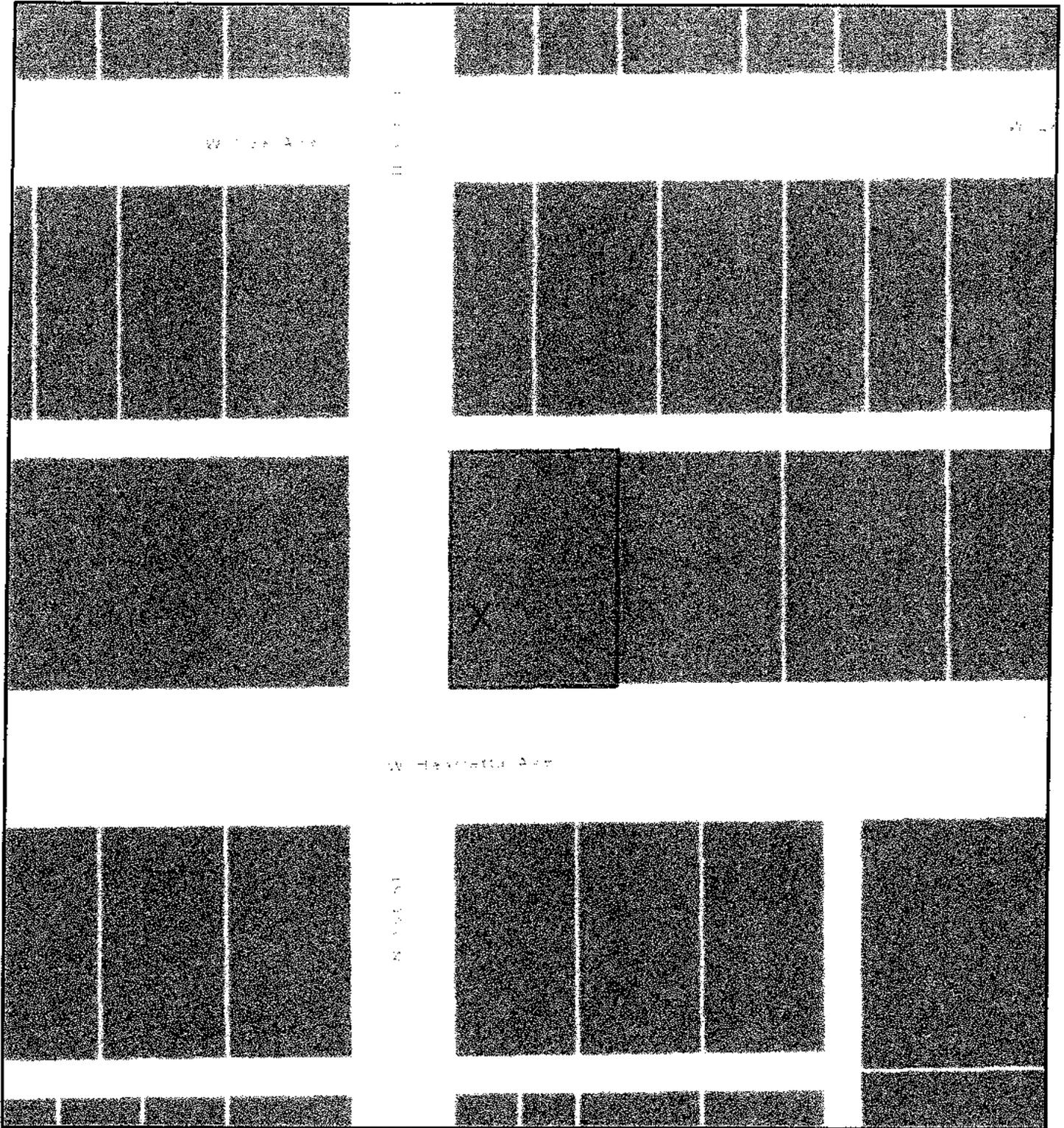
RANDY A BRIGHT
512 W HENRIETTA AVE
KINGSVILLE, TX 78363-4320
#14032

BENJAMIN DOROTHY JORDAN (LIFE
EST)
JOHN SANCHEZ ETUX VELINDA
4030 S 6TH ST
KINGSVILLE, TX 78363
#12842

JAIME CARRILLO
ETUX DIANA H
221 N 2ND ST
KINGSVILLE, TX 78363-4313
#24383

R1 R2 R2A R3 R4 MH C1 C2 C3 C4 I1 I2 AG

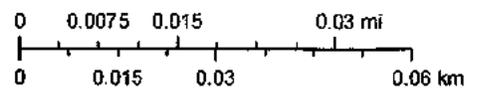
Mobile home/manufactured home park or mobile home/manufactured home on lot	S ¹	S ¹		S ¹	S ¹	P					S	S	S
Recreational vehicle park						P		S		S			
Secondary res. structure					P	P		S	S		S	S	S
* Other residential accessory and incidental uses	S	S		<u>S</u>	S	S					S	S	
Accessory building	P	P		P	P	P	P	P	P	P	P	P	P
Community center (private)	S	S		S	S	S	P	P	P				
Accessory farm building					P	P	P	P	P	P	P	P	P
Off-street parking incidental to main use	P	P		P	P	P	P	P	P	P	P	P	P
Private swimming pool	P	P		P	P	P	P	P	P	P	P	P	P
Home Occupation	P	P		P	P	P							P
Apartment or secondary residence for servants or family members	S	P		P	P	P	P	S	P				P
<i>Institutional and Special Service</i>													
Airport, heliport		S		S	S	S	S	S	S	S	S	S	S
Cemetery, mausoleum	S	S		S	S			S					S



March 29, 2019

X-123 S30 W. Hennetta

1:1,128



Staff Report to the HISTORICAL DEVELOPMENT BOARD

by Cynthia Martin, Historic Preservation Officer, City of Kingsville

APPROVAL FOR A REQUEST FOR CONSTRUCTION OF AN OUTBUILDING AT ORIG TOWN, BLOCK 32, LOT 29-32, ALSO KNOWN AS 530 W HENRIETTA.

Petitioner and Owner: Jason Abrams
Contractor: TBD
Date of HDB Hearing: March 20, 2019

EXHIBITS PRESENTED

- Historical Development Board Review Application
- Proof of Ownership
- Photographs
- Plot plan

BACKGROUND AND PERTINENT DATA

The subject property is a c.1940 single family residence located in the local historic district. The one-story side-gabled residential building has Minimal Traditional Style influences, inset partial-width porch supported by square columns, sash windows with security bars, horizontal siding, and flat-roofed attached carport with louvered walls and brick skirting. The building is considered contributing to the historic district with high priority for preservation.

The applicant wishes to construct an outbuilding to the rear of the house. The outbuilding proposed will be a rectangular, cement block building, with a side gabled roof, one exterior door of simple design and two small windows. The building will be painted the same color as the house and roofed with asphalt shingles of the same color as those on the house. It will sit on a slab foundation.

STAFF REVIEW AND RECOMMENDATIONS

In general, Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration, restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic district:

- (1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.
- (2) The appropriateness of exterior architectural features which can be seen from a public street, alley, road, highway or walkway.
- (3) The general design, arrangement, texture, material and color of the building, structure or appurtenances and the relation of such factors to similar features of buildings, structures or appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.
- (4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
- (5) The value of the historic district as an area of unique interest and character shall not be impaired.

It is recommended that the Board approve this request.

Prepared by: 
Cynthia Martin, Historic Preservation Officer

Historical Development Board Review Application

Date of Request: 3/14/19 Property is zoned: R-1

Property Location and Description: Orig Town, Block 32, lot 29-32
530 W Henriette Ave. Kingville, TX

Year Built: 1955 Style, Period, Condition, Context or other Comments: minimal traditional

Description of Work: construct new outbuilding to the
rear of the house.

Applicant: Jason Abrams

Address: 530 W. Henriette Ave. Kingville, TX 78363

Contact: Cell: 850-455-5138 Office: _____ Home: _____ Email: Jason.Abrams@texasstate.edu
abramstj@texasstate.edu

Contractor: TBD

Contact: Cell: _____ Office: _____ Home: _____ Email: _____

Documents Required:	Req'd	Have
1. Building or Planning Department Application(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Sketch, Drawing, Plans, Site Plans, Mock-ups	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. Photographs (Historic, Current, Surrounding Structures)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. Materials List or Samples	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Proof of Ownership	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

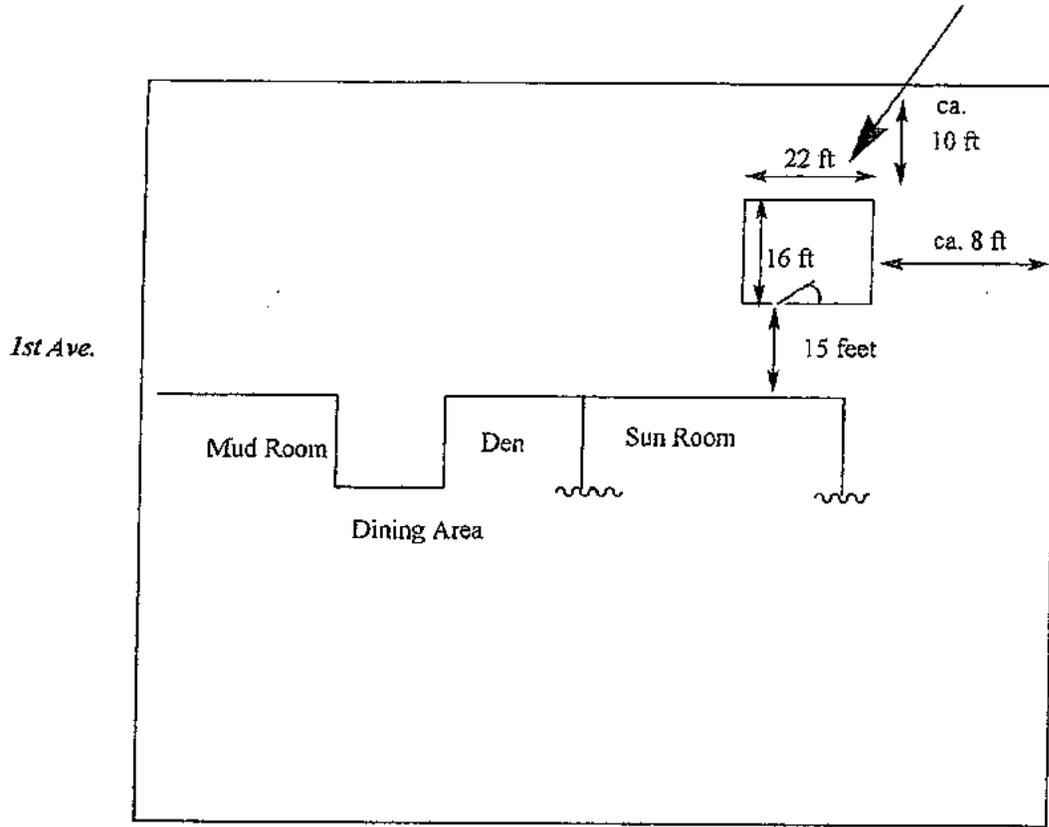
I certify that this information and the additional information submitted to the Planning Department is correct and that the work will be completed as described, as approved by the Historical Development Board and in accordance with applicable codes.

Print Name: Jason Abrams Signature: _____

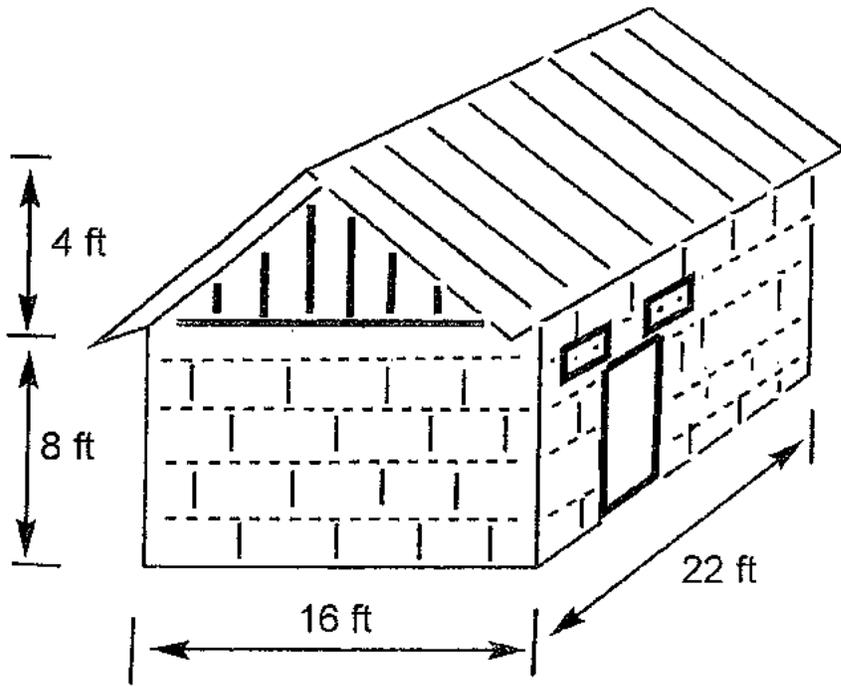
Hearing Date: 3/20/19 Approved Disapproved with conditions Disapproved

- Meetings are held at City Hall, Helen Kleberg Groves Community Room, 400 W King Ave.
- If the Board disapproves the application with recommended changes, the applicant has 5 days to inform the City if he/she accepts the changes.
- If the application is disapproved or if the applicant does not accept all recommendations, he/she may appeal the Board's decision by informing the City within the 5 day period.
- The Board only hears cases when the owner is present or represented.
- Call 361-595-8055 for information.

location of proposed building



Henrietta



Society

Thursday, March 7, 2019

Kingsville Record and Bishop News

3B

Fourth Degree Knights of Columbus honored with ceremony

Robert Orlow, Nolan Smith, James Rivera and Adrian Garcia were newly exalted Fourth Degree Sir Knights recently at a ceremony hosted by Most Precious Blood Catholic Church in Corpus Christi. The Fourth Degree is a focus on the value of patriotism. The primary purpose of the degree is to foster the spirit of patriotism in members and the community at large and encourage active Catholic citizenship. (Submitted Photo)



Kingsville Farmers Market celebrates fourth anniversary



The Kingsville Farmers Market marked its fourth anniversary on Feb. 23. About 80 vendors are involved in the KFM offering fresh produce from fresh vegetables to artisan crafts. Longtime vendor Janice Nix said the KFM is a fun community event. It's about meeting people and not just being a vendor, Nix said. The Kingsville Farmers board would like to thank the Kingsville community and the many generous vendors who have made the market four years and growing and thank Elizabeth, who has been KFM Manager since the event started. The KFM is held every fourth Saturday of the month from 9 a.m. to noon at the Downtown Pavilion. Vendors do not charge a fee. Pictures of fruit left are Jess Smith, Janice Nix, and KFM Manager, Claudia Sotomayor at the event on Feb. 23. (Submitted photos)

Noon Rotary Club welcomes guest speakers



At left, Jess Garcia, left, Kingsville city manager, was the guest speaker at the Noon Rotary Club Feb. 19. He spoke on planned improvements of the city parks and J.R. Pugh, Mayor, Coleman Acosta, Rodriguez Sanchez, Alvarez, Clara Eiza Salazar, co-chairing a new at Novitka Station Kingsville spoke to the club last week. He spoke on the naming of a new Navy ship the USS Kingsville. At right is Rotary president J. Dean Craig. (Submitted photos)

Senior Center Menu

Substituted Item
The Adkins County Senior Center anticipates dining menu is varied at the Senior Center located at 1100 E. 3rd St. outside of Kingsville, include Senior Center and Senior Center, from 11:00 a.m. to 12:30 p.m. Monday through Friday.
The following is the menu for the week of March 11-15:
Monday: Chicken, wild rice, mashed potatoes, green beans, and whole wheat bread.
Tuesday: Beef, green beans, mashed potatoes, green beans, and whole wheat bread.
Wednesday: Pork chops, green beans, mashed potatoes, green beans, and whole wheat bread.
Thursday: Chicken, wild rice, mashed potatoes, green beans, and whole wheat bread.
Friday: Beef, green beans, mashed potatoes, green beans, and whole wheat bread.
For more information, call (361) 595-8372.

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Both non-producing and producing including Her Petroleum Energy Services (HPES)
CALL TODAY 806.620.3422
LABO MINERALS, LLC
100 Ave 380 - Houston, TX 77068-0346
www.labominerals.com

TYPE-2 DIABETES ! WARNING ! FURNIER'S GANGRENE ATTENTION!
This is an important warning for Type 2 Diabetics taking Invokana, Farxiga and Jardiance.
Gangrene of the genitals has been associated with the use of SGLT2 inhibitors.
CALL 24/7 1-800-800-9815
You may be entitled to compensation!

Donate A Boat or Car Today!
Boat or Car Today!
"2-Night Free Vacation!"
800-700-BOAT
www.boatangel.com

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Choose Your Own Routes!
Looking for CDA drivers to deliver near trucks all over the country, starting in Louisiana, TX.
Deductions provided. Must have DOT physical and be willing to have logs. No 2018 or less 10 years, clean MVR.
Quality
Quality Drivers at
www.qualitydrivers.com
or call 572-647-7033

PUBLIC HEARING NOTICE
The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, April 3, 2019, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:
Robert De Pol, owner and applicant, requesting the rezoning of PAULSON'S SUB, LOT B, ACRES 0 also known as 2019 F General Caseros, Kingsville, Texas from AG (Agricultural District) to C4 (Commercial).
The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8033.

PUBLIC HEARING NOTICE
The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, April 3, 2019 at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:
Jason Abrams, owner and applicant, requesting a Special Use Permit for a residential accessory and incidental use located at ORIG TOWN, BLOCK 32, LOT 29-32 also known as 530 W Henrietta, Kingsville, Texas.
The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8033.

PUBLIC HEARING NOTICE
The City Commission of the City of Kingsville will hold a Public Hearing Monday, April 8, 2019 at 6:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:
Robert De Pol, owner and applicant, requesting the rezoning of PAULSON'S SUB, LOT B, ACRES 0 also known as 2019 F General Caseros, Kingsville, Texas from AG (Agricultural District) to C4 (Commercial).
The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

PUBLIC HEARING NOTICE
The City Commission of the City of Kingsville will hold a Public Hearing Monday, April 8, 2019 at 6:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:
Jason Abrams, owner and applicant, requesting a Special Use Permit for a residential accessory and incidental use located at ORIG TOWN, BLOCK 32, LOT 29-32 also known as 530 W Henrietta, Kingsville, Texas.
The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

ORDINANCE NO. 2019-_____

AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR 530 W. HENRIETTA, ALSO KNOWN AS ORIG. TOWN, BLOCK 32, LOTS 29-32, FOR A RESIDENTIAL ACCESSORY AND INCIDENTAL USE; AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; PROVIDING FOR PUBLICATION.

WHEREAS, the Planning Commission has forwarded to the City Commission it's reports and recommendations concerning the application of Jason Abrams, the owner applicant, for amendment to the zoning map of the City of Kingsville;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, April 3, 2019, during a meeting of the Planning Commission, and on Monday, April 8, 2019, during a meeting of the City Commission, in the Helen Kleberg Groves Community Room/Commission Chambers, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

WHEREAS, a majority of the Planning Commission voted 4-0 to APPROVE, the requested special use permit; and

WHEREAS, the property is currently zoned R1-Single Family Residential District and it is desired for a residential accessory and incidental use (laundry room) structure be located on the property; and

WHEREAS, the City of Kingsville Code of Ordinances Chapter XV-Land Usage, Article 6-Zoning, Appendix A-Land Usage Categories states that for an area zoned R1 a special use permit is required to have a residential accessory and incidental use structure; and

WHEREAS, the City of Kingsville Code of Ordinances section 15-6-142 regulates special use permits; and

WHEREAS, the City Commission has determined that this amendment would best serve public health, necessity, and convenience and the general welfare of the City of Kingsville and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

SECTION 1. That the Zoning Ordinance of the City of Kingsville, Texas, is amended and a Special Use Permit is granted for a residential accessory and incidental use structure on the premises known as 530 W. Henrietta, Orig. Town, Block 32, Lots 29-32, as more specifically describe on site plan attached as Exhibit A.

SECTION 2. That the Special Permit granted in Section 1 of this Ordinance is subject the following conditions:

1. **ALLOWED USE:** The only uses authorized by this Special Permit is as a laundry room (residential accessory and incidental use) on the R1 zoned property as the structure to be build is not the single family residential structure located on the property.

2. **TIME LIMIT:** This Special Permit is good for the duration of the structure from the date of this ordinance **unless** (a) the property is not being used for the purpose outlined in Condition 1, or (b) any other conditions have not been complied with.

4. **SPECIAL CONDITION:** (4.1) The applicant shall obtain all required licenses for operating the business and permits for building, fire and health thereby meeting all adopted codes to operate said business, and shall cooperate with all annual fire safety, health, and sanitation inspections, in order to maintain compliance with state and city regulations. (4.2) All activity on site shall be in complete compliance of all City codes, especially the nuisance, fire, building and zoning codes. (4.3) The structure cannot have a toilet or kitchen. (4.4) The structure can be used for a laundry room, and NOT as a business or rental unit.

SECTION 3. That the official Zoning Map of the City of Kingsville, Texas, is amended to reflect the amendment to the Zoning Ordinance made by Section 1 of this ordinance.

SECTION 4. That the Zoning Ordinance and Zoning Map of the City of Kingsville, Texas, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

SECTION 5. That to the extent that this amendment to the Zoning Ordinance represents a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the Zoning Ordinance, as amended by this ordinance.

SECTION 6. That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

SECTION 7. That publication shall be made in the official publication of the City of Kingsville as required by the City Charter of the City of Kingsville. Codification is not required.

INTRODUCED on this the 8th day of April, 2019.

PASSED AND APPROVED on this the 22nd day of April, 2019.

Effective Date: _____

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #6

City of Kingsville
Department of Planning and Development services

TO: Mayor and City Commissioners
CC: Jesus A. Garza, City Manager
FROM: Tom Ginter, Director
DATE: March 29, 2019
SUBJECT: Rezoning request at 2029 E. General Cavazos from Agriculture to C4

Summary: A gentleman by the name of Robert De Pol has purchased the property and would like to rezone to C4. His intention right now is for a food option.

Background: This piece of property at one time had a structure on it but that has been some time. The last few years the City has ended up mowing this property. The individual who has purchased it lives in Kingsville, has lived in Paulson Falls and currently works at NAS – Kingsville. There is the belief that the right business would work there. There is not quite 1 acre there so some options may not work but nonetheless with a full housing development behind it and an employment center to the west a business could make a go of it. At this point we have not received any negative comments regarding the rezoning request. Included in the packet is a map which reflects the surrounding zoning uses. There were no responses against the rezoning.

Financial Impact: A business being built there with the possibility of adding property tax, jobs and sales tax this would be a positive. At minimum it will reduce a piece of property that the City has mowed in the past.

Recommendation: The Planning and Zoning Commission met on April 3rd to review this item. They voted 4 to 0 to recommend approval of the rezoning.



To: Planning and Zoning Commission

From: Tom Ginter, Director

Date: March 29, 2019

Subject: Rezoning request – 2029 E. General Cavazos Agriculture to C4

This piece of property is located just west of the Paulson Falls Blvd. The owner of the property is Robert De Pol. Since the purchase of the property just occurred in the last month, enclosed is a document from the Kleberg County Clerk providing evidence of the purchase of the property by Robert De Pol. At this time the conversations that I have had with Mr. De Pol is that he is leaning toward a food option. The lot is just under 1 acre so it does limit the food options. He resides in the community, has lived in Paulson Falls and works at NAS – Kingsville. We have had no phone calls against the rezoning request. It is also my understanding that he has made contact with the Paulson Falls Homeowners Association and has discussed his ideas with them.

**CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION**

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 2029 E General Cavazos Nearest Intersection 10577 and General Cavazos

(Proposed) Subdivision Name Paulson subdivision #1 Lot B Block _____

Legal Description: _____

Existing Zoning Designation Ag (Agricultural) Future Land Use Plan Designation C4 (Commercial)

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Robert De Pol Phone 410-279-7236 FAX _____

Email Address (for project correspondence only): Robert.DePol@gmail.com

Mailing Address 1885 Paraiso Dr City Kingsville State TX Zip 78363

Property Owner Robert De Pol Phone 410-279-7236 FAX _____

Email Address (for project correspondence only): Robert.DePol@gmail.com

Mailing Address Same City _____ State _____ Zip _____

Select appropriate process for which approval is sought. Attach completed checklists with this application.

<input type="checkbox"/> Annexation Request	No Fee	<input type="checkbox"/> Preliminary Plat	Fee Varies
<input type="checkbox"/> Administrative Appeal (ZBA)	\$250.00	<input type="checkbox"/> Final Plat	Fee Varies
<input type="checkbox"/> Comp. Plan Amendment Request	\$250.00	<input type="checkbox"/> Minor Plat	\$100.00
<input checked="" type="checkbox"/> Re-zoning Request	\$250.00	<input type="checkbox"/> Re-plat	\$250.00
<input type="checkbox"/> SUP Request/Renewal	\$250.00	<input type="checkbox"/> Vacating Plat	\$50.00
<input type="checkbox"/> Zoning Variance Request (ZBA)	\$250.00	<input type="checkbox"/> Development Plat	\$100.00
<input type="checkbox"/> PUD Request	\$250.00	<input type="checkbox"/> Subdivision Variance Request	\$25.00 ea

Please provide a basic description of the proposed project:

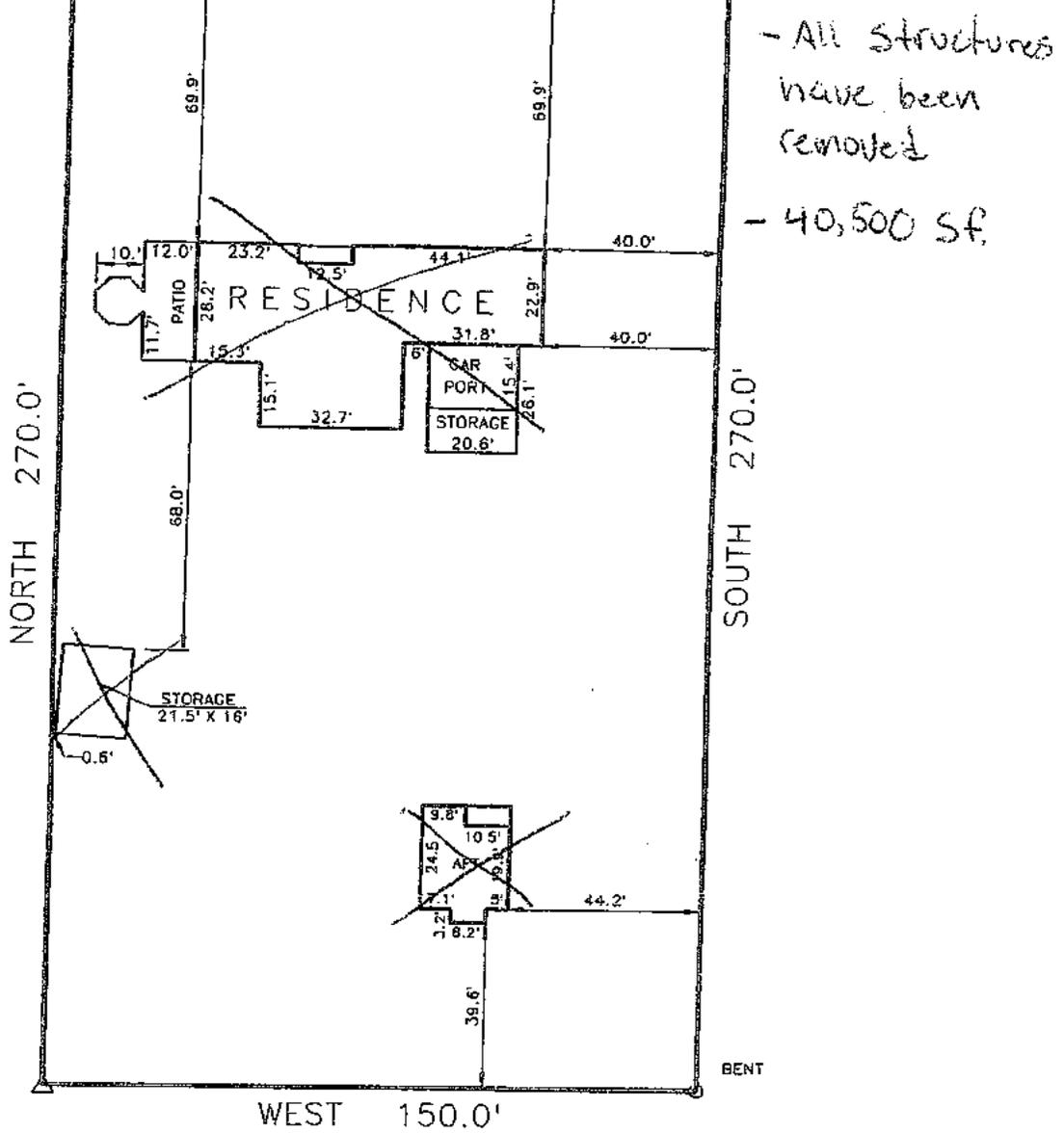
Requesting to re-zone property for future commercial development. Property is adjacent to a gas station (zoned C4) and is separated by a fence from Paulson Falls (zoned R2).

I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature Robert De Pol Date: 2/28/19
 Property Owner's Signature Robert De Pol Date: 2/28/19
 Accepted by: _____ Date: _____

GENERAL CAVAZOS BLVD. 200' R. D. W.
RT. 2, BOX 220

EAST 150.0'



LEGEND

- ⊕ IRON PINS FOUND THIS SURVEY
- ⊗ IRON PINS SET THIS SURVEY

I FIND NO ENCROACHMENTS THIS SURVEY



SCALE: 1" = 20'



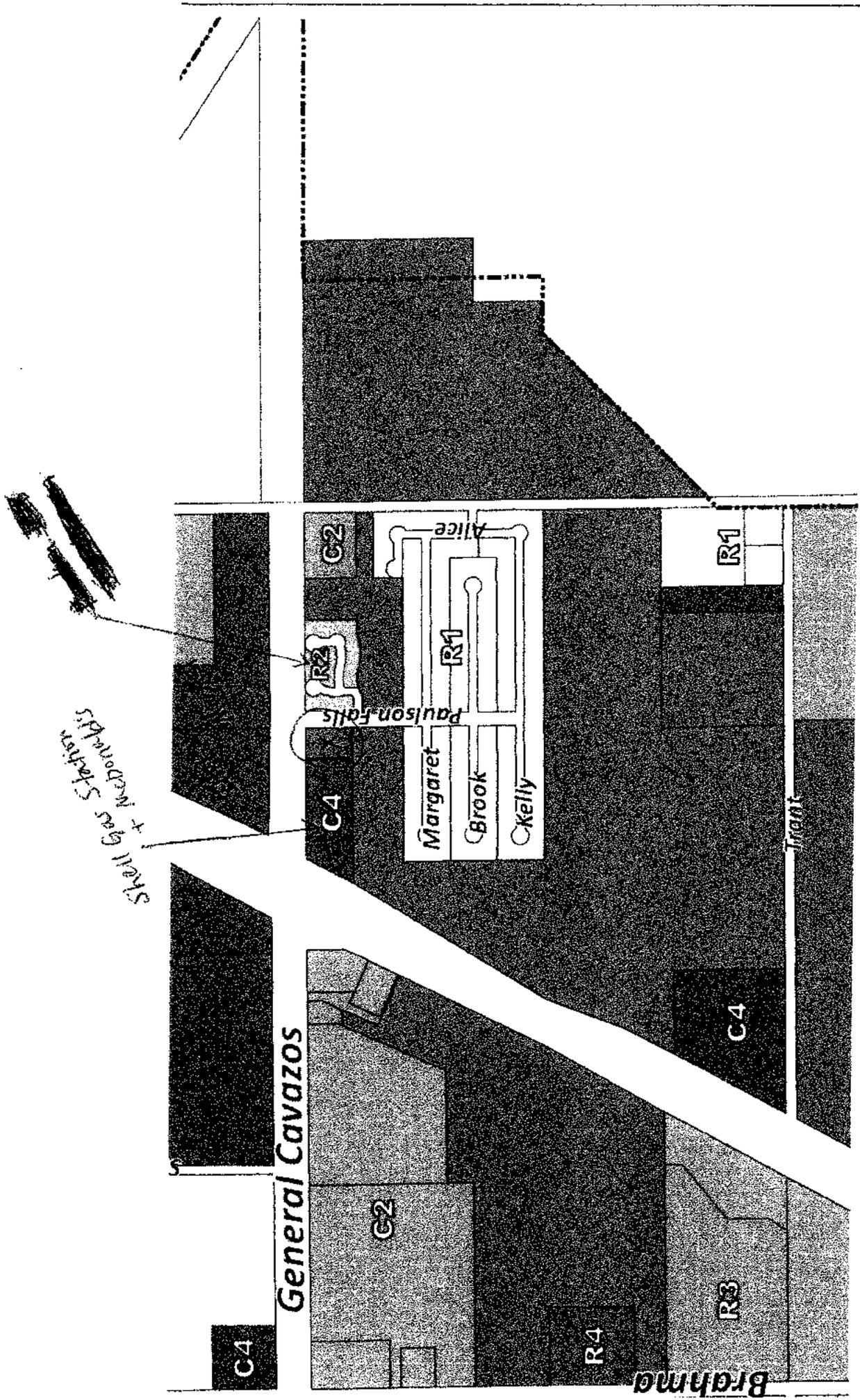
STATE OF TEXAS
COUNTY OF KLEBERG
I HEREBY CERTIFY THIS TO BE A TRUE
AND EXACT COPY OF A SURVEY MADE ON THE
GROUND BY CREWS UNDER MY DIRECTION OF SUBJECT
PROPERTY

[Handwritten signature]

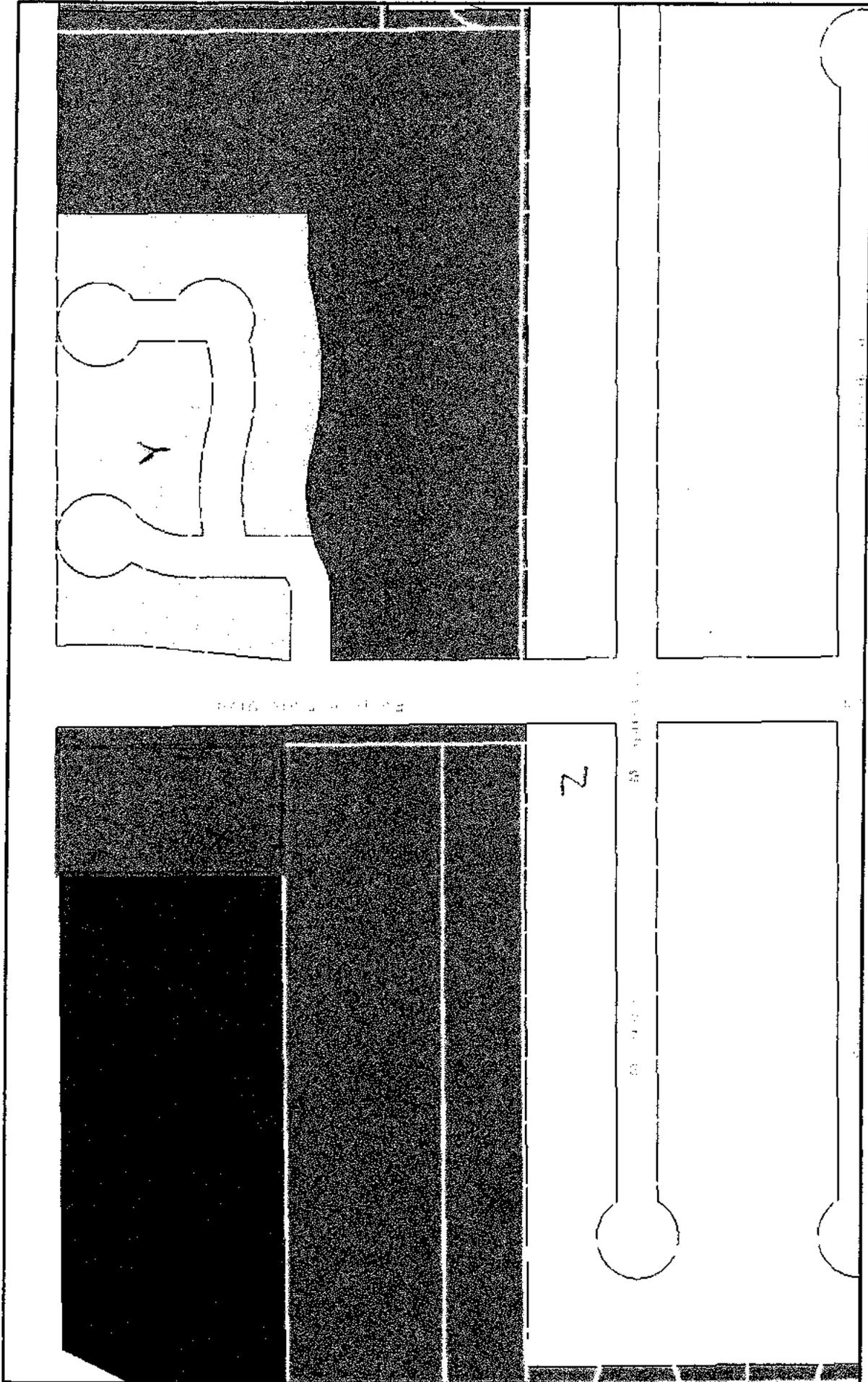
C A D E
ENGINEERS &
SURVEYORS, INC.



LOT B,
PAULSON'S SUBDIVISION # 1,
KLEBERG COUNTY, TEXAS.



X - 2029 E. General Cavazos

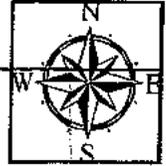


March 29, 2019

X - Agricultural 2024 E General Closures
 Y - R2 - replanted single family lots
 Z - C4 Z - R1

1:2,257
 0 0.0175 0.035 0.07 mi
 0 0.03 0.06 0.12 km
 Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

200 ft Buffer Map of 2029 E Gen. Cavazos



FM 1356

28657

25758

4001444

33335

43178 43179 43180

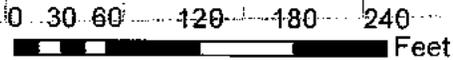
Isabella Drive

43201 43200 43199

34284

Paulson Falls Blvd

Margaret Ln



Legend

	2029 E General Cavazos
	200 ft Buffer

Drawn By:
 Planning Department
 Last Update: 3/7/2019
 Note:

DISCLAIMER
 THIS MAP IS FOR VISUAL PURPOSES ONLY.
 THE INFORMATION ON THIS SHEET MAY
 CONTAIN INACCURACIES OR ERRORS.
 THE CITY OF KINGSVILLE IS NOT
 RESPONSIBLE IF THE INFORMATION CONTAINED
 HEREIN IS USED FOR ANY DESIGN,
 CONSTRUCTION, PLANNING, BUILDING,
 OR ANY OTHER PURPOSE.


CITY OF KINGSVILLE
PLANNING DEPARTMENT
 410 West King
 Kingsville, Texas 78363
 Office: 361-595-8055

CIRCLE K STORES INC
ATTN: KELLY MCGUIRE
5500 S QUEBEC ST STE 100
GREENWOOD VLG, CO 80111-1908
#28657

PORT ARANSAS VENTURE #7
LLC
1140 WARBLER
KERRVILLE, TX 78028
#43178

AXLE MESSENGER LLC
1210 CYPHER ST
KINGSVILLE, TX 78363
#43201

PAULSON FALLS COMMUNITY
ASSOCIATION INC
PO BOX 975
KINGSVILLE, TX 78364-0975
#34284

CIRCLE K STORES INC
ATTN: KELLY MCGUIRE
5500 S QUEBEC ST STE 100
GREENWOOD VLG, CO 80111-1908
#4001444

PORT ARANSAS VENTURE #7
LLC
1140 WARBLER
KERRVILLE, TX 78028
#43179

JARED J CARSON
5701 SARATOGA BLVD
CORPUS CHRISTI, TX 78414
#43200

HENNESSEY KINGSVILLE
INVESTMENT LLC
555 HIGH ST STE 301
WESTWOOD, MA 02090-1629
#33335

PORT ARANSAS VENTURE #7
LLC
1140 WARBLER
KERRVILLE, TX 78028
#43180

LEWIS BRADSHAW
ETUX CHERYL
2047 ISABELLA DR
KINGSVILLE, TX 78363
#43199

FILE# 317522

FILED FOR RECORD

2019 MAR -5 PM 3: 52

STATE
COUNTY OF
BY *Clarissa Moreno*

CLARISSA M. MORENO

STATE OF TEXAS, COUNTY OF KLEBERG, I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED ON THE DATE AND TIME STAMPED HEREON BY ME AND WAS DULY RECORDED IN THE OFFICIAL RECORDS OF KLEBERG COUNTY, TEXAS.

MAR 06 2019

DELIVERY DATE



Stephanie G. Garza

STEPHANIE G. GARZA
COUNTY CLERK, KLEBERG COUNTY

ANY PROVISIONS HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE INVALID AND ENFORCEABLE UNDER FEDERAL LAW.

RETURN TO:

KINGSVILLE TITLE SERVICES

P O BOX 1434 - 115 N SEVENTH

KINGSVILLE, TEXAS 78363

RECORDER'S MEMORANDUM:

ALL OR PART OF A SOCIAL SECURITY NUMBER, IF CONTAINED IN THIS DOCUMENT, MAY HAVE BEEN REDACTED. TEX. GOV'T CODE SEC. 552.147(B) THE COUNTY CLERK MAY REACT A LIVING PERSON'S SOCIAL SECURITY NUMBER FROM ANY OR ALL DOCUMENTS CONTAINED FOR DISCLOSURE IN KLEBERG COUNTY.

317521

NOTICE TO PURCHASER

Date: February 25th, 2019

The real property, described below, that you are about to purchase is located in the South Texas Water Authority District. The district was established in 1979 by the 66th Legislature of the State of Texas; Article XVI, Section 59, of the Texas Constitution. South Texas Water Authority has taxing authority separate from other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. On August 11, 2001, voters within the STWA District approved an Operations and Maintenance tax not to exceed \$0.12 on each \$100 of assessed valuation. The O&M tax went into effect in the 2004 tax year. As of October 1, 2018, for Tax Year 2018 the O&M taxes levied by the district on real property located in the district is **\$0.067886** on each \$100 of assessed valuation. As of October 1, 2018, for Tax Year 2018 the debt service tax rate is **\$0.018778** on each \$100.00 assessed valuation. This is to pay for the \$5,200,000.00 bonds approved by the STWA voters in November 2012.

The district has the authority to adopt and impose a standby fee on property in the district that has water, sewer, sanitary or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this date, the amount of the standby fee is \$0.00. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

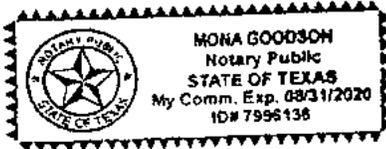
The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utilities facilities are owned or to be owned by the District.

The legal Description: Lot B, Paulson's Subdivision #1, an Addition To The Town of Kingsville, Kleberg County, Texas, as shown on Map or Plat of Record in Envelope 120. Map Records of Kleberg County, Texas.

SELLERS

x Joe Vaughn Johnson
Joe Vaughn Johnson

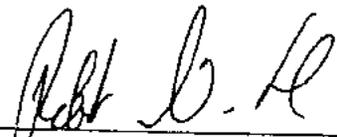
This instrument was acknowledged before me on the 26th day of Feb, 2019
Joe Vaughn Johnson.



sw

Ⓞ Mona Goodson
Notary Public, State of TX

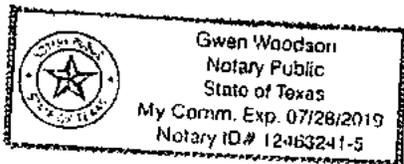
PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.



Robert De Pol

This instrument was acknowledged before me on the _____ day of _____, 2019, by Robert De Pol.

20th February 2019



Notary Public, State of Texas

Society

Thursday, March 7, 2019

Kingsville Record and Bishop News

3B

Fourth Degree Knights of Columbus honored with ceremony

Robert OJua, Martin Smith, Jimmy Rivers and Aaron Garcia were recently inducted into the Fourth Degree of the Knights of Columbus at a ceremony hosted by Most Precious Blood Catholic Church in Corpus Christi. The Fourth Degree is a layman's organization that focuses on the spiritual growth of its members and the community at large and encourages active Catholic citizenship. (Submitted Photo)



Kingsville Farmers Market celebrates fourth anniversary



The Kingsville Farmers Market marked its fourth anniversary on Feb. 23. About 30 vendors are involved in the KFM offering goods ranging from fresh vegetables to a wide variety. Longtime member Jerry Nix said the KFM is a fun community event. It's about meeting people and not just being a vendor. Nix said.

The Kingsville Farmers board would like to thank the Kingsville community and the many donors who have supported the market. For a year and a half, the Kingsville Farmers Market has been KFM Market. Since the market started, the KFM is held every fourth Saturday of the month from 9 a.m. to noon at the Downtown Farmers Market. Vendors are all charged a fee. Pictures from left are Jani Smith, Jennifer Nix, and KFM Manager Chalka Sowers at the market on Feb. 23. (Submitted photo)

Noon Rotary Club welcomes guest speakers



At left, Jesus Garcia, Kingsville city manager, was the guest speaker at the Noon Rotary Club Feb. 19. He spoke on planned improvements of city projects and the Noon Rotary Club. At right is Robert Nix, Secretary, Above Call, Risk Solutions, consulting officer at Nix/Aa Station Kingsville, spoke to the club last week. He spoke on the meaning of a new May and the U.S.S. Kingsville. At right is Rotary president J. Dawn Craig. (Submitted photo)

Senior Center Menu

Submitted item
The Rotary Club is our first step in providing the best care for our members. The menu is as follows:
Monday: Chicken, rice, and green beans.
Tuesday: Beef, rice, and green beans.
Wednesday: Pork, rice, and green beans.
Thursday: Turkey, rice, and green beans.
Friday: Chicken, rice, and green beans.
Saturday: Beef, rice, and green beans.
Sunday: Pork, rice, and green beans.

WE BUY OIL, GAS, & MINERAL RIGHTS
Both new producing and producing existing oil and gas leases. We buy mineral rights and oil and gas leases.
CALL TODAY 806.620.1422
LSDO MINERALS, LLC
PO Box 300 - Midland, TX 79702 USA
www.lsdominerals.com

TYPE-2 DIABETES I WARNING! FOURNIER'S GANGRENE ATTENTION!
This is an important warning for Type 2 Diabetics taking Invokana, Farxiga and Jardiance.
Gangrene of the genitals has been associated with the use of SGLT2 inhibitors.
CALL 24/7 1-800-800-9815
You may be entitled to compensation!

Donate A Boat or Car Today!
Boat
2-Night Free Vacation!
888-700-BOAT
www.boatangel.com

Be Your Own Boss Choose Your Own Routes!
Looking for full drivers to deliver new trucks all over the country, starting in Lumbia, TX.
Experienced preferred. Must have DOT physical and be willing to travel. 2018 to 2020. Great pay.
Quality
Apply Online at www.aqualitydriveway.com or call 534-642-2023

PUBLIC HEARING NOTICE
The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, April 3, 2019, at 6:00 p.m. wherein the Commission will discuss and take action on the following items and at which time all interested persons will be heard:
Robert De Pol, owner and applicant, requesting the rezoning of PARLSON'S SITE, LOT B, ACRES, also known as 2029 E General Cassano, Kingsville, Texas from AG (Agricultural District) to C4 (Commercial).
The meeting will be held at City Hall, 360 West King, in the Helen Kleberg Graves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8155.

PUBLIC HEARING NOTICE
The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, April 3, 2019, at 6:00 p.m. wherein the Commission will discuss and take action on the following items and at which time all interested persons will be heard:
Jason Abrams, owner and applicant, requesting a Special Use Permit for a residential accessory and incidental use located at ORIG TOWN, BLOCK 22, LOT 29-32 also known as 530 W Hendrix, Kingsville, Texas.
The meeting will be held at City Hall, 360 West King, in the Helen Kleberg Graves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8155.

PUBLIC HEARING NOTICE
The City Commission of the City of Kingsville will hold a Public Hearing Monday, April 8, 2019, at 6:00 p.m. wherein the City Commission will discuss the rezoning of the following item and at which time all interested persons will be heard:
Robert De Pol, owner and applicant, requesting the rezoning of PARLSON'S SITE, LOT B, ACRES, also known as 2029 E General Cassano, Kingsville, Texas from AG (Agricultural District) to C4 (Commercial).
The meeting will be held at City Hall, 360 West King, in the Helen Kleberg Graves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8102.

PUBLIC HEARING NOTICE
The City Commission of the City of Kingsville will hold a Public Hearing Monday, April 8, 2019, at 6:00 p.m. wherein the City Commission will discuss the rezoning of the following item and at which time all interested persons will be heard:
Jason Abrams, owner and applicant, requesting a Special Use Permit for a residential accessory and incidental use located at ORIG TOWN, BLOCK 22, LOT 29-32 also known as 530 W Hendrix, Kingsville, Texas.
The meeting will be held at City Hall, 360 West King, in the Helen Kleberg Graves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8102.

ORDINANCE #2019-_____

AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING MAP IN REFERENCE TO PAULSON'S SUBDIVISION #1, LOT B, ALSO KNOWN AS 2029 E. GENERAL CAVAZOS, KINGSVILLE, TEXAS, FROM AG (AGRICULTURAL DISTRICT) TO C4 (COMMERCIAL DISTRICT); AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; AND PROVIDING FOR PUBLICATION.

WHEREAS, the Planning Commission has forwarded to the City Commission its reports and recommendations concerning the application of Robert de Pol, owner applicant, for amendment to the zoning ordinance and zoning map of the City of Kingsville;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, April 3, 2019 during a meeting of the Planning and Zoning Commission, and on Monday, April 8, 2019 during a meeting of the City Commission, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the item WAS APPROVED with a 4-0 vote of the Planning Commission for the requested rezone with no abstentions; and

WHEREAS, the City Commission has determined that this amendment would best serve public health, necessity, and convenience and the general welfare of the City of Kingsville and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

SECTION 1. That the Zoning Ordinance of the City of Kingsville, Texas, is amended by changing the zoning of Paulson's Subdivision #1, Lot B, also known as 2029 E. General Cavazos from AG-Agricultural District to C4-Commercial District, as more specifically described on the Zone Change Map, attached as Exhibit A.

SECTION 2. That the official Zoning Map of the City of Kingsville, Texas, is amended to reflect the amendments to the Zoning Ordinance made by Section 1 of this ordinance.

SECTION 3. That the Zoning Ordinance and Zoning Map of the City of Kingsville, Texas, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

SECTION 4. That to the extent that these amendments to the Zoning Ordinance represent a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the Zoning Ordinance, as amended by this ordinance.

SECTION 5. That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

SECTION 6. That publication shall be made in the official publication of the City of Kingsville as required by the City Charter of the City of Kingsville.

INTRODUCED on this the 8th day of April, 2019.

PASSED AND APPROVED on this the _____ day of _____, 2019.

Effective Date: _____

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED:

Courtney Alvarez, City Attorney

AGENDA ITEM #7

City of Kingsville
Department of Planning and Development services

To: Mayor and City Commissioners
CC: Jesus A. Garza, City Manager
FROM: Tom Ginter, Director
DATE: March 29, 2019
SUBJECT: Rezoning request for 529 E. Ella R1 to R3

Summary: In June of 2018, Santiago Cantu submitted this same property for a rezoning request of R1 to R3. His plan is to build apartments there. This request is the same as the one submitted in June of 2018.

Background: As you recall a number of citizens were against the rezoning. At the time of writing this memo we have had three (3) contacts against the rezoning request. There is really not much to add, I have included in the packet the appropriate minutes from Planning and Zoning and both minutes from the City Commission the public hearing and the second reading. While Santiago Cantu showed up for the meeting, just prior to the meeting he decided to leave. When I asked him why, he said to me (1) that a citizen in the audience opposes it, which I told him earlier in the day that was going to be the case and (2) that he shouldn't have to beg for this rezoning because of the property taxes that he pays which all I could say is that we have a process. He then left the building. This happened just prior to 6pm when the meeting was to start. During the meeting 3 citizens came before the Planning and Zoning Commission to express their opinion that they are against the rezoning. All three individuals live in the buffer area. In addition when the area zoning map was put up on the screen it is evident all of the surrounding zoning is R1, which was noted by the planning and zoning commissioners.

Financial Impact: The financial impact could be a positive one. It would increase the appraised value of the property with this development which in turn provide more property tax revenue.

Recommendation: The Planning and Zoning Commission met on April 3rd to review this item. A motion was made to not recommend approval of this rezoning. The vote for the motion was 4 to 0.



To: Planning and Zoning Commissioner

From: Tom Ginter, Director

Date: March 29, 2019

Subject: Agenda Items 1 and 2 – Rezoning request for 529 E. Ella

These items refer to the rezoning request from Santiago Cantu at 529 E. Ella. As you recall he submitted this same rezoning request in June of 2018. At that meeting residents in the buffer area voiced their opinion against it. Enclosed in the packet are the following documents:

- A. A copy of the memo that I wrote to the City Commission that came from the discussion and results of the hearing that you had on the rezoning request. As you can see a motion was made to recommend approval of the rezoning request and it failed, 4 votes against and 0 votes for it.
- B. A copy of the minutes from the Planning and Zoning Commission meeting when this rezoning was considered.
- C. A copy of the minutes from the City Commission when it considered the item. As you can see it failed due to a lack of a motion.

At the time of writing this memo we have received three (3) contacts against the rezoning. You may also be wondering if there is any ordinance language on a time period before you can request a rezoning or a limit on the number of times one can request a rezoning and the answer is no. As long as the applicant pays the City the required fee, we will process the rezoning request. Also enclosed is a copy of the proposed development. At this time we are not sure if he is going to stay with it but I thought I would include it anyway. This development plan calls for four -two bedroom units.

**CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION**

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 529 E Ella Nearest Intersection 10th

(Proposed) Subdivision Name 3rd Lot 14-16 Block 6

Legal Description: 3rd, Block 6, Lot 14-16

Existing Zoning Designation R1 Future Land Use Plan Designation R-3

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Santiago Cantu Phone 956 778-7709 FAX _____

Email Address (for project correspondence only): sancan4@aol.com

Mailing Address: PO Box 197 City LeBlanca State TX Zip 78558

Property Owner Santiago Cantu Phone 956 778-7709 FAX _____

Email Address (for project correspondence only): sancan4@aol.com

Mailing Address: PO Box 197 City LeBlanca State TX Zip 78558

Select appropriate process for which approval is sought. Attach completed checklists with this application.

<input type="checkbox"/> Annexation Request	No Fee	<input type="checkbox"/> Preliminary Plat	Fee Varies
<input type="checkbox"/> Administrative Appeal (ZBA)	\$250.00	<input type="checkbox"/> Final Plat	Fee Varies
<input type="checkbox"/> Comp. Plan Amendment Request	\$250.00	<input type="checkbox"/> Minor Plat	\$100.00
<input checked="" type="checkbox"/> Re-zoning Request	\$250.00	<input type="checkbox"/> Re-plat	\$250.00
<input type="checkbox"/> SUP Request/Renewal	\$250.00	<input type="checkbox"/> Vacating Plat	\$50.00
<input type="checkbox"/> Zoning Variance Request (ZBA)	\$250.00	<input type="checkbox"/> Development Plat	\$100.00
<input type="checkbox"/> PUD Request	\$250.00	<input type="checkbox"/> Subdivision Variance Request	\$25.00 ea

Please provide a basic description of the proposed project:

wait to build apts

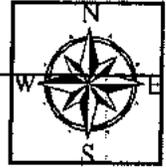
I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature Santiago Cantu Date: 02-28-19

Property Owner's Signature _____ Date: _____

Accepted by: _____ Date: _____

200 ft Buffer Map of 529 E Ella



10118

17070

23883

14752

22373

19402

18637

17103

Ella Ave

16734

17492

18256

19025

19818

10th St

11526

12337

13138

16843

16304

22892

22135

12893

16667

14866

14073

13248

Santa Gertrudis St

0 20 40 80 120 160 Feet

Legend

529 E ELLA

200 ft Buffer

Drawn By:
Planning Department

Last Update: 3/7/2019

Note:

DISCLAIMER
THIS MAP IS FOR VISUAL PURPOSES ONLY.
THE INFORMATION ON THIS SHEET MAY
CONTAIN INACCURACIES OR ERRORS.
THE CITY OF KINGSVILLE IS NOT
RESPONSIBLE IF THE INFORMATION CONTAINED
HEREIN IS USED FOR ANY DESIGN,
CONSTRUCTION, PLANNING, BUILDING,
OR ANY OTHER PURPOSE.



**CITY OF KINGSVILLE
PLANNING DEPARTMENT**

410 West King
Kingsville, Texas 78363
Office: 361-395-8055

1/1

DIOCESE OF CC
% MOST REV WM MICHAEL
MULVEY, STL D D
PO BOX 2620
CORPUS CHRISTI, TX 78403-2620
#10118

CARMEN UTLEY
ETVIR RAMIRO UTLEY
530 E ELLA AVE
KINGSVILLE, TX 78363-3833
#14752

JOSE R HERRERA JR
604 E ELLA
KINGSVILLE, TX 78363
#18637

EMILIO C MIRELES JR
ETUX ANNA A
519 E ELLA AVE
KINGSVILLE, TX 78363-3832
#17492

SANTIAGO CANTU
PO BOX 197
LA BLANCA, TX 78558-0197
#19818

VERONICA JANELL GARCIA
1327 E SANTA GERTRUDIS ST
KINGSVILLE, TX 78363-4803
#13138

ROSARIO RIOS
524 E SANTA GERTRUDIS ST
KINGSVILLE, TX 78363-3845
#22892

SONJA D REYNA
AKA SONJA D RIOJAS
600 E SANTA GERTRUDIS
KINGSVILLE, TX 78363
#15657

ARTURO REYES EST
612 E SANTA GERTUDIS
KINGSVILLE, TX 78363
#13248

JOSE MANUEL LOZANO
516 E ELLA AVE
KINGSVILLE, TX 78363-3833
#17070

RAMIRO UTLEY
530 E ELLA AVE
KINGSVILLE, TX 78363-3833
#22373

DAVID DIAZ JR
1102 RED RANCH CIR
CEDAR PARK, TX 78613
#17103

ANNA G MIRELES
ETVIR EMILIO
519 E ELLA AVE
KINGSVILLE, TX 78363-3832
#18256

MARY GUZMAN FREELON
609 E ELLA
KINGSVILLE, TX 78363
#11526

MARIA I CAVAZOS DEL
BOSQUE
510 E SANTA GERTRUDIS ST
KINGSVILLE, TX 78363-3845
#16843

ARTURO MORENO
524 E SANTA GERTRUDIS ST
KINGSVILLE, TX 78363-3845
#22135

JOSE SALVADOR ARIAS
PO BOX 1383
KINGSVILLE, TX 78364-1383
#14866

MARINA M LOZANO EST
528 E ELLA AVE
KINGSVILLE, TX 78363-3833
#23883

JOSE H CAVAZOS JR
508 E SANTA GERTRUDIS ST
KINGSVILLE, TX 78363-3845
#19402

DRUSILLA ANN LOMAS
503 E ELLA AVE
KINGSVILLE, TX 78363-3832
#16734

FLAVIO SALAZAR EST
ANGELITA GUEVARA EST
521 E ELLA AVE
KINGSVILLE, TX 78363-3832
#19025

MARY GUZMAN FREELON
609 E ELLA AVE
KINGSVILLE, TX 78363-3951
#12337

ERNESTO E VALADEZ EST
ELENA H NORMAN (IND EXEC)
7718 HIDDEN IVEY COURT
ORLANDO, FL 32189
#15304

JILMA GUEVARA VIDAURRI
209 JACKSON PL
CORPUS CHRISTI, TX 78411-
1215
#12893

JOSE SALVADOR ARIAS
PO BOX 1383
KINGSVILLE, TX 78364-1383
#14073

To: Planning and Zoning Commissioners

From: Tom Ginter, Director

Date: June 1, 2018

Subject: Agenda Items #2 and #3

Attached is an application for a rezoning at 529 E. Ella. Enclosed is a map which reflects the current zoning is R1. As you can see from the map all of the zoning around this lot is R1. The proposed development are 2- 2 bedroom apartments. While the development itself isn't obtrusive on its own, do we want to start this kind of trend in this part of Kingsville.

Enclosed is a 2 page drawing of the project. The intent of this document is to give you a better idea as to what they want to build. The intent is not to get into detail on the design since that is the responsibility of the development review committee. Also remember that not much more than 1 month ago, we just rezoned a significant amount of property from R3 to R1. Frankly eventually the building of apartments may occur there but could this be too soon?

A

**City of Kingsville
Department of Planning and Development Services**

TO: Mayor and City Commissioners
CC: Jesus A. Garza, City Manager
FROM: Tom Ginter, Director
DATE: June 1, 2018
SUBJECT: Rezoning request from R1 to R3 at 529 E. Ella

*No Motion
Motion 6-25 - 4
Failed*

Summary: Applicant requests that he be allowed to build a ⁴ 2-2 bedroom structures at 529 E. Ella. Current zoning is R1 and the request is to rezone to R3. ^{4 units}

Background: The issue of rezoning property for apartments is one that will be presented to the City Commission on a continual basis I believe. The property surrounding this request is zoned R1 as evidenced by the map that is enclosed. Also enclosed is a copy of a site plan and layout of the structure. The purpose is to give you an idea of the project not necessarily to review the design and construction of the building. Also remember the City Commission just rezoned property from R3 to R1 not much more than a month ago. Eventually the building of apartments may occur there but could this be too soon?

Financial Impact: There is obviously revenue gained from this development. Building permit fee with the assumption that the value would increase consequently the property tax could.

Recommendation: The Planning and Zoning Commission met on June 6 to review and provide a recommendation. The motion was made to approve the re zoning from R1 to R3, the motion failed 4 votes against and 0 for. The Planning and Zoning Commission did not give an approval recommendation concerning this re zoning request.



B

same hardy plank and color as the house. The applicant stated that it would have the same siding and color to match the house.

Mr. Alvarez asked if the lot is big enough. Mr. Ginter replied that the lot is big enough.

Debbie Tiffie made a motion to approve the Special Use Permit with the following conditions: that it is to be used for a family room, not be used for commercial and/or as a rental of any kind. Lupe Alvarez seconded. All in favor; none opposed. Motion carried.

*6. **Public Hearing regarding Roque Ordoñez, applicant, Santiago Cantu, owner, requesting the rezone of 3rd, Block 6, Lot 14-16 also known as 529 E Ella Street from R1 (Single Family) to R3 (Multi-Family District).**

Tom Ginter approached the podium and went over an image that was being displayed on the projected. Mr. Ginter stated that the lot at 529 E Ella is currently vacant. There is a chain link fence that goes around the lot. Mr. Ginter pointed out that the surrounding zoning was all R1 (Single Family).

Ramiro Utley approached the podium and stated that there is high traffic on 10th street. He stated that it would be unsafe to put apartments there, because of the consistency of the traffic. And the street is too narrow to support cars parked on the street. Mr. Utley stated that there have been accidents in the area and if they open it up to multi-family, the traffic is going to increase. Mr. Utley stated that he opposed the change to multi-family.

Mr. Ginter commented that the proposed Multi-Family structure is a duplex. Two, two-bedroom units that will face Ella with parking spaces on the front of the lot. Lupe Alvarez asked if it is a 50-foot lot. Mr. Aldrich stated that it was 75-foot lot and asked if each of those buildings was an apartment. Mr. Ginter replied that it was but Mr. Aldrich commented that it's not and that it has two bedrooms on the right and two on the left. Mr. Aldrich commented that it was two units and had 9 parking spaces. Mr. Ginter replied that was correct. Mr. Aldrich asked if the parking lot fed off Ella. Mr. Ginter replied that the driveway as in the site plan is off Ella street.

Mr. Alvarez asked if it was all one unit. Mr. Ginter replied no, and that there's a separation in the middle. There's a roof, but the walls aren't attached. Mr. Utley asked if they were going to face 10th street or Ella Street. Mr. Ginter replied that in the site plan it shows Ella Street.

Mr. Utley approached the podium and stated that it's going to put traffic on Ella street. His main concern is the traffic that it is going to bring to the neighborhood.

Mr. Utley commented that when there's events at the Parish Hall, traffic gets backed up on 10th Street and Ella. Mr. Utley stated that there have been accidents on that corner.

Mr. Alvarez stated that he is more interested in the rezoning more than the traffic and asked Mr. Ginter if other people had said anything. Mr. Ginter replied that he received one phone call from the Diocese of Corpus Christi, who owns St. Martin's Parish Hall. They stated that they did not have a problem with it when Mr. Ginter told them it was going to be a duplex type of structure.

Mr. Alvarez asked if it was an empty lot. Mr. Utley stated that a house burned down and the city finished tearing it up.

Debbie Tiffie stated that she did not understand why they needed 9 parking spots. Mr. Ginter stated that is what they put on the plans. It hasn't been reviewed by city staff. Mr. Alvarez commented that it was a lot of parking spaces. Mr. Ginter stated that it was two per unit. All they need is 4 by City's requirements. He reminded the Commission that it has not gone through review. Because if it doesn't get rezoned, it's not going to be built. He just wanted to show the layout of the apartment building. Mr. Ginter stated that it doesn't have to have 9 parking spaces. 2 per unit. They need 4 and 1 ADA parking space.

✕7. **Discuss and Consider Action regarding Roque Ordoñez, applicant, Santiago Cantu, owner, requesting the rezone of 3rd, Block 6, Lot 14-16 also known as 529 E Ella Street from R1 (Single Family) to R3 (Multi-Family District).**

Mr. Ginter stated that he drove around the lot and that it is an older neighborhood in Kingsville.

Mr. Alvarez asked Mr. Utley if it made a difference to him if they changed it from 9 parking spaces to 4. Mr. Utley commented that it would not. Mr. Alvarez asked again if it depended on the number of parking. Mr. Utley stated that it did. Mr. Alvarez continued and said that if someone built a house there, families typically have 3-4 cars. He asked Mr. Utley if it was because of the traffic or the proposed 9 parking spaces. Mr. Utley stated that even with the nine parking spaces, it will still take up all the space between Ella and the parking lot of the church.

Ms. Tiffie asked Mr. Utley if he was against the proposal because it's not R1 and would prefer to keep it R1 or because of the parking. Mr. Utley replied that he would prefer to keep it Single-Family Residential.

Mr. Zamora asked Ms. Resendez if she had received any letters or phone calls. Ms. Resendez replied that she had not. Mr. Ginter stated that the only phone call was from the Diocese of Corpus Christi.

- * Mr. Alvarez asked if the houses around there are occupied. Mr. Ginter replied that it seemed like that when he drove around.

Mr. Zamora commented that he had a problem with spot zoning and the possibility of them scraping the plans and building a two-story apartment building.

Mr. Alvarez asked Mr. Ginter if the builders own the lot. Mr. Ginter replied that according to appraisal records, Santiago Cantu owns the property.

Bill Aldrich made a motion to approve the rezone of 3rd, Block 6, Lot 14-16 also known as 529 E Ella Street from R1 to R3. Debbie Tiffée seconded. Bill Aldrich, Lupe Alvarez, Debbie Tiffée and Steve Zamora voted No. 0-4. Motion failed.

8. **Discuss and Consider Action on amending the City of Kingsville Code of Ordinances by amending Section 15-6-21 Definitions to include a definition of a winery.**

Mr. Ginter provided the definition of a winery for the Commissioners. Mr. Aldrich asked if it is just about growing grapes or processing. Mr. Ginter replied that it was for both.

Bill Aldrich made a motion to approve the amending the City of Kingsville Code of Ordinances by amending Section 15-6-21 Definitions to include a definition of a winery. Debbie Tiffée seconded. All in favor; none opposed. Motion carried.

9. **Discuss and Consider Action on amending the City of Kingsville Code of Ordinances by amending Chapter XV, Zoning, Amending Appendix A – Land Use Categories to add Winery.**

Mr. Ginter stated that he recommends to the Commission to allow it in Agricultural (AG), Light Industrial (I1), Heavy Industrial (I2), and maybe Commercial (C4). Mr. Aldrich suggested that the Special Use Permit process was placed for C4. Mr. Ginter and the board agreed.

Bill Aldrich made a motion to approve the amending of the City of Kingsville Code of Ordinances by amending Chapter XV, Zoning, Amending Appendix A – Land Use Categories to add Winery. Permitted in AG, I1, I2 but a Special Use Permit is required for C4. Lupe Alvarez seconded. All in favor; none opposed. Motion carried.

10. **Miscellaneous** – Mr. Zamora brought up a zoning violation concern on a property on Doddridge and 12th street. Mr. Ginter stated that he will look into it.

11. **Adjournment** - Meeting adjourned at 6:47 PM

C

for a residential accessory and incidental use. Agent Roque Ordonez for owner Fernando Cruz. (Director of Planning & Development Services).

Mayor Fugate announced and opened this public hearing at 6:01 P.M.

Mayor Fugate announced that this is a public hearing and if anyone would like to speak on behalf of this item may do so now with a five-minute time limit. Additional time cannot be extended by City Commission.

Mr. Tom Ginter, Director of Planning & Development Services reported that the applicant would like to build a detached structure behind his home for the use of a game room. There will be a sidewalk from his home to the structure. The structure will have water and sewer. The Planning & Zoning Commission has met on this item on June 6, 2018 to review this request. They approved a recommendation to approve the special use request with the following conditions; that the structure to be built is to be used for a game room/family room and not to be used as a business or rental unit. The requestor agreed to these conditions. The Planning & Zoning voted 4-0 to recommend approval of this special use request.

Mayor Fugate closed this public hearing at 6:04 P.M.

*** 2. Public hearing regarding an ordinance changing the zoning map in reference to 3rd, Block 6, Lot 14-16, also known as 529 E. Ella Street, from R1-Single Family to R3-Multi-Family District. Agent Roque Ordonez for owner Santiago Cantu. (Director of Planning & Development Services).**

Mayor Fugate announced and opened this public hearing at 6:04 P.M.

Mayor Fugate announced that this is a public hearing and if anyone would like to speak on behalf of this item may do so now with a five-minute time limit. Additional time cannot be extended by City Commission.

Mr. Ginter showed a map of where the said location is located. He stated that the surrounding properties to this location are zoned as R-1. Ginter reported that applicant is requesting that he be allowed to build two structures with two units in each structure with a breezeway in the middle, with connection by the roof. He stated that the entrance would be off Ella. Number of parking spaces required is nine; two parking spaces per unit, making it eight parking spaces for the four units, and one additional space for ADA. Ginter stated that there was discussion and received letters today from property owners near the location, both opposing the rezoning. Ginter further stated that during the Planning & Zoning Commission, a motion was made to approve it, but failed by a 4-0 vote.

Mrs. Alvarez commented that for clarification for the record, that there are two different property addresses who filed letters today in opposition.

Mr. Ginter knotted that his was correct.

Mr. Ramiro Utley, 530 E. Ella, commented that he is opposed to this request as the area it is now, all single-family residents, which has been for many years, and as he has lived there for 50 years, he would like for it to remain a single residence. Utley stated that he has no opposition is they would like to build a home on the property. But being a multi-unit, he is concerned about the high traffic that this multi-unit could bring into his neighborhood. At this time, there is already high traffic due to 10th Street not having any stop signs; so, for individuals around the area, it is considered a highway. He further commented that he is concerned about the traffic and the rotating of neighbors.

Mayor Fugate closed this public hearing at 6:08 P.M.

Public
Hearing
June 11, 2019

C

CONSENT MOTIONS, RESOLUTIONS, ORDINANCES AND ORDINANCES FROM PREVIOUS MEETINGS:

(At this point the Commission will vote on all motions, resolutions and ordinances not removed for individual consideration.)

Motion made by Commissioner Pecos to approve the consent agenda as presented, seconded by Commissioner Leubert. The motion was passed and approved by the following vote: Hinojosa, Leubert, Pecos, Lopez, Fugate voting "FOR".

1. Motion to approve final passage of an ordinance by granting a Special Use Permit for 981 N. Lantana, also known as KT&I Co., Block 9, Lot 50x162.6 SW PT 1 (closed Lee St. between Block 6 & 7), for a residential accessory and incidental use. (Director of Planning & Development Services).
2. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances by amending Chapter II-Administration, Article 3- Departments, Boards, & Commissions, by amending Section 3-3-101, providing for the creation of an additional hotel representative on the Hotel Occupancy Tax Advisory Board and removing the Tourism Director as a voting member. (Tourism Director).
3. Motion to approve final passage of an ordinance amending the FY17-18 Budget to accept and expend Park donations from La Posada de Kingsville. (Parks Manager).
4. Motion to approve final passage of an ordinance amending the FY17-18 Budget to include the final totals for two capital leases. (Finance Director).
5. Motion to approve a resolution accepting funds for Operation Stonegarden Grant #3194303 with the Homeland Security Grants Division of the Governor's Office for Local Border Security to interdict criminal activity with no anticipated cash match, authorizing the City Manager or his designee to act on the City's behalf with such program, and providing for an effective date. (Police Chief).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

***VI. Items for consideration by Commissioners.⁴**

6. Consider final passage of an ordinance by changing the zoning map in reference to 3rd, Block 6, Lot 14-16, also known as 529 E. Ella Street, from R1-Single Family to R3-Multi-Family District. (Director of Planning & Development Services).

Mayor Fugate stated that this item was voted on at the Planning and Zoning Board meeting and it was voted against unanimously. Mr. Ginter did concur. Mayor Fugate mentioned that the neighborhood filed objections. Mr. Ginter stated that members of the community were present in the audience and no one was present from the other party.

Item failed due to lack of motion.

7. Consider final passage of an ordinance amending the City of Kingsville Code of Ordinances by amending Chapter IX-General Regulations, Article 8- Parks and Recreation, providing for revised fees for the L.E. Ramey Golf Course. (Golf Course Manager).

2 DETENTION AREA DETAIL



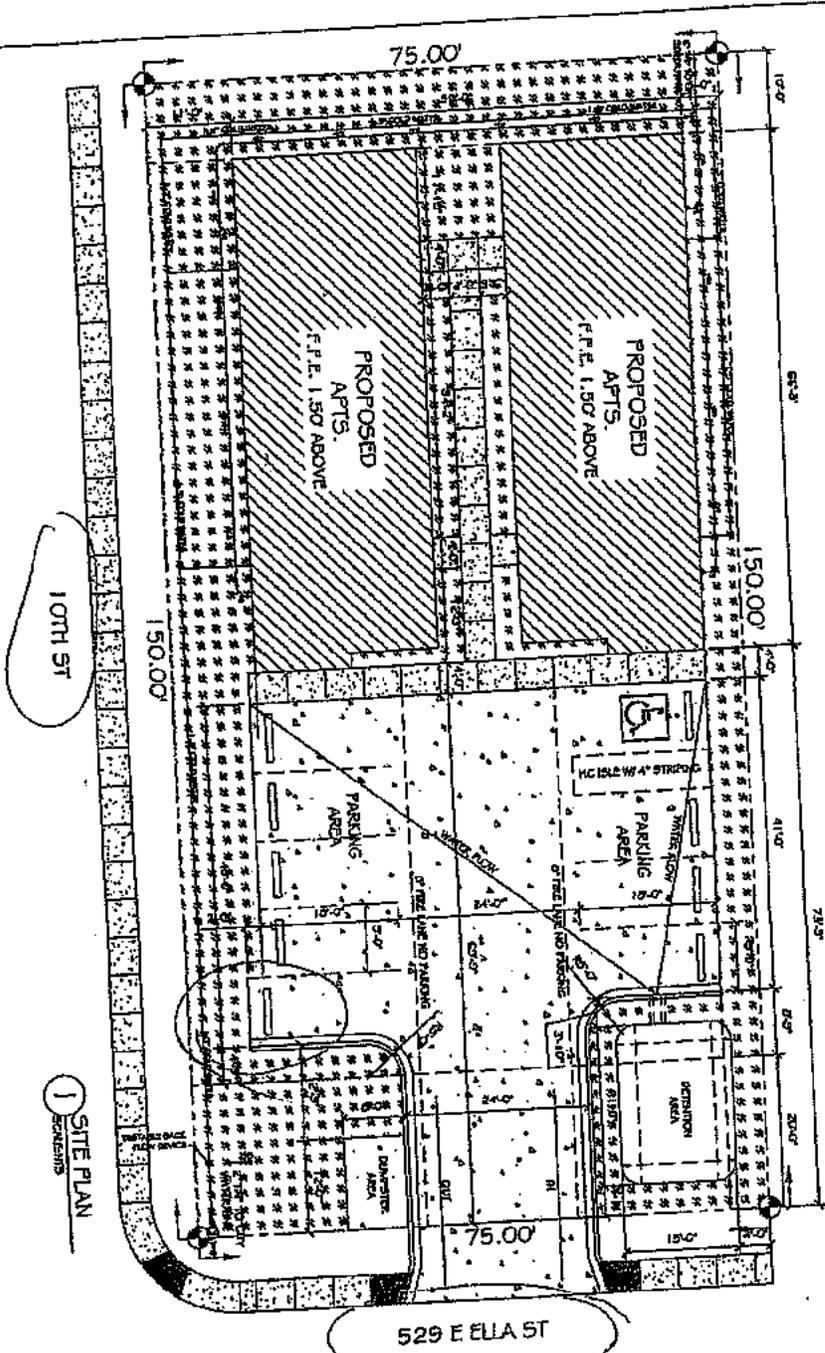
3 DRIVEWAY PLAN VIEW DETAIL



4 DRIVEWAY SECTION VIEW DETAIL



1 SITE PLAN



GROUND COVER LEGEND

	DRIVE-WAY + PARKING
	SIDEWALK
	NEW CONSTRUCTION
	GRASS

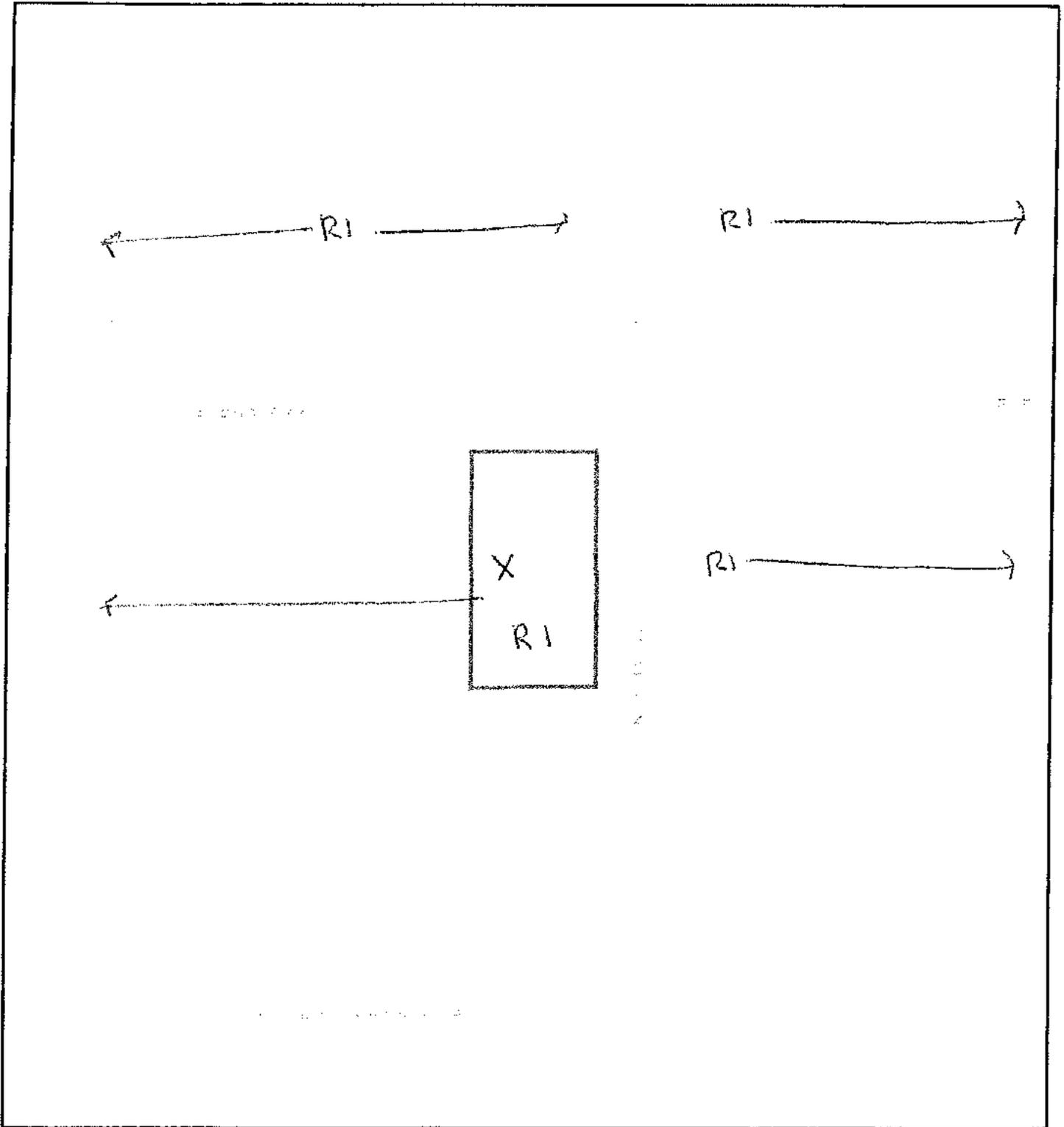
LEGAL DESCRIPTION
529 E ELLA ST.
KNOXVILLE, TN

NUMBER OF PARKING SPACES
FUNCTIONAL PARKING - 9
TOTAL PARKING - 9

IMPORTANT DESIGNER NOTES:
THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO CONSTRUCT THIS STRUCTURE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY PRIOR TO COMMENCING CONSTRUCTION.

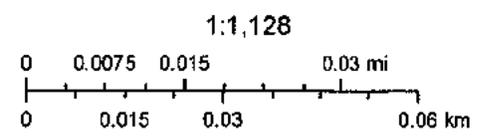
Sheet Number AS1.0	Drawn By: Mano A. Gonzalez	Builder: S.C. CONSTRUCTION LLC 956-776-7709	Drawing Scale: VARIES
	Owner: SANTIAGO CANTU	Project Title: PROPOSED APTS.	
	Date Drawn: 2/21/2018	PLANS DESIGNS "ORDONEZ" 956-560-4087	





March 29, 2019

X - 529 E. Ella



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Lady Lions beat Lady Badgers, 3-2

By Frank Cardenas
Reporter

A battle between District 31-3A coach Sofia Gutierrez Acosta and Bishop Academy ended with the Lady Lions prevailing as they beat the Lady Badgers 3-2.

Bishop Academy had a moment of performance for the Lady Badgers, but the Lions were going up two runs on four hits and striking out 11 batters.

Pitcher Vera for the Lady Badgers said she did not like the ball being thrown to her and hitting a home run over the outfield fence in the bottom of the seventh inning.

The Academy Lady Lions were able to get a run on the field in the top of the eighth inning on a grand slam allowed Carlos Hernandez to score home run.

Acosta said that the Lady Lions executed their lead in the top of the ninth after all batters had shown a lead that allowed Sofia Gutierrez Acosta to pitch the bottom half of the ninth. Acosta Martinez hit

a single into left field and brought in Evgenia Timonova to put a runner on the base for the Lady Badgers. Vera then hit a lead-off solo home run, but the Lady Lions were able to get a runner on the base.

Acosta said the Lions scored with two runs in the top of the seventh inning on a sacrifice fly and a single.

The Lady Badgers had a total of four runs from three errors on the field and on the field in the bottom of the eighth.

After two straight outs, Evgenia Cherny walks to get on base. With a runner on base, Evgenia Cherny hits a home run to put a runner on the base.

Lady Lions Coach Theresa De Leon said that the game started off strongly, but the Lions had a disappointing game.

De Leon said that the Lions had a very good game, but they were not able to get a run on the field in the bottom half of the ninth. Acosta Martinez hit

a single into left field and brought in Evgenia Timonova to put a runner on the base for the Lady Badgers. Vera then hit a lead-off solo home run, but the Lady Lions were able to get a runner on the base.

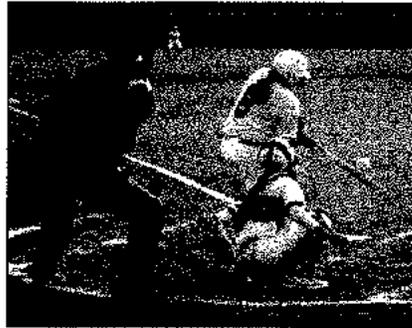
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The Bishop Lady Badgers test a close contest to the Sofia Gutierrez Academy Lady Lions Tuesday night (Photo by Frank Cardenas)

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The Academy Lady Lions were able to get a run on the field in the top of the eighth inning on a grand slam allowed Carlos Hernandez to score home run.

All-District honors announced

Staff Report

Many athletes in the area were awarded All-District honors for their performance in the 2018-19 high school sports season.

In District 31-3A, Bianca had two All-District honors in the boys team and a total of 11 points for the girls team.

For the boys team, Alex Martinez was named to the All-District second team and Nolan Baum named on the varsity with honorable mention.

For the girls team, Sofia Gutierrez Acosta named National of the Year in the District, Madison Alvarado and Brian Torres were named to the All-District first team.

Madison Alvarado named to the All-District first team and Brian Torres named to the All-District first team.

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Academy's Munoz named Dist. 31-3A Coach of the Year

Staff Report

Academy's Sofia Gutierrez Acosta was named District 31-3A Coach of the Year for her leadership and coaching success.

Acosta coached the Academy Lady Lions to a record-breaking season in the district, leading them to a championship and a place in the state tournament.

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www.LawhonDental.com

Dr. Tanya P. Lawhon, DDS
General Dentistry

312 South Ave. S. Bishop, TX 78345
(361) 584-2217

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, April 3, 2019, at 6:00 pm, where the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

Santiago Cantu, owner and applicant, requesting the rezoning of Tract Block 6, Lot 14-16 also known as 529 E. Ella Street, Kingsville, Texas from R1 (Single Family) to R3 (Multi-Family District).

The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Graves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, April 8, 2019, at 6:00 pm, where the City Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

Santiago Cantu, owner and applicant, requesting the rezoning of Tract Block 6, Lot 14-16 also known as 529 E. Ella Street, Kingsville, Texas from R1 (Single Family) to R3 (Multi-Family District).

The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Graves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

ORDINANCE #2019-_____

AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING MAP IN REFERENCE TO 3rd, BLOCK 6, LOTS 14-16, ALSO KNOWN AS 529 E. ELLA, KINGSVILLE, TEXAS, FROM R1 (SINGLE FAMILY DISTRICT) TO R3 (MULTI-FAMILY DISTRICT); AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; AND PROVIDING FOR PUBLICATION.

WHEREAS, the Planning Commission has forwarded to the City Commission its reports and recommendations concerning the application of Santiago Cantu, owner applicant, for amendment to the zoning ordinance and zoning map of the City of Kingsville;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, April 3, 2019 during a meeting of the Planning and Zoning Commission, and on Monday, April 8, 2019 during a meeting of the City Commission, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the item WAS DENIED with a 4-0 vote of the Planning Commission against the requested rezone with no abstentions; and

WHEREAS, the City Commission has determined that this amendment would best serve public health, necessity, and convenience and the general welfare of the City of Kingsville and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

SECTION 1. That the Zoning Ordinance of the City of Kingsville, Texas, is amended by changing the zoning of 3rd, Block 6, Lots 14-16, also known as 529 E. Ella from R1-Single Family District to R3-Multi-Family District, as more specifically described on the Zone Change Map, attached as Exhibit A.

SECTION 2. That the official Zoning Map of the City of Kingsville, Texas, is amended to reflect the amendments to the Zoning Ordinance made by Section 1 of this ordinance.

SECTION 3. That the Zoning Ordinance and Zoning Map of the City of Kingsville, Texas, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

SECTION 4. That to the extent that these amendments to the Zoning Ordinance represent a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the Zoning Ordinance, as amended by this ordinance.

SECTION 5. That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

SECTION 6. That publication shall be made in the official publication of the City of Kingsville as required by the City Charter of the City of Kingsville.

INTRODUCED on this the 8th day of April, 2019.

PASSED AND APPROVED on this the _____ day of _____, 2019.

Effective Date: _____

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED:

Courtney Alvarez, City Attorney

AGENDA ITEM #8

**For condemnation information regarding
630 W. Fordyce, see public hearing #4**

AGENDA ITEM #9

**For condemnation information regarding
1729 S. 7th St. (228 E. Ailsie #4),
see public hearing #5**

AGENDA ITEM #10

**For condemnation information regarding
513 W. Johnston
see public hearing #6**

AGENDA ITEM #11

**For condemnation information regarding
510 E. Ave B
see public hearing #7**

AGENDA ITEM #12

**For condemnation information regarding
213 W. Santa Gertrudis
see public hearing #8**

AGENDA ITEM #13

**For condemnation information regarding
721 E. Johnston
see public hearing #9**

AGENDA ITEM #14

RESOLUTION #2019-_____

A RESOLUTION AUTHORIZING STAFF TO PROCEED WITH PLACING FOR SALE THE CITY'S 3.01 ACRES OF LAND LOCATED OFF EAST KING AVENUE (KT&I CO., BLOCK 10, LOT PT 7) IN KINGSVILLE, TEXAS.

WHEREAS, the City of Kingsville owns 3.01 acres of land off East King Avenue at KT&I Co., Block 10, Lot Pt 7, in Kingsville, Texas;

WHEREAS, the land is undeveloped and the City has no future plans for the land;

WHEREAS, the City Commission of the City of Kingsville finds it in the best interest of the citizens of Kingsville that the 3.01 acres of city-owned land off East King Avenue at KT&I Co., Block 10, Lot Pt 7, in Kingsville, Texas be placed for sale as authorized by the Texas Local Government Code; and

WHEREAS, the City believes that placing the land for sale would place the property back on the tax roll and may allow for future development of the property; and

WHEREAS, pursuant to the Texas Local Government Code, real property owned by the City can be sold via public auction, sealed bids, or through a broker, unless an exception is met;

WHEREAS, the City finds the property does not meet any of the exceptions to the bidding requirement as set out in Texas Local Government Code Section 272.001, staff recommends the property be sold via a broker as allowed by Texas Local Government Code Section 253.014 with the best offer coming back before the Commission for approval of the sale;

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City Commission of the City of Kingsville authorizes staff to proceed with placing for sale via a broker in compliance with the Texas Local Government Code the City's 3.01 acres of real property located off East King Avenue at KT&I Co., Block 10, Lot Pt 7, in Kingsville, Texas.

II.

THAT all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

III.

THAT this Resolution shall be and become effective on and after adoption.

PASSED AND APPROVED by a majority vote of the City Commission the 8th day of April, 2019.

Sam Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

**METES AND BOUNDS DESCRIPTION
(PROPOSED 3.01 ACRE TRACT)
Kleberg County, Texas.**

A 3.01 acre tract of land, 131,079.9 square feet, being out of a called 7.76 acre tract, conveyed to the City of Kingsville described by instrument recorded in Volume 143, Page 514 of the Deed Records of Kleberg County, Texas. Said 3.01 acre tract being more fully described as follows with bearings based on the North American Datum of 1983 (CORS 1996) from the Texas State Plane Coordinate System, Texas South Zone (4205):

BEGINNING at a 5/8 inch iron rod set, being the northwest corner of the herein described tract, said point also having state plane coordinate values of, X=1,196,408.10, Y= 17,077,313.14;

THENCE: N 89°00'06" E, a distance of 334.91 feet to a 5/8 inch iron rod found on the east line of said 7.76 acre tract, the east line of a called 31.47 acre tract conveyed to Kleberg County described by instrument recorded in Volume 83, Page 17 of the Deed Records of Kleberg County, Texas, the southwest corner of a called 3.686 acre tract and the northwest corner of a called 0.536 acre tract both conveyed to Luis Esquivel described by instrument recorded in Volume 498, Page 192 of the Deed Records of Kleberg County, Texas, being the northeast corner of the herein described tract;

THENCE: S 00°59'57" E (called South), along and with the east line of said 7.76 acre tract, the east line of said 31.47 acre tract and the west line of said 0.536 acre tract, a distance of 391.25 feet to a 5/8 inch rod found for the southeast corner of said 7.76 acre tract, the southeast corner of said 31.47 acre tract, the southwest corner of said 0.536 acre tract and on the north line of King Avenue, an 80-foot public right-of-way, being the southeast corner of the herein described tract;

THENCE: S 88°59'39" W (called West), along and with the south line of said 7.76 acre tract, the south line of said 31.47 acre tract and the north right-of-way line of said King Avenue a distance of 335.11 feet, to 5/8 inch iron rod set on the south line of said 7.76 acre tract, the south line of said 31.47 acre tract and the north right-of-way line of said King Avenue, being the southwest corner of the herein described tract;

THENCE: N 00°58'08" W, departing the south line of said 7.76 acre tract, the south line of said 31.47 acre tract and the north right-of-way line of said King Avenue, a distance of 391.29 feet to the **POINT OF BEGINNING** and containing 3.01 acres in Kleberg County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by FSC, Inc. attached hereto.

All bearings, distances and coordinates are grid and refer to the Texas State Plane Coordinate System of 1983 (NAD83), South Zone 4205.

This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form does not constitute a legal document. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in *all* future conveyances, *without any revisions or deletions*.

This herein survey description was prepared without the benefit of a title commitment.

A plat accompanies this description.

PRELIMINARY. THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT

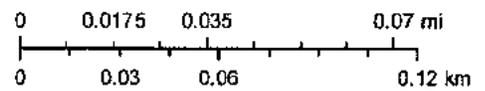
Sergio Z. Canales
Registered Professional Land Surveyor
State of Texas No. 6040
July 12, 2018
Job No. 2018071621

PD Property



April 2, 2019

1:2,257



AGENDA ITEM #15

**City of Kingsville
Purchasing Department**

TO: Mayor and City Commissioners
CC: Jesus A. Garza, City Manager
FROM: Charlie Sosa, Purchasing Manager
DATE: March 28, 2019
SUBJECT: Real Estate Broker Agreement

Summary:

This item authorizes the Real Estate Broker Agreement with Texas First Realty for the sale of real property (3.01 acres on King Ave. near KPD) owned by the City of Kingsville.

Background:

During the March 25, 2019 City Commission meeting, staff was authorized to negotiate with an MLS (Multiple Listing Service) Broker Service as pursuant by section 253.014 in the Government Code. Staff contacted several MLS Brokers locally which included Scott Irby Realty, Coldwell Banker, Century 21, and has recommended MLS Broker Texas First Realty. Staff has reviewed Real Estate Broker Agreement. Said contract is attached.

Financial Impact:

This item has no financial impact until the property is sold.

Recommendation:

It is recommended the City approves the Commercial Real Estate Listing Agreement with Texas First Realty located at 1204 S. 14th Street, Kingsville, TX 78363 with all reasonable offers to brought back to Commission for approval.

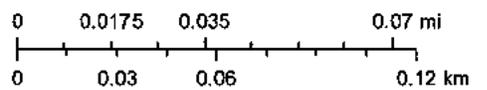


PD Property



April 2, 2019

1:2,257



RESOLUTION #2019-_____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COMMERCIAL REAL ESTATE LISTING AGREEMENT EXCLUSIVE RIGHT TO SELL BETWEEN THE CITY OF KINGSVILLE AND ALBERT GARCIA D/B/A FIRST TEXAS REALTY; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Kingsville owns approximately 3.01 acres of raw land located at Lot Pt 7, Block 10, KT&I Co. off King Avenue, Kingsville, Texas;

WHEREAS, on April 8, 2019, the City Commission of the City of Kingsville via Resolution #2019-30 found that it in the best interest of the citizens of Kingsville that the City-owned property located off King Avenue (at Lot Pt 7, Block 10, KT&I Co., Kingsville, Texas) be placed for sale as authorized by the Texas Local Government Code via a broker; and

WHEREAS, Texas Local Government Code Section 253.014 allows for certain public property to be sold via a broker with the best offer coming back before the Commission for approval of the sale;

WHEREAS, the City has located a local realtor, Albert Garcia d/b/a First Texas Realty, licensed to perform such listings required by the statute;

WHEREAS, the City and Albert Garcia d/b/a First Texas Realty, have worked to complete the Texas Association of Realtors "Commercial Real Estate Listing Agreement Exclusive Right to Sell" for the listing of the City property located on King Avenue at Lot Pt 7, Block 10, KT&I Co., Kingsville, Texas.

BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City Manager is authorized and directed as an act of the City of Kingsville, Texas to enter into a "Commercial Real Estate Listing Agreement Exclusive Right to Sell" between the City of Kingsville and Albert Garcia d/b/a First Texas Realty in accordance with Exhibit A hereto attached and made a part hereof.

II.

THAT all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

III.

THAT this Resolution shall be and become effective on and after adoption.

PASSED AND APPROVED by a majority vote of the City Commission on the
_____ 8th day of _____ April _____, 2019.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney



**TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL REAL ESTATE LISTING AGREEMENT
EXCLUSIVE RIGHT TO SELL**

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2014

1. PARTIES: The parties to this agreement (this Listing) are:

Seller: City of Kingsville

Address: PO Box 1458

City, State, Zip: Kingsville TX 78363

Phone: (361)595-8025

Fax: (361)595-8035

E-Mail: csoa@cityofkingsville.com

Broker: First Texas Realty

Address: 224 W. King Ave., Ste. A

City, State, Zip: Kingsville, TX 78363

Phone: (361)592-8226

Fax: (361)355-4016

E-Mail: firsttx@sbcglobal.net

Seller appoints Broker as Seller's sole and exclusive real estate agent and grants to Broker the exclusive right to sell the Property.

2. PROPERTY:

A. "Property" means the following real property in Texas:

Address: 1800 Block East King Ave.

City: Kingsville, TX

County: Kleberg

Zip: 78363

Legal Description (*Identify exhibit if described on attachment*): 3.01 acre tract of land being out of a called 7.76 acre tract. Please see attached metes and bounds legal description.

B. Except as otherwise provided in this Listing, Broker is to market the Property together with:

- (1) all buildings, improvements, and fixtures;
- (2) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, easements and rights-of-way;
- (3) Seller's interest in all leases, rents, and security deposits for all or part of the Property;
- (4) Seller's interest in all licenses and permits related to the Property;
- (5) Seller's interest in all third party warranties or guaranties, if transferable, relating to the Property or any fixtures;
- (6) Seller's interest in any trade names, if transferable, used in connection with the Property; and
- (7) all Seller's tangible personal property located on the Property that is used in connection with the Property's operations except: _____

(Describe any exceptions, reservations, or restrictions in Special Provisions or an addendum. If the Property is a condominium, attach Condominium Addendum to Listing (TAR-1401).)

Commercial Listing concerning _____

3. LISTING PRICE:

- A. Seller instructs Broker to market the Property at the following gross sales price: \$ 170,000.00
One Hundred Seventy Thousand
(Listing Price).
- B. Seller agrees to sell the Property for the Listing Price or any other price acceptable to Seller. Seller will pay all typical closing costs charged to sellers of commercial real estate in Texas (seller's typical closing costs are those set forth in the commercial contract forms published by the Texas Association of REALTORS®) except _____

4. TERM:

- A. This Listing begins on April 8, 2019 and ends at 11:59 p.m. on April 7, 2020. Seller may terminate this Listing on notice to Broker any time after _____.
- B. If Seller enters into a binding written contract to sell the Property before the date this Listing begins and the contract is binding on the date this Listing begins, this Listing will not commence and will be void.

5. BROKER'S FEE:

A. Fee: When earned and payable, Seller will pay Broker a fee of:

- (1) 6.000 % of the sales price.
- (2) _____
- _____
- _____

- B. Earned: Broker's fee is earned when any one of the following occurs during this Listing:
 - (1) Seller sells, exchanges, agrees to sell, or agrees to exchange all or part of the Property to anyone at any price on any terms;
 - (2) Broker individually or in cooperation with another broker procures a buyer ready, willing, and able to buy all or part of the Property at the Listing Price or at any other price acceptable to Seller;
 - (3) Seller grants or agrees to grant to another person an option to purchase all or part of the Property;
 - (4) Seller transfers or agrees to transfer all or part of Seller's interest (stock or shares) in any entity that holds title to all or part of the Property for the purpose of conveying all or part of the Property to another person; or
 - (5) Seller breaches this Listing.

- C. Payable: Once earned, Broker's fee is payable either during this Listing or after it ends at the earlier of:
 - (1) the closing and funding of any sale or exchange of all or part of the Property;
 - (2) Seller's refusal to sell the Property after Broker's Fee has been earned;
 - (3) Seller's breach of this Listing; or
 - (4) at such time as otherwise set forth in this Listing.

Broker's fee is not payable if a sale of the Property does not close or fund as a result of: (i) Seller's failure, without fault of Seller, to deliver to a buyer a deed or a title policy as required by the contract to sell; (ii) loss of ownership due to foreclosure or other legal proceeding; or (iii) Seller's failure to restore the Property, as a result of a casualty loss, to its previous condition by the closing date set forth in a contract for the sale of the Property.

Commercial Listing concerning _____

D. Other Fees:

(1) Lease of Property: If, during this Listing, Broker procures a tenant to lease all or part of the Property and Seller agrees to lease all or part of the Property to the tenant, Seller will pay Broker at the time the lease is executed the fee described below. If, during the term of the lease, the tenant agrees to purchase all or part of the Property, Seller will pay Broker the fee specified in Paragraph 5A in addition to the amount described below.

(a) _____ % of all base rents to be paid over the term of the lease and the same percentage of the following items to be paid over the term of the lease: expense reimbursements; and _____.

(b) _____

_____.

(2) Renewals, Extensions, or Expansions of Property: If, during this Listing or after it ends, Seller renews, extends, or expands the lease, Seller will pay Broker, at the time the renewal, extension, or expansion becomes effective, a fee of:

(a) _____ % of all base rents to be paid over the term of the renewal or extension and the same percentage of the following items to be paid over the same term: expense reimbursements based on initial amounts _____ ;

(b) _____ % of all base rents to be paid over the term of the expansion and the same percentage of the following items to be paid over the same term: expense reimbursements based on initial amounts _____ ; or

(c) _____.

In addition to their ordinary meanings, "extensions", "renewals," and "expansions" include new leases for more, less, or different space in the building or complex in which the property is located.

(3) Breach by Buyer Under Contract: If Seller collects earnest money, the sales price, or damages by suit, compromise, settlement or otherwise from a buyer who breaches a contract for the sale of all or part of the Property entered into during this Listing, Seller will pay Broker, after deducting attorney's fees and collection expenses, an amount equal to the lesser of one-half of the amount collected after deductions or the amount of the Broker's Fee stated in Paragraph 5A. Any amount paid under this Paragraph 5D(3) is in addition to any amount that Broker may be entitled to receive for subsequently selling the Property.

(4) Service Providers: If Broker refers Seller or a prospective buyer or tenant to a service provider (e.g., mover, cable company, telecommunications provider, utility, or contractor) Broker may receive a fee from the service provider for the referral. Any referral fee Broker receives under this Paragraph 5D(4) is in addition to any other compensation Broker may receive under this Listing.

(5) Other Fees and/or Reimbursable Expenses: _____

_____.

E. Protection Period:

(1) "Protection period" means that time starting the day after this Listing ends and continuing for 120 days.

Commercial Listing concerning _____

(2) Not later than 10 days after this Listing ends Broker may send Seller written notice specifying the names of persons whose attention Broker has called to the Property during this Listing. If Seller agrees to sell or lease all or part of the Property during the protection period to a person named in the notice or to a relative or business associate of a person named in the notice, Seller will pay Broker, upon the closing of the sale or upon execution of the lease, the amount Broker would have been entitled to receive if this Listing were still in effect.

(3) "Person" means any person in any capacity whether an individual or entity. "Sell" means any transfer of any interest in the Property whether by agreement or option.

(4) This Paragraph 5E survives termination of this Listing.

F. County: All amounts payable to Broker are to be paid in cash in _____ Kleberg County, Texas.

G. Escrow Authorization: Seller authorizes, and Broker may so instruct, any escrow or closing agent authorized to close a transaction for the purchase or acquisition of the Property to collect and disburse to Broker all amounts payable to Broker under this Listing.

NOTICE: Under Chapter 62, Texas Property Code, Broker is entitled to claim a lien against the Property to secure payment of an earned commission.

6. EXCLUSIONS:

A. Under a prior listing agreement Seller is obligated to pay another Texas licensed broker a fee if Seller sells or leases all or part of the Property before _____ to any of the following persons: _____ (named exclusions).

B. If Seller enters into a contract to sell or lease all or part of the Property to a named exclusion before the date specified in Paragraph 6A, Seller will not be obligated to pay Broker the fees under Paragraph 5 of this Listing, but Seller will pay Broker, upon the closing of the sale or upon execution of the lease, a fee equal to:

- (1) _____ % of the sales price if Seller sells the Property;
- (2) _____ % of all base rents to be paid over the term of the lease if Seller leases the Property and the same percentage of the following items to be paid over the term of the lease: expense reimbursements; _____ ; and
- (3) _____

C. If Seller enters into a contract to sell or lease all or part of the Property to a named exclusion, Broker will will not assist Seller in negotiating and closing the sale or lease to the named exclusion.

7. ACCESS TO THE PROPERTY: Authorizing access to the Property means giving permission to another person to enter the Property, disclosing security codes necessary to enter the Property to such person, and lending a key to the Property to such person. To facilitate the showing and sale of the Property, Seller instructs Broker and Broker's associates to: (i) access the Property at reasonable times; (ii) authorize other brokers, inspectors, appraisers, lenders, engineers, surveyors, and repair persons to enter the Property at reasonable times; and (iii) duplicate keys to facilitate convenient and efficient showings.

8. COOPERATION WITH OTHER BROKERS: Broker will allow other brokers to show the Property to prospective buyers. If the other broker procures a buyer who purchases the Property, Broker will offer to pay the other broker a portion of Broker's fee under Paragraph 5.

Commercial Listing concerning _____

9. INTERMEDIARY: (Check A or B only.)

- A. **Intermediary Status:** Broker may show the Property to interested prospective buyers or tenants who Broker represents. If a prospect who Broker represents offers to buy or lease the Property, Seller authorizes Broker to act as an intermediary and Broker will notify Seller that Broker will service the parties in accordance with one of the following alternatives.
- (1) If a prospect who Broker represents is serviced by an associate other than the associate servicing Seller under this Listing, Broker may notify Seller that Broker will: (a) appoint the associate then servicing Seller to communicate with, carry out instructions of, and provide opinions and advice during negotiations to Seller; and (b) appoint the associate then servicing the prospect to the prospect for the same purpose.
 - (2) If a prospect who Broker represents is serviced by the same associate who is servicing Seller, Broker may notify Seller that Broker will: (a) appoint another associate to communicate with, carry out instructions of, and provide opinions and advice during negotiations to the prospect; and (b) appoint the associate servicing the Seller under this Listing to the Seller for the same purpose.
 - (3) Broker may notify Seller that Broker will make no appointments as described under this Paragraph 9A and, in such an event, the associate servicing the parties will act solely as Broker's intermediary representative, who may facilitate the transaction but will not render opinions or advice during negotiations to either party.
- B. **No Intermediary Status:** Seller agrees that Broker will not show the Property to prospects who Broker represents.

- Notice: If Broker acts as an intermediary under Paragraph 9A, Broker and Broker's associates:**
- ♦ may not disclose to the prospect that Seller will accept a price less than the asking price unless otherwise instructed in a separate writing by Seller;
 - ♦ may not disclose to Seller that the prospect will pay a price greater than the price submitted in a written offer to Seller unless otherwise instructed in a separate writing by the prospect;
 - ♦ may not disclose any confidential information or any information Seller or the prospect specifically instructs Broker in writing not to disclose unless otherwise instructed in a separate writing by the respective party or required to disclose the information by the Real Estate License Act or a court order or if the information materially relates to the condition of the property;
 - ♦ may not treat a party to the transaction dishonestly; and
 - ♦ may not violate the Real Estate License Act.

10. CONFIDENTIAL INFORMATION: During this Listing or after it ends, Broker may not knowingly disclose information obtained in confidence from Seller except as authorized by Seller or required by law. Broker may not disclose to Seller any information obtained in confidence regarding any other person Broker represents or may have represented except as required by law.

11. BROKER'S AUTHORITY:

- A. Broker will use reasonable efforts and act diligently to market the Property for sale, procure a buyer, and negotiate the sale of the Property.
- B. In addition to other authority granted by this Listing, Broker may:
 - (1) advertise the Property by means and methods as Broker determines is appropriate in any media, including but not limited to:
 - (a) placing a "For Sale" sign or similar marketing sign on the Property; and
 - (b) creating and placing information about the Property (including interior and exterior photographs or videos):

Commercial Listing concerning _____

- (i) on the Internet on Broker's website and on other websites as Broker determines;
 - (ii) in any advertisements whether in print or electronic media; and
 - (iii) into listing services that may publicize the information on the Internet or by other means;
- (2) reproduce, display, and distribute information about the Property, including the information described under Paragraph 11B(1), for the purposes of marketing the Property;
 - (3) furnish comparative marketing and sales information about other properties to prospects;
 - (4) disseminate information about the Property to other brokers and prospects, including applicable disclosures, notices, or other information that Seller is required to make under law or a contract;
 - (5) obtain information from any holder of any note secured by a lien on the Property;
 - (6) accept, in trust, any earnest money, option fee, security deposit, or other money related to the purchase or lease of the Property and deliver such money for deposit in accordance with a contract for the sale or lease of the Property;
 - (7) disclose the sales price and terms of a sale or a lease to other brokers, appraisers, other real estate professionals, and any listing services into which information about the Property is placed;
 - (8) place information about this Listing and a transaction for the Property on an electronic platform (an electronic platform is typically an Internet-based system where professionals related to the transaction, such as title companies and lenders, may receive, view, and input information); and
 - (9) advertise that Broker "sold" or "leased" the Property after the closing of a sale or execution of a lease of the Property in which Broker was involved.

NOTICE: Any submission of information to a listing service must be made in accordance with listing service's rules.

- C. Broker is not authorized to execute any document in the name of or on behalf of Seller concerning the Property.
- D. Photographs, videos, and compilations of information submitted to a listing service are the property of the listing service for all purposes.

12. REPRESENTATIONS:

- A. Except as provided otherwise in this Listing, Seller represents that:
 - (1) Seller has fee simple title to and peaceable possession of the Property and all its improvements and fixtures thereon, unless rented, and the legal capacity to convey the Property;
 - (2) Seller is not bound by a listing agreement with another broker for the sale, exchange, or lease of the Property that is or will be in effect during this Listing;
 - (3) no person or entity has any right to purchase, lease, or acquire the Property by an option, right of refusal, or other agreement;
 - (4) there are no delinquencies or defaults under any deed of trust, mortgage, or other encumbrance on the Property;
 - (5) the Property is not subject to the jurisdiction of any court;
 - (6) Seller owns sufficient intellectual property rights in any materials which Seller provides to Broker related to the Property (for example, brochures, photographs, drawings, or articles) to permit Broker to reproduce and distribute such materials for the purposes of marketing the Property or for other purposes related to this agreement; and
 - (7) all information relating to the Property Seller provides to Broker is true and correct to the best of Seller's knowledge.
- B. Seller and Broker must disclose any known material defect in the Property to a prospective buyer. (Check only one box.)
 - (1) Seller is not aware of any material defects to the Property except as stated in the attached Commercial Property Condition Statement (TAR-1408). Seller authorizes Broker to furnish prospective buyers and other brokers with a copy of the Commercial Property Condition Statement (TAR-1408).

Commercial Listing concerning _____

- (2) Except as otherwise provided in this Listing, Seller is not aware of:
- (a) any subsurface structures, pits, wastes, springs, or improvements;
 - (b) any pending or threatened litigation, condemnation, or assessment affecting the Property;
 - (c) any environmental hazards or conditions that materially affect the Property;
 - (d) whether the Property is or has ever been used for the storage or disposal of hazardous materials or toxic waste, a dump site or landfill, or any underground tanks or containers;
 - (e) whether radon, asbestos containing materials, urea-formaldehyde foam insulation, lead-based paint, toxic mold (to the extent that it adversely affects the health of ordinary occupants) or other pollutants or contaminants of any nature now exist or have ever existed on the Property;
 - (f) any wetlands, as defined by federal or state law or regulation, on the Property;
 - (g) any threatened or endangered species or their habitat on the Property;
 - (h) any present or past infestation of wood-destroying insects in the Property's improvements;
 - (i) any contemplated material changes to the Property or surrounding area that would materially and detrimentally affect the ordinary use of the Property;
 - (j) any material physical defects in the improvements on the Property; or
 - (k) any condition on the Property that violates any law or ordinance.

(List any exceptions to (a)-(k) in Special Provisions or an addendum.)

13. SELLER'S ADDITIONAL PROMISES: Seller agrees to:

- A. cooperate with Broker to facilitate the showing and marketing of the Property;
- B. not negotiate with any prospective buyer who may contact Seller directly, but refer all prospective buyers to Broker;
- C. not enter into a listing agreement with another Broker for the sale or exchange of the Property to become effective during this Listing;
- D. not enter into a listing agreement for the lease of all or part of the Property with another broker to become effective during this Listing without Broker's written permission;
- E. provide Broker with copies of the following, if any, relating to the Property: a current rent roll, all leases including any amendments, architectural plans and drawings, renderings, survey, a current operating statement, environmental inspection reports, engineering reports, and other relevant information that Broker may request during this Listing;
- F. advise Broker of any tenants moving in or out of the Property;
- G. complete any disclosures or notices required by law or a contract to sell the Property;
- H. amend any applicable notices and disclosures if any material change occurs during this Listing; and
- I. at Seller's expense, remove from the Property all:
 - (1) "For Sale" (or similarly worded) signs other than Broker's signs;
 - (2) "For Lease" (or similarly worded) signs from the Property unless the Property is listed for lease with another broker; and
 - (3) "For Information" (or similarly worded) signs other than Broker's signs.

14. LIMITATION OF LIABILITY:

- A. If the Property is or becomes vacant during this Listing, Seller must notify Seller's casualty insurance company and request a "vacancy clause" to cover the Property. Broker is not responsible for the security of the Property nor for inspecting the Property on any periodic basis.
- B. Broker is not responsible or liable in any manner for personal injury to any person or for loss or damage to any person's real or personal property resulting from any act or omission not caused by Broker, including but not limited to injuries or losses caused by:
 - (1) other brokers, inspectors, appraisers, lenders, contractors, surveyors, engineers, and other persons who are authorized to access the Property;
 - (2) acts of third parties (for example, vandalism or theft);
 - (3) freezing or broken water pipes;
 - (4) a dangerous condition on the Property; and
 - (5) the Property's non-compliance with any law or ordinance.

Commercial Listing concerning _____

- C. Seller agrees to indemnify and hold Broker and Broker's associates harmless from any damages, costs, attorney's fees, and expenses:
- (1) that arise from Seller's failure to disclose any material information about the Property;
 - (2) that are caused by Seller giving incorrect information to Broker, other brokers, or prospects;
 - (3) that arise from any claim for misuse of intellectual property in any materials or information that Seller provided to Broker related to the Property or this agreement; or
 - (4) that are otherwise caused by Seller or Seller's negligence.

15. SPECIAL PROVISIONS:

16. DEFAULT: If Seller breaches this Listing, Seller is in default and will be liable to Broker for the amount of Broker's fee specified in Paragraph 5A and any other fees Broker is entitled to receive under this Listing. If a sales price is not determinable in the event of any exchange or breach of this Listing, the Listing Price will be the sales price for the purpose of calculating Broker's fee. If Broker breaches this Listing, Broker is in default and Seller may exercise any remedy at law.

17. MEDIATION: The parties agree to negotiate in good faith in an effort to resolve any dispute that may arise between the parties. If the dispute cannot be resolved by negotiation, the parties will submit the dispute to mediation. The parties to the dispute will choose a mutually acceptable mediator and will share the costs of mediation equally.

18. ATTORNEY'S FEES: If Seller or Broker is a prevailing party in any legal proceeding brought as a result of a dispute under this Listing or any transaction related to or contemplated by this Listing, such party may recover from the non-prevailing party all costs of such proceeding and reasonable attorney's fees.

19. ADDENDA: Addenda or information that are part of this Listing are:

- A. Information About Brokerage Services (TAR-2501)
- B. Property Description Exhibit identified in Paragraph 2
- C. Condominium Addendum to Listing (TAR-1401)
- D. Commercial Property Condition Statement (TAR-1408)
- E. Information About On-Site Sewer Facility(TAR-1407)
- F. Information about Special Flood Hazard Areas (TAR-1414)
- G. _____

20. AGREEMENT OF THE PARTIES:

- A. Entire Agreement: This Listing is the entire agreement of the parties and may not be changed except by written agreement.
- B. Assignability: Neither party may assign this Listing without the written consent of the other party.
- C. Binding Effect: Seller's obligations to pay Broker an earned fee is binding upon Seller and Seller's heirs, administrators, executors, successors, and permitted assigns.
- D. Joint and Several: All Sellers executing this Listing are jointly and severally liable for the performance of all its terms.
- E. Governing Law: Texas law governs the interpretation, validity, performance, and enforcement of this Listing.

Commercial Listing concerning _____

- F. **Severability:** If a court finds any clause in this Listing invalid or unenforceable, the remainder of this Listing will not be affected and all other provisions of this Listing will remain valid and enforceable.
- G. **Partial Sales or Leases:** If Seller sells or leases part of the Property before the date this Listing ends, this Listing will continue for the remaining part of the Property through the term of this Listing.
- H. **Notices:** Notices between the parties must be in writing and are effective when sent to the receiving party's address, fax, or e-mail specified in Paragraph 1.

21. ADDITIONAL NOTICES:

- A. **Broker's fees or the sharing of fees between brokers are not fixed, controlled, recommended, suggested, or maintained by the Texas Association of REALTORS®, its local affiliates, or any listing service. Broker's fees are negotiable.**
- B. **The Property must be shown and made available to all persons without regard to race, color, religion, national origin, sex, disability, or familial status. Local ordinances and the National Association of REALTORS® Code of Ethics may provide for additional protected classes (e.g., creed, status as a student, marital status, sexual orientation, or age).**
- C. **If the Property contains a residential dwelling built before 1978, federal law requires the Seller to: (1) provide the buyer with the promulgated lead hazard information pamphlet (TAR-2511); and (2) disclose the presence of any known lead-based paint or lead-based paint hazards.**
- D. **Broker cannot give legal advice. This is a legally binding agreement. READ IT CAREFULLY. If you do not understand the effect of this Listing, consult your attorney BEFORE signing.**

Seller: City of Kingsville

Broker: _____
Broker / Company Name: First Texas Realty

By: _____

License No. 0464140

By (signature): _____

By (signature): _____

Printed Name: _____

Printed Name: Albert Garcia

Title: _____ Date: _____

Title: Broker License No. _____

Date: _____

By: _____

By (signature): _____

Printed Name: _____

Title: _____ Date: _____



TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL PROPERTY CONDITION STATEMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
 ©Texas Association of REALTORS®, Inc. 2018

1800 Block East King Ave., Kingsville, TX 78363 (3.01 Acre tract of
 CONCERNING THE PROPERTY AT: land being out of a called 7.76 Acre tract)

THIS IS A DISCLOSURE OF THE SELLER'S OR LANDLORD'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGENT.

PART I - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of:	<u>Aware</u>	<u>Not Aware</u>
(1) any of the following environmental conditions on or affecting the Property:		
(a) radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) asbestos components:		
(i) friable components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) non-friable components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) urea-formaldehyde insulation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) endangered species or their habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) wetlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) underground storage tanks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) leaks in any storage tanks (underground or above-ground)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) hazardous materials or toxic waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) open or closed landfills on or under the surface of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refiners, utility transmission lines, mills, feed lots, and the like?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(l) any activity relating to drilling or excavation sites for oil, gas, or other minerals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) any part of the Property lying in a special flood hazard area (A or V Zone)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) any improper drainage onto or away from the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) any fault line at or near the Property that materially and adversely affects the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) air space restrictions or easements on or affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(TAR-1408) 4-1-18 Initialed by Seller or Landlord: _____, _____ and Buyer or Tenant: _____, _____

- | | <u>Aware</u> | <u>Not
Aware</u> |
|---|-------------------------------------|-------------------------------------|
| (8) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (9) pending changes in zoning, restrictions, or in physical use of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| The current zoning of the Property is: <u>C2 - Commercial Retail</u> | | |
| (10) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) lawsuits affecting title to or use or enjoyment of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (12) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (13) common areas or facilities affiliated with the Property co-owned with others? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (14) an owners' or tenants' association or maintenance fee or assessment affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If aware, name of association: _____ | | |
| Name of manager: _____ | | |
| Amount of fee or assessment: \$ _____ per _____ | | |
| Are fees current through the date of this notice? [<input type="checkbox"/>] yes [<input type="checkbox"/>] no [<input type="checkbox"/>] unknown | | |
| (15) subsurface structures, hydraulic lifts, or pits on the Property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (16) intermittent or weather springs that affect the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (17) any material defect in any irrigation system, fences, or signs on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (18) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (19) any of the following rights vested in others: | | |
| (a) outstanding mineral rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) timber rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) water rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) other rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (20) any personal property or equipment or similar items subject to financing, liens, or lease(s)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If aware, list items: _____ | | |

If you are aware of any of the conditions listed above, explain. (Attach additional information if needed.) _____

A sewer line runs under and across a portion of the property.

PART 2 - Complete only if Property is Improved

A. Are you (Seller or Landlord) aware of any material defects in any of the following on the Property?

	<u>Aware</u>	<u>Not Aware</u>	<u>Not Appl.</u>
(1) <u>Structural Items:</u>			
(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) exterior walls?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) fireplaces and chimneys?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) windows, doors, plate glass, or canopies	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) <u>Plumbing Systems:</u>			
(a) water heaters or water softeners?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) supply or drain lines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) faucets, fixtures, or commodes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) private sewage systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) pools or spas and equipments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) sprinkler systems (fire, landscape)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) water coolers?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) private water wells?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) pumps or sump pumps?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) <u>HVAC Systems:</u> any cooling, heating, or ventilation systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) <u>Electrical Systems:</u> service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) <u>Other Systems or Items:</u>			
(a) security or fire detection systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) porches or decks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) gas lines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) garage doors and door operators?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) loading doors or docks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) rails or overhead cranes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) elevators or escalators?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) parking areas, drives, steps, walkways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) appliances or built-in kitchen equipment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.) _____

B. Are you (Seller or Landlord) aware of:	<u>Aware</u>	<u>Not Aware</u>
(1) any of the following water or drainage conditions materially and adversely affecting the Property:		
(a) ground water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) water penetration?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) previous flooding or water drainage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) soil erosion or water ponding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) previous structural repair to the foundation systems on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) settling or soil movement materially and adversely affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) pest infestation from rodents, insects, or other organisms on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) termite or wood rot damage on the Property needing repair?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) mold to the extent that it materially and adversely affects the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) mold remediation certificate issued for the Property in the previous 5 years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>if yes, attach a copy of the mold remediation certificate.</i>		
(8) previous termite treatment on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(9) previous fires that materially affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(10) modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(11) any part, system, or component in or on the Property not in compliance with the Americans with Disabilities Act or the Texas Architectural Barrier Statute?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you are aware of any conditions described under Paragraph B, explain. *(Attach additional information, if needed.)* _____

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: City of Kingsville, Texas

Buyer or Tenant: _____

By: _____

By: _____

By (signature): _____
 Printed Name: Jesús A. Garza
 Title: City Manager

By (signature): _____
 Printed Name: _____
 Title: _____

By: _____

By: _____

By (signature): _____
 Printed Name: _____
 Title: _____

By (signature): _____
 Printed Name: _____
 Title: _____

NOTICE TO BUYER OR TENANT: The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

**METES AND BOUNDS DESCRIPTION
(PROPOSED 3.01 ACRE TRACT)
Kleberg County, Texas.**

A 3.01 acre tract of land, 131,079.9 square feet, being out of a called 7.76 acre tract, conveyed to the City of Kingsville described by instrument recorded in Volume 143, Page 514 of the Deed Records of Kleberg County, Texas. Said 3.01 acre tract being more fully described as follows with bearings based on the North American Datum of 1983 (CORS 1996) from the Texas State Plane Coordinate System, Texas South Zone (4205):

BEGINNING at a 5/8 inch iron rod set, being the northwest corner of the herein described tract, said point also having state plane coordinate values of, X=1,196,408.10, Y= 17,077,313.14;

THENCE: N 89°00'06" E, a distance of 334.91 feet to a 5/8 inch iron rod found on the east line of said 7.76 acre tract, the east line of a called 31.47 acre tract conveyed to Kleberg County described by instrument recorded in Volume 83, Page 17 of the Deed Records of Kleberg County, Texas, the southwest corner of a called 3.686 acre tract and the northwest corner of a called 0.536 acre tract both conveyed to Luis Esquivel described by instrument recorded in Volume 498, Page 192 of the Deed Records of Kleberg County, Texas, being the northeast corner of the herein described tract;

THENCE: S 00°59'57" E (called South), along and with the east line of said 7.76 acre tract, the east line of said 31.47 acre tract and the west line of said 0.536 acre tract, a distance of 391.25 feet to a 5/8 inch rod found for the southeast corner of said 7.76 acre tract, the southeast corner of said 31.47 acre tract, the southwest corner of said 0.536 acre tract and on the north line of King Avenue, an 80-foot public right-of-way, being the southeast corner of the herein described tract;

THENCE: S 88°59'39" W (called West), along and with the south line of said 7.76 acre tract, the south line of said 31.47 acre tract and the north right-of-way line of said King Avenue a distance of 335.11 feet, to 5/8 inch iron rod set on the south line of said 7.76 acre tract, the south line of said 31.47 acre tract and the north right-of-way line of said King Avenue, being the southwest corner of the herein described tract;

THENCE: N 00°58'08" W, departing the south line of said 7.76 acre tract, the south line of said 31.47 acre tract and the north right-of-way line of said King Avenue, a distance of 391.29 feet to the **POINT OF BEGINNING** and containing 3.01 acres in Kleberg County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by FSC, Inc attached hereto.

All bearings, distances and coordinates are grid and refer to the Texas State Plane Coordinate System of 1983 (NAD83), South Zone 4205.

This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form does not constitute a legal document. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in *all* future conveyances, *without any revisions or deletions*.

This herein survey description was prepared without the benefit of a title commitment.
A plat accompanies this description.

PRELIMINARY. THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT

Sergio Z. Canales
Registered Professional Land Surveyor
State of Texas No. 6040
July 12, 2018
Job No. 2018071621

AGENDA ITEM #16

RESOLUTION #2019-_____

A RESOLUTION AUTHORIZING THE SALE OF THE CITY'S 11.013 ACRES OF LAND LOCATED OFF US HWY 77 BUSINESS/LOOP 428 AT KT&I CO., BLOCK 18, LOT PT 9, 10 IN KINGSVILLE, TEXAS.

WHEREAS, the City of Kingsville owns 11.013 acres of land off Loop 428 at KT&I Co., Block 18, Lot Pt 9, 10, in Kingsville, Texas;

WHEREAS, the land is undeveloped and the City has no future plans for the land;

WHEREAS, the City Commission of the City of Kingsville finds it in the best interest of the citizens of Kingsville that the 11.013 acres of city-owned land off Loop 428 at KT&I Co., Block 18, Lot Pt 9, 10, in Kingsville, Texas be placed for sale as authorized by the Texas Local Government Code; and

WHEREAS, the City believes that placing the land for sale would place the property back on the tax roll and may allow for future development of the property; and

WHEREAS, pursuant to the Texas Local Government Code, real property owned by the City can be sold via public auction, sealed bids, or through a broker, unless an exception is met;

WHEREAS, on March 13, 2017 the City Commission via Resolution #2017-16 found that the property does not meet any of the exceptions to the bidding requirement as set out in Texas Local Government Code Section 272.001, and authorized staff to proceed with placing the property for sale sold via a broker as allowed by Texas Local Government Code Section 253.014 with the best offer coming back before the Commission for approval of the sale;

WHEREAS, the City previously approved Resolution #2017-77 on November 13, 2017 to enter into a Commercial Real Estate Listing Agreement with the exclusive right to sell with a local broker Lynn Yaklin in order to list the property through a multiple-listing service pursuant to state law and on February 25, 2019, via Resolution #2019-15 the City extended that Agreement;

WHEREAS, the property was listed by the real estate broker on a multiple-listing service for at least 30 days;

WHEREAS, an offer has been received by the broker using the multiple-listing service from a ready, willing, and able buyer (Ramon Perez) who submitted the highest cash offer;

WHEREAS, the City Manager now needs authority from the City Commission to execute a contract for the purchase of this real property and to take actions necessary to sell the identified property; and

WHEREAS, the buyer and City staff have discussed potential economic incentives that will be requested for the development of the land for the installation of water and sewer lines to and in the property consistent with the Guidelines and Criteria for Stimulating Residential and Economic Development within the City of Kingsville approved in 2009;

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City Commission of the City of Kingsville authorizes and directs the City Manager as an act of the City of Kingsville, Texas to take actions necessary to complete the real property sale in compliance with the Texas Local Government Code for the City's real property located at 11.013 acres of city-owned land off Loop 428 at KT&I Co., Block 18, Lot Pt 9, 10, in Kingsville, Texas.

II.

THAT the City intends to provide economic incentives for the development of the land for single family residential homes through a Chapter 380 Agreement that will be developed and brought back to Commission to assist with water and sewer lines consistent with the Guidelines and Criteria for Stimulating Residential and Economic Development within the City of Kingsville approved in 2009.

III.

THAT any expense related to the sale and any outstanding liens or encumbrances should be paid for out of the sale proceeds.

IV.

THAT all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

V.

THAT this Resolution shall be and become effective on and after adoption.

PASSED AND APPROVED by a majority vote of the City Commission the 8th day of April, 2019.

Sam Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney



UNIMPROVED PROPERTY CONTRACT
NOTICE: Not For Use For Condominium Transactions



1. PARTIES: The parties to this contract are City of Kingsville (Seller) and Ramon P. Perez (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. PROPERTY: Lot PT 9, 10, Block 18, Addition, KT & I Co., City of Kingsville, County of Kleberg, Texas, known as 00 BU HWY 77, 78363 (address/zip code).

RESERVATIONS: Any reservation for oil, gas, or other minerals, water, timber, or other interests is made in accordance with an attached addendum.

3. SALES PRICE: A. Cash portion of Sales Price payable by Buyer at closing, \$ 65,000.00. B. Sum of all financing described in the attached: [] Third Party Financing Addendum, [] Loan Assumption Addendum, [] Seller Financing Addendum. C. Sales Price (Sum of A and B) \$ 65,000.00

4. LICENSE HOLDER DISCLOSURE: Texas law requires a real estate license holder who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the license holder owns more than 10%, or a trust for which the license holder acts as a trustee or of which the license holder or the license holder's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: n/a

5. EARNEST MONEY: Within 3 days after the Effective Date, Buyer must deliver \$ 1,000.00 as earnest money to Kingsville Title Services, as escrow agent, at 115 N 7th St., Kingsville, Tx 78363 (address). Buyer shall deposit additional earnest money of \$ n/a to escrow agent within n/a days after the effective date of this contract.

6. TITLE POLICY AND SURVEY: A. TITLE POLICY: Seller shall furnish to Buyer at [X] Seller's [] Buyer's expense an owner's policy of title insurance (Title Policy) issued by Kingsville Title Services (Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions: (1) Restrictive covenants common to the platted subdivision in which the Property is located. (2) The standard printed exception for standby fees, taxes and assessments. (3) Liens created as part of the financing described in Paragraph 3. (4) Utility easements created by the dedication deed or plat of the subdivision in which the Property is located. (5) Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing. (6) The standard printed exception as to marital rights. (7) The standard printed exception as to waters, tidelands, beaches, streams, and related matters. (8) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements: [] (i) will not be amended or deleted from the title policy; or [X] (ii) will be amended to read, "shortages in area" at the expense of [X] Buyer [] Seller. (9) The exception or exclusion regarding minerals approved by the Texas Department of Insurance.

B. COMMITMENT: Within 20 days after the Title Company receives a copy of this contract, Seller shall furnish to Buyer a commitment for title insurance (Commitment) and, at Buyer's expense, legible copies of restrictive covenants and documents evidencing exceptions in the Commitment (Exception Documents) other than the standard printed exceptions. Seller authorizes the Title Company to deliver the Commitment and Exception Documents to Buyer at Buyer's address

(Address of Property)

shown in Paragraph 21. If the Commitment and Exception Documents are not delivered to Buyer within the specified time, the time for delivery will be automatically extended up to 15 days or 3 days before the Closing Date, whichever is earlier. If the Commitment and Exception Documents are not delivered within the time required, Buyer may terminate this contract and the earnest money will be refunded to Buyer.

C. SURVEY: The survey must be made by a registered professional land surveyor acceptable to the Title Company and Buyer's lender(s). (Check one box only)

- (1) Within n/a days after the Effective Date of this contract, Seller shall furnish to Buyer and Title Company Seller's existing survey of the Property and a Residential Real Property Affidavit promulgated by the Texas Department of Insurance (T-47 Affidavit). If Seller fails to furnish the existing survey or affidavit within the time prescribed, Buyer shall obtain a new survey at Seller's expense no later than 3 days prior to Closing Date. If the existing survey or affidavit is not acceptable to Title Company or Buyer's lender(s), Buyer shall obtain a new survey at Seller's Buyer's expense no later than 3 days prior to Closing Date.
- (2) Within 20 days after the Effective Date of this contract, Buyer shall obtain a new survey at Buyer's expense. Buyer is deemed to receive the survey on the date of actual receipt or the date specified in this paragraph, whichever is earlier.
- (3) Within n/a days after the Effective Date of this contract, Seller, at Seller's expense shall furnish a new survey to Buyer.

D. OBJECTIONS: Buyer may object in writing to (i) defects, exceptions, or encumbrances to title: disclosed on the survey other than items 6A(1) through (7) above; or disclosed in the Commitment other than items 6A(1) through (9) above; (ii) any portion of the Property lying in a special flood hazard area (Zone V or A) as shown on the current Federal Emergency Management Agency map; or (iii) any exceptions which prohibit the following use or activity:

Residential Single, Garden Homes

Buyer must object the earlier of (i) the Closing Date or (ii) 7 days after Buyer receives the Commitment, Exception Documents, and the survey. Buyer's failure to object within the time allowed will constitute a waiver of Buyer's right to object; except that the requirements in Schedule C of the Commitment are not waived. Provided Seller is not obligated to incur any expense, Seller shall cure any timely objections of Buyer or any third party lender within 15 days after Seller receives the objections (Cure Period) and the Closing Date will be extended as necessary. If objections are not cured within the Cure Period, Buyer may, by delivering notice to Seller within 5 days after the end of the Cure Period: (i) terminate this contract and the earnest money will be refunded to Buyer; or (ii) waive the objections. If Buyer does not terminate within the time required, Buyer shall be deemed to have waived the objections. If the Commitment or Survey is revised or any new Exception Document(s) is delivered, Buyer may object to any new matter revealed in the revised Commitment or Survey or new Exception Document(s) within the same time stated in this paragraph to make objections beginning when the revised Commitment, Survey, or Exception Document(s) is delivered to Buyer.

E. TITLE NOTICES:

(1) ABSTRACT OR TITLE POLICY: Broker advises Buyer to have an abstract of title covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a Title Policy. If a Title Policy is furnished, the Commitment should be promptly reviewed by an attorney of Buyer's choice due to the time limitations on Buyer's right to object.

(2) MEMBERSHIP IN PROPERTY OWNERS ASSOCIATION(S): The Property is is not subject to mandatory membership in a property owners association(s). If the Property is subject to mandatory membership in a property owners association(s), Seller notifies Buyer under §5.012, Texas Property Code, that, as a purchaser of property in the residential community identified in Paragraph 2 in which the Property is located, you are obligated to be a member of the property owners association(s). Restrictive covenants governing the use and occupancy of the Property and all dedicatory instruments governing the establishment, maintenance, and operation of this residential community have been or will be recorded in the Real Property Records of the county in which the Property is located. Copies of the restrictive covenants and dedicatory instruments may be obtained from the county clerk. You are obligated to pay assessments to the property owners association(s). The amount of the assessments is subject to change. Your failure to pay the assessments could result in enforcement of the association's lien on and the foreclosure of the Property.

Section 207.003, Property Code, entitles an owner to receive copies of any document that governs the establishment, maintenance, or operation of a subdivision, including, but not limited to, restrictions, bylaws, rules and regulations, and a resale certificate from a property owners' association. A resale certificate contains information including, but not limited to, statements specifying the amount and frequency of regular assessments and the style and cause number of lawsuits to which the property owners' association is a party, other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association. These documents must be made available to you by the property owners' association or the association's agent on your request.

If Buyer is concerned about these matters, the TREC promulgated Addendum for Property Subject to Mandatory Membership in a Property Owners Association should be used.

(Address of Property)

- (3) **STATUTORY TAX DISTRICTS:** If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fee of the district prior to final execution of this contract.
- (4) **TIDE WATERS:** If the Property abuts the tidally influenced waters of the state, §33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included in the contract. An addendum containing the notice promulgated by TREC or required by the parties must be used.
- (5) **ANNEXATION:** If the Property is located outside the limits of a municipality, Seller notifies Buyer under §5.011, Texas Property Code, that the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.
- (6) **PROPERTY LOCATED IN A CERTIFICATED SERVICE AREA OF A UTILITY SERVICE PROVIDER:** Notice required by §13.257, Water Code: The real property, described in Paragraph 2, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned Buyer hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in Paragraph 2 or at closing of purchase of the real property.
- (7) **PUBLIC IMPROVEMENT DISTRICTS:** If the Property is in a public improvement district, §5.014, Property Code, requires Seller to notify Buyer as follows: As a purchaser of this parcel of real property you are obligated to pay an assessment to a municipality or county for an improvement project undertaken by a public improvement district under Chapter 372, Local Government Code. The assessment may be due annually or in periodic installments. More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the municipality or county levying the assessment. The amount of the assessments is subject to change. Your failure to pay the assessments could result in a lien on and the foreclosure of your property.
- (8) **TEXAS AGRICULTURAL DEVELOPMENT DISTRICT:** The Property is is not located in a Texas Agricultural Development District. For additional information, contact the Texas Department of Agriculture.
- (9) **TRANSFER FEES:** If the Property is subject to a private transfer fee obligation, §5.205, Property Code requires Seller to notify Buyer as follows: The private transfer fee obligation may be governed by Chapter 5, Subchapter G of the Texas Property Code.
- (10) **PROPANE GAS SYSTEM SERVICE AREA:** If the Property is located in a propane gas system service area owned by a distribution system retailer, Seller must give Buyer written notice as required by §141.010, Texas Utilities Code. An addendum containing the notice approved by TREC or required by the parties should be used.
- (11) **NOTICE OF WATER LEVEL FLUCTUATIONS:** If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment's normal operating level, Seller hereby notifies Buyer: "The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions."

7. PROPERTY CONDITION:

- A. **ACCESS, INSPECTIONS AND UTILITIES:** Seller shall permit Buyer and Buyer's agents access to the Property at reasonable times. Buyer may have the Property inspected by inspectors selected by Buyer and licensed by TREC or otherwise permitted by law to make inspections. Seller at Seller's expense shall immediately cause existing utilities to be turned on and shall keep the utilities on during the time this contract is in effect.

NOTICE: Buyer should determine the availability of utilities to the Property suitable to satisfy Buyer's needs.

- B. **ACCEPTANCE OF PROPERTY CONDITION:** "As Is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in this contract. Buyer's agreement to accept the Property As Is under Paragraph 7B (1) or (2) does not preclude Buyer from inspecting the Property under Paragraph 7A, from negotiating repairs or treatments in a subsequent amendment, or from terminating this contract during the Option Period, if any.

(Check one box only)

- (1) Buyer accepts the Property As is.
 (2) Buyer accepts the Property As is provided Seller, at Seller's expense, shall complete the following specific repairs and treatments: n/a

(Do not insert general phrases, such as "subject to inspections" that do not identify specific repairs and treatments.)

- C. **COMPLETION OF REPAIRS:** Unless otherwise agreed in writing: (i) Seller shall complete all agreed repairs and treatments prior to the Closing Date; and (ii) all required permits must be obtained, and repairs and treatments must be performed by persons who are licensed to provide such repairs or treatments or, if no license is required by law, are commercially engaged in the trade of providing such repairs or treatments. At Buyer's election, any transferable warranties received by Seller with respect to the repairs and treatments will be transferred to Buyer at Buyer's expense. If Seller fails to complete any agreed repairs and treatments prior to the Closing Date, Buyer may exercise remedies under Paragraph 15 or extend the Closing Date up to 5 days, if necessary, for Seller to complete repairs and treatments.
- D. **ENVIRONMENTAL MATTERS:** Buyer is advised that the presence of wetlands, toxic substances, including asbestos and wastes or other environmental hazards, or the presence of a threatened or endangered species or its habitat may affect Buyer's Intended use of the Property. If Buyer is concerned about these matters, an addendum promulgated by TREC or required by the parties should be used.
- E. **SELLER'S DISCLOSURES:** Except as otherwise disclosed in this contract, Seller has no knowledge of the following:
- (1) any flooding of the Property which has had a material adverse effect on the use of the Property;
 - (2) any pending or threatened litigation, condemnation, or special assessment affecting the Property;
 - (3) any environmental hazards that materially and adversely affect the Property;
 - (4) any dumpsite, landfill, or underground tanks or containers now or previously located on the Property;
 - (5) any wetlands, as defined by federal or state law or regulation, affecting the Property; or
 - (6) any threatened or endangered species or their habitat affecting the Property.
8. **BROKERS' FEES:** All obligations of the parties for payment of brokers' fees are contained in separate written agreements.
9. **CLOSING:**
- A. The closing of the sale will be on or before May 10, 2019, or within 7 days after objections made under Paragraph 6D have been cured or waived, whichever date is later (Closing Date). If either party fails to close the sale by the Closing Date, the non-defaulting party may exercise the remedies contained in Paragraph 15.
- B. At closing:
- (1) Seller shall execute and deliver a general warranty deed conveying title to the Property to Buyer and showing no additional exceptions to those permitted in Paragraph 6 and furnish tax statements or certificates showing no delinquent taxes on the Property.
 - (2) Buyer shall pay the Sales Price in good funds acceptable to the escrow agent.
 - (3) Seller and Buyer shall execute and deliver any notices, statements, certificates, affidavits, releases, loan documents and other documents reasonably required for the closing of the sale and the issuance of the Title Policy.
 - (4) There will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing the payment of any loans assumed by Buyer and assumed loans will not be in default.
10. **POSSESSION:**
- A. **Buyer's Possession:** Seller shall deliver to Buyer possession of the Property in its present or required condition upon closing and funding.
- B. **Leases:**
- (1) After the Effective Date, Seller may not execute any lease (including but not limited to mineral leases) or convey any interest in the Property without Buyer's written consent.
 - (2) If the Property is subject to any lease to which Seller is a party, Seller shall deliver to Buyer copies of the lease(s) and any move-in condition form signed by the tenant within 7 days after the Effective Date of the contract.
11. **SPECIAL PROVISIONS:** (Insert only factual statements and business details applicable to the sale. TREC rules prohibit license holders from adding factual statements or business details for which a contract addendum or other form has been promulgated by TREC for mandatory use.)
*The City intends to provide economic incentives to the development of the land for single family residential homes through a Chapter 380 Agreement that will be developed and brought back to City Continued... See Addendum Special Provisions 1

12. SETTLEMENT AND OTHER EXPENSES:

A. The following expenses must be paid at or prior to closing:

(1) Expenses payable by Seller (Seller's Expenses):

(a) Releases of existing liens, including prepayment penalties and recording fees; release of Seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fee; and other expenses payable by Seller under this contract.

(b) Seller shall also pay an amount not to exceed \$ n/a to be applied in the following order: Buyer's Expenses which Buyer is prohibited from paying by FHA, VA, Texas Veterans Land Board or other governmental loan programs, and then to other Buyer's Expenses as allowed by the lender.

(2) Expenses payable by Buyer (Buyer's Expenses): Appraisal fees; loan application fees; origination charges; credit reports; preparation of loan documents; interest on the notes from date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; loan title policy with endorsements required by lender; loan-related inspection fees; photos; amortization schedules; one-half of escrow fee; all prepaid items, including required premiums for flood and hazard insurance, reserve deposits for insurance, ad valorem taxes and special governmental assessments; final compliance inspection; courier fee; repair inspection; underwriting fee; wire transfer fee; expenses incident to any loan; Private Mortgage Insurance Premium (PMI), VA Loan Funding Fee, or FHA Mortgage Insurance Premium (MIP) as required by the lender; and other expenses payable by Buyer under this contract.

B. If any expense exceeds an amount expressly stated in this contract for such expense to be paid by a party, that party may terminate this contract unless the other party agrees to pay such excess. Buyer may not pay charges and fees expressly prohibited by FHA, VA, Texas Veterans Land Board or other governmental loan program regulations.

13. PRORATIONS AND ROLLBACK TAXES:

A. PRORATIONS: Taxes for the current year, interest, maintenance fees, assessments, dues and rents will be prorated through the Closing Date. The tax proration may be calculated taking into consideration any change in exemptions that will affect the current year's taxes. If taxes for the current year vary from the amount prorated at closing, the parties shall adjust the prorations when tax statements for the current year are available. If taxes are not paid at or prior to closing, Buyer shall pay taxes for the current year.

B. ROLLBACK TAXES: If this sale or Buyer's use of the Property after closing results in the assessment of additional taxes, penalties or interest (Assessments) for periods prior to closing, the Assessments will be the obligation of Buyer. If Assessments are imposed because of Seller's use or change in use of the Property prior to closing, the Assessments will be the obligation of Seller. Obligations imposed by this paragraph will survive closing.

14. CASUALTY LOSS: If any part of the Property is damaged or destroyed by fire or other casualty after the Effective Date of this contract, Seller shall restore the Property to its previous condition as soon as reasonably possible, but in any event by the Closing Date. If Seller fails to do so due to factors beyond Seller's control, Buyer may (a) terminate this contract and the earnest money will be refunded to Buyer (b) extend the time for performance up to 15 days and the Closing Date will be extended as necessary or (c) accept the Property in its damaged condition with an assignment of insurance proceeds, if permitted by Seller's insurance carrier, and receive credit from Seller at closing in the amount of the deductible under the insurance policy. Seller's obligations under this paragraph are independent of any other obligations of Seller under this contract.

15. DEFAULT: If Buyer fails to comply with this contract, Buyer will be in default, and Seller may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money as liquidated damages, thereby releasing both parties from this contract. If Seller fails to comply with this contract Seller will be in default and Buyer may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money, thereby releasing both parties from this contract.

16. MEDIATION: It is the policy of the State of Texas to encourage resolution of disputes through alternative dispute resolution procedures such as mediation. Any dispute between Seller and Buyer related to this contract which is not resolved through informal discussion will be submitted to a mutually acceptable mediation service or provider. The parties to the mediation shall bear the mediation costs equally. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.

17. ATTORNEY'S FEES: A Buyer, Seller, Listing Broker, Other Broker, or escrow agent who prevails in any legal proceeding related to this contract is entitled to recover reasonable attorney's fees and all costs of such proceeding.

18. ESCROW:

A. ESCROW: The escrow agent is not (i) a party to this contract and does not have liability for the performance or nonperformance of any party to this contract, (ii) liable for interest on the earnest money and (iii) liable for the loss of any earnest money caused by the failure of any financial institution in which the earnest money has been deposited unless the financial institution is acting as escrow agent.

B. EXPENSES: At closing, the earnest money must be applied first to any cash down payment, then to Buyer's Expenses and any excess refunded to Buyer. If no closing occurs, escrow

agent may: (i) require a written release of liability of the escrow agent from all parties, (ii) require payment of unpaid expenses incurred on behalf of a party, and (iii) only deduct from the earnest money the amount of unpaid expenses incurred on behalf of the party receiving the earnest money.

- C. **DEMAND:** Upon termination of this contract, either party or the escrow agent may send a release of earnest money to each party and the parties shall execute counterparts of the release and deliver same to the escrow agent. If either party fails to execute the release, either party may make a written demand to the escrow agent for the earnest money. If only one party makes written demand for the earnest money, escrow agent shall promptly provide a copy of the demand to the other party. If escrow agent does not receive written objection to the demand from the other party within 15 days, escrow agent may disburse the earnest money to the party making demand reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and escrow agent may pay the same to the creditors. If escrow agent complies with the provisions of this paragraph, each party hereby releases escrow agent from all adverse claims related to the disbursement of the earnest money.
- D. **DAMAGES:** Any party who wrongfully fails or refuses to sign a release acceptable to the escrow agent within 7 days of receipt of the request will be liable to the other party for (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.
- E. **NOTICES:** Escrow agent's notices will be effective when sent in compliance with Paragraph 21. Notice of objection to the demand will be deemed effective upon receipt by escrow agent.
19. **REPRESENTATIONS:** All covenants, representations and warranties in this contract survive closing. If any representation of Seller in this contract is untrue on the Closing Date, Seller will be in default. Unless expressly prohibited by written agreement, Seller may continue to show the Property and receive, negotiate and accept back up offers.
20. **FEDERAL TAX REQUIREMENTS:** If Seller is a "foreign person," as defined by Internal Revenue Code and its regulations, or if Seller fails to deliver an affidavit or a certificate of non-foreign status to Buyer that Seller is not a "foreign person," then Buyer shall withhold from the sales proceeds an amount sufficient to comply with applicable tax law and deliver the same to the Internal Revenue Service together with appropriate tax forms. Internal Revenue Service regulations require filing written reports if currency in excess of specified amounts is received in the transaction.
21. **NOTICES:** All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by fax or electronic transmission as follows:

<p>To Buyer at: <u>Ramon P. Perez</u> <u>317 E. Shelton; Kingsville, Tx 78363</u> Phone: <u>(361)779-4218</u> Fax: _____ E-mail: _____</p>	<p>To Seller at: _____ _____ Phone: _____ Fax: _____ E-mail: _____</p>
--	--

22. **AGREEMENT OF PARTIES:** This contract contains the entire agreement of the parties and cannot be changed except by their written agreement. Addenda which are a part of this contract are (check all applicable boxes):

- | | |
|---|---|
| <input type="checkbox"/> Third Party Financing Addendum | <input type="checkbox"/> Addendum for Coastal Area Property |
| <input type="checkbox"/> Seller Financing Addendum | <input type="checkbox"/> Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum |
| <input type="checkbox"/> Addendum for Property Subject to Mandatory Membership in a Property Owners Association | <input type="checkbox"/> Addendum for Property Located Seaward of the Gulf Intracoastal Waterway |
| <input type="checkbox"/> Buyer's Temporary Residential Lease | <input type="checkbox"/> Addendum for Sale of Other Property by Buyer |
| <input type="checkbox"/> Seller's Temporary Residential Lease | <input type="checkbox"/> Addendum for Property in a Propane Gas System Service Area |
| <input type="checkbox"/> Addendum for Reservation of Oil, Gas and Other Minerals | <input checked="" type="checkbox"/> Other (list): <u>South Texas Water District Notice</u> |
| <input type="checkbox"/> Addendum for "Back-Up" Contract | _____ |
| <input type="checkbox"/> Addendum Concerning Right to Terminate Due to Lender's Appraisal | _____ |

23. TERMINATION OPTION: For nominal consideration, the receipt of which is hereby acknowledged by Seller, and Buyer's agreement to pay Seller \$ 100.00 (Option Fee) within 3 days after the Effective Date of this contract, Seller grants Buyer the unrestricted right to terminate this contract by giving notice of termination to Seller within 10 days after the Effective Date of this contract (Option Period). Notices under this paragraph must be given by 5:00 p.m. (local time where the Property is located) by the date specified. If no dollar amount is stated as the Option Fee or if Buyer fails to pay the Option Fee to Seller within the time prescribed, this paragraph will not be a part of this contract and Buyer shall not have the unrestricted right to terminate this contract. If Buyer gives notice of termination within the time prescribed, the Option Fee will not be refunded; however, any earnest money will be refunded to Buyer. The Option Fee will will not be credited to the Sales Price at closing. Time is of the essence for this paragraph and strict compliance with the time for performance is required.

24. CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate license holders from giving legal advice. READ THIS CONTRACT CAREFULLY.

Buyer's Attorney is: _____	Seller's Attorney is: _____
_____	_____
Phone: _____	Phone: _____
Fax: _____	Fax: _____
E-mail: _____	E-mail: _____

EXECUTED the _____ day of _____, _____ (Effective Date).
(BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)


Buyer
Ramon P. Perez

Seller
City of Kingsville

Buyer

Seller



The form of this contract has been approved by the Texas Real Estate Commission. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) TREC NO. 9-13. This form replaces TREC NO. 9-12.

BROKER INFORMATION

(Print name(s) only. Do not sign)

n/a n/a n/a Coldwell Banker Homestead Properties, Inc #1
 Other Broker Firm License No. Listing Broker Firm License No.
 represents Buyer only as Buyer's agent represents Seller and Buyer as an intermediary
 Seller as Listing Broker's subagent Seller only as Seller's agent

n/a n/a Lynn Yaklin 524273
 Associate's Name License No. Listing Associate's Name License No.

n/a lynniaklin@sbcglobal.net (361)592-4343
 Associate's Email Address Phone Listing Associate's Email Address Phone

n/a n/a Ricki W. Cunningham 246828
 Licensed Supervisor of Associate License No. Licensed Supervisor of Listing Associate License No.

n/a 515 E. King St. (361)592-4343
 Other Broker's Address Phone Listing Broker's Office Address Phone

n/a n/a n/a Kingsville Tx 78363
 City State Zip City State Zip

Lupita Perez 221652
 Selling Associate's Name License No.

Lupitap1414@gmail.com (361)592-4343
 Selling Associate's Email Address Phone

Ricki W. Cunningham 246828
 Licensed Supervisor of Selling Associate License No.

515 E. King St.
 Selling Associate's Office Address

Kingsville Tx 78363
 City State Zip

Listing Broker has agreed to pay Other Broker n/a of the total sales price when the Listing Broker's fee is received. Escrow agent is authorized and directed to pay Other Broker from Listing Broker's fee at closing.

OPTION FEE RECEIPT

Receipt of **\$100.00** (Option Fee) in the form of _____
is acknowledged.

Seller or Listing Broker Date
City of Kingsville

EARNEST MONEY RECEIPT

Receipt of \$ _____ Earnest Money in the form of _____
is acknowledged.

Escrow Agent Received by Email Address Date/Time

Address Phone

City State Zip Fax

CONTRACT RECEIPT

Receipt of the Contract is acknowledged.

Escrow Agent Received by Email Address Date

Address Phone

City State Zip Fax

ADDITIONAL EARNEST MONEY RECEIPT

Receipt of \$ _____ additional Earnest Money in the form of _____
is acknowledged.

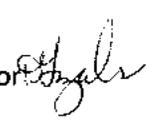
Escrow Agent Received by Email Address Date/Time

Address Phone

City State Zip Fax

AGENDA ITEM #17

**City of Kingsville
Human Resource Department**

TO: Mayor and City Commissioners
CC: Jesus A. Garza, City Manager
FROM: Diana Gonzales, Human Resource Director 
DATE: 3/29/2019
SUBJECT: 2019-2020 Property Insurance

Summary: Carlisle Insurance is recommending placement of the 2019-2020 Property Insurance with AmRisc, LLC for a price of \$229,967.85. Carlisle Insurance approached 30 alternative markets on the City's behalf, including the incumbent carriers whose pricing was \$16,016 more than the recommendation of AmRisc, LLC. Premium increase is purely associated to the hardening of the property insurance market globally. In 2018, the global reinsurance market sustained approximately \$79 Billion in losses (annual averages are \$29B). While the renewal represents an increase to the City in the amount of \$14,192 (6.58%), it is their recommendation to move coverage to AmRisc, LLC. Policy deductibles and limits did not change. AmRisc, LLC was the carrier on the City's placement during the 2016 tornado and paid out \$2,307,790 in claim damages.

Background: In March 2018, staff issued an RFP for Property Insurance. The contract was awarded to Acrisure (dba) Carlisle Insurance with a term of one (1) year with an option to extend up to three (3) additional one-year periods, subject to approval of the City Manager or designee.

Financial Impact: The cost of the annual property including windstorm policy is \$229,967.85 for coverage period of May 1, 2019 to May 1, 2020 which is an increase of 6.58% of \$14,192 annually. The new policy covers the following with more specific detail on attachment:

\$42,629,400	Building	\$11,108,568	Business Personal Property
\$ 4,154,173	Miscellaneous	\$ 500,000	Business Income Including Extra Expense

This expense is an annually budgeted item replacing the City's expiring All-Risk Property Insurance Program.

Recommendation: It is staff's recommendation to continue 2019-2020 Property Insurance with Carlisle Insurance in the amount of \$229,967.85.





March 29, 2019

City of Kingsville
ATTN: Diana Gonzales
P.O. Box 1458
Kingsville, Texas 78363

Carlisle Insurance is recommending placement of the 2019-2020 Property Insurance with AmRisc, LLC for a price of \$229,967.85. Carlisle approached 30 alternative markets on the City's behalf, including the incumbent carriers whose pricing was \$16,016 more than the recommendation of AmRisc, LLC. Premium increase is purely associated to the hardening of the property insurance market globally. In 2018, the global reinsurance market sustained approximately \$79 Billion in losses (annual averages are \$29B). While the renewal represents an increase to the City in the amount of \$14,192 (6.58%), it is our recommendation to move coverage to AmRisc, LLC. Policy deductibles and limits did not change. AmRisc, LLC was the carrier on the City's placement during the 2016 Tornado and paid out \$2,307,790 in claim damages.

Please do not hesitate to let us know if you have any questions. We thank you for your continued business.

Chase Carlisle, CIC, CMIP, CPCU
Vice President
Carlisle Insurance

PROPERTY INCLUDING WINDSTORM

Company: Certain Underwriters at Lloyds
 A.M. Best's Rating: A XV
 Policy Term: 05/01/2019 - 05/01/2020



LOCATION	BUILDING	BUSINESS PERSONAL PROPERTY	BUSINESS INCOME INCLUDING EXTRA EXPENSE	MISCELLANEOUS
All Scheduled Locations- Per Attached Schedule	\$42,629,400	\$11,108,568	\$500,000	\$4,154,173

COVERED PROPERTY - SEE ATTACHED SCHEDULE



Flood Limit	\$5,000,000 Per Occ & in Annual Aggregate Except; \$1,000,000 Per Occ and in Annual Aggregate for locations in Zones A & V
Deductible- All Other Perils	\$ 10,000 All Other Perils
Named Storm Deductible	\$25,000 Per Occurrence, Per Location
All Other Wind/Hail Deductible	\$25,000 Per Occurrence, Per Location
Wind Driven Rain Precipitation	\$25,000 Per Occurrence, Per Location
Deductible- Flood	\$25,000 Per Occurrence Except; \$100,000 Per Occ for locations in Zones Prefixed with A or V
Deductible- Earthquake	\$25,000 Per Occurrence
Business Income Term	Actual Loss Sustained
Causes of Loss Form	Special
Valuation	Replacement Cost
Coinsurance	NIL
Ordinance & Law	See Form

****Optional Named Storm Deductible of 1% Per Occ, Per Bldg or Structure, Min \$100,000**
 \$221,340.02 Including Taxes and Fees**

Premium	\$	213,017.00
Inspection Fee	\$	6,000.00
Taxes	\$	10,622.33
Fees	\$	328.52
Estimated Annual Premium	\$	229,967.85
Minimum Earned	\$	80,555.95
Minimum Annual Premium	\$	229,967.85

Sub limits

COVERAGES	LIMITS
Earth Movement	\$5,000,000 Per Occ & Annual Agg for All Locations Combined
Accounts Receivable	\$2,000,000
Civil or Military Authority; the lesser of	30 Days Max/\$1,000,000
Contingent Time Element; the lesser of	60 Days Max/\$1,000,000
Contractors Equipment: Unscheduled: Owned, leased, rented or borrowed	\$250,000
Any One Item	\$25,000
Course of Construction	\$250,000
Course of Construction Soft Costs	\$25,000
Debris Removal; the lesser of	25%/\$5,000,000
Electronic Data & Media	\$1,000,000
Errors or Omissions	\$100,000
Extended Period of Indemnity	180 Days
Extra Expense/Expediting Expense	\$1,000,000
Fine Arts	\$500,000
Fire Brigade Charges	\$250,000
Fungus, Mold, Mildew, Spores, Yeast	\$100,000 (Per Occ/Annual Aggregate)
Ingress/Egress	30 Days max \$1,000,000
Leasehold Interest	\$100,000
Limited Pollution Coverage	\$100,000 Annual Aggregate
Lock Replacement	\$25,000
Miscellaneous Unnamed Locations	\$500,000
Newly Acquired Property	90 Days max \$1,000,000
Ordinance or Law- Coverage A	Included in Building Limit
Ordinance or Law- Coverage B&C	20% Per Bldg, max \$1M Per Occ
Ordinary Payroll	60 Days
Plants, Lawns, Trees or Shrubs	\$100,000
Any One Plant, Lawn, Tree or Shrub	\$25,000
Professional Fee	\$250,000 (Annual Aggregate)
Reclaiming, restoring or repairing land improvements	\$25,000
Reward Reimbursement	\$25,000
Royalties	\$25,000
Service Interruption (72 Hour Qualifying Period)	\$500,000
Spoilage	\$100,000
Time Element Monthly Limitation	1/12 th Monthly
Transit	\$100,000
Underground Pipes, Flues & Drains	\$50,000
Valuable Papers & Records	\$2,000,000
Sinkhole Loss Extension	As Per Schedule
Full First Comp/Attack/Third Party Network Security	\$100,000 (Annual Aggregate)

Sub limits- Continued

COVERAGES	LIMITS
Data Compromise	\$50,000 (Annual Aggregate)
Wind Driven Precipitation	\$250,000 Per Occ/Annual Aggregate
Back-up of Sewers and Drains	Included
Outdoor Property	Included
Personal Effects & Property of Others	Included
Mobile Equipment	\$1,000,000
Owned Mobile Equipment- Off Premises	\$500,000
Equipment Breakdown	\$50,000,000

TERMS & CONDITIONS

Terms and conditions include but are not limited to:

- Flood- Maximum NFIP, whether purchased or not, for Locations in Zones prefixed with A or V within Zone B, X500 or X-Shaded; Plus \$100,000 Per Occ
- Percent Deductibles are Per Occurrence, Per Building or Structure
- All Buildings with outstanding damage are excluded.
- Pre Existing Damage Exclusion Endorsement
- Exclusion of Certified Acts of Terrorism (Can be purchased for additional premium of \$10,834)
- Coverage Excludes all damage directly or indirectly caused by Named Storm in existence upon receipt of written request to bind
- 110% Margin Clause Applies
- Named Wind/Hail Deductible is a Calendar Year Deductible

SUBJECT TO

- Warrant No losses last 5 years on properties to be covered unless specified in Property Application
- Warrant no EIFS Construction
- Signed Property Application (SOV)
- Signed Flood Notice
- Signed TRIA Disclosure Notice

AGENDA ITEM #18

**City of Kingsville
Parks & Recreation Department**

TO: Mayor and City Commissioners
CC: Jesus A. Garza, City Manager
FROM: Susan Ivy, Director of Parks & Recreation
DATE: March 29, 2019
SUBJECT: Agenda Request – Receipt of donations from Kingsville Civitan Club

Summary: We are asking for approval of the receipt of a donation from Kingsville Civitan Club in the amount of \$3,141.21 to purchase a generational swing, a therapeutic swing and a cantilever that will hold a tot swing which the generational swing will take the place of in the Tot swingset in Thompson Park.

Background: The local Civitan Club does several community assistance projects benefitting special needs kids and families. They have already placed the same two swings in the Dick Kleberg Park Playground. They applied for and received funding to assist with putting more playground equipment for special needs in more parks. With the new playground being installed at Thompson Park we decided to add these swings there.

Financial Impact: This will increase funding available to purchase playground equipment for the specific items requested by Kingsville Civitan Club by \$3141.21.

Recommendation: We ask that Commission authorize the receipt of \$3,141.21 in donations and approve the associated budget amendment needed to record the funds in the Parks Department line item for Minor Equipment 001-5-4513-21700.





Coastal Bend Civitan Club
419 W. Trant Rd.
Kingsville, TX 78363

City of Kingsville,

The Coastal Bend Civitan club is honored to collaborate with you again in creating public play environments where all children are served. Our objective is to provide inclusive equipment for children with developmental delays and/or physical disabilities.

We are working with Susan Ivy to provide some new playground swings for Thompson Park. We are pleased to donate funds in the amount of \$3141.21 towards the purchase of the following equipment:

1. Made for Me seat
2. Reflections Selfie Swing
3. Cantilever Toprail and hardware

Our previous donation provided swings for Kleberg Park, and we want to continue raising funds so we can provide similar equipment in additional needed areas.

Sincerely,

Janelle Nix

Immediate Past President



AGENDA ITEM #19

for: Budget Am.

**City of Kingsville
Parks & Recreation Department**

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Susan Ivy, Director of Parks & Recreation

DATE: March 29, 2019

SUBJECT: Agenda Request – Receipt of donations from Kingsville Civitan Club

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Our previous donation provided swings for Kleberg Park, and we want to continue raising funds so we can provide similar equipment in additional needed areas.

Sincerely,

Janelle Nix

Immediate Past President



ORDINANCE NO. 2019-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2018-2019 BUDGET TO ACCEPT AND EXPEND THE DONATION FROM THE COASTAL BEND CIVITAN CLUB FOR THOMPSON PARK PLAYGROUND EQUIPMENT.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2018-2019 budget be amended as follows:

**CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT**

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 001 – General Fund					
<u>Revenues - 4</u>					
4503	Park Maint	Park Donations	58003	\$3,141.21	
<u>Expenditures - 5</u>					
4503	Park Maint	Thompson Park	59116	\$3,141.21	

[To amend the City of Kingsville FY 18-19 Budget to accept and expend donation funds from the Coastal Bend Civitan Club for Thompson Park playground equipment. Funds will come from the donation for this specific purpose.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 8th day of April 2019.

PASSED AND APPROVED on this the __ day of _____, 2019.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #20

**City of Kingsville
Department Name**

TO: Mayor and City Commissioners
CC: Jesus A. Garza, City Manager
FROM: Adrian Garcia, Fire Chief
DATE: April 8, 2019
SUBJECT: Budget Amendment – Ambulance Supplemental Payment Program Fee

Summary:

The Kingsville Fire Department is requesting the reallocation from fund 097 – Vehicle Replacement Fund to 033-5-2200-31400 Professional Services to cover the fee for preparing and processing the FY2018 Ambulance Supplemental Payment Program application.

Background:

Intermedix (IMX) contracted “Public Consulting Group” (PCG) to prepare for a fee an Ambulance Supplemental Payment Program application for the City of Kingsville Fire Department. The additional revenue has assisted in replacing Fire/EMS related equipment, apparatus, and overall Fire/EMS related expenses.

Financial Impact:

The KFD received a lump sum of \$125,866.27 from the program for FY2017 with Intermedix due a fee of 13% of the total award, which is \$16,362.62.

Recommendation:

Staff recommends that the fee be paid as agreed upon.



intermedix

Invoice

Advanced Data Processing, Inc.

6451 N. Federal Highway
 Suite 1000
 Ft. Lauderdale, FL 33308
 954-308-8700
 Tax ID # 22-3875190

Date	Invoice #
10/23/2018	INVAIDPI27707

Bill To
City of Kingsville EMS and Fire Department PO Box 1458 Kingsville TX 78364

Terms	Due Date	PO/Contract	Billing Period From	Billing Period To
Net 30	11/24/2018		10/1/2018	10/31/2018

Description	Quantity	Rate	Amount
Certified Public Expenditures Receipt Reporting Period October 1, 2016 – September 30, 2017	125,866.27	0.13	16,362.62
<i>Fund Balance</i> <i>097</i> <i>097-5-2200-37480</i>			

Thank you for your business.	Total	\$16,362.62
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ORDINANCE NO. 2019-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2018-2019 BUDGET TO EXPEND FUNDS FOR THE FEE ASSOCIATED WITH THE SUPPLEMENTAL REVENUE PROGRAM FOR THE FIRE DEPARTMENT.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2018-2019 budget be amended as follows:

**CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT**

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 097 – Vehicle Replacement Fund					
Equity					
	Non-Dept	Restricted-Vehicle Replace	61002	\$16,363	
Expenditures					
2200	Fire	Professional Services	31400	\$16,363	

[To amend the City of Kingsville FY 18-19 Budget to expend funds for the fee to Intermedix for the Fire Department Supplemental Revenue Program. Funds will come from the Vehicle Replacement fund balance.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 8th day of April, 2019.

PASSED AND APPROVED on this the __ day of _____, 2019.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #21

**City of Kingsville
Department Name**

TO: Mayor and City Commissioners
CC: Jesus A. Garza, City Manager
FROM: Adrian Garcia, Fire Chief
DATE: April 8, 2019
SUBJECT: FD Equipment Donation

Summary:

The Kingsville Fire Department is requesting approval to donate expired Fire Department Personal Protective Equipment (PPE) that is no longer certified under the U.S.A standards.

Background:

The following equipment will be donated to the City of Valle Hermosa:

- Bunker coat & Pant sets – 15
- Suspenders – 7
- Bunker Coat Shell – 1
- Structural Bunker Boots – 3 pairs
- Fire Protective Hoods – 3
- Structural Gloves – 2 pairs

Financial Impact:

There will be no financial impact to the City, all equipment is expired according to US standards and replaced with new equipment meeting current standards.

Recommendation:

Staff recommends that equipment be donating to the City of Valle Hermosa.





CITY MANAGER'S OFFICE

City of Kingsville
Phone: 361-595-8002 Fax: 361-595-8024

April 9, 2019

Jesús Gerardo Aldape Ballesteros
Municipality of Valle Hermoso
Valle Hermoso, Tamaulipas, Mexico

Re: Equipment donated by the City of Kingsville

Dear Alcalde Aldape Ballesteros,

The City of Kingsville, Texas is donating the fire fighting equipment set out on the attached list to the City of Valle Hermoso. The Kingsville City Commission approved this action at a meeting on April 8, 2019. The Fire Chief for the City of Kingsville advises that the donated equipment is no longer certified and does not meet current U.S.A. guidelines, which is why it is no longer of use to the department. Hopefully, the equipment can be used in your city for training or other purposes.

If you have any questions regarding the equipment, please contact our Fire Chief Adrian Garcia at (361) 595-6445.

Sincerely,

Jesús A. Garza
City Manager

Kingsville Fire Department

Expires PPE Equipment

As of March 20, 2019

Bunker Coat/Pant Sets-	15
Suspenders-	7
Bunker Coat Shell-	1
Bunker Pant Liner-	1
Structural Boots-	3 pairs
Fire Hoods-	3
Structural Gloves-	2 pairs

AGENDA ITEM #22

**City of Kingsville
Fire Department**

TO: Mayor and City Commissioners
CC: Jesus A. Garza, City Manager
FROM: Adrian Garcia, Fire Chief
DATE: April 8, 2019
SUBJECT: Kingsville FD Medical Director Contract

Summary:

The Kingsville Fire Department is requesting to update and continue a Medical Director Contract with Dr. Ben Moore, MD and the City of Kingsville Fire Department (KFD) for the purposes of allowing the KFD to continue to offer Emergency Medical Services (EMS) and Advanced Life Support (ALS) within the City of Kingsville.

Background:

The agreement will be updated to comply with new Department of State Health Services (DSHS) requirements, for instance, a formal contract must exist between the City and the Medical Director, requiring the Medical Director to take annual CE's, and choosing an alternate physician to step in when not available.

Financial Impact:

No additional financial impact will be accrued by the City, the existing agreed upon payment will continue on a monthly basis as stated on the contract.

Recommendation:

Our recommendation is that the Commission enter into a medical director contract with Dr. B. Moore.



RESOLUTION #2019-_____

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO THE EMERGENCY MEDICAL SERVICES PHYSICIAN MEDICAL DIRECTOR CONTRACT BETWEEN THE CITY OF KINGSVILLE AND DR. BEN MOORE, M.D.; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Kingsville desires to formalize updates to its agreement with Dr. Ben Moore, M.D. (Dr. Moore) for the Medical Director Contract that allows the Kingsville Fire Department to continue to offer Emergency Medical Services and Advanced Life Support services to citizens;

WHEREAS, the City and citizens would benefit from the Contract being in place.

BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the Mayor is authorized and directed as an act of the City of Kingsville, Texas to enter into the Emergency Medical Services Physician Medical Director Contract between the City of Kingsville and Dr. Ben Moore, M.D. in accordance with Exhibit A hereto attached and made a part hereof.

II.

THAT all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

III.

THAT this Resolution shall be and become effective on and after adoption.

PASSED AND APPROVED by a majority vote of the City Commission on the 8th day of _____ April _____, 2019.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

**Emergency Medical Services
Physician Medical Director Contract**

This Agreement for Physician Medical Director for the City of Kingsville, City of Kingsville Fire Department Ambulance Emergency Medical Services Program is entered into by and between the City of Kingsville, Texas, hereinafter referred to as "CITY" and Dr. Ben Moore, M.D., hereinafter referred to as "Contractor".

WHEREAS, Texas Health & Safety Code Section 773.007, as amended, requires that the provision of advanced life support must be under medical supervision and a licensed physician's control and basic life support may be medical supervision and a licensed physician's control.

WHEREAS, CITY proposes to engage the services of an independent contract, the Contractor, to provide oversight and counsel in delivery of the emergency medical services (EMS) provided by City of Kingsville Fire Department Ambulance Service personnel in basic life support and advanced life support situations and this agreement sets forth the responsibilities of CITY and Contractor in this service and the position of Medical Director.

NOW, THEREFORE, in consideration of the foregoing terms and conditions set forth, the parties agree as follows:

Section 1. CITY agrees to appoint the Contractor as Physician Medical Director of the City of Kingsville Fire Department EMS program in accordance with Section 773.007 of the Texas Health & Safety Code.

Section 2. The appointment of the Contractor shall be from October 1, 2018 until September 30, 2019. This agreement will automatically renew for additional one-year periods until either party notifies the other of their intent to terminate the agreement.

Section 3. CITY agrees to pay Contractor for services provided as Medical Director, and as an independent contractor with the CITY, the sum of \$1,000 per month payable on or before the last day of each month during the term of this agreement, and any extensions, as set forth in Section 2 above.

Section 4. The Contractor, as Medical Director for the City of Kingsville Fire Department, agrees to provide services to CITY as follows:

A. Review existing EMS protocols annually and develop and recommend new EMS protocols appropriate to the City of Kingsville Fire Department Ambulance Service in accordance with state law. Protocols are expected to meet current standards for service delivery and patient care, as well as any that might be implemented during the term of this Agreement, for the citizens of the City of Kingsville Ambulance District/ service area and those for whom emergency medical services are provided.

B. Oversee quality of services provided and prepare reports and studies as necessary to accomplish required EMS compliance in accordance with state law.

C. Provide input to the ambulance service concerning purchases of equipment, supplies, and vehicles.

D. Oversee ongoing continuing education program of City Emergency Medical Technicians and Paramedics and make recommendations regarding the same to the EMS Director.

E. Provide counsel and training for EMS personnel as appropriate to meet new responsibilities of the City of Kingsville Fire Department Ambulance Service as may from time to time be required, and as agreed to by the EMS Director.

F. Meet quarterly, or as necessary, with the City of Kingsville Fire Department EMS personnel to review protocols and present topics of current issues and best practices.

G. Review records of service calls of EMS personnel to determine compliance with protocols, performance standards and regulations; recommend counseling and additional remedial training as necessary; and, recommend to the EMS Director and Fire Chief on appropriate disciplinary action for failure to comply with protocols, performance standards and regulations as directed.

H. The Medical Director is responsible to assign a qualified alternate who will provide Medical Direction to the City of Kingsville Fire Department in case of short or long-term absence stemming from temporary or indefinite absence of the acting Medical Director. The Medical Director will notify the CITY of the alternate's name and contact information when he is going to be absent and will advise the CITY how long the alternate will be serving in the Medical Director's absence. In the event the Medical Director is incapacitated and is unable to perform his services, the alternate will automatically assume the existing responsibilities of the Medical Director until such time as the incapacity is gone or a new Medical Director has been contracted with. In cases of absence by the contracted Medical Director, compensation will be agreed upon and coordinated between the contracted Medical Director and the chosen alternate. The City will have no obligation to compensate the alternate directly, as the alternate's services will be covered, by the Medical Director, through the compensation given the Medical Director. When serving as the acting Medical Director, the alternate will adhere to the terms and conditions of this agreement.

Section 5. Either party may terminate this agreement upon providing the other party with ninety (90) days advance written notice.

Section 6. Notices to each party may be provided as follows:

The City:

Mail: Fire Chief, City of Kingsville
P.O. Box 1458
Kingsville, TX 78364
Phone: (361) 592-6445
Email: agarcia@cityofkingsville.com

The Contractor:

Mail: Ben Moore, M.D.

Phone: () -

Email: _____

IN WITNESS WHEREOF, the parties hereto have executed the foregoing Agreement as indicated above.

CITY OF KINGSVILLE, TEXAS

Sam R. Fugate, Mayor

CONTRACTOR FOR MEDICAL DIRECTOR

Ben Moore, M.D.

AGENDA ITEM #23

RESOLUTION #2019-_____

A RESOLUTION OF THE CITY OF KINGSVILLE CITY COMMISSION IN SUPPORT OF HOUSE BILL 24 BY STATE REPRESENTATIVE RAMON ROMERO AND SENATE BILL 993 RELATED TO INCREASING CRIMINAL PENALTIES FOR CERTAIN FAMILY VIOLENCE OFFENSES COMMITTED IN THE PRESENCE OF A CHILD.

WHEREAS, the exposure of children to violence is a pervasive problem that plagues society at every level; and

WHEREAS, a study by the U.S. Department of Justice found that sixty percent of American children were exposed to violence, crime, or abuse in their homes, schools, and communities; and

WHEREAS, witnessing violence puts children at a greater risk of taking their own life; it being estimated that children who grow up in homes with domestic and family violence are six times more likely to commit suicide; and

WHEREAS, children exposed to violence, whether as victims or witnesses, have a high risk of experiencing learning difficulties, speech and language impairments, and school failure; and

WHEREAS, exposure to violence is a strong predictor of violent delinquent behavior among adolescents, and it is estimated that children who grow up in homes with domestic and family violence are seventy-four percent more likely to commit a violent crime against someone else; and

WHEREAS, children exposed to violence may be more aggressive and are more likely to use violence to resolve situations; studies have demonstrated that children of domestic violence are three times more likely to repeat the cycle in adulthood, and that growing up with domestic violence is the most significant predictor of whether or not someone will be engaged in domestic violence later in life; and

WHEREAS, children may be physically harmed, either accidentally or intentionally, when witnessing violence in the home and exposure to family violence statistically increases the probability that a child will become a victim of child abuse; and

WHEREAS, committing family violence in the presence of a child causes significant harm to the child and places the child at greater risk to suffer additional harm in the future; and

WHEREAS, responsibility for the harm suffered by a child who witnesses family violence should be placed solely on the perpetrator of that violence; and

WHEREAS, the City Commission hereby finds and determines that House Bill 24 and Senate Bill 993 are in the best interest of the public and their adoption is in the interest of public health, safety, morals and general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

1. That the City Commission of the City of Kingsville, Texas supports the passage of House Bill 24 by State Representative Ramon Romero and Senate Bill 993 related to increasing criminal penalties for certain family violence offenses committed in the presence of a child and hereby recommends their passage and encourages all members of the Texas Legislature to demonstrate their support by voting for these bills.
2. That a copy of this Resolution shall be forwarded to the House and Senate Criminal Jurisprudence Committee and to State Senator Beverly Powell, State Senator Brian Birdwell, State Representative DeWayne Burns and State Representative William Zedler.

PASSED AND APPROVED by the City Commission of the City of Kingsville this the 8th day of April, 2019.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

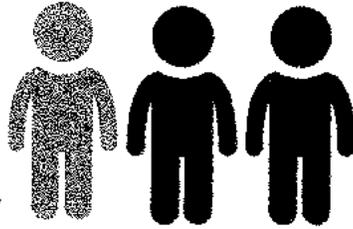
APPROVED AS TO FORM

Courtney Alvarez, City Attorney

SUPPORT HB24 & SB993

Each Year

5 MILLION CHILDREN witness domestic violence in the U.S.



At least a third of American children have witnessed violence between their parents.



Most have witnessed multiple instances.

Children are present for almost half of all domestic violence incidents.

Children in homes with violence are physically abused or seriously neglected at a rate of

1500%

higher than the national average



CHILDREN EXPOSED TO DOMESTIC VIOLENCE ARE:

6X 50%

more likely to commit suicide

more likely to abuse drugs and alcohol

Witnessing domestic violence causes the same kind of harm to children's mental health and learning as if the child had been abused directly.

A CHILD'S **BEHERO** HB24 and SB993 would:

Enhance penalties for acts of domestic violence committed in the presence of children.

Establish, as a matter of policy, that children who witness domestic violence are victims in their own right and the perpetrator of the violence is responsible for the victimization.

Be an important step toward building a system that would identify children exposed to domestic violence and connect them with the help they need.



Burleson
TEXAS

RESOLUTION

A RESOLUTION OF THE CITY OF BURLESON, TEXAS SUPPORTING THE PASSAGE OF HOUSE BILL 24 SPONSORED BY REPRESENTATIVE RAMON ROMERO; AND SENATE BILL 993 RELATED TO INCREASING CRIMINAL PENALTIES FOR CERTAIN FAMILY VIOLENCE OFFENSES COMMITTED IN THE PRESENCE OF A CHILD.

WHEREAS, the exposure of children to violence is a pervasive problem that plaques society at every level; and

WHEREAS, a study by the U. S. Department of Justice found that sixty percent of American children were exposed to violence, crime, or abuse in their homes, schools, and communities; and

WHEREAS, witnessing violence puts children at a greater risk of taking their own life; it being estimated that children who grow up in homes with domestic and family violence are six times more likely to commit suicide; and

WHEREAS, children exposed to violence, whether as victims or witnesses, have a high risk of experiencing learning difficulties, speech and language impairments, and school failure; and

WHEREAS, exposure to violence is a strong predictor of violent delinquent behavior among adolescents, and it is estimated that children who grow up in homes with domestic and family violence are seventy-four percent more likely to commit a violent crime against someone else; and

WHEREAS, children exposed to violence may be more aggressive and are more likely to use violence to resolve situations; studies have demonstrated that children of domestic violence are three times more likely to repeat the cycle in adulthood, and that growing up with domestic violence is the most significant predictor of whether or not someone will be engaged in domestic violence later in life; and

WHEREAS, children may be physically harmed, either accidentally or intentionally, when witnessing violence in the home and exposure to family violence statistically increases the probability that a child will become a victim of child abuse; and

WHEREAS, committing family violence in the presence of a child causes significant harm to that child and places the child at greater risk to suffer additional harm in the future; and

WHEREAS, responsibility for the harm suffered by a child who witnesses family violence should be placed solely on the perpetrator of that violence; and

WHEREAS, the City Council hereby finds and determines that House Bill 24 set forth herein is in the best interest of the public and it's adoption is in the interest of public health, safety, morals and general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS;

Section 1

The city council supports the passage of HB 24 relating to increasing criminal penalties for certain family violence offenses committed in the presence of a child. A copy of HB24 is attached as Attachment A.

Section 2

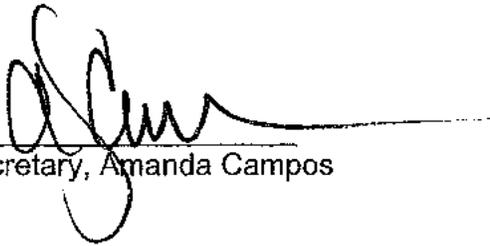
A copy of this Resolution shall be forwarded to the House and Senate Criminal Jurisprudence committee and to State Senator Beverly Powell, State Senator Brian Birdwell, State Representative DeWayne Burns and State Representative William Zedler.

RESOLVED AND ENTERED this the 18 day of February, 2019.



Mayor, Ken Shetter

Attest:



City Secretary, Amanda Campos



By: Romero, Jr.

H.B. No. 24

A BILL TO BE ENTITLED

AN ACT

1

2 relating to increasing criminal penalties for certain family
3 violence offenses committed in the presence of a child.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

5 SECTION 1. Section 22.01(b-2), Penal Code, as added by
6 Chapter 34 (S.B. 1576), Acts of the 85th Legislature, Regular
7 Session, 2017, is redesignated as Section 22.01(b-3), Penal Code,
8 to read as follows:

9 (b-3) [~~(b-2)~~] Notwithstanding Subsection (b)(2), an
10 offense under Subsection (a)(1) is a felony of the second degree if:

11 (1) the offense is committed against a person whose
12 relationship to or association with the defendant is described by
13 Section 71.0021(b), 71.003, or 71.005, Family Code;

14 (2) it is shown on the trial of the offense that the
15 defendant has been previously convicted of an offense under this
16 chapter, Chapter 19, or Section 20.03, 20.04, or 21.11 against a
17 person whose relationship to or association with the defendant is
18 described by Section 71.0021(b), 71.003, or 71.005, Family Code;
19 and

20 (3) the offense is committed by intentionally,
21 knowingly, or recklessly impeding the normal breathing or
22 circulation of the blood of the person by applying pressure to the
23 person's throat or neck or by blocking the person's nose or mouth.

24 SECTION 2. Section 22.01, Penal Code, is amended by adding

1 Subsection (b-4) and amending Subsection (f) to read as follows:

2 (b-4) Notwithstanding Subsection (b), unless the conduct is
3 punishable under Subsection (b)(2) or (b-3), an offense under
4 Subsection (a)(1) is a state jail felony if:

5 (1) the offense is committed against a person whose
6 relationship to or association with the defendant is described by
7 Section 71.0021(b), 71.003, or 71.005, Family Code;

8 (2) the offense is committed in the physical presence
9 or within the hearing of a person who is younger than 15 years of
10 age; and

11 (3) at the time of the offense, the actor knows or has
12 reason to know that the person who is younger than 15 years of age is
13 present and may see or hear the offense.

14 (f) For the purposes of Subsections (b)(2)(A) and (b-3)(2)
15 [(b-2)(2)]:

16 (1) a defendant has been previously convicted of an
17 offense listed in those subsections committed against a person
18 whose relationship to or association with the defendant is
19 described by Section 71.0021(b), 71.003, or 71.005, Family Code, if
20 the defendant was adjudged guilty of the offense or entered a plea
21 of guilty or nolo contendere in return for a grant of deferred
22 adjudication, regardless of whether the sentence for the offense
23 was ever imposed or whether the sentence was probated and the
24 defendant was subsequently discharged from community supervision;
25 and

26 (2) a conviction under the laws of another state for an
27 offense containing elements that are substantially similar to the

1 elements of an offense listed in those subsections is a conviction
2 of the offense listed.

3 SECTION 3. Section 22.02(b), Penal Code, is amended to read
4 as follows:

5 (b) An offense under this section is a felony of the second
6 degree, except that the offense is a felony of the first degree if:

7 (1) the actor uses a deadly weapon during the
8 commission of the assault and causes serious bodily injury to a
9 person whose relationship to or association with the defendant is
10 described by Section 71.0021(b), 71.003, or 71.005, Family Code;

11 (2) regardless of whether the offense is committed
12 under Subsection (a)(1) or (a)(2), the offense is committed:

13 (A) by a public servant acting under color of the
14 servant's office or employment;

15 (B) against a person the actor knows is a public
16 servant while the public servant is lawfully discharging an
17 official duty, or in retaliation or on account of an exercise of
18 official power or performance of an official duty as a public
19 servant;

20 (C) in retaliation against or on account of the
21 service of another as a witness, prospective witness, informant, or
22 person who has reported the occurrence of a crime; ~~or~~

23 (D) against a person the actor knows is a
24 security officer while the officer is performing a duty as a
25 security officer; or

26 (E) against a person whose relationship to or
27 association with the defendant is described by Section 71.0021(b),

1 71.003, or 71.005, Family Code, and:

2 (i) the offense is committed in the
3 physical presence or within the hearing of a person who is younger
4 than 15 years of age; and

5 (ii) at the time of the offense, the actor
6 knows or has reason to know that the person who is younger than 15
7 years of age is present and may see or hear the offense; or

8 (3) the actor is in a motor vehicle, as defined by
9 Section 501.002, Transportation Code, and:

10 (A) knowingly discharges a firearm at or in the
11 direction of a habitation, building, or vehicle;

12 (B) is reckless as to whether the habitation,
13 building, or vehicle is occupied; and

14 (C) in discharging the firearm, causes serious
15 bodily injury to any person.

16 SECTION 4. The changes in law made by this Act apply only to
17 an offense committed on or after the effective date of this Act. An
18 offense committed before the effective date of this Act is governed
19 by the law in effect on the date the offense was committed, and the
20 former law is continued in effect for that purpose. For purposes of
21 this section, an offense was committed before the effective date of
22 this Act if any element of the offense occurred before that date.

23 SECTION 5. To the extent of any conflict, this Act prevails
24 over another Act of the 86th Legislature, Regular Session, 2019,
25 relating to nonsubstantive additions to and corrections in enacted
26 codes.

27 SECTION 6. This Act takes effect September 1, 2019.

By: Powell

S.B. No. 993

A BILL TO BE ENTITLED

1

AN ACT

2 relating to increasing criminal penalties for certain family
3 violence offenses committed in the presence of a child.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

5 SECTION 1. Section 22.01(b-2), Penal Code, as added by
6 Chapter 34 (S.B. 1576), Acts of the 85th Legislature, Regular
7 Session, 2017, is redesignated as Section 22.01(b-3), Penal Code,
8 to read as follows:

9 (b-3) [~~(b-2)~~] Notwithstanding Subsection (b)(2), an
10 offense under Subsection (a)(1) is a felony of the second degree if:

11 (1) the offense is committed against a person whose
12 relationship to or association with the defendant is described by
13 Section 71.0021(b), 71.003, or 71.005, Family Code;

14 (2) it is shown on the trial of the offense that the
15 defendant has been previously convicted of an offense under this
16 chapter, Chapter 19, or Section 20.03, 20.04, or 21.11 against a
17 person whose relationship to or association with the defendant is
18 described by Section 71.0021(b), 71.003, or 71.005, Family Code;
19 and

20 (3) the offense is committed by intentionally,
21 knowingly, or recklessly impeding the normal breathing or
22 circulation of the blood of the person by applying pressure to the
23 person's throat or neck or by blocking the person's nose or mouth.

24 SECTION 2. Section 22.01, Penal Code, is amended by adding

1 Subsections (b-4) and (b-5) and amending Subsection (f) to read as
2 follows:

3 (b-4) Notwithstanding Subsection (b) and except as provided
4 by Subsection (b-5), unless the conduct is punishable under
5 Subsection (b)(2) or (b-3), an offense under Subsection (a)(1) is a
6 state jail felony if:

7 (1) the offense is committed against a person whose
8 relationship to or association with the defendant is described by
9 Section 71.0021(b), 71.003, or 71.005, Family Code;

10 (2) the offense is committed in the physical presence
11 or within the hearing of a person who is younger than 18 years of
12 age; and

13 (3) at the time of the offense, the actor knows or has
14 reason to know that the person who is younger than 18 years of age is
15 present and may see or hear the offense.

16 (b-5) The enhancement provided by Subsection (b-4) does not
17 apply if all persons present at the time of the commission of the
18 offense, other than children present during that time, were
19 arrested in connection with that offense.

20 (f) For the purposes of Subsections (b)(2)(A) and (b-3)(2)
21 [~~(b-2)(2)~~]:

22 (1) a defendant has been previously convicted of an
23 offense listed in those subsections committed against a person
24 whose relationship to or association with the defendant is
25 described by Section 71.0021(b), 71.003, or 71.005, Family Code, if
26 the defendant was adjudged guilty of the offense or entered a plea
27 of guilty or nolo contendere in return for a grant of deferred

1 adjudication, regardless of whether the sentence for the offense
2 was ever imposed or whether the sentence was probated and the
3 defendant was subsequently discharged from community supervision;
4 and

5 (2) a conviction under the laws of another state for an
6 offense containing elements that are substantially similar to the
7 elements of an offense listed in those subsections is a conviction
8 of the offense listed.

9 SECTION 3. Section 22.02, Penal Code, is amended by
10 amending Subsection (b) and adding Subsection (b-1) to read as
11 follows:

12 (b) An offense under this section is a felony of the second
13 degree, except that the offense is a felony of the first degree if:

14 (1) the actor uses a deadly weapon during the
15 commission of the assault and causes serious bodily injury to a
16 person whose relationship to or association with the defendant is
17 described by Section 71.0021(b), 71.003, or 71.005, Family Code;

18 (2) regardless of whether the offense is committed
19 under Subsection (a)(1) or (a)(2), the offense is committed:

20 (A) by a public servant acting under color of the
21 servant's office or employment;

22 (B) against a person the actor knows is a public
23 servant while the public servant is lawfully discharging an
24 official duty, or in retaliation or on account of an exercise of
25 official power or performance of an official duty as a public
26 servant;

27 (C) in retaliation against or on account of the

1 service of another as a witness, prospective witness, informant, or
2 person who has reported the occurrence of a crime; [æ]

3 (D) against a person the actor knows is a
4 security officer while the officer is performing a duty as a
5 security officer; or

6 (E) against a person whose relationship to or
7 association with the defendant is described by Section 71.0021(b),
8 71.003, or 71.005, Family Code, and:

9 (i) the offense is committed in the
10 physical presence or within the hearing of a person who is younger
11 than 18 years of age; and

12 (ii) at the time of the offense, the actor
13 knows or has reason to know that the person who is younger than 18
14 years of age is present and may see or hear the offense; or

15 (3) the actor is in a motor vehicle, as defined by
16 Section 501.002, Transportation Code, and:

17 (A) knowingly discharges a firearm at or in the
18 direction of a habitation, building, or vehicle;

19 (B) is reckless as to whether the habitation,
20 building, or vehicle is occupied; and

21 (C) in discharging the firearm, causes serious
22 bodily injury to any person.

23 (b-1) The enhancement provided by Subsection (b)(2)(E) does
24 not apply if all persons present at the time of the commission of
25 the offense, other than children present during that time, were
26 arrested in connection with that offense.

27 SECTION 4. The changes in law made by this Act apply only to

1 an offense committed on or after the effective date of this Act. An
2 offense committed before the effective date of this Act is governed
3 by the law in effect on the date the offense was committed, and the
4 former law is continued in effect for that purpose. For purposes of
5 this section, an offense was committed before the effective date of
6 this Act if any element of the offense occurred before that date.

7 SECTION 5. To the extent of any conflict, this Act prevails
8 over another Act of the 86th Legislature, Regular Session, 2019,
9 relating to nonsubstantive additions to and corrections in enacted
10 codes.

11 SECTION 6. This Act takes effect September 1, 2019.