City of Kingsville, Texas

AGENDA
CITY COMMISSION

WEDNESDAY, APRIL 23, 2014
SPECIAL MEETING

HONORABLE ROBERT H. ALCORN COMMISSION CHAMBERS
CITY HALL/200 EAST KLEBERG AVENUE
4:00 P.M.

I. Preliminary Proceedings.

OPEN MEETING

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

MINUTES OF PREVIOUS MEETING(S) – Required by Law
NONE

WORKSHOP: Discuss various city operational and fiscal issues/opportunities. (City Manager).

APPROVED BY:

Vincent J. Capell
City Manager

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

1. Public hearing regarding condemnation proceeding for structures located at 808 E. Henrietta, Kingsville, Texas. (Director of Planning & Development Services).

2. Public hearing regarding condemnation proceeding for structures located at 510 Frances, Kingsville, Texas. (Director of Planning & Development Services).

3. Public hearing regarding condemnation proceeding for structures located at 804 Wilson, Kingsville, Texas. (Director of Planning & Development Services).

4. Public hearing regarding condemnation proceeding for structures located at 306 E. Lee, Kingsville, Texas. (Director of Planning & Development Services).

5. Public hearing regarding condemnation proceeding for structures located 814 E, Lee, Kingsville, Texas. (Director of Planning & Development Services).

6. Public hearing regarding condemnation proceeding for structures located at 317 N. 1st, Kingsville, Texas. (Director of Planning & Development Services).

III. Reports from Commission & Staff.[2] **(City Manager's Staff Report Attached).**

"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, Proposed Development Report; Accounting & Finance – Financial & Investment Information, Monthly Financial Reports; Police & Fire Department – Grant Update, Police & Fire Reports; Street Updates; Public Works- Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor,. 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 2013-2014 budget for the General Fund Street Department to lease/purchase a 2013 Roadtec asphalt paver and Maudlin distributor on an International Truck chassis. (Director of Finance).

2. Motion to approve final passage of an ordinance amending the Fiscal year 2013-2014 budget for the General Fund Landfill Department to pay for equipment repair costs and engineering services. (Director of Finance).

3. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances, Chapter XV, Land Use, Article 6, by amending Sections 55-61-Planned Unit Development District regulations. (Director of Planning & Development Services).

4. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances, Chapter XV, Land Use, Article 6, by adopting Sections 194-203-Wind Energy Conversion Systems regulations. (Director of Planning & Development Services).

5. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances, Chapter XV, Land Use, Article 6, by adopting Sections 174-187-Solar Energy Systems regulations. (Director of Planning & Development Services).

6. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances, Chapter XV, Land Use, Article 1, by amending Section 6-Schedule of Permit Fees to add fence construction permit fee and clarify the existing plan review fee. (Director of Planning & Development Services).

7. Motion to approve an ordinance amending the City of Kingsville Code of Ordinances, Chapter XV, Land Use, Article 6, by amending Section 21-Definitions to add construction fence, home occupation, kennel, planned unit development, sight-obscuring fence and sight-visibility triangle. (Director of Planning & Development Services).

8. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances, Chapter XV, Land Use, Article 6, by amending Appendix A-Land Use Categories of Section1-Land Use Chart to add land usage guidance for home occupation, planned unit development, solar energy systems and wind energy systems (Director of Planning & Development Services).

9. Motion to approve final passage of an ordinance Chapter XV, Land Use, Article 6, by adopting Section 28-Fence regulations. (Director of Planning & Development Services).

10. Motion to approve final passage of an ordinance by amending Chapter XV, Land Use, Article 6, Section 27, providing for accessory uses and structures. (Director of Planning & Development Services).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.[4]

11. Consider authorizing staff to move forward with negotiations with TAMUK for a partnership and lease agreement involving city building at 2211 South Brahma Blvd. (City Manager).

12. Consider a resolution authorizing the City Manager to enter into an Interlocal Agreement with Kleberg County for residential economic development assistance for Lake View Villas. (City Attorney).

13. Consider a resolution authorizing the City Manager to enter into a contract for professional services between City of Kingsville and LNV, Inc. for engineering services for Forcemain Extension (project with NASK). (City Engineer/Public Works Director).

14. Consider participation in construction of a disc golf course project that Leadership Kingsville is placing in Dick Kleberg Park. (City Engineer/Public Works Director).

15. Consider sponsorship of a hole of the disc golf course at Dick Kleberg Park. (City Engineer/Public Works Director).

16. Consider a resolution authorizing the City Manager to obtain and execute a fifteen foot utility easement at a 0.595 acre tract, out of roughly 43 acres, being out of Lot One (1) and the east one half (E ½) of Lot Two (2), Block numbered Ten (10) K.T.&I. Subdivision for a force main improvement project. (City Engineer/Public Works Director).

17. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter VII, Article 6, Traffic Control Devices, providing for the restriction of parking on the south side of Corral Avenue from University Blvd. to Seale Street. (City Engineer/Public Works Director).

18. Consider a resolution authorizing an easement variance for 4310 Masters Drive. (City Engineer/Public Works Director).

19. Consider condemnation of structures located at 808 E. Henrietta, Kingsville, Texas. (Director of Planning & Development Services).

20. Consider condemnation of structures located at 510 Frances, Kingsville, Texas. (Director of Planning & Development Services).

21. Consider condemnation of structures located at 804 Wilson, Kingsville, Texas. (Director of Planning & Development Services).

22. Consider condemnation of structures located at 306 E. Lee, Kingsville, Texas. (Director of Planning & Development Services).

23. Consider condemnation of structures located at 814 E, Lee, Kingsville, Texas. (Director of Planning & Development Services).

24. Consider condemnation of structures located at 317 N. 1st, Kingsville, Texas. (Director of Planning & Development Services).

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 citizens comments to the Mayor and Commission, no comment at this point without 5 affirmative votes of the Commission.

NOTICE

This City of Kingsville and Commission Chambers 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 in the City Hall, 200 East Kleberg, 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 17, 2014 at 4:00 P.M. and remained so posted continuously for at least 72 hours proceeding the schedule time of said meeting.

Mary Valenzuela

Mary Valenzuela, 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

MINUTES OF PREVIOUS MEETING(S)

PUBLIC HEARING(S)

PUBLIC HEARING #1

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
808 E HENRIETTA		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
6 TH. BLK.	6	26-29
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
FRANCISCO CERVANTES	1119 E. KING AVE	KINGSVILLE, TEXAS 78363-5870

PROPERTY CONDITION REPORT

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

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
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 HAS BEEN WITHOUT WATER SINCE 7/12/12. STRUCTURES WERE USED AS STORAGE. NO UTILITIES OR CONNECTIONS

Daniel H Ramirez

DATE: 1/9/2013

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

808 E. Henrietta CITY OF KINGSVILLE 12-17-12

ADDRESS 808	OWNER	INSPECTOR Daniel
LEGAL DESCRIPTION 6th BLK.	LOT 26,29	BLOCK 6
OWNER INFO Jesus Mata		

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	NOT/APP	UNSAFE	SEVERE	HAZARD	Remedies
1. YARD CONDITION		X					
		X					
2. UTILITIES		X					none
a. ELECTRICITY		X			none		
b. GAS		X					
c. WATER		X					
3. ROOF		X			X		none
a. COVERING		X			X		
b. STRUCTURE		X			X		
4. WALLS		X			X		none
a. EXTERIOR		X			X		
b. INTERIOR		X			X		
c. CEILINGS		X			X		
5. WINDOWS/ DOORS		X			X		none
a. SECURED		X			X		
b.CONDITION		X			X		
6. FOUNDATION		X			X		none
a. FLOORS		X			X		
7.PLUMBING		X			X		
8. ELECTRICAL		X			X		

CODES	ADDITIONAL CONCERNS
B. broken	
M. missing	Does not have place to live.
D. dirty	
X. unacceptable	Yard is a hazard.
Bd. Bedroom	
Bt. Bathroom	no bathroom, Kitchen, no utilities
Kt. Kitchen	
Lv. Livingroom	
Dn. Diningroom	
Ft. front	
Bk back	
Lf. Left	
Rt. Right	

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
808 E HENRIETTA		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
6 TH. BLK.	6	26-29
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
FRANCISCO CERVANTES	1119 E. KING AVE	KINGSVILLE, TEXAS 78363-5870

PROPERTY CONDITION REPORT

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

REASON CODES:

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

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Daniel H. Ramirez

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

DATE: 3/11/2014

CONDEMNATION CHECKLIST

Property Address: 808 E Hennetta Phone: _____

Property Owner: Jesus Mata, Francisco Cervantes Phone: _____

Owner's Address: 1119 E King Fax: _____
Kingsville TX 78363

PLANNED DATE	ACTUAL DATE	ACTION
☐ 12-17-12	12-17-12	1. Identify structure unfit for human habitation.
☐ 12-17-12	12-17-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
☐ 12-17-12	12-17-12	☐ b. Photograph property with date stamp.
☐ 12-17-12	12-17-12	3. Determine ownership from county assessment & tax collection record.
☐ 12-17-12	12-17-12	4. Obtain legal description.
☐ 12-17-12	12-17-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 12-18-12	12-18-12	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.
4-25-13	4-25-13	
☐ 3-31-14	3-31-14	7. 2nd Notice Sent. (10 day response) (Optional)
☐ 3-31-14	3-31-14	8. If response is not received or is not adequate, proceed as follows:
☐ 3-31-14	3-31-14	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.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 4-1-14	4-1-14	1) Post affidavit in newspaper twice a week for one week
☐ 4-1-14	4-1-14	10. Post sign on property advising date the City

Council will consider condemnation of structure.

☐	_____	_____
☐	4-1-14	4-1-14
☐	3-31-14	3-31-14
☐	3-31-14	3-31-14
☐	_____	_____
☐	_____	_____
☐	_____	_____
☐	_____	_____
☐	_____	_____
☐	_____	_____
☐	_____	_____
☐	_____	_____
☐	_____	_____

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.

Prop ID	Owner	%	Legal Description			Values		
17257	34089	100.00 R	**Geo: 100800617001192**	Effective Acres: 0.000000	Imp HS:	42,590	Market:	50,590
RAMOS RAUL A JR			6TH, BLOCK 6, LOT 17-20		Imp NHS:	0	Prod Loss:	0
ETUX ELLA LOU					Land HS:	8,000	Appraised:	50,590
828 E HENRIETTA AVE				Acres:	0.0000 Land NHS:	0	Cap:	3,739
KINGSVILLE, TX 78363-4648			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	46,851
			Situs: 828 E HENRIETTA TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			46,851	0	46,851

18010	15985	100.00 R	**Geo: 100800621000192**	Effective Acres: 0.000000	Imp HS:	17,430	Market:	19,430
NARANJO DAVID OMAR			6TH, BLOCK 6, LOT 21		Imp NHS:	0	Prod Loss:	0
% JESUS A NARANJO (TR)					Land HS:	2,000	Appraised:	19,430
824 E HENRIETTA AVE				Acres:	0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-4648			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	19,430
			Situs: 824 E HENRIETTA	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			19,430	0	19,430

10308	32053	100.00 R	**Geo: 100800622000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	4,000
GARCIA ALMA N			6TH, BLOCK 6, LOT 22, 23		Imp NHS:	0	Prod Loss:	0
600 GENERAL CAVAZOS BLVD					Land HS:	0	Appraised:	4,000
APT 1005				Acres:	0.0000 Land NHS:	4,000	Cap:	0
KINGSVILLE, TX 78363-7209			State Codes: C	Map ID:	PLAT Prod Use:	0	Assessed:	4,000
			Situs: 820 E HENRIETTA	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			4,000	0	4,000

11052	45107	100.00 R	**Geo: 100800624000192**	Effective Acres: 0.000000	Imp HS:	51,390	Market:	59,390
SOLIZ EDNA P (LIFE EST)			6TH, BLOCK 6, LOT 24-27		Imp NHS:	0	Prod Loss:	0
NOE SOLIZ					Land HS:	8,000	Appraised:	59,390
814 E HENRIETTA AVE				Acres:	0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-4648			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	59,390
			Situs: 814 E HENRIETTA	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS,OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			59,390	8,400	50,990

12643	32604	100.00 R	**Geo: 100800628000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	4,000
MATA JESUS			6TH, BLOCK 6, LOT 28, 29		Imp NHS:	0	Prod Loss:	0
FRANCISCO CERVANTES (C/S					Land HS:	0	Appraised:	4,000
1119 E KING AVE				Acres:	0.0000 Land NHS:	4,000	Cap:	0
KINGSVILLE, TX 78363-5870			State Codes: C	Map ID:	PLAT Prod Use:	0	Assessed:	4,000
			Situs: 808 E HENRIETTA	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			4,000	0	4,000

13441	29108	100.00 R	**Geo: 100800630000192**	Effective Acres: 0.000000	Imp HS:	28,530	Market:	34,530
BRISENO PAUL			6TH, BLOCK 6, LOT 30-32		Imp NHS:	0	Prod Loss:	0
ETUX YVONNE					Land HS:	6,000	Appraised:	34,530
802 E HENRIETTA AVE				Acres:	0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-4648			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	34,530
			Situs: 802 E HENRIETTA	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			34,530	0	34,530

16920	15234	100.00 R	**Geo: 100800701000192**	Effective Acres: 0.000000	Imp HS:	30,670	Market:	35,670
GARCIA PEDRO P			6TH, BLOCK 7, LOT 1, 2, W/2 3		Imp NHS:	0	Prod Loss:	0
701 E LEE AVE					Land HS:	5,000	Appraised:	35,670
KINGSVILLE, TX 78363-4658				Acres:	0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	35,670
			Situs: 701 E LEE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS,OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			35,670	8,400	27,270

Prop ID	Owner	%	Legal Description			Values		
17257	34089	100.00 R	**Geo: 100800617001192**	Effective Acres: 0.000000	Imp HS:	42,590	Market:	50,590
RAMOS RAUL A JR			6TH, BLOCK 6, LOT 17-20		Imp NHS:	0	Prod Loss:	0
ETUX ELLA LOU					Land HS:	8,000	Appraised:	50,590
828 E HENRIETTA AVE				Acres:	0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-4648			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	50,590
			Situs: 828 E HENRIETTA TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			50,590	0	50,590	0.842200	426.07

Prop ID	Owner	%	Legal Description			Values		
18010	15985	100.00 R	**Geo: 100800621000192**	Effective Acres: 0.000000	Imp HS:	17,430	Market:	19,430
NARANJO DAVID OMAR			6TH, BLOCK 6, LOT 21		Imp NHS:	0	Prod Loss:	0
% JESUS A NARANJO (TR)					Land HS:	2,000	Appraised:	19,430
824 E HENRIETTA AVE				Acres:	0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-4648			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	19,430
			Situs: 824 E HENRIETTA	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			19,430	0	19,430	0.842200	163.64

Prop ID	Owner	%	Legal Description			Values		
10308	56827	100.00 R	**Geo: 100800622000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	4,000
NARANJO JESUS A			6TH, BLOCK 6, LOT 22, 23		Imp NHS:	0	Prod Loss:	0
ETUX ELIA					Land HS:	0	Appraised:	4,000
1518 WEST WATERVIEW				Acres:	0.0000 Land NHS:	4,000	Cap:	0
PORTLAND, TX 78374			State Codes: C	Map ID:	PLAT Prod Use:	0	Assessed:	4,000
			Situs: 820 E HENRIETTA	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,000	0	4,000	0.842200	33.69

Prop ID	Owner	%	Legal Description			Values		
11052	45107	100.00 R	**Geo: 100800624000192**	Effective Acres: 0.000000	Imp HS:	51,390	Market:	59,390
SOLIZ EDNA P (LIFE EST)			6TH, BLOCK 6, LOT 24-27		Imp NHS:	0	Prod Loss:	0
NOE SOLIZ					Land HS:	8,000	Appraised:	59,390
814 E HENRIETTA AVE				Acres:	0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-4648			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	59,390
			Situs: 814 E HENRIETTA	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS,OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			59,390	8,400	50,990	0.842200	429.44

Prop ID	Owner	%	Legal Description			Values		
12643	32604	100.00 R	**Geo: 100800628000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	4,000
MATA JESUS			6TH, BLOCK 6, LOT 28, 29		Imp NHS:	0	Prod Loss:	0
FRANCISCO CERVANTES (C/S					Land HS:	0	Appraised:	4,000
1119 E KING AVE				Acres:	0.0000 Land NHS:	4,000	Cap:	0
KINGSVILLE, TX 78363-5870			State Codes: C	Map ID:	PLAT Prod Use:	0	Assessed:	4,000
			Situs: 808 E HENRIETTA	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,000	0	4,000	0.842200	33.69

Prop ID	Owner	%	Legal Description			Values		
13441	29108	100.00 R	**Geo: 100800630000192**	Effective Acres: 0.000000	Imp HS:	28,530	Market:	34,530
BRISENO PAUL			6TH, BLOCK 6, LOT 30-32		Imp NHS:	0	Prod Loss:	0
ETUX YVONNE					Land HS:	6,000	Appraised:	34,530
802 E HENRIETTA AVE				Acres:	0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-4648			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	34,530
			Situs: 802 E HENRIETTA	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			34,530	0	34,530	0.842200	290.81

Prop ID	Owner	%	Legal Description			Values		
16920	15234	100.00 R	**Geo: 100800701000192**	Effective Acres: 0.000000	Imp HS:	30,670	Market:	35,670
GARCIA PEDRO P			6TH, BLOCK 7, LOT 1, 2, W/2 3		Imp NHS:	0	Prod Loss:	0
701 E LEE AVE					Land HS:	5,000	Appraised:	35,670
KINGSVILLE, TX 78363-4658				Acres:	0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	35,670
			Situs: 701 E LEE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS,OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			35,670	8,400	27,270	0.842200	229.67

Prop ID	Owner	%	Legal Description			Values			
15759	46059	100.00 R	**Geo: 100800615000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	4,000	
OLIVARES JOSE			6TH, BLOCK 6, LOT 15, 16		Imp NHS:	0	Prod Loss:	0	
ADRIAN DOSAMANTES (C/S)					Land HS:	0	Appraised:	4,000	
7705 STARNBERG LAKE DR				Acres:	0.0000 Land NHS:	4,000	Cap:	0	
CORPUS CHRISTI, TX 78413-52			State Codes: C1	Map ID:	PLAT Prod Use:	0	Assessed:	4,000	
			Situs: 829 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:		
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,000	0	4,000	0.842200	33.69

17257	34089	100.00 R	**Geo: 100800617001192**	Effective Acres: 0.000000	Imp HS:	42,590	Market:	50,590	
RAMOS RAUL A JR			6TH, BLOCK 6, LOT 17-20		Imp NHS:	0	Prod Loss:	0	
ETUX ELLA LOU					Land HS:	8,000	Appraised:	50,590	
828 E HENRIETTA AVE				Acres:	0.0000 Land NHS:	0	Cap:	0	
KINGSVILLE, TX 78363-4648			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	50,590	
			Situs: 828 E HENRIETTA TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			50,590	0	50,590	0.842200	426.07

18010	15985	100.00 R	**Geo: 100800621000192**	Effective Acres: 0.000000	Imp HS:	17,430	Market:	19,430	
NARANJO DAVID OMAR			6TH, BLOCK 6, LOT 21		Imp NHS:	0	Prod Loss:	0	
% JESUS A NARANJO (TR)					Land HS:	2,000	Appraised:	19,430	
824 E HENRIETTA AVE				Acres:	0.0000 Land NHS:	0	Cap:	0	
KINGSVILLE, TX 78363-4648			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	19,430	
			Situs: 824 E HENRIETTA	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			19,430	0	19,430	0.842200	163.64

10308	56827	100.00 R	**Geo: 100800622000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	4,000	
NARANJO JESUS A			6TH, BLOCK 6, LOT 22, 23		Imp NHS:	0	Prod Loss:	0	
ETUX ELIA					Land HS:	0	Appraised:	4,000	
1518 WEST WATERVIEW				Acres:	0.0000 Land NHS:	4,000	Cap:	0	
PORTLAND, TX 78374			State Codes: C1	Map ID:	PLAT Prod Use:	0	Assessed:	4,000	
			Situs: 820 E HENRIETTA	Mtg Cd:	Prod Mkt:	0	Exemptions:		
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,000	0	4,000	0.842200	33.69

11052	45107	100.00 R	**Geo: 100800624000192**	Effective Acres: 0.000000	Imp HS:	51,390	Market:	59,390	
SOLIZ EDNA P (LIFE EST)			6TH, BLOCK 6, LOT 24-27		Imp NHS:	0	Prod Loss:	0	
NOE SOLIZ					Land HS:	8,000	Appraised:	59,390	
814 E HENRIETTA AVE				Acres:	0.0000 Land NHS:	0	Cap:	0	
KINGSVILLE, TX 78363-4648			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	59,390	
			Situs: 814 E HENRIETTA	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS,OV65	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			59,390	8,400	50,990	0.842200	429.44

12643	32604	100.00 R	**Geo: 100800628000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	4,000	
MATA JESUS			6TH, BLOCK 6, LOT 28, 29		Imp NHS:	0	Prod Loss:	0	
FRANCISCO CERVANTES (C/S					Land HS:	0	Appraised:	4,000	
1119 E KING AVE				Acres:	0.0000 Land NHS:	4,000	Cap:	0	
KINGSVILLE, TX 78363-5870			State Codes: C1	Map ID:	PLAT Prod Use:	0	Assessed:	4,000	
			Situs: 808 E HENRIETTA	Mtg Cd:	Prod Mkt:	0	Exemptions:		
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,000	0	4,000	0.842200	33.69

13441	29108	100.00 R	**Geo: 100800630000192**	Effective Acres: 0.000000	Imp HS:	28,530	Market:	34,530	
BRISENO PAUL			6TH, BLOCK 6, LOT 30-32, "OV65 TAX DEFERRAL 2013"		Imp NHS:	0	Prod Loss:	0	
ETUX YVONNE					Land HS:	6,000	Appraised:	34,530	
802 E HENRIETTA AVE				Acres:	0.0000 Land NHS:	0	Cap:	0	
KINGSVILLE, TX 78363-4648			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	34,530	
			Situs: 802 E HENRIETTA	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS,OV65	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			34,530	8,400	26,130	0.842200	220.07

DATE 04/25/2013 **STATEMENT OF ALL TAXES DUE**

SD

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

PROPERTY DESCRIPTION ACCT # 1-008-006-28000-192

6TH, BLOCK 6, LOT 28, 29

TOWN -
ACRES - .160

LOCATION- 808 E HENRIETTA

LAND MKT VALUE 4000
LAND AGR VALUE

IMPR/PERS MKT VALUE
MKT. BEFORE EXEMPTS 4000
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE

MATA JESUS
FRANCISCO CERVANTES (C/S)
1119 E KING AVE

KINGSVILLE TX 78363-5870

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2007	14.65	10.99	5.14	30.78
TAXES 2009	114.25	58.26	34.51	207.02
TAXES 2011	124.76	33.68	31.69	190.13
TAXES 2012	125.72	13.82	.00	139.54
	379.38	116.75	71.34	567.47

ACCT # 1-008-006-28000-192

TOTAL DUE 04/2013 **567.47**
TOTAL DUE 05/2013 573.03
TOTAL DUE 06/2013 578.58
TOTAL DUE 07/2013 615.07

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	90.15	27.64	16.95	134.74
CITY OF KINGSVILLE	103.36	32.09	19.62	155.07
KINGSVILLE ISD	178.34	54.71	33.35	266.40
SOUTH TX WATER AUTH	7.53	2.31	1.42	11.26

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	29.79
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	33.69
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	59.76
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	2.48
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	125.72

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY APPRAISAL INFORMATION 2013

PROPERTY **12643** R

Legal Description
6TH, BLOCK 6, LOT 28, 29

OWNER ID
32604

OWNERSHIP
100.00%

MATA JESUS
FRANCISCO CERVANTES (C/S)
1119 E KING AVE
KINGSVILLE, TX 78363-5870

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

Values		
IMPROVEMENTS		0
LAND MARKET	+	4,000
MARKET VALUE	=	4,000
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	4,000
HS CAP LOSS	-	0
ASSESSED VALUE	=	4,000

100800628000192

Ref ID2: R12643
Map ID PLAT

ACRES:
EFF. ACRES:

SITUS 808 E HENRIETTA

APPR VAL METHOD: Cost

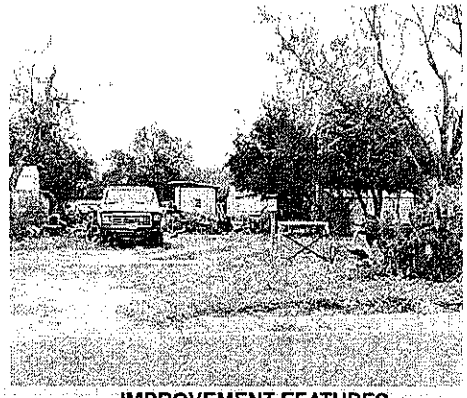
GENERAL

UTILITIES		LAST APPR.	LR
TOPOGRAPHY		LAST APPR. YR	2011
ROAD ACCESS	PC	LAST INSP. DATE	04/11/2011
ZONING		NEXT INSP. DATE	
NEXT REASON			

REMARKS FOR 2011 NO VAL CHG ON ACCT PER APPR LR
4/11/11 4/15/11 VG -- FOR '08 REMOVE IMPR,
CHG LAND TYPE TO C1 PER APPRS LR/RC
1/14/08 4/15/08 MMG -- FOR '05 CORR VALUE

EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
04/30/1999		MATA JESUS	CD / 177 / 487
10/01/1992		HINOJOSA MARGARI	OT / 74 / 239
		MATA CIRILA	OT / /

SUBD: S008 100.00% NBHD:

IMPROVEMENT INFORMATION

IMPROVEMENT FEATURES

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE

SUBD: S008 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 PRC	AG VALUE
1.	C1		SPECIAL	C1	N	FF	50X140	80.00	4,000	1.00	1.00	A	4,000	NO			0.00	0
Comment: F: 50 R: 50 FF													4,000					0

Effective Date of Appraisal: January 1 Date Printed: 12/14/2012 09:38:17AM by MARLENEP

True Automation, Inc.

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY **12643** R

Legal Description
6TH, BLOCK 6, LOT 28, 29

OWNER ID
32604

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013

MATA JESUS
FRANCISCO CERVANTES (C/S)
1119 E KING AVE
KINGSVILLE, TX 78363-5870

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

Values		
IMPROVEMENTS		0
LAND MARKET	+	4,000
MARKET VALUE	=	4,000
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	4,000
HS CAP LOSS	-	0
ASSESSED VALUE	=	4,000

100800628000192

Ref ID2: R12643
Map ID PLAT

ACRES:
EFF. ACRES:

SITUS 808 E HENRIETTA

APPR VAL METHOD: Cost

EXEMPTIONS

GENERAL

UTILITIES		LAST APPR.	IE
TOPOGRAPHY		LAST APPR. YR	2013
ROAD ACCESS	PC	LAST INSP. DATE	04/17/2013
ZONING		NEXT INSP. DATE	
NEXT REASON			

REMARKS FOR 2013 ADD FF TABLE FF80D140 PER IE 4/17/13 JO -- FOR 2011 NO VAL CHG ON ACCT PER APPR LR 4/11/11 4/15/11 VG -- FOR '08 REMOVE IMPR, CHG LAND TYPE TO C1 PER

PICTURE

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
04/30/1999		MATA JESUS	CD / 177 / 487
10/01/1992		HINOJOSA MARGARIO	T / 74 / 239
		MATA CIRILA	OT / /

SUBD: S008 100.00% NBHD:

IMPROVEMENT INFORMATION

IMPROVEMENT FEATURES

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE

SUBD: S008 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 PRC	AG VALUE
1.	C1		FF80D140	C1	N	FF	50X140	80.00	4,000	1.00	1.00	A	4,000	NO			0.00	0
Comment: F: 50 R: 50 FF													4,000					0

Effective Date of Appraisal: January 1 Date Printed: 03/05/2014 04:45:57PM by VICKI

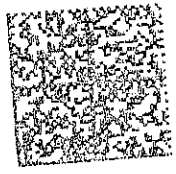
True Automation, Inc.

160.2

CERTIFIED MAIL™

7011 1570 0003 3833 0868

LE, TEXAS 78364



UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 06.11⁰
0004247745 APR 26 2013
MAILED FROM ZIP CODE 78363

4-22
5-4
5-22

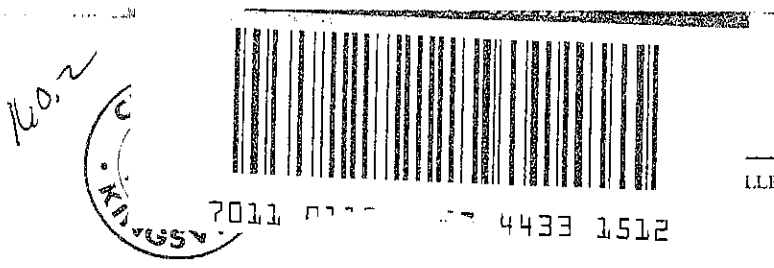
Jesus Mata ! ? Francisco Cervantes
1119 E. King
Kingsl

N3 XCF 787 CC 1 01 05/17/13

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

*2093-02555-17-14

BC: 78364



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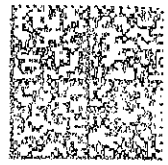
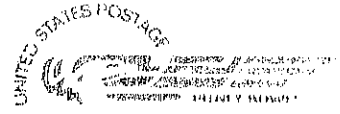
LLE. TEXAS 78364





$ 05.95

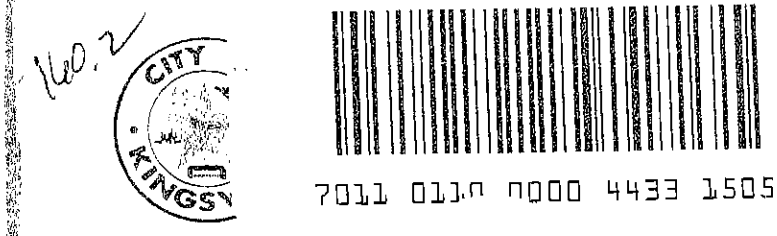
02 1M
0004247745 DEC 19 2017
MAILED FROM ZIP CODE 78363

Jesus Mata
Francisco Cervantes
1110 Kenia

NIXIE 782 4C 1 01 01/12/18

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

*2195-06965-10-05



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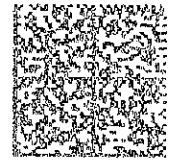
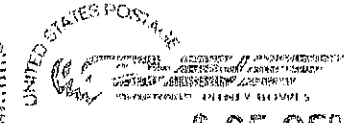




$ 05.95

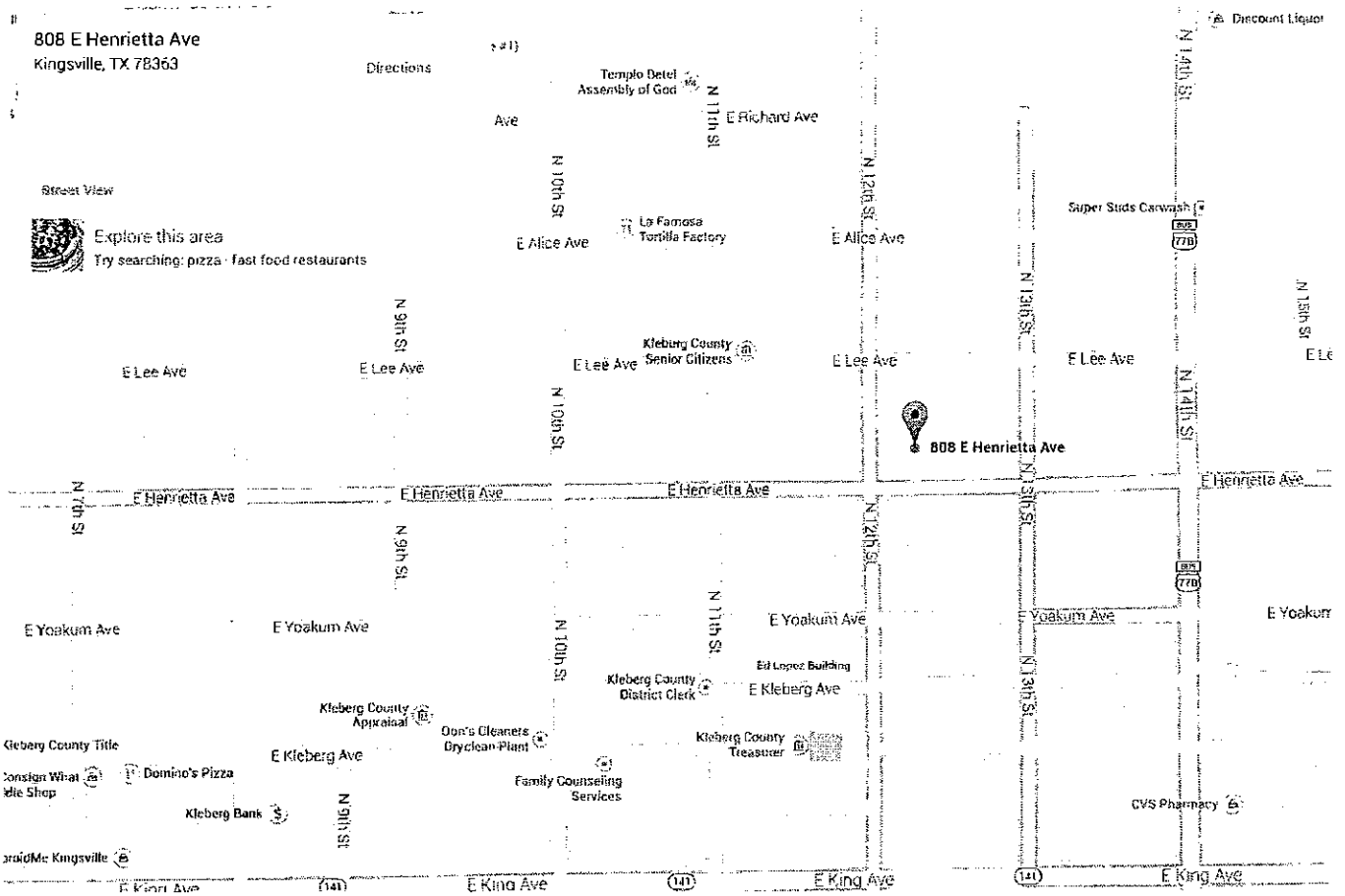
02 1M
0004247745 DEC 19 2017
MAILED FROM ZIP CODE 78363

Jesus Mata
Francisco Cervantes

NIXIE 782 CC 1 01 01/10/18

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

*2191-06951-10-05



Map data ©2014 Google 200 ft

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

December 18, 2012

JESUS MATA % FRANCISCO CERVANTES
1119 E KING
KINGSVILLE, TX 78363

Re: 6TH, BLOCK 6, LOT 28, 29 **808 E HENRIETTA**

Dear Sir or Madam:

It has been determined that the structure at 808 E HENRIETTA 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,

Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

April 25, 2013

JESUS MATA % FRANCISCO CERVANTES
1119 E KING
KINGSVILLE, TX 78363

Re: 6TH, BLOCK 6, LOT 28, 29 **808 E HENRIETTA**

Dear Sir or Madam:

It has been determined that the structure at **808 E HENRIETTA** 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.

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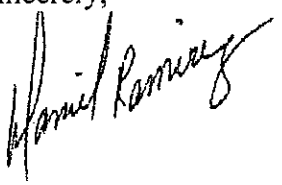
If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,



Daniel Ramirez
Building Official

Enclosure

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 3998

MARCH 31, 2014

JESUS MATA AND FRANCISCO CERVANTES
1119 E KING
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 808 E HENRIETTA**

Dear Sir or Madam:

On DECEMBER 17, 2012, a letter was sent from the City of Kingsville stating that your property located at **808 E HENRIETTA** 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, MAY 12, 2014** 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 MAY 12, 2014.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, 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,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2885

APRIL 7, 2014

JESUS MATA AND FRANCISCO CERVANTES
1119 E KING
KINGSVILLE, TX 78363

Re: **RESCHEDULED HEARING FOR PROPERTY AT 808 E HENRIETTA**

Dear Sir or Madam:

On DECEMBER 17, 2012, a letter was sent from the City of Kingsville stating that your property located at **808 E HENRIETTA** 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.

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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,

Daniel Ramirez
Building Official

CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION

OF 208 E Henrietta ON:

May 12, 2014

BY ORDER OF: BUILDING OFFICIAL

DEFACEMENT OR REMOVAL of this Notice, or any repairs and/or alterations of this structure without express permission of the BUILDING DEPARTMENT, CITY OF KINGSVILLE constitutes a misdemeanor and is punishable by a fine of Two Hundred ($200.00) Dollars.

CONTACT: Building Department
200 EAST KLEBERG
Telephone: (361) 595-8015

DATE 4-2-14 BY [signature]

01 . 2014 15:13

Fig. 2

Date: 1/9/13

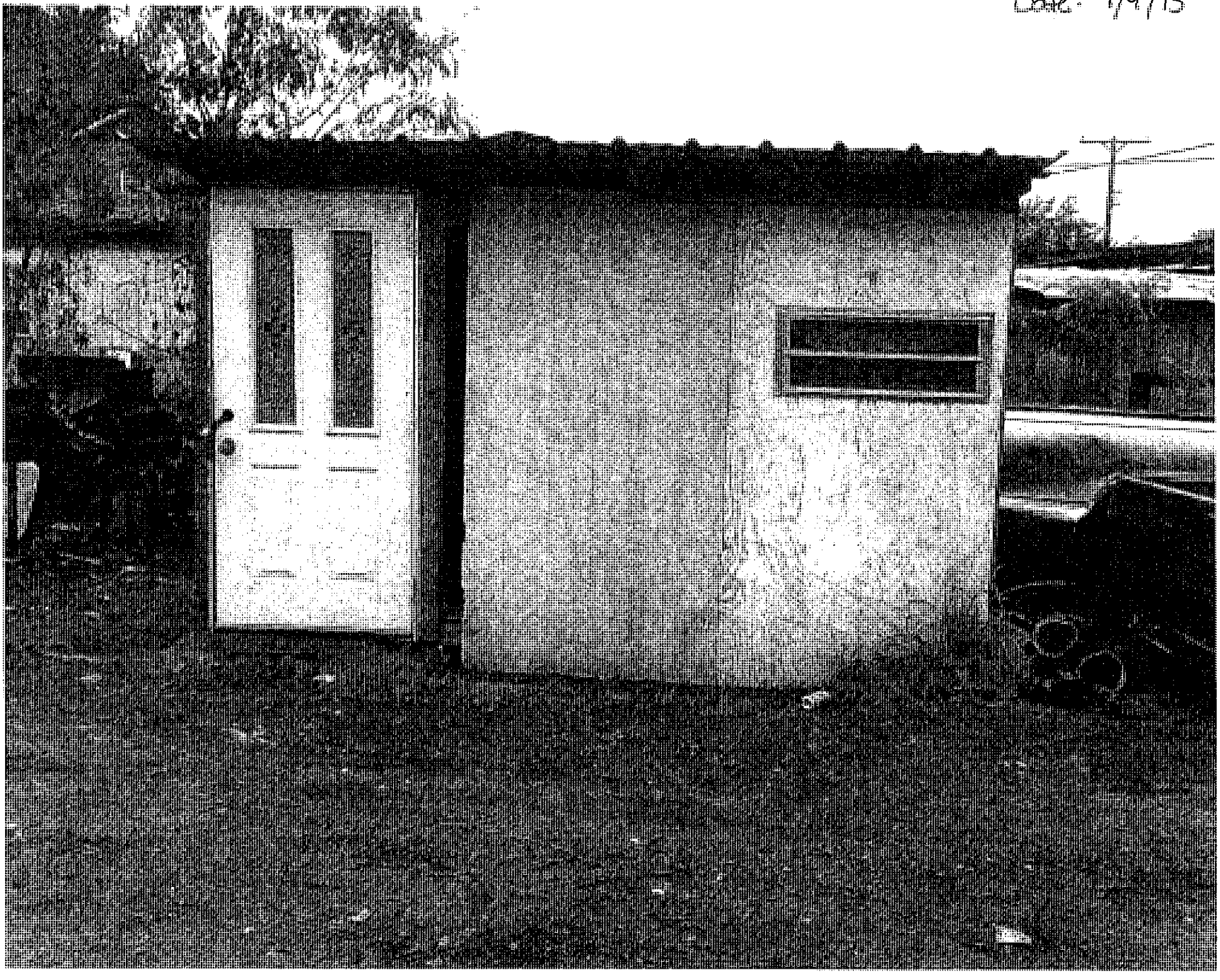
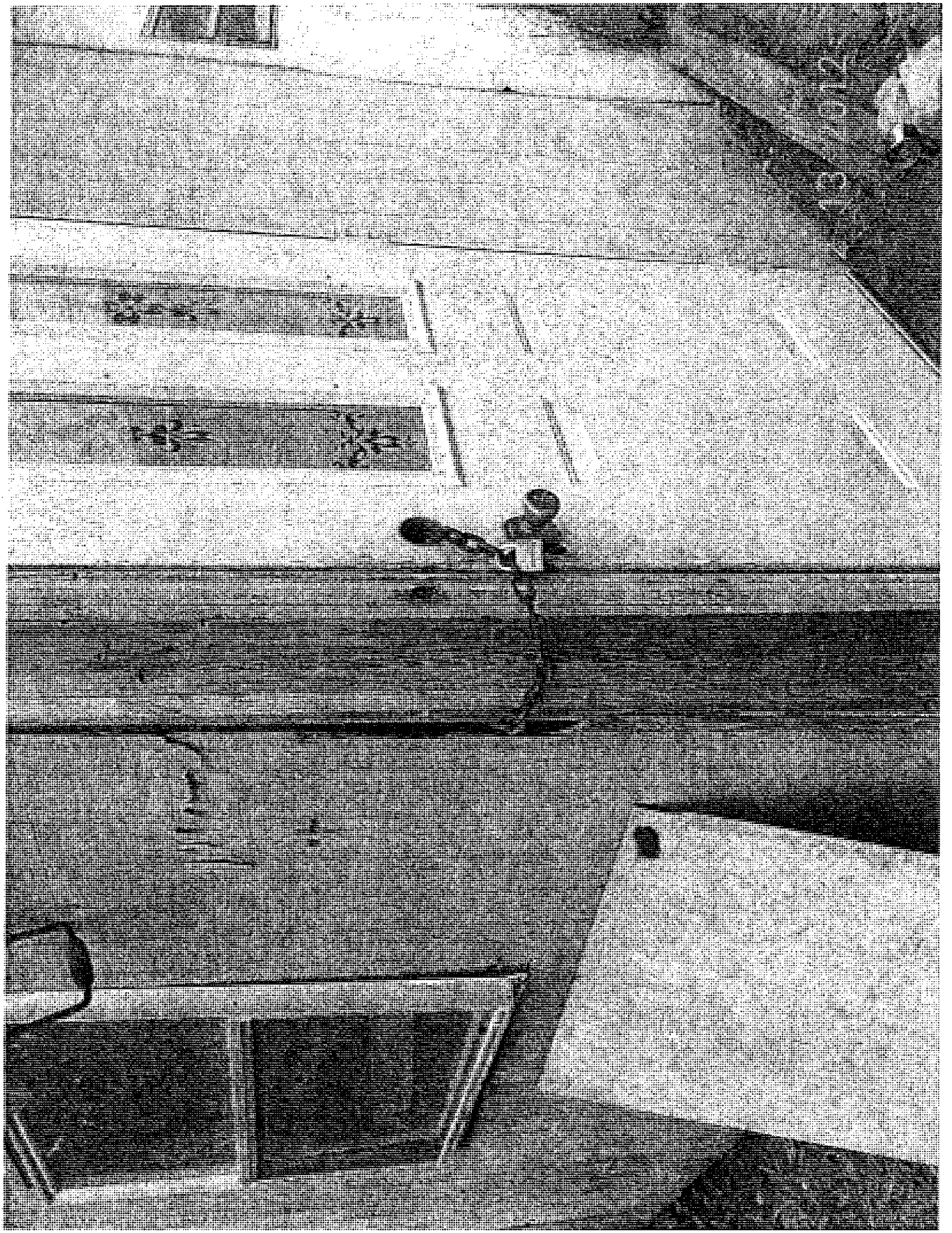
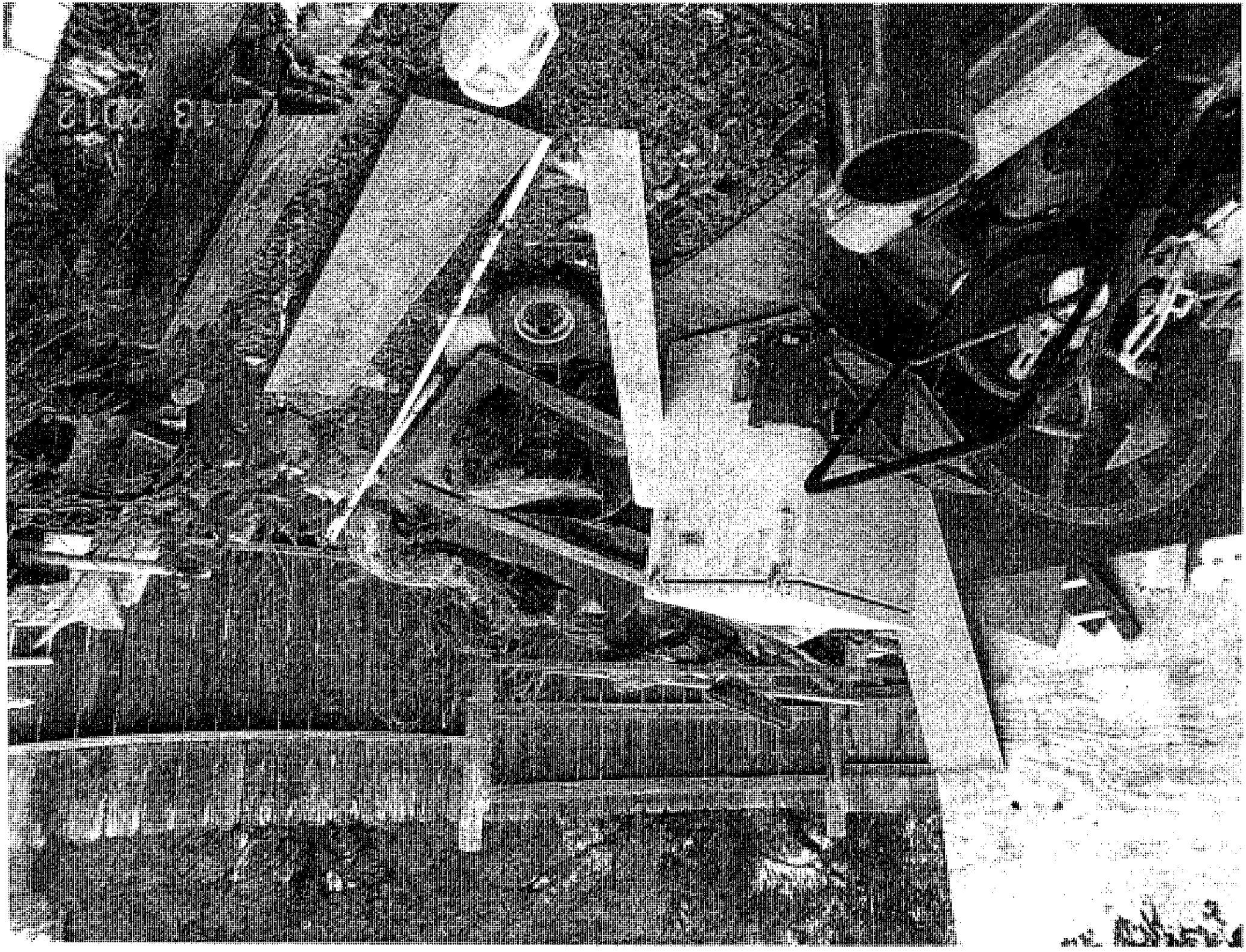


FIG. 2

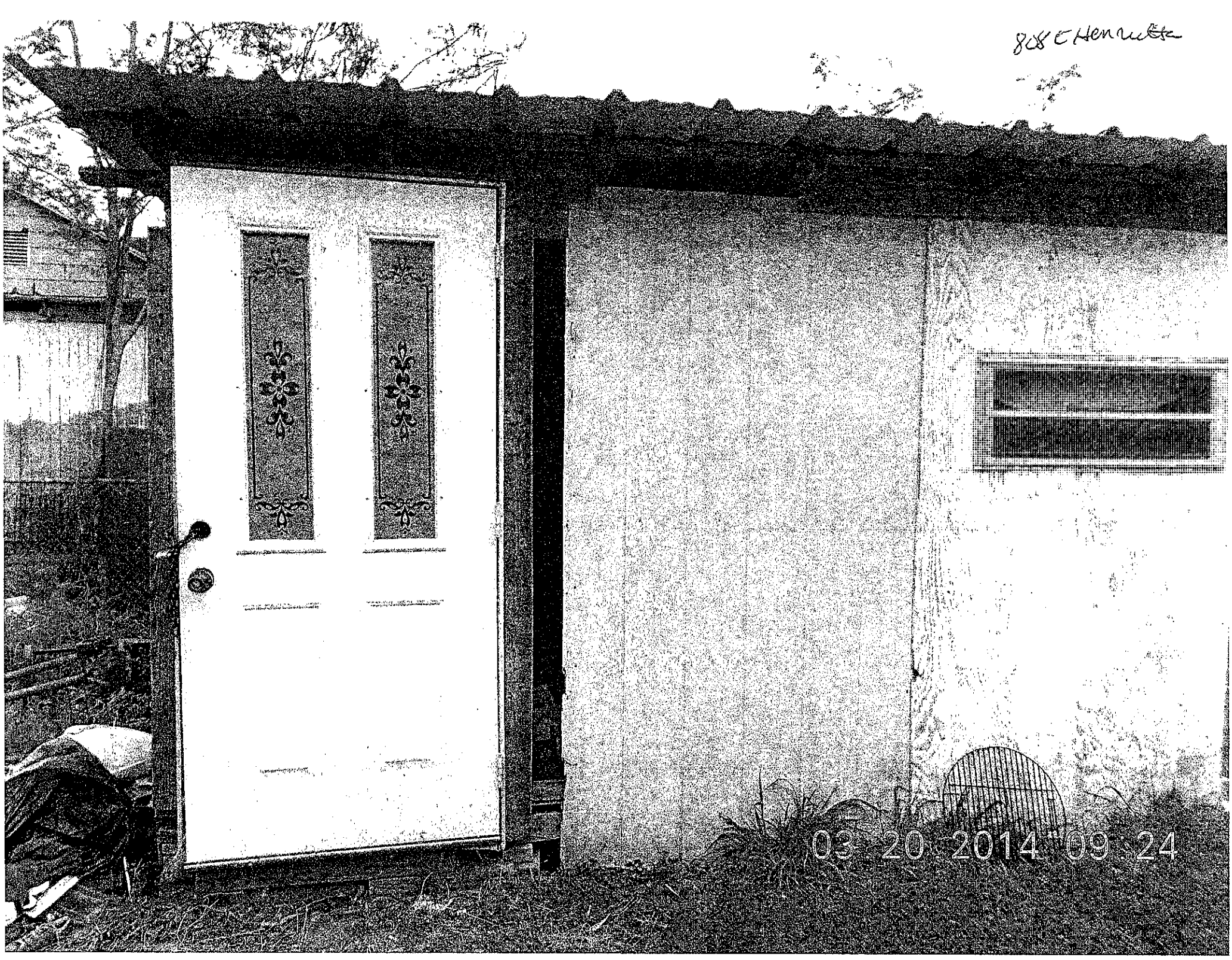


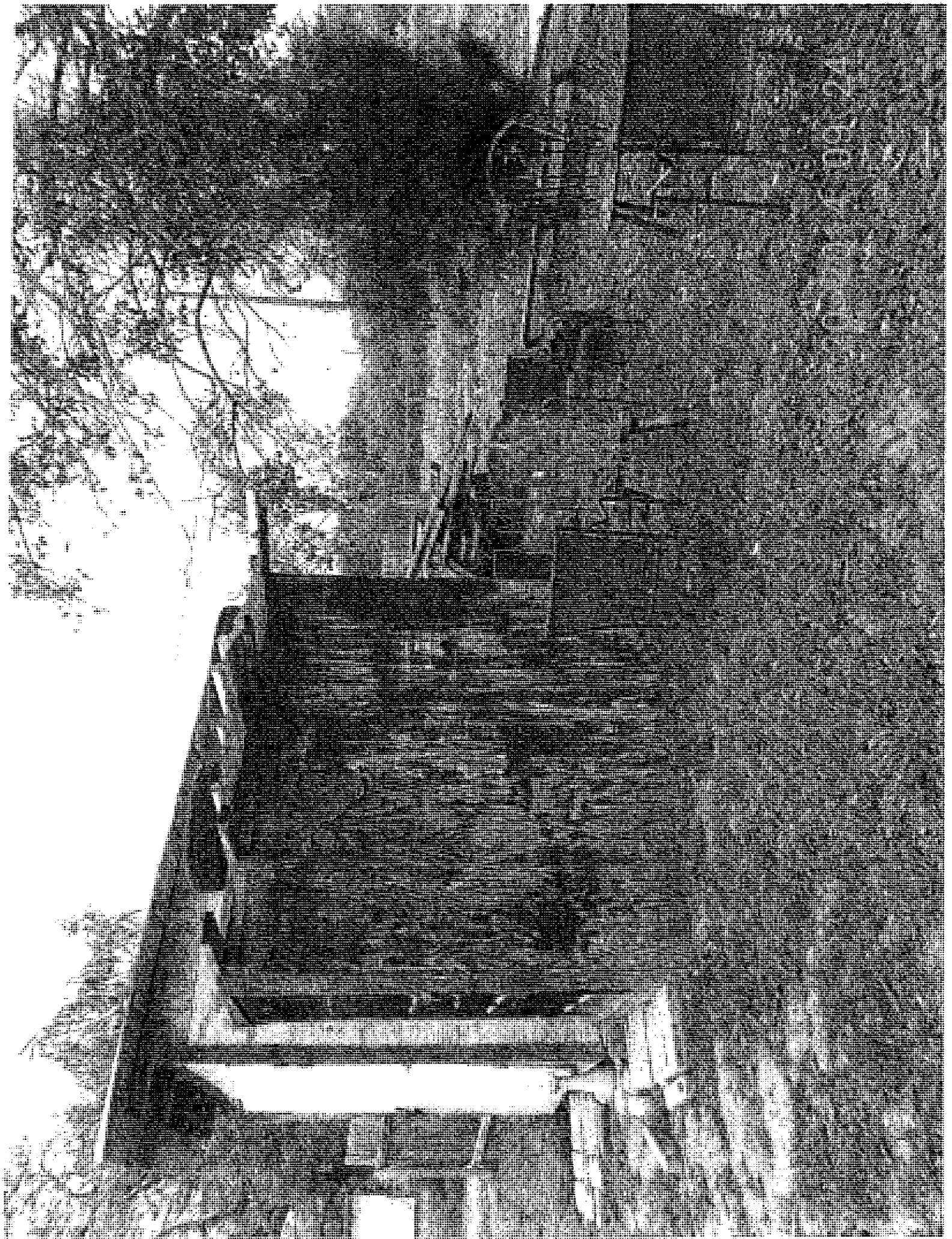
12.13.2012

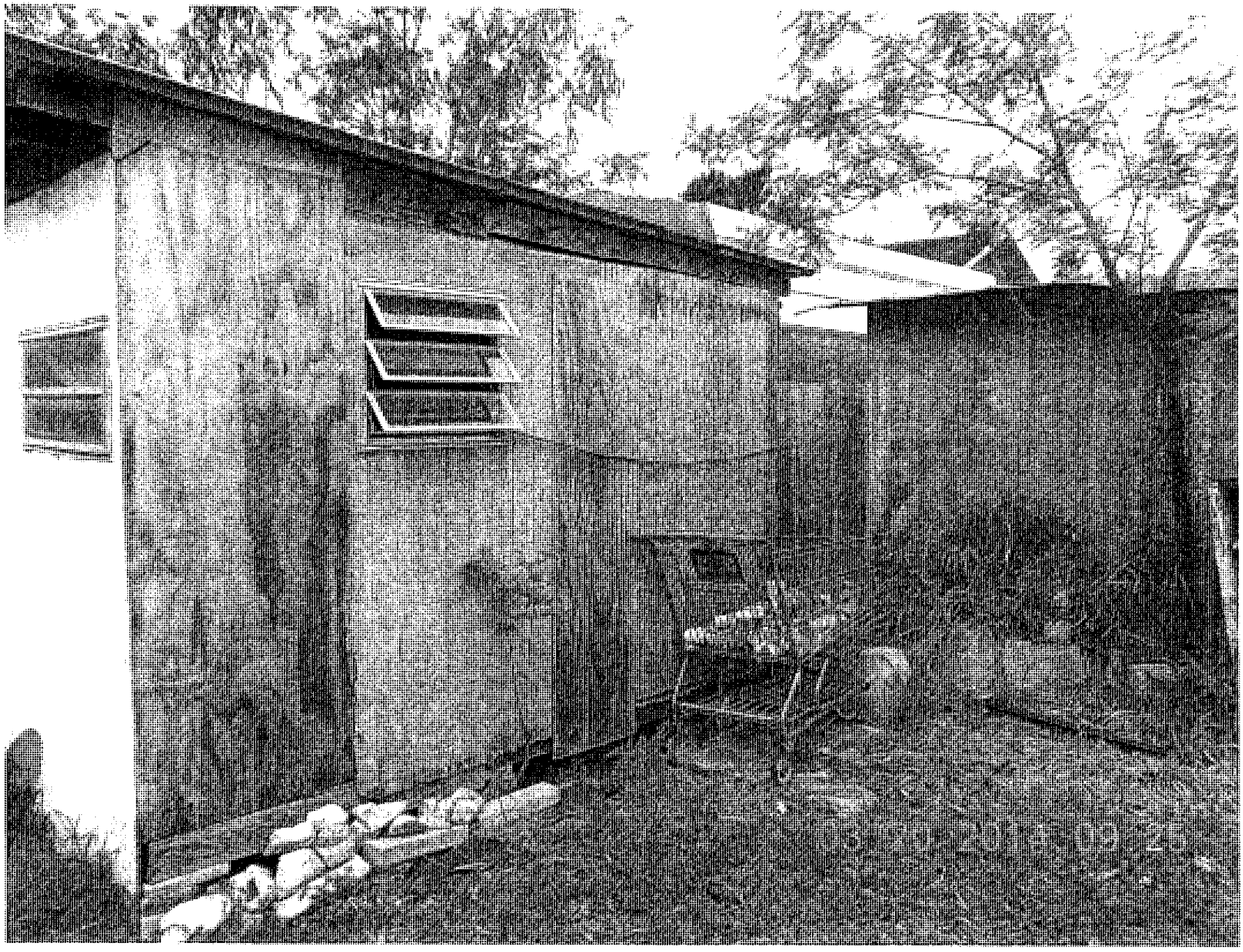
12.13.2012

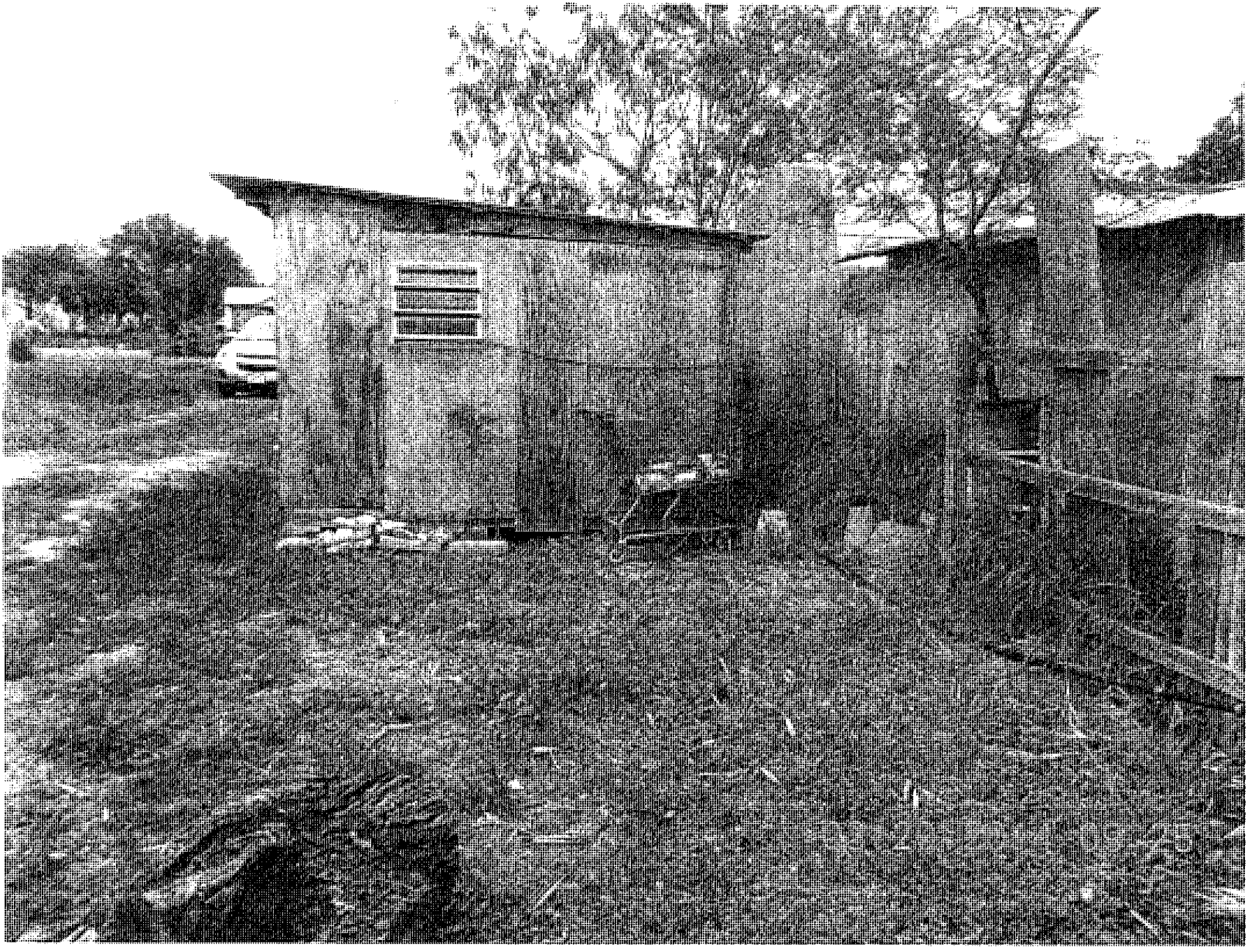


12 Sep 2012


808 E Hennepin
03 20 2014 09:24







Confidential
Attorneys' Eyes Only
Subject to Protective Order
Pursuant to Fed. R. Civ. P. 26(c)

Confidential
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Subject to Protective Order
Pursuant to Fed. R. Civ. P. 26(c)

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2885

APRIL 7, 2014

JESUS MATA AND FRANCISCO CERVANTES
1119 E KING
KINGSVILLE, TX 78363

Re: **RESCHEDULED HEARING FOR PROPERTY AT 808 E HENRIETTA**

Dear Sir or Madam:

On DECEMBER 17, 2012, a letter was sent from the City of Kingsville stating that your property located at **808 E HENRIETTA** 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.

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The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, 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,

Daniel Ramirez
Building Official

PUBLIC HEARING #2

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
510 FRANCES		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
LANTANA PARK 2	6	2-Jan
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
ROBERT DAVIS	1040 WILCROFT DR.	SUMTER,SC 29154-8095

PROPERTY CONDITION REPORT

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

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
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 HAZADOUS STATE FO DISF OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND / VAGRANTS. HAS BEEN WITHOUT WATER SINC ER SINCE 5/14/12

SIGNATURE: Daniel H. Ramirez DATE: 11/13/2013

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
510 FRANCES		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
LANTANA PARK 2	6	2-Jan
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
ROBERT DAVIS	1040 WILCROFT DR.	SUMTER,SC 29154-8095

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PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			X		AB,B,D,H,OU	
Yard						
Condition			X		AB,H,OV	
Utilities						
Electric			X	X	AB	
Gas			X	X	AB	
Water			X	X	AB	
Roof						
Covering			X		AB,H,OU	
Structure			X		AB,B,H,OU	
Walls						
Exterior			X		AB,B,D,H,OU	
Interior			X		AB,B,D,H,OU	
Ceilings			X		AB,B,D,H,OU	
Windows/Doors						
Secured			X		AB,B,D,H,OU	
Condition			X		AB,B,H,OU	
Foundation						
Exterior			X		AB	
Interior			X		AB	
Plumbing			X		AB	
Electrical			X		AB	

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SIGNATURE: Daniel H. Ramirez DATE: 3/11/2014

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CONDEMNATION CHECKLIST

Property Address: 510 Frances , Phone: _____

Property Owner: Robert J Davis (Est) Janet C Davis Phone: _____

Owner's Address: 1040 Wilcrest DR Fax: _____
Sumter, SC 29154-8095

PLANNED DATE	ACTUAL DATE	ACTION
☐ 11-5-13	11-5-13	1. Identify structure unfit for human habitation.
☐ 11-5-13	11-5-13	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 11-5-13	11-5-13	3. Determine ownership from county assessment & tax collection record.
☐ 11-5-13	11-5-13	4. Obtain legal description.
☐ 11-5-13	11-5-13	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 11-5-13	11-5-13	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.
☐ 1-14-14	1-14-14	7. 2nd 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.
		☐ 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

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 **22273** R
Legal Description
LANTANA PARK 2, BLOCK 6, LOT 2

OWNER ID
55484

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013
DAVIS ROBERT J EST
ETUX JANET C DAVIS
1040 WILLCROFT DR
SUMTER, SC 29154-8095

Entities

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

Values

IMPROVEMENTS		27,480
LAND MARKET	+	7,500
MARKET VALUE	=	34,980
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	34,980
HS CAP LOSS	-	0
ASSESSED VALUE	=	34,980

141500602000192

Ref ID2: R22273
Map ID PLAT

ACRES:
EFF. ACRES:

SITUS 510 FRANCES

APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2013
ROAD ACCESS	LAST INSP. DATE	04/18/2013
ZONING	NEXT INSP. DATE	
NEXT REASON		

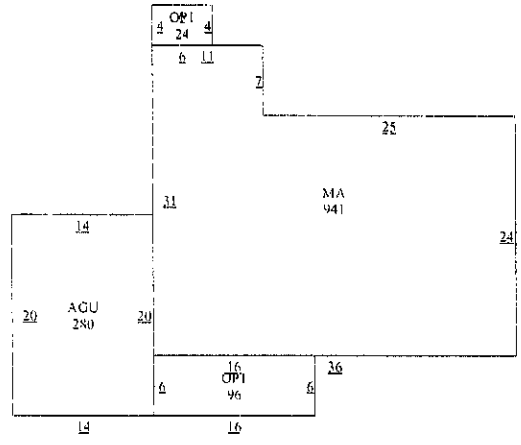
REMARKS FOR 2013 ADD FF TABLE FF100D130 PER IE
4/18/13 JO -- FOR 2011 NO VAL CHG ON ACCT
PER APPR FH 4/6/11 4/16/11 VG -- FOR 2008 NO
VALUE CHG PER LR/RC 4/1/08 MM -- FOR 2006

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

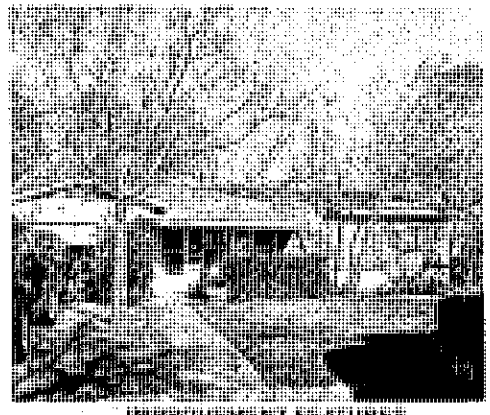
SALE DT	PRICE	GRANTOR	DEED INFO
03/11/2010	*****	DAVIS ROBERT J	DEATH / /
01/31/2000	*****	RHODE FAMILY TRU	WDVL / 191 / 582
04/01/1991	*****	RHODE ROBERT	OT / 51 / 172

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE



SUBD: S415 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF3/	941.0	43.65	1	1955	1955	A	41,080	60%	100%	100%	100%	100%	0.60	24,650
	OP1	OPEN PORCH B	R	*/	96.0	8.73	1	1955	1955	A	840	60%	100%	100%	100%	100%	0.60	500
	AGU	ATTACHED GAR	R	*/	280.0	13.10	1	1955	1955	A	3,670	60%	100%	100%	100%	100%	0.60	2,200
	OP1	OPEN PORCH B	R	*/	24.0	8.73	1	1955	1955	A	210	60%	100%	100%	100%	100%	0.60	130
1.	RESIDENTIAL		STCD: A1		1,341.0	Homesite: N					45,800							27,480

Foundation	1	FD1	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style	RT2,RM1		0
Flooring	1	FL7	0
Heating/Cooling	1	HA2	0
Plumbing	1	1	0
			0

SUBD: S415 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 PRC	AG VALUE
1.	A1		FF100D130	A1	N	FF	75X131	100.00	7,500	1.00	1.00	A	7,500	NO			0.00	0
													7,500					0

Effective Date of Appraisal: January 1 Date Printed: 11/05/2013 04:12:26PM by MARLENEP

True Automation, Inc.

Prop ID	Owner	%	Legal Description		Values			
14229	47679	100.00 R	**Geo: 141500519000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	37,630
CSC SUNDRIES LIMITED			LANTANA PARK 2, BLOCK 5, LOT 19		Imp NHS:	30,280	Prod Loss:	0
5603 SWISS AVE					Land HS:	0	Appraised:	37,630
DALLAS, TX 75214-4636				Acres:	0.0000 Land NHS:	7,350	Cap:	0
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	37,630
			Situs: 509 FRANCES	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			37,630	0	37,630	0.842200	316.92

Prop ID	Owner	%	Legal Description		Values			
22609	56298	100.00 R	**Geo: 141500520000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	36,540
ROCHA SUSANA Q EST			LANTANA PARK 2, BLOCK 5, LOT 20		Imp NHS:	29,190	Prod Loss:	0
PO BOX 492					Land HS:	0	Appraised:	36,540
KINGSVILLE, TX 78364-0492				Acres:	0.0000 Land NHS:	7,350	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	36,540
			Situs: 501 FRANCES	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			36,540	0	36,540	0.842200	307.74

Prop ID	Owner	%	Legal Description		Values			
13875	51577	100.00 R	**Geo: 141500601000192**	Effective Acres: 0.000000	Imp HS:	27,500	Market:	35,000
RAY JOHN L EST			LANTANA PARK 2, BLOCK 6, LOT 1		Imp NHS:	0	Prod Loss:	0
ETUX BARBARA MASTERS RA					Land HS:	7,500	Appraised:	35,000
502 FRANCIS ST				Acres:	0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-4907			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	35,000
			Situs: 502 FRANCES	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS,OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			35,000	8,400	26,600	0.842200	224.03

Prop ID	Owner	%	Legal Description		Values			
22273	55484	100.00 R	**Geo: 141500602000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	34,980
DAVIS ROBERT J EST			LANTANA PARK 2, BLOCK 6, LOT 2		Imp NHS:	27,480	Prod Loss:	0
ETUX JANET C DAVIS					Land HS:	0	Appraised:	34,980
1040 WILLCROFT DR				Acres:	0.0000 Land NHS:	7,500	Cap:	0
SUMTER, SC 29154-8095			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	34,980
			Situs: 510 FRANCES	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			34,980	0	34,980	0.842200	294.60

Prop ID	Owner	%	Legal Description		Values			
14664	32767	100.00 R	**Geo: 141500603000192**	Effective Acres: 0.000000	Imp HS:	30,620	Market:	38,120
GARCIA SYLVIA C			LANTANA PARK 2, BLOCK 6, LOT 3		Imp NHS:	0	Prod Loss:	0
ETVIR RUBEN G					Land HS:	7,500	Appraised:	38,120
518 FRANCIS ST				Acres:	0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-4907			State Codes: A	Map ID:	Prod Use:	0	Assessed:	38,120
			Situs: 518 FRANCES	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			38,120	0	38,120	0.842200	321.05

Prop ID	Owner	%	Legal Description		Values			
23038	44285	100.00 R	**Geo: 141500604000192**	Effective Acres: 0.000000	Imp HS:	33,740	Market:	39,740
MEZA ELENA			LANTANA PARK 2, BLOCK 6, LOT 4		Imp NHS:	0	Prod Loss:	0
524 FRANCIS ST					Land HS:	6,000	Appraised:	39,740
KINGSVILLE, TX 78363-4907				Acres:	0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	39,740
			Situs: 524 FRANCES TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS,OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			39,740	8,400	31,340	0.842200	263.95

Prop ID	Owner	%	Legal Description		Values			
15442	50726	100.00 R	**Geo: 141500605000192**	Effective Acres: 0.000000	Imp HS:	38,840	Market:	44,970
CANTU CATHERINE LEA			LANTANA PARK 2, BLOCK 6, LOT 5		Imp NHS:	0	Prod Loss:	0
530 FRANCIS ST					Land HS:	6,130	Appraised:	44,970
KINGSVILLE, TX 78363-4907				Acres:	0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	44,970
			Situs: 530 FRANCES	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			44,970	0	44,970	0.842200	378.74

DATE 11/07/2013

SD

STATEMENT OF ALL TAXES DUE

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

PROPERTY DESCRIPTION ACCT # 1-415-006-02000-192

LANTANA PARK 2; BLOCK 6, LOT 2

TOWN -
ACRES - .225

LOCATION- 510 FRANCES

LAND MKT VALUE 7500
LAND AGR VALUE

IMPR/PERS MKT VALUE 27480
MKT. BEFORE EXEMPTS 34980
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE

SUIT NO. 7627C

DAVIS ROBERT J EST
ETUX JANET C DAVIS
1040 WILLCROFT DR

SUMTER SC 29154-8095

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2004	361.29	426.32	157.53	945.14
TAXES 2005	387.06	410.29	159.46	956.81
TAXES 2006	389.71	366.33	151.21	907.25
TAXES 2007	401.70	329.40	146.22	877.32
TAXES 2008	410.58	287.41	139.60	837.59
TAXES 2009	410.83	238.29	129.82	778.94
TAXES 2010	422.38	194.29	123.33	740.00
TAXES 2011	1,090.99	370.92	292.38	1,754.29
TAXES 2012	1,099.42	241.87	268.25	1,609.54
TAXES 2013	1,116.21	.00	.00	1,116.21
	6,090.17	2,865.12	1,567.80	10,523.09

ACCT # 1-415-006-02000-192

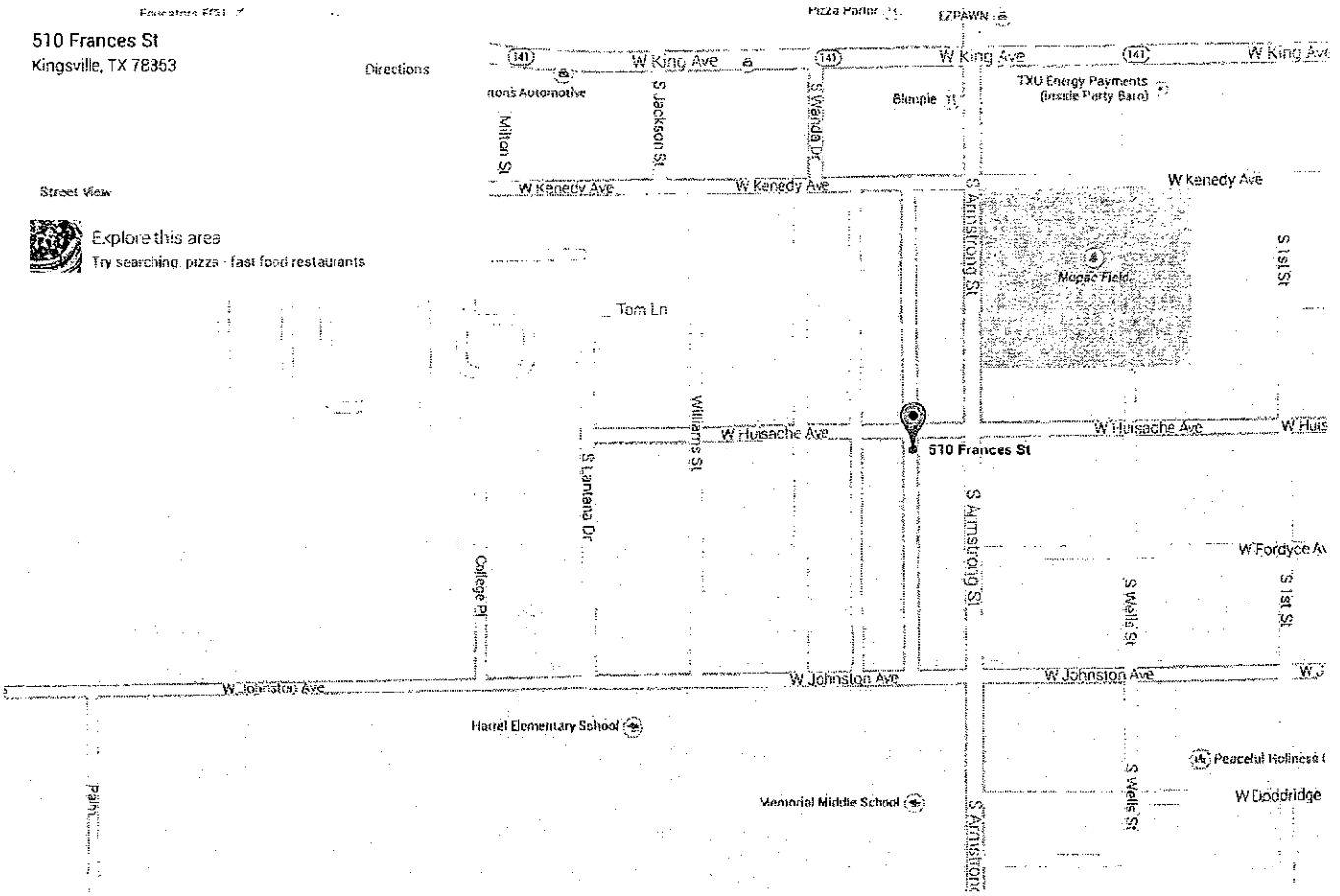
TOTAL DUE 11/2013	**10,523.09**
TOTAL DUE 12/2013	10,582.82
TOTAL DUE 01/2014	10,642.53
TOTAL DUE 02/2014	10,780.38

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	1,576.37	796.58	422.48	2,795.43*
CITY OF KINGSVILLE	2,256.39	1,254.45	643.25	4,154.09*
KINGSVILLE ISD	2,115.98	747.45	466.41	3,329.84*
SOUTH TX WATER AUTH	141.43	66.64	35.66	243.73*

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	260.53
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	294.60
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	531.31
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	29.77
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	1,116.21

ATTY DAT 08/24/2012



Map data ©2014 Google 200 ft

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.

1. Article Addressed to:

Robert J. Davis
Janet Davis
1040 Willcroft Dr.
Sumter, SC 29154-8095

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery
1-2-14

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article N (Transfe 7011 0110 0000 4433 4315

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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.

1. Article Addressed to:

Robert J. Davis
Janet C Davis
1040 Willcroft Dr
Sumter, SC 29154-8095

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery
Allyson Nelson | 11/5/13

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7011 0110 0000 4433 4513

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

NOVEMBER 5, 2013

ROBERT J DAVIS EST ETUX JANET C DAVIS
1040 WILLCROFT DR
SUMTER, SC 29154-8095

Re: LANTANA PARK 2, BLOCK 6, LOT 2 **510 FRANCES**

Dear Sir or Madam:

It has been determined that the structure at **510 FRANCES** 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.

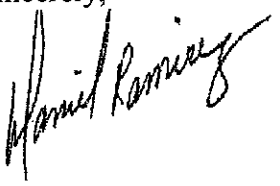
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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,



Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

JANUARY 15, 2014

ROBERT J DAVIS EST ETUX JANET C DAVIS
1040 WILLCROFT DR
SUMTER, SC 29154-8095

Re: LANTANA PARK 2, BLOCK 6, LOT 2 510 FRANCES

Dear Sir or Madam:

It has been determined that the structure at **510 FRANCES** 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.

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(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.

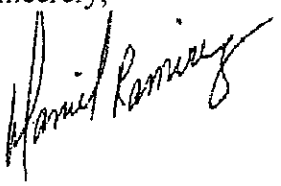
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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,



Daniel Ramirez
Building Official

Enclosure

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 4025

MARCH 31, 2014

ROBERT J DAVIS
1040 WILLCROFT DR
SUMTER, SC 29154-8095

Re: **HEARING FOR PROPERTY AT 510 FRANCES**

Dear Sir or Madam:

On NOVEMBER 5, 2013, a letter was sent from the City of Kingsville stating that your property located at **510 FRANCES** 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, MAY 12, 2014** 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 MAY 12, 2014.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, 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,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2915

APRIL 7, 2014

ROBERT J DAVIS
1040 WILLCROFT DR
SUMTER, SC 29154-8095

Re: **RESCHEDULED HEARING FOR PROPERTY AT 510 FRANCES**

Dear Sir or Madam:

On NOVEMBER 5, 2013, a letter was sent from the City of Kingsville stating that your property located at **510 FRANCES** 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 **WEDNESDAY, APRIL 23, 2014** 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 previously set for **MAY 12, 2014** has been cancelled. You only need to appear for the **APRIL 23, 2014** public hearing.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, 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,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 4049

APRIL 11, 2014

ROBERT J DAVIS, EST ETUX JANET C DAVIS
1040 WILLCROFT DR
SUMTER, SC 29154-8095

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Dear Sir or Madam:

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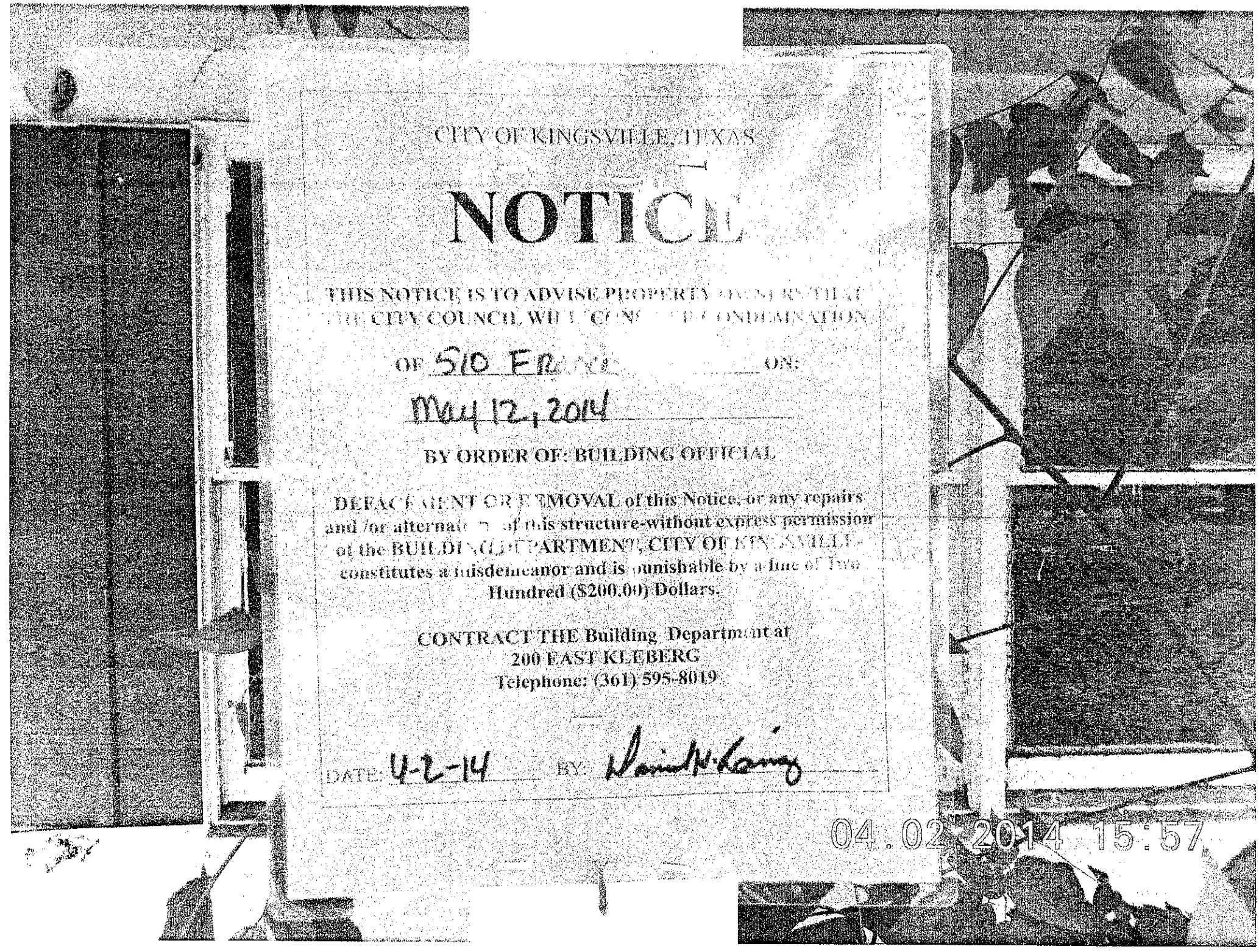
Building Official



CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION OF 510 Fr[illegible] ON:

May 12, 2014

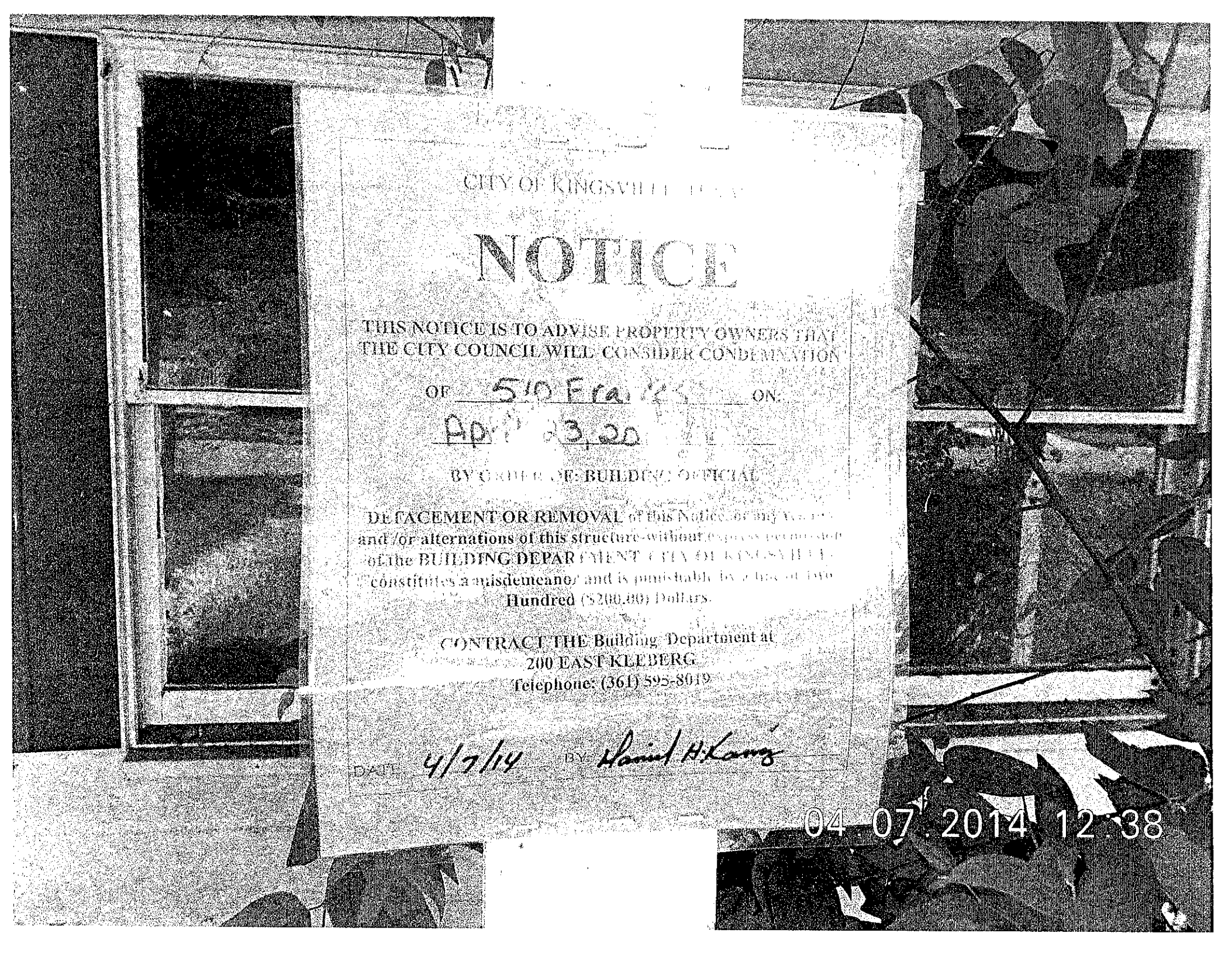
BY ORDER OF: BUILDING OFFICIAL

DEFACEMENT OR REMOVAL of this Notice, or any repairs and /or alterations of this structure-without express permission of the BUILDING DEPARTMENT, CITY OF KINGSVILLE - constitutes a misdemeanor and is punishable by a fine of Two Hundred ($200.00) Dollars.

CONTRACT THE Building Department at
200 EAST KLEBERG
Telephone: (361) 595-8019

DATE: 4-2-14 BY: David N. Lowry

04.02.2014 15:57



CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION OF 510 Fra[illegible] ON: April 23, 20[illegible]

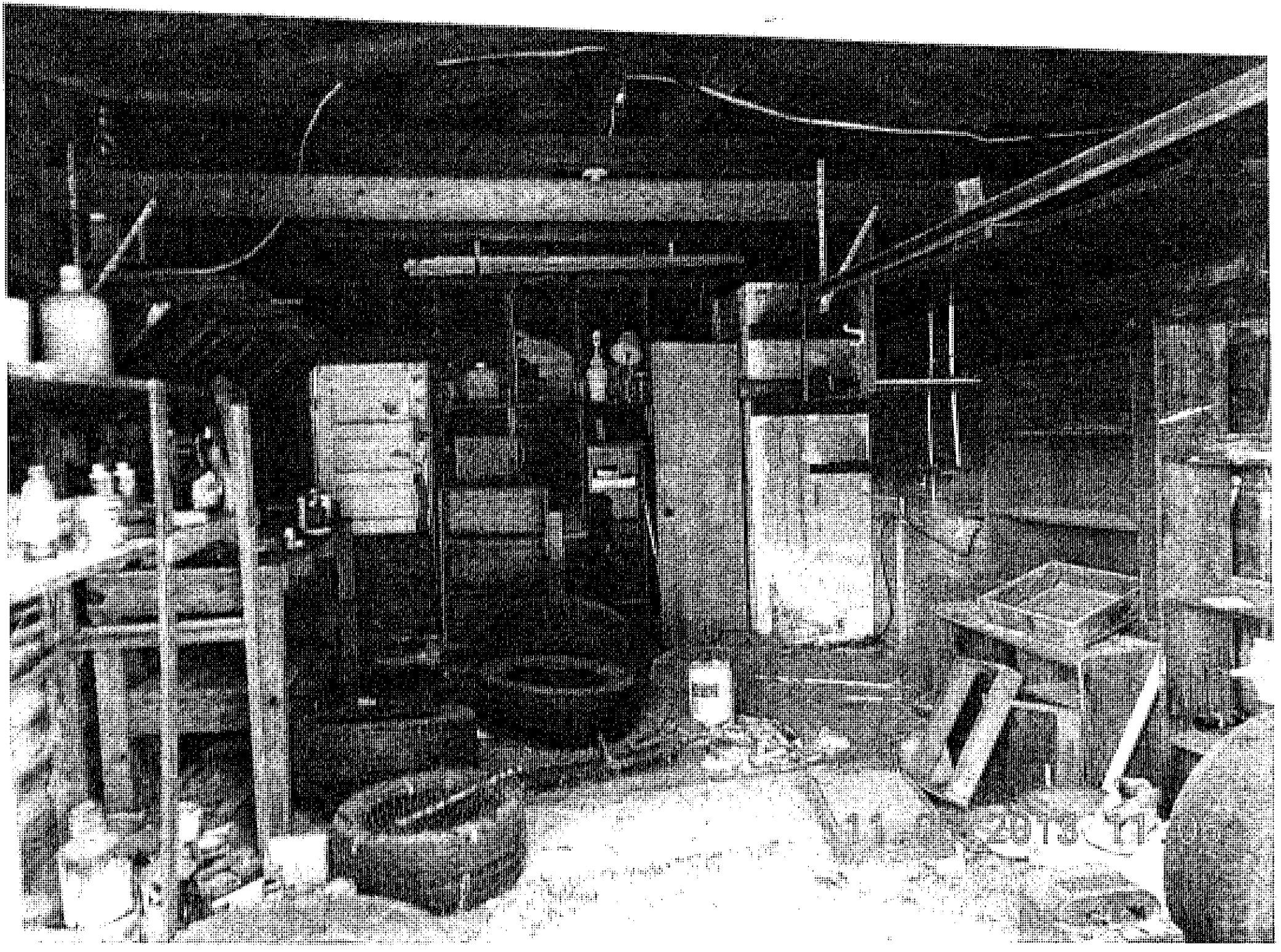
BY ORDER OF: BUILDING OFFICIAL

DEFACEMENT OR REMOVAL of this Notice or any [illegible] and/or alterations of this structure without express permission of the BUILDING DEPARTMENT CITY OF KINGSVILLE constitutes a misdemeanor and is punishable by a fine of Two Hundred ($200.00) Dollars.

CONTRACT THE Building Department at
200 EAST KLEBERG
Telephone: (361) 595-8019

DATE: 4/7/14 BY: Hamid H. Kamy

04 07 2014 12:38



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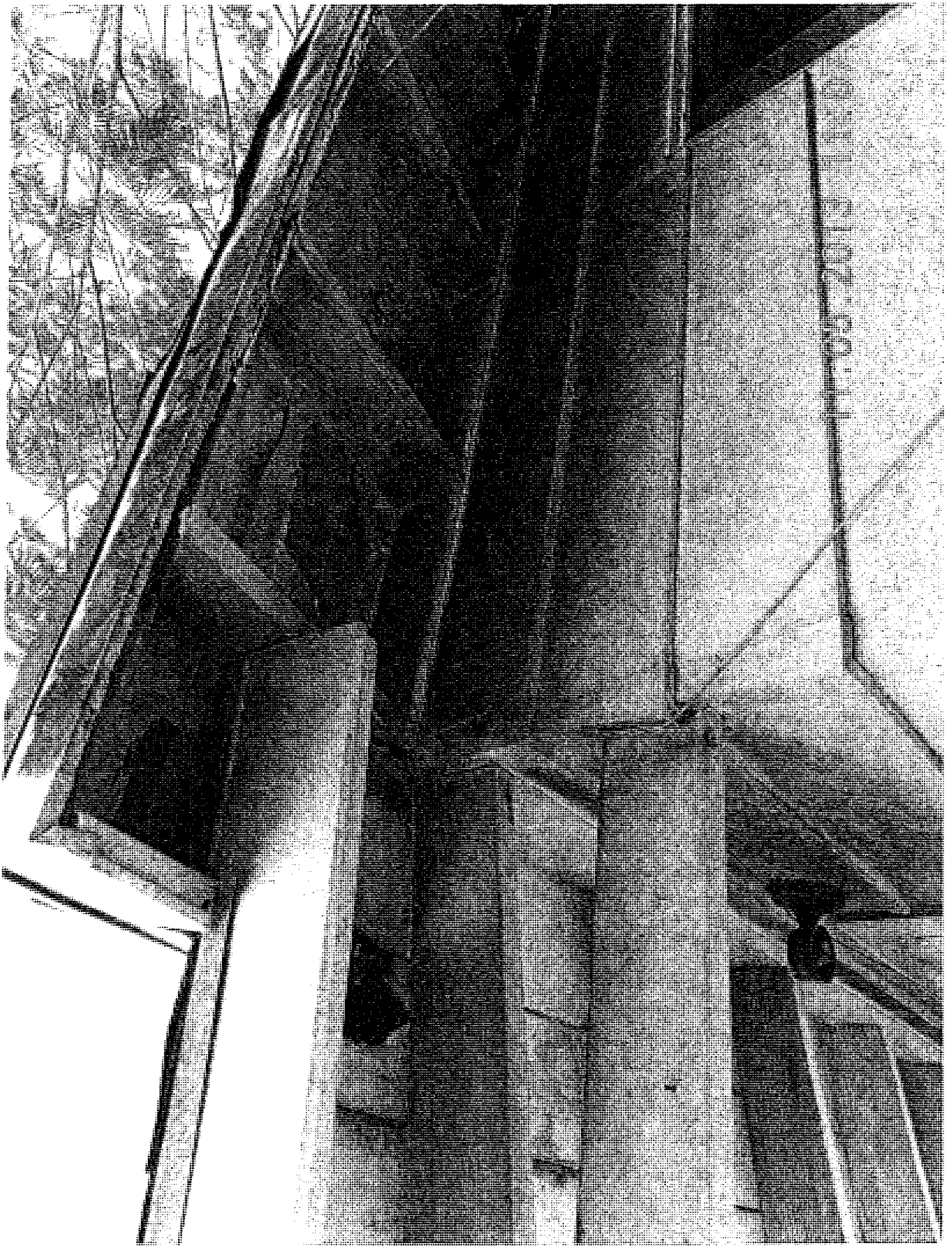

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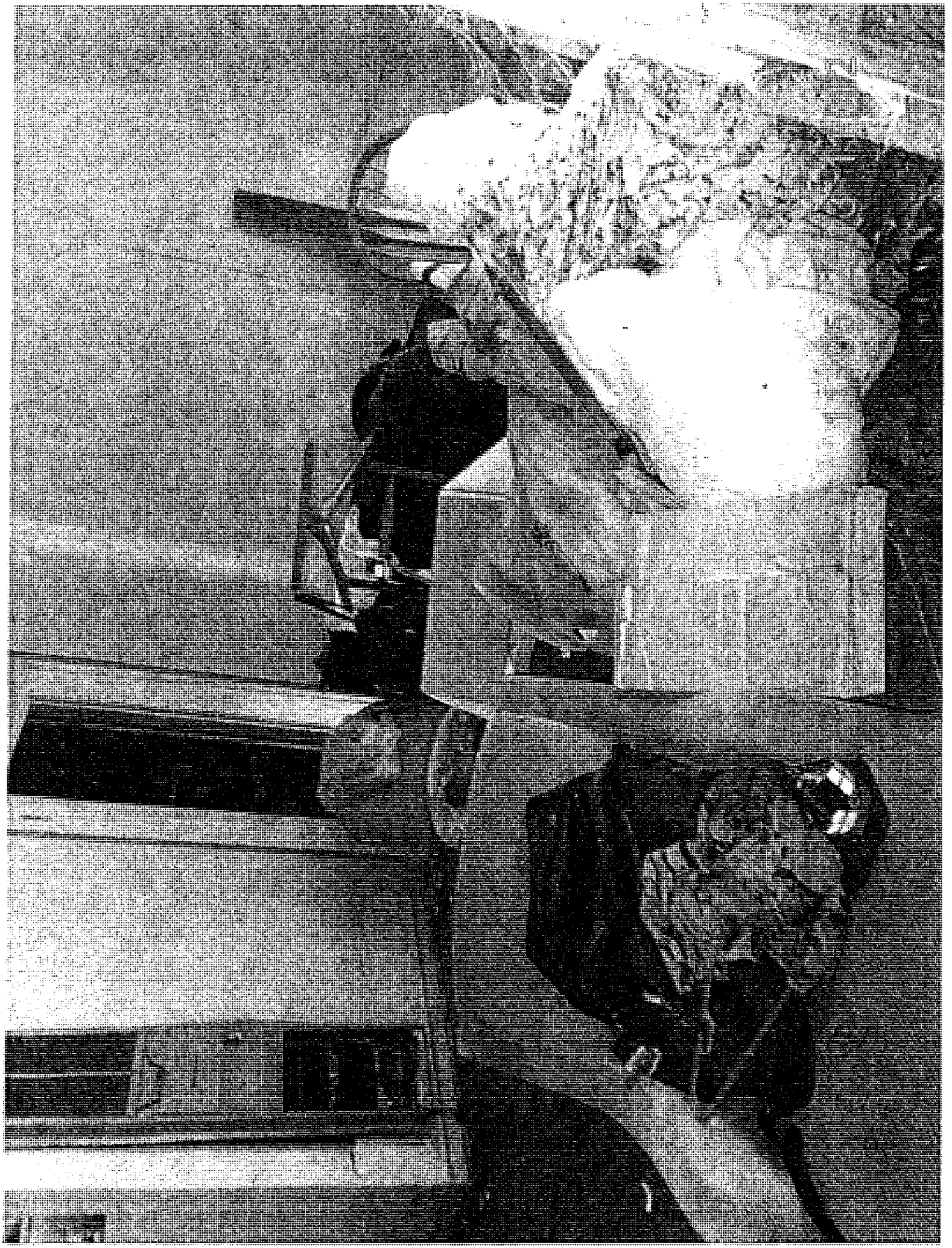

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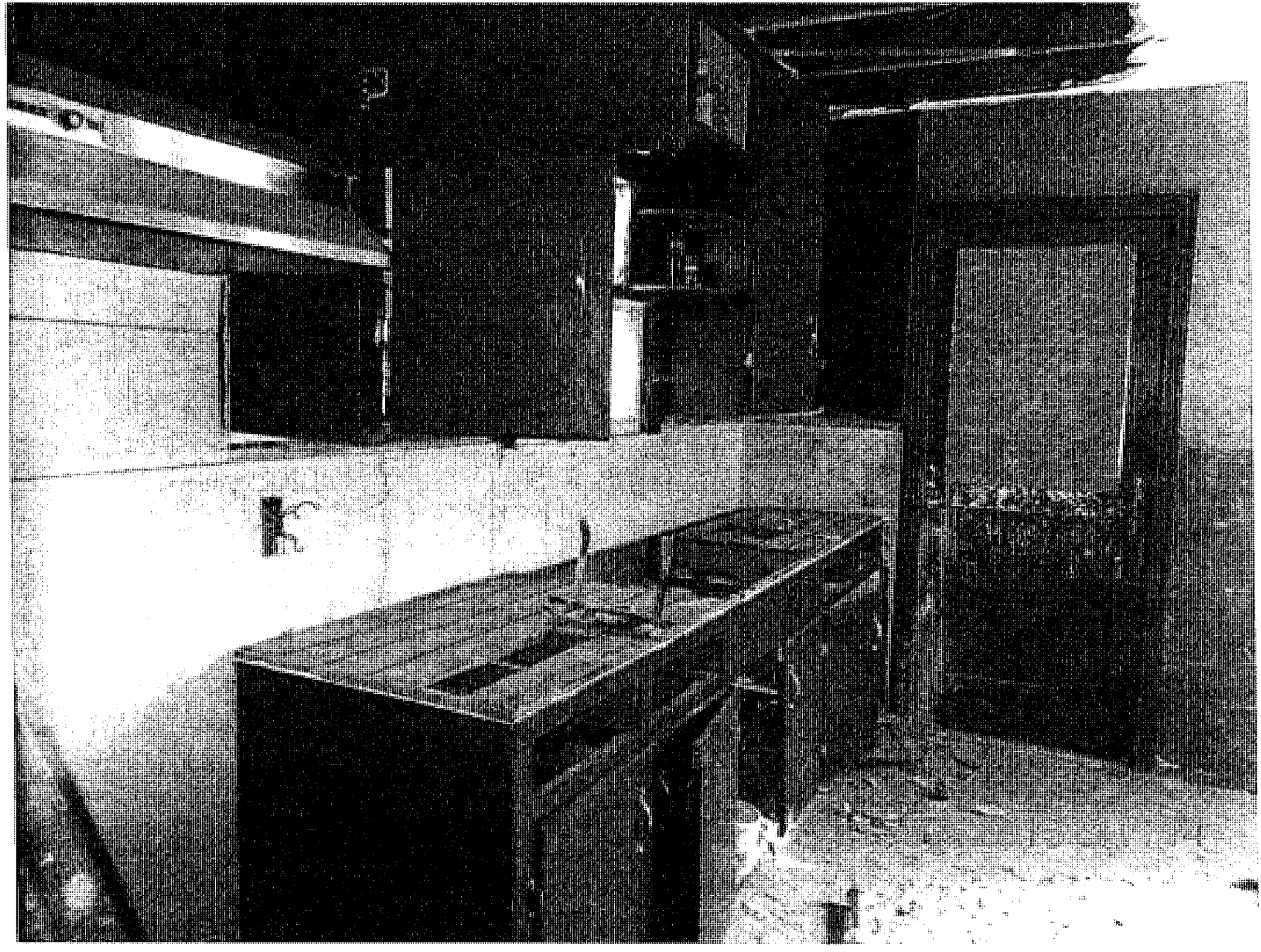

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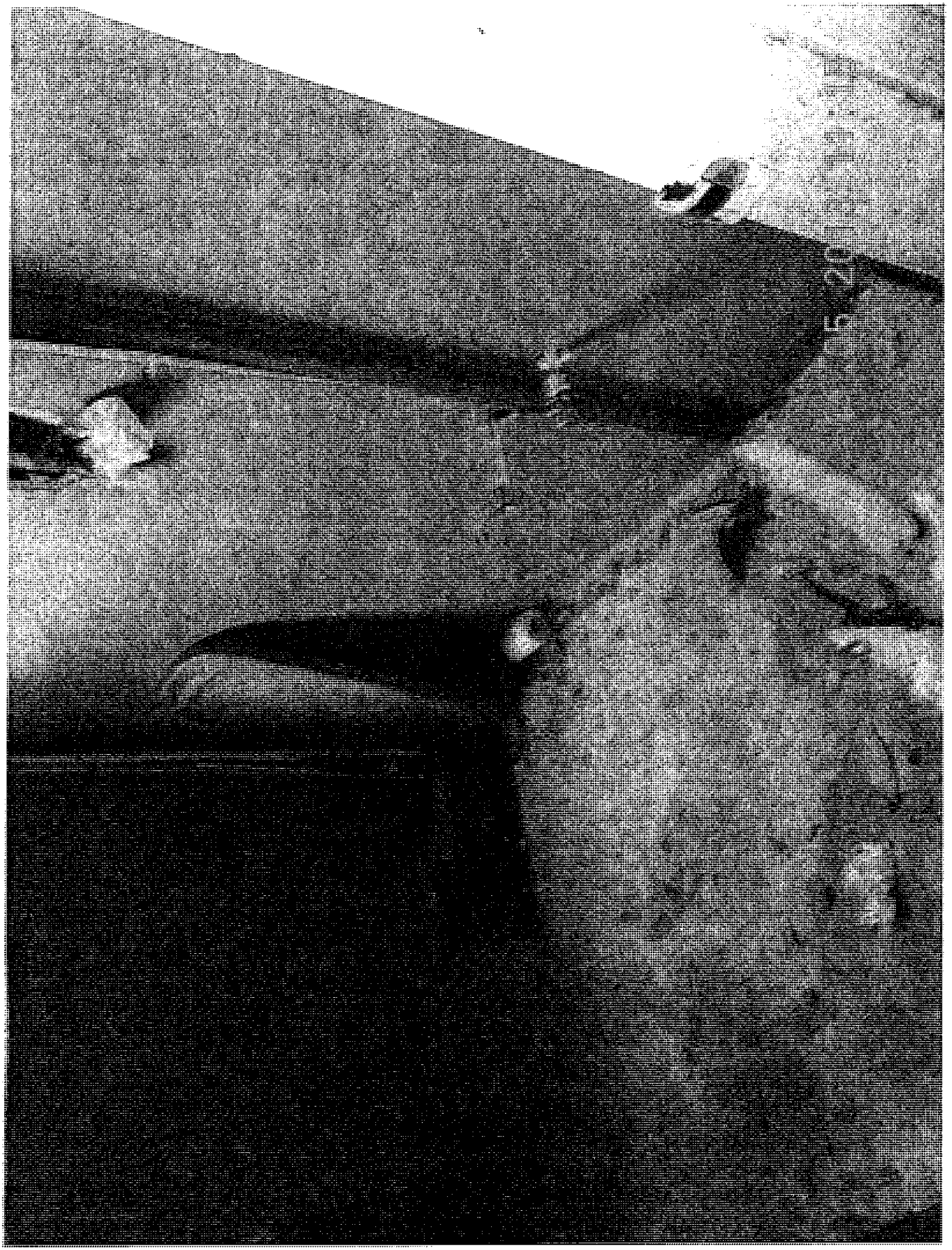

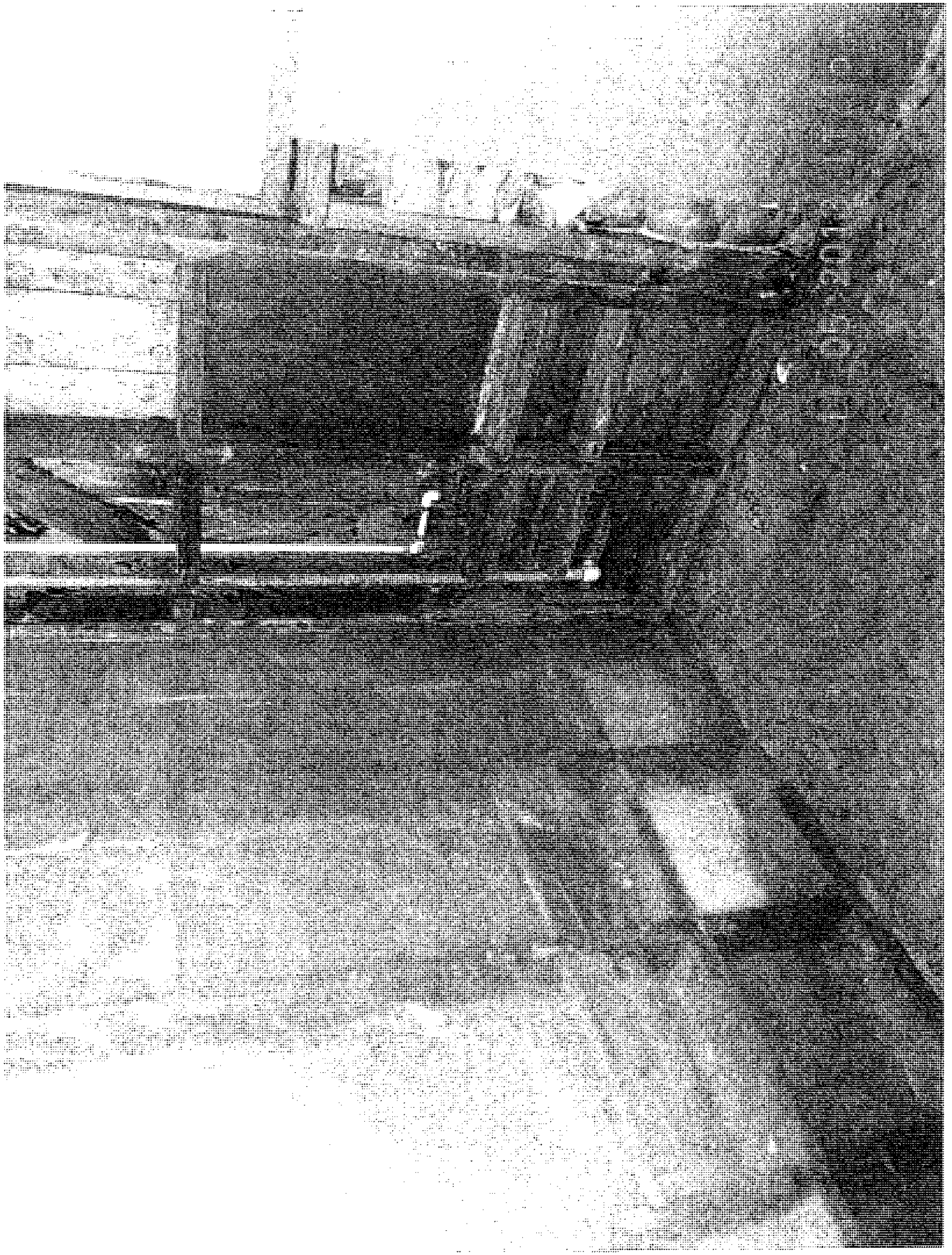

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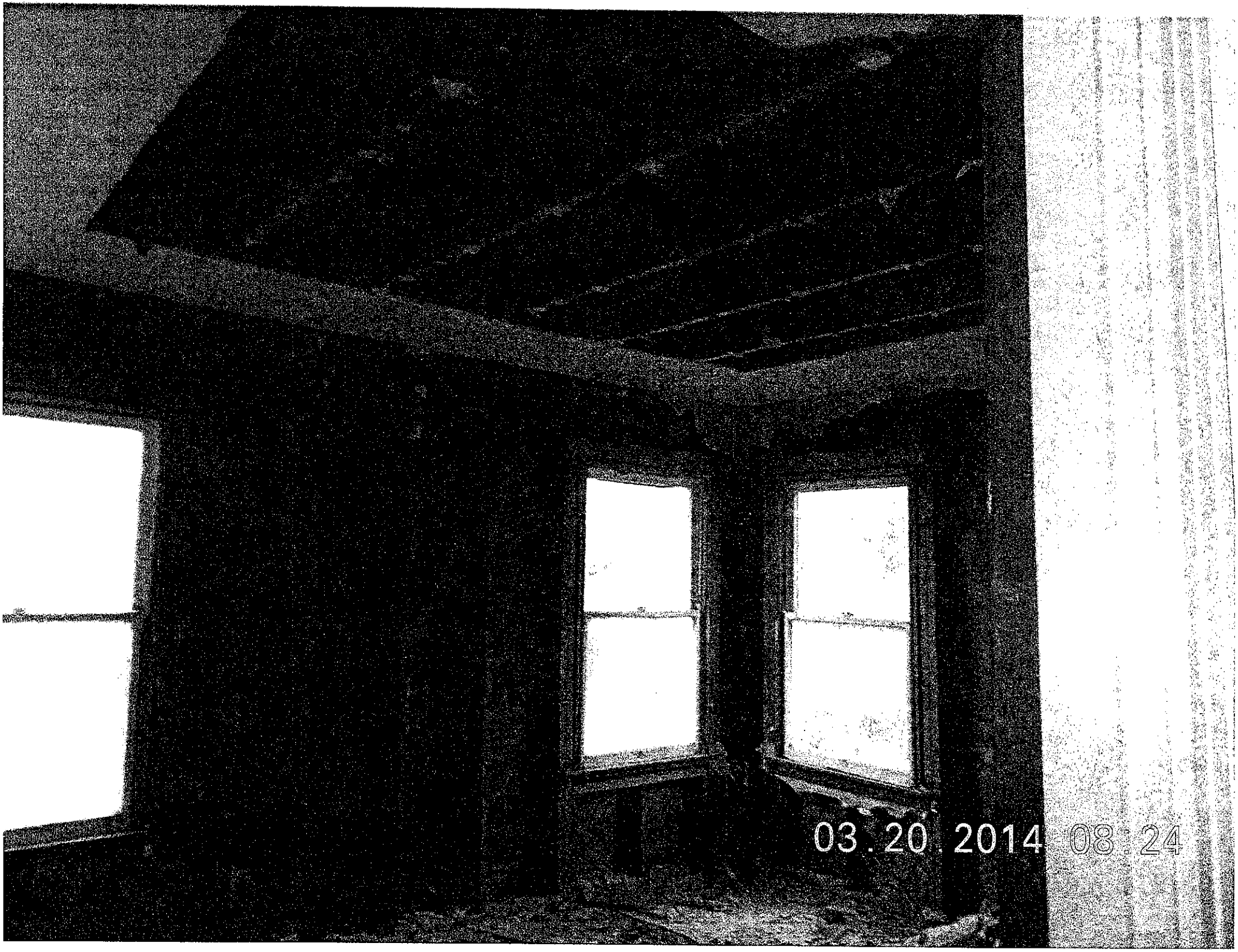
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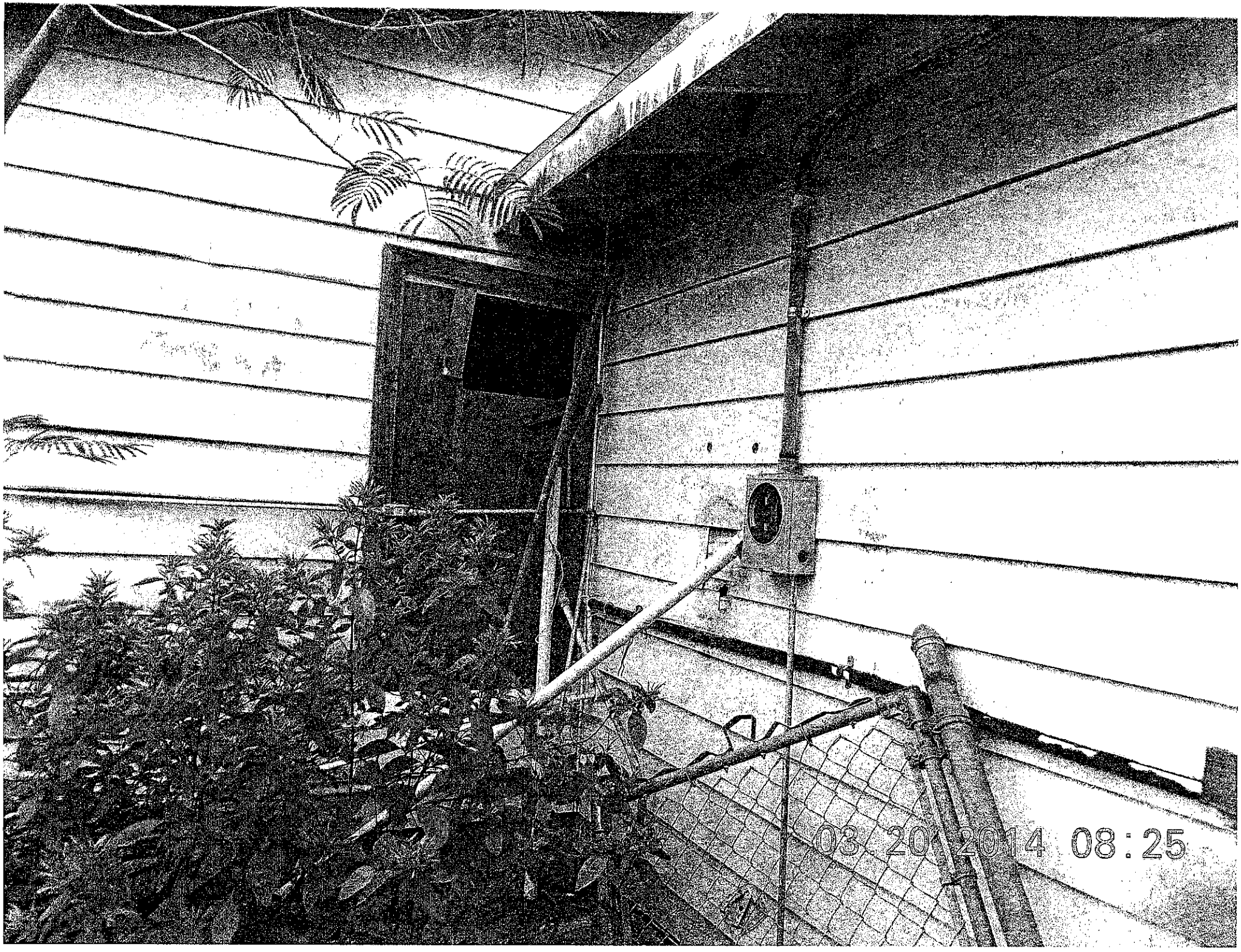
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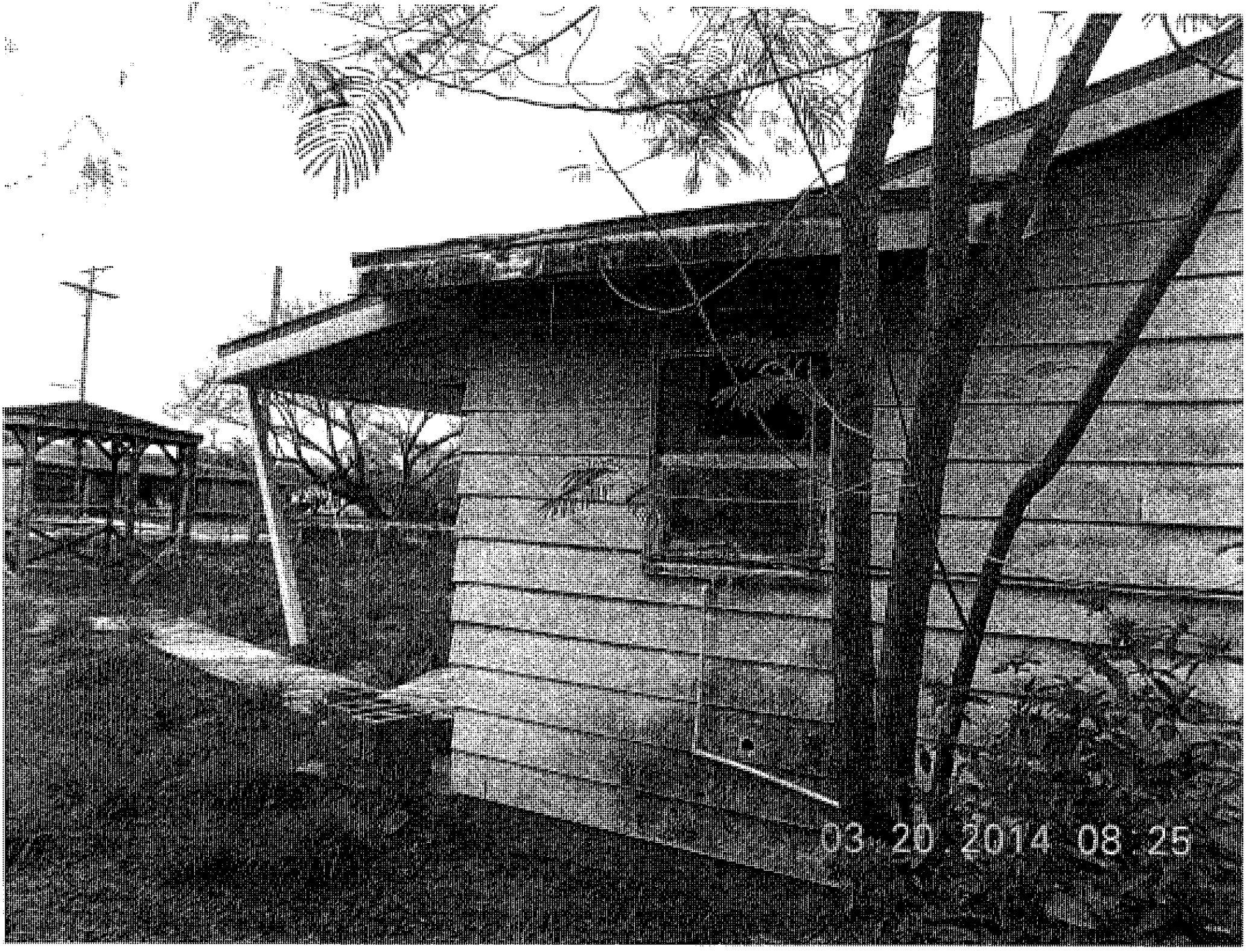
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BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2878

APRIL 7, 2014

MICAELA GARZA AKA MICAELA FLORES
702 WINDSOR
ROUND ROCK, TX 78664

Re: **RESCHEDULED HEARING FOR PROPERTY AT 306 E LEE**

Dear Sir or Madam:

On NOVEMBER 5, 2013, a letter was sent from the City of Kingsville stating that your property located at **306 E LEE** 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.

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Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2915

APRIL 7, 2014

ROBERT J DAVIS
1040 WILLCROFT DR
SUMTER, SC 29154-8095

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CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 4049

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Sincerely,

Daniel Ramirez
Building Official

Oct 20, 2008
Oct 20, 2008
Oct 20, 2008

PUBLIC HEARING #3

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
804 WILSON		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
SIMS 2	6	S/23,4, 5-7
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
ALVINA GUERRA V EST	6618 HUNT DR.	CORPUS CHRISTI, TEXAS 78413-4627

PROPERTY CONDITION REPORT

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

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
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 HAS BEEN WITHOUT WATER SINCE 5/11/2010 HAS BEEN WITHOUT ELECTRICITY SINCE

SIGNATURE: _____ DATE: 11/5/2013

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
804 WILSON		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
SIMS 2	6	S/23,4, 5-7
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
ALVINA GUERRA V EST	6618 HUNT DR.	CORPUS CHRISTI, TEXAS 78413-4627

PROPERTY CONDITION REPORT

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

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SIGNATURE: _____ DATE: 3/11/2014

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CONDEMNATION CHECKLIST

Property Address: 804 Wilson Phone: _____
Property Owner: Adriana V Guerra Phone: _____
Owner's Address: 1108 Hunt Dr Fax: _____
Corpus Christi, TX 78413-46
78413

PLANNED DATE	ACTUAL DATE	ACTION
☐ 11-5-13	11-5-13	1. Identify structure unfit for human habitation.
☐ 11-5-13	11-5-13	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 11-5-13	11-5-13	3. Determine ownership from county assessment & tax collection record.
☐ 11-5-13	11-5-13	4. Obtain legal description.
☐ 11-5-13	11-5-13	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 11-5-13	11-5-13	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.
☐ 1-16-14	1-16-14	7. 2nd Notice Sent. (10 day response) (Optional)
☐ 3-31-14	3-31-14	8. If response is not received or is not adequate, proceed as follows:
☐ 3-31-14	3-31-14	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.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 3-31-14	3-31-14	1) Post affidavit in newspaper twice a week for one week
☐ 9-01-14	9-01-14	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.
☐ 4-1-14	4-1-14	12. Photograph posted sign with date stamp.
☐ 3-31-14	3-31-14	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
☐ 3-31-14	3-31-14	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.

Prop ID	Owner	%	Legal Description			Values		
11651	55054	100.00 R	**Geo: 166500604000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	25,120
GUERRA ALBINA V EST			SIMS 2, BLOCK 6, LOT S/2 3, 4, 5-7		Imp NHS:	18,370	Prod Loss:	0
6618 HUNT DR					Land HS:	0	Appraised:	25,120
CORPUS CHRISTI, TX 78413-46				Acres:	0.0000 Land NHS:	6,750	Cap:	0
			State Codes: A,F1	Map ID:	PLAT Prod Use:	0	Assessed:	25,120
			Situs: 804 WILSON	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			25,120	0	25,120	0.842200	211.56

13249	49971	100.00 R	**Geo: 166500608000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	15,560
QUINTANILLA BALDEMAR H			SIMS 2, BLOCK 6, LOT 8, 9		Imp NHS:	5,510	Prod Loss:	0
ETUX ROSAENA					Land HS:	0	Appraised:	15,560
1406 E RICHARD AVE				Acres:	0.0000 Land NHS:	10,050	Cap:	0
KINGSVILLE, TX 78363-4823			State Codes: F1	Map ID:	PLAT Prod Use:	0	Assessed:	15,560
			Situs: 723 N 14TH ST 1/2	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			15,560	0	15,560	0.842200	131.05

14074	49289	100.00 R	**Geo: 166500610000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	18,170
GALINDO FRANK J JR			SIMS 2, BLOCK 6, LOT 10, 11		Imp NHS:	8,270	Prod Loss:	0
ETUX MARY JANE					Land HS:	0	Appraisad:	18,170
631 E D AVE				Acres:	0.0000 Land NHS:	9,900	Cap:	0
KINGSVILLE, TX 78363-3925			State Codes: F1	Map ID:	PLAT Prod Use:	0	Assessed:	18,170
			Situs: 721 N 14TH ST	Mtg Cd:	Prod Mkt:	0	Exemptions:	DV1
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			18,170	5,000	13,170	0.842200	110.92

14868	54725	100.00 R	**Geo: 166500612000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	22,970
RIOS CARMELA G			SIMS 2, BLOCK 6, LOT 12, 13, (SHEAR PERFECTION)		Imp NHS:	19,970	Prod Loss:	0
1130 E HUISACHE					Land HS:	0	Appraised:	22,970
KINGSVILLE, TX 78363				Acres:	0.0000 Land NHS:	3,000	Cap:	0
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	22,970
			Situs: 710 WILSON	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			22,970	0	22,970	0.842200	193.45

15658	51223	100.00 R	**Geo: 166500614000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	9,000
PEREZ GERALDINE			SIMS 2, BLOCK 6, LOT 14, 15		Imp NHS:	0	Prod Loss:	0
405 E ALICE AVE					Land HS:	0	Appraised:	9,000
KINGSVILLE, TX 78363-3854				Acres:	0.0000 Land NHS:	9,000	Cap:	0
			State Codes: C1	Map ID:	PLAT Prod Use:	0	Assessed:	9,000
			Situs: N 14TH ST	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			9,000	0	9,000	0.842200	75.80

16409	51223	100.00 R	**Geo: 166500616000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	92,040
PEREZ GERALDINE			SIMS 2, BLOCK 6, LOT 16-18		Imp NHS:	68,180	Prod Loss:	0
405 E ALICE AVE					Land HS:	0	Appraised:	92,040
KINGSVILLE, TX 78363-3854				Acres:	0.0000 Land NHS:	23,860	Cap:	0
			State Codes: F1	Map ID:	PLAT Prod Use:	0	Assessed:	92,040
			Situs: 930 E SANTA GERTRUDIS TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			92,040	0	92,040	0.842200	775.16

17583	15702	100.00 R	**Geo: 166500702000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	17,120
DE LEON ARNULFO JR			SIMS 2, BLOCK 7, LOT E/2 2		Imp NHS:	15,180	Prod Loss:	0
800 E RICHARD AVE					Land HS:	0	Appraised:	17,120
KINGSVILLE, TX 78363-4612				Acres:	0.0000 Land NHS:	1,940	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	17,120
			Situs: 912 E SANTA GERTRUDIS	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			17,120	0	17,120	0.842200	144.18

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY **11651** R
Legal Description
SIMS 2, BLOCK 6, LOT S/2 3, 4, 5-7

OWNER ID
55054

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013

GUERRA ALBINA V EST
6618 HUNT DR
CORPUS CHRISTI, TX 78413-4627

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

Values		
IMPROVEMENTS		18,370
LAND MARKET	+	6,750
MARKET VALUE	=	25,120
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	25,120
HS CAP LOSS	-	0
ASSESSED VALUE	=	25,120

166500604000192 Ref ID2: R11651 Map ID PLAT

ACRES:
EFF. ACRES:

SITUS 804 WILSON

APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2013
ROAD ACCESS	LAST INSP. DATE	04/16/2013
ZONING	NEXT INSP. DATE	
NEXT REASON		

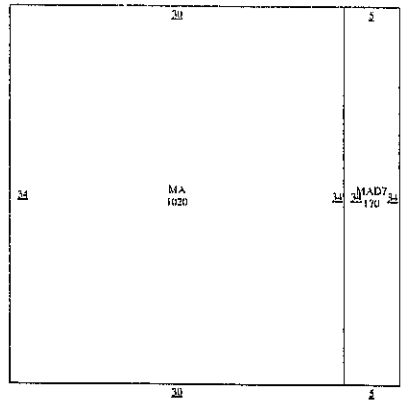
REMARKS FOR 2013 ADD FF TABLE FF60D140 PER IE 4/16/13 JO -- FOR ADD PHY % & REMOVE FUNC % PER LR 4/14/11 4/16/11 JO -- FOR '08 CORR VALUE & LEGAL DESC PER MERGED W/ACCT

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
09/20/2009	*****	GUERRA ALBINA V	DEATH / /
	*****	UNKNOWN	OT / /

SKETCH for Improvement #1 (RESIDENTIAL)



PICTURE

SUBD: S6652 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF3/	1,020.0	42.09	1	1945			42,930	30%	60%	100%	100%	100%	0.18	7,730
	MAD7	ADDN (60%)	R	FF2/	170.0	25.25	1	1945			4,290	30%	60%	100%	100%	100%	0.18	770
1.	RESIDENTIAL		STCD: A1		1,190.0	Homesite: N					47,220							8,500
																	0.85	7,230

IMPROVEMENT FEATURES

Foundation	1	FD1	0
Exterior Wall		EW1]EW3	0
Interior Finish	1	IN4	0
Roof Style		RT2,RM1	0
Flooring	1	FL7	0
Plumbing	1	1	0
			0

SUBD: S6652 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 PRC	AG VALUE
1.	A1		FF60D140	A1	N	FF	112.5X140	60.00	6,750	1.00	1.00	A	6,750	NO			0.00	0
													6,750					0

Comment: F: 112.5 R: 112.5 FF

Effective Date of Appraisal: January 1 Date Printed: 11/05/2013 08:38:38AM by VICKI

True Automation, Inc.

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY **11651** R
Legal Description
SIMS 2, BLOCK 6, LOT S/2 3, 4, 5-7

OWNER ID
55054

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013

GUERRA ALBINA V EST
6618 HUNT DR
CORPUS CHRISTI, TX 78413-4627

Entities

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

Values

IMPROVEMENTS		18,370
LAND MARKET	+	6,750
MARKET VALUE	=	25,120
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	25,120
HS CAP LOSS	-	0
ASSESSED VALUE	=	25,120

166500604000192

Ref ID2: R11651
Map ID PLAT

ACRES:
EFF. ACRES:

SITUS 804 WILSON

APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2013
ROAD ACCESS	LAST INSP. DATE	04/16/2013
ZONING	NEXT INSP. DATE	
NEXT REASON		

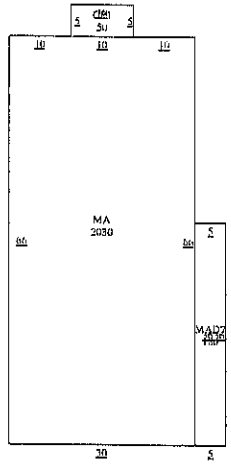
REMARKS FOR 2013 ADD FF TABLE FF60D140 PER IE
4/16/13 JO -- FOR ADD PHY % & REMOVE FUNC
% PER LR 4/14/11 4/16/11 JO -- FOR '08 CORR
VALUE & LEGAL DESC PER MERGED W/ACCT

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

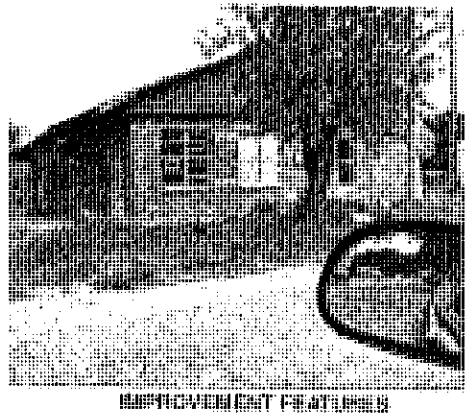
SALE DT	PRICE	GRANTOR	DEED INFO
09/20/2009	*****	GUERRA ALBINA V	DEATH / /
	*****	UNKNOWN	OT / /

SKETCH for Improvement #2 (COMMERCIAL)



EXEMPTIONS

PICTURE



SUBD: S6652 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	C	RE3L/	2,030.0	25.23	1	1950			51,220	20%	100%	100%	100%	100%	0.20	10,240
	OP1	OPEN PORCH B	C	*/	50.0	5.05	1	1950	1950		250	30%	100%	100%	100%	100%	0.30	80
	MAD7	ADDN (60%)	R	*/	180.0	15.14	1	1950	1950		2,730	30%	100%	100%	100%	100%	0.30	820
2	COMMERCIAL			STCD: F1	2,260.0		Homesite: N				54,200							11,140

DETACHED CAT FEATURES

Foundation	1	FD1	0
Exterior Wall	1	EWG	0
Interior Finish	1	IN4	0
Roof Style		RT2,RM1	0
Flooring	1	FL7	0
Plumbing	1	1	0
			0

SUBD: S6652 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 PRC	AG VALUE

Effective Date of Appraisal: January 1 Date Printed: 11/05/2013 08:38:39AM by VICKI

True Automation, Inc.

DATE 11/07/2013

SD

STATEMENT OF ALL TAXES DUE

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

PROPERTY DESCRIPTION ACCT # 1-665-006-04000-192

SIMS 2, BLOCK 6, LOT S/2 3,-4, 5-7

TOWN -
ACRES - .361

LOCATION- 804 WILSON

LAND MKT VALUE	6750	IMPR/PERS MKT VALUE	18370
LAND AGR VALUE		MKT. BEFORE EXEMPTS	25120
		LIMITED TXBL. VALUE	

EXEMPTIONS GRANTED: NONE SUIT NO. 7635C

GUERRA ALBINA V EST

6618 HUNT DR

CORPUS CHRISTI TX 78413-4627

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2009	816.89	473.80	258.14	1,548.83
TAXES 2010	845.06	388.73	246.76	1,480.55
TAXES 2011	779.41	265.01	208.90	1,253.32
TAXES 2012	785.45	172.82	191.67	1,149.94
TAXES 2013	801.59	.00	.00	801.59
	4,028.40	1,300.36	905.47	6,234.23

ACCT # 1-665-006-04000-192

TOTAL DUE 11/2013	**6,234.23**
TOTAL DUE 12/2013	6,272.90
TOTAL DUE 01/2014	6,311.66
TOTAL DUE 02/2014	6,406.45

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	952.98	308.30	214.84	1,476.12
CITY OF KINGSVILLE	1,102.70	361.68	250.57	1,714.95
KINGSVILLE ISD	1,886.31	604.06	421.78	2,912.15
SOUTH TX WATER AUTH	86.41	26.32	18.28	131.01

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	187.10
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	211.56
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	381.55
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	21.38
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	801.59

ATTY DAT 08/24/2012

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

NOVEMBER 5, 2013

ALBINA V GUERRA (EST)
6618 HUNT DR
CORPUS CHRISTI, TX 78413-4627

Re: SIMS 2, BLOCK 6, LOT S/2 3, 4, 5 -7 804 WILSON

Dear Sir or Madam:

It has been determined that the structure at **804 WILSON** 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.

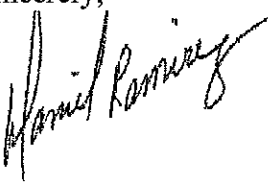
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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,



Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

JANUARY 16, 2014

ALBINA V GUERRA
6618 HUNT DR
CORPUS CHRISTI, TX 78413-4627

Re: SIMS 2, BLOCK 6, LOT S/2 3, 4, 5 -7 804 WILSON

Dear Sir or Madam:

It has been determined that the structure at **804 WILSON** 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.

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

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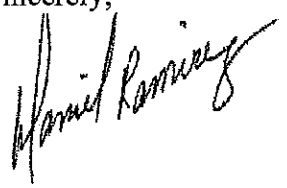
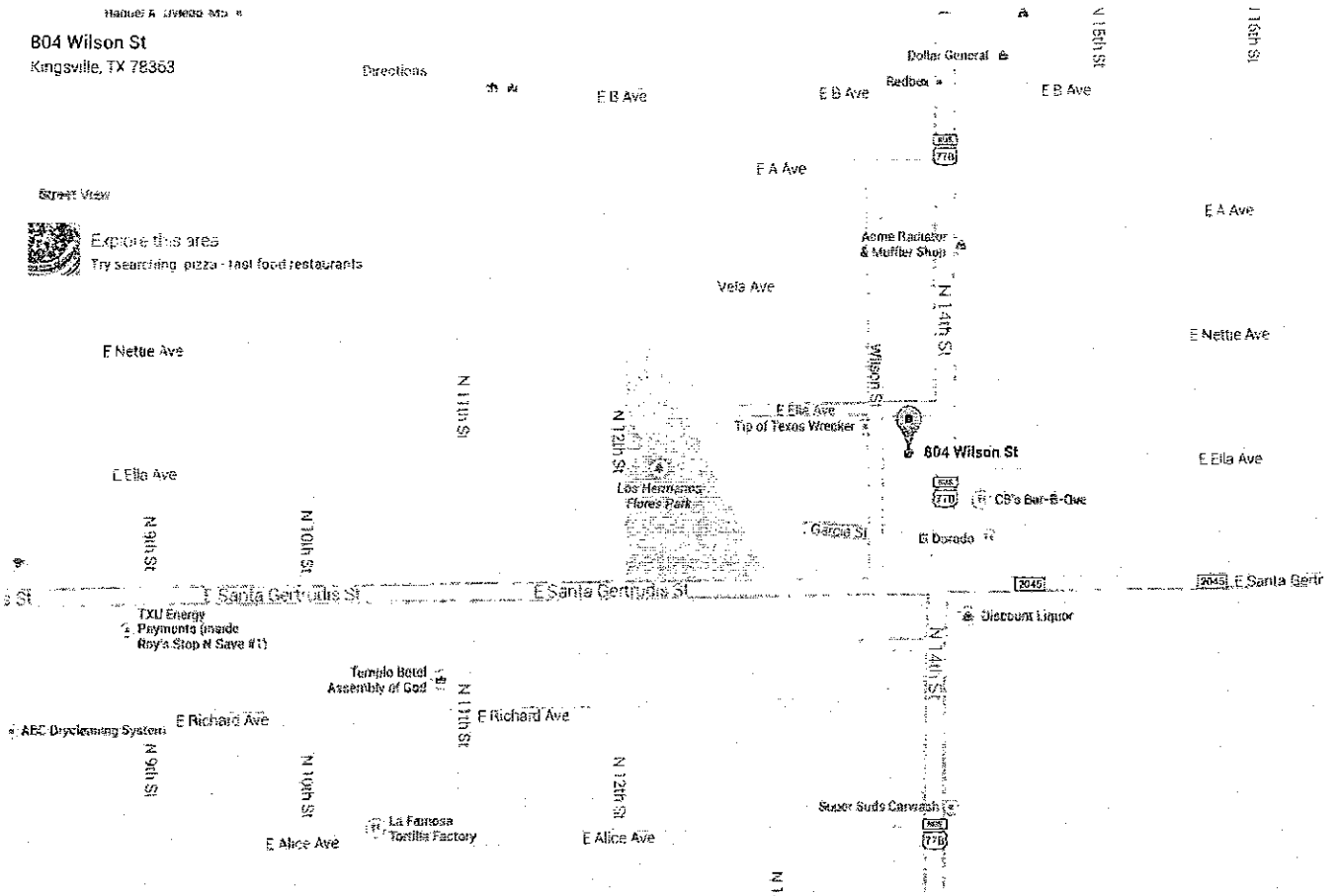
Sincerely,



Daniel Ramirez
Building Official

Enclosure


804 Wilson St
Kingsville, TX 78363
Directions
Street View
Explore this area
Try searching pizza - fast food restaurants
E B Ave
E A Ave
Dollar General
Redbox
Acme Radiator & Muffler Shop
Vela Ave
E Nettie Ave
E Ella Ave
Tip of Texas Wrecker
804 Wilson St
CB's Bar-B-Que
El Dorado
Los Hermanos Flores Park
Garcia St
E Santa Gertrudis St
Discount Liquor
TXU Energy Payments (inside Roy's Stop N Save #1)
Templo Betel Assembly of God
E Richard Ave
ABC Drycleaning System
Super Suds Carwash
La Famosa Tortilla Factory
E Alice Ave
N 15th St
N 14th St
N 13th St
N 12th St
N 11th St
N 10th St
N 9th St
Map data ©2014 Google 260 ft

160.2

CITY OF KINGSVILLE

7011 0110 0000 4433 4605

AS 78364

01613

11-7-13

Albina V Guerra (Est)

NIXIE 782 1 1

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 78364 *2193-00636-08-01

CERTIFIED MAIL

7011 0110 0000 4433 3622

78364

CITY OF KINGSVILLE

1402

4/2
1-22-14

Albina V Lucio
1418 Hunt Dr
Kingsville, TX 78413-
1127

NIXIE 782 4C 1 0108/11/14

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

*0588-04853-21-43

78413044827

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 4209

MARCH 31, 2014

ALVINA GUERRA
6618 HUNT DR
CORPUS CHRISTI, TX 78413

Re: **HEARING FOR PROPERTY AT 804 WILSON**

Dear Sir or Madam:

On November 05, 2013, a letter was sent from the City of Kingsville stating that your property located at **804 WILSON** 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, MAY 12, 2014** 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 MAY 12, 2014 .

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, 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,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2854

APRIL 7, 2014

ALVINA GUERRA
6618 HUNT DR
CORPUS CHRISTI, TX 78413

Re: **RESCHEDULED HEARING FOR PROPERTY AT 804 WILSON**

Dear Sir or Madam:

On NOVEMBER 05, 2013, a letter was sent from the City of Kingsville stating that your property located at **804 WILSON** 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 **WEDNESDAY, APRIL 23, 2014** 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 previously set for **MAY 12, 2014** has been cancelled. You only need to appear for the **APRIL 23, 2014** public hearing.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, 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,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 3004

APRIL 11, 2014

ALVINA GUERRA ESTATE
6618 HUNT DR
CORPUS CHRISTI, TX 78413

Re: **RESCHEDULED HEARING FOR PROPERTY AT 804 WILSON**

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Sincerely,

Daniel Ramirez
Building Official

CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION

OF Sol Wilson ON:

May 12, 2014

BY ORDER OF: BUILDING OFFICIAL

DEFACEMENT OR REMOVAL of this Notice or any repairs and /or alterations of this structure without express permission of the BUILDING DEPARTMENT, CITY OF KINGSVILLE constitutes a misdemeanor and is punishable by a fine of four Hundred ($200.00) Dollars.

CONTACT THE Building Department at
200 E KLEBERG
Telephone (361) 595-8019

DATE 4-2-14 BY [signature]

CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION

OF 804 Wilson ON

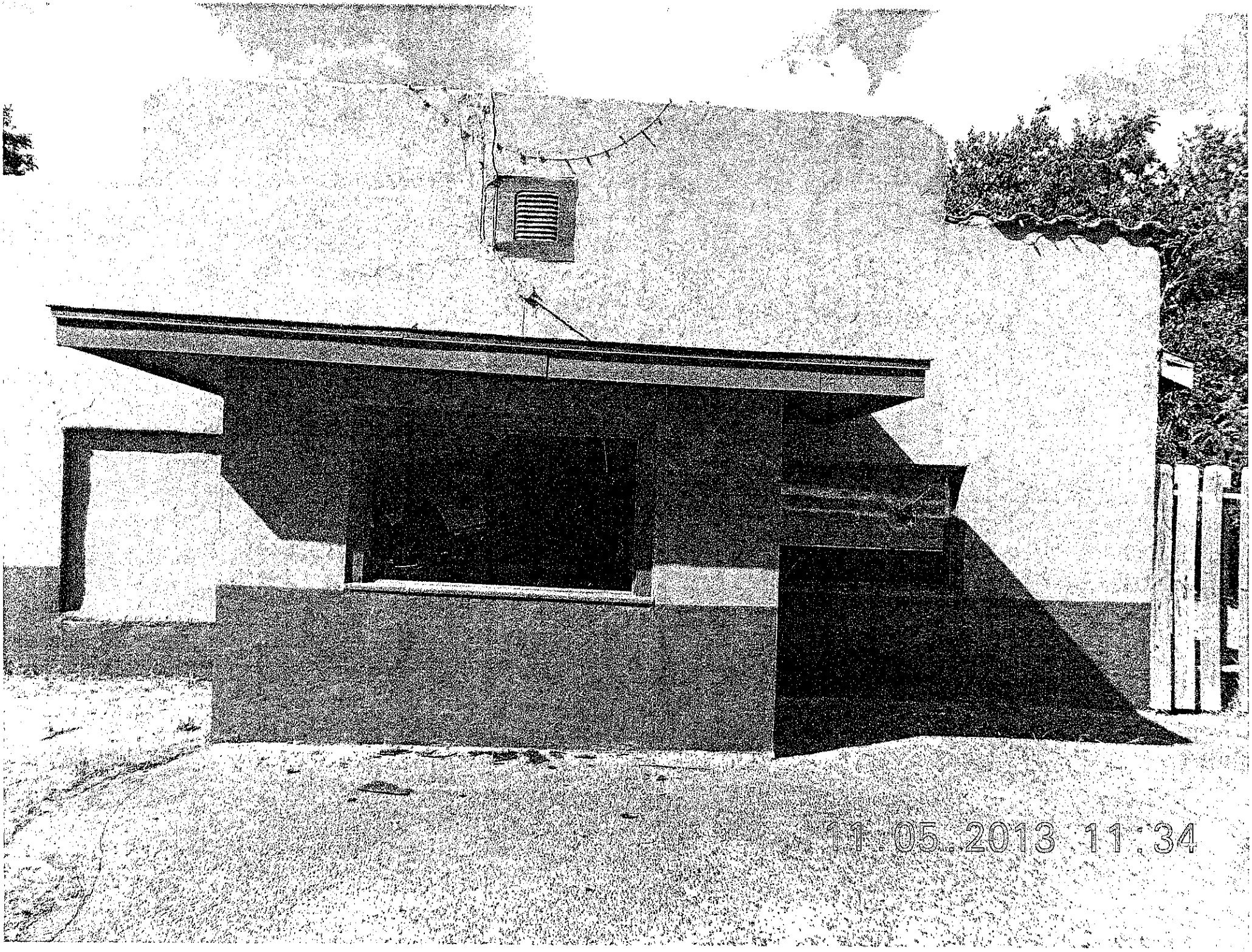
April 23, 2014

BY ORDER OF BUILDING OFFICIAL

DEFACEMENT OR REMOVAL of this notice or any repairs and/or alterations of this structure without express permission of the BUILDING DEPARTMENT CITY OF KINGSVILLE constitutes a misdemeanor and is punishable by a fine of Two Hundred Dollars ($200.00 Dollars).

CONTRACT THE Building Department at
200 EAST KLEBERG
Telephone (361) 595-8019

DATE 4/3/14 Randy Kerr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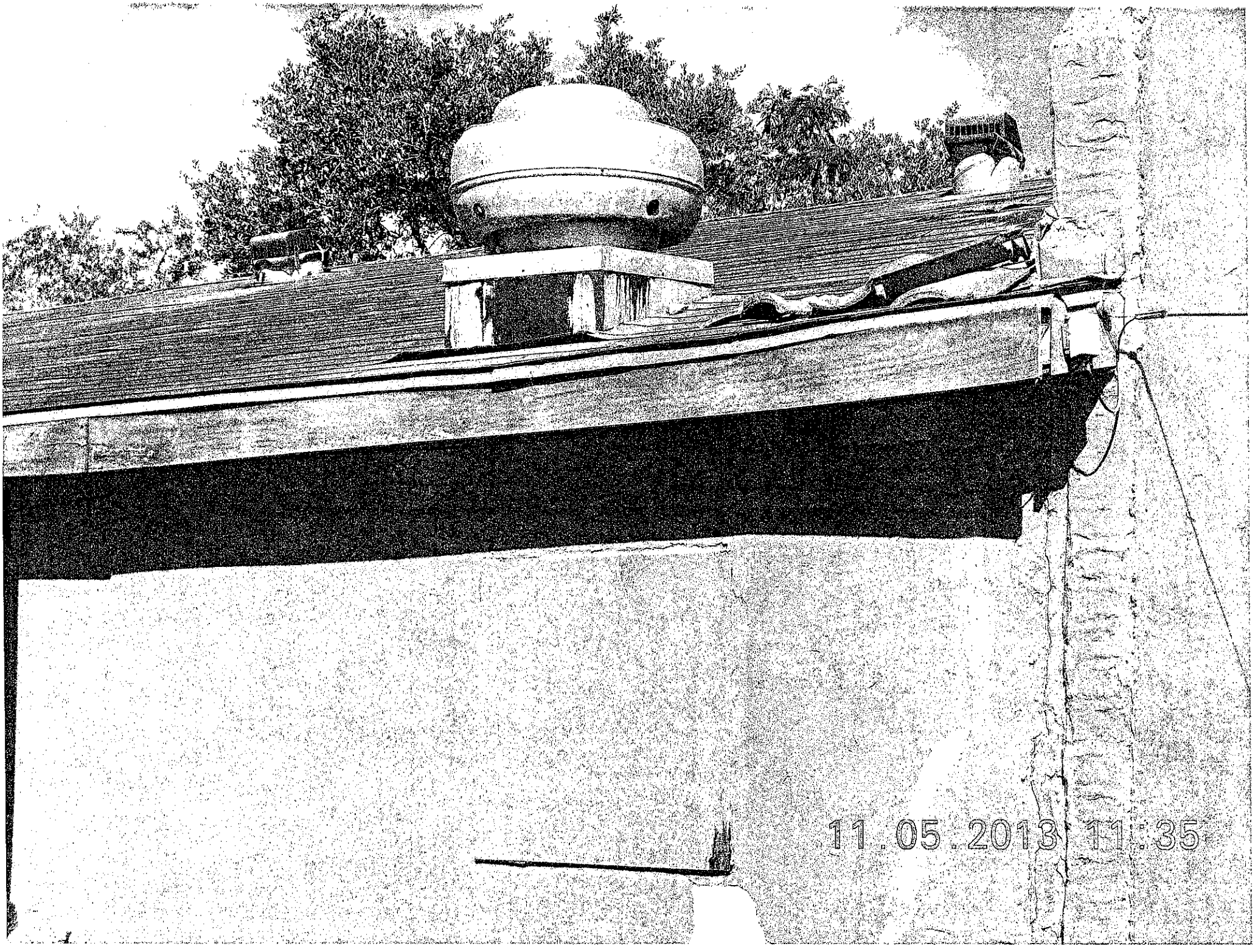
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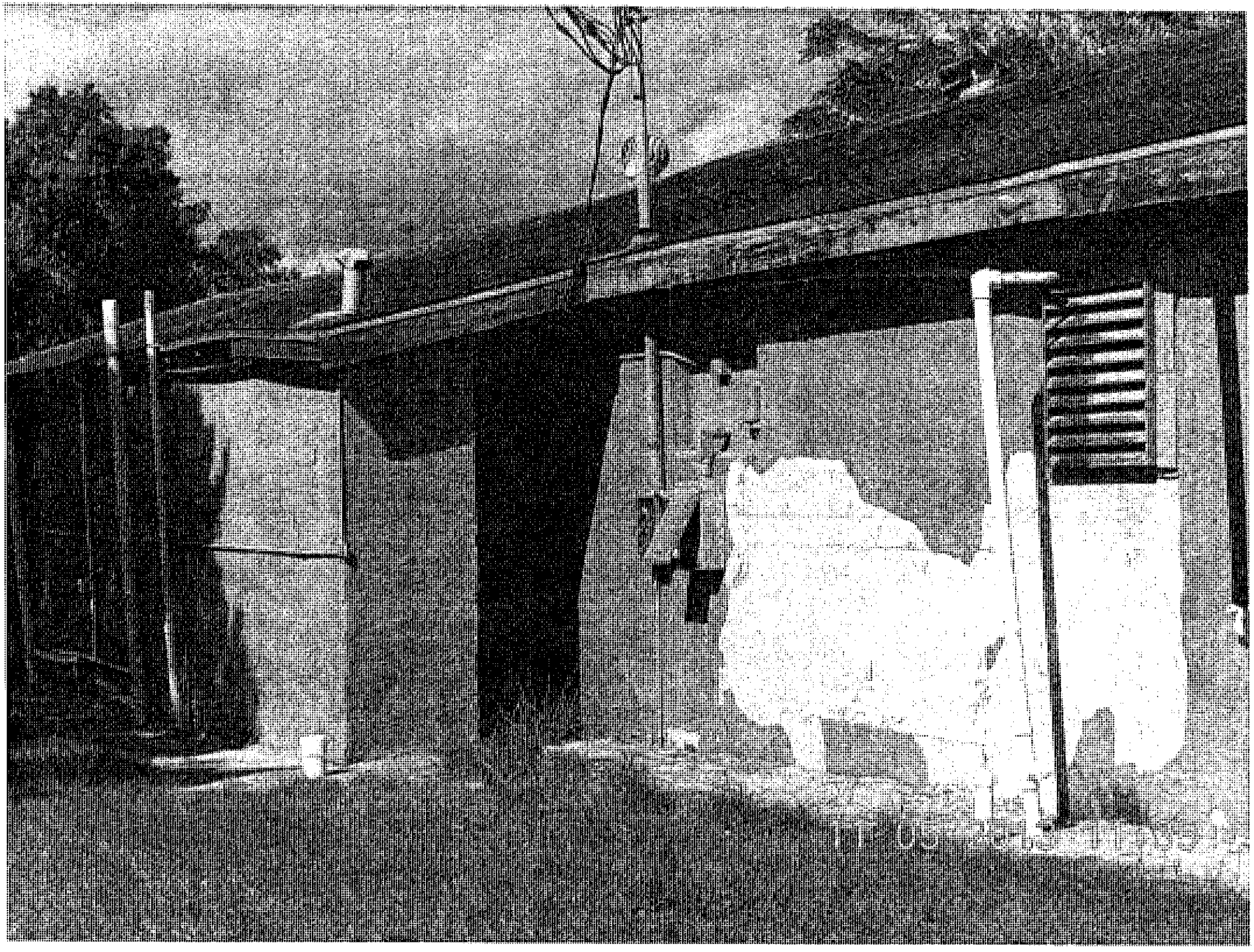

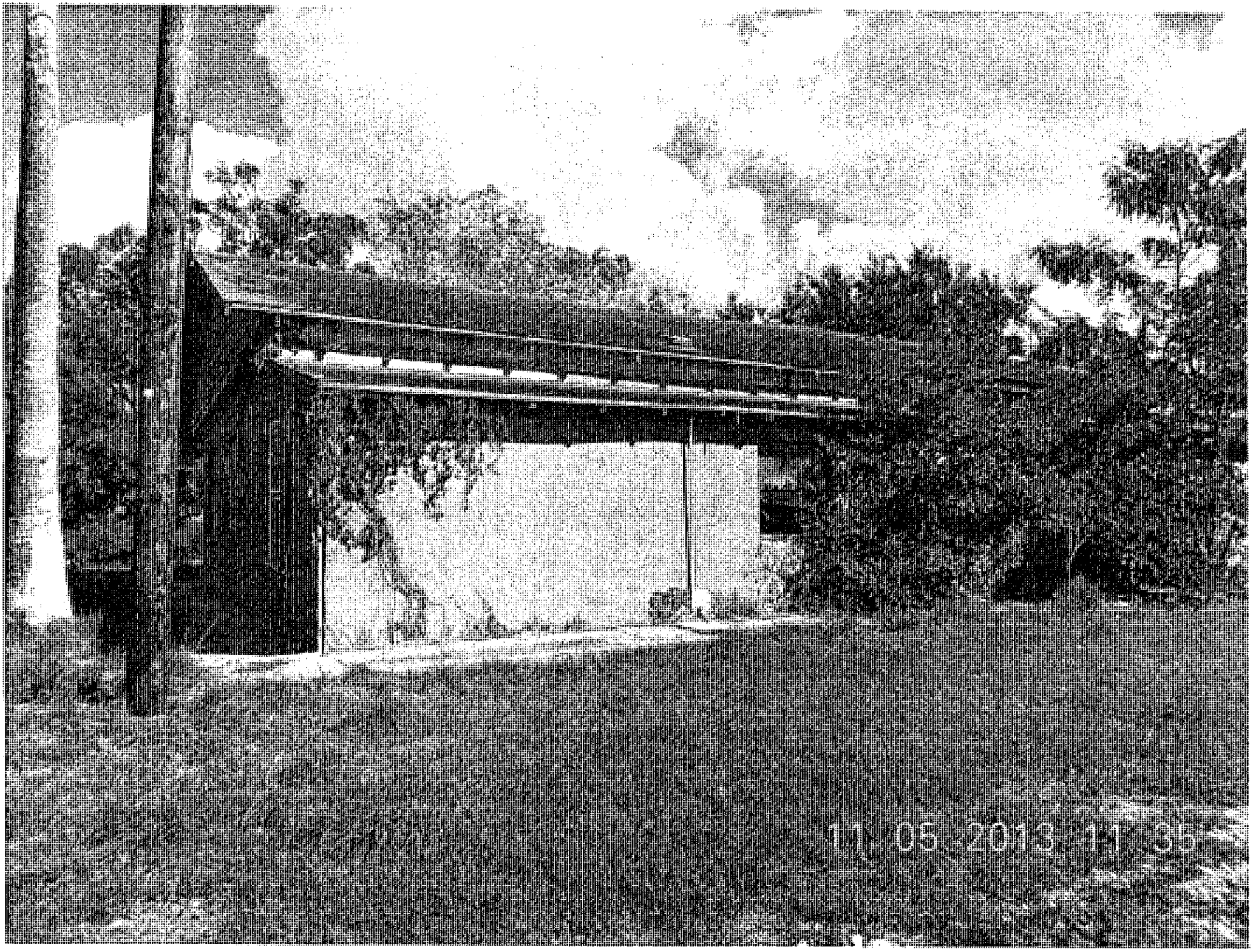
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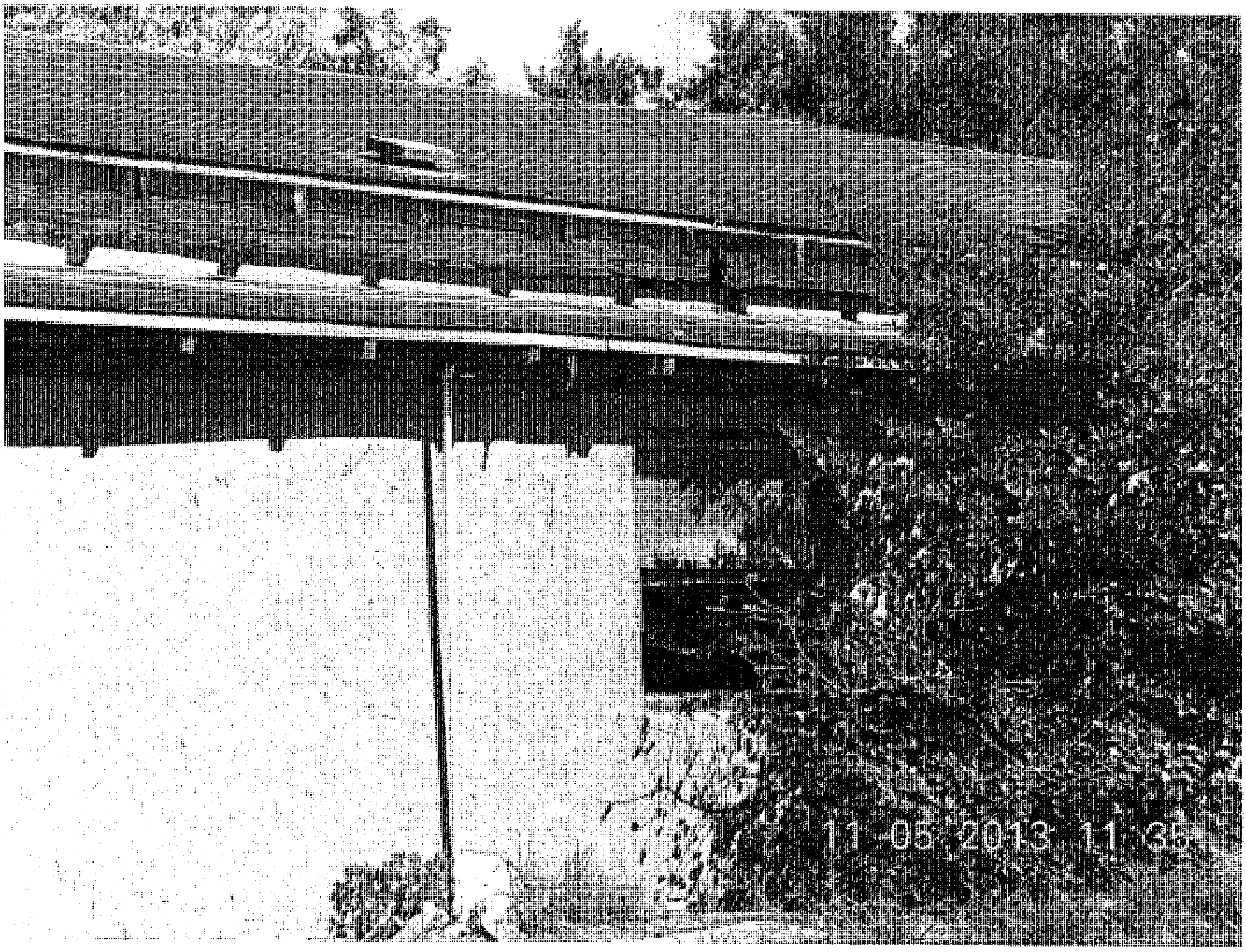
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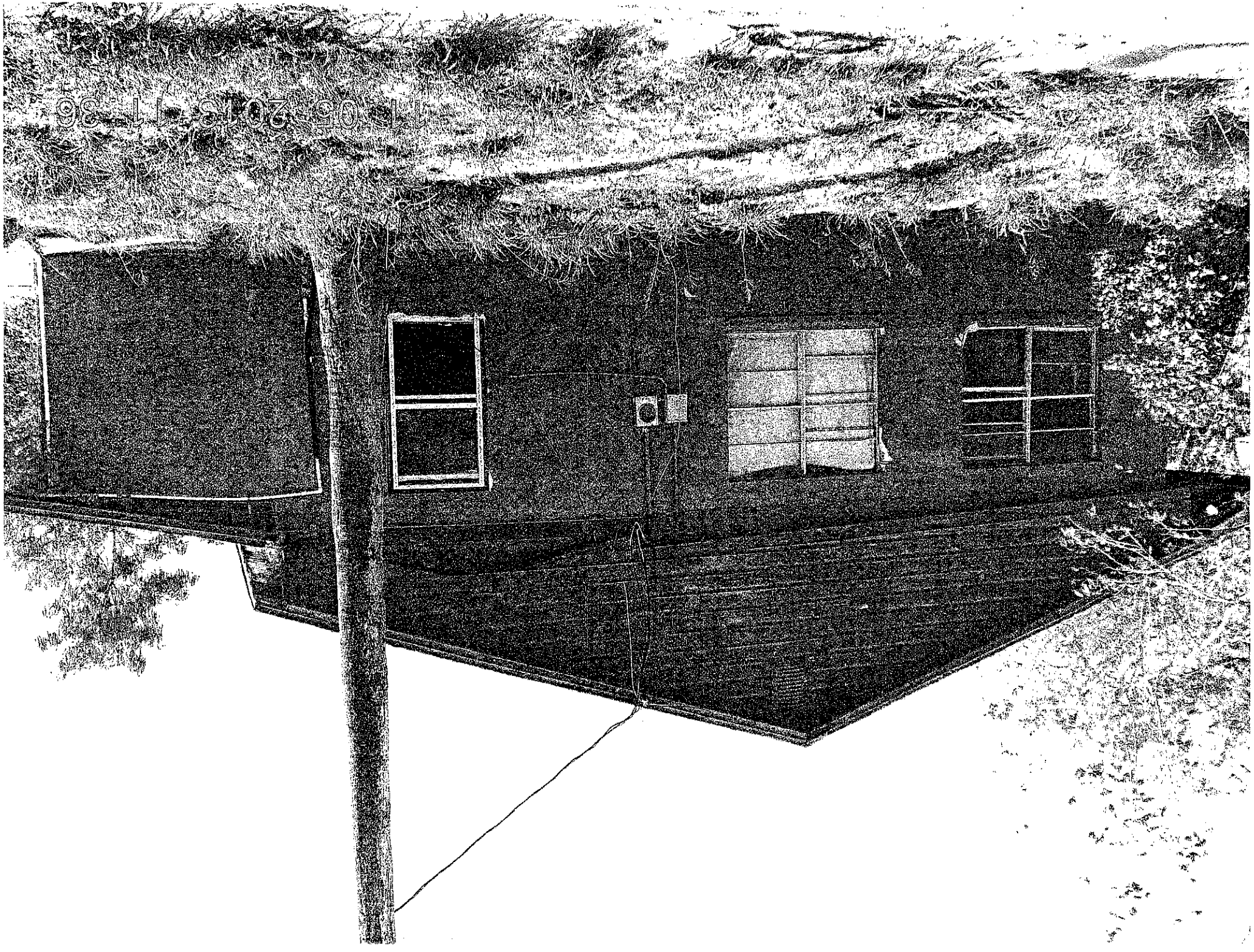

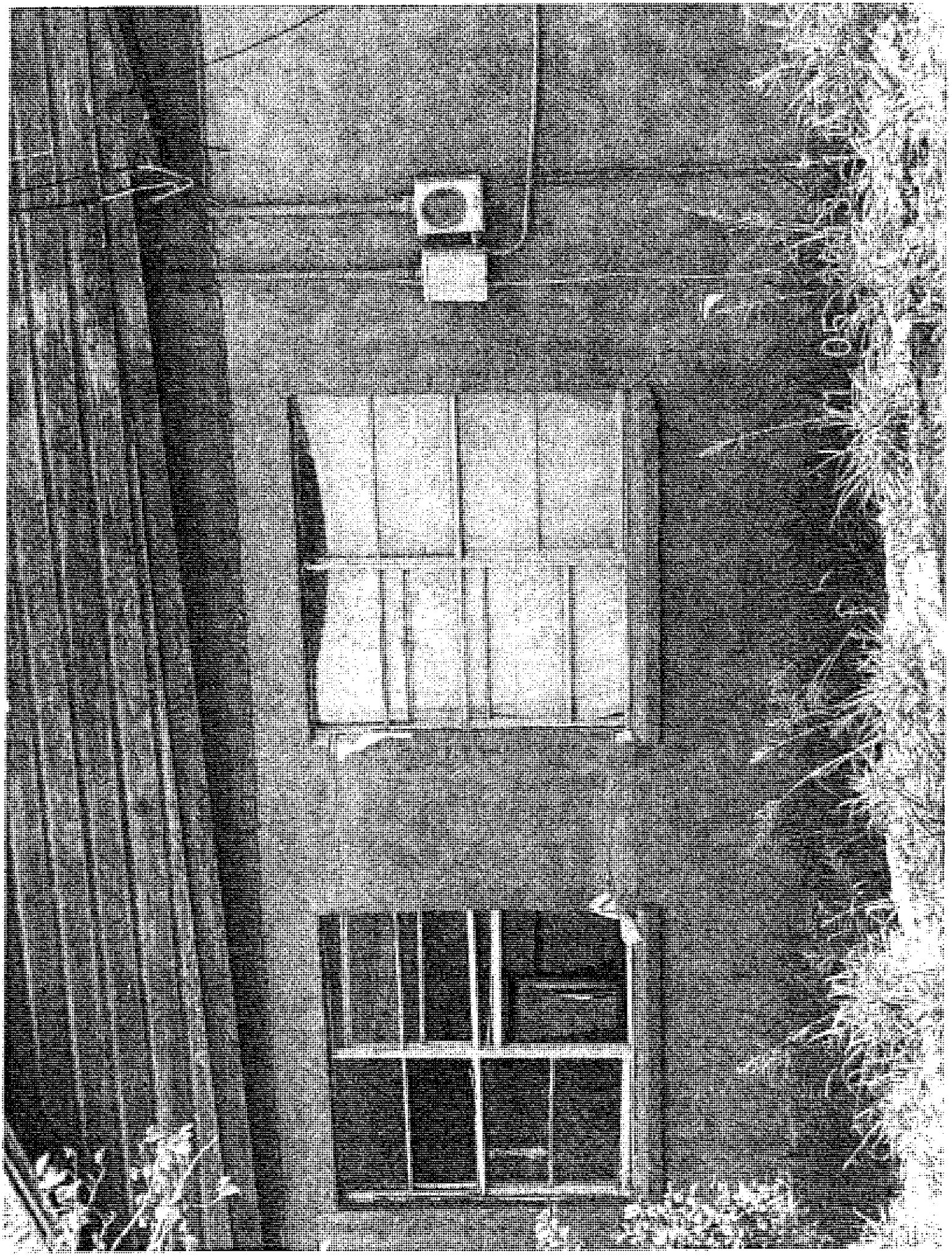

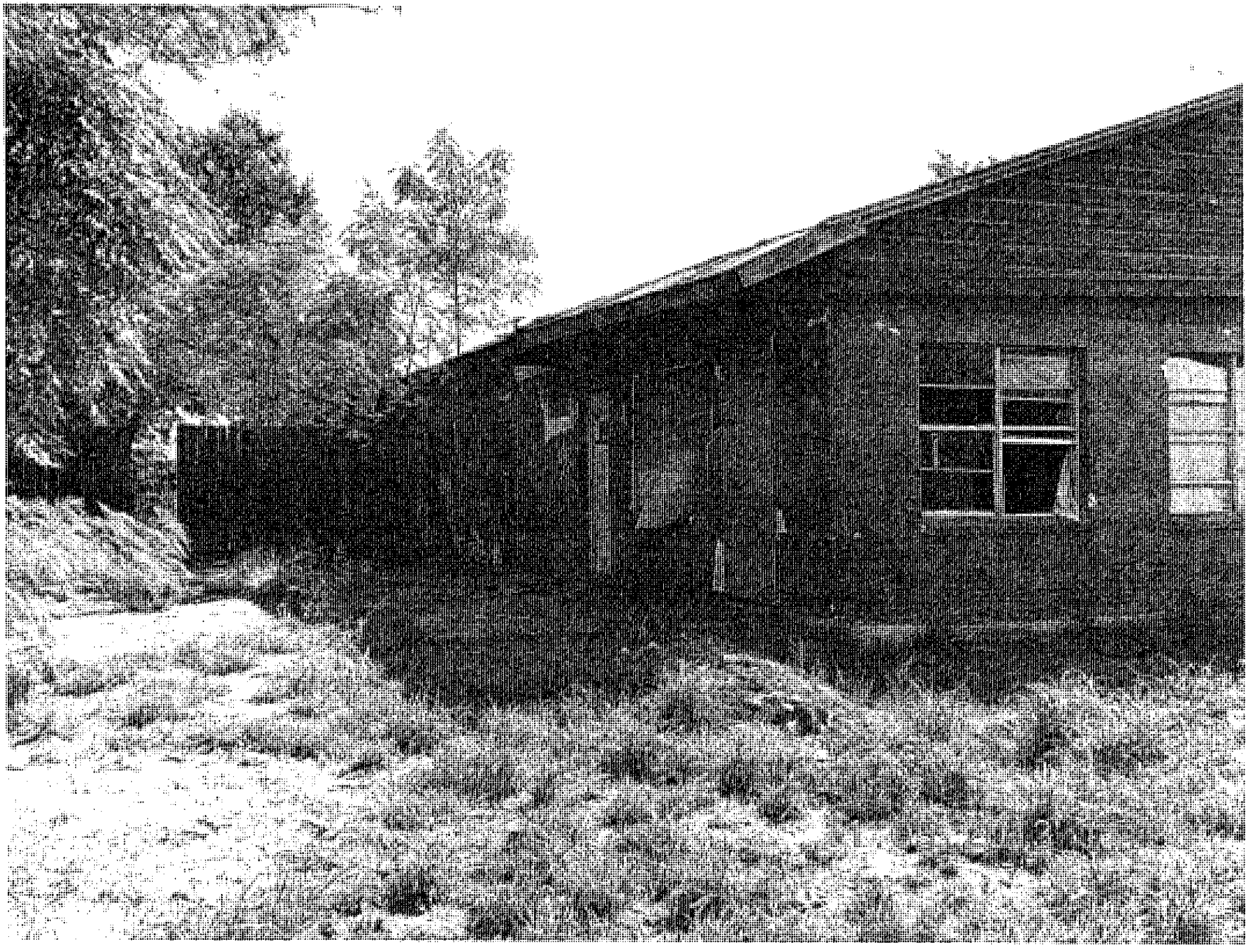

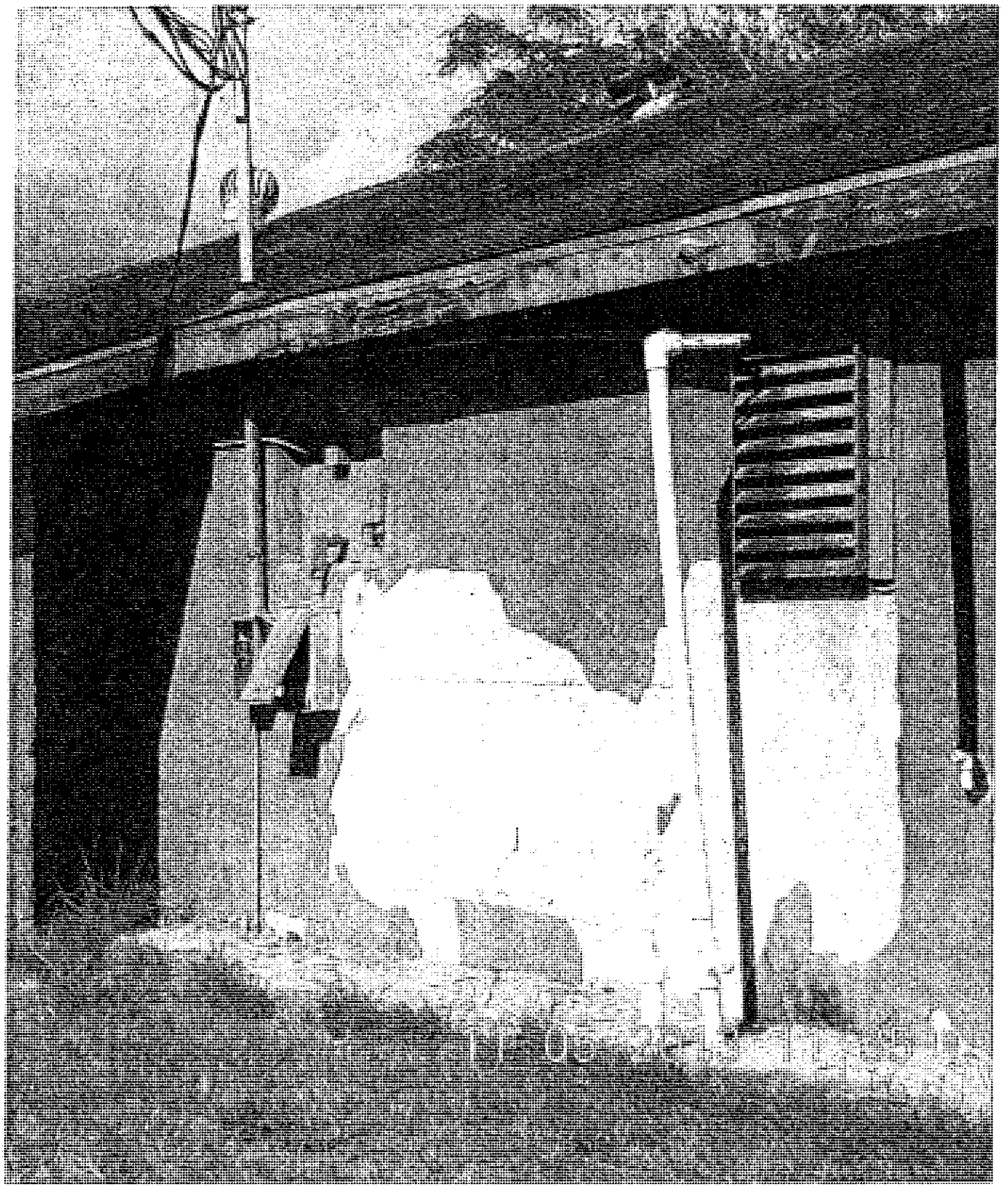

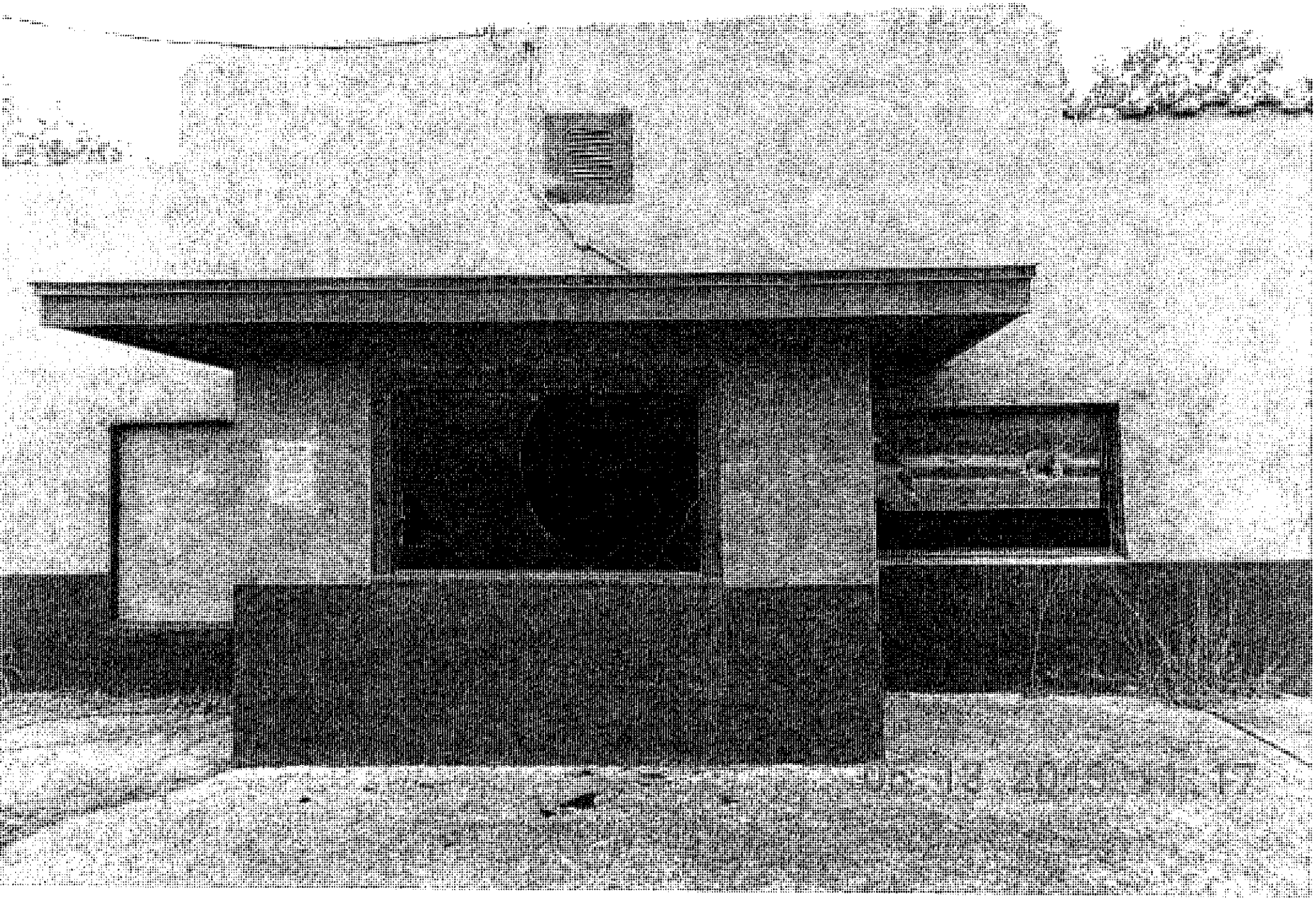

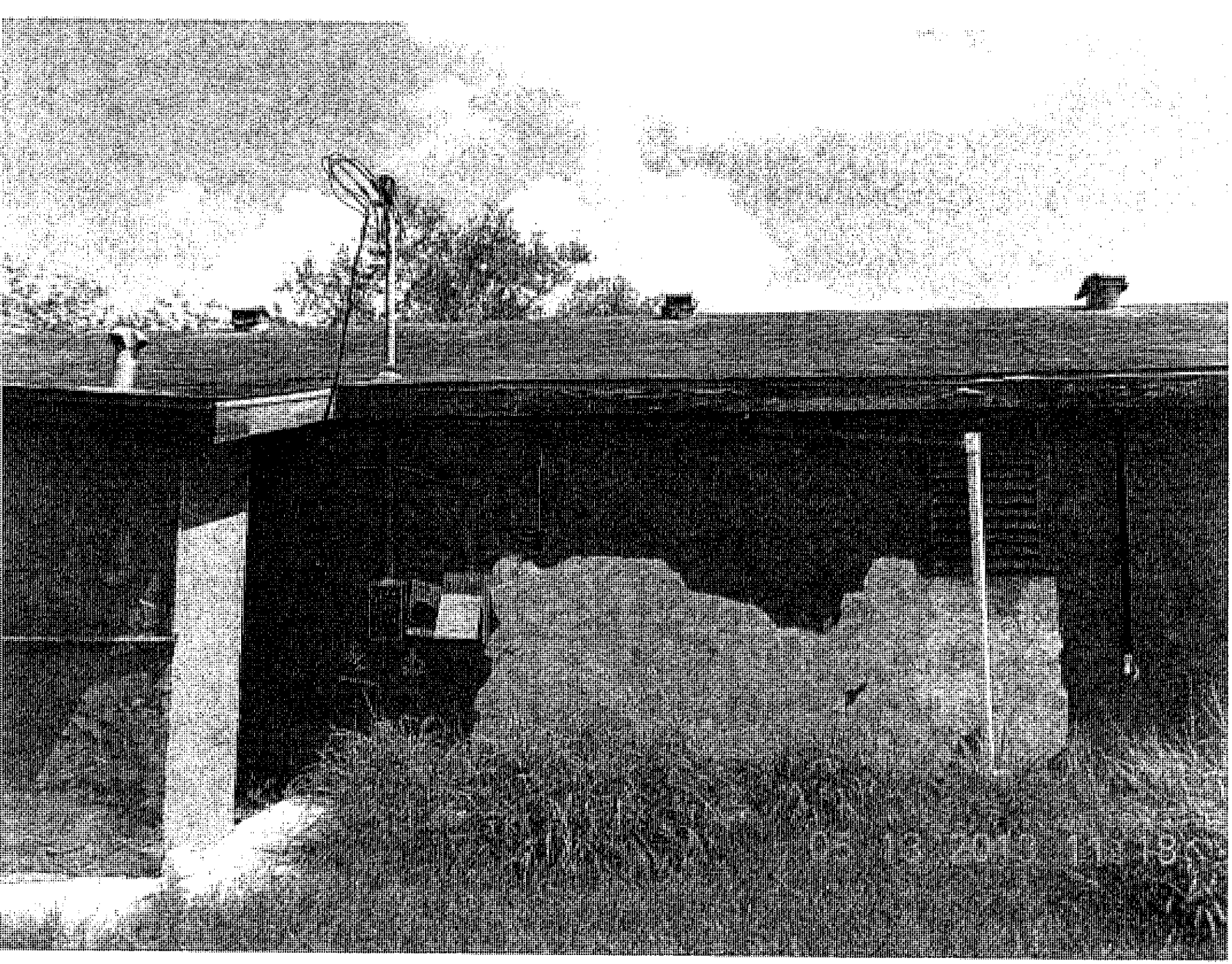

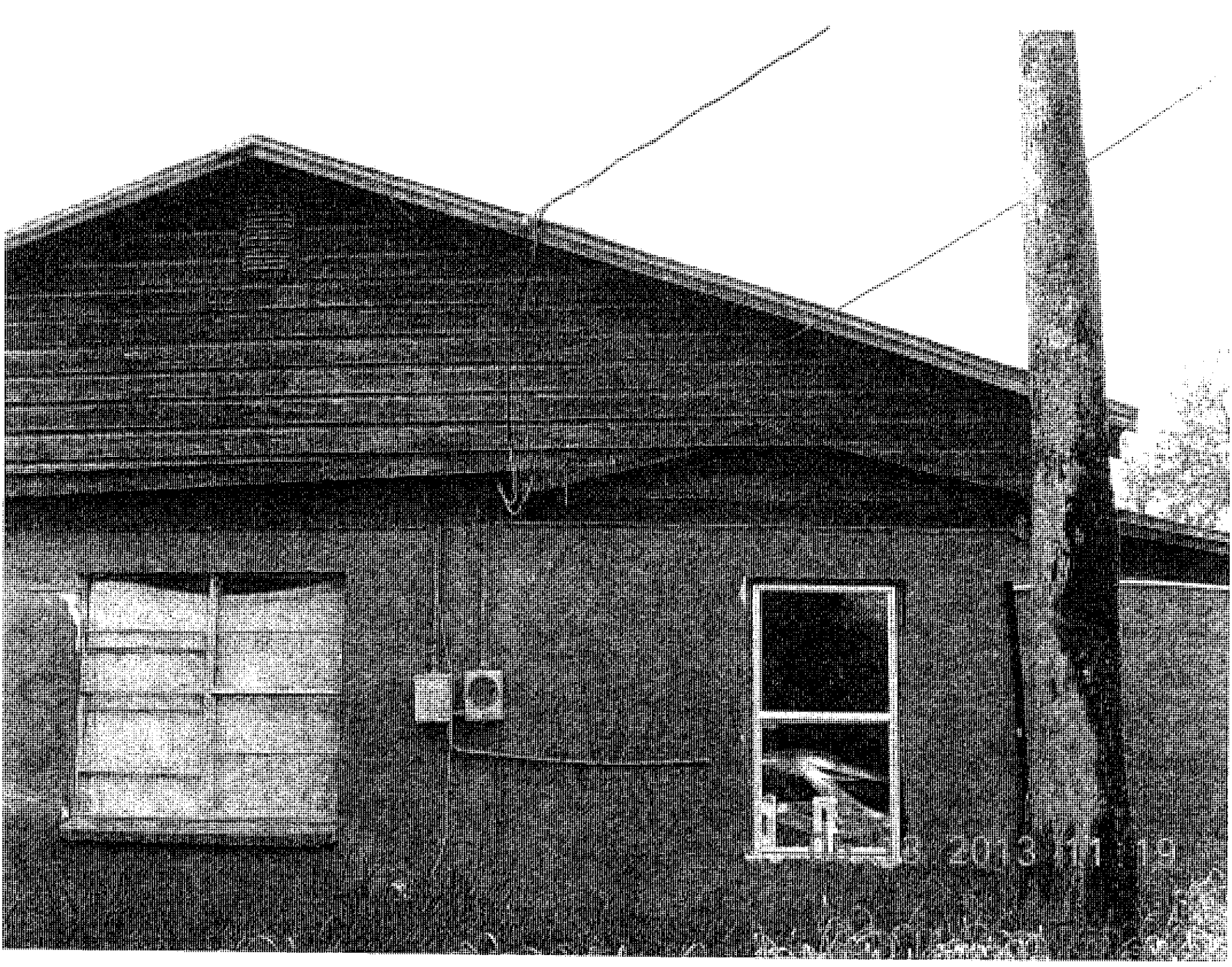

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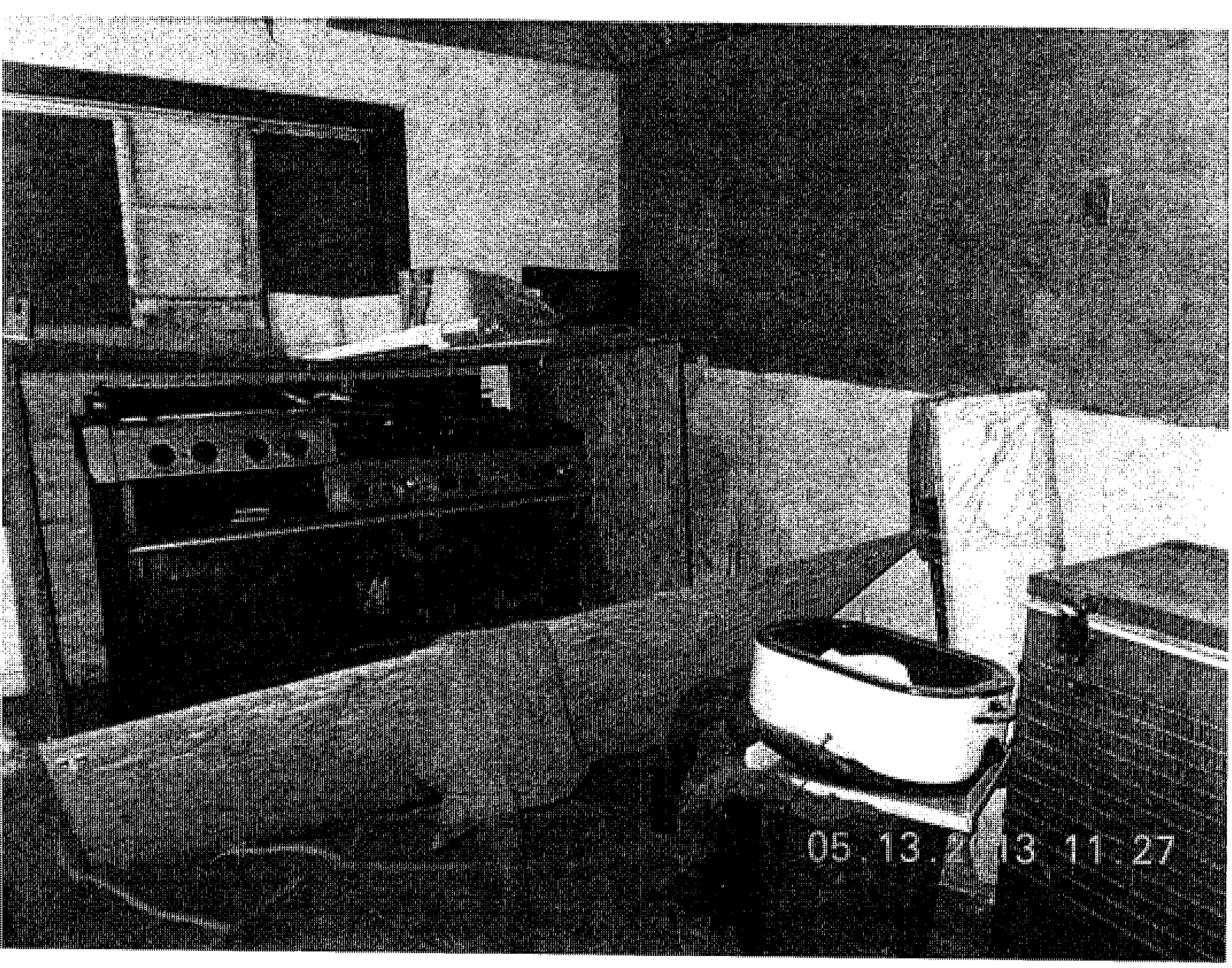
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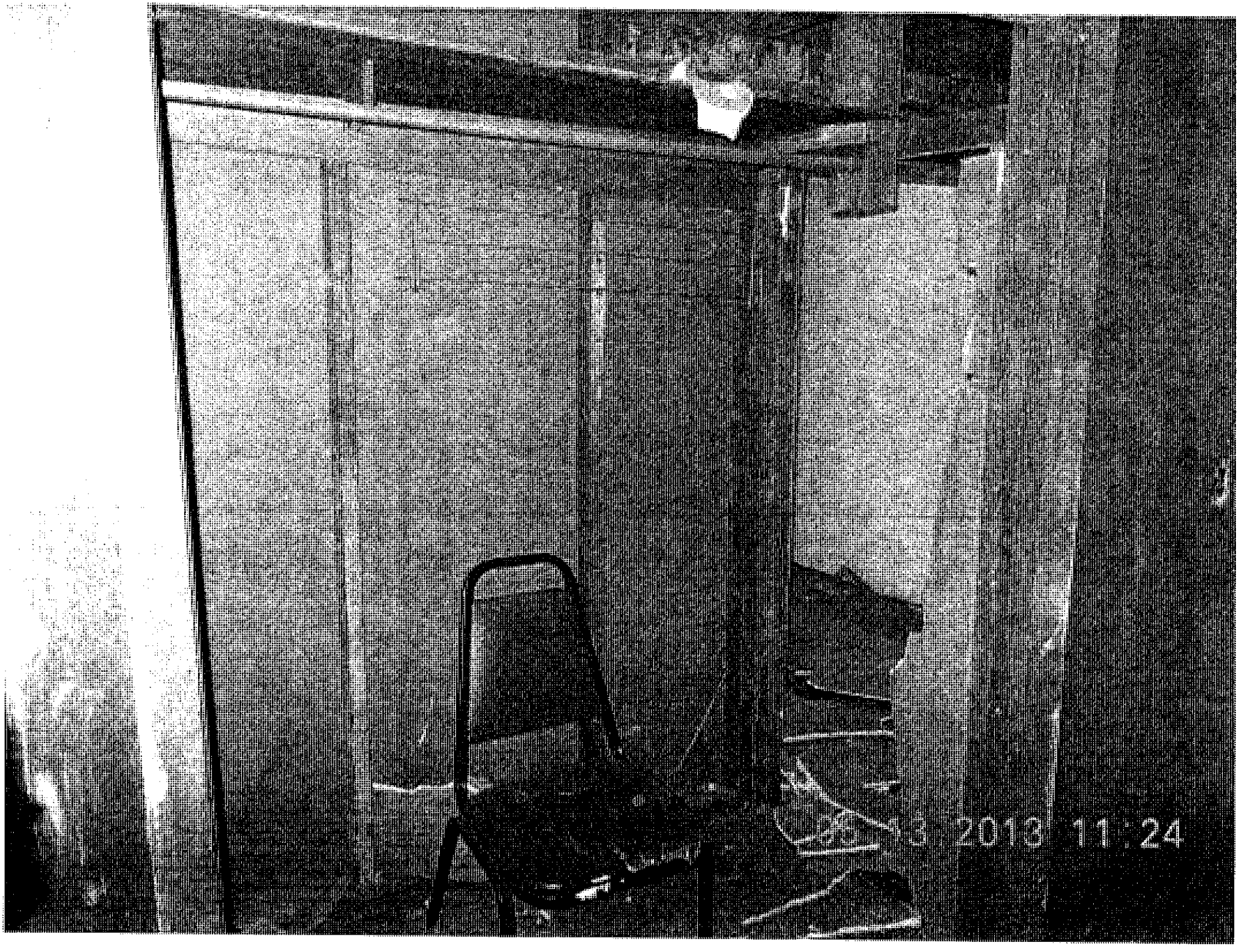
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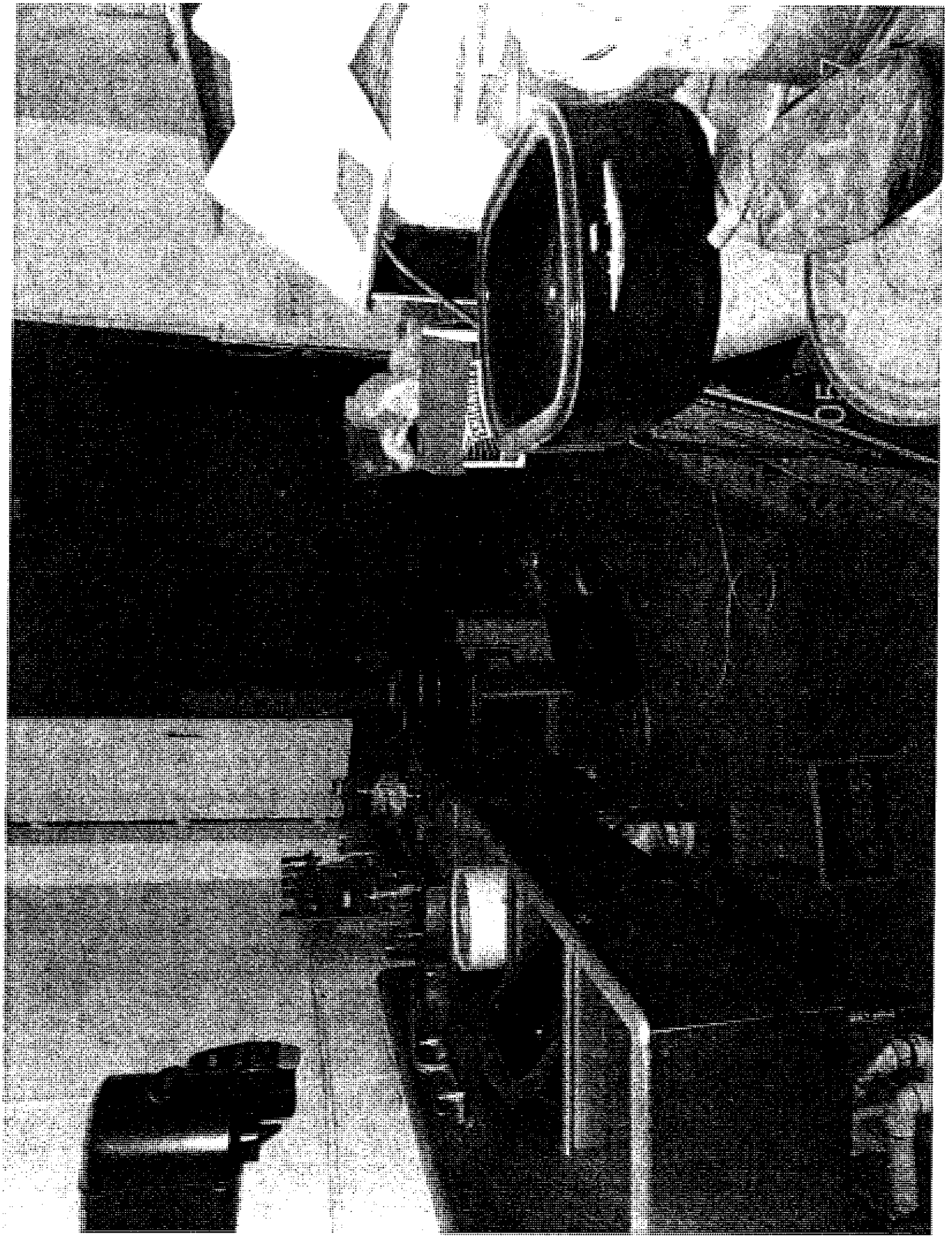

PUBLIC HEARING #4

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
.306 E. LEE		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
ORIG. TOWN	22	29,30
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
MICAELA GARZA	702 WINDSOR	ROUND ROCK, TX. 78664

PROPERTY CONDITION REPORT

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

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
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 HAZADOUS STATE FO DISF OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND / VAGRANTS. HAS BEEN WITHOUT WATER SINC ER SINCE 6/29/01. No work done & no respons. from property owner as of 3/5/14

SIGNATURE: Daniel H. Ramirez DATE: 11/13/2013

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
.306 E. LEE		DANIEL RAMIREZ
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ORIG. TOWN	22	29,30
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Condition			X		AB,H,OU	
Yard						
Condition			X		AB,H,OV	
Utilities						
Electric			X	X	AB	
Gas			X	X	AB	
Water			X	X	AB	
Roof						
Covering			X		AB,H,OU	
Structure			X		AB,H,OU	
Walls						
Exterior			X		AB	
Interior			X		AB	
Ceilings			X		AB	
Windows/Doors						
Secured			X		AB,H,OU	
Condition			X		AB,H,OU	
Foundation						
Exterior			X		AB	
Interior			X		AB	
Plumbing			X		AB	
Electrical			X		AB	

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SIGNATURE: _____ DATE: 3/11/2014

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CONDEMNATION CHECKLIST

Property Address: 306 E Lee Phone: _____
Property Owner: Micaela Garza AKA Micaela Flores Phone: _____
Owner's Address: 702 Windsor Fax: _____
Round Rock, TX 78664

PLANNED DATE	ACTUAL DATE	ACTION
☐ 11-5-13	11-5-13	1. Identify structure unfit for human habitation.
☐ 11-5-13	11-5-13	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
☐ 11-5-13	11-5-13	☐ b. Photograph property with date stamp.
		3. Determine ownership from county assessment & tax collection record.
☐ 11-5-13	11-5-13	4. Obtain legal description.
☐ 11-5-13	11-5-13	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 11-5-13	11-5-13	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.
☐ 1-16-14	1-16-14	7. 2nd Notice Sent. (10 day response) (Optional)
☐ 3-31-14	3-31-14	8. If response is not received or is not adequate, proceed as follows:
☐ 3-31-14	3-31-14	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.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 3-31-14	3-31-14	1) Post affidavit in newspaper twice a week for one week
☐ 4-1-14	4-1-14	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.

☐ 4-1-14 4-1-14 12. Photograph posted sign with date stamp.

☐ 3-31-14 3-31-14 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

☐ 3-31-14 3-31-14 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.

Prop ID	Owner	%	Legal Description			Values			
20283	27892	100.00 R	**Geo: 100102225000192**	Effective Acres: 0.000000		Imp HS:	40,730	Market:	44,730
MALDONADO SAMUEL R			ORIG TOWN, BLOCK 22, LOT 25, 26			Imp NHS:	0	Prod Loss:	0
ETUX JOANNE						Land HS:	4,000	Appraised:	44,730
316 E LEE AVE				Acres:	0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-4565			State Codes: A	Map ID:	PLAT	Prod Use:	0	Assessed:	44,730
			Situs: 316 E LEE	Mtg Cd:		Prod Mkt:	0	Exemptions:	HS
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			44,730	0	44,730	0.842200	376.72

21046	28038	100.00 R	**Geo: 100102227000192**	Effective Acres: 0.000000		Imp HS:	55,300	Market:	59,300
GARCIA JOE T			ORIG TOWN, BLOCK 22, LOT 27, 28			Imp NHS:	0	Prod Loss:	0
ETUX DORA M						Land HS:	4,000	Appraised:	59,300
PO BOX 1113				Acres:	0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78364-1113			State Codes: A	Map ID:	PLAT	Prod Use:	0	Assessed:	59,300
			Situs: 310 E LEE	Mtg Cd:		Prod Mkt:	0	Exemptions:	HS,OV65
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			59,300	8,400	50,900	0.842200	428.68

21815	18348	100.00 R	**Geo: 100102229000192**	Effective Acres: 0.000000		Imp HS:	10,220	Market:	14,220
GARZA MICAELA			ORIG TOWN, BLOCK 22, LOT 29, 30			Imp NHS:	0	Prod Loss:	0
AKA MICAELA FLORES						Land HS:	4,000	Appraised:	14,220
702 WINDSOR				Acres:	0.0000	Land NHS:	0	Cap:	0
ROUND ROCK, TX 78664			State Codes: A	Map ID:	PLAT	Prod Use:	0	Assessed:	14,220
			Situs: 306 E LEE	Mtg Cd:		Prod Mkt:	0	Exemptions:	HS
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			14,220	0	14,220	0.842200	119.76

22579	22746	33.34 R	**Geo: 100102231000192**	Effective Acres: 0.000000		Imp HS:	0	Market:	9,592
FUENTES J ELIUD			ORIG TOWN, BLOCK 22, LOT 31, 32, 33.34% UNDIVIDED INTEREST			Imp NHS:	8,258	Prod Loss:	0
5533 OCEAN DR						Land HS:	0	Appraised:	9,592
CORPUS CHRISTI, TX 78412-27				Acres:	0.0000	Land NHS:	1,334	Cap:	0
			State Codes: A,F1	Map ID:	PLAT	Prod Use:	0	Assessed:	9,592
			Situs: 300 E LEE 1/2	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			9,592	0	9,592	0.842200	80.78

37451	58707	33.33 R	**Geo: 100102231002192**	Effective Acres: 0.000000		Imp HS:	0	Market:	9,589
LRE PROPERTIES LLC			ORIG TOWN, BLOCK 22, LOT 31, 32, 33.33% UNDIVIDED INTEREST			Imp NHS:	8,256	Prod Loss:	0
1400 E CORRAL AVE						Land HS:	0	Appraised:	9,589
KINGSVILLE, TX 78363-4121				Acres:	0.0000	Land NHS:	1,333	Cap:	0
			State Codes: A,F1	Map ID:	PLAT	Prod Use:	0	Assessed:	9,589
			Situs: 300 E LEE 1/2 TX	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			9,589	0	9,589	0.842200	80.76

37452	56451	11.11 R	**Geo: 100102231004192**	Effective Acres: 0.000000		Imp HS:	0	Market:	3,196
GARCIA RUTH MARIA			ORIG TOWN, BLOCK 22, LOT 31, 32, 11.11% UNDIVIDED INTEREST			Imp NHS:	2,752	Prod Loss:	0
FUENTES						Land HS:	0	Appraised:	3,196
1400 E CORRAL				Acres:	0.0000	Land NHS:	444	Cap:	0
KINGSVILLE, TX 78363-4121			State Codes: A,F1	Map ID:	PLAT	Prod Use:	0	Assessed:	3,196
			Situs: 300 E LEE 1/2 TX	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			3,196	0	3,196	0.842200	26.92

37450	56450	22.22 R	**Geo: 100102231005192**	Effective Acres: 0.000000		Imp HS:	0	Market:	6,393
MORALES NANCY GARCIA			ORIG TOWN, BLOCK 22, LOT 31, 32, 22.22% UNDIVIDED INTEREST			Imp NHS:	5,504	Prod Loss:	0
ETAL						Land HS:	0	Appraised:	6,393
5533 OCEAN DR				Acres:	0.0000	Land NHS:	889	Cap:	0
CORPUS CHRISTI, TX 78412-27			State Codes: A,F1	Map ID:	PLAT	Prod Use:	0	Assessed:	6,393
			Situs: 300 E LEE 1/2 TX	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			6,393	0	6,393	0.842200	53.84

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY **21815** R
Legal Description
ORIG TOWN, BLOCK 22, LOT 29, 30

OWNER ID
18348

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013
GARZA MICAELA
AKA MICAELA FLORES
702 WINDSOR
ROUND ROCK, TX 78664

Entities

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

Values

IMPROVEMENTS		10,220
LAND MARKET	+	4,000
MARKET VALUE	=	14,220
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	14,220
HS CAP LOSS	-	0
ASSESSED VALUE	=	14,220

Ref ID2: R21815
100102229000192 Map ID PLAT

ACRES:
EFF. ACRES:

SITUS 306 E LEE

APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2013
ROAD ACCESS	LAST INSP. DATE	04/17/2013
ZONING	NEXT INSP. DATE	
NEXT REASON		

REMARKS FOR 2013 ADD FF TABLE FF80D140 PER IE
4/17/13 JO -- FOR '13 CHG DEPR % & PHY %
VERY POOR CONDITION PER LR 3/8/13 3/25/13
JO -- FOR 2013 NO VAL CHG TO ACCT PER

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
03/01/1987	*****	FLORES ARTURO E	OT / 517 / 187
	*****	UNKNOWN	OT / /

SKETCH for Improvement #1 (RESIDENTIAL)

PICTURE

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
	MA	MAIN AREA	R	FF3/	1,104.0	42.09	1	1945	1945		49,510	40%	50%	100%	100%	100%	0.20	9,900
	OP1	OPEN PORCH B	R	*/	192.0	8.42	1	1945	1945		1,620	40%	50%	100%	100%	100%	0.20	320
1.	RESIDENTIAL		STCD:	A1	1,296.0	Homesite: N					51,130							10,220

IMPROVEMENT FEATURES

Heating/Cooling	1	CF3	3,047
Foundation	1	FD6	0
Exterior Wall	1	EWB	0
Interior Finish	1	IN4	0
Roof Style		RT2,RM2	0
Flooring	1	FLA	0
Plumbing	1	1	0
			3,047

SUBD: S001 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 PRC	AG VALUE
1.	A1		FF80D140	A1	N	FF	50X140	80.00	4,000	1.00	1.00	A	4,000	NO			0.00	0
Comment: F: 50.0 R: 50.0 FF													4,000					0

Effective Date of Appraisal: January 1 Date Printed: 11/05/2013 04:12:10PM by MARLENEP

True Automation, Inc.

DATE 11/07/2013

SD

STATEMENT OF ALL TAXES DUE

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

PROPERTY DESCRIPTION ACCT # 1-001-022-29000-192

ORIG TOWN, BLOCK 22, LOT 29; 30

TOWN -
ACRES - .160

LOCATION- 306 E LEE

LAND MKT VALUE	4000	IMPR/PERS MKT VALUE	10220
LAND AGR VALUE		MKT. BEFORE EXEMPTS	14220
		LIMITED TXBL. VALUE	14220

EXEMPTIONS GRANTED: NONE

GARZA MICAELA
AKA MICAELA FLORES
702 WINDSOR

ROUND ROCK TX 78664

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2011	404.55	137.55	108.43	650.53
TAXES 2012	404.85	89.07	98.79	592.71
TAXES 2013	453.76	.00	.00	453.76
	1,263.16	226.62	207.22	1,697.00

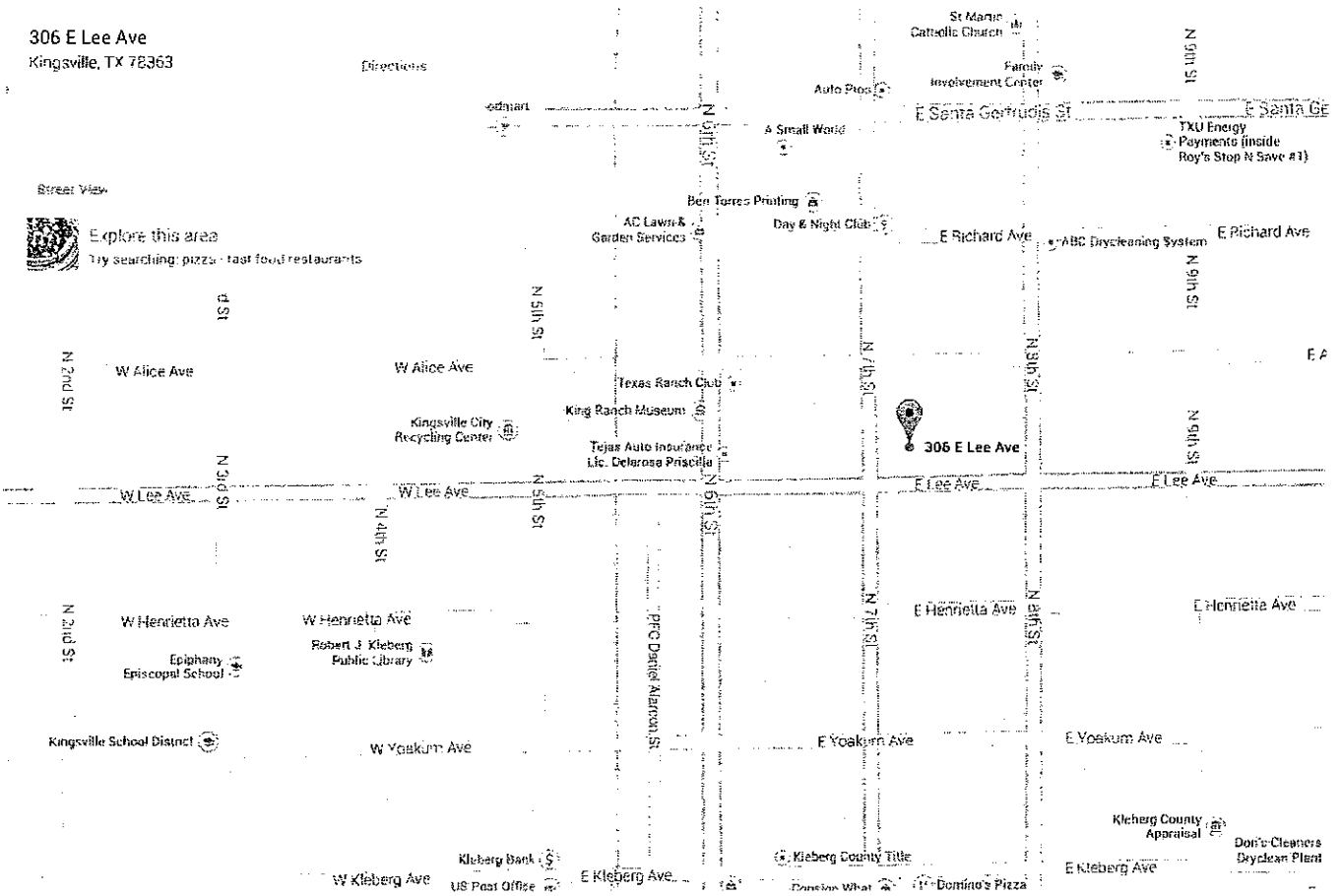
ACCT # 1-001-022-29000-192

TOTAL DUE 11/2013	**1,697.00**
TOTAL DUE 12/2013	1,706.68
TOTAL DUE 01/2014	1,716.36
TOTAL DUE 02/2014	1,757.88

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	406.72	84.30	77.03	568.05
CITY OF KINGSVILLE	458.50	94.84	86.72	640.06
KINGSVILLE ISD	367.14	42.24	38.68	448.06
SOUTH TX WATER AUTH	30.80	5.24	4.79	40.83

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	105.91
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	119.76
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	215.99
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	12.10
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	453.76


306 E Lee Ave
Kingsville, TX 78363
Directions
Street View
Explore this area
Try searching: pizza · fast food restaurants
St Marie Catholic Church
Family Involvement Center
Auto Plaza
E Santa Gertrudis St
A Small World
TXU Energy Payments (inside Roy's Stop N Save #1)
Ben Torres Printing
AC Lawn & Garden Services
Day & Night Club
E Richard Ave
ABC Drycleaning System
N 6th St
N 5th St
N 4th St
N 3rd St
N 2nd St
W Alice Ave
Texas Ranch Club
King Ranch Museum
Kingsville City Recycling Center
Tejas Auto Insurance Llc. Delarosa Priscilla
306 E Lee Ave
W Lee Ave
E Lee Ave
W Henrietta Ave
E Henrietta Ave
Epiphany Episcopal School
Robert J. Kleberg Public Library
PPG Daniel Alarcon St
Kingsville School District
W Yoakum Ave
E Yoakum Ave
Kleberg County Appraisal
Don's Cleaners Drycleaning Plant
Kleberg Bank
Kleberg County Title
W Kleberg Ave
US Post Office
E Kleberg Ave
Domino's Pizza
Map data ©2014 Google 200 ft

602

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

Micaela Garza
Micaela Flores
Micaela Windsor

NIXIE 787 SE 1009 0001/31/14

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78364145358 *0588-11702-21-43

78664-78364 01458

160.2

CERTIFIED MAIL

7011 0110 0000 4433 4551

KINGSVILLE, TEXAS 78364

LP
11-14)

Micaela Garza AKA
Micaela Flores
702 Windsor
Ro , 78364

NIXIE 787 CE 1009 0211/11/13

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 78364 *1055-04492-13-43

78664487843

1402

CITY OF KINGSVILLE

CERTIFIED MAIL

7011 0110 0000 4433 2571

$ 78364

02414

LN
1/23/14
2/3
2/8

Micaela Garza
Micaela Flores
702 Windsa
Round Rock, TX 78664

UNCLAIMED

UNC

Assigned Staff:	
Modified:	1/24/2014 3:53 PM by Tony Verdin
Created:	1/22/2014 2:26 PM by Portal

Property Lien Details

Account Recievable Number:	02-000418
County Lien Volume Number:	472
County Lien Page Number:	345
Lien Type:	Weed Lien
Lien File Date:	06/22/2012
Lien Principal (P):	$162.38
Lien Interest (I):	$20.69
Total Lien Balance (P&I):	$183.07

Property Address306 E LEE Kingsville, TX 78363

Case Details

Reference No:	PL010279-012214
Status:	New
Assigned Dept:	Cash Collections
Assigned Staff:	
Modified:	1/27/2014 4:35 PM by Tony Verdin
Created:	1/22/2014 2:26 PM by Portal

Property Lien Details

Account Recievable Number:	02-000599
County Lien Volume Number:	483
County Lien Page Number:	826

Lien Type: Weed Lien

Lien File Date: 01/11/2013

Lien Principal (P): $111.21

Lien Interest (I): $7.98

Total Lien Balance (P&I): $119.19

Property Address306 E LEE Kingsville, TX 78363

Abatement	Cyndi Flores-Falcon	Cyndi Flores-Falcon	Jul 12, 2013	Jul 31, 2013	Aug 19, 2013	Closed

PLEASE MOW THE HIGH WEEDS THROUGHOUT THE PROPERTY.
abatement
equipment and labor fee 153.75
admin fee 150.00
total $328.81 (tax 25.06)

Reference No: PL010210-012214

Status: New

Assigned Dept: Cash Collections

Assigned Staff:

Modified: 1/22/2014 4:26 PM by Tony Verdin

Created: 1/22/2014 2:26 PM by Portal

Property Lien Details

Account Recievable Number:

County Lien Volume Number: 478

County Lien Page Number: 48

Lien Type: Abatement of Noxius Matter

Lien File Date: 10/04/2012

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

NOVEMBER 5, 2013

MICAELA GARZA AKA MICAELA FLORES
702 WINDSOR
ROUND ROCK, TX 78664

Re: ORIG TOWN, BLOCK 22, LOT 29, 30 306 E LEE

Dear Sir or Madam:

It has been determined that the structure at **306 E LEE** 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.

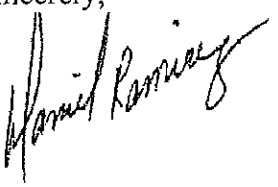
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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,



Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

JANUARY 16, 2014

MICAELA GARZA AKA MICAELA FLORES
702 WINDSOR
ROUND ROCK, TX 78664

Re: ORIG TOWN, BLOCK 22, LOT 29, 30 306 E LEE

Dear Sir or Madam:

It has been determined that the structure at **306 E LEE** 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.

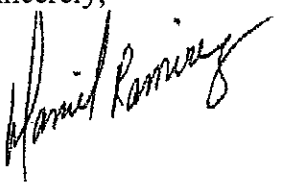
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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,



Daniel Ramirez
Building Official

Enclosure

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2564

MARCH 31, 2014

MICAELA GARZA AKA MICAELA FLORES
702 WINDSOR
ROUND ROCK, TX 78664

Re: **HEARING FOR PROPERTY AT 306 E LEE**

Dear Sir or Madam:

On NOVEMER 5, 2013 a letter was sent from the City of Kingsville stating that your property located at **306 E LEE** 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, MAY 12, 2014** 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 MAY 12, 2014 .

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, 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,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2878

APRIL 7, 2014

MICAELA GARZA AKA MICAELA FLORES
702 WINDSOR
ROUND ROCK, TX 78664

Re: **RESCHEDULED HEARING FOR PROPERTY AT 306 E LEE**

Dear Sir or Madam:

On NOVEMBER 5, 2013, a letter was sent from the City of Kingsville stating that your property located at **306 E LEE** 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 **WEDNESDAY, APRIL 23, 2014** 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 previously set for **MAY 12, 2014** has been cancelled. You only need to appear for the **APRIL 23, 2014** public hearing.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, 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,

Daniel Ramirez
Building Official

CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION

OF 304 E LEE ON

May 12, 2014

BY ORDER OF THE KINGSVILLE LEGAL

DEPARTMENT. REMOVAL of this Notice, or any repairs and/or alterations of this structure without express permission of the PLANNING DEPARTMENT, CITY OF KINGSVILLE constitutes a misdemeanor and is punishable by a fine of Two Hundred ($200.00) Dollars.

CONTACT THE BUILDING DEPARTMENT AT (361) 595-8019

DATE 4-2-14

2014 15:22

CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION

OF 306 E Lee ON

April 23, 2014

BY ORDER OF BUILDING OFFICIAL

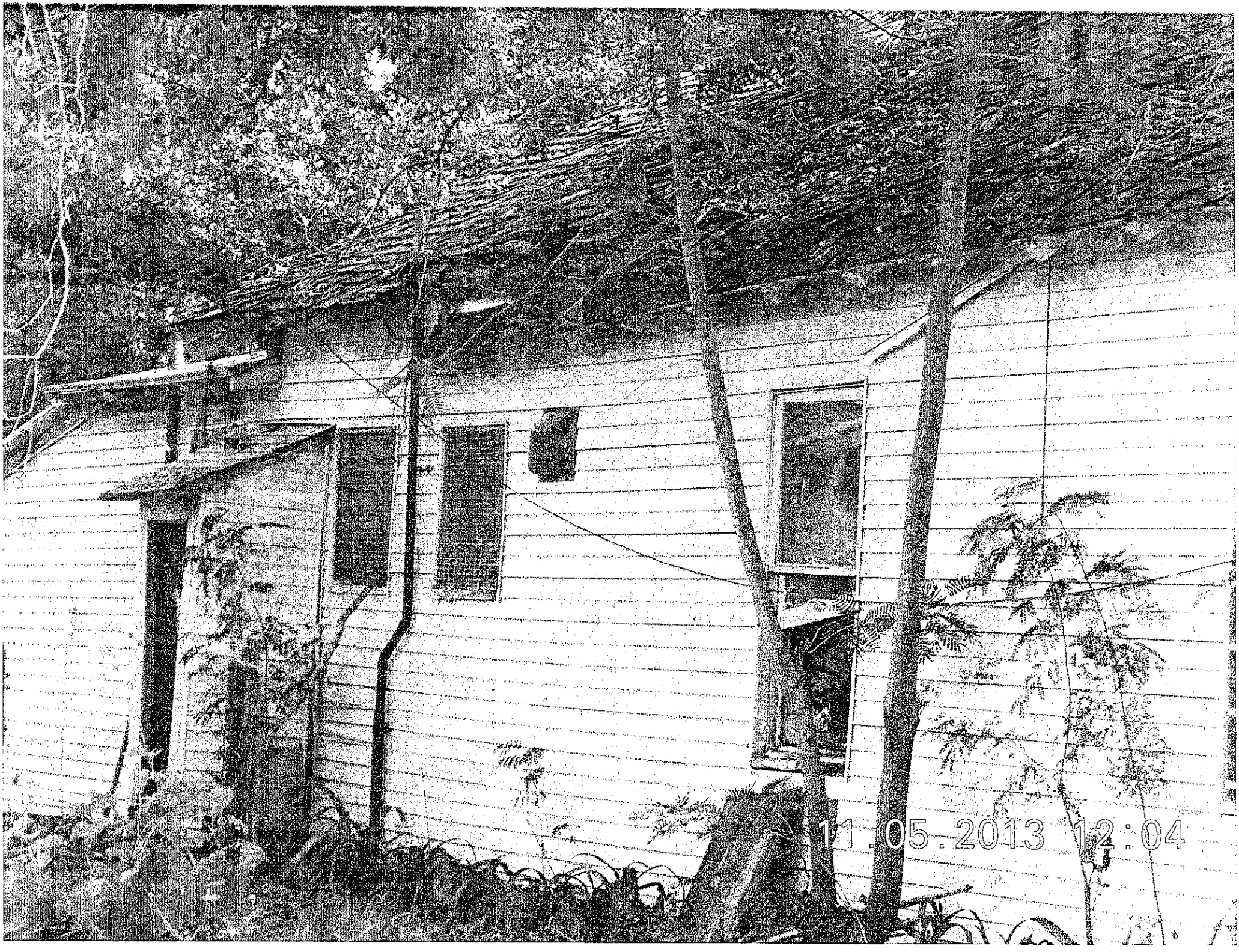
REMOVAL of this Notice, or any tepairs and/or alterations of this Structure without express permission of the BUILDING DEPARTMENT, CITY OF KINGSVILLE constitutes a misdemeanor and is punishable by a fine of Two Hundred ($200.00) Dollars.

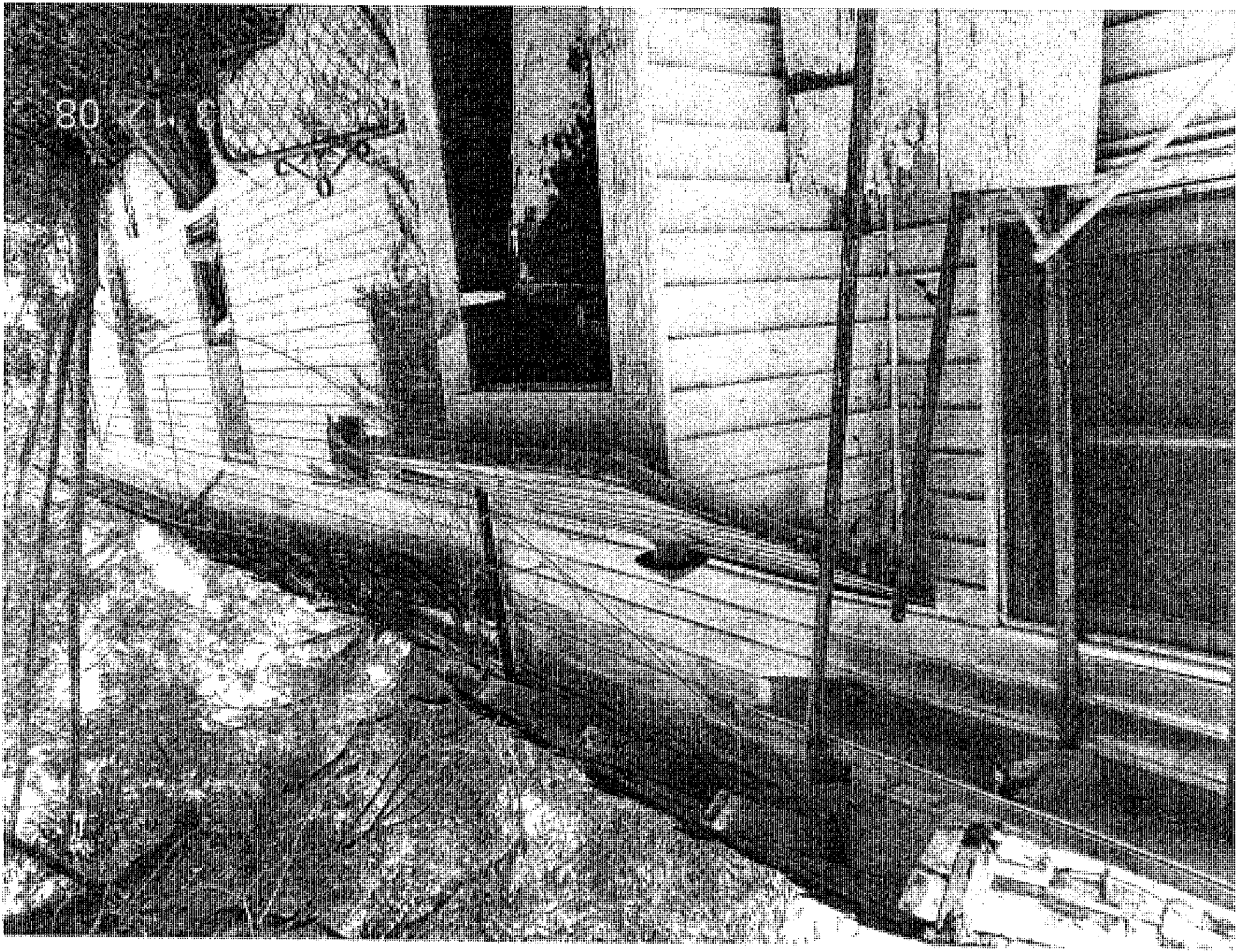
CONTACT THE Building Department AT
200 EAST KLEBERG
Telephone (361) 595-8019

DATE: 4/7/14

04-07-2014 12:26

05 2013 12 04


11.05.2013 12:04



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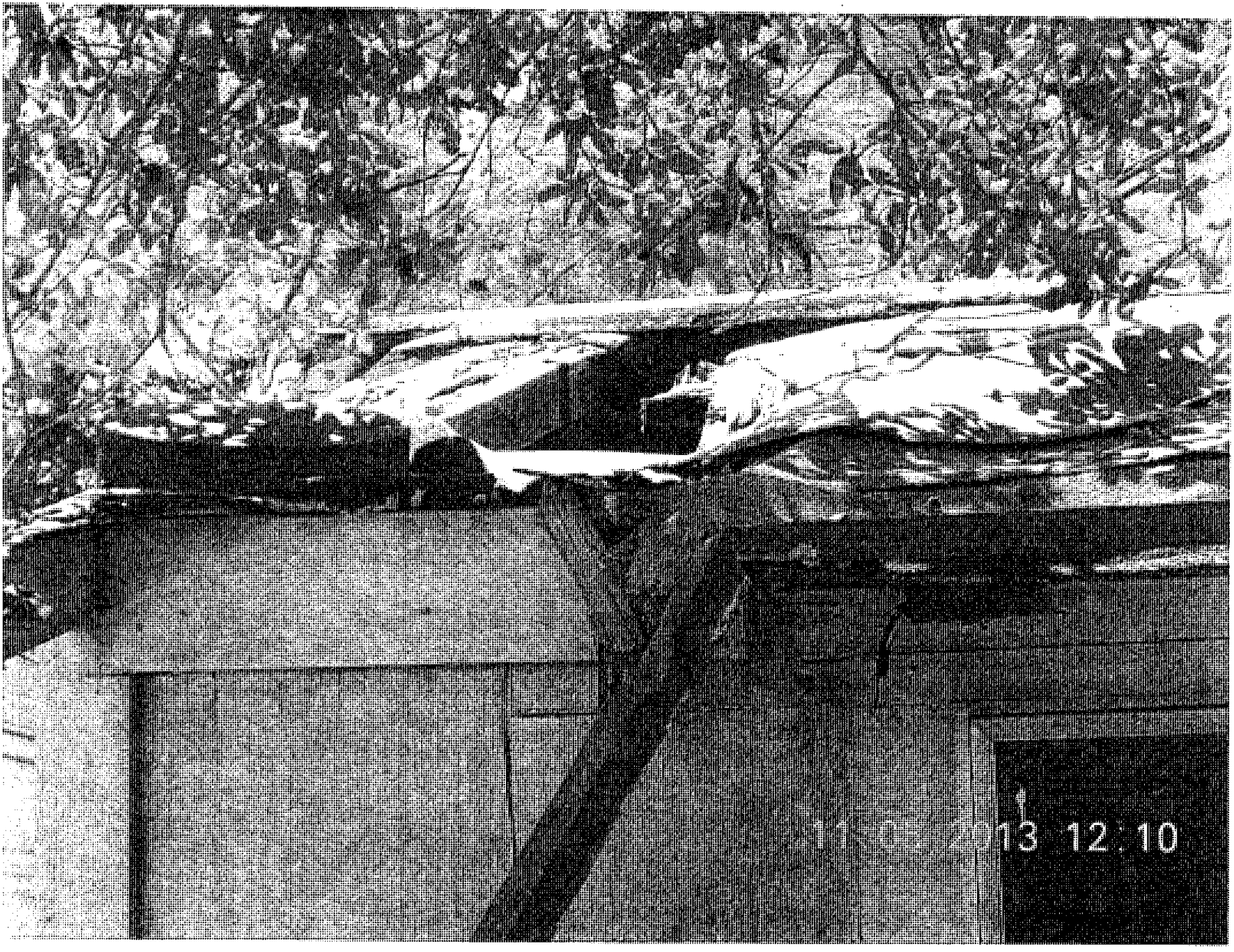
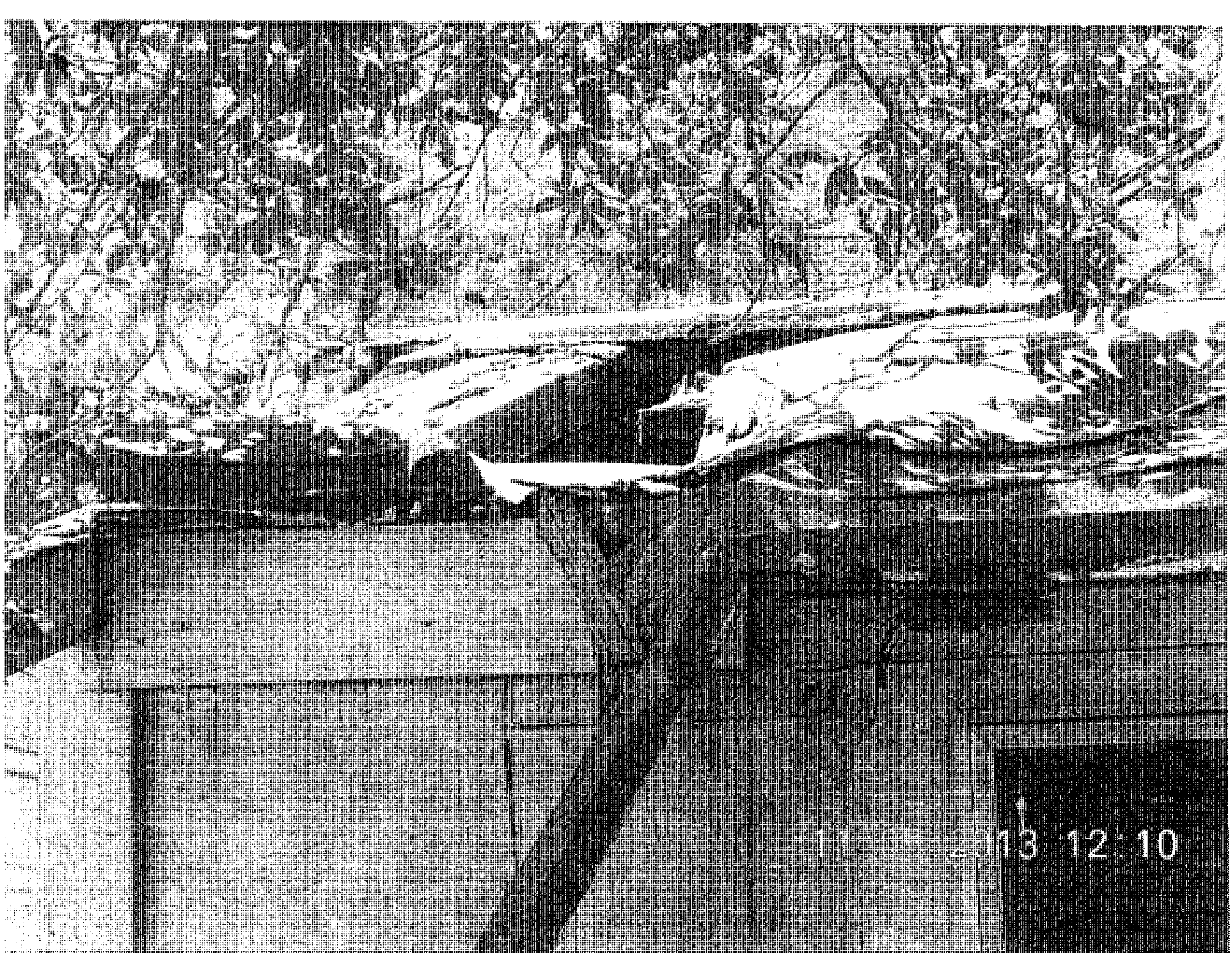
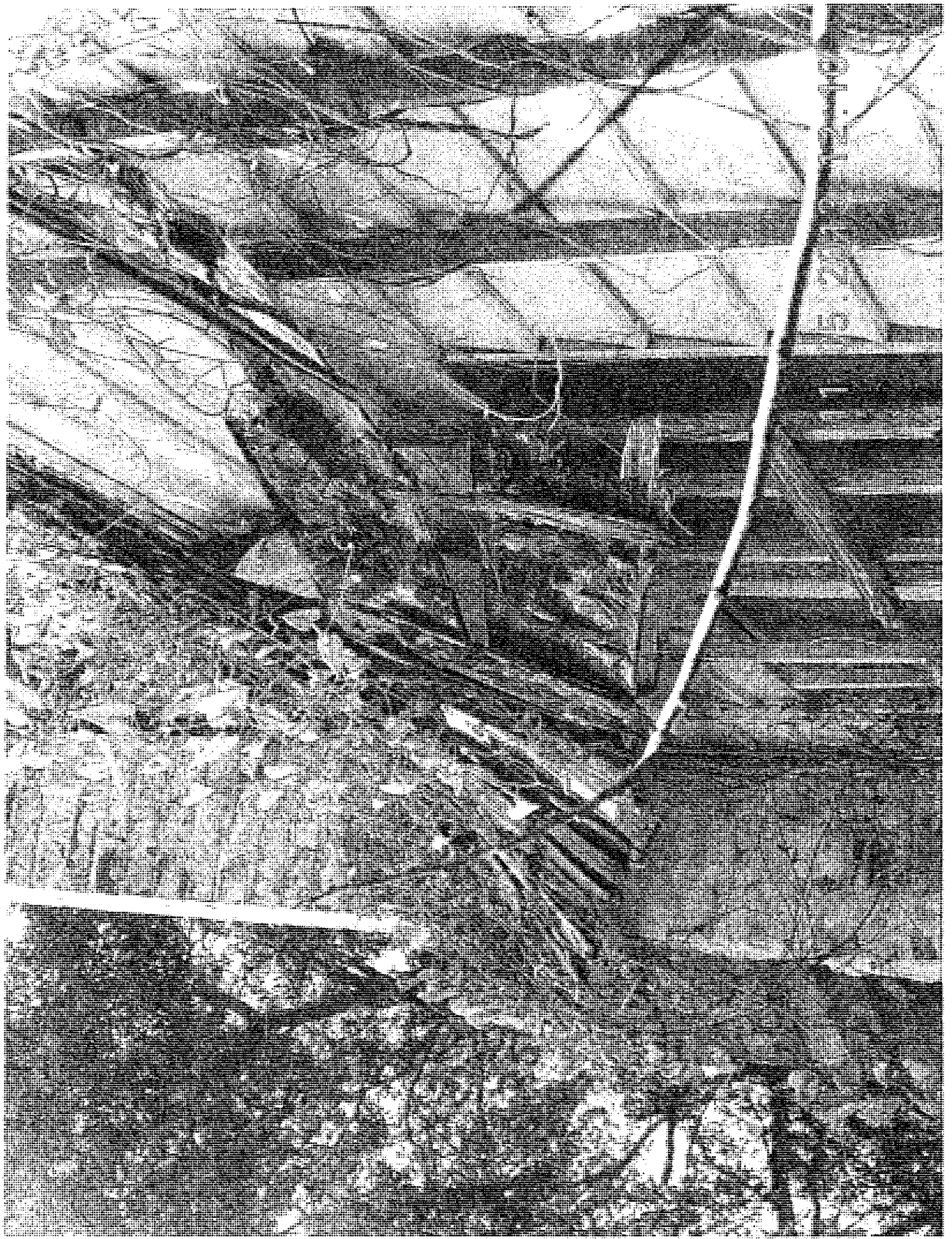

13 12:10


13 12:10



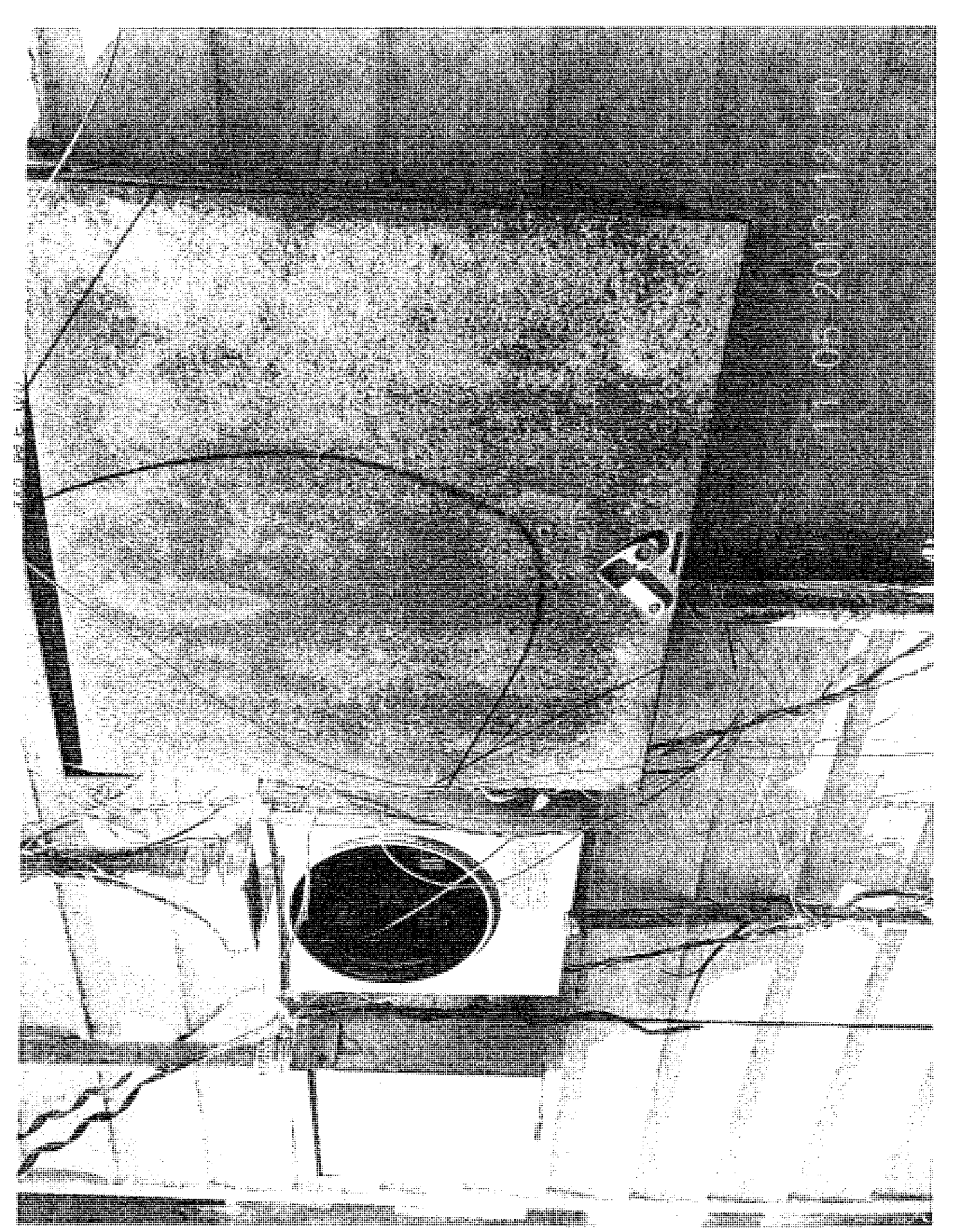
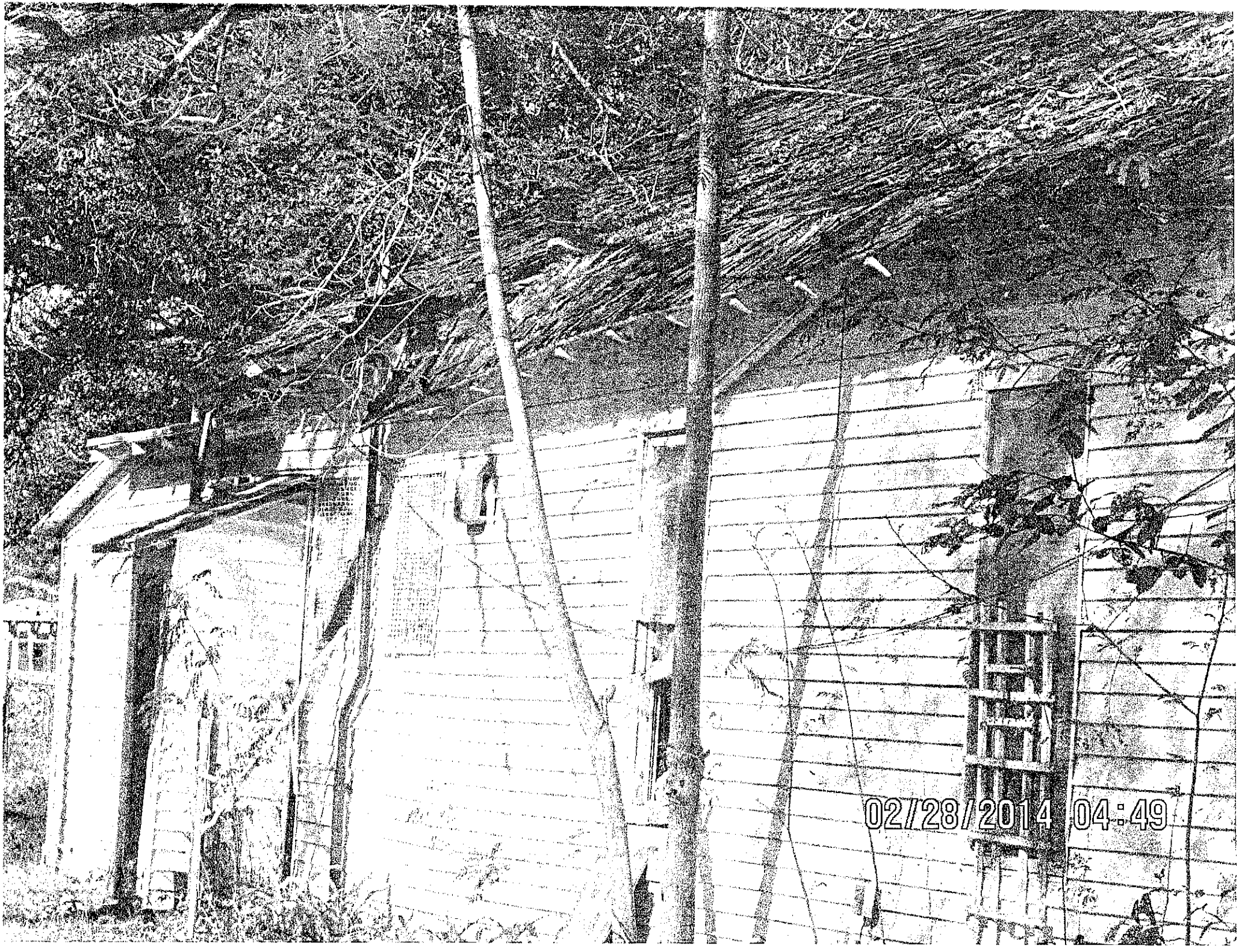


Photo by Jeff Gilbert


02/28/2014 04:49

PUBLIC HEARING #5

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
814 E. LEE		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
6TH.	3	23,24
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
ROSA LINDA V PEREZ	1423 PAPAYO COURTS	CORPUS CHRISTI, TX. 78415

PROPERTY CONDITION REPORT

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

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
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 HAZADOUS STATE OF DISREPAIR.
IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS BEEN ABANDONED AND WITHOUT WTER SINCE 7/22/2008

SIGNATURE: Daniel H. Ramirez DATE: 11/12/2013

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
814 E. LEE		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
6TH.	3	23,24
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
ROSA LINDA V PEREZ	1423 PAPAYO COURTS	CORPUS CHRISTI, TX. 78415

PROPERTY CONDITION REPORT

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

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated
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2. A HARBOR FOR VAGRANTS, CRIMINAL, AND IMMORAL PEOPLE
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BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZADOUS STATE OF DISREPAIR.
IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS BEEN ABANDONED AND WITHOUT WTER SINCE 7/22/2008

SIGNATURE: _____ DATE: 3/11/2014

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CONDEMNATION CHECKLIST

Property Address: 814 E Lee — Phone: _____

Property Owner: Rosalinda V De Perez — Phone: _____

Owner's Address: 1423 Palayo Courts, Corpus Christi, TX 78415 — Fax: _____

PLANNED DATE	ACTUAL DATE	ACTION
☐ 11-5-13	11-5-13	1. Identify structure unfit for human habitation.
☐ 11-5-13	11-5-13	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
☐ 11-5-13	11-5-13	☐ b. Photograph property with date stamp.
☐ 11-5-13	11-5-13	3. Determine ownership from county assessment & tax collection record.
☐ 11-5-13	11-5-13	4. Obtain legal description.
☐ 11-5-13	11-5-13	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 11-5-13	11-5-13	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.
☐ 1-16-14	1-16-14	7. 2nd 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.
		☐ 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

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.

Prop ID	Owner	%	Legal Description			Values		
14210	51396	100.00 R	**Geo: 100800321000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	13,440
REYES ALICIA B			6TH, BLOCK 3, LOT 21		Imp NHS:	11,440	Prod Loss:	0
828 E LEE AVE					Land HS:	0	Appraised:	13,440
KINGSVILLE, TX 78363-4660				Acres:	0.0000 Land NHS:	2,000	Cap:	0
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	13,440
			Situs: 826 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			13,440	0	13,440	0.842200	113.19

Prop ID	Owner	%	Legal Description			Values		
22591	53157	100.00 R	**Geo: 100800322000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	11,330
GARCIA GUADALUPE V			6TH, BLOCK 3, LOT 22		Imp NHS:	9,330	Prod Loss:	0
1615 E JOHNSTON CIRCLE					Land HS:	0	Appraised:	11,330
KINGSVILLE, TX 78363				Acres:	0.0000 Land NHS:	2,000	Cap:	0
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	11,330
			Situs: 820 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			11,330	0	11,330	0.842200	95.42

Prop ID	Owner	%	Legal Description			Values		
15005	55127	50.00 R	**Geo: 100800323000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	4,500
DE PEREZ ROSALINDA V			6TH, BLOCK 3, LOT 23, 24, 50% UNDIVIDED INTEREST		Imp NHS:	2,500	Prod Loss:	0
1423 PAPAYO COURTS					Land HS:	0	Appraised:	4,500
CORPUS CHRISTI, TX 78415				Acres:	0.0000 Land NHS:	2,000	Cap:	0
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	4,500
			Situs: 814 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,500	0	4,500	0.842200	37.90

Prop ID	Owner	%	Legal Description			Values		
36893	55128	50.00 R	**Geo: 100800323001192**	Effective Acres: 0.000000	Imp HS:	0	Market:	4,500
MATTHEWS EFREN G			6TH, BLOCK 3, LOT 23, 24, 50% UNDIVIDED INTEREST		Imp NHS:	2,500	Prod Loss:	0
814 E LEE					Land HS:	0	Appraised:	4,500
KINGSVILLE, TX 78363				Acres:	0.0000 Land NHS:	2,000	Cap:	0
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	4,500
			Situs: 814 E LEE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,500	0	4,500	0.842200	37.90

Prop ID	Owner	%	Legal Description			Values		
15789	47582	100.00 R	**Geo: 100800325000192**	Effective Acres: 0.000000	Imp HS:	24,830	Market:	32,830
GARCIA ROEL C			6TH, BLOCK 3, LOT 25-28		Imp NHS:	0	Prod Loss:	0
810 E LEE AVE					Land HS:	8,000	Appraised:	32,830
KINGSVILLE, TX 78363-4660				Acres:	0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	32,830
			Situs: 810 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			32,830	0	32,830	0.842200	276.49

Prop ID	Owner	%	Legal Description			Values		
17287	15495	100.00 R	**Geo: 100800329000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	1,000
OCHOA MARIA DELALUZ			6TH, BLOCK 3, LOT 29		Imp NHS:	0	Prod Loss:	0
4542 PRESCOTT ST					Land HS:	0	Appraised:	1,000
CORPUS CHRISTI, TX 78416-11				Acres:	0.0000 Land NHS:	1,000	Cap:	0
			State Codes: C1	Map ID:	PLAT Prod Use:	0	Assessed:	1,000
			Situs: 806 E LEE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

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

Prop ID	Owner	%	Legal Description			Values		
25628	20626	100.00 R	**Geo: 100800330000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	4,980
GARZA PETRA EST			6TH, BLOCK 3, LOT 30		Imp NHS:	2,980	Prod Loss:	0
% MARIA D OCHOA					Land HS:	0	Appraised:	4,980
4542 PRESCOTT ST				Acres:	0.0000 Land NHS:	2,000	Cap:	0
CORPUS CHRISTI, TX 78416-11			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	4,980
			Situs: 802 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,980	0	4,980	0.842200	41.94

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY **15005** R

Legal Description
6TH, BLOCK 3, LOT 23, 24, 50% UNDIVIDED INTEREST

OWNER ID
55127

OWNERSHIP
50.00%

PROPERTY APPRAISAL INFORMATION 2013
DE PEREZ ROSALINDA V
1423 PAPAYO COURTS
CORPUS CHRISTI, TX 78415

Entities

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

Values

IMPROVEMENTS		2,500
LAND MARKET	+	2,000
MARKET VALUE	=	4,500
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	4,500
HS CAP LOSS	-	0
ASSESSED VALUE	=	4,500

Ref ID2: R15005
100800323000192 Map ID PLAT

ACRES:
EFF. ACRES:

SITUS 814 E LEE

APPR VAL METHOD: Cost

GENERAL

UTILITIES		LAST APPR.	IE
TOPOGRAPHY		LAST APPR. YR	2013
ROAD ACCESS	PCS	LAST INSP. DATE	04/17/2013
ZONING		NEXT INSP. DATE	
NEXT REASON			

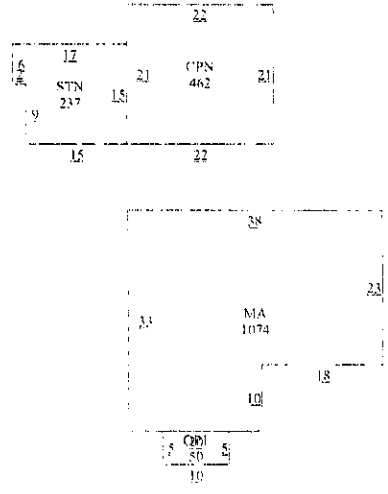
REMARKS FOR 2013 ADD FF TABLE FF80D140 PER IE
4/17/13 JO -- FOR 2011 NO VAL CHG ON ACCT
PER APPR LR 4/11/11 4/15/11 VG -- FOR '11 FLV
IMPS @ 5.000 DUE TO BEING UNINHABITABLE

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
10/26/2009	*****	GARZA TEOFILO MR	AFF / 422 / 175
04/22/2009	*****	GARZA MARIA	QCD / 410 / 536
	*****	GARZA MRS TEOFIL	OT / /

SKETCH for Improvement #1 (RESIDENTIAL)



PICTURE

SUBD: S008 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	F	FLV/	1,074.0	0.00	1	1945			5,000	50%	100%	100%	100%	100%	0.50	5,000
	OP1	OPEN PORCH B	F	FLV/	50.0	0.00	1	1945				50%	100%	100%	100%	100%	0.50	0
	CPN	CARPORT (NO	F	NV/	462.0	0.00	1	1945				50%	100%	100%	100%	100%	0.50	0
	STN	STORAGE (NO	F	NV/	237.0	0.00	1	1950				50%	100%	100%	100%	100%	0.50	0
1.	RESIDENTIAL		STCD:	A1	1,823.0	Homesite: N					5,000							5,000

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM1	0
Flooring	1	FL2	0
Heating/Cooling	1	HA5	0
Plumbing	1	1	0
			0

SUBD: S008 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 PRC	AG VALUE
1.	A1		FF80D140	A1	N	FF	50X140	80.00	4,000	1.00	1.00	A	4,000	NO			0.00	0
Comment: F: 50 R: 50 FF																		
													4,000					0

Effective Date of Appraisal: January 1 Date Printed: 11/05/2013 04:11:08PM by MARLENEP

True Automation, Inc.

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY **36893** R 11/18/2009

Legal Description
6TH. BLOCK 3, LOT 23, 24, 50% UNDIVIDED INTEREST

OWNER ID
55128

OWNERSHIP
50.00%

PROPERTY APPRAISAL INFORMATION 2013
MATTHEWS EFREN G
814 E LEE
KINGSVILLE, TX 78363

Entities

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

Values

IMPROVEMENTS		2,500
LAND MARKET	+	2,000
MARKET VALUE	=	4,500
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	4,500
HS CAP LOSS	-	0
ASSESSED VALUE	=	4,500

Ref ID2: R15005
100800323001192 Map ID PLAT

ACRES:
EFF. ACRES:

SITUS 814 E LEE TX

APPR VAL METHOD: Cost

GENERAL

UTILITIES
TOPOGRAPHY
ROAD ACCESS PCS
ZONING
NEXT REASON

LAST APPR. IE
LAST APPR. YR 2013
LAST INSP. DATE 04/17/2013
NEXT INSP. DATE

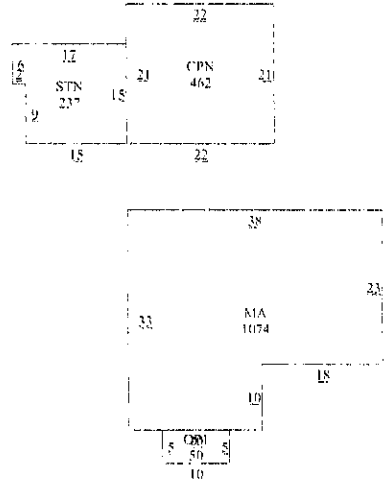
REMARKS FOR 2013 ADD FF TABLE FF80D140 PER IE 4/17/13 JO -- FOR 2011 NO VAL CHG ON ACCT PER APPR LR 4/11/11 4/15/11 VG -- NEW FOR 2010 -- FOR '11 FLV IMPS @ 5.000 - INTERIOR IS

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

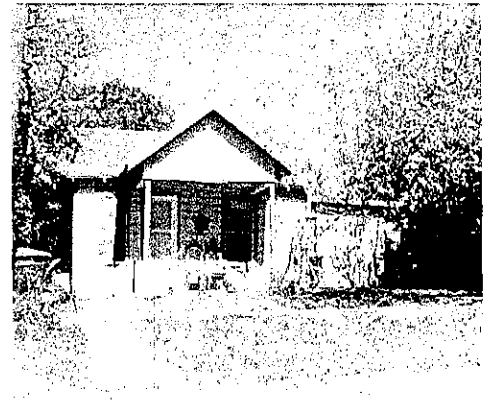
SALE DT	PRICE	GRANTOR	DEED INFO
04/22/2009	*****	GARZA MARIA	QCD / 410 / 536

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE



SUBD: S008 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	F	FLV/	1,074.0	0.00	1	1945			5,000	50%	100%	100%	100%	100%	0.50	5,000
	OP1	OPEN PORCH B	F	FLV/	50.0	0.00	1	1945				50%	100%	100%	100%	100%	0.50	0
	CPN	CARPORT (NO	F	NV/	462.0	0.00	1	1945				50%	100%	100%	100%	100%	0.50	0
	STN	STORAGE (NO	F	NV/	237.0	0.00	1	1950				50%	100%	100%	100%	100%	0.50	0
1.	RESIDENTIAL		STCD:	A1	1,823.0	Homesite: N					5,000							5,000

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style	RT2,RM1		0
Flooring	1	FL2	0
Heating/Cooling	1	HA5	0
Plumbing	1	1	0
			0

SUBD: S008 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 PRC	AG VALUE
1.	A1		FF80D140	A1	N	FF	50X140	80.00	4,000	1.00	1.00	A	4,000	NO			0.00	0
Comment: F: 50 R: 50 FF													4,000					0

Effective Date of Appraisal: January 1 Date Printed: 11/05/2013 04:11:23PM by MARLENEP

True Automation, Inc.

DATE 11/07/2013

STATEMENT OF ALL TAXES DUE

SD

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

PROPERTY DESCRIPTION ACCT # 1-008-003-23000-192

6TH, BLOCK 3, LOT 23, 24, 50% UNDIVIDED INTEREST

TOWN -
ACRES - .160

LOCATION- 814 E LEE

LAND MKT VALUE	2000	IMPR/PERS MKT VALUE	2500
LAND AGR VALUE		MKT. BEFORE EXEMPTS	4500
		LIMITED TXBL. VALUE	

EXEMPTIONS GRANTED: NONE

DE PEREZ ROSALINDA V

1423 PAPAYO COURTS

CORPUS CHRISTI TX 78415

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2010	396.09	182.21	115.65	693.95
TAXES 2011	140.36	47.72	37.62	225.70
TAXES 2012	141.44	31.11	34.51	207.06
TAXES 2013	143.60	.00	.00	143.60
	821.49	261.04	187.78	1,270.31

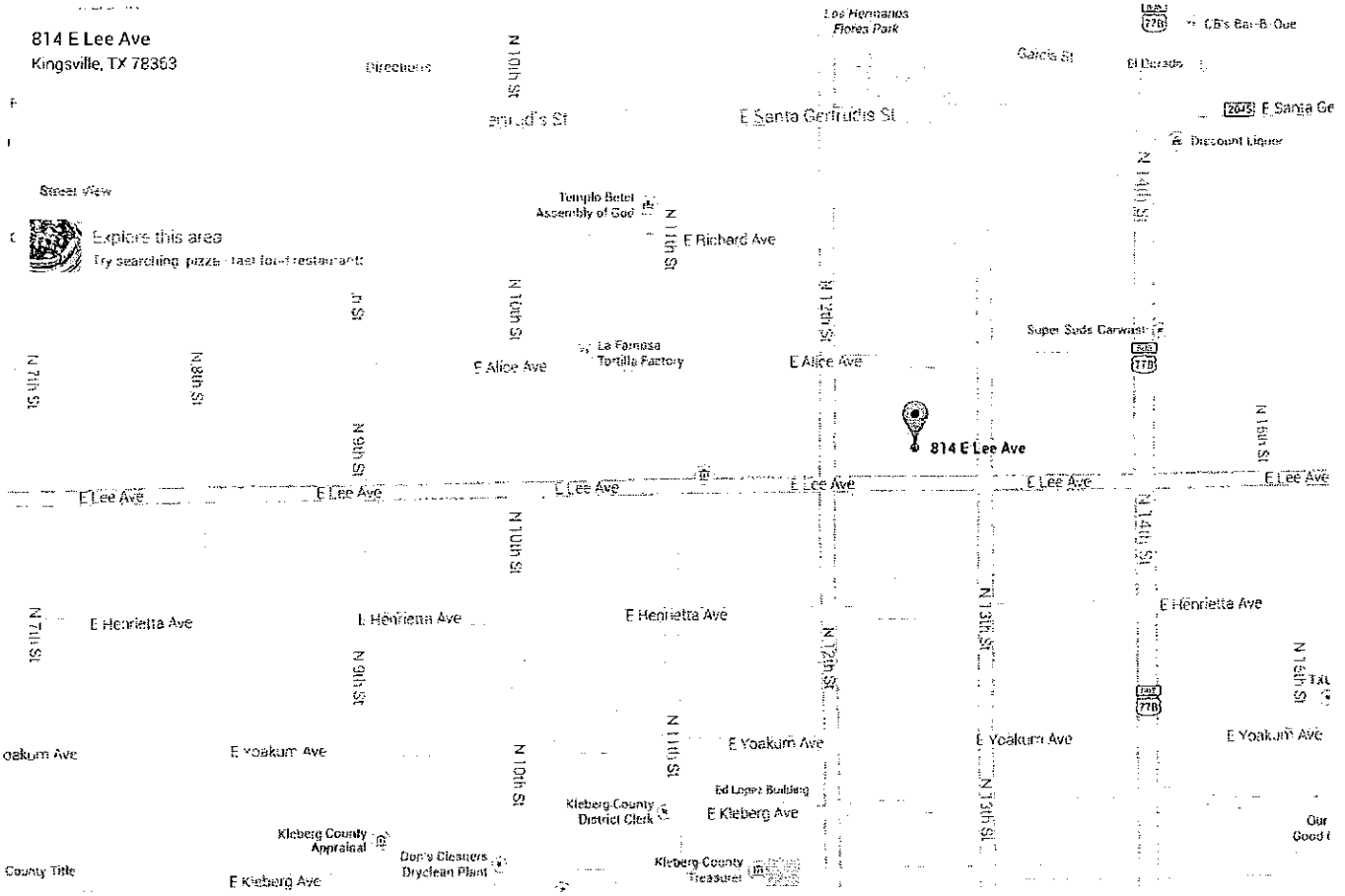
ACCT # 1-008-003-23000-192

TOTAL DUE 11/2013	**1,270.31**
TOTAL DUE 12/2013	1,278.47
TOTAL DUE 01/2014	1,286.59
TOTAL DUE 02/2014	1,304.78

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	194.07	61.76	44.46	300.29
CITY OF KINGSVILLE	226.60	73.17	52.38	352.15
KINGSVILLE ISD	383.11	120.74	87.09	590.94
SOUTH TX WATER AUTH	17.71	5.37	3.85	26.93

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	33.52
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	37.90
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	68.35
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	3.83
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	143.60



Map data ©2014 Google 200 ft

160.2

CITY ... KINGSVI...

7011 0110 0000 4433 3639

...AS 78364

891014

Rosalinda V. De Perez
1423 Papayo Courts
Corpus Christi, TX 78415

RETURN
TO SEND...
UNCLAIM...

2nd NOTICE 2-21
RETURNED 2-26

CERTIFIED MAIL

160.2

CITY ... KING...

7011 0110 0000 4433 4483

TEXAS 78364

Rosalinda De Perez
1423 Papayo Courts
Co

NIXIE 782 46 1099 0112/13/13

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

*0486-00585-12-39

436 78415+4629

140.2

CITY OF KINGSVILLE

7011 0110 0000 4433 3653

680614

Rosalenda V De Perez

NIXIE 782 4E 1089 0103/04/14

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

*0588-03819-21-43

7841S+46629

0891+E9E84

*0588-07440-71-43

NIXIE 782 4E 1089 0102/09/14

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

Rosalenda V De Perez
Eduardo G Mathaus
Blvd Luis
Kingsville TX 78363

0281S14 78364

7011 0110 0000 4433 3646

CITY OF KINGSVILLE

140.2

140.2

CITY OF KINGSVILLE

TEXAS 78364

7011 0110 0000 4433 4490

112018

Ephrem G. Matthews
814 E Lee
Kingsville, TX 78363

NIXIE 782 4F 1009 01/18/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78364 *0488-00492-12-39

78363+4660

140.2

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

Ephrem G Matthews
814 E Lee
Kingsville, TX 78363

NIXIE 782 4F 1009 01/18/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78364245858 *0488-00492-12-39

78364 01458

78363+4660

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

NOVEMBER 5, 2013

ROSALINDA A DE PEREZ
1423 PAPAYO COURTS
CORPUS CHRISTI, TX 78415

Re: 6TH, BLOCK 3, LOT 23, 24 814 E LEE

Dear Sir or Madam:

It has been determined that the structure at **814 E LEE** 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.

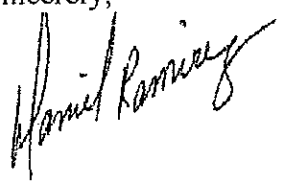
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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,



Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P. O. BOX 1458 - KINGSVILLE, TEXAS 78364

JANUARY 16, 2014

ROSALINDA V DE PEREZ
1423 PAPAYO COURTS
CORPUS CHRISTI, TX 78415

Re: 6TH, BLOCK 3, LOT 23, 24 814 E LEE

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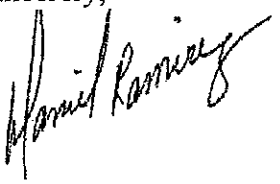


Daniel Ramirez
Building Official

Enclosure

CONDEMNATION CHECKLIST

Property Address: 814 E Lee Phone: _____

Property Owner: EFNIG Matthew Phone: _____

Owner's Address: 814 E Lee Fax: _____

PLANNED DATE	ACTUAL DATE	ACTION
☐ 11-5-13	11-5-13	1. Identify structure unfit for human habitation.
☐ 11-5-13	11-5-13	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 11-5-13	11-5-13	3. Determine ownership from county assessment & tax collection record.
☐ 11-5-13	11-5-13	4. Obtain legal description.
☐ 11-5-13	11-5-13	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 11-5-13	11-5-13	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.
☐ 1-16-14	1-16-14	7. 2nd 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.
		☐ 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

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.

Prop ID	Owner	%	Legal Description			Values		
14210	51396	100.00 R	Geo: 100800321000192	Effective Acres	0.000000	Imp HS	0	Market: 13,440
REYES ALICIA B			6TH BLOCK 3, LOT 21			Imp NHS	11,440	Prod Loss: 0
828 E LEE AVE						Land HS	0	Appraised: 13,440
KINGSVILLE TX 78363-4660				Acres:		0.0000 Land NHS	2,000	Cap: 0
			State Codes: A	Map ID:		PLAT Prod Use	0	Assessed: 13,440
			Situs: 826 E LEE	Mtg Cd:		Prod Mkt	0	Exemptions:
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			13,440	0	13,440	0.842200	113.19

Prop ID	Owner	%	Legal Description			Values		
22591	53157	100.00 R	Geo: 100800322000192	Effective Acres	0.000000	Imp HS	0	Market: 11,330
GARCIA GUADALUPE V			6TH, BLOCK 3, LOT 22			Imp NHS	9,330	Prod Loss: 0
1615 E JOHNSTON CIRCLE						Land HS	0	Appraised: 11,330
KINGSVILLE, TX 78363				Acres:		0.0000 Land NHS	2,000	Cap: 0
			State Codes: A	Map ID:		PLAT Prod Use	0	Assessed: 11,330
			Situs: 820 E LEE	Mtg Cd:		Prod Mkt	0	Exemptions:
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			11,330	0	11,330	0.842200	95.42

Prop ID	Owner	%	Legal Description			Values		
15005	55127	50.00 R	Geo: 100800323000192	Effective Acres	0.000000	Imp HS	0	Market: 4,500
DE PEREZ ROSALINDA V			6TH, BLOCK 3, LOT 23, 24, 50% UNDIVIDED INTEREST			Imp NHS	2,500	Prod Loss: 0
1423 PAPAYO COURTS						Land HS	0	Appraised: 4,500
CORPUS CHRISTI, TX 78415				Acres:		0.0000 Land NHS	2,000	Cap: 0
			State Codes: A	Map ID:		PLAT Prod Use	0	Assessed: 4,500
			Situs: 814 E LEE	Mtg Cd:		Prod Mkt	0	Exemptions:
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,500	0	4,500	0.842200	37.90

Prop ID	Owner	%	Legal Description			Values		
36893	55128	50.00 R	Geo: 100800323001192	Effective Acres	0.000000	Imp HS	0	Market: 4,500
MATTHEWS EFREN G			6TH, BLOCK 3, LOT 23, 24 50% UNDIVIDED INTEREST			Imp NHS	2,500	Prod Loss: 0
814 E LEE						Land HS	0	Appraised: 4,500
KINGSVILLE, TX 78363				Acres:		0.0000 Land NHS	2,000	Cap: 0
			State Codes: A	Map ID:		PLAT Prod Use	0	Assessed: 4,500
			Situs: 814 E LEE TX	Mtg Cd:		Prod Mkt	0	Exemptions:
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,500	0	4,500	0.842200	37.90

Prop ID	Owner	%	Legal Description			Values		
15789	47582	100.00 R	Geo: 100800325000192	Effective Acres	0.000000	Imp HS	24,830	Market: 32,830
GARCIA ROEL C			6TH, BLOCK 3, LOT 25-28			Imp NHS	0	Prod Loss: 0
810 E LEE AVE						Land HS	8,000	Appraised: 32,830
KINGSVILLE, TX 78363-4660				Acres:		0.0000 Land NHS	0	Cap: 0
			State Codes: A	Map ID:		PLAT Prod Use	0	Assessed: 32,830
			Situs: 810 E LEE	Mtg Cd:		Prod Mkt	0	Exemptions: HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			32,830	0	32,830	0.842200	276.49

Prop ID	Owner	%	Legal Description			Values		
17287	15495	100.00 R	Geo: 100800329000192	Effective Acres	0.000000	Imp HS	0	Market: 1,000
OCHOA MARIA DELALUZ			6TH, BLOCK 3, LOT 29			Imp NHS	0	Prod Loss: 0
4542 PRESCOTT ST						Land HS	0	Appraised: 1,000
CORPUS CHRISTI, TX 78416-11				Acres:		0.0000 Land NHS	1,000	Cap: 0
			State Codes: C1	Map ID:		PLAT Prod Use	0	Assessed: 1,000
			Situs: 806 E LEE TX	Mtg Cd:		Prod Mkt	0	Exemptions:
				DBA:				

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

Prop ID	Owner	%	Legal Description			Values		
25628	20626	100.00 R	Geo: 100800330000192	Effective Acres	0.000000	Imp HS	0	Market: 4,980
GARZA PETRA EST			6TH, BLOCK 3, LOT 30			Imp NHS	2,980	Prod Loss: 0
% MARIA D OCHOA						Land HS	0	Appraised: 4,980
4542 PRESCOTT ST				Acres:		0.0000 Land NHS	2,000	Cap: 0
CORPUS CHRISTI, TX 784'6-11			State Codes: A	Map ID:		PLAT Prod Use	0	Assessed: 4,980
			Situs: 802 E LEE	Mtg Cd		Prod Mkt	0	Exemptions:
				DBA				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,980	0	4,980	0.842200	41.94

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY 15005 R
Legal Description
6TH. BLOCK 3. LOT 23. 24. 50% UNDIVIDED INTEREST

OWNER ID
55127

OWNERSHIP
50.00%

PROPERTY APPRAISAL INFORMATION 2013
DE PEREZ ROSALINDA V
1423 PAPAYO COURTS
CORPUS CHRISTI, TX 78415

Entities

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

Values

IMPROVEMENTS		2,500
LAND MARKET	+	2,000
MARKET VALUE	=	4,500
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	4,500
HS CAP LOSS	-	0
ASSESSED VALUE	=	4,500

Ref ID2: R15005
100800323000192 Map ID PLAT

ACRES:
EFF. ACRES:

APPR VAL METHOD: Cost

SITUS 814 E LEE

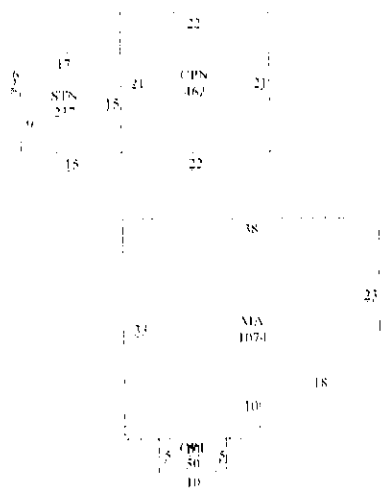
EXEMPTIONS

GENERAL

UTILITIES		LAST APPR.	IE
TOPOGRAPHY		LAST APPR. YR	2013
ROAD ACCESS	PCS	LAST INSP. DATE	04/17/2013
ZONING		NEXT INSP. DATE	
NEXT REASON			

REMARKS FOR 2013 ADD FF TABLE FF80D140 PER IE 4/17/13 JO -- FOR 2011 NO VAL CHG ON ACCT PER APPR LR 4/11/11 4/15/11 VG -- FOR '11 FLV IMPS @ 5,000 DUE TO BEING UNINHABITABLE

SKETCH for Improvement #1 (RESIDENTIAL)



PICTURE

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
10/26/2009	*****	GARZA TEOFILQ MR	AFF / 422 / 175
04/22/2009	*****	GARZA MARIA	QCD / 410 / 536
	*****	GARZA MRS TEOFIL	OT / /

SUBD: S008 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	F	FLV/	1,074.0	0.00	1	1945			5,000	50%	100%	100%	100%	100%	0.50	5,000
	OP1	OPEN PORCH B	F	FLV/	50.0	0.00	1	1945				50%	100%	100%	100%	100%	0.50	0
	CPN	CARPORT (NO	F	NV/	462.0	0.00	1	1945				50%	100%	100%	100%	100%	0.50	0
	STN	STORAGE (NO	F	NV/	237.0	0.00	1	1950				50%	100%	100%	100%	100%	0.50	0
1	RESIDENTIAL		STCD:	A1	1,823.0	Homesite: N					5,000							5,000

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM1	0
Flooring	1	FL2	0
Heating/Cooling	1	HA5	0
Plumbing	1	1	0
			0

SUBD: S008 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 PRC	AG VALUE
1	A1		FF80D140	A1	N	FF	50X140	80.00	4,000	1.00	1.00	A	4,000	NO			0.00	0
													4,000					0

Comment. F: 50 R: 50 FF

Effective Date of Appraisal: January 1 Date Printed: 11/05/2013 04:11:08PM by MARLENEP

True Automation, Inc.

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY 36893 R 11/18/2009

Legal Description
6TH. BLOCK 3. LOT 23. 24. 50% UNDIVIDED INTEREST

OWNER ID
55128

OWNERSHIP
50.00%

PROPERTY APPRAISAL INFORMATION 2013
MATTHEWS EFREN G
814 E LEE
KINGSVILLE, TX 78363

Entities

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

Values

IMPROVEMENTS		2,500
LAND MARKET	+	2,000
MARKET VALUE	=	4,500
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	4,500
HS CAP LOSS	-	0
ASSESSED VALUE	=	4,500

Ref ID2: R15005
100800323001192 Map ID PLAT

ACRES:
EFF. ACRES:

SITUS 814 E LEE TX

APPR VAL METHOD: Cost

GENERAL

UTILITIES		LAST APPR.	IE
TOPOGRAPHY		LAST APPR. YR	2013
ROAD ACCESS	PCS	LAST INSP. DATE	04/17/2013
ZONING		NEXT INSP. DATE	
NEXT REASON			

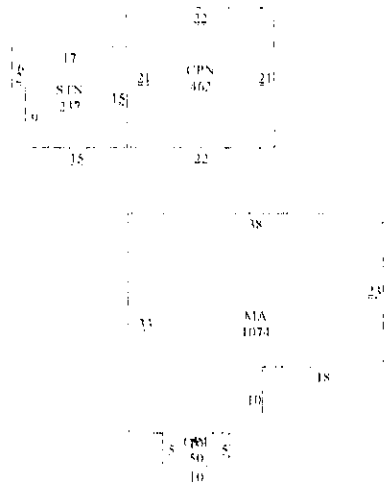
REMARKS . FOR 2013 ADD FF TABLE FF80D140 PER IE 4/17/13 JO -- FOR 2011 NO VAL CHG ON ACCT PER APPR LR 4/11/11 4/15/11 VG -- NEW FOR 2010 -- FOR '11 FLV IMPS @ 5.000 - INTERIOR IS

BUILDING PERMITS

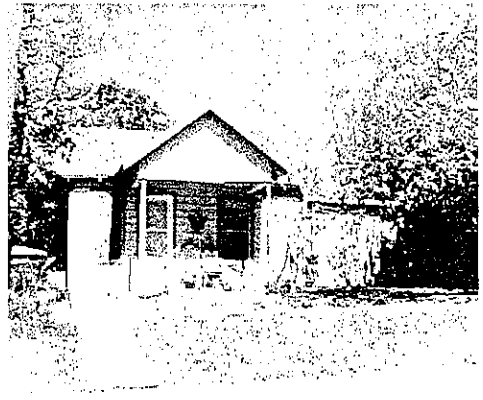
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
04/22/2009	*****	GARZA MARIA	QCD / 410 / 536

SKETCH for Improvement #1 (RESIDENTIAL)



PICTURE



SUBD: S008 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	F	FLV/	1,074.0	0.00	1	1945			5,000	50%	100%	100%	100%	100%	0.50	5,000
	OP1	OPEN PORCH B	F	FLV/	50.0	0.00	1	1945				50%	100%	100%	100%	100%	0.50	0
	CPN	CARPORT (NO	F	NV/	462.0	0.00	1	1945				50%	100%	100%	100%	100%	0.50	0
	STN	STORAGE (NO	F	NV/	237.0	0.00	1	1950				50%	100%	100%	100%	100%	0.50	0
1.	RESIDENTIAL		STCD:	A1	1,823.0	Homesite: N					5,000							5,000

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style	RT2.	RM1	0
Flooring	1	FL2	0
Heating/Cooling	1	HA5	0
Plumbing	1	1	0
			0

SUBD: S008 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 PRC	AG VALUE
1	A1		FF80D140	A1	N	FF	50X140	80.00	4,000	1.00	1.00	A	4,000	NO			0.00	0
Comment: F: 50 R: 50 FF													4,000					0

Effective Date of Appraisal: January 1 Date Printed: 11/05/2013 04:11:23PM by MARLENEP

True Automation, Inc.

DATE 11/07/2013

STATEMENT OF ALL TAXES DUE

SD

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

ACCT # 1-008-003-23001-192

6TH, BLOCK 3, LOT 23, 24, 50% UNDIVIDED INTEREST

TOWN -
ACRES - .160

LOCATION- 814 E LEE

LAND MKT VALUE	2000	IMPR/PERS MKT VALUE	2500
LAND AGR VALUE		MKT. BEFORE EXEMPTS	4500
		LIMITED TXBL. VALUE	

EXEMPTIONS GRANTED: NONE

MATTHEWS EFREN G

814 E LEE

KINGSVILLE TX 78363

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2010	396.09	182.21	115.65	693.95
TAXES 2011	140.36	47.72	37.62	225.70
TAXES 2012	141.44	31.11	34.51	207.06
TAXES 2013	143.60	.00	.00	143.60
	821.49	261.04	187.78	1,270.31

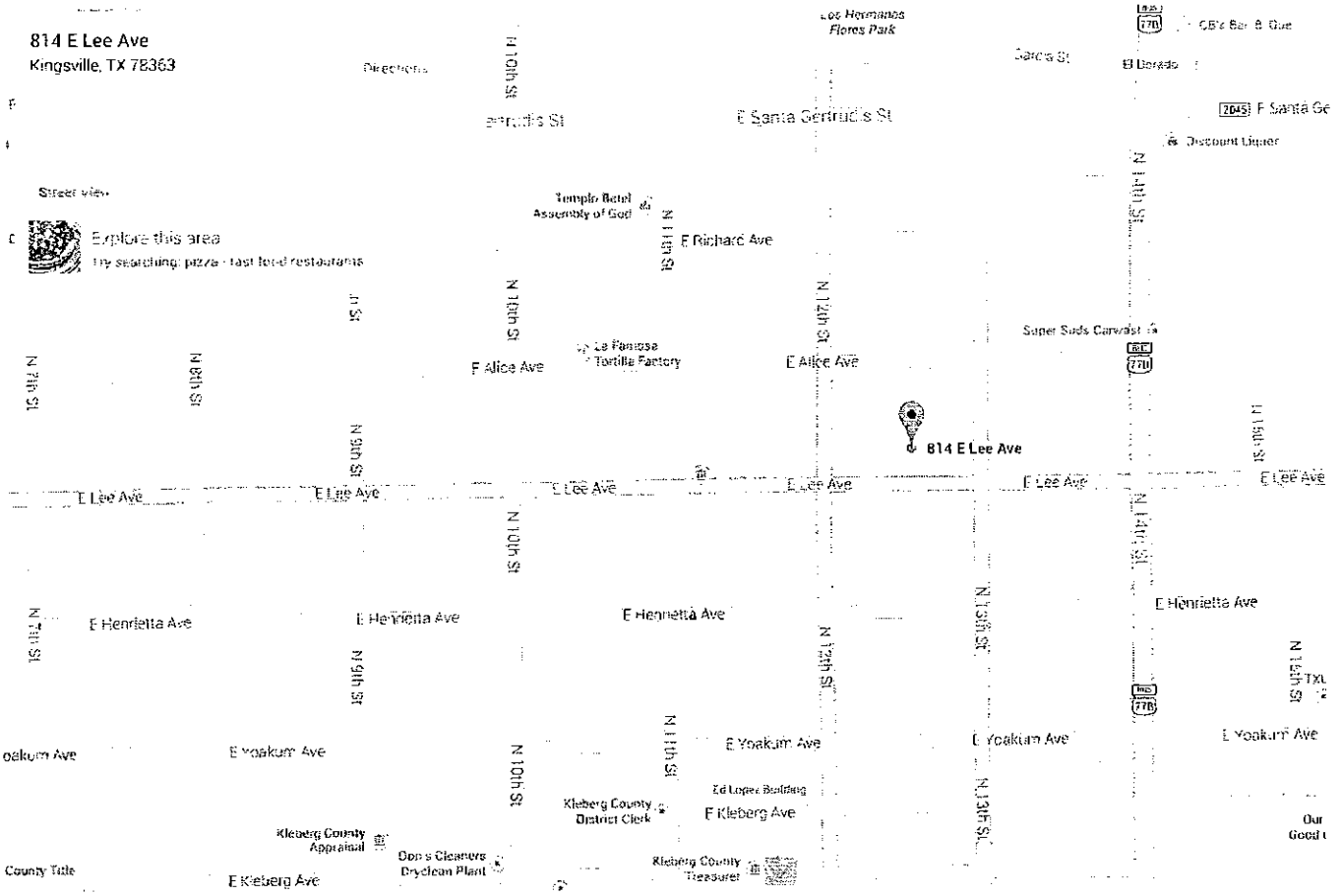
ACCT # 1-008-003-23001-192

TOTAL DUE 11/2013	**1,270.31**
TOTAL DUE 12/2013	1,278.47
TOTAL DUE 01/2014	1,286.59
TOTAL DUE 02/2014	1,304.78

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	194.07	61.76	44.46	300.29
CITY OF KINGSVILLE	226.60	73.17	52.38	352.15
KINGSVILLE ISD	383.11	120.74	87.09	590.94
SOUTH TX WATER AUTH	17.71	5.37	3.85	26.93

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	33.52
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	37.90
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	68.35
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	3.83
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	143.60


814 E Lee Ave
Kingsville, TX 78363
Directions
Street View
Explore this area
by searching: pizza · fast food · restaurants
Templo Betel Assembly of God
Los Hermanos Flores Park
E Santa Gertrudis St
E Richard Ave
E Alice Ave
La Fanesse Tortilla Factory
Super Suds Carwash
814 E Lee Ave
E Lee Ave
E Henrietta Ave
E Yoakum Ave
E Kleberg Ave
Kleberg County District Clerk
Kleberg County Appraisal
Kleberg County Treasurer
Ed Lopez Building
Don's Cleaners Drycleaning Plant
N 10th St
N 11th St
N 12th St
N 13th St
N 14th St
N 15th St
N 16th St
N 17th St
N 18th St
N 19th St
Map data ©2014 Google 200 ft

140.2

CERTIFIED MAIL

7011 0110 0000 4433 4490

TEXAS 78364

112029

Ephrem G. Matthews
814 E Lee
Kingsville, TX 78363

NIXIE 782 4E 1089 0111/18/21

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78364 *0458-00492-22-39

78363+4660

140.2

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

Ephrem G Matthews
814 E Lee
Kingsville, TX 78363

NIXIE 782 4E 1089 0111/18/21

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 783641458 *0458-05160-22-39

78364 01458

78363+4660

160.2

CITY OF KINGSVILLE

7011 0110 0000 4433 3639

78364

031014

Rosalinda V De Perez
1423 Papago Courts
Corpus Christi, TX 78415

RETURN TO SENDER UNCLAIMED

2-27
2-26

160.2

CITY OF KINGSVILLE

021314

78364

7011 0110 0000 4433 3646

Edna G Matthews
814 E Lee
Kingsville TX 78363

NIXIE 782 46 1804 02/09/14

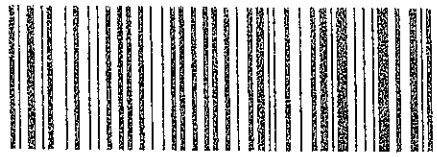
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

*0188-07446-21-43

78363+4660

140.2

CITY OF KINGSVILLE



7011 0110 0000 4433 4483

TEXAS 78364

Rosalenda V De Perez
1423 Papago Courts
Co

NIXIE 782 4E 1009 0112/11/13

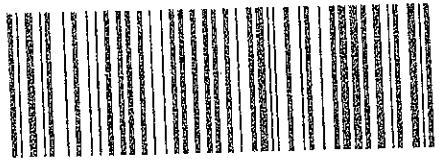
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

*0486-80586-12-36

436 78415+1629

140.2

CITY OF KINGSVILLE



7011 0110 0000 4433 3653

64

080614

Rosalenda V De Perez
Courts

NIXIE 782 4E 1009 0103/04/14

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

*0588-03819-21-43

78415+4629

CITY OF KINGSVILLE

P O BOX 1458 • KINGSVILLE, TEXAS 78364

NOVEMBER 5, 2013

EFREN G MATTHEWS
814 E LEE
KINGSVILLE, TX 78363

Re: 6TH, BLOCK 3, LOT 23, 24 814 E LEE

Dear Sir or Madam:

It has been determined that the structure at **814 E LEE** 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.

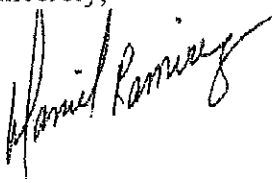
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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,



Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

JANUARY 16, 2014

EFREN G MATTHEWS
814 E LEE
KINGSVILLE, TX 78363

Re: 6TH, BLOCK 3, LOT 23, 24 814 E LEE

Dear Sir or Madam:

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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.
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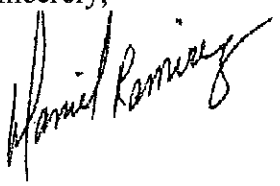
Sincerely,



Daniel Ramirez
Building Official

Enclosure

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2540

MARCH 31, 2014

ROSA LINDA V PERZ
1423 PAPAYO COURTS
CORPUS CHRISTI, TX 78415

Re: **HEARING FOR PROPERTY AT 814 E LEE**

Dear Sir or Madam:

On NOVEMBER 05, 2013 a letter was sent from the City of Kingsville stating that your property located at **814 E LEE** 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, MAY 12, 2014** 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 MAY 12, 2014 .

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, 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,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2533

MARCH 31, 2014

EFREN G MATTHEWS
814 E LEE
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 814 E LEE**

Dear Sir or Madam:

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Sincerely,

Daniel Ramirez
Building Official

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION

OF 814 E LEE ON:

MAY 12 2014

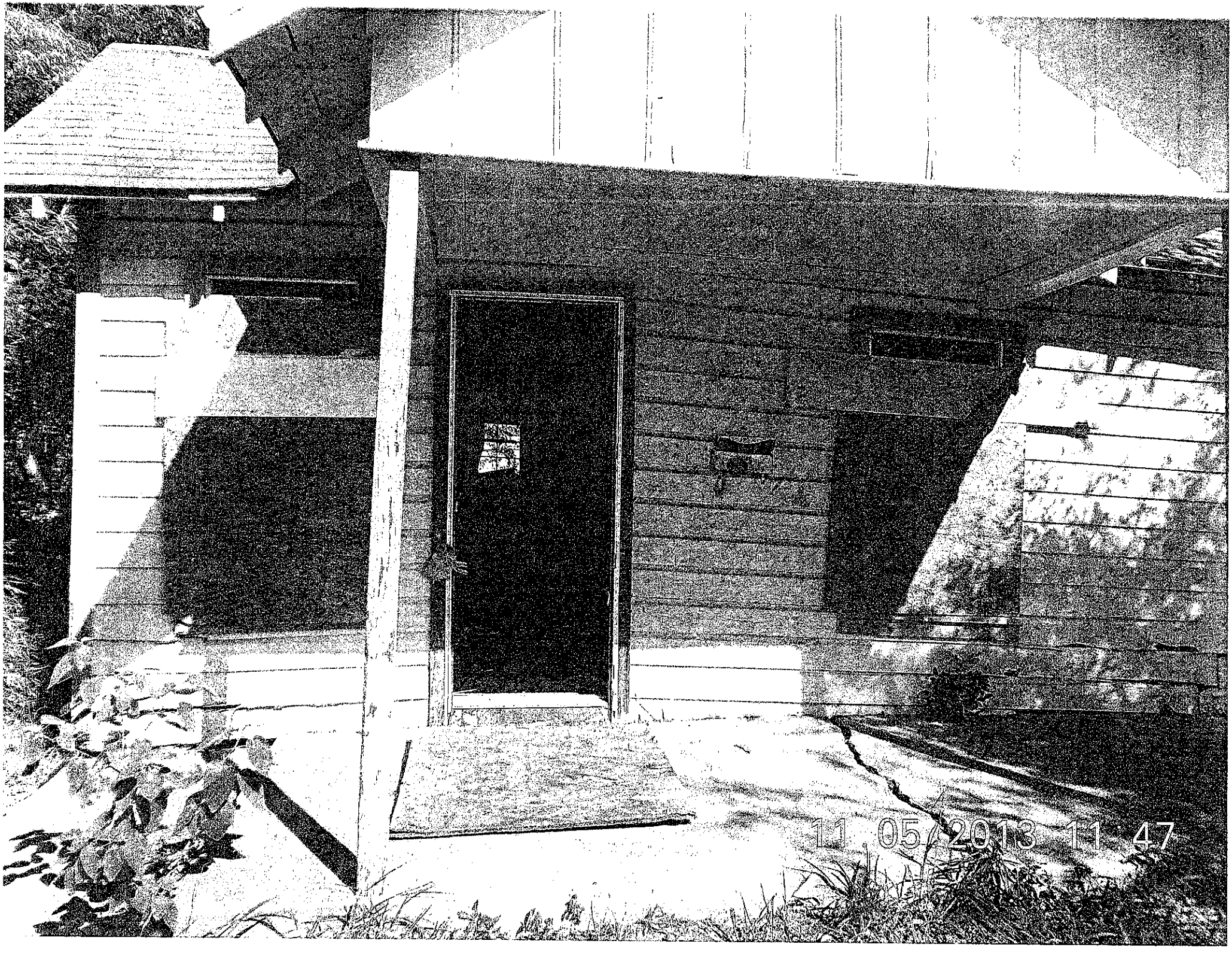
BY ORDER OF: BUILDING OFFICIAL

DEFACEMENT OR REMOVAL of this Notice, or any repairs and /or alternations of this structure-without express permission of the BUILDING DEPARTMENT, CITY OF KINGSVILLE- constitutes a misdemeanor and is punishable by a fine of Two Hundred ($200.00) Dollars.

CONTRACT THE Building Department at 200 EAST KLEBERG Telephone: (361) 595-8019

DATE: 4-2-14 BY: Mark H. Lamm

04 02 2014 15:16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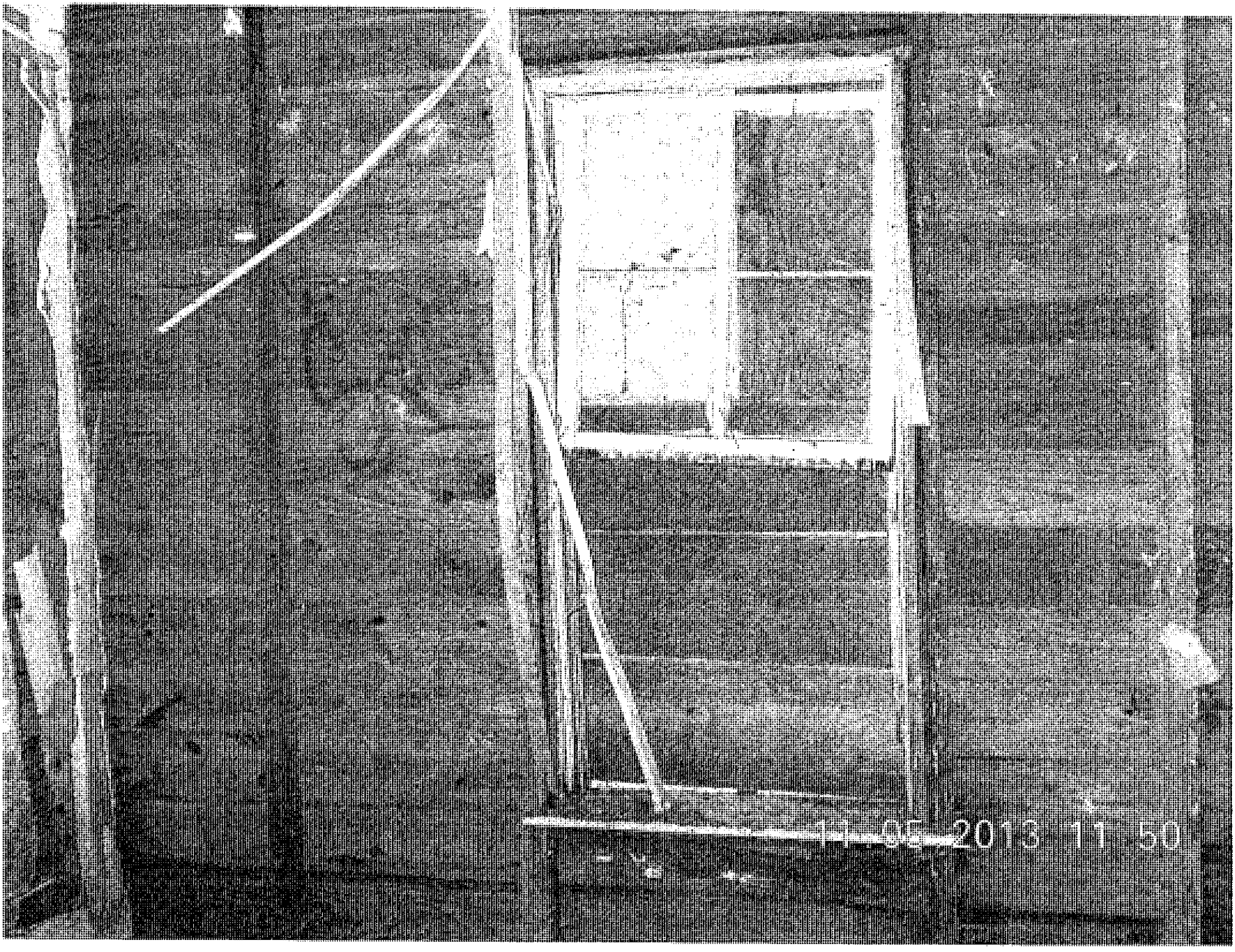
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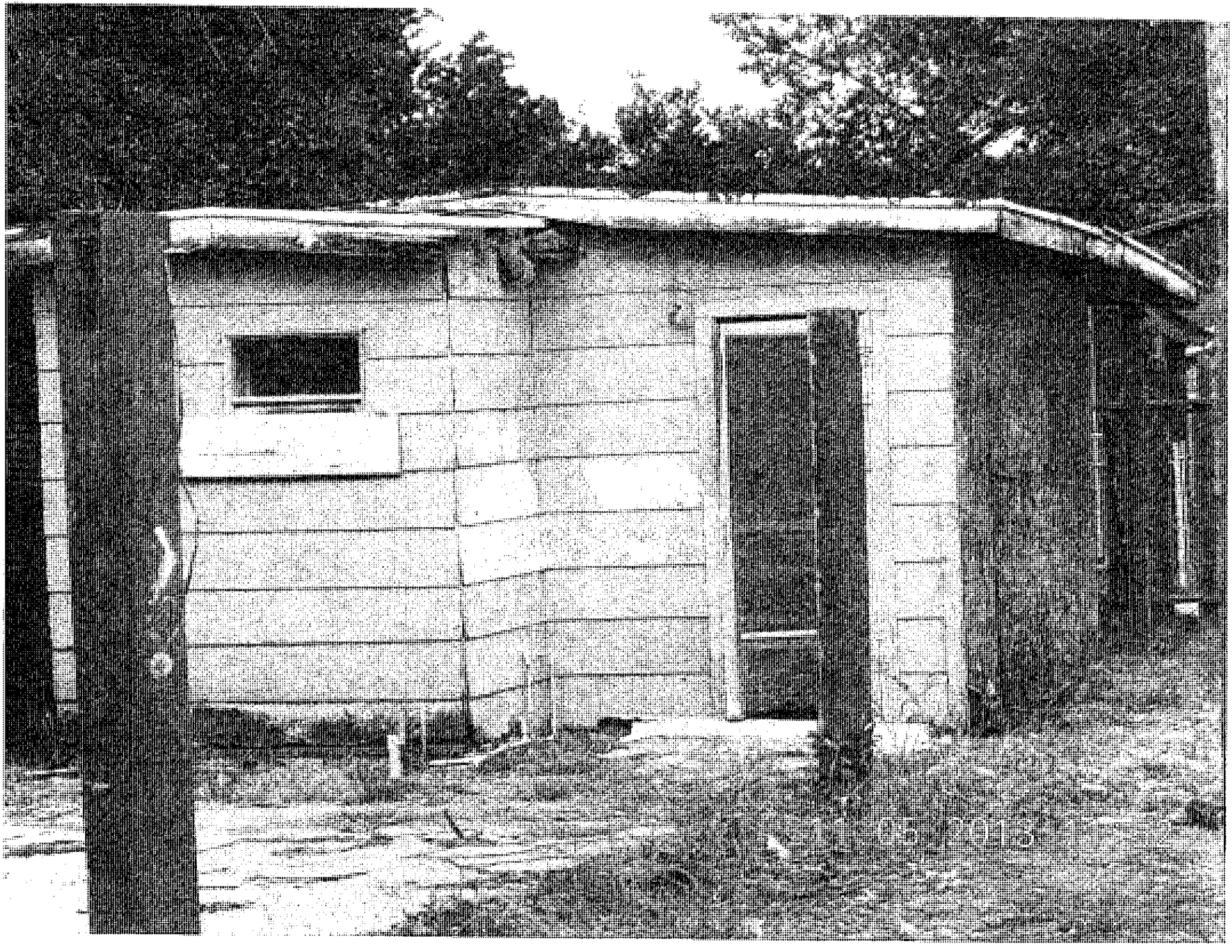
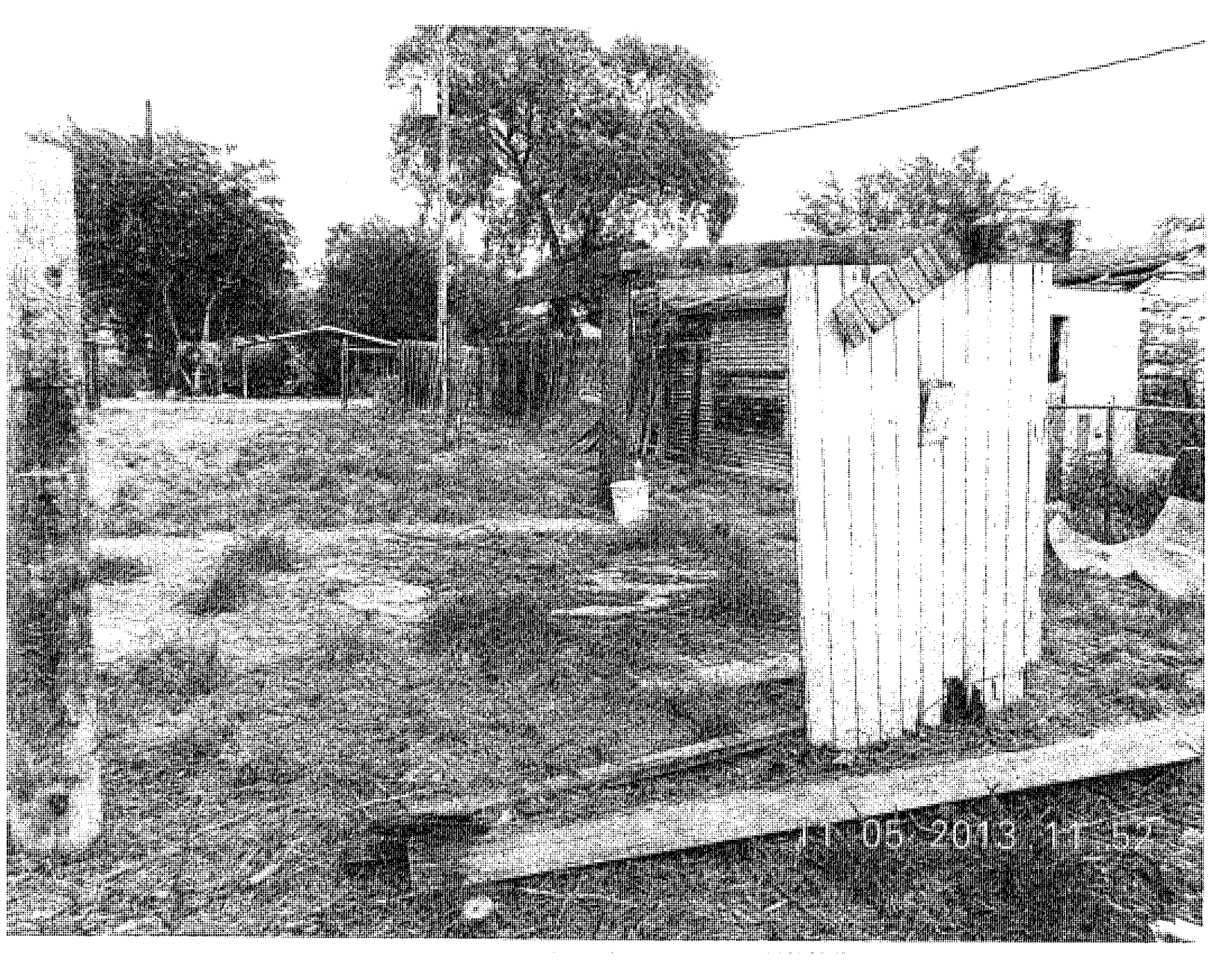
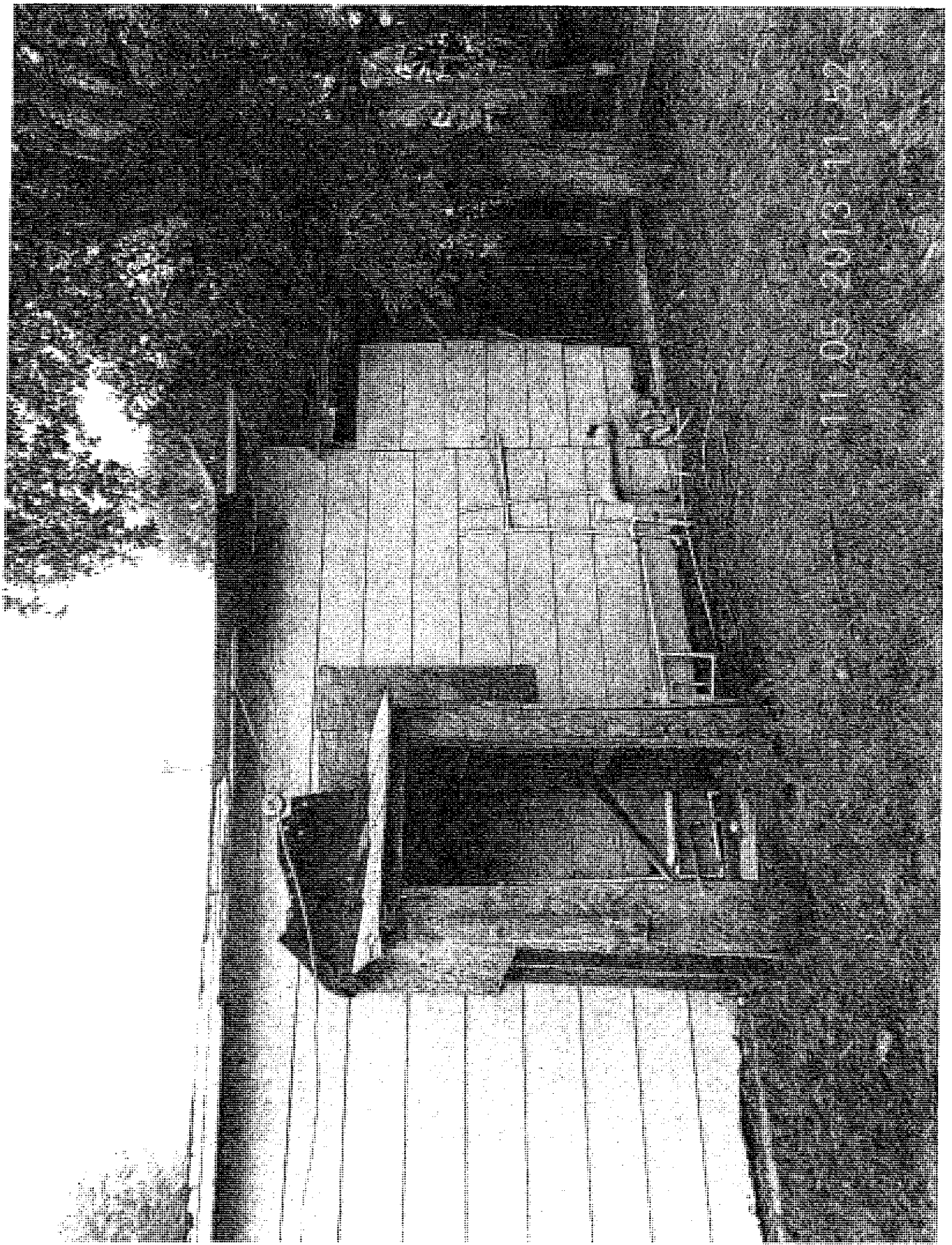
11 05 2013 11 51

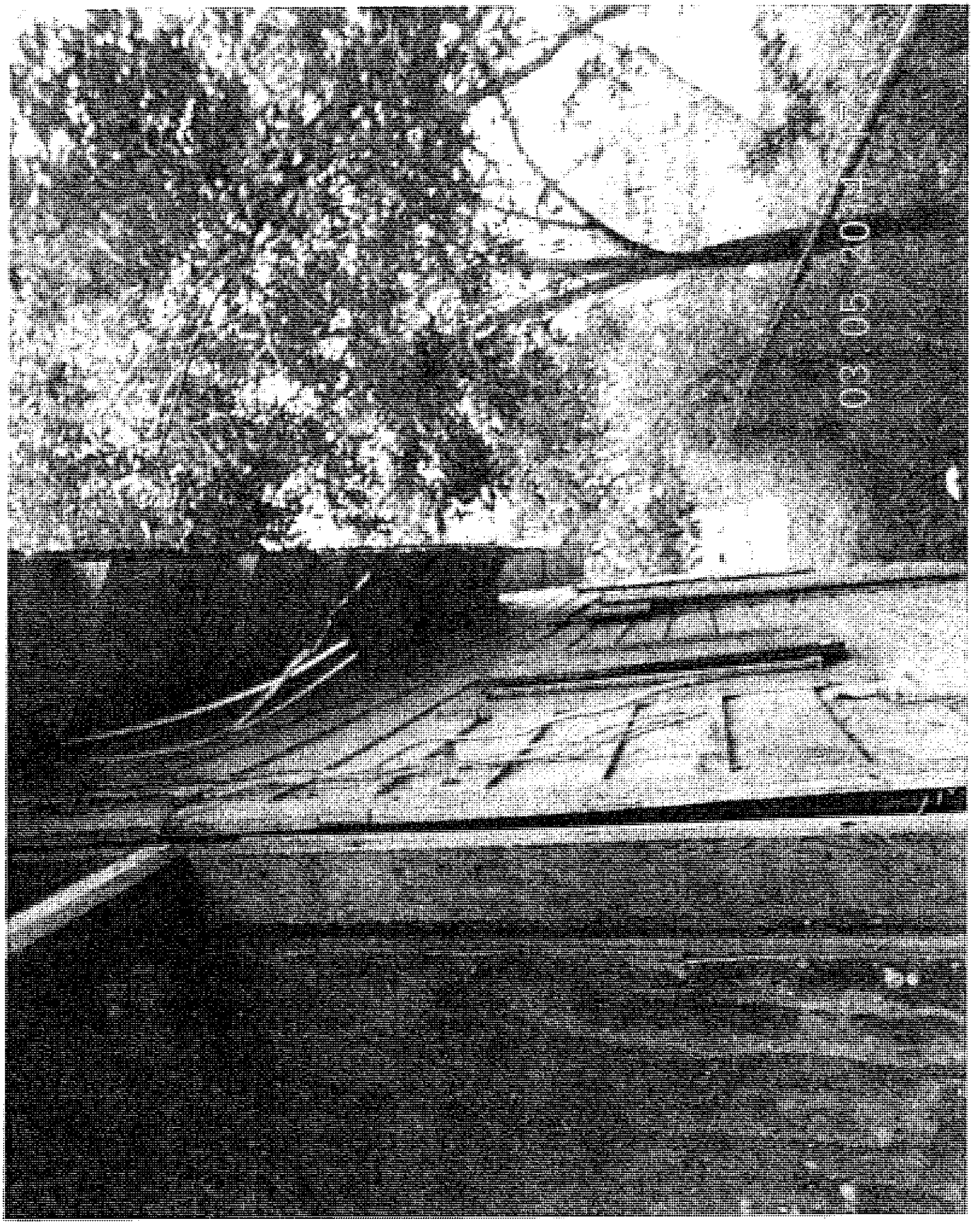


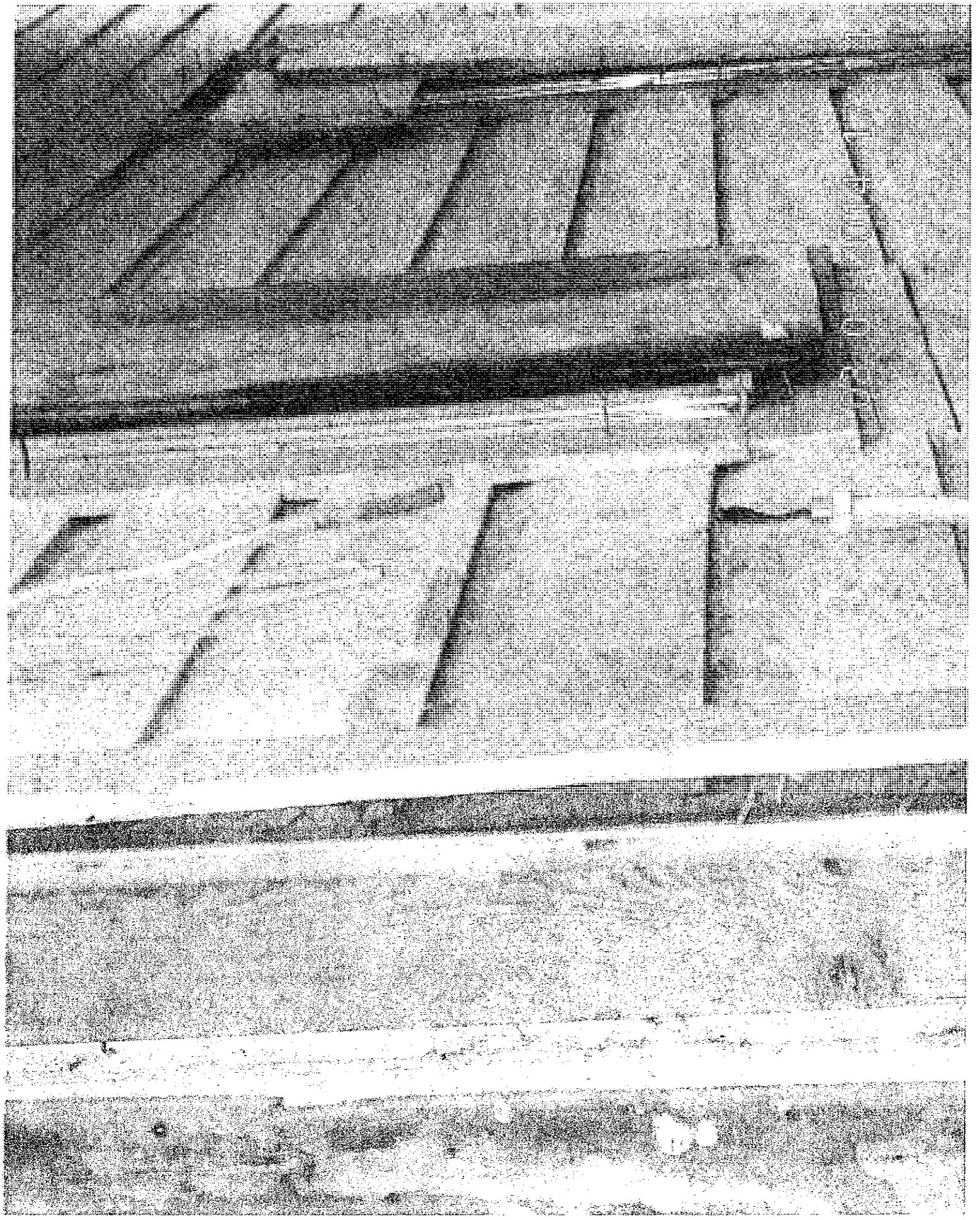


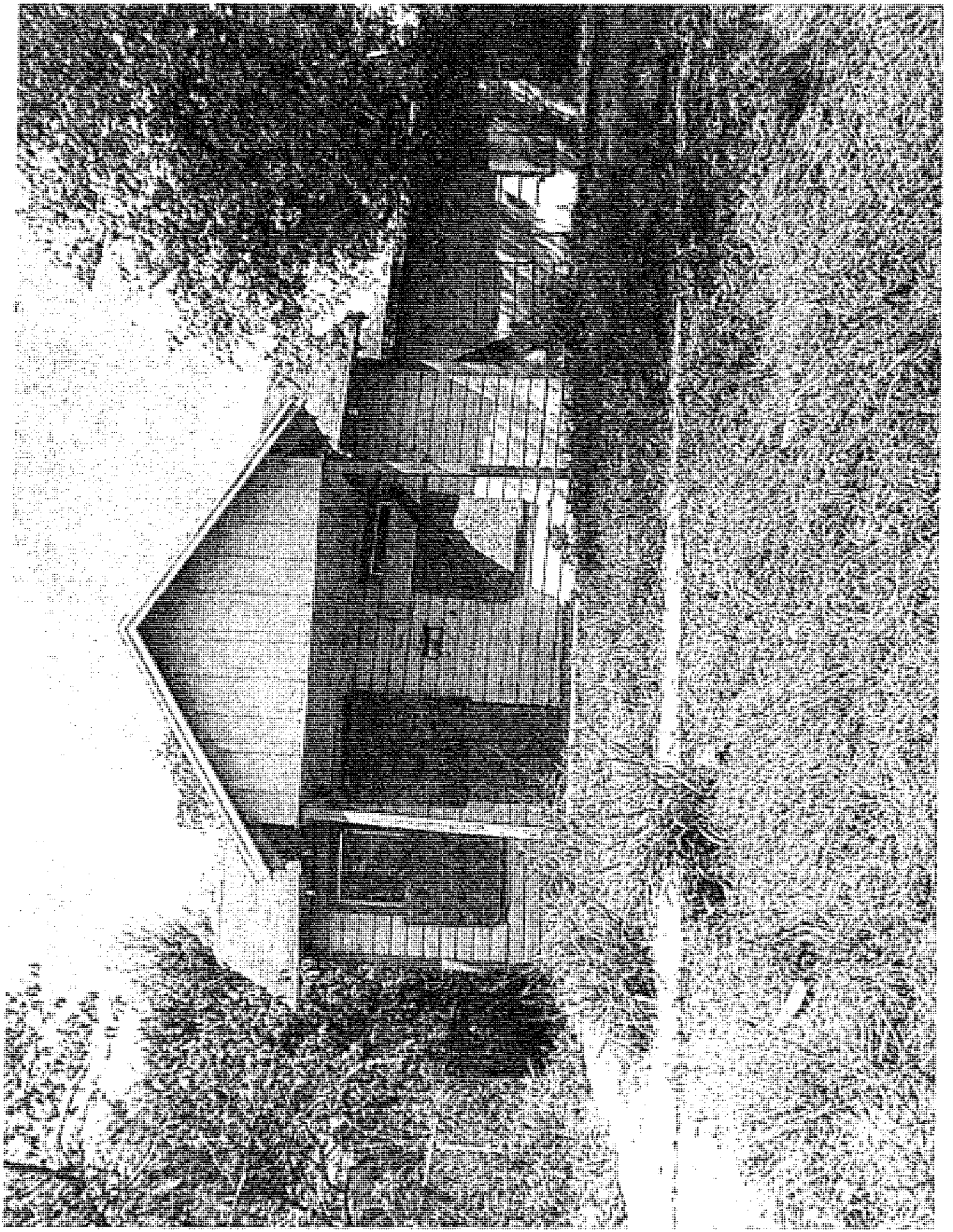


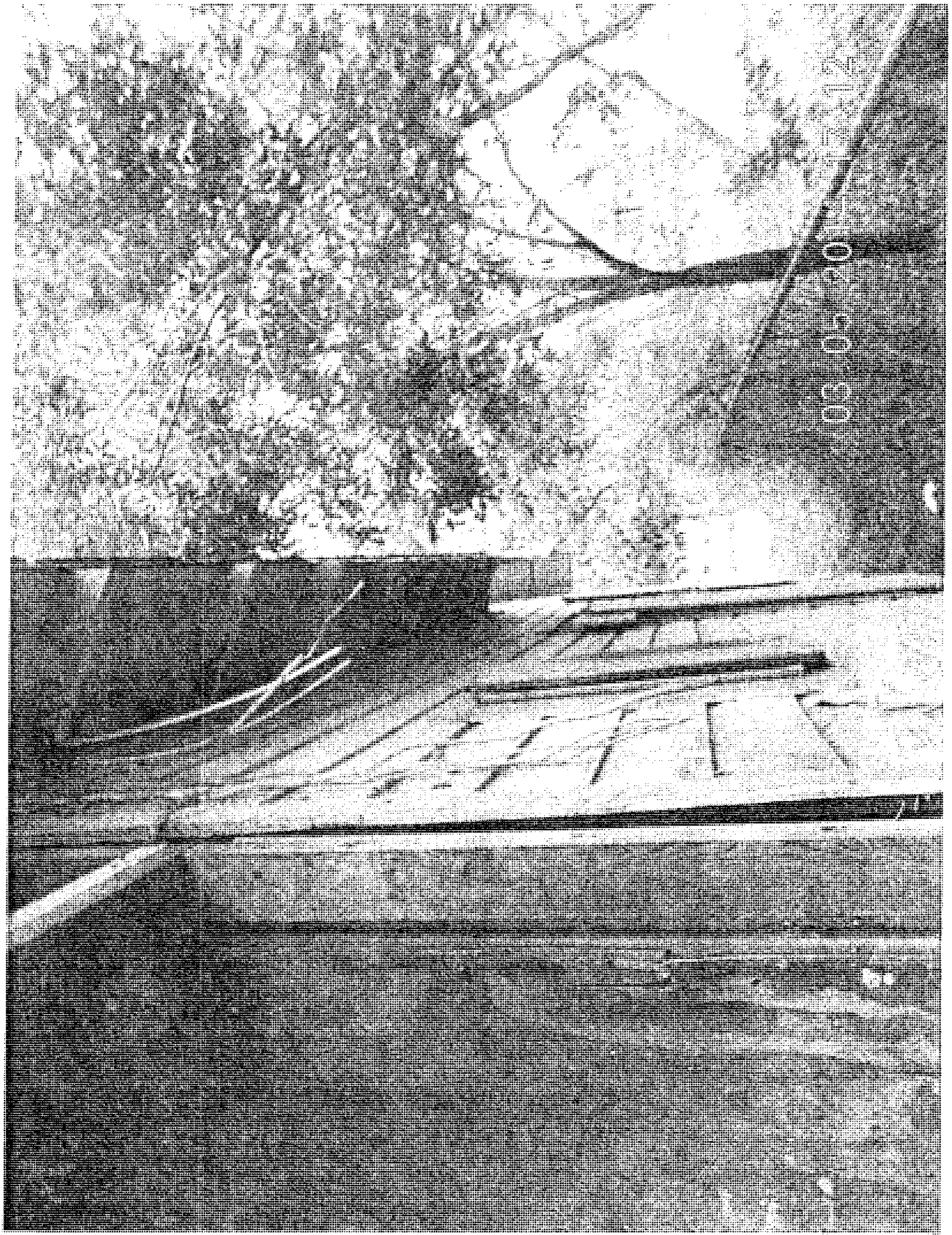
2018 16

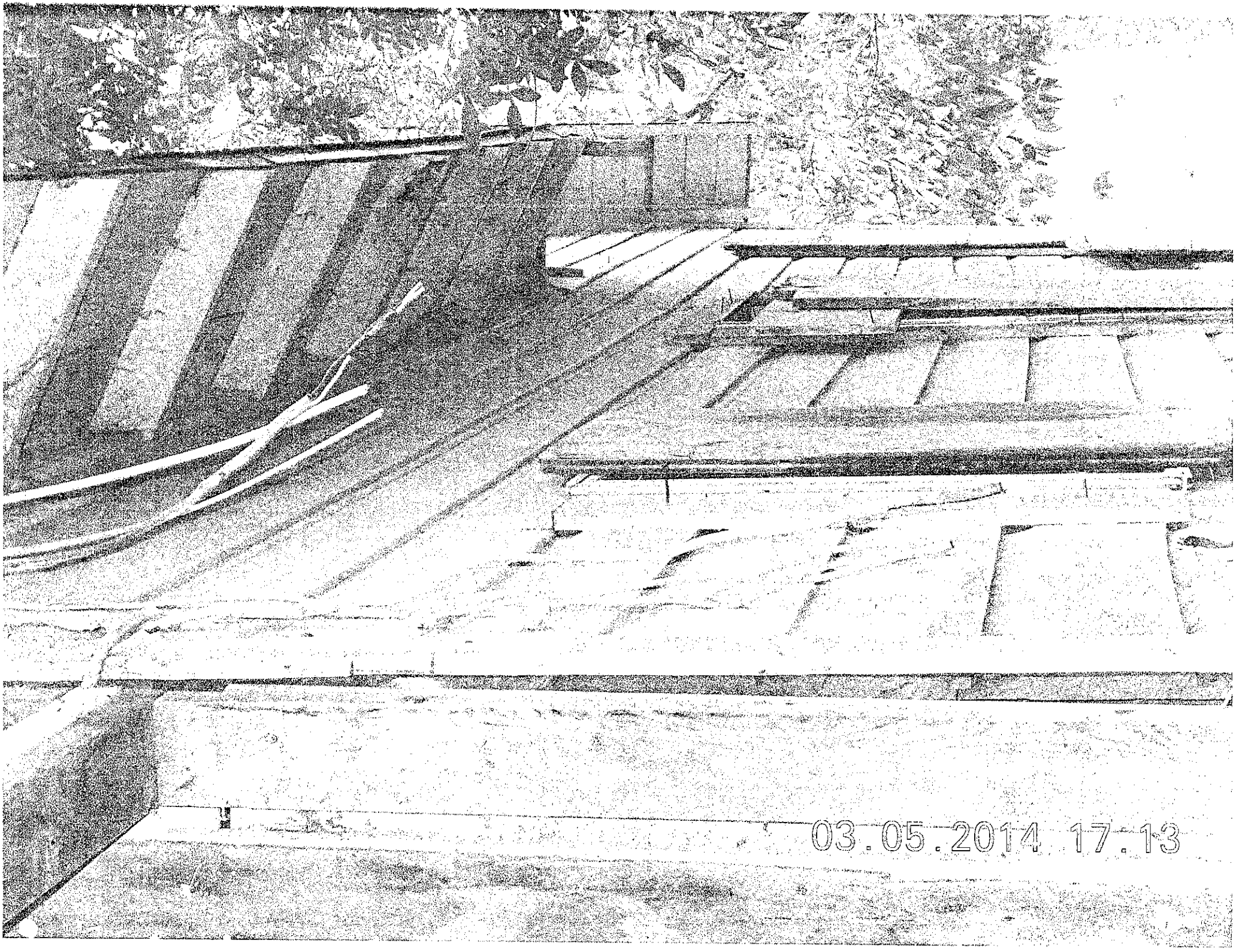
Fig. 3.13 Bathroom










03.05.2014 17:13

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2908

APRIL 7, 2014

EFREN G MATTHEWS
814 E LEE
KINGSVILLE, TX 78363

Re: **RESCHEDULED HEARING FOR PROPERTY AT 814 E LEE**

Dear Sir or Madam:

On NOVEMBER 5, 2013, a letter was sent from the City of Kingsville stating that your property located at **814 E LEE** 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 **WEDNESDAY, APRIL 23, 2014** 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 previously set for **MAY 12, 2014** has been cancelled. You only need to appear for the **APRIL 23, 2014** public hearing.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, 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,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2892

APRIL 7, 2014

ROSA LINDA V PEREZ
1423 PAPAYO COURTS
CORPUS CHIRSTI, TX 78415

Re: **RESCHEDULED HEARING FOR PROPERTY AT 814 E LEE**

Dear Sir or Madam:

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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,

Daniel Ramirez
Building Official

CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION OF 814 E Lee ON April 23, 2024

BY ORDER OF BUILDING OFFICIAL

DEFACEMENT OR REMOVAL of this Notice or any copies and/or alterations of this structure without express permission of the BUILDING DEPARTMENT CITY OF KINGSVILLE constitutes a misdemeanor and is punishable by a fine of Five Hundred ($500.00) Dollars.

CONTACT: City Building Department at
220 E. KLEBERG
Telephone: (361) 595-8015

4/2/24 David H. Kamin

PUBLIC HEARING #6

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
317 N. 1ST. ST.		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
HENRIETTA HGTS.	7	14-16
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
RANDALL DELWIN	1006 CLINTON ST.	CARROLTON, TEXAS 75007-4827

PROPERTY CONDITION REPORT

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

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
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 OF THE STRUCTURE TO BE IN A SEVERE AND HAZARDOUS STATE. THE EXTERIOR WALLS WERE FOUND TO HAVE MOLD THROUGHOUT THE STRUCUTRE. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/OR VAGRANTS. HAS BEEN ABANDONED AND WITHOUT WATER SINCE DEC. 2001. No response from property owner as of 8/5/14

SIGNATURE: Daniel H. Ramirez DATE: 11/12/2013

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
317 N. 1ST. ST.		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
HENRIETTA HGTS.	7	14-16
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
RANDALL DELWIN	1006 CLINTON ST.	CARROLTON, TEXAS 75007-4827

PROPERTY CONDITION REPORT

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

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
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SIGNATURE: Daniel H. Ramirez DATE: 3/11/2014

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

1006 Clinton St
Carrollton, TX 75007 1
4827

CONDEMNATION CHECKLIST

Property Address: 317 N1 st
Property Owner: Delwin Randall
Owner's Address: 1901 South Park Dr Kingsville, TX 78363

Phone: _____
Phone: _____
Fax: _____

PLANNED DATE	ACTUAL DATE	ACTION
☐ 11-5-13	11-5-13	1. Identify structure unfit for human habitation.
☐ 11-5-13	11-5-13	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 11-5-13	11-5-13	3. Determine ownership from county assessment & tax collection record.
☐ 11-5-13	11-5-13	4. Obtain legal description.
☐ 11-5-13	11-5-13	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 11-5-13	11-5-13	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.
☐ 1-14-14	1-14-14	7. 2nd Notice Sent. (10 day response) (Optional)
☐ 3-31-14	3-31-14	8. If response is not received or is not adequate, proceed as follows:
☐ 3-31-14	3-31-14	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.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 4-1-14	4-1-14	1) Post affidavit in newspaper twice a week for one week
☐ 4-1-	4-1-14	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.
☐ 4-1-14	4-1-14	12. Photograph posted sign with date stamp.
☐ 3-31-14	3-31-14	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
☐ 3-3144	3-31-14	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.

Prop ID	Owner	%	Legal Description			Values			
23536	58385	100.00 R	**Geo: 135000707000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	66,990
BARRERA ALONSO A			HENRIETTA HGTS, BLOCK 7, LOT 7, 8, W/2 9		Imp NHS:	60,740	Prod Loss:	0
ETUX SUZETTE M					Land HS:	0	Appraised:	66,990
PO BOX 1266				Acres:	0.0000 Land NHS:	6,250	Cap:	0
ZAPATA, TX 78076			State Codes: A	Map ID:	Prod Use:	0	Assessed:	66,990
			Situs: 619 W LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			66,990	0	66,990	0.842200	564.19

16723	44666	100.00 R	**Geo: 135000710000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	44,900
GREENWOOD BRANDON A			HENRIETTA HGTS, BLOCK 7, LOT E/2 9, 10, W/2 11, ACRES .0		Imp NHS:	39,900	Prod Loss:	0
205 S PASADENA ST					Land HS:	0	Appraised:	44,900
KINGSVILLE, TX 78363-7010				Acres:	0.0000 Land NHS:	5,000	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	44,900
			Situs: 613 W LEE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			44,900	0	44,900	0.842200	378.15

25065	46083	100.00 R	**Geo: 135000711000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	63,980
GUERRERO HILMA PARKER			HENRIETTA HGTS, BLOCK 7, LOT E/2 11, 12, 13		Imp NHS:	57,730	Prod Loss:	0
6900 PRESTON RD					Land HS:	0	Appraised:	63,980
APT 3411				Acres:	0.0000 Land NHS:	6,250	Cap:	0
PLANO, TX 75024-2538			State Codes: A	Map ID:	Prod Use:	0	Assessed:	63,980
			Situs: 609 W LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			63,980	0	63,980	0.842200	538.84

18244	45379	50.00 R	**Geo: 135000714000192**	Effective Acres: 0.000000	Imp HS:	20,600	Market:	24,350
RANDALL DELWIN			HENRIETTA HGTS, BLOCK 7, LOT 14-16, 50% UNDIVIDED INTEREST		Imp NHS:	0	Prod Loss:	0
1901 SOUTH PARK DR					Land HS:	3,750	Appraised:	24,350
KINGSVILLE, TX 78363				Acres:	0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	24,350
			Situs: 317 N 1ST ST	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			24,350	0	24,350	0.842200	205.08

4001851	45380	50.00 R	**Geo: 135000714010192**	Effective Acres: 0.000000	Imp HS:	0	Market:	24,350
PRICE JEFFREY LEE			HENRIETTA HGTS, BLOCK 7, LOT 14-16, 50% UNDIVIDED INTEREST		Imp NHS:	20,600	Prod Loss:	0
5006 N HALL ST					Land HS:	0	Appraised:	24,350
DALLAS, TX 75235-8814				Acres:	0.0000 Land NHS:	3,750	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	24,350
			Situs:	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			24,350	0	24,350	0.842200	205.08

11265	51224	100.00 R	**Geo: 135000717000192**	Effective Acres: 0.000000	Imp HS:	221,770	Market:	257,770
HARREL NICK M III			HENRIETTA HGTS, BLOCK 7, LOT 17-28		Imp NHS:	0	Prod Loss:	0
ETUX JONI B					Land HS:	36,000	Appraised:	257,770
305 N 1ST ST				Acres:	0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-4308			State Codes: A	Map ID:	Prod Use:	0	Assessed:	257,770
			Situs: 305 N 1ST ST TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			257,770	0	257,770	0.842200	2,170.94

16073	14663	100.00 R	**Geo: 135000729000192**	Effective Acres: 0.000000	Imp HS:	72,760	Market:	85,830
IBBS TIMOTHY JOHN			HENRIETTA HGTS, BLOCK 7, LOT 29-32, ACRES .0		Imp NHS:	1,070	Prod Loss:	0
630 W HENRIETTA AVE					Land HS:	12,000	Appraised:	85,830
KINGSVILLE, TX 78363-4322				Acres:	0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	85,830
			Situs: 630 W HENRIETTA	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			85,830	0	85,830	0.842200	722.86

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY **18244** R

Legal Description
HENRIETTA HGTS, BLOCK 7, LOT 14-16, 50% UNDIVIDED INTEREST

OWNER ID
45379

OWNERSHIP
50.00%

PROPERTY APPRAISAL INFORMATION 2013
RANDALL DELWIN
1006 CLINTON ST
CARROLLTON, TX 75007-4827

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

Values		
IMPROVEMENTS		20,600
LAND MARKET	+	3,750
MARKET VALUE	=	24,350
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	24,350
HS CAP LOSS	-	0
ASSESSED VALUE	=	24,350

Ref ID2: R18244

135000714000192

ACRES:
EFF. ACRES:

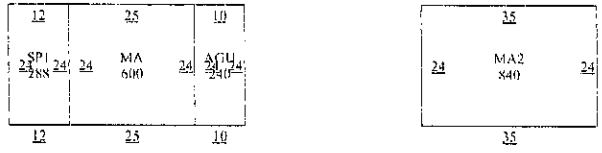
SITUS 317 N 1ST ST

APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2013
ROAD ACCESS	LAST INSP. DATE	04/17/2013
ZONING	NEXT INSP. DATE	
NEXT REASON		

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

HS	HOMESTEAD

PICTURE

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
06/03/2004	BLDG	288	A	3,000

REMARKS FOR 2013 ADD FF TABLE FF100D140 PER IE 4/17/13 JO -- FOR 2011 NO VAL CHG ON ACCT PER APPR LR 4/12/11 4/15/11 VG -- FOR 2008 NO VALUE CHANGE PER LR 2/22/08 MM -- FOR

SALE DT	PRICE	GRANTOR	DEED INFO
03/03/2003	*****	RANDALL EVELYN B	WD / 253 / 549
08/01/1989	*****	UNKNOWN	OT / 27 / 17

SUBD: S350 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF4/	600.0	48.68	1	1955	1955		29,210	60%	100%	100%	100%	100%	0.60	17,530
	AGU	ATTACHED GAR	R	*/	240.0	14.60	1	1955	1955		3,500	60%	100%	100%	100%	100%	0.60	2,100
	MA2	2ND STORY (8	R	*/	840.0	38.94	1	1955	1955		32,710	60%	100%	100%	100%	100%	0.60	19,630
	SP1	SCREEN PORCH	R	*/	288.0	11.20	1	2004	1955		3,230	60%	100%	100%	100%	100%	0.60	1,940
1.	RESIDENTIAL		STCD:	A1	1,968.0	Homesite: Y (100%)					68,650							41,200

MA2 DRAWN SIDE BY SIDE

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style	RT2,RT3,RM2,RM3		0
Flooring	1	FLA	0
Heating/Cooling	1	HA2	0
Plumbing	1	1	0
			0

SUBD: S350 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 PRC	AG VALUE
1.	A1		FF100D140	A1	Y (100%)	FF	75X140	100.00	7,500	1.00	1.00	A	7,500	NO			0.00	0
													7,500					0

Comment: F: 75.0 R: 75.0 D: 140 FF

Effective Date of Appraisal: January 1 Date Printed: 11/05/2013 04:09:53PM by MARLENEP

True Automation, Inc.

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY **4001851** R 04/30/2003

Legal Description
HENRIETTA HGTS, BLOCK 7, LOT 14-16, 50% UNDIVIDED INTEREST

Ref ID2: R18244

135000714010192

SITUS

OWNER ID
45380

OWNERSHIP
50.00%

PROPERTY APPRAISAL INFORMATION 2013
PRICE JEFFREY LEE
5006 N HALL ST
DALLAS, TX 75235-8814

ACRES:
EFF. ACRES:

APPR VAL METHOD: Cost

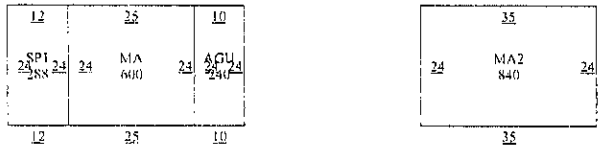
Entities	
CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values		
IMPROVEMENTS		20,600
LAND MARKET	+	3,750
MARKET VALUE	=	24,350
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	24,350
HS CAP LOSS	-	0
ASSESSED VALUE	=	24,350

GENERAL

UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2013
ROAD ACCESS	LAST INSP. DATE	04/17/2013
ZONING	NEXT INSP. DATE	
NEXT REASON		

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE

REMARKS FOR 2013 ADD FF TABLE FF100D140 PER IE
4/17/13 JO -- FOR 2011 NO VAL CHG ON ACCT
PER APPR LR 4/12/11 4/15/11 VG -- FOR 2008
NO VALUE CHANGE PER LR 2/22/08 MM -- NEW

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
03/03/2003	*****	RANDALL EVELYN B	WD / 253 / 549

SUBD: S350 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF4/	600.0	48.68	1	1955	1955		29,210	60%	100%	100%	100%	100%	0.60	17,530
	AGU	ATTACHED GAR	R	*/	240.0	14.60	1	1955	1955		3,500	60%	100%	100%	100%	100%	0.60	2,100
	MA2	2ND STORY (8	R	*/	840.0	38.94	1	1955	1955		32,710	60%	100%	100%	100%	100%	0.60	19,630
	SP1	SCREEN PORCH	R	*/	288.0	11.20	1	2004	1955		3,230	60%	100%	100%	100%	100%	0.60	1,940
1.	RESIDENTIAL		STCD:	A1	**1,968.0**	Homesite: N					**68,650**							**41,200**
	MA2 DRAWN SIDE BY SIDE																	

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style	RT2,RT3,RM2,RM3		0
Flooring	1	FLA	0
Heating/Cooling	1	HA2	0
Plumbing	1	1	0
			0

SUBD: S350 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 PRC	AG VALUE
1.	A1		FF100D140	A1	N	FF	75X140	100.00	7,500	1.00	1.00	A	7,500	NO			0.00	0
Comment: F: 75.0 R: 75.0 D: 140 FF													**7,500**					**0**

Effective Date of Appraisal: January 1 Date Printed: 11/05/2013 04:10:15PM by MARLENEP

True Automation, Inc.

DATE 11/07/2013

STATEMENT OF ALL TAXES DUE

SD

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

PROPERTY DESCRIPTION ACCT # 1-350-007-14000-192

HENRIETTA HGTS, BLOCK 7, LOT 14-16, 50% UNDIVIDED INTEREST

TOWN -
ACRES - .241

LOCATION- 317 N 1ST ST

LAND MKT VALUE	3750	IMPR/PERS MKT VALUE	20600
LAND AGR VALUE		MKT. BEFORE EXEMPTS	24350
		LIMITED TXBL. VALUE	24350

EXEMPTIONS GRANTED: H
(REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)

RANDALL DELWIN

1006 CLINTON ST

CARROLLTON TX 75007-4827

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2012	651.72	143.38	159.02	954.12
TAXES 2013	660.97	.00	.00	660.97
	1,312.69	143.38	159.02	1,615.09

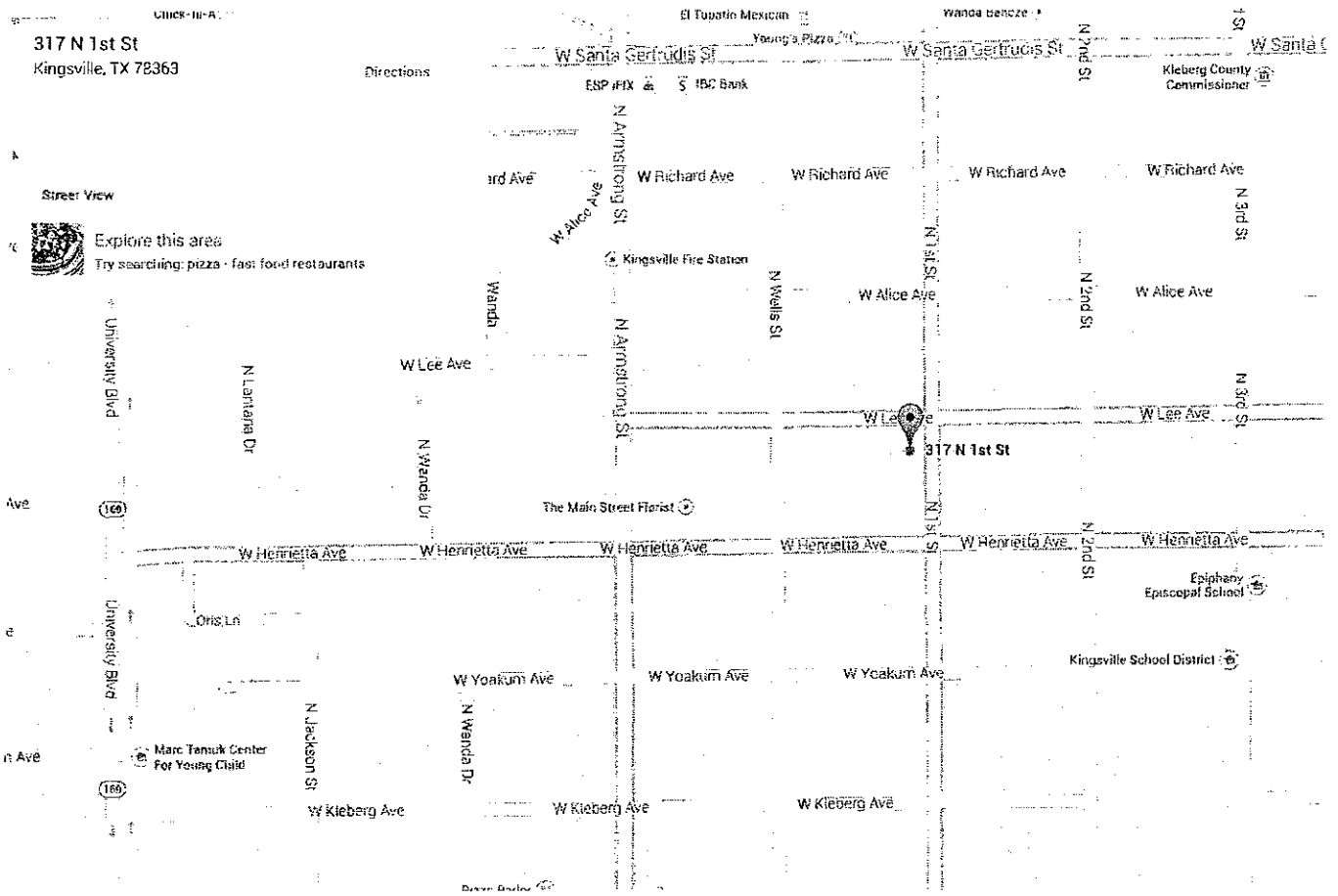
ACCT # 1-350-007-14000-192

TOTAL DUE 11/2013	**1,615.09**
TOTAL DUE 12/2013	1,622.90
TOTAL DUE 01/2014	1,630.72
TOTAL DUE 02/2014	1,684.82

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	362.72	39.90	44.25	446.87
CITY OF KINGSVILLE	410.16	45.12	50.04	505.32
KINGSVILLE ISD	507.69	55.39	61.43	624.51
SOUTH TX WATER AUTH	32.12	2.97	3.30	38.39

TAX LEVY FOR THE CURRENT ROLL YEAR:	137	181.36
TAX LEVY FOR THE CURRENT ROLL YEAR:	CITY	205.08
TAX LEVY FOR THE CURRENT ROLL YEAR:	KISD	255.93
TAX LEVY FOR THE CURRENT ROLL YEAR:	STWA	18.60
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR		660.97


317 N 1st St
Kingsville, TX 78363
Directions
Street View
Explore this area
Try searching: pizza · fast food restaurants
W Santa Gertrudis St
El Tapatio Mexican
ESP #FIX
IBC Bank
Kleberg County Commissioner
N Armstrong St
W Richard Ave
W Alice Ave
Kingsville Fire Station
N Wells St
N 1st St
N 2nd St
N 3rd St
W Lee Ave
317 N 1st St
University Blvd
N Lantana Dr
N Wanda Dr
The Main Street Florist
W Henrietta Ave
Epiphany Episcopal School
Kingsville School District
Oris Ln
W Yoakum Ave
N Jackson St
N Wanda Dr
Marc Tansuk Center For Young Child
W Kleberg Ave
Map data ©2014 Google 200 ft

160.2

CITY OF KINGSVILLE

7011 0110 0000 4433 4322

78364

1st NOTICE 2-5
2nd NOTICE 2-11
RETURNED 2-14

022814

Delwin Randall
1901 South Parker
Apt 221-2

RAND001 782 NCC 1 4136 01/26/14
NOTIFY SENDER OF NEW ADDRESS UNC
RANDALL DELWIN
1006 CLINTON ST
CARROLLTON TX 75007-4827

BC: 750074827706 *7782-00048-25-45

75007@4827

CERTIFIED MAIL

160

7011 0110 0000 4433 4520

NGSVILLE, TEXAS 78364

1st NOTICE 11-29
2nd NOTICE 12-3
RETURNED 12-3

neopost
11/12/2013
US POSTAGE
$06.11

ZIP 78363
041L11238105

11-18-R

Delwin Randall
1901 South Parker Dr
[illegible] TX 78363

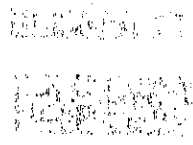
NIXIE 750 4E 1009 7012/11/13
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 78364 *0488-00415-12-39

840 75007@4827

7011 0110 0000 4433 2526

78364



Delwin Randall
1006 Clinton St
[illegible]

NIXIE 750 4C 1009 7002/22/14

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

*0588-12871-21-43

75007+4[illegible]07 @482

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

NOVEMBER 5, 2013

DELWIN RANDALL
1901 SOUTH PARK DR
KINGSVILLE, TX 78363

Re: HENRIETTA HGTS, BLOCK 7, LOT 14-16 317 N 1ST

Dear Sir or Madam:

It has been determined that the structure at **317 N 1ST** 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.
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('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.

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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.

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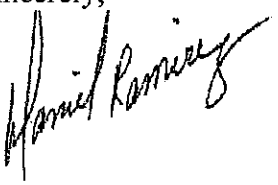

Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

JANUARY 15, 2014

DELWIN RANDALL
1901 SOUTH PARK DR
KINGSVILLE, TX 78363

Re: HENRIETTA HGTS, BLOCK 7, LOT 14-16 317 N 1ST

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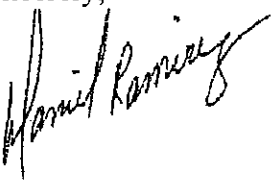

Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

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CARROLLTON, TX 75007-4827

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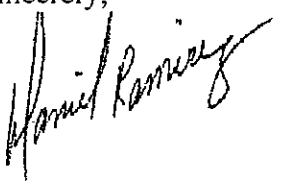

Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
317 N. 1ST. ST.		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
HENRIETTA HGTS.	7	14-16
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
PRICE, JEFFREY LEE	5006 N HALL ST	DALLAS, TEXAS 75235-8814

PROPERTY CONDITION REPORT

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

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
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 OF THE STRUCTURE TO BE IN A SEVERE AND HAZARDOUS STATE.THE EXTERIOR WALLS WERE FOUND TO HAVE MOLD THROUGHOUT THE STRUCUTRE. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/OR VAGRANTS. HAS BEEN ABANDONED AND WITHOUT WATER SINCE DEC. 2001

SIGNATURE: _____ DATE: 03/11/2014

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
317 N. 1ST. ST.		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
HENRIETTA HGTS.	7	14-16
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
PRICE, JEFFREY LEE	5006 N HALL ST	DALLAS, TEXAS 75235-8814

PROPERTY CONDITION REPORT

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

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AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
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6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION OF THE STRUCTURE TO BE IN A SEVERE AND HAZARDOUS STATE.THE EXTERIOR WALLS WERE FOUND TO HAVE MOLD THROUGHOUT THE STRUCUTRE. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/OR VAGRANTS. HAS BEEN ABANDONED AND WITHOUT WATER SINCE DEC. 2001

SIGNATURE: _____ DATE: 11/12/2013

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CONDEMNATION CHECKLIST

Property Address: 317 N 1st Phone: _____

Property Owner: Jeffrey Lee Price Phone: _____

Owner's Address: 5208 N Hall St Fax: _____
Dallas, TX 75235-884

PLANNED DATE	ACTUAL DATE	ACTION
☐ 11-5-13	11-5-13	1. Identify structure unfit for human habitation.
☐ 11-5-13	11-5-13	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 11-5-13	11-5-13	3. Determine ownership from county assessment & tax collection record.
☐ 11-5-13	11-5-13	4. Obtain legal description.
☐ 11-5-13	11-5-13	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 11-5-13	11-5-13	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.
☐ 1-14-14	1-14-14	7. 2nd Notice Sent. (10 day response) (Optional)
☐ 3-31-14	3-31-14	8. If response is not received or is not adequate, proceed as follows:
☐ 3-31-14	3-31-14	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.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 4-1-14	4-1-14	1) Post affidavit in newspaper twice a week for one week
☐ 4-1-14	4-1-14	10. Post sign on property advising date the City

Council will consider condemnation of structure.

☐	_____	_____
☐	4-1-14	4-1-14
☐	3-31-14	3-31-14
☐	3-31-14	3-31-14
☐	_____	_____
☐	_____	_____
☐	_____	_____
☐	_____	_____
☐	_____	_____
☐	_____	_____
☐	_____	_____
☐	_____	_____
☐	_____	_____

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.

Prop ID	Owner	%	Legal Description			Values		
23536	58385	100.00 R	Geo: 135000707000192	Effective Acres: 0.000000	Imp HS:	0	Market:	66,990
BARRERA ALONSO A			HENRIETTA HGTS, BLOCK 7, LOT 7, 8, W/2 9		Imp NHS:	60,740	Prod Loss:	0
ETUX SUZETTE M					Land HS:	0	Appraised:	66,990
PO BOX 1266				Acres:	0.0000 Land NHS:	6,250	Cap:	0
ZAPATA, TX 78076			State Codes: A	Map ID:	Prod Use:	0	Assessed:	66,990
			Situs: 619 W LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			66,990	0	66,990	0.842200	564.19

16723	44666	100.00 R	Geo: 135000710000192	Effective Acres: 0.000000	Imp HS:	0	Market:	44,900
GREENWOOD BRANDON A			HENRIETTA HGTS, BLOCK 7, LOT E/2 9, 10, W/2 11, ACRES .0		Imp NHS:	39,900	Prod Loss:	0
205 S PASADENA ST					Land HS:	0	Appraised:	44,900
KINGSVILLE, TX 78363-7010				Acres:	0.0000 Land NHS:	5,000	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	44,900
			Situs: 613 W LEE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			44,900	0	44,900	0.842200	378.15

25065	46083	100.00 R	Geo: 135000711000192	Effective Acres: 0.000000	Imp HS:	0	Market:	63,980
GUERRERO HILMA PARKER			HENRIETTA HGTS, BLOCK 7, LOT E/2 11, 12, 13		Imp NHS:	57,730	Prod Loss:	0
6900 PRESTON RD					Land HS:	0	Appraised:	63,980
APT 3411				Acres:	0.0000 Land NHS:	6,250	Cap:	0
PLANO, TX 75024-2538			State Codes: A	Map ID:	Prod Use:	0	Assessed:	63,980
			Situs: 609 W LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			63,980	0	63,980	0.842200	538.84

18244	45379	50.00 R	Geo: 135000714000192	Effective Acres: 0.000000	Imp HS:	20,600	Market:	24,350
RANDALL DELWIN			HENRIETTA HGTS, BLOCK 7, LOT 14-16, 50% UNDIVIDED INTEREST		Imp NHS:	0	Prod Loss:	0
1901 SOUTH PARK DR					Land HS:	3,750	Appraised:	24,350
KINGSVILLE, TX 78363				Acres:	0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	24,350
			Situs: 317 N 1ST ST	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			24,350	0	24,350	0.842200	205.08

4001851	45380	50.00 R	Geo: 135000714010192	Effective Acres: 0.000000	Imp HS:	0	Market:	24,350
PRICE JEFFREY LEE			HENRIETTA HGTS, BLOCK 7, LOT 14-16, 50% UNDIVIDED INTEREST		Imp NHS:	20,600	Prod Loss:	0
5006 N HALL ST					Land HS:	0	Appraised:	24,350
DALLAS, TX 75235-8814				Acres:	0.0000 Land NHS:	3,750	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	24,350
			Situs:	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			24,350	0	24,350	0.842200	205.08

11265	51224	100.00 R	Geo: 135000717000192	Effective Acres: 0.000000	Imp HS:	221,770	Market:	257,770
HARREL NICK M III			HENRIETTA HGTS, BLOCK 7, LOT 17-28		Imp NHS:	0	Prod Loss:	0
ETUX JONI B					Land HS:	36,000	Appraised:	257,770
305 N 1ST ST				Acres:	0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-4308			State Codes: A	Map ID:	Prod Use:	0	Assessed:	257,770
			Situs: 305 N 1ST ST TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			257,770	0	257,770	0.842200	2,170.94

16073	14663	100.00 R	Geo: 135000729000192	Effective Acres: 0.000000	Imp HS:	72,760	Market:	85,830
IBBS TIMOTHY JOHN			HENRIETTA HGTS, BLOCK 7, LOT 29-32, ACRES .0		Imp NHS:	1,070	Prod Loss:	0
630 W HENRIETTA AVE					Land HS:	12,000	Appraised:	85,830
KINGSVILLE, TX 78363-4322				Acres:	0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	85,830
			Situs: 630 W HENRIETTA	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			85,830	0	85,830	0.842200	722.86

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY 18244 R

Legal Description
HENRIETTA HGTS, BLOCK 7, LOT 14-16, 50% UNDIVIDED INTEREST

OWNER ID
45379

OWNERSHIP
50.00%

PROPERTY APPRAISAL INFORMATION 2013
RANDALL DELWIN
1006 CLINTON ST
CARROLLTON, TX 75007-4827

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

Values		
IMPROVEMENTS		20,600
LAND MARKET	+	3,750
MARKET VALUE	=	24,350
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	24,350
HS CAP LOSS	-	0
ASSESSED VALUE	=	24,350

Ref ID2: R18244

135000714000192

ACRES:
EFF. ACRES:

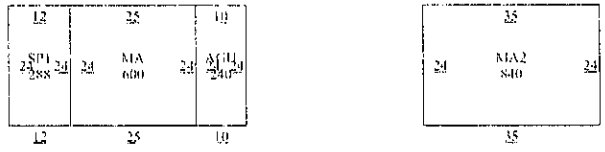
SITUS 317 N 1ST ST

APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2013
ROAD ACCESS	LAST INSP. DATE	04/17/2013
ZONING	NEXT INSP. DATE	
NEXT REASON		

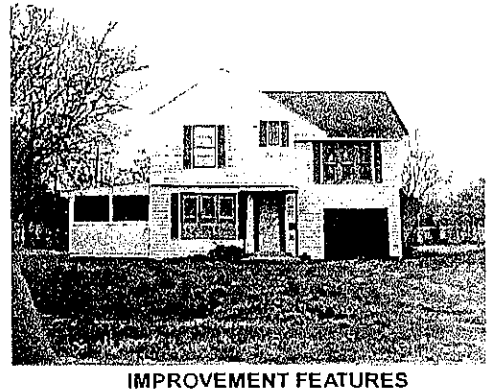
SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

HS	HOMESTEAD

PICTURE



REMARKS FOR 2013 ADD FF TABLE FF100D140 PER IE 4/17/13 JO -- FOR 2011 NO VAL CHG ON ACCT PER APPR LR 4/12/11 4/15/11 VG -- FOR 2008 NO VALUE CHANGE PER LR 2/22/08 MM -- FOR

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
06/03/2004	BLDG	288	A	3,000

SALE DT	PRICE	GRANTOR	DEED INFO
03/03/2003	*****	RANDALL EVELYN B	WD / 253 / 549
08/01/1989	*****	UNKNOWN	OT / 27 / 17

SUBD: S350 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF4/	600.0	48.68	1	1955	1955		29,210	60%	100%	100%	100%	100%	0.60	17,530
	AGU	ATTACHED GAR	R	*/	240.0	14.60	1	1955	1955		3,500	60%	100%	100%	100%	100%	0.60	2,100
	MA2	2ND STORY (8	R	*/	840.0	38.94	1	1955	1955		32,710	60%	100%	100%	100%	100%	0.60	19,630
	SP1	SCREEN PORCH	R	*/	288.0	11.20	1	2004	1955		3,230	60%	100%	100%	100%	100%	0.60	1,940
1.	RESIDENTIAL		STCD:	A1	1,968.0		Homesite: Y (100%)				68,650							41,200
	MA2 DRAWN SIDE BY SIDE																	

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style	RT2,RT3,RM2,RM3		0
Flooring	1	FLA	0
Heating/Cooling	1	HA2	0
Plumbing	1	1	0
			0

SUBD: S350 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 PRC	AG VALUE
1.	A1		FF100D140	A1	Y (100%)	FF	75X140	100.00	7,500	1.00	1.00	A	7,500	NO			0.00	0
Comment: F: 75.0 R: 75.0 D: 140 FF													7,500					0

Effective Date of Appraisal: January 1 Date Printed: 11/05/2013 04:09:53PM by MARLENEP

True Automation, Inc.

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY 4001851 R 04/30/2003

Legal Description
HENRIETTA HGTS, BLOCK 7, LOT 14-16, 50% UNDIVIDED INTEREST

Ref ID2: R18244

135000714010192

SITUS

OWNER ID
45380

OWNERSHIP
50.00%

PROPERTY APPRAISAL INFORMATION 2013
PRICE JEFFREY LEE
5006 N HALL ST
DALLAS, TX 75235-8814

ACRES:
EFF. ACRES:

APPR VAL METHOD: Cost

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

Values		
IMPROVEMENTS		20,600
LAND MARKET	+	3,750
MARKET VALUE	=	24,350
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	24,350
HS CAP LOSS	-	0
ASSESSED VALUE	=	24,350

GENERAL

UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2013
ROAD ACCESS	LAST INSP. DATE	04/17/2013
ZONING	NEXT INSP. DATE	
NEXT REASON		

REMARKS FOR 2013 ADD FF TABLE FF100D140 PER IE
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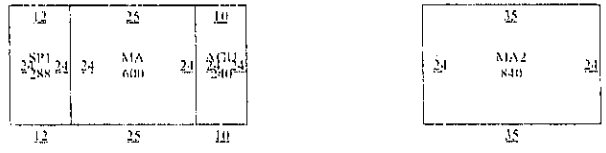
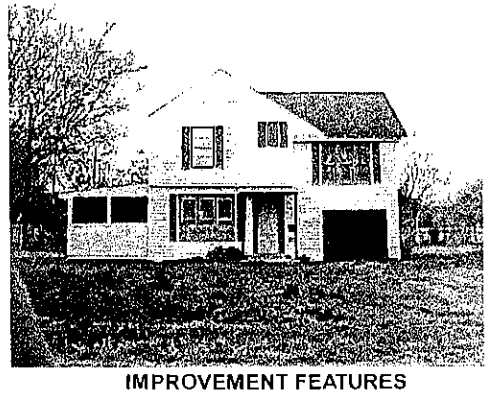
PER APPR LR 4/12/11 4/15/11 VG -- FOR 2008
NO VALUE CHANGE PER LR 2/22/08 MM -- NEW

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
03/03/2003	*****	RANDALL EVELYN B	WD / 253 / 549

SUBD: S350 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
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	AGU	ATTACHED GAR	R	*/	240.0	14.60	1	1955	1955		3,500	60%	100%	100%	100%	100%	0.60	2,100
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	SP1	SCREEN PORCH	R	*/	288.0	11.20	1	2004	1955		3,230	60%	100%	100%	100%	100%	0.60	1,940
1.	RESIDENTIAL		STCD:	A1	1,968.0		Homesite: N				68,650							41,200
	MA2 DRAWN SIDE BY SIDE																	

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style	RT2,RT3,RM2,RM3		0
Flooring	1	FLA	0
Heating/Cooling	1	HA2	0
Plumbing	1	1	0
			0

SUBD: S350 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 PRC	AG VALUE
1.	A1		FF100D140	A1	N	FF	75X140	100.00	7,500	1.00	1.00	A	7,500	NO			0.00	0
													7,500					0

Comment: F: 75.0 R: 75.0 D: 140 FF

Effective Date of Appraisal: January 1 Date Printed: 11/05/2013 04:10:15PM by MARLENEP

True Automation, Inc.

DATE 11/07/2013

STATEMENT OF ALL TAXES DUE

SD

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

PROPERTY DESCRIPTION ACCT # 1-350-007-14010-192

HENRIETTA HGTS, BLOCK 7, LOT 14-16, 50% UNDIVIDED INTEREST

TOWN -
ACRES - .241

LOCATION-

LAND MKT VALUE 3750
LAND AGR VALUE

IMPR/PERS MKT VALUE 20600
MKT. BEFORE EXEMPTS 24350
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE

PRICE JEFFREY LEE

5006 N HALL ST

DALLAS TX 75235-8814

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2012	765.32	168.38	186.74	1,120.44
TAXES 2013	777.01	.00	.00	777.01
	1,542.33	168.38	186.74	1,897.45

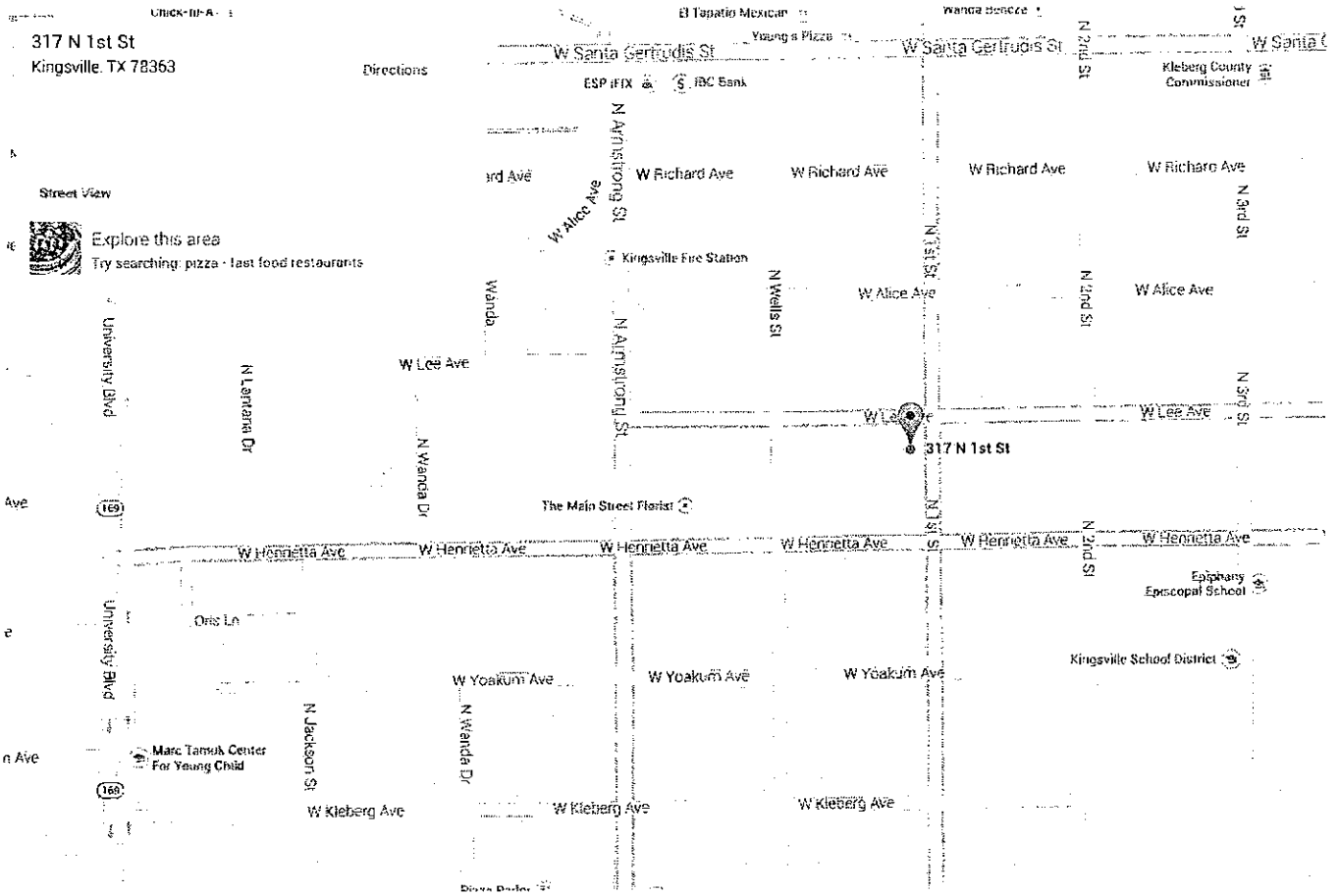
ACCT # 1-350-007-14010-192

TOTAL DUE 11/2013	**1,897.45**
TOTAL DUE 12/2013	1,906.63
TOTAL DUE 01/2014	1,915.82
TOTAL DUE 02/2014	1,979.38

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	362.72	39.90	44.25	446.87
CITY OF KINGSVILLE	410.16	45.12	50.04	505.32
KINGSVILLE ISD	733.66	80.04	88.77	902.47
SOUTH TX WATER AUTH	35.79	3.32	3.68	42.79

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	181.36
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	205.08
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	369.85
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	20.72
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	777.01


317 N 1st St
Kingsville, TX 78363
Directions
Street View
Explore this area
Try searching: pizza · fast food restaurants
W Santa Gertrudis St
El Tapatio Mexican
Young's Pizza
ESP iFIX
IBC Bank
Kleberg County Commissioner
N Armstrong St
W Richard Ave
W Alice Ave
Kingsville Fire Station
N Wells St
N 1st St
N 2nd St
N 3rd St
W Richard Ave
W Alice Ave
W Lee Ave
University Blvd
N Lantana Dr
N Wanda Dr
317 N 1st St
The Main Street Florist
W Henrietta Ave
Epiphany Episcopal School
Kingsville School District
Oris Ln
W Yoakum Ave
N Jackson St
Marc Tamuk Center For Young Child
W Kleberg Ave
Map data ©2014 Google 200 ft

160.2

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

neopost
11/12/2013
US POSTAGE
$00.46[0]

ZIP 78363
041L11238105

AWK

Jeffrey Lee Price
5206 D Hall St
Dallas

NIXIE 750 5E 1009 0011/23/13

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 78364145858 *0488-03169-12-39

75236+8914 01458

160.2

CERTIFIED MAIL

7011 0110 0000 4433 4537

LLE, TEXAS 78364

neopost
11/12/2013
US POSTAGE
$06.11[0]

ZIP 78363
041L11238105

AWK

Jeffrey Lee Price
5206 D Hall St
Dallas

NIXIE 750 4E 1009 7011/27/13

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

*0488-01047-12-39

75236+8914

160.2

CITY OF KINGSVILLE

P.O. BOX 1458 ~ KINGSVILLE, TEXAS 78364

Jeffrey Lee Price
5006 N Hall St
Dallas, TX 75235-8814

NIXIE 750 SE 1009 0001/24/14

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 78364145858 *0588-16623-17-38

7526S+2814@1458

CERTIFIED MAIL

160.2

AS 78364

7011 0110 0000 4433 4353

02.11.14

Jeffrey Lee Price
5006 N Hall St
Dallas, TX 75235-8814

NIXIE 750 4C 1009 7001/26/14

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

*0488-00605-17-41

7526S+0814

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

NOVEMBER 5, 2013

JEFFREY LEE PRICE
5006 N HALL ST
DALLAS, TX 75235-8814

Re: HENRIETTA HGTS, BLOCK 7, LOT 14-16 317 N 1ST

Dear Sir or Madam:

It has been determined that the structure at **317 N 1ST** 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.

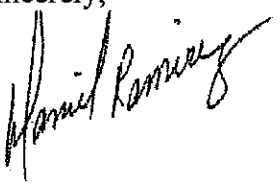
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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,



Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

JANUARY 15, 2014

JEFFREY LEE PRICE
5006 N HALL ST
DALLAS, TX 75235-8814

Re: HENRIETTA HGTS, BLOCK 7, LOT 14-16 317 N 1ST

Dear Sir or Madam:

It has been determined that the structure at **317 N 1ST** 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.
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('62 Code, § 4-6-1)

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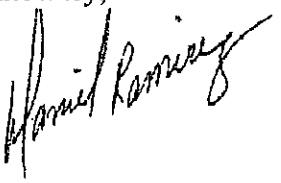
Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

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,



Daniel Ramirez
Building Official

Enclosure

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 · Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 4018

MARCH 31, 2014

JEFFREY LEE PRICE
5006 N HALL ST
DALLAS, TEXAS 75235 -8814

Re: **HEARING FOR PROPERTY AT 317 N 1ST**

Dear Sir or Madam:

On NOVEMBER 5, 2013, a letter was sent from the City of Kingsville stating that your property located at **317 N 1ST** 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, MAY 12, 2014** 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 MAY 12, 2014.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, 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,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 4001

MARCH 31, 2014

DELWIN RANDALL
1006 CLINTON ST
CARROLLTON, TX 75007-4827

Re: **HEARING FOR PROPERTY AT 317 N 1ST**

Dear Sir or Madam:

On NOVEMBER 5, 2013, a letter was sent from the City of Kingsville stating that your property located at **317 N 1ST** 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.

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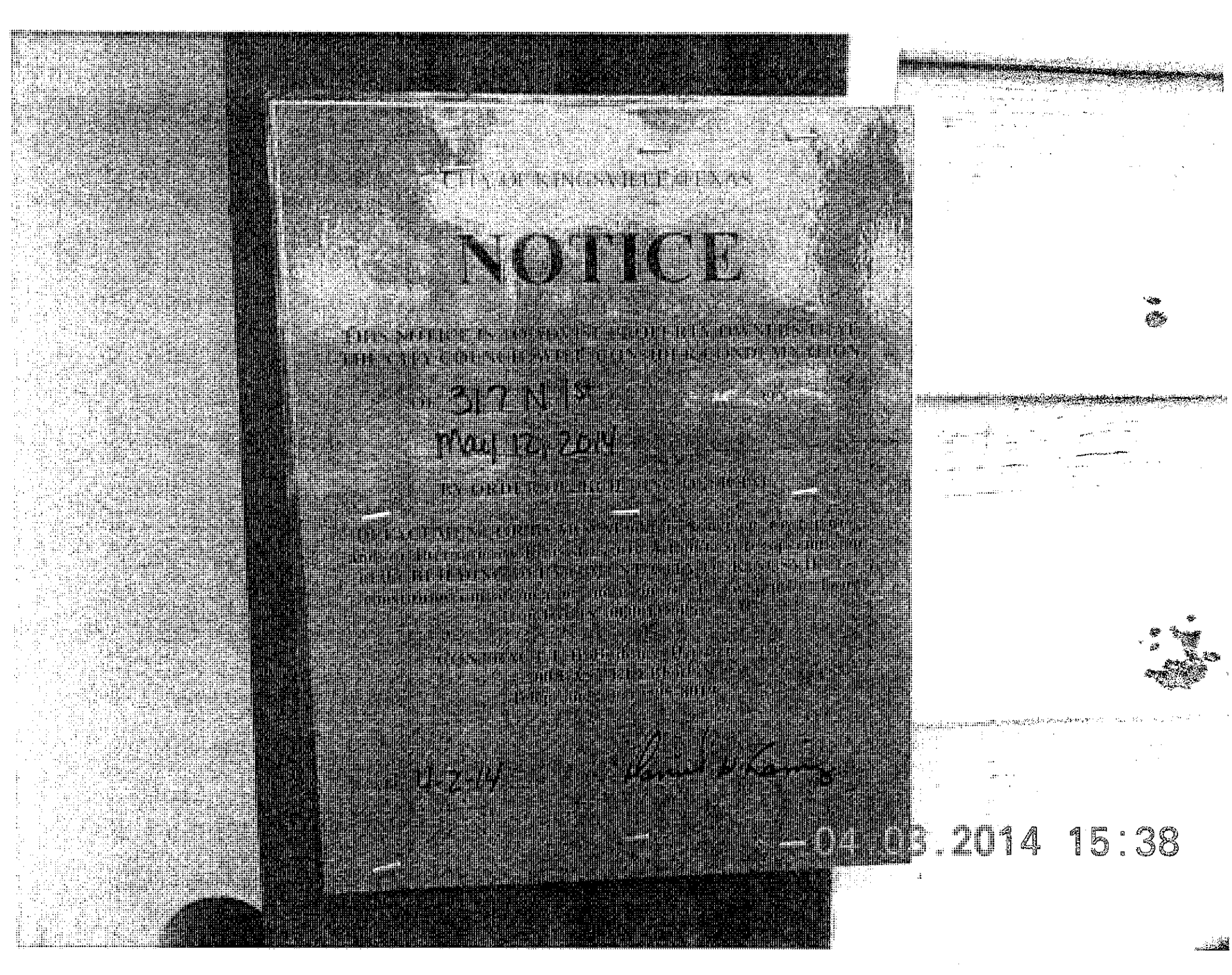
Sincerely,

Daniel Ramirez
Building Official


NOTICE
317 N 1st
May 12, 2014
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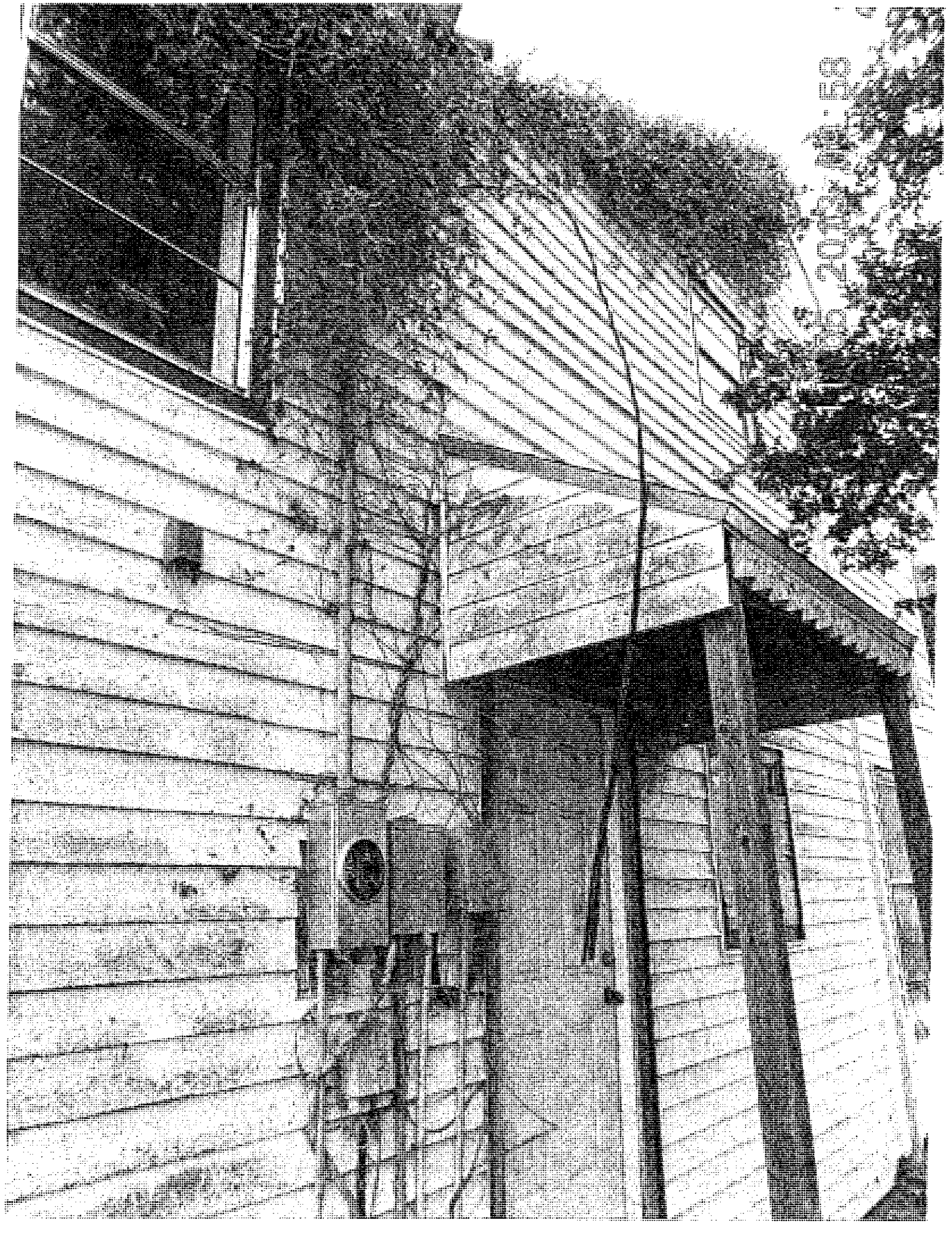

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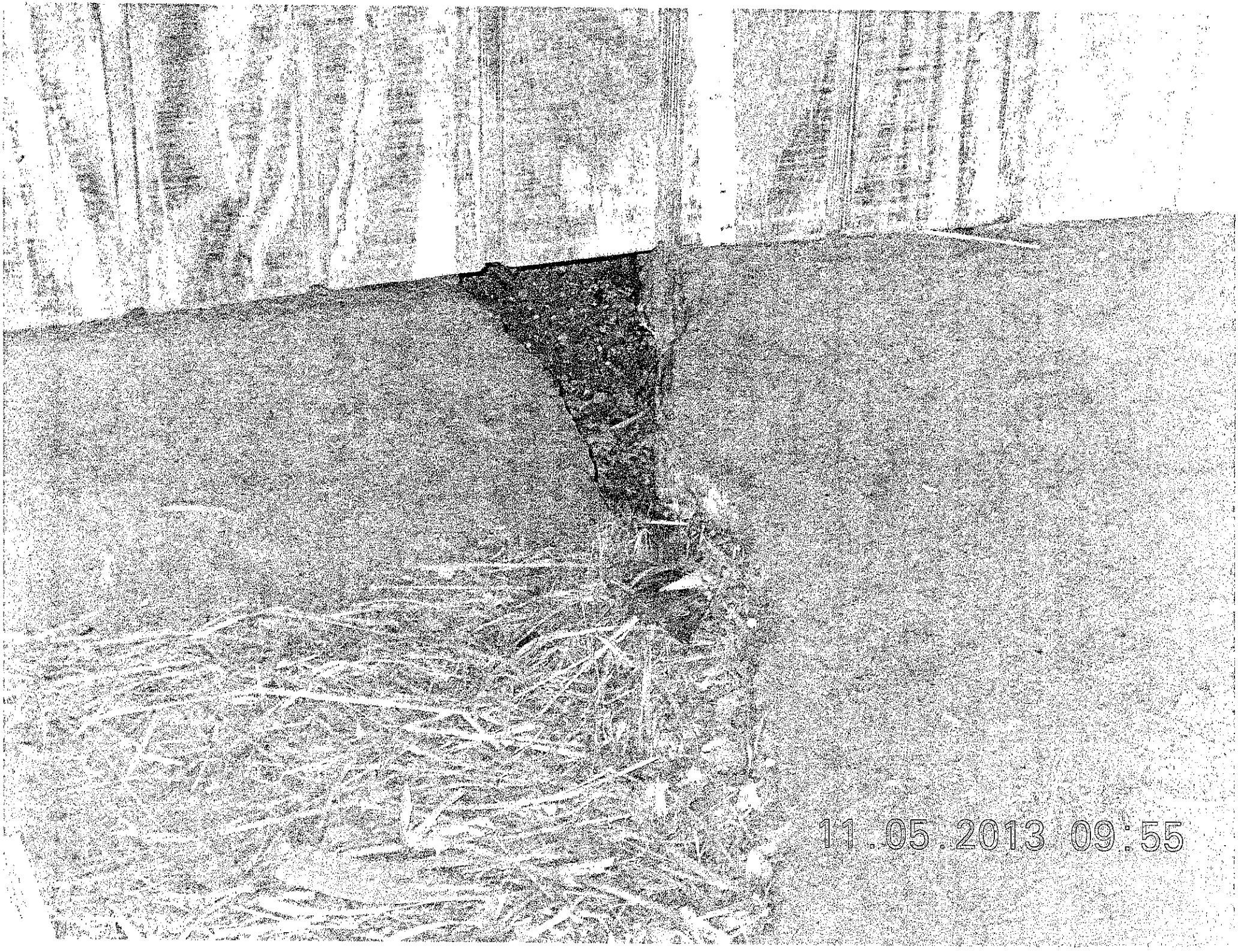
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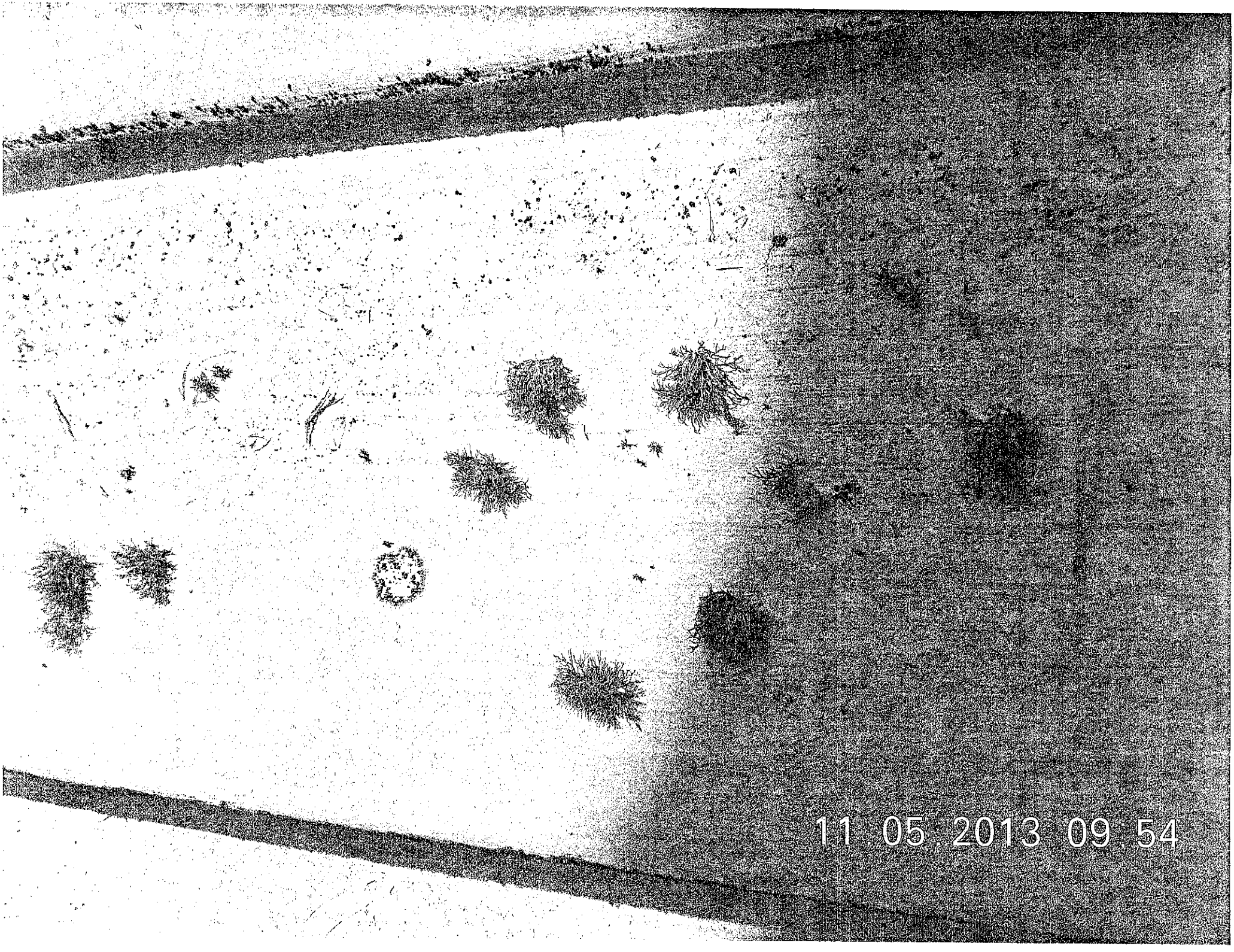
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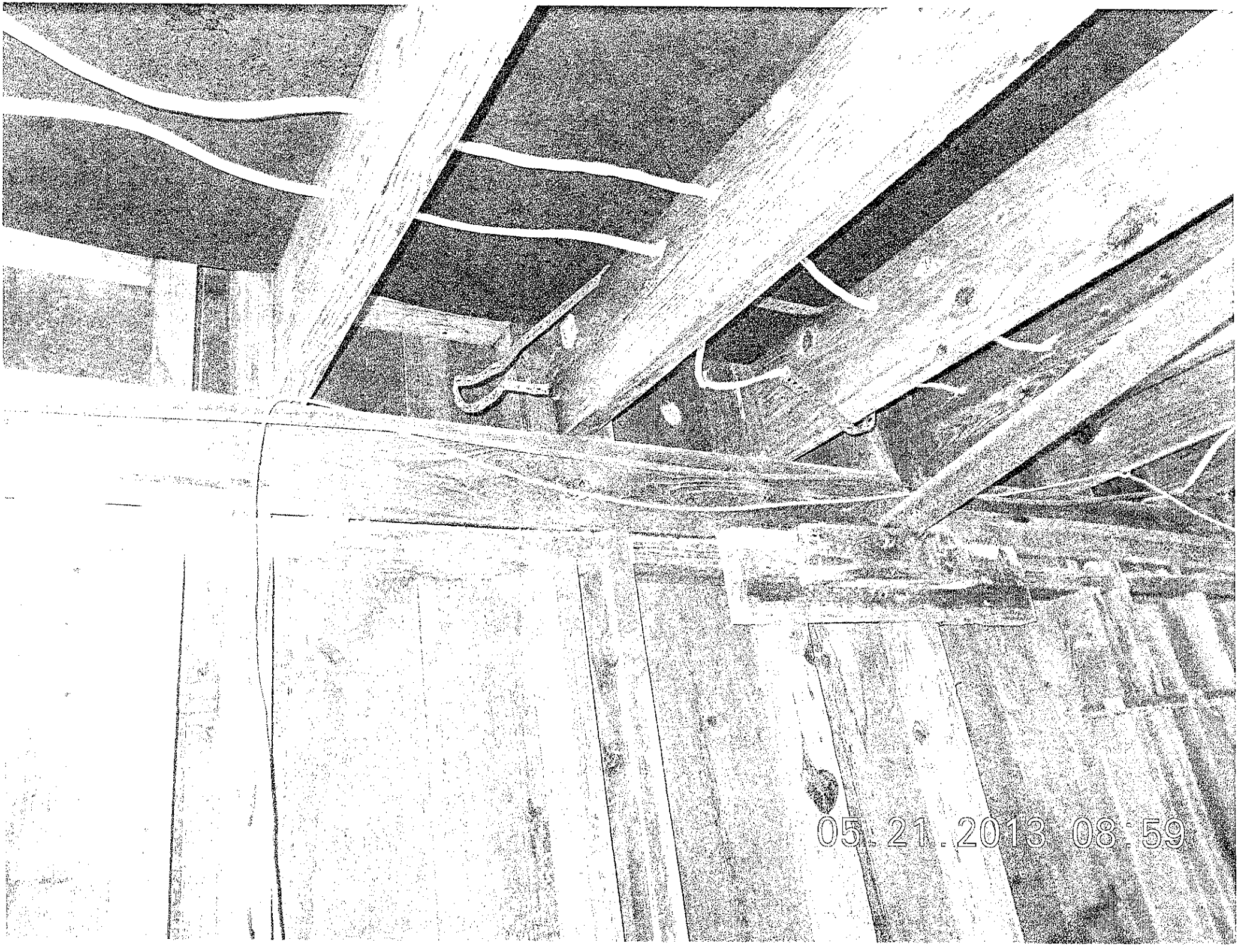
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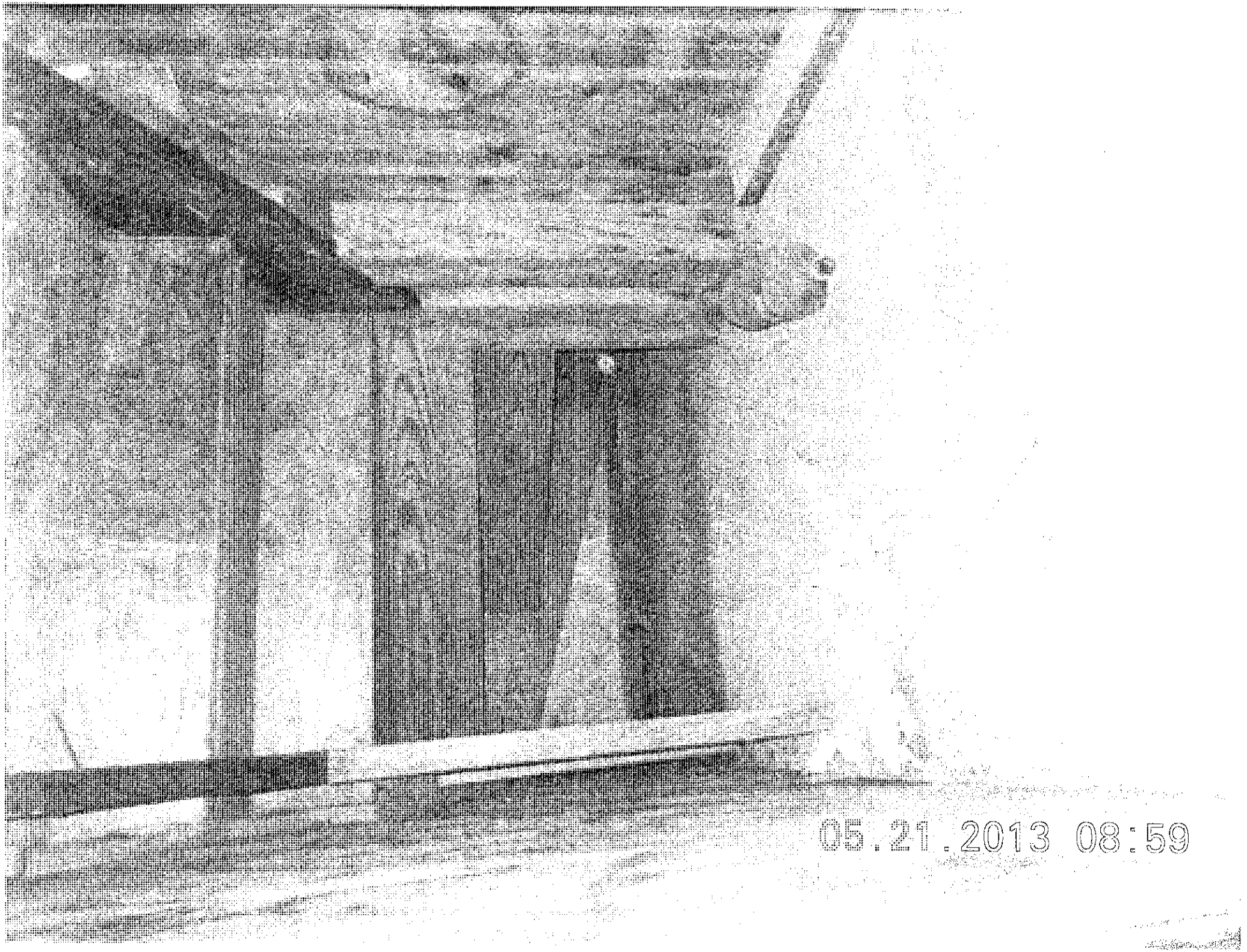
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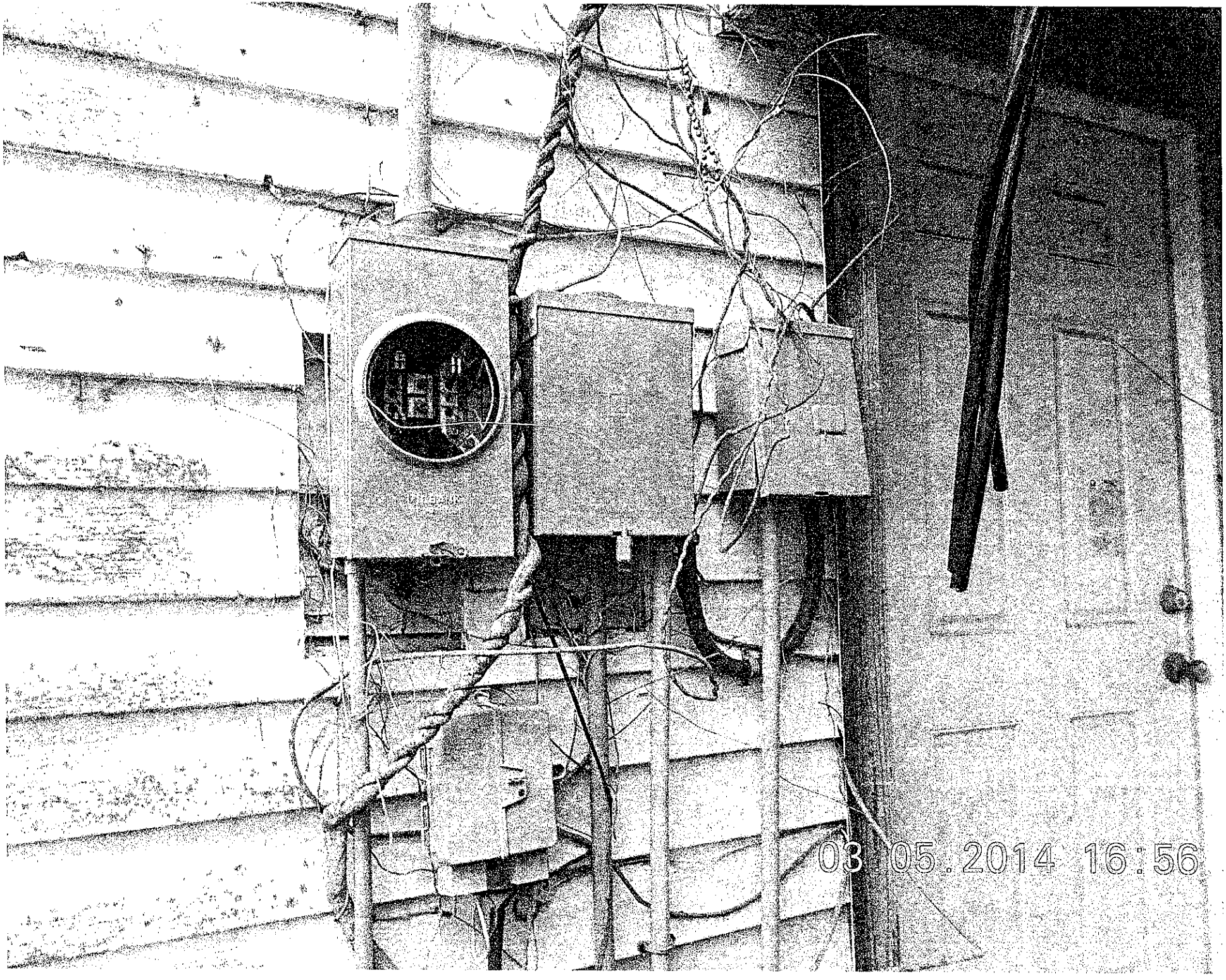
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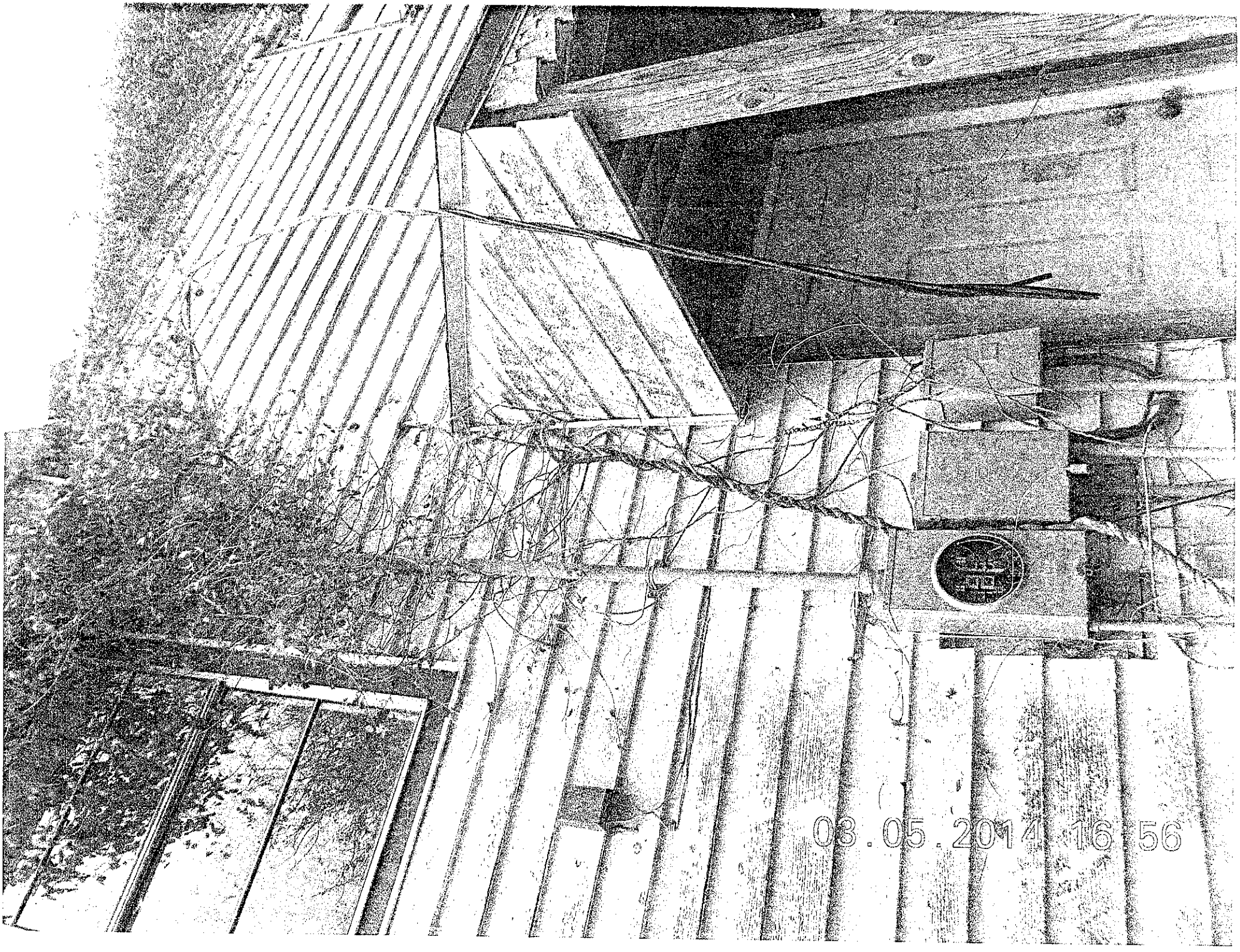
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NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION OF 317 N/ St ON:

April 23, 2014

BY ORDER OF: BUILDING OFFICIAL

DEFACEMENT OR REMOVAL of this Notice or any repairs and/or alterations of this structure without express permission of the BUILDING DEPARTMENT CITY OF KINGSVILLE constitutes a misdemeanor and is punishable by a fine of Two Hundred ($200.00) Dollars.

CONTACT THE Building Department at:
200 E. SEMINARY
Telephone: (361) 595-8019

DATE 4/9/14 BY Edward L. Lopez

014 12:46

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2960

APRIL 7, 2014

JEFFREY LEE PRICE
5006 N HALL ST
DALLAS, TX 75235-8814

Re: **RESCHEDULED HEARING FOR PROPERTY AT 317 N 1ST**

Dear Sir or Madam:

On NOVEMBER 5, 2013, a letter was sent from the City of Kingsville stating that your property located at **317 N 1ST** 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 **WEDNESDAY, APRIL 23, 2014** 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 previously set for **MAY 12, 2014** has been cancelled. You only need to appear for the **APRIL 23, 2014** public hearing.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, 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,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2953

APRIL 7, 2014

DELWIN RANDALL
1006 CLINTON DR
CARROLLTON, TX 75007-4827

Re: **RESCHEDULED HEARING FOR PROPERTY AT 317 N 1ST**

Dear Sir or Madam:

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Sincerely,

Daniel Ramirez
Building Official

CONSENT AGENDA

AGENDA ITEM #1

ORDINANCE NO. 2013- 2014

AN ORDINANCE AMENDING THE FISCAL YEAR 2013-2014 BUDGET FOR THE GENERAL FUND STREET DEPARTMENT TO LEASE/PURCHASE A 2013 ROADTEC ASPHALT PAVER AND MAUDLIN DISTRIBUTOR ON AN INTERNATIONAL TRUCK CHASSIS.

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 2013-2014 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
Fund 001	**General Fund**				
Expense					
5-3050	Street Department	Capital Outlay Equipment	712.00	$458,350	
				$458,350	
Revenue					
000-Non Departmental		Other Income-LF Lease Purchase	599.44	$458,350	
				$458,350	

[For accounting purposes- to record the purchase of one (1) 2013 ROADTEC ASPHALT PAVER AND MAUDLIN DISTRIBUTOR ON AN INTERNATIONAL TRUCK CHASSIS. The first annual payment was already budgeted for the current year.]

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 and become effective on and after adoption and publication as required by law.

INTRODUCED on this the ____ day of _____, 2014.

PASSED AND APPROVED on this the ____ day of _____, 2014.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #2

Engineering Department

361-595-8007
361-595-8035 Fax

DATE: April 16, 2014

TO: City Commission through City Manager

FROM: Juan Carlos Cardenas, Director of Public Works/City Engineer

SUBJECT: FY2014 General Fund Budget Amendment (Fund 001)

SUMMARY

This item authorizes a budget amendment to the FY14 General Fund (001) for equipment repairs and engineering services.

BACKGROUND

The under carriage repairs to the 2009 CAT D6T Dozer were budgeted in FY13 and repairs were completed before October 1, 2013. Although unsuccessful, staff tried to get this covered under warranty work as the undercarriage had excessive wear prematurely. The 2008 CAT Scraper required unforeseen repairs to the engine and hydraulics.

The engineering services were required to complete FY13 ground water, methane and rate study monitoring and FY14 Tier 5 air permitting occurring each five years.

Fund (001) – General Fund:

Original Adopted Budget: (170.3-411.00) $30,000.00
Requested Budget Amend Increase: $57,054.00
New Budget FY14: (170.3-411.00) $87,054.00

Fund (001) – General Fund:

Original Adopted Budget: (170.3-314.00) $70,000.00
Requested Budget Amend Increase: $36,265.00
New Budget FY14: (170.3-314.00) $106,265.00

RECOMMENDATION

Staff recommends proceeding with approval of the proposed budget amendment.

FINANCIAL IMPACT

This action will reduce General Fund balance by $93,319.00

Approved

_____

Vincent Capell, City Manager

ORDINANCE NO. 2014-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2013-2014 BUDGET FOR THE GENERAL FUND LANDFILL DEPARTMENT TO PAY FOR EQUIPMENT REPAIR COSTS AND ENGINEERING SERVICES.

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 2013-2014 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
Fund 001	**General Fund**				
Capital					
2		Fund Balance	610.00		$93,319
					$93,319
Expenses					
5-170.3	Landfill	Professional Services	314.00	$36,265	
		Machinery Maintenance	411.00	$57,054	
				$93,319	

[The General Fund's Landfill Department is in need of additional funding to pay for repairs and maintenance for the dozer and scraper, as well as funding to pay for engineering services for ground water, methane, and rate study monitoring and for Tier 5 air permitting.]

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 14 day of April 2014.

PASSED AND APPROVED on this the 23 day of April, 2014.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #3

Planning & Development Services Department

TO:	Vincent Capell, City Manager & City Commission
FROM:	Robert G. Isassi, P.E., Director of Planning & Development Services
SUBJECT:	**City Ordinance Amendments**
DATE:	April 4th, 2012.

Reference is made to direction given to City planning staff to evaluate and provide a comprehensive review of the City's current zoning and subdivision regulations. As previously relayed to your office, with the assistance of a consultant, the review revealed a number of existing codes that necessitate additional clarification by adding new code language and update existing codes.

This evaluation has resulted in twelve (12) proposed code changes and/or new sections. Due to the complexity and volume of this proposed ordinance modification that the Planning & Zoning Commission as well as the City Commission has been undertaking, it was prudent to separate the dozen proposed changes into two groups. This memo contains the second and final set, attached for City Commission introduction.

To update the commission, a Planning & Zoning Commission (P&Z) workshop was held on March 11th, 2014 to thoroughly discuss the proposed ordinances, after some suggested changes, P&Z unanimously approved all of the eight (8) items on March 19th then forwarded to City Commission for review. On March 20th, City Commission held a workshop to also discuss the proposed ordinance changes. After the workshop, the City's suggested changes were performed. These eight are now being introduced at the April 14th City Commission. They are as follows:

1. Fence Code

The Planning Department researched and created a new fence code regulation (Sec. 15-6-28) to ensure the language speaks to the current environment. The new language includes provisions pertaining to review and permitting prior to fence construction, expansion of the required maintenance of the fence, and allowable materials to be used. This code was discussed in two P&Z and City Commission workshops and extensively studied to ensure that the code was properly written as well as enforceable by City Community Appearance Division.

2. Accessory Use/Structure Code

Researched and drafted new code language (Sec. 15-6-26) to regulate accessory structures as well as accessory uses as subordinate uses to the primary use. Currently no code language exists, however accessory uses are defined in the existing code. A general listing of permitted accessory uses and structures have been drafted to clearly delineate the types of permitted and prohibited uses. This language also includes accessory structure provisions regulating building material types, location, etc.

3. Planned Unit Development (PUD) Code

A comprehensive review and update the existing Office Planned Unit Development (OPUD) code (Section 15-6-55) was performed to provide additional options for developments, utilizing flexible zoning that encourages comprehensive site development and open space preservation. Language was designed to encourage architectural elements that promote unique design and enhanced aesthetics, while also providing the City an opportunity to review these development plans as part of the zoning process.

4. Solar Energy System (SES) Code

A new code section (Sec. 15-6-168) was created to regulate solar energy system (SES), a technology that is beginning to become more readily affordable. The creation of this code, in cooperation with NAS-K, provides citizens guidance on solar energy technology and its use within the City. Currently no code language exists to regulate the use of SES, and this is an emerging issue amongst municipalities due to rising energy costs. Language was drafted to create a new code section within Chapter 15 while also incorporating the use of SES within the proposed Accessory Use/Structure Code. This new language will address potential glare issues onto neighboring properties, providing permitted uses, permit requirements, setbacks/dimensions, screening, etc.

5. Wind Energy Conversion System Regulations

A new code section (Sec. 15-6-169) was created to regulate Wind Energy Conversion Systems (WECS) and its use as a "subordinate use", as well as creating regulations to regulate and/or prohibit the use of standalone WECS as a principle use or in a group wherein a "wind farm" is created. Currently no code language exists to regulate the use of SES, and this is an emerging issue amongst municipalities due to rising energy costs and greater availability of roof attached WECS'. New language was drafted to create a new code section within Chapter 15 to address potential impacts to neighboring properties and the Naval Air Station while also providing definitions, approval processes permitted uses, permit requirements, setbacks/dimensions, etc.

6. Definitions

As part of the changes within the ordinance rewrites, additional definitions were added and updated. "Home Occupation", "Planned Unit Development", "Sight Visibility Triangle", and "Sight-Obscuring Fence" were added to this Section. The definition of "Kennel" was also updated to match the animal control ordinance.

7. Schedule of Permit Fees

This amendment adds a fee for new fence construction referenced in the proposed fence code. A fence permit fee of $35 will be charged to compensate the building official or inspector for the plan review of the proposed work. This amendment also renames an item currently defined as a "Plan-Checking Fee" to a "Plan-review Fee", a term more commonly used to detail the work being done when plans are submitted.

8. Land Use Chart

This amendment adds guidance to the existing Land Use Chart to support the proposed changes in new ordinances for solar and wind energy system ordinances, planned unit developments, and home occupations. The chart refers readers to the sections to be read for more information.

ORDINANCE NO.2014-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER XV, LAND USE, ARTICLE 6, BY AMENDING SECTIONS 55-61-PLANNED UNIT DEVELOPMENT DISTRICT REGULATIONS; 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.

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

I.

THAT Sections 55-61-Planned Unit Development District Regulations of Article 6: Zoning of Chapter XV, Land Usage Code, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

Planned Unit Developments (PUD)

Sec. 15-6-55. Planned Unit Development Districts.

(A) *Statement of intent* - Each of the zoning districts set forth and permitted in the Land Use Chart shall have a separate and distinct counterpart known and herein referred to as a "planned district". A "planned district" shall be for the purpose of permitting and regulating the uses permitted in the "equivalent district" and further provide for and encourage latitude and flexibility in the location of buildings, structures, roads, drives, variations in yards, open spaces, etc., which are subsequent to approval by local officials. The result is to allow development of tracts of land to their fullest extent and at the same time observe the general intent and spirit of these regulations. The purpose of this district is to also provide for and encourage the appropriate grouping of buildings to reduce vehicle trips, maximize open space, and for the beautification of the district. In general, (1) the height and bulk of buildings, (2) the amount of open space, (3) the concentration of people and traffic, and (4) the parking and loading requirements shall be equal to those in the corresponding district. The uses permitted shall be the same as in the "equivalent district".

Variations and departures from normal requirements may, however, be permitted. Each building face need not face a public street and more than one main building may be located on a lot. Buildings may be constructed on platted tracts which are smaller than the minimum lot size requirements where other adjacent permanent open space is provided. Buildings may be grouped in clusters or around courts and may be served by private drives in lieu of public streets. Buildings may be located closer to lot lines than otherwise permitted provided such buildings are architecturally suitable for such a relationship to adjoining buildings or property. The Planned Unit Development Districts shall be as follows:

Planned District	Equivalent District
RP-1	R-1
RP-2	R-2
RP-3	R-3
RP-4	R-4
CP-1	C-1
CP-2	C-2
CP-3	C-3
CP-4	C-4
IP-1	I-1
IP-2	I-2

~~**Sec. 15-6-55. Permitted uses and buildings; when OPUD status encouraged.**~~

~~Planned unit development shall be an optional use in the districts specified in the Use Chart in Appendix A. The uses and buildings permitted shall include any authorized use as a permitted or special use for the district within which the planned unit development is proposed. Permitted uses shall be designed so as to encourage efficient site use and maintenance. Planned unit development status is encouraged for sites posing environmental difficulties and constraints.~~

(1962 Code, § 11-2D-1)

15-6-56. Procedure for Rezoning Property to a Planned Unit Development.

(A) A tract of land may be zoned to a Planned Unit Development by the City as provided in Section 15-6-4, or upon application by the owner or his/her agent with approval of a Conceptual Development Plan for the tract. A City-initiated Planned Unit Development zone need not be accompanied by a Conceptual Development Plan. The applicants, other than the City, for a Planned Unit Development zone change, or a developer intending to build on a tract of land zoned as a Planned Unit Development shall prepare and submit to the Planning and Zoning Commission a Conceptual Development Plan containing the following elements:

(1) The boundaries of the tract to be zoned and the area adjacent for a distance of not less than 500 feet.

(2) The existing and proposed topography. Contours shall not exceed ten foot intervals and shall be on a plan at a scale of one inch equals 100 feet or larger. The proposed topography shall be clearly delineated on the plan.

(3) The proposed location and arrangements of buildings, structures, lots, parking areas, open space, recreational space, existing and proposed streets, drives and other public ways, public property, drainage, landscaping and other features of the proposed development.

(4) Sufficient approximate dimensions to indicate the relationship between buildings, streets, drives and property lines.

(5) A draft of conditions, covenants and restrictions (CC&R's), easements, associations, and maintenance agreements as well as specifications for

ingress/egress to the property and any other legal requirements which will run with the property.

(6) Preliminary elevation and plan drawings of proposed buildings which sufficiently depict the architectural theme of the development.

(7) Preliminary sign program for nonresidential developments identifying common materials, sizes, heights and locations to be used on signs within the development. The materials used shall be consistent with the architectural theme of the buildings.

(8) Other design elements and/or development standards consistent with current trends and regulations as determined by the Director of Planning and Development Services.

~~Sec. 15-6-56. Site plan required; necessary information.~~

~~(A) (1) No permit shall be issued for construction in a planned unit development area unless there has been a site plan approved by the City Planning and Zoning Commission and a subdivision plat thereof recorded in the county plat records. Four prints of a preferred site plan shall be submitted for review.~~

~~(2)The requirement for a new site plan may be waived when:~~

~~(a) The site has been platted for record after receiving the zoning classification which will be utilized for planned unit development; and~~

~~(b)The proposed development is in full compliance with all other planned unit development requirements.~~

~~(B)(1) The name of the record owner and the engineer, surveyor, architect or land planner responsible for preparation of the site plan. The name of the subdivision; the names of adjacent subdivisions, the designation of adjacent unsubdivided property with property owners shown; the names and location with widths of adjacent streets; and numbers of all existing and proposed lots, blocks and tracts.~~

~~(2) The subdivision plat, in addition to a subdivision name, if any, shall be clearly labeled "Planned Unit Development Site Plan."~~

~~(a) The following information shall be required on preliminary plan:~~

~~1. The location of all building setback lines, utility easements, and emergency access easements.~~

~~2. Certificates of approval to be completed by the Commission.~~

~~3. North point, scale and date.~~

~~4. Topographic map with contour intervals as required by the Commission, spot elevations may be required. Wooded areas shall be outlined.~~

~~5. Approximate outlines of the perimeter walls of buildings with their distances from property lines and each other building.~~

~~6. Identification of open space, recreation space, car parking areas, driveways and other access features.~~

~~7. A table showing the approximate net land area and the planned amounts of floor area, open space, recreation space and car parking spaces with their ratios to the net land area.~~

~~(b) The following information shall be required on a final plat:~~

~~1. An accurate boundary survey of the property with correct bearings and distances, referenced to survey lines and adjacent subdivisions, and showing the lines of all adjacent lands and the lines of adjacent streets and alleys, with their widths and names.~~

~~2. The location of lots, streets, public highways, alleys, parks and other features, with accurate dimensions and with all other information necessary to reproduce the plat on the ground.~~

~~3. A certificate of dedication of public areas and improvements on the plat and a copy of any restrictive covenants to be filed with the plat.~~

(1962 Code, § 11-2D-3)

Sec. 15-6-57. Site Plan Approval Required Prior to Permitting.

(A) No permit shall be issued for construction in a Planned Unit Development area unless there has been a site plan approved by the City Commission and a subdivision plat thereof recorded in the county plat records. Three (3)24 x 36 and fifteen (15) 11 x 17 prints of the site plan shall be submitted for review by the Director of Planning and Development Services.

(B) The requirement for a new site plan may be waived when:

(1) The site has been platted for record after receiving the zoning classification which will be utilized for Planned Unit Development; and

(2) The proposed development is in full compliance with all other Planned Unit Development requirements.

(1962 Code, § 11-2D-2)

~~**Sec. 15-6-57. Submission, hearing and approval.**~~

~~(A) Submission, hearing and consideration and approval of a planned unit development site plan shall be in accordance with the rules of procedure of the City Planning and Zoning Commission. The Commission may deny, modify, approve, or approve with conditions.~~

~~(B) The City Planning and Zoning Commission may authorize and direct the Executive Secretary to execute its certificate of approval on planned unit development site plans which are in strict compliance with the criteria and guidelines which the Commission shall develop and promulgate for that purpose. When the City~~

~~Planning and Zoning Commission finds that detailed plans for proposed construction were substantially completed on the effective date of this subarticle, and were diligently pursued for implementation within a period of six months after the effective date of this article, the Planning and Zoning Commission may, at its discretion, waive, modify or alter these requirements to the end that the spirit of the requirements shall be generally observed by substantial justice done to the applicant.~~

(1962 Code, § 11-2D-4)

Sec. 15-6-58. Submission, Hearing and Approval.

(A) The City Planning and Zoning Commission shall hold a public hearing on the Conceptual Development Plan and after such public hearing, the Commission shall either approve, approve with conditions, or disapprove the Conceptual Development Plan. At such time as the Conceptual Development Plan is approved, approved with conditions or disapproved by the City Planning and Zoning Commission, the same plan shall be duly endorsed and forwarded to the City Commission for final action. The procedures for noticing and holding a public hearing for a Conceptual Development Plan shall be the same as specified in Section 15-6-4 of this code. The Conceptual Development Plan is in addition to, not in substitution of, the required statutory rezoning process.

(B) In reviewing Conceptual Development Plans for a Planned Unit Development district, the City Planning and Zoning Commission shall consider the following:

(1) Topography; to ensure the site is suitable for development, and buildings are located and arranged in appropriate areas.

(2) Parking; to ensure the proposed development contains an adequate amount of parking and is located in an appropriate area. Generally, the parking should conform to the required number of parking appropriate to the development type as contained in Section 15-6-106 and 15-6-107. The City Planning and Zoning Commission may allow a deviation from these parking requirements should the applicant show an adequate amount of parking exists.

(3) Setbacks; to ensure buildings provide for adequate light, air, and privacy protection by providing appropriate proportion between buildings, and adequate separation between buildings and adjoining properties.

(4) Architecture; to ensure the architectural theme is compatible and consistent throughout the project and is reasonably compatible with surrounding developments.

(5) Landscaping; to ensure the development provides adequate landscaping to provide a pleasant environment, to enhance the building's appearance and to ensure existing significant trees are adequately protected.

(6) Site plan; to ensure the location and arrangement of buildings, signs and other structures are appropriate for the site, existing and proposed streets, drives and public ways are arranged appropriately and to ensure site drainage has been adequately addressed.

(7) Any other feature or issue associated with the state zoning and planning enabling legislation or the comprehensive/master plan for the City of Kingsville for which the City Planning and Zoning Commission feels is appropriate and relevant to the development of the site to ensure appropriate and attractive development of the proposed site.

(C) Prior to approving a Conceptual Development Plan for the purposes of this section, the City Commission shall make the following findings:

(1) that the Planning and Zoning Commission and the City Commission have reviewed the Conceptual Development Plan with consideration of the issues contained in Subsection (B) of this section; and

(2) that the Conceptual Development Plan is in conformance with the Master Plan and other plans adopted by the city and/or appropriate sections of the Code of Ordinances; and

(3) that the Conceptual Development Plan provides for an organized and unified system of land use intensities which are compatible with the surrounding areas; and

(4) that the proposed development adequately protects the health, safety and general welfare of future and existing residents and property owners in and around the development.

(D) Upon final approval of the Conceptual Development Plan and the zoning (or rezoning) of the tract by the City Commission, as required by law, building permits may be issued. Conformance with the approved Conceptual Development Plan and all supporting documentation is mandatory. Substantial deviation from the Plan shall require resubmittal to the City Planning and Zoning Commission and City Commission in the same manner as the original zoning procedure.

~~**Sec. 15-6-58. General requirements in all districts.**~~

~~(A) *Height regulations.* The maximum permitted height for a building or structure in any planned unit development shall be limited to three stories in Districts R1 and R2, four stories in Districts R3, R4, C1 and C2 and eight stories in all other districts.~~

~~(B) *Front yard.* There shall be a front yard of not less than 20 feet on any portion of the site which has frontage on a public street (This does not apply to public access easements). The required front yard cannot be paved except for necessary driveways and must remain as open space.~~

~~(C) *Side yard.* There shall be a side yard of at least 10 feet adjacent to any lot not a part of the planned unit development and which is zoned R1, R2, AG or MH, provided any wall less than five feet from any property line is rated as a four hour fire wall by the Building Code; then no side yard shall be required. Paved driveways are permissible in side yards.~~

~~(D) *Rear yard.*~~

~~(1) There shall be a rear yard of at least 10 feet when adjacent to any lot not a part of the planned unit development and which is zoned R1, R2, AG or MH, provided any wall less than five feet from any property line is rated as a four hour fire wall by the Building Code; then no rear yard shall be required. Paved driveways are permissible rear yards.~~

~~(2) When outside entrances to individual dwelling units are provided, no such dwelling unit need front upon a dedicated street.~~

~~(E) *Emergency provisions.* Emergency provisions and access shall be provided to each principal building by:~~

~~(1) A street or public alley; or by~~

~~(2) (a) A private way, alley or paved place, delineated on an approved subdivision plat conforming to the requirements of Tex. Loc. Gov't Code, §§ 212.001 et seq. Access may also be provided by an emergency access easement approved by the City Planning and Zoning Commission and recorded in the Kleberg County Deed Records, provided that where access is not available by a street, alley, place or recorded easement; and recorded easement access is planned, construction permits may be issued and construction may proceed but certificate of occupancy shall not be issued until the required emergency access easements are approved by the City Planning and Zoning Commission and filed for record in the Kleberg County Deed Records. Emergency access easements shall be not less than 50 feet in width, the boundaries shall be distinctly and permanently marked on the ground and the entrances shall be permanently marked by signs not less than two square feet nor more than four square feet in face area.~~

~~(b) The paved width of any emergency access easement may be reduced to, but not below, 30 feet provided that curbs shall not exceed five inches in height and further provided that there shall be no obstructions which will interfere with the use of the full 50 foot width of the easement by emergency vehicles and their appurtenances. Turnarounds with a radius of 50 feet and paved diameter of at least 60 feet shall be provided on all dead-ends.~~

~~(c) Fire hydrants will be provided and placed to city specifications.~~

(1962 Code, § 11-2D-5)

Cross reference *Penalty, see § 15-6-999.*

Sec. 15-6-59. Coordination of Planned Unit Development Application with Subdivision Approval.

(A) In order to fully implement flexible zoning techniques such as Planned Unit Development and cluster zoning, applicants shall be required to submit applications for subdivision review simultaneously with applications for zoning approval. Depending upon the size and location of the proposed development, such applications shall conform to either the administrative or major subdivision application requirements of the subdivision regulations (Section 15-3-1 through 15-3-109).

(B) Where the zoning ordinance authorizes Planned Unit Developments, which:

(1) permits the use of land and density of structures to differ from that allowed as of right, and;
(2) involves the subdivision of land, whether residential or non-residential;

such development shall obtain subdivision approval by the City Planning and Zoning Commission and City Commission in addition to all other procedures and approvals required by the zoning ordinance. Regardless of whether applicable zoning procedures also require City Planning and Zoning Commission and City Commission approval, review or recommendation.

(C) *Procedure.*

(1) When a Planned Unit Development application is submitted that also involves the subdivision of land, the application shall first be submitted to the Director of Planning and Development Services or his/her designee.
(2) The application for subdivision approval shall be made in the form of a sketch plat, containing, in addition to all of the requirements of the zoning ordinance, the following information:

a. Legal description of the property proposed to be subdivided;
b. Name of the proposed subdivision and shall be clearly labeled "Planned Unit Development Site Plan.";
c. Date, scale, North arrow;
d. Property owner's name and address;
e. Description of all existing covenants, liens and encumbrances;
f. Name, address and seal or registration number of licensed engineer, architect or surveyor who has prepared the sketch plat;
g. Location of property lines;
h. Existing or platted easements, rights-of-way, streets or other public ways;
i. Masses of trees or individual trees of eight inches or more in diameter, measured four feet above ground level;
j. Names of adjoining landowners within 200 feet of any perimeter boundary of the proposed subdivision;
k. Location, sizes, elevations and slopes of existing sewers, water mains, culverts and other underground structures within the boundaries of the proposed subdivision and immediately adjacent thereto;
l. Existing permanent buildings;
m. Utility poles and utility rights-of-way on or immediately adjacent to the property proposed to be subdivided;
n. Approximate topography, at the same scale as required for a preliminary plat;
o. Approximate location and width of all proposed streets within and abutting the proposed subdivision;
p. Preliminary proposals for connections with existing water supply and sanitary sewerage systems and preliminary proposals for collecting and discharging surface water drainage;
q. Approximate location, dimensions and area of all proposed or existing lots;

r. Approximate location, dimensions and area of all parcels of land proposed to be set aside for park or playground use or other public use;
s. Vicinity map showing all streets and the general development pattern and land uses of the surrounding area at a scale of 1" = 100';
t. Zoning district boundaries of all property 200 feet of the proposed subdivision;
u. If the sketch plat covers only a part of the applicant's contiguous holdings, the applicant shall submit, at a scale of no more than 1" = 200', a sketch in pen or pencil of the proposed subdivision area, together with its proposed street systems and an indication of the probable future street, drainage and utility system for the remaining portion of the tract.

(3) The Planning and Development Services Director shall refer the application and sketch plat to the City Planning and Zoning Commission for preliminary review and approval. The City Planning and Zoning Commission shall review all aspects of the application as are required by these regulations and the zoning ordinance.

(4) The City Planning and Zoning Commission shall forward its recommendation on the application to the City Commission. Action shall first be taken on the zoning application. If the zoning request is granted, the applicant shall prepare a preliminary plat as described in Section 15-3-16 of the subdivision regulations and shall then follow the remaining subdivision procedures described therein, including review by the City Planning and Zoning Commission and the City Commission.

~~**Sec. 15-6-59. Floor area ratio, open space, recreation space.**~~

~~The maximum floor area, the minimum open space, the minimum recreation space shall be as tabulated below for the district in which the planned unit development is located:~~

~~District~~	~~Maximum F.A.R.[1]~~	~~Minimum O.S.R.[2]~~	~~Minimum R.S.R.[3]~~	~~Minimum Parking~~
~~R-1~~	~~30%~~	~~170%~~	~~15%~~	~~—[4]~~
~~R-2~~	~~40%~~	~~120%~~	~~14%~~	~~—[4]~~
~~R-3~~	~~45%~~	~~100%~~	~~13%~~	~~—[4]~~

R-4	55%	58%	9%	—[4]

[1] F.A.R. is ratio of floor area (all stories) to land area.
[2] O.S.R. is ratio of open space to total floor area.
[3] R.S.R. is ratio of recreation space to total floor area (exclusive of O.S.R.).
[4] The minimum number of parking spaces for residential uses shall be two spaces per dwelling unit. For federally assisted housing for the elderly, the total number of car parking spaces shall be not less than 1.0 per dwelling unit. Any units exceeding 750 square feet shall meet the normal parking ratio. Nonresidential uses shall comply with the parking requirements for the type of use.

Note: Planned unit development is not permitted in Districts AG and MH. In no case shall the number of dwelling units exceed 25% of that which is allowed for the district in which the planned unit development exists. Service areas and streets shall not be used for calculating the allowable density.

(1962 Code, § 11-2D-6)

Cross reference *— Penalty, see § 15-6-999.*

Sec. 15-6-60. Emergency provisions within Planned Unit Development Districts.

(A) Emergency provisions and access shall be provided to each principal building by:

(1) A street or public alley; or

(2) A private way, alley or paved place, delineated on an approved subdivision plat conforming to the requirements of Tex. Loc. Gov't Code, §§ 212.001 et seq. Access may also be provided by an emergency access easement approved by the City Planning and Zoning Commission and recorded in the Kleberg County Deed Records, provided that where access is not available by a street, alley, place or recorded easement; and recorded easement access is planned, construction permits may be issued and construction may proceed but certificate of occupancy shall not be issued until the required emergency access easements are approved by the City Planning and Zoning Commission and filed for record in the Kleberg County Deed Records. Emergency access easements shall be not less than 50 feet in width, the boundaries shall be distinctly and permanently marked on the ground and the entrances shall be permanently marked by signs not less than two square feet nor more than four square feet in face area.

(B) The paved width of any emergency access easement may be reduced to, but not below, 30 feet provided that curbs shall not exceed five inches in height and

further provided that there shall be no obstructions which will interfere with the use of the full 50 foot width of the easement by emergency vehicles and their appurtenances. Turnarounds with a radius of 50 feet and paved diameter of at least 60 feet shall be provided on all dead-ends.

(C) Fire hydrants shall be provided and placed to city specifications.

(1962 Code, § 11-2D-5)

Cross reference— *Penalty, see § 15-6-999.*

~~**Sec. 15-6-60. Adjacent open space bonus for planned unit development.**~~

~~(A) Subject to City Planning and Zoning Commission approval, adjacent and abutting beneficial open space which has a reasonable expectance of perpetuity (such as a river or a public park) may be considered as a bonus not land area for computation of the number of dwelling units permitted on a site.~~

~~(B) Limitations.~~

~~(1) Not more than 100 feet of the depth of the abutting open space shall be counted; and~~

~~(2) The increase in the total floor area allowable by bonus open space shall not exceed 20%.~~

(1962 Code, § 11-2D-7)

Cross reference— *Penalty, see § 15-6-999.*

Sec. 15-6-61. Requests not scheduled for hearing.

Requests for Planned Unit Development status that fail to supply the site plan information required (§ 15-6-56(A)) shall not be scheduled for a hearing.

~~**Sec. 15-6-61. Requests not scheduled for hearing.**~~

~~Requests for planned unit development status that fail to supply the site plan information required (§ 15-6-56(B)) shall not be scheduled for a hearing.~~

(1962 Code, § 11-2D-8; Ord. 84009, passed 6-18-84)

Secs. 15-6-62—15-6-69. 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.

V.

THAT this Ordinance was considered, passed, and approved at a regular meeting of the City Commission of the City of Kingsville, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

INTRODUCED on this the 14th day of April, 2014.

PASSED AND APPROVED on this the _____ day of _____, 2014.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

Effective Date: _____, 2014

AGENDA ITEM #4

Planning & Development Services Department

TO:	Vincent Capell, City Manager & City Commission
FROM:	Robert G. Isassi, P.E., Director of Planning & Development Services
SUBJECT:	**City Ordinance Amendments**
DATE:	April 4th, 2012.

Reference is made to direction given to City planning staff to evaluate and provide a comprehensive review of the City's current zoning and subdivision regulations. As previously relayed to your office, with the assistance of a consultant, the review revealed a number of existing codes that necessitate additional clarification by adding new code language and update existing codes.

This evaluation has resulted in twelve (12) proposed code changes and/or new sections. Due to the complexity and volume of this proposed ordinance modification that the Planning & Zoning Commission as well as the City Commission has been undertaking, it was prudent to separate the dozen proposed changes into two groups. This memo contains the second and final set, attached for City Commission introduction.

To update the commission, a Planning & Zoning Commission (P&Z) workshop was held on March 11th, 2014 to thoroughly discuss the proposed ordinances, after some suggested changes, P&Z unanimously approved all of the eight (8) items on March 19th then forwarded to City Commission for review. On March 20th, City Commission held a workshop to also discuss the proposed ordinance changes. After the workshop, the City's suggested changes were performed. These eight are now being introduced at the April 14th City Commission. They are as follows:

1. Fence Code

The Planning Department researched and created a new fence code regulation (Sec. 15-6-28) to ensure the language speaks to the current environment. The new language includes provisions pertaining to review and permitting prior to fence construction, expansion of the required maintenance of the fence, and allowable materials to be used. This code was discussed in two P&Z and City Commission workshops and extensively studied to ensure that the code was properly written as well as enforceable by City Community Appearance Division.

2. Accessory Use/Structure Code

Researched and drafted new code language (Sec. 15-6-26) to regulate accessory structures as well as accessory uses as subordinate uses to the primary use. Currently no code language exists, however accessory uses are defined in the existing code. A general listing of permitted accessory uses and structures have been drafted to clearly delineate the types of permitted and prohibited uses. This language also includes accessory structure provisions regulating building material types, location, etc.

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As part of the changes within the ordinance rewrites, additional definitions were added and updated. "Home Occupation", "Planned Unit Development", "Sight Visibility Triangle", and "Sight-Obscuring Fence" were added to this Section. The definition of "Kennel" was also updated to match the animal control ordinance.

7. Schedule of Permit Fees

This amendment adds a fee for new fence construction referenced in the proposed fence code. A fence permit fee of $35 will be charged to compensate the building official or inspector for the plan review of the proposed work. This amendment also renames an item currently defined as a "Plan-Checking Fee" to a "Plan-review Fee", a term more commonly used to detail the work being done when plans are submitted.

8. Land Use Chart

This amendment adds guidance to the existing Land Use Chart to support the proposed changes in new ordinances for solar and wind energy system ordinances, planned unit developments, and home occupations. The chart refers readers to the sections to be read for more information.

ORDINANCE NO.2014-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER XV, LAND USE, ARTICLE 6, BY ADOPTING SECTIONS 194-203-WIND ENERGY CONVERSION SYSTEMS REGULATIONS; 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.

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

I.

THAT Sections 194-203-Wind Energy Conversion Systems Regulations of Article 6: Zoning of Chapter XV, Land Usage Code, of the Code of Ordinances of the City of Kingsville, Texas, shall be adopted to read as follows:

Wind Energy Conversion Systems (WECS)

Section 15-6-194. Purpose.

(A) The purpose of this Section is to regulate the placement, construction and modification of Wind Energy Facilities in order to:

(1)promote the safe, effective, and efficient use of wind energy systems in order to reduce potential environmental and potentially negative economic impacts while providing alternatives to producing electricity;

(2)protect the health, safety and welfare of the public by reducing and minimizing the potential adverse impacts of wind energy systems;

(3)protect the public by ensuring the design, construction, maintenance and removal of wind energy systems is undertaken in a manner that protects neighboring properties, the City and the public as a whole; and

(4)provide for a procedure to review, approve, deny or condition proposed wind energy systems uses.

Section 15-6-195. Definitions.

(A) As used in this Section, the following terms shall have the meanings and usages indicated:

(1) *AGL*: Above ground level. Ground level shall be determined by the average elevation of the natural ground level within a radius of 50 feet from the center location of measurement.

(2) *Director*: The Director of Planning and Development Services of the City of Kingsville or his/her designee.

(3) *FAA*: The Federal Aviation Administration.

(4) *Height*: For purposes of this Section, the vertical distance measured from the average grade of the base of the structure above ground level to its highest point of any Wind Energy Facility, which shall be calculated at the tip of the rotor blade at its highest point, or any higher portion of the structure that may exist.

(5) *Accessory Use*: Any use authorized herein that exists in addition to the principal use of the property.

(6) *Net Metering*: Using metering equipment sufficient to measure the difference between the electrical energy supplied to a customer-generator by a retail electric supplier and the electrical energy supplied by the customer-generator to the retail electric supplier over the applicable billing period and as so defined pursuant to the State of Texas Utilities Code Chapter 39, section 39.916 (2011)

(7) *Modification*: Any change to a structure requiring a building permit or other governmental approval.

(8) *Large Wind Energy Facilities*: Wind Energy Facilities that are larger than 100 KW output, consist of a grouping of two or more non-exempt Wind Energy Facilities, or otherwise do not meet the requirements for facilities authorized by permitted use or administrative approval.

(9) *Small Wind Energy Facilities*: Wind Energy Facilities, other than facilities authorized as a Permitted Use, having a capacity of 100 KW output or less and that fully comply with the General Standards for Wind Energy Facilities and satisfy all other requirements of this code applicable to Small Wind Energy Facilities.

(10) *Wind Energy Facilities*: Facilities including turbines, accessory equipment and related components designed to create electrical or other energy by use of wind. Wind Energy Facilities include Exempt Facilities, and other facilities, whether connected to the electrical grid of the local utility or independently operating.

(11) *Exempt Facilities*: Wind Energy Facilities:

(a)having a rotor arc of one meter (or 39.37 inches) or less in diameter, and other type of turbine having a rotation device with no dimension greater than 1 meter (or 39.37 inches), and

(b)mounted on an existing structure having a primary authorized use other than as a support structure for a Wind Energy Facility, and

(c)having a setback from property lines at least twenty (20) feet plus the principal building setback in addition to other setback requirements herein, and

(d)with no portion more than ten (10) feet above the highest part of the existing structure and no exposed moving part having less than fifteen (15) feet of clearance to the ground or other point of pedestrian access.

(e)No more than three (3) exempt facilities may exist on any one parcel.

Section 15-6-196. Permitted Uses.

(A) The placement of Wind Energy Facilities shall be an accessory use in any zoning district within the City only as follows:

(1) *Municipal Property.* Wind Energy Facilities may be placed on City-owned or leased land where authorized by the approval of an executed mutual agreement with the City Commission, subject to such conditions and requirements as deemed necessary by the City to meet the purposes of this Article and to protect the public interests.

(2) *Exempt Facilities.* Exempt facilities may be placed in any zoning district as a permitted accessory use subject to the General Standards within this Code as provided in the definition of exempt facilities, and such other specifically applicable provisions.

Section 15-6-197. Administrative Permit - Small Wind Energy Facilities.

(A) The placement of Small Wind Energy Facilities shall be permitted by Administrative Permit approved by the Director within any zoning district, subject to General Standards and other requirements of this Section and further limited as follows:

(A) *Application Procedures.* Applications for Administrative Permits shall be made on the appropriate forms to the Director and accompanied by payment of the non-refundable fee of $100.00 to cover the labor and associated costs of processing of the application.

(1) Detailed structure plans and a detailed site plan, based on a closed boundary survey of the host parcel, shall be submitted clearly outlining all existing and proposed improvements including buildings, drives, walkway, parking areas and other structures, public right-of-way, the zoning categories of the subject and adjoining properties, the location of and distance to off-site residential structures, required setbacks, required buffer and landscape areas, water features, and the coordinates and height AGL of the existing or proposed tower.

(2) The application shall be reviewed by the Director to determine compliance with the above standards, after which the application shall be transmitted for review and comment by other departments and public agencies that may be affected by the proposed facility.

(3) The Director shall issue a decision on the permit within forty-five (45) days of the date of application or the application shall be deemed denied or the time period for review and action is extended by written order of the Director. The Director may deny the application or approve the application as submitted or approve with such modifications as are, in his/her judgment, reasonably necessary to protect the safety or general welfare of the citizens, consistent with the purposes of this section. The Director shall consider the purposes of this section and the factors established herein for granting a Special Use Permit as well as any other considerations consistent with this section. A decision to approve, approve with modifications or disapprove an application shall be made in writing. If the decision is for approval with modifications or disapproval, the specific reasons for the modification or disapproval must be included.

(4) *Minor variations*: When an application does not fully comply with the requirements for administrative approval, but a minor variation to the requirements would, in the opinion of the Director, be consistent with the spirit

and intent of this code, the Director shall be authorized to refer the application to the Planning & Zoning Commission, which shall be authorized to approve, disapprove or condition such variation as may be appropriate to meet the purposes of this code, provided that the basis for the variation or disapproval is unique to the property or otherwise not typical to all applications.

(5) *Appeals*: Appeals from the decision of the Director or the Planning & Zoning Commission shall be made in the same manner as otherwise provided in Sec. 15-6-157(c) of this code for the appeal of administrative decisions.

(C) *Requirements*. No application for a Small Wind Energy Facility may be approved unless it fully complies with the requirements in this subsection and the General Standards for Wind Energy Facilities.

Section 15-6-198. Special Use Permit - Large Wind Energy Facilities.

(A) All proposals to install, build or modify a Large Wind Energy Facility as an accessory use or principal use, including Wind Energy Facilities that do not fully meet the requirements for approval as a permitted use or administrative approval in this Section, may be constructed, operated and approved only as a specially permitted use requiring public hearing before the Planning and Zoning Commission with a recommendation being forwarded to the City Commission for consideration and determination and also subject to the following additional limitations:

(1) *Underlying Eligible Districts*. A Large Wind Energy Facility as an accessory use or principal use may only be approved in the following underlying districts: I1 light industrial district, I2 heavy industrial district.

(2) *Minimum Requirements*. In addition to the criteria otherwise applicable to special use permit approvals:

(a) No special use permit may be issued unless the applicant has clearly demonstrated that the approval under permitted or administrative approvals under this code is not technologically or economically feasible and that the proposed Wind Energy Facility (1) complies with the requirements for administrative approval to the extent practicable *and* (2) meets the purposes of this Code. In addition to other standards established for approval of special uses, the governing body may consider current or emerging industry standards and practices, net energy benefits, and impact on neighboring properties and uses, among other information, in determining feasibility and compliance with the intent of this Code. At the expense of the applicant, the City may require additional studies or the hiring of an external consultant to review exhibits and/or other requirements in accordance with this section.

(b) The General Standards for Wind Energy Facilities shall apply to all facilities proposed for special use permit approval, except to the minimum extent a modification or variance is determined to be necessary to meet the purposes of this section. Any modification or variance to any such General Requirements sought by a special use permit approval shall be expressly stated in the application for the special use permit.

(3) *Additional Height Limitations*. A special use permit shall adhere to the height requirements in Appendix B: "Space Requirements", Section 2, provided that no

Wind Energy Facility shall be approved for a height of greater than one hundred (100) feet.

Section 15-6-199. General Standards for Wind Energy Facilities

(A) Except as noted, the requirements set forth in this Section shall be applicable to all Wind Energy Facilities installed, built or modified after the effective date of this Section to the full extent permitted by law.

(1) *Accessory Use.* A Wind Energy Facility shall only be permitted as an accessory use, subject to any applicable district requirement relating to yard area or setback, provided that no more than one Small Wind Energy Facility shall be located on a parcel and no more than three Exempt Facilities shall be permitted per parcel.

(2) *Building Codes, Safety Standards, and Zoning Compliance.* Wind Energy Facilities shall be constructed and maintained in compliance with all standards contained in applicable state and local building codes. In addition to any other approvals required by this section, no Wind Energy Facility shall be erected prior to receipt of an approved zoning review and the issuance of a building permit.

(3) *Regulatory Compliance.* All Wind Generation Facilities shall meet or exceed current standards and regulations of any state or federal agency with the authority to regulate applicable Wind Generation Facilities. Should such standards or regulations be amended, then the owner shall bring such devices and structure into compliance with the revised standards or regulations within the time period mandated by the controlling agency. No approval for any placement, construction or modification of any Wind Energy Facility permitted by this section shall be granted for any applicant having an uncured violation of this section or any other governmental regulatory requirement related to the subject property.

(4) *Security.* All Wind Energy Facilities shall be protected from unauthorized access by appropriate security measures. A description of proposed security measures shall be provided as part of any administrative application. Additional measures may be required as a condition of the issuance of a Building Permit or Administrative Permit as deemed necessary by the Director.

(5) *Lighting.* Wind Energy Facilities shall not be lighted unless required by a state or federal agency with authority to regulate, in which case a description of the required lighting scheme will be made a part of the application to install, build or modify the facility. Equipment cabinets and shelters, if permitted, may have lighting only as approved by the Director on the approved Site Development Plan. The requirement by any state or federal agency for lighting of any proposed structure may be considered as a reasonable basis for denial of an application in any residential area or otherwise where incompatible with the surrounding uses.

(6) *Advertising.* The placement of advertising on structures regulated by this section is prohibited, provided that a manufacturer or specification notice of less than one square foot in size shall be permitted.

(7) *Design.*

(a) All visible portions of the Wind Energy Facility shall be painted a non-reflective gray or other approved neutral color consistent with the natural

or built environment of the site. Unpainted galvanized exposed material is prohibited.

(b) No equipment shelters or other accessory structures shall be permitted in conjunction with a Wind Energy Facility except where underground, contained within an existing building, or otherwise appropriately concealed.

(c) All utilities serving the Facility shall be underground.

(d) Design elements shall be of a type consistent with the zoning district and accessory uses of the property and adjoining area.

(8) *Height.* A Wind Energy Facility shall be subject to building height restrictions consistent with the applicable zoning district but shall not exceed a height which is the lesser of:

(a) Ten(10) feet above the principal building height permitted within the zoning district, or

(b) The limitation set by any airport overlay zone as may be adopted by the City, FAA limitation, or other height restrictions established by the City, or

(c) A maximum of forty-five (45) feet, except in zoning districts I1 and I2 where heights can be increased but only as part of an approved special use permit as provided in 15-6-198.

(9) *Noise Limitations.* Noise emanating from the operation of a Wind Energy Facility shall not exceed, at any time, the lowest ambient sound level that is present between the hours of 9:00 p.m. and 9:00 a.m. at any property line of a property used or zoned for residential use or used for a school, hospital, or place of worship. Noise emanating from the operation of a Wind Energy Facility shall in no event exceed, at any time, 45 dBa measured at the property line.

(10) *Safety Requirements.* All Wind Energy Facilities shall:

(a) Comply with the requirements of the State of Texas Utilities Code Chapter 39, section 39.916 (2011), to the extent such facility is connected to the retail electric supplier for net metering;

(b) Comply with the regulations and standards set forth in Title 14 of the Code of Federal Regulations (CFR), specifically Part 77 pertaining to the Obstruction Evaluations/Airport Airspace Analysis as administered by the FAA.

(c) Comply with the Imaginary Surface Area as defined per the CFR Part 77 as administered by the FAA.

(d) Comply with the Air Installation Zoning Regulations (a.k.a AICUZ) ordinance as set forth in section 15-6-35 through 15-6-41 of this Article. Specific importance shall be made with respect to AICUZ instruction 11010.36C.

(e) Be analyzed fully for land use and airport compatibility issues on a case-by-case basis that considers both the proposal and any potential safety hazard, most notably those associated with the Naval Air Station-Kingsville.

(f) Include power outage protection so as to automatically terminate power generation during any power outage in any electrical utility system being served. Certification or documentation of such design shall be included with any permit approval.

Section 15-6-200. Wind Energy Conversion System (WECS) Located in Designated Local Historic Districts.

(A) Any WECS which is located within a designated local historic district or any overlay district area shall, in addition to compliance with all other zoning and building code regulations, comply with the requirements of the respective local historic district or applicable overlay district plan. The determination of visibility from street right-of-way shall be the responsibility of the historic preservation officer within the historic districts or otherwise the Director of Planning & Development Services and/or designee.

Section 15-6-201. Operation of Unlawful Wind Generation Facility

(A) Notwithstanding any right that may exist for a governmental entity to operate or construct a tower or structure, it shall be unlawful for any person to erect or operate any Wind Generation Facility in violation of any provision of this Section, regardless of whether such structure is located on land owned by a governmental entity.

Sec. 15-6-202. Discontinuance

(A) *Notice of Discontinuance*:

(1) In the event that all legally approved use of a wind energy conversion system supporting structure or wind energy related equipment has been discontinued for a period of 180 days, the Director may make a preliminary determination of discontinuance. In making such a determination, the Director may request documentation and/or affidavits from the property owner regarding the structure's usage, including evidence that use of the structure is imminent. Failure on the part of a property owner to provide updated contact information for the owner of the wind energy conversion system supporting structure or wind energy related equipment for four consecutive years will be presumptive evidence of discontinuance. At such time as the Director reasonably determines that a wind energy conversion system supporting structure or wind energy related equipment has been discontinued, the Director will provide the property owner with a written notice of discontinuance by certified mail.

(B) *Declaration of discontinuance*:

(1) Failure on the part of the property owner to respond to the notice of discontinuance within 90 days, or to adequately demonstrate that the structure is not discontinued, will be evidence of discontinuance. Based on the foregoing, or

on any other relevant evidence before the Director, the Director may make a final determination of discontinuance, whereupon a declaration of discontinuance will be issued to the property owner by certified mail.

(C) *Removal of facility*:

(1) Within 120 days of a declaration of discontinuance, the property owner must either:

(a) Reactivate the use of the structure as a wind energy conversion system supporting structure or wind energy related equipment or transfer ownership of structure to another owner who will make such use of the facility; or

(b) Dismantle and remove the facility. If the facility remains discontinued upon the expiration of 120 days, the property is declared a nuisance and the City of Kingsville may enter upon the property and remove the facility, with all costs to be borne by the property owner.

Section 15-6-203. Penalty

(A) Any person violating the regulations set forth in this Article shall be subject to the penalty as prescribed in section 15-6-999. Each day the violation continues shall constitute a separate offense.

Secs. 15-6-203—15-6-998. 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.

V.

THAT this Ordinance was considered, passed, and approved at a regular meeting of the City Commission of the City of Kingsville, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

INTRODUCED on this the 14th day of April, 2014.

PASSED AND APPROVED on this the _____ day of _____, 2014.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

Effective Date: _____, 2014

AGENDA ITEM #5

Planning & Development Services Department

TO:	Vincent Capell, City Manager & City Commission
FROM:	Robert G. Isassi, P.E., Director of Planning & Development Services
SUBJECT:	**City Ordinance Amendments**
DATE:	April 4th, 2012.

Reference is made to direction given to City planning staff to evaluate and provide a comprehensive review of the City's current zoning and subdivision regulations. As previously relayed to your office, with the assistance of a consultant, the review revealed a number of existing codes that necessitate additional clarification by adding new code language and update existing codes.

This evaluation has resulted in twelve (12) proposed code changes and/or new sections. Due to the complexity and volume of this proposed ordinance modification that the Planning & Zoning Commission as well as the City Commission has been undertaking, it was prudent to separate the dozen proposed changes into two groups. This memo contains the second and final set, attached for City Commission introduction.

To update the commission, a Planning & Zoning Commission (P&Z) workshop was held on March 11th, 2014 to thoroughly discuss the proposed ordinances, after some suggested changes, P&Z unanimously approved all of the eight (8) items on March 19th then forwarded to City Commission for review. On March 20th, City Commission held a workshop to also discuss the proposed ordinance changes. After the workshop, the City's suggested changes were performed. These eight are now being introduced at the April 14th City Commission. They are as follows:

1. Fence Code

The Planning Department researched and created a new fence code regulation (Sec. 15-6-28) to ensure the language speaks to the current environment. The new language includes provisions pertaining to review and permitting prior to fence construction, expansion of the required maintenance of the fence, and allowable materials to be used. This code was discussed in two P&Z and City Commission workshops and extensively studied to ensure that the code was properly written as well as enforceable by City Community Appearance Division.

2. Accessory Use/Structure Code

Researched and drafted new code language (Sec. 15-6-26) to regulate accessory structures as well as accessory uses as subordinate uses to the primary use. Currently no code language exists, however accessory uses are defined in the existing code. A general listing of permitted accessory uses and structures have been drafted to clearly delineate the types of permitted and prohibited uses. This language also includes accessory structure provisions regulating building material types, location, etc.

3. Planned Unit Development (PUD) Code

A comprehensive review and update the existing Office Planned Unit Development (OPUD) code (Section 15-6-55) was performed to provide additional options for developments, utilizing flexible zoning that encourages comprehensive site development and open space preservation. Language was designed to encourage architectural elements that promote unique design and enhanced aesthetics, while also providing the City an opportunity to review these development plans as part of the zoning process.

4. Solar Energy System (SES) Code

A new code section (Sec. 15-6-168) was created to regulate solar energy system (SES), a technology that is beginning to become more readily affordable. The creation of this code, in cooperation with NAS-K, provides citizens guidance on solar energy technology and its use within the City. Currently no code language exists to regulate the use of SES, and this is an emerging issue amongst municipalities due to rising energy costs. Language was drafted to create a new code section within Chapter 15 while also incorporating the use of SES within the proposed Accessory Use/Structure Code. This new language will address potential glare issues onto neighboring properties, providing permitted uses, permit requirements, setbacks/dimensions, screening, etc.

5. Wind Energy Conversion System Regulations

A new code section (Sec. 15-6-169) was created to regulate Wind Energy Conversion Systems (WECS) and its use as a "subordinate use", as well as creating regulations to regulate and/or prohibit the use of standalone WECS as a principle use or in a group wherein a "wind farm" is created. Currently no code language exists to regulate the use of SES, and this is an emerging issue amongst municipalities due to rising energy costs and greater availability of roof attached WECS'. New language was drafted to create a new code section within Chapter 15 to address potential impacts to neighboring properties and the Naval Air Station while also providing definitions, approval processes permitted uses, permit requirements, setbacks/dimensions, etc.

6. Definitions

As part of the changes within the ordinance rewrites, additional definitions were added and updated. "Home Occupation", "Planned Unit Development", "Sight Visibility Triangle", and "Sight-Obscuring Fence" were added to this Section. The definition of "Kennel" was also updated to match the animal control ordinance.

7. Schedule of Permit Fees

This amendment adds a fee for new fence construction referenced in the proposed fence code. A fence permit fee of $35 will be charged to compensate the building official or inspector for the plan review of the proposed work. This amendment also renames an item currently defined as a "Plan-Checking Fee" to a "Plan-review Fee", a term more commonly used to detail the work being done when plans are submitted.

8. Land Use Chart

This amendment adds guidance to the existing Land Use Chart to support the proposed changes in new ordinances for solar and wind energy system ordinances, planned unit developments, and home occupations. The chart refers readers to the sections to be read for more information.

ORDINANCE NO.2014-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER XV, LAND USE, ARTICLE 6, BY ADOPTING SECTIONS 174-187-SOLAR ENERGY SYSTEMS REGULATIONS; 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.

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

I.

THAT Sections 174-187-Solar Energy Systems Regulations of Article 6: Zoning of Chapter XV, Land Usage Code, of the Code of Ordinances of the City of Kingsville, Texas, shall be adopted to read as follows:

Secs. 15-6-168—15-6-173. Reserved.

Solar Energy Systems (SES)

Sec. 15-6-174. Purpose.

(A) To set forth standards that will assist industry providers and property owners in the determination of the proper installation and placement of solar related equipment with the understanding that solar capabilities may not be possible or feasible on all properties within the City of Kingsville.

Sec. 15-6-175. Definitions.

(A) For purposes of this division the following words and terms as used herein are defined to mean the following:

(1) Accessory Solar Energy System (ASES) shall mean an area of land or other area used for a solar collection system used to capture solar energy, convert it to electrical energy or thermal power, and supply electrical or thermal power primarily for on-site use. An *accessory solar energy system* consists of one or more free-standing ground or roof-mounted solar arrays or modules, or solar related equipment and is intended to primarily reduce on-site consumption of utility power or fuels.

(2)Glare shall mean the effect produced by light with an intensity sufficient to cause loss in visual performance and visibility.

(3)Principal Solar Energy System (PSES) shall mean an area of land or other area used for a solar collection system principally used to capture solar energy, convert it to electrical energy or thermal power, and supply electrical or thermal power primarily for off-site use. Principal solar energy systems consist of one or more free-standing ground, or roof mounted solar collector devices, solar related equipment and

other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures.

(4)Solar easement shall mean a right, expressed as an easement, restriction, covenant, or condition contained in any deed, contract, or other written instrument executed by or on behalf of any landowner for the purpose of assuring adequate access to direct sunlight for solar energy systems.

(5)Solar energy shall mean radiant energy (direct, diffuse and/or reflective) received from the sun.

(6)Solar panel shall mean that part or portion of a solar energy system containing one or more receptive cells or modules, the purpose of which is to convert solar energy for use in space heating or cooling, for water heating and/or for electricity.

(7)Solar related equipment shall mean items including a solar photovoltaic cell, module, panel, or array, or solar hot air or water collector device panels, lines, pumps, batteries, mounting brackets, framing and possibly foundations or other structures used for or intended to be used for collection of solar energy, such as:

a.Solar array shall mean a grouping of multiple solar modules with purpose of harvesting solar energy.
b.Solar cell shall mean the smallest basic solar electric device which generates electricity when exposed to sunlight.
c.Solar module shall mean a grouping of solar cells with the purpose of harvesting solar energy.

Sec 15-6-176. Accessory Solar Energy Systems (ASES)

(A) The following regulations are applicable to all accessory solar energy systems:

(1) ASES shall be permitted as a use by right in all zoning districts.

(2)Exemptions:

a.ASES constructed prior to the effective date of this section shall not be required to meet the terms and conditions of this ordinance, but must still adhere to and all regulations that were in place at the time they were constructed. Any physical modification to an existing ASES whether or not existing prior to the effective date of this section that materially alters the ASES shall require approval under this ordinance. Routine maintenance or like-kind replacements do not require a permit.

(3)All on-site utility feeder lines associated with SES from the array to the final utility connection shall be placed underground.

(4)The owner of an ASES shall provide the City written confirmation that the public utility company, to which the ASES will be connected, has been informed of the

customer's intent to install a grid connected system and approved by the utility company of such connection. Off-grid systems shall be exempt from this requirement.

(5)The display of advertising is prohibited except for reasonable identification of the manufacturer of the system. The City shall be the sole determiner of what is reasonable.

Sec. 15-6-177. Solar Easements.

(A)Where a subdivision or land development involves the use of solar energy systems, solar easements may be provided. Said easements shall be in writing, and shall be subject to the same conveyance and instrument recording requirements as other easements.

(B)Any such easements shall be appurtenant; shall run with the land benefited and burdened; and shall be defined and limited by conditions stated in the instrument of conveyance. Instruments creating solar easement shall include but not be limited to:

(1)A description of the dimensions of the easement including vertical and horizontal angles measured in the degrees or the hours of the day, on specified dates, during which direct sunlight to a specified surface or structural design feature may not be obstructed.

(2)Restrictions on the placement of vegetation, structures, and other objects which may impair or obstruct the passage of sunlight through the easement.

(3)Enumerate terms and conditions, if any, under which the easement may be revised or terminated.

(4)Explain the compensation for the owner of the real property subject to the solar easement for maintaining the easement and for the owner of the real property benefiting from the solar easement in the event of interference with the easement.

(5)If required, an ASES owner and/or operator must obtain any solar easements necessary to guarantee unobstructed solar access by separate civil agreement(s) with adjacent property owner(s).

(C)In lieu of an easement submitted pursuant to the previous section, prior to the issuance of a zoning/building permit, applicants must acknowledge in writing that the issuing of said permit for a solar energy system shall not and does not create in any other property owner, its, his, her or their successors and assigns in title or, create in the property itself:

(1)The right to remain free of shadows and/or obstructions to solar energy caused by development of adjoining or other property or the growth of any trees or vegetation on such property; or

(2) The right to prohibit the development on or growth of any trees or vegetation on any other property, unless a solar easement is established according to the provisions of these regulations.

Sec. 15-6-178. Screening.

(A) The support structure for any ground mounted ASES shall be screened from all adjacent rights-of-way and property that is residentially zoned or used for residential purposes. Screening may consist of skirting, landscaping, privacy fence or other type of fence that meets the requirements of the zoning regulations. In the case that landscaping is used for screening of the support structure, evergreen trees that meet the size requirements of the city's landscaping regulations shall be placed at intervals of no more than six feet on center.

Sec. 15-6-179. Accessory Solar Energy System Located In Designated Local Historic Districts.

(A) Any ASES that is located within a designated local historic district or any overlay district area shall, in addition to compliance with all other zoning and building code regulations, comply with the requirements of the respective local historic district or applicable overlay district plan. The determination of visibility from street right-of-way shall be the responsibility of the historic preservation officer within the historic districts or otherwise the Director of Planning & Development Services and/or designee.

Sec. 15-6-180. Solar Readiness.

(A)No homeowners' agreement, covenant, common interest community, or other contract between multiple property owners within a subdivision shall restrict or limit solar energy systems to a greater extent than these regulations.

(B)In the event that renewable energy systems are not being implemented in a project, the city will encourage that the building design is "solar ready" such that solar electric, solar thermal systems, or both can be easily installed at a later date. Therefore the developer and architect should anticipate the future introduction of solar technologies in the preliminary orientation and siting of the building. Development proposals should also incorporate MEC conduit/chases; structural loads and anchoring needed to provide solar electric and solar thermal renewable energy systems in the future.

(C)The term "solar readiness" is not intended to apply to the orientation of streets or any other aspect of a construction project or subdivision other than the preparation of the structure(s) and the components thereof to facilitate the future conversion to solar energy use.

Sec. 15-6-181. Use For Advertising.

(A)No part of a solar energy system shall be used to display advertising, including signage, streamers, pennants, spinners, reflectors, ribbons, tinsel, balloons, flags,

banners or similar materials.

Sec. 15-6-182. Permit Requirements.

(A)Building permits shall be required for all solar energy systems in the City of Kingsville.

(B)Zoning/building permit applications shall document compliance with these regulations and shall be accompanied by drawings showing the location of the system on the building or property, including property lines.

(C)The zoning/building permit shall be revoked if the ASES, whether new or pre-existing, is moved or otherwise altered, either intentionally or by natural forces, in a manner which causes the ASES not to be in conformity with this division.

Sec. 15-6-183. Roof Mounted And Wall Mounted Accessory Solar Energy Systems.

(A)A roof mounted or wall mounted ASES may be located on a principal or accessory building.

(B)Roof mounted ASES may exceed the maximum building height specified for principal or accessory buildings within the applicable zoning district by no more than three feet.

(C)No part of the solar array or the supporting structure shall extend beyond any portion of the roof edge.

(D)Roof mounted solar panels on residential structures that are located on roof surfaces visible from the right-of-way of any street contiguous to the property shall be installed parallel to the respective roof surface.

(E)For roof and wall mounted systems, the applicant shall provide evidence that the plans comply with the adopted building code of the City of Kingsville and that the roof or wall is capable of holding the load imposed on the structure.

(F)Wall mounted ASES shall comply with the setbacks for principal and accessory structures in the underlying zoning districts.

Sec. 15-6-184. Ground Mounted Accessory Solar Energy Systems.

(A)Generally, ground mounted ASES will be required to adhere to the requirements of Section 15-6-27 "Accessory Uses & Structures" of these regulations.

(B)Setbacks.

(1) The minimum yard setbacks from side and rear property lines shall be equivalent to the accessory structure setback in the zoning district.

(2) A ground mounted ASES shall not be located in any front yard. (See Section 15-6-185 pertaining to solar energy systems permitted as principal uses.)

(C)Height.

(1) Freestanding ground mounted ASES shall not exceed the maximum accessory structure height in the underlying zoning district.

(D)Coverage.

(1) The area beneath the ground mounted ASES is considered pervious cover. However, use of impervious construction materials under the system could cause the area to be considered impervious and subject to the impervious surfaces limitations for the applicable zoning district.

(a)Foundation systems, typically consisting of driven piles or monopoles or helical screws with or without small concrete collars.

(b)All mechanical equipment of the system including any structure for batteries or storage cells.

(E)Ground-mounted ASES shall not be placed within any legal easement or right-of-way location, or be placed within any storm water conveyance system or in any other manner that would alter or impede storm water runoff from collecting in a constructed or natural storm water conveyance system.

Sec. 15-6-185. Solar Energy Systems As Principal Uses.

(A) Ground mounted solar energy systems are permitted as principal uses by right in the I-1 and I-2 zoning districts, subject to the following:

(1) Properties containing solar energy systems as principal uses shall contain a minimum of one acre.

(2) All SES permitted as principal uses shall comply with the side-yard and rear yard setbacks for accessory structures within the applicable zoning district. The front yard setback for principal use SES shall be twenty feet.

(3) No residential use or structure shall exist on the property.

(4) The solar energy system must provide energy to off-site locations and to other than the owner of the property containing the solar array.

(5) Solar energy systems permitted as principal uses shall comply with all other applicable regulations within this section and other sections of the code that apply to accessory solar energy systems.

Sec. 15-6-186. Safety Requirements.

(A) All Solar Energy Systems shall:

(1) Comply with the requirements of the State of Texas Utilities Code Chapter 39, section 39.916 (2011), to the extent such facility is interconnected to the retail electric supplier for net metering;

(2) Include power outage protection so as to automatically terminate power generation during any power outage in any electrical utility system being served. Certification or documentation of such design shall be included with any permit approval.

(3) Shall be of a type which provides a low glare or anti-reflective layer applied to the solar panel to reduce the reflection or glare of the system.

(4) Shall be analyzed fully for land use and airport compatibility issues on a case-by-case basis that considers both the proposal and any potential safety hazard, most notably those associated with the Naval Air Station-Kingsville. Specific importance shall be made with respect to AICUZ instruction 11010.36C.

Sec. 15-6-187. Discontinuance.

(A) *Notice of Discontinuance*:

(1) In the event that all legally approved use of a solar energy system supporting structure or solar energy related equipment has been discontinued for a period of 180 days, the Director of Planning & Development Services and/or designee may make a preliminary determination of discontinuance. In making such a determination, the Director of Planning & Development Services and/or designee may request documentation and/or affidavits from the property owner regarding the structure's usage, including evidence that use of the structure is imminent. Failure on the part of a property owner to provide updated contact information for the owner of the solar energy system supporting structure or solar energy related equipment for four consecutive years will be presumptive evidence of discontinuance. At such time as the Director of Planning & Development Services and/or designee reasonably determines that a solar energy system supporting structure or solar energy related equipment has been discontinued, the Director of Planning & Development Services and/or designee will provide the property owner with a written notice of discontinuance by certified mail.

(B) *Declaration of discontinuance*:

(1) Failure on the part of the property owner to respond to the notice of discontinuance within 90 days, or to adequately demonstrate that the structure is not discontinued, will be evidence of discontinuance. Based on the foregoing, or on any other relevant evidence before the Director of Planning & Development Services and/or designee, the Director of Planning & Development Services and/or designee may make a final determination of discontinuance, whereupon a declaration of discontinuance will be issued to the property owner by certified mail.

(C) *Removal of facility:*

(1) Within 120 days of a declaration of discontinuance, the property owner must either:

(a) Reactivate the use of the structure as a solar energy system supporting structure or solar energy related equipment or transfer ownership of structure to another owner who will make such use of the facility; or

(b) Dismantle and remove the facility. If the facility remains discontinued upon the expiration of 120 days, the property is declared a nuisance and the City of Kingsville may enter upon the property and remove the facility, with all costs to be borne by the property owner.

Secs. 15-6-188—15-6-193. 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.

V.

THAT this Ordinance was considered, passed, and approved at a regular meeting of the City Commission of the City of Kingsville, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

INTRODUCED on this the 14th day of April, 2014.

PASSED AND APPROVED on this the _____ day of _____, 2014.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

Effective Date: _____, 2014

AGENDA ITEM #6

Planning & Development Services Department

TO:	Vincent Capell, City Manager & City Commission
FROM:	Robert G. Isassi, P.E., Director of Planning & Development Services
SUBJECT:	**City Ordinance Amendments**
DATE:	April 4th, 2012.

Reference is made to direction given to City planning staff to evaluate and provide a comprehensive review of the City's current zoning and subdivision regulations. As previously relayed to your office, with the assistance of a consultant, the review revealed a number of existing codes that necessitate additional clarification by adding new code language and update existing codes.

This evaluation has resulted in twelve (12) proposed code changes and/or new sections. Due to the complexity and volume of this proposed ordinance modification that the Planning & Zoning Commission as well as the City Commission has been undertaking, it was prudent to separate the dozen proposed changes into two groups. This memo contains the second and final set, attached for City Commission introduction.

To update the commission, a Planning & Zoning Commission (P&Z) workshop was held on March 11th, 2014 to thoroughly discuss the proposed ordinances, after some suggested changes, P&Z unanimously approved all of the eight (8) items on March 19th then forwarded to City Commission for review. On March 20th, City Commission held a workshop to also discuss the proposed ordinance changes. After the workshop, the City's suggested changes were performed. These eight are now being introduced at the April 14th City Commission. They are as follows:

1. Fence Code

The Planning Department researched and created a new fence code regulation (Sec. 15-6-28) to ensure the language speaks to the current environment. The new language includes provisions pertaining to review and permitting prior to fence construction, expansion of the required maintenance of the fence, and allowable materials to be used. This code was discussed in two P&Z and City Commission workshops and extensively studied to ensure that the code was properly written as well as enforceable by City Community Appearance Division.

2. Accessory Use/Structure Code

Researched and drafted new code language (Sec. 15-6-26) to regulate accessory structures as well as accessory uses as subordinate uses to the primary use. Currently no code language exists, however accessory uses are defined in the existing code. A general listing of permitted accessory uses and structures have been drafted to clearly delineate the types of permitted and prohibited uses. This language also includes accessory structure provisions regulating building material types, location, etc.

3. Planned Unit Development (PUD) Code

A comprehensive review and update the existing Office Planned Unit Development (OPUD) code (Section 15-6-55) was performed to provide additional options for developments, utilizing flexible zoning that encourages comprehensive site development and open space preservation. Language was designed to encourage architectural elements that promote unique design and enhanced aesthetics, while also providing the City an opportunity to review these development plans as part of the zoning process.

4. Solar Energy System (SES) Code

A new code section (Sec. 15-6-168) was created to regulate solar energy system (SES), a technology that is beginning to become more readily affordable. The creation of this code, in cooperation with NAS-K, provides citizens guidance on solar energy technology and its use within the City. Currently no code language exists to regulate the use of SES, and this is an emerging issue amongst municipalities due to rising energy costs. Language was drafted to create a new code section within Chapter 15 while also incorporating the use of SES within the proposed Accessory Use/Structure Code. This new language will address potential glare issues onto neighboring properties, providing permitted uses, permit requirements, setbacks/dimensions, screening, etc.

5. Wind Energy Conversion System Regulations

A new code section (Sec. 15-6-169) was created to regulate Wind Energy Conversion Systems (WECS) and its use as a "subordinate use", as well as creating regulations to regulate and/or prohibit the use of standalone WECS as a principle use or in a group wherein a "wind farm" is created. Currently no code language exists to regulate the use of SES, and this is an emerging issue amongst municipalities due to rising energy costs and greater availability of roof attached WECS'. New language was drafted to create a new code section within Chapter 15 to address potential impacts to neighboring properties and the Naval Air Station while also providing definitions, approval processes permitted uses, permit requirements, setbacks/dimensions, etc.

6. Definitions

As part of the changes within the ordinance rewrites, additional definitions were added and updated. "Home Occupation", "Planned Unit Development", "Sight Visibility Triangle", and "Sight-Obscuring Fence" were added to this Section. The definition of "Kennel" was also updated to match the animal control ordinance.

7. Schedule of Permit Fees

This amendment adds a fee for new fence construction referenced in the proposed fence code. A fence permit fee of $35 will be charged to compensate the building official or inspector for the plan review of the proposed work. This amendment also renames an item currently defined as a "Plan-Checking Fee" to a "Plan-review Fee", a term more commonly used to detail the work being done when plans are submitted.

8. Land Use Chart

This amendment adds guidance to the existing Land Use Chart to support the proposed changes in new ordinances for solar and wind energy system ordinances, planned unit developments, and home occupations. The chart refers readers to the sections to be read for more information.

ORDINANCE NO.2014-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER XV, LAND USE, ARTICLE 1, BY AMENDING SECTION 6-SCHEDULE OF PERMIT FEES TO ADD FENCE CONSTRUCTION PERMIT FEE AND CLARIFY THE EXISTING PLAN REVIEW FEE; 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.

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

I.

THAT Section 15-1-6-Schedule of Permit Fees of Article 1: Building Regulations of Chapter XV, Land Usage Code, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

Sec. 15-1-6. Schedule of Permit Fees.

(A) On all repairs or alterations to existing buildings or on construction of other than buildings, fees based upon valuation as set forth in Chapter 1 (108) of the *International Building Code*, 2009 Edition, and as restated in subdivision (B)(1) hereof shall apply.

(B) The permit fee for all new buildings or additions to existing buildings where the floor area is increased, shall be as follows:

(1)(a) Permit fees for remodeling, repair, or alterations to existing buildings costing in excess of $100.00 shall be charged a permit fee as noted below. Duplexes, apartments, hotels, and motels shall be charged an additional fee of $10.00 per unit. Permit fees for roof repairs costing in excess of $100.00 shall be charged a permit fee of $0.03 per square foot.

Total Valuation	Fee
$1,000.00 and less	No fee unless inspection required, in which case a $20.00 fee for each inspection shall be charged.
$1,001.00 to $50,000.00	$20.00 for the first $1,000.00 plus $5.00 for each additional thousand or fraction thereof, to and including $50,000.00
$50,001.00 to $100,000.00	$265.00 for the first $50,000.00 plus $4.00 for each additional thousand or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$465.00 for the first $100,000.00 plus $3.00 for each additional thousand or fraction thereof, to and including $500,000.00
$500,001.00 and up	$1,665.00 for the first $500,000.00 plus $2.00 for each additional thousand or fraction thereof.

(b) Permit fees; new buildings and additions.

1. All buildings shall be charged a permit fee of $0.16 per square foot. The minimum fee shall be $10.00. Duplexes,

apartments, hotels, and motels shall be charged an additional fee of $10.00 per unit. A Construction Site Office shall be charged a permit fee of $30.00.

2. In applying paragraph 1. of this subdivision (b), square footage shall be determined by including each floor level including basements and cellars, mechanical rooms, storage areas, lofts, balconies, porches, sun decks, covered patios, breezeways, carports, garages, sheds and other similar areas.

3. Moved buildings or structures. A fee of $0.10 per square foot shall be charged for the issuance of any permit for a moved building or structure.

(2) *Moving buildings or structures.* A fee of $110.00 shall be charged for the issuance of any permit for the moving of a building or structure.

(3) *Demolition of building or structure.* A fee of $75.00 shall be charged for issuing a permit for the demolition of any building or structure.

(4) [redacted]

(5)(4) [redacted] *Plan-checking fee.* A [redacted] plan-checking fee shall be paid at the time of submitting plans and specifications for review of commercial projects. The plan review ~~plan-checking~~ fee shall be equal to one-half of the building permit fee as set forth in § 107.3 of the *International Building Code*. Such plan-checking fee is in addition to the building permit fee. A Plan Update or Revision fee shall be charged equal to 50% of the original Plan Review fee and shall be payable upon submission of update or revision.

(6)~~(5)~~ *Starting work without permit.* Where work for which a permit is required by this code is started or proceeded with prior to obtaining the permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.

(7)~~(6)~~ *Investigation fee.* The fee for any investigation required for building construction is equal to the cost of the building.

(8)~~(7)~~ *After hours inspection fee.* The cost of performing and inspection after regular business hours is equal to $25.00 per hour with a two-hour minimum charge.

(9)~~(8)~~ *Reinspection fee.* When the work performed does not meet the code requirements and a reinspection is required, a fee of $25.00 will be charged for each reinspection.

(10)~~(9)~~ *Refunds on permits.* No refund will be granted on individual permit fees assessed at the minimum fee amount for a specific type of permit.

Refunds of permit fees greater than minimum fee amounts may be made at a rate not to exceed 75% of that portion of the fee in excess of the minimum fee amount provided: (a) no work has commenced, (b) no inspections have been made, and the refund claim is submitted within 180 days after the issuance of the permit. Refund claims must be submitted in writing with a copy of the permit receipt.

(1962 Code, § 4-1-7; Ord. 99018, passed 3-22-99; Ord. 200022, passed 11-20-00; Ord. 2001-10, passed 2-26-01; Ord. 2001-32, passed 12-17-01; Ord. 2010-27, passed 9-7-2010, eff. 9-25-2010)

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.

V.

THAT this Ordinance was considered, passed, and approved at a regular meeting of the City Commission of the City of Kingsville, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

INTRODUCED on this the 14th day of April, 2014.

PASSED AND APPROVED on this the _____ day of _____, 2014.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

Effective Date: _____, 2014

AGENDA ITEM #7

Planning & Development Services Department

TO: Vincent Capell, City Manager & City Commission

FROM: Robert G. Isassi, P.E., Director of Planning & Development Services

SUBJECT: **City Ordinance Amendments**

DATE: April 4th, 2012.

Reference is made to direction given to City planning staff to evaluate and provide a comprehensive review of the City's current zoning and subdivision regulations. As previously relayed to your office, with the assistance of a consultant, the review revealed a number of existing codes that necessitate additional clarification by adding new code language and update existing codes.

This evaluation has resulted in twelve (12) proposed code changes and/or new sections. Due to the complexity and volume of this proposed ordinance modification that the Planning & Zoning Commission as well as the City Commission has been undertaking, it was prudent to separate the dozen proposed changes into two groups. This memo contains the second and final set, attached for City Commission introduction.

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1. Fence Code

The Planning Department researched and created a new fence code regulation (Sec. 15-6-28) to ensure the language speaks to the current environment. The new language includes provisions pertaining to review and permitting prior to fence construction, expansion of the required maintenance of the fence, and allowable materials to be used. This code was discussed in two P&Z and City Commission workshops and extensively studied to ensure that the code was properly written as well as enforceable by City Community Appearance Division.

2. Accessory Use/Structure Code

Researched and drafted new code language (Sec. 15-6-26) to regulate accessory structures as well as accessory uses as subordinate uses to the primary use. Currently no code language exists, however accessory uses are defined in the existing code. A general listing of permitted accessory uses and structures have been drafted to clearly delineate the types of permitted and prohibited uses. This language also includes accessory structure provisions regulating building material types, location, etc.

3. Planned Unit Development (PUD) Code

A comprehensive review and update the existing Office Planned Unit Development (OPUD) code (Section 15-6-55) was performed to provide additional options for developments, utilizing flexible zoning that encourages comprehensive site development and open space preservation. Language was designed to encourage architectural elements that promote unique design and enhanced aesthetics, while also providing the City an opportunity to review these development plans as part of the zoning process.

4. Solar Energy System (SES) Code

A new code section (Sec. 15-6-168) was created to regulate solar energy system (SES), a technology that is beginning to become more readily affordable. The creation of this code, in cooperation with NAS-K, provides citizens guidance on solar energy technology and its use within the City. Currently no code language exists to regulate the use of SES, and this is an emerging issue amongst municipalities due to rising energy costs. Language was drafted to create a new code section within Chapter 15 while also incorporating the use of SES within the proposed Accessory Use/Structure Code. This new language will address potential glare issues onto neighboring properties, providing permitted uses, permit requirements, setbacks/dimensions, screening, etc.

5. Wind Energy Conversion System Regulations

A new code section (Sec. 15-6-169) was created to regulate Wind Energy Conversion Systems (WECS) and its use as a "subordinate use", as well as creating regulations to regulate and/or prohibit the use of standalone WECS as a principle use or in a group wherein a "wind farm" is created. Currently no code language exists to regulate the use of SES, and this is an emerging issue amongst municipalities due to rising energy costs and greater availability of roof attached WECS'. New language was drafted to create a new code section within Chapter 15 to address potential impacts to neighboring properties and the Naval Air Station while also providing definitions, approval processes permitted uses, permit requirements, setbacks/dimensions, etc.

6. Definitions

As part of the changes within the ordinance rewrites, additional definitions were added and updated. "Home Occupation", "Planned Unit Development", "Sight Visibility Triangle", and "Sight-Obscuring Fence" were added to this Section. The definition of "Kennel" was also updated to match the animal control ordinance.

7. Schedule of Permit Fees

This amendment adds a fee for new fence construction referenced in the proposed fence code. A fence permit fee of $35 will be charged to compensate the building official or inspector for the plan review of the proposed work. This amendment also renames an item currently defined as a "Plan-Checking Fee" to a "Plan-review Fee", a term more commonly used to detail the work being done when plans are submitted.

8. Land Use Chart

This amendment adds guidance to the existing Land Use Chart to support the proposed changes in new ordinances for solar and wind energy system ordinances, planned unit developments, and home occupations. The chart refers readers to the sections to be read for more information.

ORDINANCE NO.2014-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER XV, LAND USE, ARTICLE 6, BY AMENDING SECTION 21-DEFINITIONS TO ADD CONSTRUCTION FENCE, HOME OCCUPATION, KENNEL, PLANNED UNIT DEVELOPMENT, SIGHT-OBSCURING FENCE AND SIGHT-VISIBILITY TRIANGLE; 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.

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

I.

THAT Section 15-6-21-Definitions of Article 6: Zoning of Chapter XV, Land Usage Code, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

Sec. 15-6-21. Definitions.

For the purpose of this subarticle, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

Accessory building/use. A subordinate building on the same lot with a principal building for exclusive use for accessory uses as defined. A use which is clearly incidental and subordinate to the use of the main use of the property; and commonly associated with the principal use, including semi-public and auxiliary parking when approved.

Alternative mounting structure. A manmade tree, clock tower, church steeple, bell tower, utility pole, light standard, identification pylon, flagpole, or similar structure, designed to support and camouflage or conceal the presence of telecommunications antennas.

Amusement, commercial (indoor). Any amusement enterprise offering entertainment or games of skill, not elsewhere listed, wholly enclosed in a building including a bowling alley, billiard or pool hall, pinball parlor, electronic games, or similar activities.

Amusement, commercial (outdoor). Any amusement enterprise offering entertainment or games of skill to the general public for a fee or charge, not elsewhere listed, wherein any portion of the activity takes place in the open, including a golf driving range, amusement park, miniature golf, or similar activities.

Antenna. A structure or device used to collect or radiate electromagnetic waves, including directional antennas, such as panels, wireless cable and satellite dishes, and omnidirectional antennas, such as whips, but not including satellite earth stations.

Antenna, amateur radio. An antenna used by an amateur radio operator that is less than 50 feet (15 meters) in height, and whip antennas less than four inches in diameter and less than ten feet (three meters) in height.

Antenna array. An arrangement of antennas and their supporting structure.

Antenna, dish. A parabolic or bowl-shaped device that receives and/or transmits signals in a specific directional pattern.

Antenna, panel. An antenna that receives and/or transmits signals in a directional pattern.

Antenna, radio and television broadcast. An antenna used to broadcast commercial radio and television signals, including digital broadcasts and other digital transmissions by a licensed radio or television broadcast station.

Antenna, stealth. A telecommunications antenna that is effectively camouflaged or concealed from view.

Antenna, telecommunications. An antenna used to provide a telecommunications service. This excludes lightning rods, private mobile radio systems, amateur radio antennas less than 50 feet (15 meters) in height, whip antennas less than four inches in diameter and less than ten feet (three meters) in height, and radio and television broadcast antennas.

Antenna, whip. An omnidirectional dipole antenna of cylindrical shape that is no more than six inches (15 centimeters) in diameter.

Appliance service or repair. This term includes major and small appliances as well as radio and television.

Bakery or confectionery shop, retail ~~retial~~. A place for preparing, baking, or selling all products on the premises where prepared (no deliveries to buyers, wholesaler, or other retail outlets).

Basement. A story below the first story as hereinafter defined.

Boarding or *rooming house.* A building other than a hotel, where lodging is permitted or meals are served for compensation.

Cargo containers. A metal structure specifically constructed for shipment of goods by ship, rail, or truck that is later used as a place to store goods and materials.

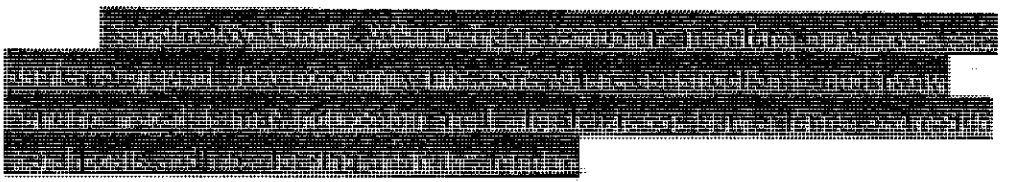
Cleaning or *laundry self service shop.* Self service shop with customer operated machines.

Cleaning shop or laundry, limited area. A custom cleaning shop not exceeding 5,000 square feet of floor area.

Club (private). An organization, group or association supported by the members thereof, the sole purpose of which is to render a service customarily rendered for members and the guests, the chief activity of which is customarily carried on as a business and does not include labor union organizations or similar labor or business organizations.

Co-location. A single telecommunications tower and/or site used by more than one telecommunications service provider.

Community center (private). A central social and recreational building as part of a housing development.



Country club (private). A private recreational club with restricted membership, which provides a golf course, clubhouse, swimming pool, tennis court or similar facilities, none of which are available to the general public.

Day nursery or kindergarten. An establishment possessing all necessary licenses where five or more children are left for care or training, not admitting or taking children above the age of eight.

Dormitories. Any building arranged or designed for two or more dwelling units and with two or more sleeping positions per room for students.

Dwelling, multiple-family. Any building or portion thereof, which is designed, built, rented, leased, or let to be occupied as three or more dwelling units or

apartments which is occupied as a home or place of residence by three or more families living in independent dwelling units.

Dwelling, one-family attached. A dwelling joined to another dwelling at one or more points by a party wall or abutting separate walls, which is erected upon a separate lot of record and is designed for occupancy by one family.

Dwelling, one-family detached. A dwelling designed and constructed for occupancy by one family and located on a lot or separate building tract, and having no physical connection to a building located on any other lot or tract.

Dwelling, two-family. A single structure designed and constructed with two living units under a single roof for occupancy by two families.

Dwelling unit. A building or portion of a building which is arranged, occupied, or intended to be occupied as living quarters and includes sanitary, sleeping and food preparation facilities.

Family. Defined for purposes of R1, R2 and MH Zones: Any number of individuals living together in a dwelling unit which are related by blood, marriage, or adoption, or up to and including three unrelated individuals. Defined for purposes of R3 and R4 Zones: Any number of individuals living together in a dwelling unit which are related by blood, marriage, or adoption, or up to and including four unrelated individuals.

Family food production. Raising of crops for family use.

Farm accessory building. A structure other than a dwelling on a farm for the shelter, protection or storage of the usual farm equipment, animals or crops.

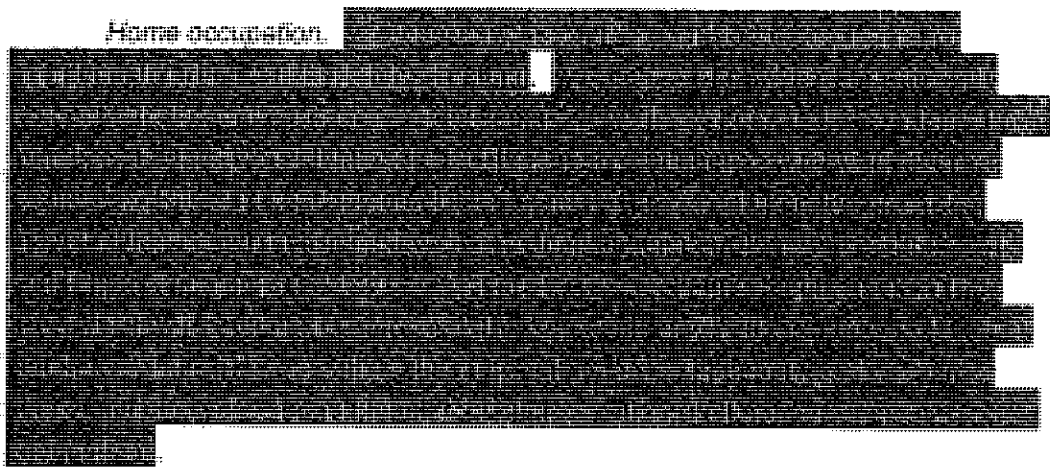
Farm, ranch or orchard. An area of ten or more acres which is used for the commercial production of crops or the keeping of the usual farm poultry and animals and normal accessory uses for these purposes.

Fraternity or sorority house. A building designed as group living quarters for members only and offering social and recreational activities.

Gasoline sales. An automobile service station which excludes the repairing, painting, or upholstering of motor vehicles.

Hobby. An accessory use carried on by the occupant of the premises in a shop, studio or other workroom, purely for personal enjoyment, amusement or

recreation; provided that the articles produced or constructed in the shop, studio or workroom are not sold either on or off the premises, and provided such use will not be obnoxious or offensive by reason of vibration, noise, odor, dust, smoke or fumes.



Hospital (acute care). An institution where sick or injured patients are given medical or surgical treatment intended to restore them to health and an active life, and which is licensed by the State of Texas.

Hotel or *motel.* Any building which is designed to cater to transient occupancy, offering temporary abiding space to individuals and families. To be classified as a hotel or motel an establishment shall contain individual guest rooms and furnish services such as linens, maids and furnishings.

Institutions of religious or philanthropic nature. An institution sponsored or operated by organizations established for religious or philanthropic purposes.

Light manufacturing processes. Manufacturing processing which do not emit detectable dust, odor, smoke, gas, or fumes beyond the property lines of the lot or tract upon which the use is located and which do not generate noises or vibrations above the ambient level of noise.

Lot. a parcel of land platted in a subdivision occupied or to be occupied by a main building, or group of buildings (main and accessory), together with such yards, open spaces, lot width and lot area as are required by this article and having frontage

upon or access to a street. Except for group dwellings, not more than one dwelling structure shall occupy any one lot.

Manufactured housing or *manufactured home.* A HUD-code manufactured home or a mobile home and collectively means and refers to both. The definition of mobile home, HUD-code manufactured home, and manufactured home as set forth in this section are binding on all persons and agencies in this state and under the jurisdiction of the city. For the purposes of this article, a mobile home is not a HUD-code manufactured home and a HUD-code manufactured home is not a mobile home. Recreational vehicles, however, may be located and used only in approved recreational vehicle parks or approved manufactured home parks.

Mixed use. A zoning district where mixed retail/residential developments are allowed on the same property or in the same building. Retail stores, retail services, personal services, and banks and savings and loans are allowed on the first floor levels of buildings. Multi-residential housing consisting of studio, one bedroom, two bedroom, and three bedroom living units are allowed on the upper floors of buildings. Offices, medical/dental offices, and other commercial uses that do not generate sales tax revenue are not allowed in the Mixed Use Zoning District.

Mobile home. Structure that was constructed before June 15, 1976, transportable in one or more sections, which in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems.

Nursing home. An institution licensed by the State of Texas where those persons suffering from illness, injury, deformity, deficiency or age are given care or treatment on a prolonged or permanent basis.

Parcel. Any contiguous land under common ownership which does not satisfy the definition of a lot.

Planned Unit Development. An area to be planned, developed and maintained with a common architectural and landscaped theme.

Private school, private college or *private university.* An institution established for educational purposes and offering a curriculum similar to the public schools or an accredited college or university.

Public school. A school under the sponsorship of a school district established under Texas law.

Railroad track and right-of-way. This does not include railroad stations, team tracks, yards, or maintenance areas.

Residence home for the aged. A home where elderly people are provided with lodging and meals with or without nursing care.

Secondary residential structure. A subordinate dwelling unit (detached), other than a mobile home.

Servant or caretaker quarters. A subordinate dwelling unit, used solely as living quarters by a person(s) or family(ies) employed at least 20 hours per week on the premises.

Sexually oriented business. Any sexual encounter center, adult cabaret, adult theater, escort agency, nude modeling studio, adult bookstore, adult movie theater, adult video arcade, adult movie arcade, adult video store, adult motel or other commercial enterprise, the primary business of which is the offering of a service or the selling, renting or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to its customers. All terms defined in Title XV, Article 7 shall be given the same meaning for purposes of interpreting the definition of a sexually oriented business under the zoning ordinance.

Stealth. The design of a tower or tower structure that blends into the surrounding environment and is visually unobtrusive. Examples of a stealth design or tower are: architecturally screened, roof-mounted antenna/array/equipment; building-mounted antenna/array/equipment that is painted and treated as an architectural element to blend with the existing building; designs that conceal the

antenna/array/equipment, such as manmade trees, clock towers, bell towers, steeples, light poles, and similar alternative-design mounting structures.

Storage of autos. A tract of land devoted to storing operative and/or inoperative automobiles and/or other vehicles that is enclosed by a fence of at least eight feet in height, and which accommodates, on a continuing basis, the storage of such automobiles and/or vehicles. In no instance shall wrecking and/or salvage operations be affiliated with the use of the land, or the stored autos be partially disassembled or dismantled.

Structure. Anything, other than a fence, constructed or erected, requiring location on the ground or attachment to something located on the ground. This includes, but is not limited to: advertising signs, billboards, poster boards, buildings, poles, water towers, cranes, smokestacks, earth formations and overhead transmission lines.

Tavern. Any enterprise which has as its principle business the selling of alcoholic beverages for consumption on the premises.

Telecommunications. The transmission, between or among points specified by the user, of audio and/or visual information of the user's choosing, without change in the form or content of the information as sent and received.

Telecommunications facility. A telecommunication tower, antennas, and related equipment buildings, but the term also includes antennas and related equipment installed on roof tops.

Telecommunications service. The offering of telecommunications for a fee directly to the public, or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.

Tennis or swim club, private. A private recreational club with restricted membership, usually smaller in area than a country club, but including a clubhouse, swimming pool, tennis courts, handball courts, or similar facilities, none of which are available to the general public.

TIA/EIA-222. Telecommunications Industry Association/Electronics Industries Association Standard 222, "Structural Standards for Steel Antenna Towers and Antenna Support Structures."

Tower, electric transmission. A self-supporting structure over 50 feet (15 meters) in height, designed to support high-voltage electric lines. This does not

include local utility or distribution poles (with or without transformers) designed to provide electric service to individual customers.

Tower, guyed. Any telecommunications tower supported, in whole or in part, by cables anchored to the ground.

Tower, height. The distance measured from grade to the highest point of any and all components of the structure, which includes antennas, hazard lighting and other appurtenances, but excludes lightning rods.

Tower, monopole. A self-supporting telecommunications tower that consists of a single vertical pole fixed into the ground and/or attached to a foundation.

Tower, self-supporting lattice. A telecommunications tower that consists of an open network of metal braces forming a tower, which is usually triangular or square in cross-section.

Tower, telecommunications. A self-supporting lattice, monopole, or guyed structure more than 20 feet (six meters) in height, built primarily to support one or more telecommunications antennas.

Trade or commercial school. A school, operated for profit, teaching vocational skills.

Utility, others not listed. Any utility facility franchised or approved by the city.

Utility shops or storage yards and buildings. An area or building used by utilities for the repair and/or storage of equipment, vehicles or supplies.

Wrecking or salvage yard for autos or parts. A tract of land devoted to wrecking, dismantling, or salvage operations where automobiles, other vehicles and/or machinery are subject to being dismantled, compacted, or similarly processed. All such operations, inclusive of storage of vehicles, shall be completely enclosed by a wall at least eight feet in height, except for a maximum of two gates no more than 20 feet wide.

(1962 Code, § 11-2-7; Ord. 99036, passed 10-25-99; Ord. 2001-15, passed 8-13-01; Ord. 2003-11, passed 5-12-03; Ord. No. 2009-20, § I, passed 8-10-09; Ord. 2010-12, passed 5-17-2010)

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.

V.

THAT this Ordinance was considered, passed, and approved at a regular meeting of the City Commission of the City of Kingsville, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

INTRODUCED on this the 14th day of April, 2014.

PASSED AND APPROVED on this the _____ day of _____, 2014.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

Effective Date: _____, 2014

AGENDA ITEM #8

Planning & Development Services Department

TO:	Vincent Capell, City Manager & City Commission
FROM:	Robert G. Isassi, P.E., Director of Planning & Development Services
SUBJECT:	**City Ordinance Amendments**
DATE:	April 4th, 2012.

Reference is made to direction given to City planning staff to evaluate and provide a comprehensive review of the City's current zoning and subdivision regulations. As previously relayed to your office, with the assistance of a consultant, the review revealed a number of existing codes that necessitate additional clarification by adding new code language and update existing codes.

This evaluation has resulted in twelve (12) proposed code changes and/or new sections. Due to the complexity and volume of this proposed ordinance modification that the Planning & Zoning Commission as well as the City Commission has been undertaking, it was prudent to separate the dozen proposed changes into two groups. This memo contains the second and final set, attached for City Commission introduction.

To update the commission, a Planning & Zoning Commission (P&Z) workshop was held on March 11th, 2014 to thoroughly discuss the proposed ordinances, after some suggested changes, P&Z unanimously approved all of the eight (8) items on March 19th then forwarded to City Commission for review. On March 20th, City Commission held a workshop to also discuss the proposed ordinance changes. After the workshop, the City's suggested changes were performed. These eight are now being introduced at the April 14th City Commission. They are as follows:

1. Fence Code

The Planning Department researched and created a new fence code regulation (Sec. 15-6-28) to ensure the language speaks to the current environment. The new language includes provisions pertaining to review and permitting prior to fence construction, expansion of the required maintenance of the fence, and allowable materials to be used. This code was discussed in two P&Z and City Commission workshops and extensively studied to ensure that the code was properly written as well as enforceable by City Community Appearance Division.

2. Accessory Use/Structure Code

Researched and drafted new code language (Sec. 15-6-26) to regulate accessory structures as well as accessory uses as subordinate uses to the primary use. Currently no code language exists, however accessory uses are defined in the existing code. A general listing of permitted accessory uses and structures have been drafted to clearly delineate the types of permitted and prohibited uses. This language also includes accessory structure provisions regulating building material types, location, etc.

3. Planned Unit Development (PUD) Code

A comprehensive review and update the existing Office Planned Unit Development (OPUD) code (Section 15-6-55) was performed to provide additional options for developments, utilizing flexible zoning that encourages comprehensive site development and open space preservation. Language was designed to encourage architectural elements that promote unique design and enhanced aesthetics, while also providing the City an opportunity to review these development plans as part of the zoning process.

4. Solar Energy System (SES) Code

A new code section (Sec. 15-6-168) was created to regulate solar energy system (SES), a technology that is beginning to become more readily affordable. The creation of this code, in cooperation with NAS-K, provides citizens guidance on solar energy technology and its use within the City. Currently no code language exists to regulate the use of SES, and this is an emerging issue amongst municipalities due to rising energy costs. Language was drafted to create a new code section within Chapter 15 while also incorporating the use of SES within the proposed Accessory Use/Structure Code. This new language will address potential glare issues onto neighboring properties, providing permitted uses, permit requirements, setbacks/dimensions, screening, etc.

5. Wind Energy Conversion System Regulations

A new code section (Sec. 15-6-169) was created to regulate Wind Energy Conversion Systems (WECS) and its use as a "subordinate use", as well as creating regulations to regulate and/or prohibit the use of standalone WECS as a principle use or in a group wherein a "wind farm" is created. Currently no code language exists to regulate the use of SES, and this is an emerging issue amongst municipalities due to rising energy costs and greater availability of roof attached WECS'. New language was drafted to create a new code section within Chapter 15 to address potential impacts to neighboring properties and the Naval Air Station while also providing definitions, approval processes permitted uses, permit requirements, setbacks/dimensions, etc.

6. Definitions

As part of the changes within the ordinance rewrites, additional definitions were added and updated. "Home Occupation", "Planned Unit Development", "Sight Visibility Triangle", and "Sight-Obscuring Fence" were added to this Section. The definition of "Kennel" was also updated to match the animal control ordinance.

7. Schedule of Permit Fees

This amendment adds a fee for new fence construction referenced in the proposed fence code. A fence permit fee of $35 will be charged to compensate the building official or inspector for the plan review of the proposed work. This amendment also renames an item currently defined as a "Plan-Checking Fee" to a "Plan-review Fee", a term more commonly used to detail the work being done when plans are submitted.

8. Land Use Chart

This amendment adds guidance to the existing Land Use Chart to support the proposed changes in new ordinances for solar and wind energy system ordinances, planned unit developments, and home occupations. The chart refers readers to the sections to be read for more information.

ORDINANCE NO.2014-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER XV, LAND USE, ARTICLE 6, BY AMENDING APPENDIX A-LAND USE CATEGORIES OF SECTION 1-LAND USE CHART TO ADD LAND USAGE GUIDANCE FOR HOME OCCUPATION, PLANNED UNIT DEVELOPMENT, SOLAR ENERGY SYSTEMS AND WIND ENERGY SYSTEMS; 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.

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

I.

THAT Section 1-Land Use Chart of Appendix A-Land Use Categories of Article 6: Zoning of Chapter XV, Land Usage Code, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

Appendix A. Land Use Categories

Sec. 1. Land use chart.

The following chart shall set out the land uses within the city:

P = Permitted

S = Special use permit required

X = Special review required

= Not permitted (absence of any symbol)

[Land Use Chart on the following pages]

Land Use Chart												
Land Use Description	R1	R2	R3	R4	MH	C1	C2	C3	C4	I1	I2	Ag
Dwelling, one family det.	P	P	P	P	P	P	P	P				P

Dwelling, one family att.		P	P	P		S	P					P
Dwelling, two family		P	P	P		S	P					
Dwelling, multi-family			P	P		P	P	P				
Boarding or rooming house				P			S	P	P			
Hotel or motel				P			S	P	P			
Dormitory				P								
Fraternity, sorority				P								
Mobile home/manufactured home park or mobile home/manufactured home on lot	S1	S1	S1	S1	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	S	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
Institutional and Special Service												
Airport, heliport		S	S	S	S	S	S	S	S	S	S	S
Cemetery, mausoleum	S	S	S	S			S					S
Church, rectory	P	P	P	P	P	P	P	P				P
Convent, monastery or other dwelling for pursuit of group religious ideals	S	S	S	P	S	S	P	P				P
Private country club	S	S	P	P	P	P	P					P
Day nursery or kinder	S	S	S	P	P	P	P	P	P	P		P
Farm, ranch, or orchard												P
Lodge or club			S		P	P	S					P
Home, halfway house, or other group dwelling for alcoholic, narcotic, psychiatric patients or felons and		S	S	S		P	S					S

delinquents												
Hospital (acute care)				S			P	P				
Nursing home				P			P	P				
Institutions of religious or philanthropic nature		S	S	S	S		P	P				
Library, art gallery, museum				S	S		P	P				
Park, playground, fairground	P	P	P	P	P	P	P	P	P	P	P	P
Public administration office		S	S	S	P	P	P	P	P	P	P	P
Home for the aged		P	P			P	P					
Private school, college or university	S	S	S	S			P	P				
Schools, public	P	P	P	P	P	P	P	P				P
Tennis, swim or other athletic club (private)	S	S	S	S	S	P	P	P	P			
Utility and Related Service Uses												
Electrical substation	P	P	P	P	P	P	P	P	P	P	P	P
Electrical power plant							S	S	S	P	P	S

Fire station	P	P	P	P	P	P	P	P	P	P	P	P
Gas metering and transmission station	S	S	S	S	P	P	P	P	P	P	P	P
Local utility distribution lines	P	P	P	P	P	P	P	P	P	P	P	P
Radio, television or microwave towers (without telecommunications facility)	P	P	P	P	P	P	P	P	P			
Telecommunications facility	As per Appendix C: Telecommunications of the Zoning Ordinance											
Commercial radio or television transmitting	S	S	S	S	S	S	P	P	P	P	P	P
Sewage or water pumping and control stations	P	P	P	P	P	P	P	P	P	P	P	P
Railroad tracks and right-of-way	P	P	P	P	P	P	P	P	P	P	P	P
Telephone business office	Exempt, see Tex. Loc. Gov't Code, §§ 51.001 and 54.001											
Telephone switching, relay, and transmitting equipment	S	S	S	S	P	P	P	P	P	P	P	P
Water and irrigation canals, and pipes, and controls	P	P	P	P	P	P	P	P	P	P	P	P
Utilities, public or private other than listed	S	S	S	S	S	S	P	P	P	P	P	S
Utility shops, storage yards, and							S	S	P	P	P	

buildings												
Water treatment plant	S	S	S	S	S	S	S	S	P	P	P	S
Water well, reservoir, or storage tank	P	P	P	P	P	P	P	P	P	P	P	P
Wind Energy Conversion Systems (WECS)	As per §§ 15.6.194 through 15.6.203, Wind Energy Conversion Systems of the Zoning Ordinance											
Solar Energy Systems	As per §§ 15.6.174 through 15.6.187, Solar Energy Systems of the Zoning Ordinance											
Recreational Uses												
Amusement, commercial outdoor							S	P	P			
Amusement, commercial indoor							S	P	P			
Carnival									S	P	P	P
Temporary carnival (14 days - 200 ft. setback from residential property)							S	P	P			
Provisioning and recreational sporting goods sales including boats and vehicles							S	P	P			
Shooting galleries and pistol rages (indoor)							S	P	P			
Souvenir, curio							S	P				

Automobile Related Uses												
Car wash						P	S	P	P	P		
Auto sales, repairs including motorcycles							S	P	P	P		
Auto paint and body shop							S	P	P	P		
Drag strip, race track										S	S	
Gasoline service station							P	P	P	P		
Gasoline sales						S	P	P	P	P		
Commercial parking structure auto only							S	P	P	P		
Truck storage							S	S	P	P	P	
Used auto parts, sales, indoors							S	P	P	P	P	
New or reconditioned auto parts, indoors							S	P	P	P		
Seat cover or muffler installation shop							S	P	P	P		
Tire recapping and retreading shop									S	P	P	
Wrecking or salvage yards for auto or parts									S	S		

Storage of autos							S	S	P	S	P	
Retail or Related Uses												
Antique or collectable shop						S	S	P	P			
Art supply store						S	P	P	P			
Animal clinic or pet hospital, no outdoor pens							P	S	P	P		
Animal clinic or pet hospital with outdoor pens							S		S	P	P	P
Bank or savings and loan						S	P	P	P			
Book or stationary store						S	P	P				
Barber or beauty shop						S	P	P	P			
Bakery or confectionery shop, retail sales (less than 2,500 square feet)						P	P	P	P			
Cafeteria or restaurant						S	P	P	P	P	P	
Camera shop						S	P	P	P			
Laundry or self-service laundry shop (limited area)						S	P	P	P			
Clinic, medical, dental, chiropractor, optometrist or other office of licensed						S	P	P	P	P		

Health related profession													
Drug store or pharmacy						P	P	P	P				
Department variety or discount store							P	P	P				
Grocery store						P	P	P	P				
Furniture or appliance store							P	P	P				
Florist shop						P	P	P	P				
Garden shop and plant sales							P	P	P				P
Kennel									S	P	P	P	
Handicraft and art object sale						S	P	P	P	S			
Hardware store							P	P	P	S			
Hobby shop						S	P	P	P				
Laboratory medical or dental						S	P	P	P				
Lawnmower, small engine repair/sales							P	P	P				
Locksmith or key shop						P	P	P	P				
Medical appliance fitting or sale						P	P	P	P				

Mortuary						S	P	P	P	S		S
Music store						S	P	P	P			
Office, professional, or general business						S	P	P	P	S		
Optical shop or laboratory						S	P	P	P			
Package liquor store						S	S	P	P			
Pawn shop						S	S	P	P			
Pet shop for small animals birds, fish						P	P	P	P			
Personal custom services such as tailor, milliner, and the like						P	P	P	P			
Repair of appliances, T.V., radio, and similar equipment						P	P	P	P			
Shoe, boot, saddle, or other leather goods sale and repair						S	P	P	P	P	P	
Studio, photographer, artist, music, dance, drama						S	P	P	P			
Studio, health, exercise, reducing or similar service						S	P	P	P			
Studio, decorator and display						S	P	P	P			

Tavern						S	S	P	P				
Bakery, wholesale								S	P	P			
Building materials sales							S	P	P	S			
Cabinet or furniture upholstery shop							P	P	P	P			
Clothing or similar light manufacturing processes							S	P	P	P			
Cleaning, laundry, or dyeing plant							S	P	P	P			
Contractor storage of equipment yard									P	S	P		
Dance hall or night club							S	P	P	P			
Heavy machinery storage, sales or repair									P	S	P		
Open storage and sale of appliance and machinery									S	S	P		
Lithographer or print shop							P	P	P	P	P		
Lumber yard							S	P	P	S	P		
Dairy or ice cream plant									S	P	P	P	
Maintenance or repair service for buildings									P	P	P		

Laboratory, scientific or research							S	S	S	P	P	S
Paint shop							S	P	P	P	P	
Plumbing shop							S	S	P	P	P	
Railroad or bus passenger							S	P	P	P		
Railroad team tracks, freight depot or docks									P	P	P	P
Storage warehouse									S	S	S	
Trade, vocational or commercial schools							S	P	P	S	S	
Trailer and mobile home sales							S		P	P	P	
Transfer storage terminal									P	P	P	
Welding or machine shop									P	P	P	
Wholesale office, storage, sales not elsewhere listed									P	P	P	
Milk depot						S	S	P	P	P		
Industrial and Related Uses												
Light manufacturing processes which do not emit detectable dust, odor, fumes, or gas beyond the boundary of the property or noises above the ambient level and are not classified as								S	S	P	P	

hazardous												
Storage of sand, gravel, stone, minerals, gas, petroleum or other substances									P	S	P	
Extraction of soil, sand, gravel, stone, minerals, gas, petroleum or other substances										S	S	S
Animal poultry slaughtering										S	S	S
Industrial activities not elsewhere listed and not satisfying the criteria of light manufacturing processes											S	
Area Developments												
Planned unit development												
Agriculture and Related Uses												
Home crop production	P	P	P	P	P	P	P	P	P	P	P	P
Breeding or raising of animals for food or sale (except as noted in health regulations)												P
Dairy												P
Ranch												P
Beekeeping, commercial												P

Crop production for sale												P
Orchard for home use	P	P	P	P	P	P	P	P	P	P	P	P
Orchard, commercial	S	S	S	S								P
Keeping animals or fowl commonly used for food fiber production or as beasts of burden												P
Keeping dogs, cats, fish, or exotic caged birds (kennel excluded)	P	P	P	P	P	P	S	P	P	P	P	P
Farmers market, vegetable (fresh) stand, produce sales							S	P	P			P
Domestic animal racetrack exhibit area, training ground, and the like												P

[1] Hardship must be demonstrated due to age, infirmity, or death of a family member. Permit is limited to one year. Permit may be renewed by demonstrating continued hardship. The mobile home or travel trailer must be removed within 90 days of the expiration of the permit. This special use permit does not include or allow for a manufactured home for use as a sales office or any type of commercial use.;xhg;

[2] Area developments allowed in zones, where noted.

(Ord. 84009, passed 6-18-84; Ord. 87009, passed 4-27-87; Ord. 89048, passed 11-27-89; Ord. 2001-15, passed 8-13-01; Ord. 2003-11, passed 5-12-03; Ord. 2006-33, passed 7-10-06; Ord. 2009-12, § I, passed 5-18-09; Ord. 2010-34, passed 9-27-2010; Ord. 2011-07, passed 2-28-2011, eff. 3-16-2011)

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.

V.

THAT this Ordinance was considered, passed, and approved at a regular meeting of the City Commission of the City of Kingsville, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

INTRODUCED on this the 14th day of April, 2014.

PASSED AND APPROVED on this the _____ day of _____, 2014.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

Effective Date: _____, 2014

AGENDA ITEM #9

Planning & Development Services Department

TO:	Vincent Capell, City Manager & City Commission
FROM:	Robert G. Isassi, P.E., Director of Planning & Development Services
SUBJECT:	**City Ordinance Amendments**
DATE:	April 4th, 2012.

Reference is made to direction given to City planning staff to evaluate and provide a comprehensive review of the City's current zoning and subdivision regulations. As previously relayed to your office, with the assistance of a consultant, the review revealed a number of existing codes that necessitate additional clarification by adding new code language and update existing codes.

This evaluation has resulted in twelve (12) proposed code changes and/or new sections. Due to the complexity and volume of this proposed ordinance modification that the Planning & Zoning Commission as well as the City Commission has been undertaking, it was prudent to separate the dozen proposed changes into two groups. This memo contains the second and final set, attached for City Commission introduction.

To update the commission, a Planning & Zoning Commission (P&Z) workshop was held on March 11th, 2014 to thoroughly discuss the proposed ordinances, after some suggested changes, P&Z unanimously approved all of the eight (8) items on March 19th then forwarded to City Commission for review. On March 20th, City Commission held a workshop to also discuss the proposed ordinance changes. After the workshop, the City's suggested changes were performed. These eight are now being introduced at the April 14th City Commission. They are as follows:

1. Fence Code

The Planning Department researched and created a new fence code regulation (Sec. 15-6-28) to ensure the language speaks to the current environment. The new language includes provisions pertaining to review and permitting prior to fence construction, expansion of the required maintenance of the fence, and allowable materials to be used. This code was discussed in two P&Z and City Commission workshops and extensively studied to ensure that the code was properly written as well as enforceable by City Community Appearance Division.

2. Accessory Use/Structure Code

Researched and drafted new code language (Sec. 15-6-26) to regulate accessory structures as well as accessory uses as subordinate uses to the primary use. Currently no code language exists, however accessory uses are defined in the existing code. A general listing of permitted accessory uses and structures have been drafted to clearly delineate the types of permitted and prohibited uses. This language also includes accessory structure provisions regulating building material types, location, etc.

3. Planned Unit Development (PUD) Code

A comprehensive review and update the existing Office Planned Unit Development (OPUD) code (Section 15-6-55) was performed to provide additional options for developments, utilizing flexible zoning that encourages comprehensive site development and open space preservation. Language was designed to encourage architectural elements that promote unique design and enhanced aesthetics, while also providing the City an opportunity to review these development plans as part of the zoning process.

4. Solar Energy System (SES) Code

A new code section (Sec. 15-6-168) was created to regulate solar energy system (SES), a technology that is beginning to become more readily affordable. The creation of this code, in cooperation with NAS-K, provides citizens guidance on solar energy technology and its use within the City. Currently no code language exists to regulate the use of SES, and this is an emerging issue amongst municipalities due to rising energy costs. Language was drafted to create a new code section within Chapter 15 while also incorporating the use of SES within the proposed Accessory Use/Structure Code. This new language will address potential glare issues onto neighboring properties, providing permitted uses, permit requirements, setbacks/dimensions, screening, etc.

5. Wind Energy Conversion System Regulations

A new code section (Sec. 15-6-169) was created to regulate Wind Energy Conversion Systems (WECS) and its use as a "subordinate use", as well as creating regulations to regulate and/or prohibit the use of standalone WECS as a principle use or in a group wherein a "wind farm" is created. Currently no code language exists to regulate the use of SES, and this is an emerging issue amongst municipalities due to rising energy costs and greater availability of roof attached WECS'. New language was drafted to create a new code section within Chapter 15 to address potential impacts to neighboring properties and the Naval Air Station while also providing definitions, approval processes permitted uses, permit requirements, setbacks/dimensions, etc.

6. Definitions

As part of the changes within the ordinance rewrites, additional definitions were added and updated. "Home Occupation", "Planned Unit Development", "Sight Visibility Triangle", and "Sight-Obscuring Fence" were added to this Section. The definition of "Kennel" was also updated to match the animal control ordinance.

7. Schedule of Permit Fees

This amendment adds a fee for new fence construction referenced in the proposed fence code. A fence permit fee of $35 will be charged to compensate the building official or inspector for the plan review of the proposed work. This amendment also renames an item currently defined as a "Plan-Checking Fee" to a "Plan-review Fee", a term more commonly used to detail the work being done when plans are submitted.

8. Land Use Chart

This amendment adds guidance to the existing Land Use Chart to support the proposed changes in new ordinances for solar and wind energy system ordinances, planned unit developments, and home occupations. The chart refers readers to the sections to be read for more information.

ORDINANCE NO.2014-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER XV, LAND USE, ARTICLE 6, BY ADOPTING SECTION 28-FENCE REGULATIONS; 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.

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

I.

THAT Section 28-Fence Regulations of Article 6: Zoning of Chapter XV, Land Usage Code, of the Code of Ordinances of the City of Kingsville, Texas, shall be adopted to read as follows:

15-6-28. Fence Regulations.

(a) *Purpose.* The purpose of these regulations is to establish criteria for the location, maintenance and appearance of privacy fences and other visual barriers including landscaped hedges. The intent is to limit the amount of privacy fencing/barriers in order to promote the open, unencumbered characteristics of Kingsville and ensure the safe visibility of pedestrian and vehicular traffic.

(b) *Permit required.* Except as provided for single strand electrical wires herein, a fence permit shall be obtained and the required fee paid as set out in Section 15-1-6(B)(4) before installation of any fence. A site plan indicating the location of the proposed fence, property lines, setbacks and buildings, and a typical detail of the fence showing the material and general appearance of the fence shall be submitted with the permit request. A boundary survey of the property is not required but may be deemed necessary by the property owner, applicant or City in the case of a boundary line dispute or other reason as deemed necessary by the property owner or applicant. All swimming pool permits are to be accompanied by a fence permit when an existing compliant fence is not present to prevent unwanted entry.

(c) For all property within the City, no person or business shall erect or maintain a sight obscuring fence forward from the front building line, excluding any and all porches, decks, patios or similar appurtenances, except where otherwise authorized by this code.

(d) Fences over three (3) feet in height and with more than 50% sight obscured shall be deemed to be a Sight-Obscuring Fence.

(e) In no case shall a sight-obscuring fence, hedge, tree or other visual barrier be placed or maintained in excess of three feet high within a Street or Driveway Intersection Sight Visibility Triangle as defined in Section 15-6-21 of this code of ordinances. Trees within a Street or Driveway Intersection Sight Visibility Triangle shall be kept trimmed so the tree canopy is no less than ten (10) feet high.

(f) Fences in residential areas shall not exceed four (4) feet in height in any front yard area and six and a half (6.5) feet in height in any side or rear yard area. Nonresidential areas are restricted to a maximum of four (4) feet in the front yard area and a minimum of eight (8) feet in height in any side or rear yard area but shall not exceed ten (10) feet in height.

(g) Commercial or industrial buildings adjacent to residential properties shall install, at a minimum, an eight (8) foot high sight-obscuring fence constructed of a consistent solid material such as wood, brick or block. The fence shall be so constructed so that the finished side is facing the residential properties.

(h) Fences or hedges/landscape materials shall be required to screen storage areas allowed in all commercial and industrial districts and shall be of sufficient height to screen the storage from adjacent public right-of-way and adjacent properties. If screening is required to exceed eight (8) feet in height, then landscaping material shall be utilized to soften the impact and add to the screening. Trees that will grow to a sufficient height to screen storage from adjacent properties shall be utilized where the terrain is such that a screen exceeding ten (10) feet in height is needed.

(i) The height of a fence shall be measured from the highest adjoining finished grade.

(j) No fence shall be constructed within any drainage easement or floodway unless the City Engineer has advised the Building Official that the fence shall, in all probability, not interfere with or impair the natural flow of water across the drainage easement or floodway.

(k) *Perimeter Fence design and maintenance.* All fences shall be designed, erected and maintained in accordance with Section 15-1-17 and also the following:

(1) All fences shall be maintained in good repair and in their original upright position so as to not be a nuisance. Fence remnants shall not remain if a repair or replacement of a fence or a portion of the fence is performed.

(2) No fence shall be maintained with protruding nails, boards, wires or other similar materials.

(3) All fences shall be constructed of an aesthetically compatible material such as chain link, wood, concrete block, brick, stone, vinyl, wrought iron or other like material. The use of chicken wire or other low quality type of fencing is expressly prohibited.

(4) Missing boards, pickets or posts shall be replaced in a timely manner with material of the same type and quality.

(5) All fences shall be constructed with the finished side facing outward from the property or with both sides finished where visible from the public right-of-way. Any and all posts and support beams shall not be visible from the public right-of-way. Fences along interior property lines, not exposed to a public right-of-way, may place the fence with the finished face facing outward or inward depending on preference.

(6) Wood fences shall be constructed of material which is naturally resistant to insects and decay or has been treated to resist insects and decay underground.

(7) All posts used for any type of residential or commercial fencing shall be set in a concrete base. Agricultural field fence posts do not require the use of a concrete base.

(l) *Use of barbed wire fence.* In addition to and in conjunction with Section 13-1-2, no person shall erect or maintain any barbed wire fence except under the following circumstances:

(1) When the barbed wire fence is erected and maintained as an integral part of the security fence for nonresidential properties only, provided that the barbed wire is not installed within six feet of the ground; or

(2) When the barbed wire fence is erected or maintained around a tract of land used for agricultural purposes as defined by the zoning laws of the City of Kingsville.

(3) In no case shall razor wire be permitted in any zone within City Limits except as used by official governmental agencies.

(4) In all cases barbed wire shall be strung tightly and shall not be suspended in a loose, coiled or concertina manner with the exception of government agencies.

(m) *Use of electric fence.* No person shall erect or maintain any electrical fence unless in conformance with the following provisions:

(1) All electric fences shall comply with minimum specifications of the Underwriters Laboratories (UL listed) and shall be installed in accordance with the National Electric Code adopted by the City.

(2) Fences which may continuously conduct electric current may be allowed only on agricultural land to be used to raise livestock.

(3) Single-strand wires designed to conduct electricity through an approved low voltage regulator shall be allowed only along the interior base line of an otherwise permitted fence. No permit shall be required for the erection and maintenance of such single-strand electric wires.

(n) *Swimming Pools.* In addition to and in conjunction with Section 15-1-8, any swimming pool area, where the pool depth is two (2) feet or more, shall be entirely enclosed by a protective fence or other permanent structure at least four (4) feet in height, with locked gates or entrances. A permanent fence shall be in place during construction of any pool. Arrangements may be made with the chief Building Official to provide a temporary section of fence during pool construction to allow for ingress and egress. A sight-obscuring or other approved fence constructed on the property lines adjacent to the pool may be considered a protective fence meeting these requirements.

(o) *Temporary fences.* Permits for temporary fences for the purpose of protecting or securing of construction sites may be granted for a one year renewable period. Such temporary fencing must be removed upon completion of construction.

(p) *Penalties.*

(1) The provisions of this subsection shall be cumulative of any criminal penalties or civil remedies as prescribed in 15-1-17(G) of Chapter 15 or section 1-1-99 of this Code of Ordinances.

(2) Upon a determination that a fence code violation exists upon a premises, the owner of the premises shall be given notice to abate such violation within 30 days after the receipt of such notice.

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.

V.

THAT this Ordinance was considered, passed, and approved at a regular meeting of the City Commission of the City of Kingsville, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

INTRODUCED on this the 14th day of April, 2014.

PASSED AND APPROVED on this the _____ day of _____, 2014.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

Effective Date: _____, 2014

AGENDA ITEM #10

Planning & Development Services Department

TO:	Vincent Capell, City Manager & City Commission
FROM:	Robert G. Isassi, P.E., Director of Planning & Development Services
SUBJECT:	**City Ordinance Amendments**
DATE:	April 4th, 2012.

Reference is made to direction given to City planning staff to evaluate and provide a comprehensive review of the City's current zoning and subdivision regulations. As previously relayed to your office, with the assistance of a consultant, the review revealed a number of existing codes that necessitate additional clarification by adding new code language and update existing codes.

This evaluation has resulted in twelve (12) proposed code changes and/or new sections. Due to the complexity and volume of this proposed ordinance modification that the Planning & Zoning Commission as well as the City Commission has been undertaking, it was prudent to separate the dozen proposed changes into two groups. This memo contains the second and final set, attached for City Commission introduction.

To update the commission, a Planning & Zoning Commission (P&Z) workshop was held on March 11th, 2014 to thoroughly discuss the proposed ordinances, after some suggested changes, P&Z unanimously approved all of the eight (8) items on March 19th then forwarded to City Commission for review. On March 20th, City Commission held a workshop to also discuss the proposed ordinance changes. After the workshop, the City's suggested changes were performed. These eight are now being introduced at the April 14th City Commission. They are as follows:

1. Fence Code

The Planning Department researched and created a new fence code regulation (Sec. 15-6-28) to ensure the language speaks to the current environment. The new language includes provisions pertaining to review and permitting prior to fence construction, expansion of the required maintenance of the fence, and allowable materials to be used. This code was discussed in two P&Z and City Commission workshops and extensively studied to ensure that the code was properly written as well as enforceable by City Community Appearance Division.

2. Accessory Use/Structure Code

Researched and drafted new code language (Sec. 15-6-26) to regulate accessory structures as well as accessory uses as subordinate uses to the primary use. Currently no code language exists, however accessory uses are defined in the existing code. A general listing of permitted accessory uses and structures have been drafted to clearly delineate the types of permitted and prohibited uses. This language also includes accessory structure provisions regulating building material types, location, etc.

3. Planned Unit Development (PUD) Code

A comprehensive review and update the existing Office Planned Unit Development (OPUD) code (Section 15-6-55) was performed to provide additional options for developments, utilizing flexible zoning that encourages comprehensive site development and open space preservation. Language was designed to encourage architectural elements that promote unique design and enhanced aesthetics, while also providing the City an opportunity to review these development plans as part of the zoning process.

4. Solar Energy System (SES) Code

A new code section (Sec. 15-6-168) was created to regulate solar energy system (SES), a technology that is beginning to become more readily affordable. The creation of this code, in cooperation with NAS-K, provides citizens guidance on solar energy technology and its use within the City. Currently no code language exists to regulate the use of SES, and this is an emerging issue amongst municipalities due to rising energy costs. Language was drafted to create a new code section within Chapter 15 while also incorporating the use of SES within the proposed Accessory Use/Structure Code. This new language will address potential glare issues onto neighboring properties, providing permitted uses, permit requirements, setbacks/dimensions, screening, etc.

5. Wind Energy Conversion System Regulations

A new code section (Sec. 15-6-169) was created to regulate Wind Energy Conversion Systems (WECS) and its use as a "subordinate use", as well as creating regulations to regulate and/or prohibit the use of standalone WECS as a principle use or in a group wherein a "wind farm" is created. Currently no code language exists to regulate the use of SES, and this is an emerging issue amongst municipalities due to rising energy costs and greater availability of roof attached WECS'. New language was drafted to create a new code section within Chapter 15 to address potential impacts to neighboring properties and the Naval Air Station while also providing definitions, approval processes permitted uses, permit requirements, setbacks/dimensions, etc.

6. Definitions

As part of the changes within the ordinance rewrites, additional definitions were added and updated. "Home Occupation", "Planned Unit Development", "Sight Visibility Triangle", and "Sight-Obscuring Fence" were added to this Section. The definition of "Kennel" was also updated to match the animal control ordinance.

7. Schedule of Permit Fees

This amendment adds a fee for new fence construction referenced in the proposed fence code. A fence permit fee of $35 will be charged to compensate the building official or inspector for the plan review of the proposed work. This amendment also renames an item currently defined as a "Plan-Checking Fee" to a "Plan-review Fee", a term more commonly used to detail the work being done when plans are submitted.

8. Land Use Chart

This amendment adds guidance to the existing Land Use Chart to support the proposed changes in new ordinances for solar and wind energy system ordinances, planned unit developments, and home occupations. The chart refers readers to the sections to be read for more information.

ORDINANCE NO.2014-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES BY AMENDING CHAPTER XV, LAND USE, ARTICLE 6, SECTION 27 PROVIDING FOR ACCESSORY USES AND STRUCTURES; 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.

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

I.

THAT Section 27 of Article 6: Zoning of Chapter XV, Land Usage Code, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

Sec. 15-6-27. ACCESSORY USES AND STRUCTURES.

(A) *Purpose and findings.* This section establishes additional zoning district standards, exceptions to standards or alternative standards (e.g. screening, landscaping, and/or design standards) for particular uses which are subordinate to the principal use. The purpose of this section is to:

- Provide supplemental standards for individual uses in order to protect surrounding property values and uses;
- Protect the public health, safety and general welfare; and
- Implement the Master Plan of the City.

The section provides supplemental regulations for certain uses, structures and facilities. These regulations are in addition to the other applicable standards of this Code. In some cases, the establishment of these standards streamlines the permitting process by permitting the use as of right in certain districts subject to these regulations rather than a case-by-case consideration for a Special Use Permit (SUP). In other instances, the regulations do not streamline the process but address the unique development challenges of certain uses and structures whether permitted as of right or as a special use.

(B) *Compliance Mandatory.* No accessory use may be initiated, established, or maintained unless it complies with the standards set forth for such use in this section and/or article.

(C) *Regulations Supplement Other Code Regulations.* The regulations of this section shall supplement the requirements of the applicable base and overlay zoning district regulations and other applicable standards of this section. These standards are in addition to, and do not replace, the other standards for development set forth in any other sections or articles of the code of ordinances unless otherwise provided. To the extent that there is a conflict between a standard in another section of the code of

ordinances and a standard in this section, the standard in this section governs unless otherwise indicated.

(D) *Applicability.* This section applies to any subordinate use of the building or other structure, or use of land that is:

(1) Conducted on the same lot as the principal use to which it is related; and
(2) Clearly incidental to, and customarily and commonly associated with, the main permitted use of the premises. Such accessory buildings and uses shall be so constructed, maintained and conducted as to not produce noise, vibration, concussion, dust, dirt, fly ash, odor, noxious gases, heat or glare which is injurious, damaging or unhealthful to adjacent property or the uses thereof and shall be on the premises of the main use.

Where a principal use or structure is permitted, such use shall include accessory uses and structures subject to this section.

(E) *Permit Required.* Every accessory building requires a building permit. Application for such a permit shall be made to the Building Official. The building permit for the accessory building may be included on the permit for the main building or main land use if constructed or established simultaneously, otherwise a separate permit will be required.

(F) The Director of Planning & Development Services, or his/her designee, shall determine whether a proposed accessory use/structure, or in the case of an enforcement action, an existing accessory use/structure is permitted under this ordinance. In reviewing and approving an accessory use/structure, the Director of Planning & Development Services, or his/her designee, shall find that the proposed use meets the following criteria:

(1) Is not to be constructed or established on a lot until construction of the principal structure is completed or the principal use is established;
(2) Is not to be established on a vacant lot and/or is located on the same lot as the principal use served;
(3) Is subordinate to and serves a principal use;
(4) Is subordinate in area, extent or purpose to the principal use served;
(5) Contributes to the comfort, convenience or necessity of the occupants, business or industry of the principal use;
(6) Is not injurious, noxious or offensive to the neighborhood;
(7) Accessory uses of a storage nature are not located in the front yard area; and
(8) Accessory buildings shall not be used for dwelling purposes except where permitted in the Land Use Chart (Appendix A, Section 1 Land Use Chart or Article 6 of Chapter 15 of the Code of Ordinances).

In the event the Building Official denies the accessory building, or the Director of Planning and Development Services denies the accessory use, the applicant may appeal to the Board of Adjustment as provided in Section 15-6-157, or seek a special exception as allowed in Subsection 15-6-27(J). Any accessory use to a use requiring a special use permit is prohibited unless specifically allowed by the special use permit.

(G) General Requirements. Unless otherwise specified in this section, all attached and detached accessory structures shall conform to the same use, height and area regulations required of the main use or structure and with the following additional limitations:

(1) Accessory uses shall not include the conduct of trade unless permitted in conjunction with a permitted use.

(2) Accessory uses shall be located on the same lot as the principal use for which they serve.

(H) *Dimensional and Density Standards.* The location of accessory uses and structures is subject to Appendix B "Space Requirements" Section 1 & 2 of Article 6, Chapter 15 of the Code of Ordinances.

(1) For residential lots not exceeding one and one-half (1.5) acres, detached accessory structures shall not be located in the front yard. Detached accessory structures may be located in the rear yard area.

(2) For residential lots exceeding one and one-half (1.5) acres, detached accessory structures may be located in the front yard if it is required due to topographical issues or other impediment that prevents the placement of the structure in the rear yard area.

(3) Accessory uses and structures shall not exceed 60 percent of the gross floor area (GFA) of the principal use.

(4) Within nonresidential districts, accessory structures, except for carports, are prohibited within the side and rear yards of lots adjacent to a residential use or district. The total floor area of all accessory structures shall not exceed 2500 square feet.

(I) *Permitted Accessory Uses and Structures.* Accessory uses and structures include, but are not limited to, the following list of examples, provided that each accessory use or building shall comply with all the provisions of this chapter.

(1) Drop-off boxes, such as mail or donation boxes, at all commercial establishments in C1 through I2 zone districts provided the drop-off box:

a. Is located behind the minimum setbacks required in the respective zones;

b. Is located so it is not (1) blocking driveways, (2) blocking pass-through traffic in parking aisles, (3) blocking pedestrian traffic, (4) creating any safety issue as determined by the Director of Planning and Development Services; and

c. Does not eliminate any required parking spaces or is not located in any parking aisle.

(2) Employee restaurants and cafeterias when located in a permitted business or manufacturing building. (The size of these accessory uses may be no more than 10% of the gross square footage of the business.)

(3) Home occupations in accordance with Section 15-6-26.

(4) Management offices for multi-tenant properties.

(5) The operation of service facilities and equipment in connection with schools, hospitals and other similar institutions or uses.

(6) The overnight parking of a truck which is a non-commercially licensed box truck or non-CDL licensed vehicle in working condition in a residential zone district.

(7) Recreational uses and structures for the use and convenience of occupants, employees or guests of a principal use or facility.

(8) Refreshment and service facilities in parks and playgrounds, and in permitted public or private recreation facilities or schools.
(9) Repair or construction of power boats, large sailing vessels or racing vehicles may be allowed only in zone districts for which repair or construction of vehicles as a commercial business is permitted. Repairs of personal vehicles or recreational boats or vehicles which are legally stored on a lot may be permitted in residential districts provided the vehicles are owned by the occupants of the dwelling and must take place within a private garage.
(10) *Residential accessory buildings.* Garages, carports, parking facilities, tool/storage sheds in residential zoning districts and for residential uses in all other zoning districts, provided:

a. *Attached accessory structures.* Garages, carports, parking facilities or tool/storage sheds attached to the main structure shall conform to the same height, area and setback regulations required for the main use or structure, except:

1. The structure shall not occupy more than 50% of the required rear yard.

b. *Detached accessory structures.* Garages, carports, gazebos, parking facilities or tool/storage sheds detached from the main structure shall:

1. Be in accordance with Appendix B, Section 1 "Space Requirements" Article 6 of Chapter 15 of the Code of Ordinances;
2. Be located only in the side or rear yard area;
3. Occupy an area no greater than 50% of the rear yard area behind the principal structure; and
4. Be at least seven feet from the main dwelling.

c. Detached accessory structures located in any residential zoning district shall meet the following standards as approved by city staff:

1. Galvanized (painted and unpainted) metal is prohibited as an exterior siding material, however roofs may utilize painted galvanized panels;
2. All accessory structures shall have enclosed eaves at a minimum length or depth of twelve inches unless it is a pre-manufactured and/or a preassembled metal or wood storage building and under 250 square feet in gross floor area.
3. Freestanding metal carports that are not certified and sealed by a State of Texas licensed engineer and arched steel structures (aka Quonset huts) are prohibited. Freestanding metal carports accompanied by engineered stamped plans may be approved.
4. Structures larger than 400 square feet in ground floor area shall meet the following additional requirements:
    i. Exterior materials shall consist of the same or similar materials as the principal structure.
    ii. In order to prevent an institutional or uncharacteristic appearance, any wall or fascia with a square footage greater than 400 sq. ft. shall have at least one window with a minimum measurement of two foot six inches by three feet six inches or a typical thirty six inch wide walk-in door.
5. No visible exterior stairways to a second floor or attic is permitted at the front or side of the building

The requirements of this subsection shall not apply to agricultural operations in residential or agricultural zoning districts.

(11) Solar Energy Systems in accordance with 15-6-174 through 15-6-187.
(12) Storage of one boat, travel trailer, RV or pick-up camper in residential districts, but not in the front yard or the street side yard of a corner lot, and provided they are not used as living quarters.
(13) Telecommunications equipment buildings as provided for in, Section 15-6-47(D) of this article and chapter.
(14) Temporary construction trailers used for offices and/or storage, located on a lot for which building permits have been issued, provided the trailer meets the setbacks for an accessory structure and is limited to the duration of construction, not to exceed one year.
(15) Temporary real estate sales offices, located on a subdivision or property being sold, and limited to the period of sale, but not exceeding two years without a special use permit.
(16) The storage of building materials including, but not limited to, bricks, blocks, cement, concrete, electrical materials, glass, linoleum, lumber, plumbing materials, rocks and tile provided that these materials are to be used for construction on the premises and, if stored for more than 24 consecutive hours in a 30 day period, that they are screened from view of neighboring properties and adjacent streets and alleys, and provided that the storage use is in accordance with the provisions of Subsection (F). In no case shall building materials be stored outside of a building on residentially zoned property for a period of time exceeding 90 days.
(17) Public and private utility lines and structures, including, but not limited to, sanitary sewers, storm sewers, water, natural gas, electric, cable television and telephone.
(18) Wind Energy Conversion Systems (Exempt and Small Wind Energy Facilities) in accordance with Section 15-6-186 through 15-6-194.

(J) *Variances*: A variance may be granted by the Board of Adjustment in accordance with the procedures contained in Section 15-6-157 for the following accessory uses:

(1) The overnight parking of a commercially licensed box truck, CDL licensed vehicle or moving van for more than one night.
(2) The storage of one boat, travel trailer, RV or pick-up camper in the front yard of any residential district.

(K) *Prohibited Accessory Uses.* None of the following shall be permitted as an accessory use:

(1) Equipment, material or vehicles, other than a registered motor vehicle in operable condition, boat, travel trailer, recreational vehicle or pick-up camper as permitted above, for more than 24 hours in a 30 day period in a residential district.
(2) The overnight parking of a semi-tractor trailers, dump trucks, service/delivery van or similar scale of vehicle in residential districts.
(3) Storage of any materials not directly related to the principal use of the property and located outside of a building in a residentially zoned district is specifically prohibited except for building materials as provided in Subsection 15-6-27(I)(15) and materials customarily associated with a residential use such as, but not limited to, above ground swimming pools and associated equipment

buildings, arbors, barbecue pits and grills, firewood neatly stacked, gazebos, operational and licensed vehicles, planters, play structures, toys, trash cans used for normal on-site garbage collection and trellises attached to a building.

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.

V.

THAT this Ordinance was considered, passed, and approved at a regular meeting of the City Commission of the City of Kingsville, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

INTRODUCED on this the 14th day of April, 2014.

PASSED AND APPROVED on this the _____ day of _____, 2014.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

Effective Date: _____, 2014

REGULAR AGENDA

AGENDA ITEM #11

Proposal

Housing the TAMUK-EFCREO in the City of Kingsville GCS Building

The Eagle Ford Center for Research, Education, and Outreach (EFCREO) was established in August 2013 by the Frank H. Dotterweich College of Engineering at Texas A&M University-Kingsville (TAMUK). The goal of EFCREO is to foster technological advancement, enhance the skills of the workforce via partnerships with industry, academia, local communities and governmental agencies, and to ensure the sustainable development of the Eagle Ford Shale Reserve (EFSR) for the benefit of all in the South Texas region.

VISIONS AND SUPPORTING ACTIVITIES

To facilitate the contribution of the EFCREO to regional economic growth and enhance its capacity in applied research and development, technology demonstration and transfer, and workforce training, the TAMUK/EFCREO team would like to request the utilization of the Call Center Building, owned by the City of Kingsville, as its physical location. The EFCREO plans to build a ***Sustainable Energy Technology Hub*** at this location to foster sustainable energy development in South Texas. We have identified three visions for this hub. Each is briefly described below.

Vision 1: A place where innovative technologies will be generated, prototyped, and demonstrated to potential end users.

To support this vision, the sustainable energy technologies include, but are not limited to, the following areas:

- *Unmanned Aerial Vehicle (UAV) Technology Applications and Operations*:
  - pipeline safety monitoring
  - road condition monitoring
- *Innovative Construction/Building/Road Materials Development*:
  - reutilization of drilling waste into different building materials
  - development of a new generation of infrastructure elements that mimic the self-healing mechanisms of living organisms
- *Effective Innovative Environmental Technologies Applications*:
  - air pollution control
  - water treatment/recycle/reuse
  - water resources management
  - environmental monitoring
- *Technologies For Pipeline Safety Monitoring and Safety Enhancement*:
  - developing and implementing a hybrid pipeline monitoring system that integrates various advanced technologies including heterogeneous wireless sensor network, robotic techniques, remote sensing using UAVs, and satellite based detection; all supported by efficient data mining engine
- *Technologies for Oil/Gas Recovery Enhancement, Gas Storage, And Flared Gas Capturing*:

- enhanced geophysical process understanding and newly generated nanomaterials applications

Vision 2: A focal point for regional workforce training on high-level skill sets and the latest technologies implementable to the fast growing energy job market.

To support this vision, initial emphasis will be placed in the following areas:

- *Development of Virtual Training Modules Using the Latest 3D Graphics and Programming Techniques*:
  - health, environmental, and safety (HES) training to meet urgent regional workforce needs
  - development of a UVA training simulator
- *Development of Hands-On Training Modules*:
  - pipeline safety and first response
  - environmental technologies and management will be emphasized.
- *Conducting Trainings For Regional Young Professionals to Meet the Urgent Needs of the Sustainable Development*:
  - hybrid training approach (combining hands-on training, lectures, and/or virtual training modules) in the following areas:

Area/Topic	Hands-on	Lecture	Virtual
Pipeline Safety and First Response			
Pipeline Design	x	x	x
Pipeline Monitoring/Inspection Technologies	x	x	x
Pipeline Safety and first response	x	x	x
Regulations for Pipeline Construction, Design, and Inspections	x	x	
Best Management Practices (BMPs) for Pipelines	x	x	x
UAVs Applications and Operations for HES Enhancement	x	x	x
Environmental Technologies and Management			
Environmental Instrumentation	x	x	
Sampling Techniques	x	x	x
Technologies for Safety Enhancement	x	x	x
Health Implications of Hazard Materials	x	x	
Hazardous Waste Management	x	x	x
Emergency First Response	x	x	x
BMPs for Environmental Impacts Minimization	x	x	x
Environmental Regulations and Policies	x	x	

Vision 3: A "business café" that will foster the interaction of EFCREO researchers with regional stakeholders from industry, NGOs, governmental agencies, and academia.

To support this vision, the following will be implemented:

- *Innovative Technology Demonstration Lab* to foster innovative technology demonstration and application highlighting the technologies developed by the EFCREO and its industrial partners.
- *Technology Transfer via Various Stakeholder Engagement Activities* through periodic technology seminars and training modules.

- *Facilitate the Incubation of New Businesses* based on the new technologies developed by the EFCREO and its partners. Some potential new businesses include:
  - Pipeline inspection business using integrated technologies
  - HES enhancement for oil/gas industries
  - 3D virtual training
  - Flared gas capturing

PRELIMINARY BUILDING PLAN:

The attached drawing shows the preliminarily planned layout and its uses to support the visions mentioned above. The designated use for each room is as follows:

(1) Classroom
(2) Virtual Training Lab
(3) Conference Room
(4) UAV Control Room
(5) Pipeline Design & Safety Training Office
(6) Environmental Training Lab
(7) Computer Server and IT Hardware Room
(8) Small Office – faculty/staff
(9) EFCREO Office
(10) Multifunctional Room
(11) Office – Business incubator or faculty/staff
(12) Office – business incubator or faculty/staff
(13) Office – business incubator
(14) Office – business incubator
(15) Research & Development Lab
(16) Classroom
(17) Students/Future Expansion/ Incubation
(18) Environmental Technology Demonstration Lab
(19) Industry/EFCREO Partnership and Innovative Technology Demonstration Lab
(20) Pipeline Design & Safety Training Lab
(21) Students/Future Expansion/Incubation

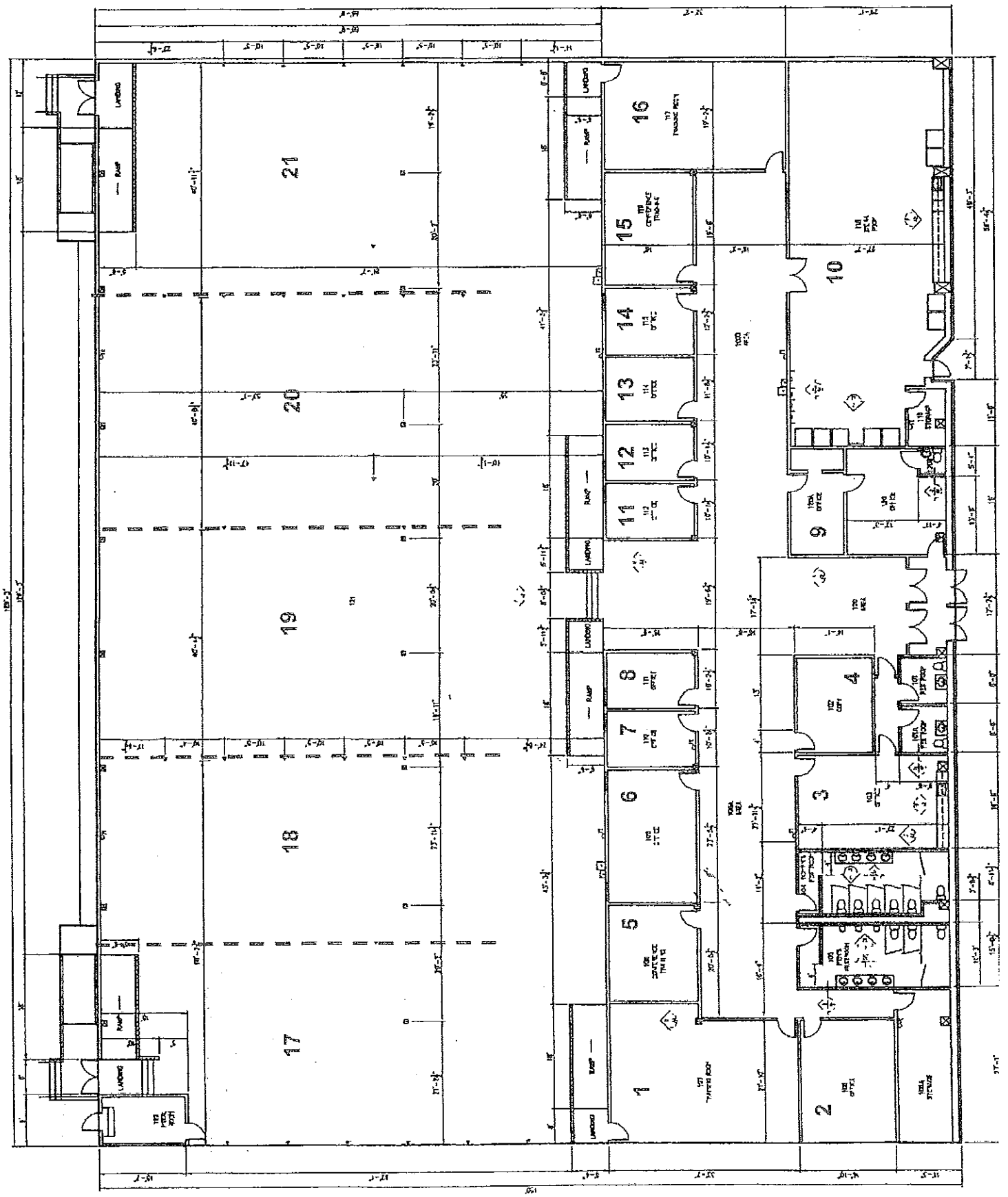
After initiation of the TAMUK-EFCREO/City of Kingsville lease agreement, we estimate that the facility will be 25% occupied within 6 months and approximately 50% within one year. Full occupancy is projected in two years.

PROPOSED LEASE

"Center" refers to the Center acting as a unit of Texas A&M University-Kingsville (TAMUK), adhering to the regulations, rules, policies, and procedures of TAMUK and the Texas A&M University System. "City" refers to the City of Kingsville, adhering to the ordinances, regulations, policies, and procedures of the City.

- The City provides the Center a five-year, zero-cost lease.

- The City is responsible for major system (HVAC, electrical, plumbing, ceiling, structural) repairs. The City will conduct a pre-occupancy inspection.
- The City is responsible for major hazard insurance.
- The City is responsible for upgrades to exterior landscaping and parking lot repairs and maintenance.
- The Center is responsible for all utilities, including water, electricity, waste management, telephone service, and Internet provider.
- The Center is responsible for routine custodial and janitorial services.
- The Center is responsible for minor repairs (non-structural walls, drywall, built-in furniture, ceiling tiles, floor tiles, carpet, computer networks).
- The Center is responsible for any renovations to the interior or exterior. All renovations must be approved by the City.
- The Center agrees to maintain a business-like appearance for the facility at all times.
- The Center agrees to operate the facility over regular business hours (8 am to 5 pm, Monday through Friday, excluding TAMUK-sanctioned holidays) beginning no later than January 1, 2015 and continuing through the conclusion of the lease.
- A two-year "bail out" clause is provided with a complete review of building usage and benefits to both parties.
- Both parties will act in good faith and act in collaboration. This is not meant to be a landlord-tenant relationship, but rather a partnership.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RAMP
LANDING

AGENDA ITEM #12

RESOLUTION #2014-_____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH KLEBERG COUNTY FOR RESIDENTIAL ECONOMIC DEVELOPMENT ASSISTANCE FOR LAKE VIEW VILLAS; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City passed and approved Guidelines and Criteria for Stimulating Residential and Economic Development within the City of Kingsville (RDA Guidelines) on January 28, 2013 and;

WHEREAS, the County passed and approved Guidelines and Criteria for Stimulating Residential and Economic Development within the City of Kingsville (RDA Guidelines) on or about May 28th or June 10th, 2013;

WHEREAS, a need for single-family residential development exists within the City and County based on current demand and new job creation and the City and County desire to increase the amount of new residential single-family units built within the city, thereby increasing the sales tax and ad valorem tax base of the City and County to the benefit of other local taxing entities;

WHEREAS, the City and County believe the offering of local economic incentives will stimulate new residential single-family development within the city and stimulate economic activity and development within the city;

WHEREAS, additional single-family residential units will benefit the citizens, expand the tax base, and increase the population by capturing a larger share of the workforce that may be living elsewhere due to lack of adequate local housing stock;

WHEREAS, the City and County desire to approve qualifying applications for Residential Development Assistance to stimulate residential and economic development within the county as a local incentive to create additional housing, a higher level of employment, economic activity and stability within the City of Kingsville;

WHEREAS, the City and County have previously approved agendas at duly posted public meetings to approve offering economic incentives for infrastructure improvements for Lake View Villas;

WHEREAS, the approved RDA Guidelines provide for the administration of a program for making loans and grants of public money and providing personnel and services of the City and County to promote local economic development and to stimulate business and commercial activity in the City, pursuant to authority found in section 380 and 381.004 of the Texas Local Government Code;

WHEREAS, Section 381.004 of the Local Government Code authorizes the County to contract with another entity for the administration of the program;

WHEREAS, the City and County have received an application, pursuant to the RDA Guidelines, from Mark Dizdar on behalf of the South Texas Benevolent Society for monetary incentives for infrastructure assistance for a residential subdivision to create

24 new garden homes each with a minimum square footage living space of a minimum of 1,300 square feet and a two car garage which will be known as "Lake View Villas";

WHEREAS, the City and County believe providing economic incentives through an agreement with STBS will further their objectives of stimulating business and commercial activity through the expansion of the housing stock and tax base and thus fulfill a public purpose.

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 an Interlocal Agreement with Kleberg County for Residential Economic Development Assistance for Lake View Villas 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 23rd day of April, 2014.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

INTERLOCAL COOPERATION AGREEMENT
BETWEEN
THE CITY OF KINGSVILLE
AND
KLEBERG COUNTY
RESIDENTIAL ECONOMIC
DEVELOPMENT ASSISTANCE

This Interlocal Cooperation Agreement made, entered into and executed by and between the County of Kleberg, a body and corporate and politic under the laws of the State of Texas hereinafter referred to as "County" and the City of Kingsville, Texas, a municipal corporation under the laws of the State of Texas, hereinafter referred to as "City"; pursuant to the Interlocal Cooperation Act, Texas Government Code Annotated Chapter 791, and Section 381.004(c), Texas Local Government Code.

WITNESSETH:

Whereas, the City passed and approved Guidelines and Criteria for Stimulating Residential and Economic Development within the City of Kingsville (RDA Guidelines) on January 28, 2013;

Whereas, the County passed and approved Guidelines and Criteria for Stimulating Residential and Economic Development within the County (RDA Guidelines) on June 10, 2013;

Whereas, a need for single-family residential development exists within the City and County based on current demand and new job creation and the City and County desire to increase the amount of new residential single-family units built within the city, thereby increasing the sales tax and ad valorem tax base of the City and County to the benefit of other local taxing entities;

Whereas, the City and County believe the offering of local economic incentives will stimulate new residential single-family development within the city and stimulate economic activity and development within the city;

Whereas, additional single-family residential units will benefit the citizens, expand the tax base, and increase the population by capturing a larger share of the workforce that may be living elsewhere due to lack of adequate local housing stock;

Whereas, the City and County desire to approve qualifying applications for Residential Development Assistance to stimulate residential and economic development within the City and County as a local incentive to create additional housing, a higher level of employment, economic activity and stability within the City of Kingsville;

Whereas, the approved RDA Guidelines provide for the administration of a program that provides personnel and services and/or money of the City to promote local economic development and to stimulate business and commercial activity in the city, pursuant to authority found in section 380.001 of the Local Government Code;

Whereas, the approved RDA Guidelines provide for the administration of a program for making loans and grants of public money and providing personnel and services of the County to promote local economic development and to stimulate business and commercial activity in the County, pursuant to authority found in Section 381.004 of the Local Government Code;

Whereas, Section 381.004 of the Local Government Code authorizes the County to contract with another entity for the administration Code;

Whereas, the City and County have each received an application, pursuant to the RDA Guidelines, from Mark Dizdar on behalf of the South Texas Benevolent Society ("STBS" or "Developer") for money for infrastructure assistance for a residential subdivision to create twenty-four (24) new homes each with a minimum square footage of 1,350 square feet to be known as Lake View Villas;

Whereas, the City approved a Residential Development Agreement with STBS at a duly posted City Commission meeting on December 9th, 2013, via Resolution #2013-80;

Whereas, the County approved a Residential Development Agreement with STBS at a duly posted County Commissioner's Court on April 14, 2014;

Whereas, the City and County believe providing economic incentives through an agreement with STBS will further their objectives of stimulating business and commercial activity through the expansion of the housing stock and tax base.

NOW, THEREFORE, the County and City, in consideration of these mutual covenants and agreements, agree as follows:

1. **INCENTIVES FOR ECONOMIC DEVELOPMENT**. A copy of the Residential Developmental Agreement (RDA) with the developer is attached hereto. The County will provide economic incentives subject to conditions as stated herein and in the RDA between the County and the developer to assist with infrastructure improvements for Lake View Villas, subject to certain conditions as stated on the RDA between the City and the developer. The economic incentive will be in the form of a monetary grant not to exceed $81,000.00, and will be equal to half of
   a. The monetary grant will be disbursed once each year on March 1st for the term of the agreement. The amount of the monetary grant will be equal to

the amount of no greater than half of the generated M&O portion of county paid ad valorem taxes provided by the new homes constructed within the development area. Assuming the developer is complying with the RDA and RDA Guidelines, the city will forward said money to the developer. If the developer is in default, the City will notify the County of same.

2. **AUTHORIZATION FOR FUNDING.**

   a. The City and the County each separately certify that payments made under this Agreement will be made from current revenues, and any future payments are subject to annual future appropriations.

3. **RESPONSIBILITIES.**

   a. The City will administer the RDA with the developer for the construction of (24) twenty-four single family residential houses each with a minimum square footage of 1,350 feet within the City of Kingsville, Kleberg County, Texas.

   b. The County will make timely payments for a total not to exceed $81,000 for residential economic development assistance in accordance with this agreement.

   c. The City will notify the County in the event of default by the developer. In the event of default, the City will seek to recapture economic incentives, thereby seeking reimbursement for both the City and the County in accordance with Section 9 of the RDA between the City and the South Texas Benevolent Society and Section VII of the RDA Guidelines, a copy of which is attached hereto.

4. **AMENDMENT OF INTERLOCAL AGREEMENT**. This Agreement may be amended at any time. Any amendment to this Agreement must be in writing, agreed to by the governing bodies of the parties, and signed by an authorized representative of the City and the County. No officer or employee of any of the parties has authority to waive or otherwise modify the limitations in this Agreement, without the express action of the governing body of the party.

5. **APPROVAL BY GOVERNING BODIES.** Each party represents that this Agreement has been duly passed and approved by the governing body of the party as required by the Texas Interlocal Cooperation Act, Chapter 791, Texas Government Code.

6. **TERM AND RENEWAL.**

   a. This Agreement shall be for an initial term of one year.

b. This Agreement shall be automatically renewed without further action unless terminated by either party.

c. This Agreement may be terminated at any time by any party with or without cause upon (90) days advance written notice.

d. Any notice of termination shall be sent to the other party to this interlocal agreement at the address listed in paragraph 9 of this agreement.

7. **SEVERABILITY**. If any portion of this agreement, or its application to any person or circumstance, is held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of this agreement shall not be affected and shall continue to be enforceable under the terms of this agreement.

8. **NOTICES**. Notices under this Agreement shall be addressed to the parties as indicated below, unless changed by written notice to such effect, and shall be effected when delivered or when deposited in the U.S. mail, postage prepaid, certified, return receipt requested.

City of Kingsville
Attn: City Manager
P.O. Box 1458
Kingsville, Texas 78364
Telephone: (361) 595-8002
Facsimile: (361) 595-8035

Kleberg County
Attn: County Judge
P.O. Box 752
Kingsville, Texas 78364
Telephone: (361) 595-8585
Facsimile: (361) 592-0838

9. **PERFORMANCE/GOVERNING LAWS**. This agreement shall be performed in Kleberg County, Texas, and shall be governed by the laws of the State of Texas.

10. **VENUE.** Venue for an action arising under this Agreement is in Kleberg County, Texas.

11. **ASSIGNMENT.** This Agreement is binding upon and inures to the benefit of the parties to this Agreement and their respective successors and permitted assigns. This Agreement may not be assigned by any party without the written consent of all of the parties.

12. **NOT FOR THE BENEFIT OF THIRD PARTIES.** This Agreement and all activities under this Agreement are solely for the benefit of the parties and not the benefit of any third party.

13. **EFFECT OF WAIVERS.** No waiver by either party of any default, violation, or breach of the terms, provisions, and covenants contained in this Agreement may be deemed or construed to constitute a waiver of any other violation or breach of any of the terms, provisions, and covenants of this Agreement.

14. **EXERCISE OF POLICE POWER.** This Agreement and all activities under this Agreement are undertaken solely as an exercise of the police power of the parties, exercised for the health, safety, and welfare of the public generally, and not for the benefit of any particular person or persons. The parties do not have and may not be deemed to have any duty to any particular person or persons.

15. **VALIDITY AND ENFORCEABILITY.** If any current or future legal limitations affect the validity or enforceability of a provision of this Agreement, then the legal limitations are made a part of this Agreement and operate to amend this Agreement to the minimum extent necessary to bring this Agreement into conformity with the requirements of the limitations, and so modified, this Agreement continues in full force and effect.

16. **WARRANTY.** The individuals executing this agreement on behalf of each party represent and warrant that they are each the duly authorized representatives of such party on whose behalf the individuals are signing, each with full power and authority to bind said party to each term and condition set forth in this agreement.

17. **IMMUNITIES NOT WAIVED.** Nothing in this Agreement waives any governmental, official, or other immunity or defense of any of the parties or their officers, employees, representatives, and agents as a result of the execution of this Agreement and the performance of the covenants contained in this Agreement.

18. **MUTUAL INDEMNIFICATION.** To the extent allowed by the Constitution and Laws of the State of Texas, County and City agree that each party assumes any and all risks of liability, loss, damages, claims, or causes of action and related expenses, including attorney fees, caused or asserted to have been caused directly or indirectly by or as the result of the negligent acts or omissions of that party and the officers, employees, and agents thereof.

19. **CAPTIONS.** Captions to provision of this Agreement are for convenience and shall not be considered in the interpretation of the provisions.

20. **INTERLOCAL COOPERATION ACT APPLIES.** The parties enter into this Interlocal Agreement under the Texas Government Code Chapter 791 (Interlocal Cooperation Act). The parties agree that activities under this Agreement are "governmental functions and services" and that the parties are a "local government" as that term is defined in this Agreement and in the Interlocal Cooperation Act.

21. **ENTIRE AGREEMENT**. This Agreement constitutes the entire agreement between the parties and supersedes any and all agreements previously entered into by these same parties pertaining to the economic incentives for the Lake View Villas. Any amendments must be made in writing and signed by all parties, as provided in paragraph 5 of this agreement.

22. **EFFECTIVE DATE**. This Agreement is effective on the date when the last party executes this agreement.

23. **MULTIPLE ORIGINALS**. Two (2) copies of this Agreement are executed; each shall be deemed an original.

EXECUTED by the County of Kleberg on the _____ day of _____, 2014.

_____
Juan M. Escobar
County Judge

ATTEST:

_____
Leo Alarcon
County Clerk

APPROVED AS TO FORM:

_____
Omar Collin
County Attorney

EXECUTED by the City of Kingsville on the _____ day of _____, 2014.

_____
Vincent J. Cappel
City Manager

ATTEST:

_____
Mary Valenzuela
City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez
City Attorney

AGENDA ITEM #13

Public Works Department

361-595-8040
361-595-8042 Fax

DATE: April 16, 2014

TO: City Commission through City Manager

FROM: Juan Carlos Cardenas, P.E., City Engineer/Director of Public Works

SUBJECT: Agreement with LNV, Inc., for engineering services for the construction of an 8" Waste Water force main from NAS Kingsville to the North 3MGD WWTP

SUMMARY

This Task Order #008 item authorizes staff to enter into an agreement between LNV, Inc. and the City of Kingsville for engineering services for the construction of a new 8" Waste Water force main line from NAS Kingsville to the North 3MGD Waste Water Treatment Plant. The force main line will be constructed in TXDOT right of way (ROW) parallel to Santa Gertrudis Avenue. Currently, NAS Kingsville has their own treatment facility but this is a step in deleting their treatment facility and sending their sewer waste to the City's 3MGD Wastewater Treatment Plant (WWTP).

BACKGROUND

This Task Order is in accordance with the 2010 Master Agreement between LNV Engineering and the City of Kingsville for professional services for water and waste water departments, which was done via Resolution #2010-45 at a meeting on October 11, 2010. Basic Services and the scope of work of this Task Order will include the following:

- Design phase
- Survey
- Bidding
- Construction Administration
- Permitting (TCEQ and TXDOT)

The deliverables will include progress reports to the City, as well as a 30%, 50%, 90%, and final design documents. The design and construction of this project will extend over 3 months, with the final project schedule prepared in collaboration with City personnel upon execution of the agreement between the City and LNV.

RECOMMENDATION

Staff recommends approving this contract for the design of the new Waste Water Force Main from NAS Kingsville to the North 3MGD Waste Water Treatment Plant.

FINANCIAL IMPACT

The Engineering cost for the work on this project is $18,000.00 with funding being reimbursed by the Navy upon completion of the project.

Approved

_____

Vincent Capell, City Manager

RESOLUTION #2014-_____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES BETWEEN CITY OF KINGSVILLE AND LNV, INC. FOR ENGINEERING SERVICES FOR FORCEMAIN EXTENSION (PROJECT WITH NASK); REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Kingsville desires to have engineering work done for a new waste water force main extension to connect the City's line to Naval Air Station Kingsville (NASK) with funding for such project coming from the City and being reimbursed by NASK;

WHEREAS, the City Commission on October 11, 2010 approved a master agreement with LNV, Inc. relating to engineering services for water and wastewater departments via Resolution #2010-45 and this agreement would arise under that one;

WHEREAS, the City and LNV, Inc. have worked to prepare a Contract for Professional Services between the City of Kingsville and LNV, Inc. for New Forcemain Improvements for the extension of a sewer line from the North 3MGD waste water treatment plant to NASK.

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 Contract for Professional Services between the City of Kingsville and LNV, Inc. for engineering services for new waste water Forcemain Improvements 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 23rd day of April, 2014.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

CONTRACT FOR SERVICES

This contract is made this ____day of _____, **2014**, by and between *LNV, Inc.* of 801 Navigation Blvd., Ste.300, Corpus Christi, Nueces County, Texas 78408 hereinafter referred to as **Provider**, and *City of Kingsville of* 200 E. Kleberg, Kingsville, Texas 78363, hereinafter referred to as **Client.**

Provider hereby agrees to perform the following Engineering services for **Client: Refer to attached General Terms and Conditions for all contractual stipulations.**

SCOPE OF WORK
Forcemain Extension
City of Kingsville

1. Design, Bid and Construction Administration

Design Phase

1. Coordinate with the City of Kingsville personnel to define project scope.
2. Provide site visit to determine existing conditions.
3. Attend meeting with City of Kingsville staff to discuss the forcemain.
4. LNV will develop the plans, contract documents and specifications associated with the extension of the forcemain and supporting details.
5. It is anticipated that the following plan sheets will be required for the scope of services:
   a. Cover Sheet
   b. General Notes, Legend & Testing Schedule
   c. Existing Condition Plan
   d. Proposed Forcemain
   e. Miscellaneous Details
6. Attend review meetings to discuss plans, specifications and contract documents with Client.
7. LNV will submit **30%, 100%** and **Final** set of plans, contract documents and specifications for review. One (1) copy for each submittal.
8. Assimilate all review comments, modifications, additions/deletions and proceed to next phase, upon Notice to Proceed.
9. Prepare final quantities and estimates of probable costs with the recommended construction schedule. The construction schedule will provide a phased approach to track progress and payments.
10. Provide Quality Assurance/Quality Control for each submittal.

Bid Phase

11. Assist City in Solicitation of Bids.
12. Attend Pre-Bid Meeting
13. Prepare addenda as necessary for clarifications to the project.
14. Attend Bid Opening.
15. Prepare the Bid Tabulation and Letter of Recommendation of Award.
16. Prepare executed contracts for Award by Council.
17. Attend City Council Meeting to award contract.

Construction Phase

18. Prepare Notice to Proceed to the Contractor.
19. Attend Pre-Construction Meeting
20. Review Construction Submittals to be provided by the Contractor.
21. Provide periodic (2 per month) site visits to confirm that project is being constructed in accordance with plans, contract documents and specifications.
22. Review and recommend approval of Pay Requests to be provided by the Contractor.
23. Prepare Change Orders as necessary and as directed by the City.
24. Review Field and Laboratory Tests **(To be provided by Testing Lab under a separate contract).**
25. Provide Interpretations and Clarifications of Contract Documents.
26. Provide Construction Updates to City of Kingsville Personnel as necessary.
27. Attend Final Walk-Thru & prepare punch list of deficient items to be addressed by the Contractor.
28. Review Construction "Red-Line" Drawings and Prepare Record Drawings
29. Prepare recommendation to close out the project once all deficient items have been addressed.

2. TCEQ Correspondence

1. Furnish all engineering data and documentation necessary for all required permits. LNV will prepare this documentation for all required signatures.
2. LNV will prepare and submit all permits **as applicable** to the appropriate local, state, and federal authorities, including, but not limited to the Texas Commission of Environmental Quality (TCEQ) Permits/Amendments

3. Construction Observation

1. Provide a project representative (PR) to provide periodic **(one hour per day)** construction inspection.

A. The duties and responsibilities of the PR are described as follows:

1. General: PR will act as directed by and under the supervision of the Engineer, and will confer with the Engineer regarding any actions. PR's dealings in matters pertaining to the Contractor's work in progress shall in general be with the Engineer and Contractor, keeping the City advised as necessary.
2. Conference and Meetings: Attend meetings with Contractor, such as pre-construction conferences, progress meetings, job conferences and other project-related meetings as required.
3. Liaison:
   A. Serve as liaison with Contractor, working principally through Contractor's superintendent and assist in understanding the intent of the Contract Documents, Plans and Specifications.
   B. PR shall communicate with CITY with the knowledge of and under the direction of the Engineer.

4. Interpretation of Contract Documents: Report when clarifications and interpretations of the Contract Documents are needed and transmit to Contractor clarifications and interpretations as issued.
5. Shop Drawings and Samples:
   A. Receive Samples, which are furnished at the Site by Contractor, and notify of availability of Samples for examination.
   B. Record date of receipt of Samples and approved Shop Drawings.
   C. Advise Contractor of the commencement of any portion of the Work requiring a Shop Drawing or Sample submittal for which PR believes that the submittal has not been approved.
6. Review of Work and Rejection of Defective Work:
   A. Conduct on-Site observations of Contractor's work in progress to assist the Engineer in determining if the Work is in general proceeding in accordance with the Contract Documents.
   B. Report whenever PR believes that any part of Contractor's work in progress will not produce a completed Project that conforms to the Contract Documents or will prejudice the integrity of the design concept of the completed Project, or has been damaged, or does not meet the requirements of any inspection, test or approval required to be made; and advise City and A/E of that part of work in progress that PR believes should be corrected or rejected or should be uncovered for observation, or requires special testing, inspection or approval.
   C. Observe whether Contractor has arranged for inspections required by Laws and Regulations, including but not limited to those to be performed by public agencies having jurisdiction over the Work.
7. Records:
   A. Maintain orderly files for correspondence, reports of job conferences, reproductions of original Contract Documents including all Change Orders, Field Orders, Work Change Directives, Addenda, additional Drawings issued subsequent to the Contract, A/E's clarifications and interpretations of the Contract Documents, progress reports, Shop Drawing and Sample submittals received from and delivered to Contractor, and other Project related documents.
8. Prepare a daily report utilizing approved format, recording Contractor's hours on the Site, weather conditions, data relative to questions of Change Orders, Field Orders, Work Change Directives, or changed conditions, Site visitors, daily activities, decisions, observations in general, and specific observations in more detail as in the case of observing test procedures.
   A. Furnish periodic reports as required of progress of the Work and of Contractor's compliance with the progress schedule and schedule of Shop Drawing and Sample submittals.

9. Completion:
   A. Before the issue of Certificate of Completion, submit to Contractor a list of observed items requiring completion or correction.
   B. Participate in a final inspection in the company of Engineer, the City, and Contractor and prepare a final list of items to be completed or corrected.
   C. Observe whether all items on final list have been completed or corrected and make recommendations concerning acceptance and issuance of the Notice of Acceptability of the Work.

4. Surveying

1. LNV will provide field surveys, as required for design including the necessary control points, coordinates and elevations of points.

Provider shall perform said service and all acts attendant thereto with a reasonable standard of care. Provider shall not be held to a higher standard of care unless specifically agreed to by the parties and said agreement is spelled out herein as a condition of this contract.

The Provider proposes to perform the above-listed *Scope of Work* items for the following lump sum fees:
LNV Engineering will prepare all plan review:

Design	**$ 9,000.00**
TCEQ	**$ 1,500.00**
Bidding	**$ 1,500.00**
Construction Observation	**$ 4,500.00**
Surveying	**$ 1,500.00**
TOTAL FEES:	**$18,000.00**

NOTE: ***Any additional work not included in the above listed Scope of Work will be performed at an hourly rate in accordance with our current rate schedule. (Refer to Attachment)***

Invoicing will be submitted on a monthly basis based on percent of completion of work. *Payments not received within thirty (30) days of the date of invoice will cause interest at the rate of 1.5% per month to accrue on any outstanding balance.* ***All other conditions apply as stipulated on attached General Terms and Conditions.***

PROVIDER shall provide, at his sole expense, any and all equipment, tools, and any other thing, including employees, subcontractors, or other such assistance, necessary for the performance by him of the above-described services, except for the following:
Laboratory Material Testing

This writing constitutes the full agreement of the parties and no oral statements or other writings shall be construed to be a part of this contract, executed by the parties. The client agrees that Provider's liability is limited to Provider's fee for this project or $50,000 whichever is less.

IN WITNESS WHEREOF, we have executed this contract on the date written above.

3/31/2014

LNV, Inc. **Date**
Robert M. Viera, P.E., Vice President

Client Representative **Date**

ATTACHMENT TO THIS CONTRACT IS LNV GENERAL TERMS AND CONDITIONS:

AGENDA ITEM #14

Engineering Department

361-595-8005
361-595-8035 Fax

DATE: April 14, 2014

TO: City Commission through City Manager

FROM: Charlie Cardenas, P.E., City Engineer/Director of Public Works

SUBJECT: Participate in the construction of Leadership Kingsville's disc golf course at Dick Kleberg Park.

SUMMARY

This item authorizes the City to participate in the construction of Leadership Kingsville's disc golf course in Dick Kleberg Park.

BACKGROUND

The 2013 – 2014 class of Leadership Kingsville is establishing a disc "Frisbee" golf course and program located in Dick Kleberg Park. Kleberg County has agreed to be the home of the disc golf course and maintain the course once completed. Leadership Kingsville is responsible for the construction and preparing the site for the course. Leadership Kingsville is in need of help to clear and haul brush, clear areas for the tee offs, and hole construction/placement. Brush crews and some equipment will be needed for this work on weekends. Most of the man power and physical labor will be done by Leadership Kingsville and volunteers. When completed, the disc golf course will be a permanent park fixture that will be available to the citizens and help promote healthy, outdoor activities in our local park.

RECOMMENDATION

Staff recommends that the City participates in the construction of the disc golf course as it is a permanent parks improvement project benefitting our citizens.

FINANCIAL IMPACT

The financial impact to the City of Kingsville is estimated at $300.00. This is for overtime labor cost of brush crews and equipment operators.

Approved

_____

Vincent Capell, City Manager

AGENDA ITEM #15

Engineering Department

361-595-8005
361-595-8035 Fax

DATE: April 14, 2014

TO: City Commission through City Manager

FROM: Charlie Cardenas, P.E., City Engineer/Director of Public Works

SUBJECT: Participate in the sponsorship of a hole at the disc golf course in Dick Kleberg Park.

SUMMARY

This item authorizes the City to sponsor a hole towards the construction of Leadership Kingsville's disc golf course located in Dick Kleberg Park.

BACKGROUND

The 2013 – 2014 class of Leadership Kingsville is establishing a disc "Frisbee" golf course and program located in Dick Kleberg Park. Kleberg County has agreed to be the home of the disc golf course and maintain the course once completed. Leadership Kingsville is responsible for the construction and preparing the site for the course. Leadership Kingsville is also responsible for purchasing the needed equipment to build the course. The members of Leadership Kingsville are soliciting "hole sponsors" from area businesses, agencies and institutions to pay for the disc golf course. Leadership Kingsville is asking for $800.00 per hole. The completed golf course will be free to the public, unless a sponsored tournament is being held. Leadership Kingsville is need of sponsors for the eighteen hole course. Each sponsor will have a designated hole with an aluminum sign affixed to a wooded pedestal with the sponsor's logo. Most of the man power and physical labor will be done by Leadership Kingsville and volunteers. When completed, the disc golf course will be a permanent park fixture that will be available to the citizens and help promote healthy, outdoor activities in our local park.

RECOMMENDATION

Staff recommends that the City sponsor a hole at the disc golf course in Dick Kleberg Park.

FINANCIAL IMPACT

The financial impact to the City of Kingsville is $800.00. These funds will come from the General Fund 001 5 -1030-34200 special services.

Approved

_____

Vincent Capell, City Manager

AGENDA ITEM #16

Public Works Department

361-595-8040
361-595-8042 Fax

DATE: April 16, 2014

TO: City Commission through City Manager

FROM: Juan Carlos Cardenas, Director of Public Works/City Engineer

SUBJECT: Easement for 24" Sanitary Sewer Force Main Improvement Project

SUMMARY

On April 14, 2014 City Commission authorized the engineer of record, LNV, Inc., to negotiate the acquisition of a 15 foot utility easement for the Sanitary Sewer Force Main Improvement Project within the city limits.

BACKGROUND

LNV Engineering has negotiated a 15-foot by approximately 1,500 foot utility easement through the Ben Martinez Property. Staff requests City Commission approval for LNV to execute the easement with the property owner(s) at a cost of $4,000.00 for acquisition of the easement.

RECOMMENDATION

Staff recommends authorizing LNV, Inc. to execute the utility easement for the sanitary sewer force main improvement project in an amount of $4,000.00.

FINANCIAL IMPACT

There is funding for land available from Fund 054, Utility Fund Capital Projects Utility Plant 054-5-700.3-543.00.

Approved

_____

Vincent Capell, City Manager

RESOLUTION # 2014-_____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO OBTAIN AND EXECUTE A FIFTEEN FOOT UTILITY EASEMENT AT A 0.595 ACRE TRACT, OUT OF ROUGHLY 43 ACRES, BEING OUT OF LOT ONE (1) AND THE EAST ONE HALF (E1/2) OF LOT TWO (2), BLOCK NUMBERED TEN (10) K.T.&I. SUBDIVISION FOR A FORCE MAIN IMPROVEMENT PROJECT; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has need of a15 foot utility easement for a sanitary sewer force main improvement project within the city limits; and

WHEREAS, the City Commission at a meeting on April 14, 2014 authorized the engineer of record LNV, Inc. to negotiate the acquisition of a utility easement for the force main improvement project and they have obtained an acquisition cost of $4,000 from the property owner representative, which is within the amount available for land in this project budget; and

NOW THEREFORE, 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 execute any necessary documents to obtain a fifteen foot wide Utility Easement at 0.595 acre tract, out of roughly 43 acres, being out of Lot One (1) and the east one half (E1/2) of Lot Two (2), Block numbered Ten (10) K.T.&I. Subdivision.

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 23rd day of April, 2014.

_____

Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #17

Engineering Department

361-595-8005
361-595-8035 Fax

DATE: April 14, 2014

TO: City Commission through City Manager

FROM: Charlie Cardenas, P.E., City Engineer/Director of Public Works

SUBJECT: Establish "No Parking" on the south side of Corral Ave. from University Blvd. to Seale Street.

SUMMARY

This item authorizes the City to establish no parking on the south side of Corral Ave, from University Blvd. to Seale Street.

BACKGROUND

The Engineering department received a request on April 10, 2014 from Officer Eric Perez KPD on motorist parking on the south side of Corral Street from University Blvd. to Seale Street in front of the Newman Center and dormitory. It was observed that the cars parking on Corral was unsafe to pedestrians and west bound Corral traffic. Furthermore, cars parked in this area are in danger of driving into the drainage ditch. There is currently "no parking" on the south side of Corral from Armstrong to University Blvd.

RECOMMENDATION

Staff recommends that the south side of Corral Ave. from University Blvd. to Seale Street be established as a "No Parking" zone.

FINANCIAL IMPACT

No financial impact to the City of Kingsville. Changing this condition is in accordance with state and federal guidelines and the Manual of Uniformed Traffic Control Devices (MUTCD).

Approved

_____

Vincent Capell, City Manager

ORDINANCE NO. 2014-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER VII, ARTICLE 6, TRAFFIC CONTROL DEVICES; PROVIDING FOR THE RESTRICTION OF PARKING ON THE SOUTHSIDE OF CORRAL AVENUE FROM UNIVERSITY BLVD. TO SEALE STREET; 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.

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

I.

THAT Schedule II of Article 6: Parking Schedules of Chapter VII, Traffic Code, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

Sec. 7-6-2. Schedule II, Parking Restricted on Certain Streets.

SCHEDULE II. PARKING RESTRICTED ON CERTAIN STREETS.

It shall hereafter be unlawful for any person to park or leave standing any vehicle on the following streets:

TABLE INSET:

Street	Location	Side	Time Limit	Ord. No.	Date Passed
Armstrong St.	Lying anywhere between its intersection with Richard Ave. and Avenue F	Easternmost	7:00 a.m. to 7:00 p.m.; M--S	--	--
Armstrong St.	Lying anywhere between its intersection with Engineering Ave. and its intersection with King Ave.	Western-most	7:00 a.m. to 7:00 p.m.	--	4-1-74
Corral Ave. (Farm to Market Rd. 1898)	[redacted]	Both	All times	--	--

Corral Ave. (Farm to Market Rd. 1898)	Lying anywhere between its intersection with Armstrong St. and its intersection with University Blvd.	Both	All times	--	--
Corral Ave. (Farm to Market Rd. 1898)	Lying anywhere between Sixth St. and Armstrong St.	Both	All times	80018	7-7-80
Santa Gertrudis Ave.	From its intersection with Sixth St. westerly to its intersection with Armstrong Ave.	Northernmost and Southernmost	All times	90002	2-5-90
Santa Gertrudis Ave.	Between Sixth St. and Armstrong Ave.	North	All times	--	7-9-73
Santa Gertrudis St.	Lying anywhere between its intersection with Seale Street and its intersection with Santa Monica St.	Northernmost	All times	--	9-9-74 Amended 3-9-09
West Alice Ave.	East 98.88 feet of the 800 Block adjacent to Fire Station #2	North	All times	--	5-8-61
West Richard St.	800, 900 and 1,000 blocks adjacent to Block One of the Lantana Park Addition	South	All times	--	1-3-69

Street	Location	Side	Time Limit	Ord. No.	Date Passed
Retama St.	Lying anywhere between its intersection with Santa Gertrudis and its intersection with Richard Ave.	Both	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--
University Blvd. St.	Lying anywhere between its intersection with Santa Gertrudis and its intersection with Richard Ave.	Western-most	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--
Lantana St.	Lying anywhere between its intersection with Richard Ave. and its intersection with Alice Ave.	Both	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--
Richard Ave.	Lying anywhere between its intersection with Armstrong St. and its intersection with Wells Ave.	Both	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--
Ella Ave.	Lying anywhere between its intersection with Armstrong St. and its intersection with Wells Ave.	Both	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--
Nettie Ave.	Lying anywhere between its intersection with Armstrong St. and its intersection with Wells Ave.	Both	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--
Ave. A	Lying anywhere between its intersection with Armstrong St. and extending 300 feet east of Armstrong St.	Both	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--

Street	Location	Side	Time Limit	Ord. No.	Date Passed
Ave. B	Lying anywhere between its intersection with Armstrong St. and extending 300 feet east of Armstrong St.	Both	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--
Ave. C	Lying anywhere between its intersection with Armstrong St. and its intersection with Wells Ave.	Both	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--
Ave. D	Lying anywhere between its intersection with Armstrong St. and its intersection with Wells Ave.	Both	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--
Mesquite Ave.	Lying anywhere between its intersection with Armstrong St. and its intersection with Wells Ave.	Both	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--

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 23rd day of April, 2014.

PASSED AND APPROVED on this the ____th day of_____, 2014.

_____
Sam Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #18

RESOLUTION # 2014-_____

A RESOLUTION AUTHORIZING AN EASEMENT VARIANCE FOR 4310 MASTERS DRIVE; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has a 15 foot utility easement for an effluent water line from the South Waste Water Treatment Plant to the L.E. Ramey Golf Course, which is outside the city limits but within the extraterritorial jurisdiction of the City; and

WHEREAS, the City received a request for an easement variance to allow for up to an eight foot encroachment into the west side of an existing 15' utility easement that is located along the east side of 4310 Masters Drive from the property owner Michael Morales; and

WHEREAS, City staff has met with Mr. Morales to discuss the matter and he is agreeable to paying for the relocation of the effluent water line within the existing easement if the easement variance is approved; and

WHEREAS, City staff is not opposed to providing such an easement variance.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City grants an up to eight foot encroachment into the west side of the City's utility easement located along the east side of 4310 Masters Drive on the condition that the property owner pays to relocate the existing effluent water line within the utility easement, and that the City Manager is authorized and directed as an act of the City of Kingsville, Texas to execute any documents needed to allow for the easement variance.

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 23rd day of April, 2014.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

Engineering Department

361-595-8005
361-595-8035 Fax

DATE: April 14, 2014

TO: City Commission through City Manager

FROM: Charlie Cardenas, P.E., City Engineer/Director of Public Works

SUBJECT: Grant an easement variance on 4310 Masters Drive outside of the city limits

SUMMARY

This item authorizes the city to grant an utility easement variance on 4310 Masters Drive to build within the existing 15' utility easement.

BACKGROUND

The Engineering Department received a request on March 2014 from Mr. Michael Morales of 4310 Masters Drive, which is located outside of the Kingsville City limits but within the ETJ. Mr. Morales is requesting to build a swimming pool in the rear of his property. In order to do so, Mr. Morales is requesting to build on a portion of an existing utility easement granted to the city for purposes of transporting effluent waste water from the South Waste Water Treatment Plant to the L.E. Ramey Golf Course. Mr. Morales will incur all costs relating to relocating the effluent line within the easement in order to build and encroach in a portion of the utility easement.

RECOMMENDATION

Staff recommends that an easement variance be granted to Mr. Morales for 4310 Masters to encroach into a portion of the 15' utility easement, which lies on the east side of the property.

FINANCIAL IMPACT

No financial impact to the City of Kingsville.

Approved

_____

Vincent Capell, City Manager

AGENDA ITEM #19

FOR BACKUP INFORMATION,

REFER TO PUBLIC HEARING #1

AGENDA ITEM #20

FOR BACKUP INFORMATION,

REFER TO PUBLIC HEARING #2

AGENDA ITEM #21

FOR BACKUP INFORMATION,

REFER TO PUBLIC HEARING #3

AGENDA ITEM #22

FOR BACKUP INFORMATION,

REFER TO PUBLIC HEARING #4

AGENDA ITEM #23

FOR BACKUP INFORMATION,

REFER TO PUBLIC HEARING #5

AGENDA ITEM #24

FOR BACKUP INFORMATION,

REFER TO PUBLIC HEARING #6