

City of Kingsville, Texas

AGENDA CITY COMMISSION MONDAY, JANUARY 11, 2021 REGULAR MEETING

**CITY HALL
HELEN KLEBERG GROVES COMMUNITY ROOM
400 WEST KING AVENUE
5:00 P.M.**

**Conference Line call: 1 (415) 655-0001 and
when prompted type access code: 126 210 9951 #**

OR

Live Videostream: <http://www.cityofkingsville.com/webex>

I. Preliminary Proceedings.

OPEN MEETING

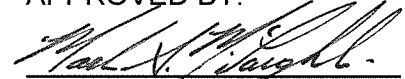
INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

MINUTES OF PREVIOUS MEETING(S)

Regular Meeting-December 14, 2020

Special Meeting-December 15, 2020

APPROVED BY:



Mark McLaughlin
City Manager

****AUDIENCE AND PRESENTER SOCIAL DISTANCING**

AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE CITY COMMISSION. To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and City Commission. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the City Commission shall be provided in written format and presented to the City Secretary and/or designee prior to the start of each meeting of the City Commission. This testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary's outdoor public bulletin board at City Hall and on the City website and allow for electronic submission. The written public testimony shall be provided to members of the City Commission prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Government Code section 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference; and, if so conducted, the public may participate remotely by following the instructions of the City Secretary which would

be posted on the City Secretary's outdoor public bulletin at City Hall and on the City website.

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

1. Public Hearing to consider an ordinance amending the zoning ordinance by changing the zoning map in reference to Haggerton, Lot 2 (4.71 acres), also known as Property ID 18610, near East Trant Road and Golf Course Road, Kingsville Texas from AG (Agriculture District) to R1 (Single-Family District), applicant/owner Cesar E. Silva. (Planning & Economic Development Director).

III. Reports from Commission & Staff.²

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

IV. Public Comment on Agenda Items.³

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

V.

Consent Agenda

Notice to the Public

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

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

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

None.

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

1. Consider introduction of an ordinance amending the zoning ordinance by changing the zoning map in reference to Haggerton, Lot 2, (4.71 acres) also known as Property ID 18610, located near East Trant Road and Golf Course Road, Kingsville Texas from AG (Agriculture District) to R1 (Single-Family District). (Planning & Economic Development Director).
2. Consider selecting an Evaluation Committee to review responses received for RFQ #21-02 for Engineering Services for Texas Water Development Board drainage improvement projects. (City Engineer).
3. Consider introduction of an ordinance amending the Fiscal Year 2020-2021 budget to purchase a mower to replace old one for Code Compliance. (Director of Planning & Development Services).
4. Consider introduction of an ordinance amending the Fiscal Year 2020-2021 budget to appropriate remaining manhole rehabilitation project costs for TxCDBG Grant #7218269. (Finance Director).
5. Discussion on JK Northway and area, Parks Master Plan, and venue tax. (City Manager & City Attorney).

VII. Adjournment.

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

NOTICE

This City of Kingsville and Community Room are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 361/595-8002 or FAX 361/595-8024 or E-Mail mvalenzuela@cityofkingsville.com for further information. Braille Is Not Available. The City Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551-071 (Consultation with Attorney), 551-072 (Deliberations about Real Property), 551-073 (Deliberations about Gifts and Donations), 551-074 (Personnel Matters), 551-076 (Deliberations about Security Devices), 551-086 (Certain Public Power Utilities: Competitive Matters), and 551-087 (Economic Development).

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

January 7, 2021 at 3:00 P.M. and remained so posted continuously for at least 72 hours proceeding the schedule time of said meeting.



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

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

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

MINUTES OF PREVIOUS MEETING(S)

DECEMBER 14, 2020

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, DECEMBER 14, 2020 IN THE HELEN KLEBERG GROVES COMMUNITY ROOM, 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 5:00 P.M.

CITY COMMISSION PRESENT:

Sam R. Fugate, Mayor
Norma N. Alvarez, Commissioner
Edna Lopez, Commissioner
Ann Marie Torres, Commissioner
Hector Hinojosa, Commissioner

CITY STAFF PRESENT:

Mark McLaughlin, City Manager
Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
Janine Reyes, Tourism Director
Derek Williams, IT
Uchechukwu Echeozo, Director of Planning & Development Services
Deborah Balli, Finance Director
Juan J. Adame, Fire Chief
Susan Ivy, Parks Director
Brenda Joyas, Downtown Manager
Rudy Mora, Engineer
Bill Donnell, Public Works Director
Darrell Mills, Landfill Supervisor
Nicholas Daniels, Building Official
Diana Gonzales, Director of Human Resources
Ricardo Torres, Police Chief

I. Preliminary Proceedings.

OPEN MEETING

Mayor Fugate opened the meeting at 5:00 p.m. with all five Commission members present.

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

The invocation was delivered by Mrs. Courtney Alvarez, City Attorney, followed by the Pledge of Allegiance and the Texas Pledge.

MINUTES OF PREVIOUS MEETING(S)

Special Meeting - November 16, 2020

Motion made by Commissioner Lopez to approve the minutes of November 16, 2020 as presented, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Hinojosa, Lopez, Fugate voting "FOR". Commissioner Alvarez and Commissioner Torres "ABSTAINED".

Special Meeting - November 19, 2020

Motion made by Commissioner Lopez to approve the minutes of November 19, 2020, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Lopez, Torres, Hinojosa, Fugate voting "FOR". Commissioner Alvarez "ABSTAINED".

Regular Meeting - November 23, 2020

Motion made by Commissioner Hinojosa to approve the minutes of November 23, 2020 as presented, seconded by Commissioner Alvarez. The motion was passed and

approved by the following vote: Alvarez, Torres, Hinojosa, Fugate voting "FOR". Commissioner Lopez "ABSTAINED".

****AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE CITY COMMISSION.**

To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and City Commission. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the City Commission shall be provided in written format and presented to the City Secretary and/or designee prior to the start of each meeting of the City Commission. This testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary's outdoor public bulletin board at City Hall and on the City website and allow for electronic submission. The written public testimony shall be provided to members of the City Commission prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Government Code section 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference; and, if so conducted, the public may participate remotely by following the instructions of the City Secretary which would be posted on the City Secretary's outdoor public bulletin at City Hall and on the City website.

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

1. Public Hearing to consider an ordinance amending the zoning ordinance by changing the zoning map in reference to KT&I Co., Block 22, Lot Pt 8, also known as Property ID 20581, located along Golf Course Road between Paulson Falls Subdivision and East Trant Road, Kingsville Texas from AG (Agriculture District) to R1 (Single-Family District), applicant/owner Robert D. Coleman Mgt. LLC. (Planning & Economic Development Director).

Mayor Fugate read and opened this public hearing at 5:03 P.M.

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

Mr. McLaughlin commented that this is the 9 acres that is directly south of Paulson Falls right up against Golf Course Road. This is a farm field currently. The applicant intends to sell the property in four different parcels but keep one which is located to the South. Applicant would like to rezone from Agriculture to R1 so that he can replat the parcels and sell them for single-family homes.

Commissioner Hinojosa asked if this location was near a lift station? Ms. Alvarez responded that the lift station is located south of Hawks Landing.

There being no further comments Mayor Fugate closed this public hearing at 5:06 P.M.

2. Public Hearing to consider an ordinance amending the zoning ordinance by changing the zoning map in reference to Ronning 2, Block 3, Lot 3, 4, 5, 6 and Lund Addn, Block 7, Lot 1, also known as 1107 E. King, 1113 E. King, Prop ID 12339, 1115 E. King, Kingsville Texas, from R2 (Two-Family District) to C2 (Retail District). (Planning & Economic Development Director).

Mayor Fugate read and opened this public hearing at 5:06 P.M.

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

Mr. McLaughlin stated that this is for a medical clinic which is not authorized in an R2 zone therefore asking to rezone to a C2. He further commented that all of King Street is basically zoned as Commercial.

Mayor Fugate asked if staff received any complaints on this rezone.

Mr. Echeozo commented that one citizen did call concerned about the increased traffic to the area.

Commissioner Torres asked if this would be a medical clinic and what size of clinic this would be. Mr. Echeozo responded that it will be a Pediatric Clinic, but he is not sure how many physicians will be staffed at this clinic. Commissioner Torres commented that this would be good for the community.

Commissioner Lopez commented that she has been told that one physician will be staffed at this clinic.

Commissioner Alvarez asked if proper notification was sent out to individuals near the location. Mr. Echeozo responded yes.

Mayor Fugate asked for the Planning & Zoning Commission vote was for this rezone.

Ms. Alvarez responded that the vote was 5-0 in support.

There being no further comments Mayor Fugate closed this public hearing at 5:11 P.M.

3. Public Hearing to consider an ordinance amending the zoning ordinance by changing the zoning map in reference to Ronning 2, Block 3, Lot 1, 2, also known as 1103 E. King, Kingsville Texas from R2 (Two-Family District) to C2 (Retail District). (Planning & Economic Development Director).

Mayor Fugate read and opened this public hearing at 5:11 P.M.

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

Mrs. Alvarez commented that this is for the corner lot that is caddy corner to Border Tire. She further commented that as the Planning Director stated on the second public hearing, staff received one call from a citizen concerned about increased traffic. The Planning & Zoning Commission approved this item with a 5-0 vote in support.

There being no further comments Mayor Fugate closed this public hearing at 5:14 P.M.

4. Public Hearing to consider a final plat for Section 20, Lot 25 of the Kleberg Town and Improvement Company Subdivision also known as Escondido Ranch No.4, applicant/owner S&S Kingsville Construction LLC. (Planning & Economic Development Director).

Mayor Fugate read and opened this public hearing at 5:14 P.M.

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

Mr. McLaughlin commented that even though this area is outside the city limits, it sits within the city ETJ therefore requiring city approval as the city has final plat authority.

Mayor Fugate asked if the NAS Kingsville been made aware of this. Mr. McLaughlin responded that he will make contact with NAS Kingsville.

There being no further comments Mayor Fugate closed this public hearing at 5:16 P.M.

III. Reports from Commission & Staff.²

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

Mr. McLaughlin introduced the newly hired Building Official, Mr. Nicholas Daniels. He further thanked staff for their work on the reverse parade. The Sip-N-Shop event was well attended this weekend as well. It reached its maximum capacity of attendees. He further announced that city offices will be closed for the Christmas Holiday on Thursday, December 24th & 25th. He further announced that city offices will close early on Wednesday, December 23rd at 1:00 p.m.

Commissioner Lopez asked about COVID-19 testing and when will the next testing take place. Mayor Fugate responded that he has spoken with County Judge Rudy Madrid and it looks like it is in the works to get our own testing site soon.

Ms. Alvarez reported that there is a special meeting scheduled for December 15th at noon for final passage of ordinances that will be introduced today. She further commented that the next regular meeting is scheduled for January 11, 2021. Deadline for staff to submit their agenda items for the January 11th meeting is scheduled for December 28th.

The Commission thanked staff for their work on the reverse parade and Sip-N-Shop event that took place over the weekend.

IV. Public Comment on Agenda Items.³

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

No public comments made or received.

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)

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

- 1. Motion to approve final passage of an ordinance amending the Fiscal Year 2020-2021 Budget to appropriate funding for the rollover project for greens maintenance and repairs. (Parks Director).**
- 2. Motion to reappoint Todd Lucas to the Main Street Advisory Board for a two-year term. (Downtown Manager).**

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

- 3. Consider introduction of an ordinance amending the zoning ordinance by changing the zoning map in reference to KT&I Co., Block 22, Lot Pt 8, also known as Property ID 20581, located along Golf Course Road between Paulson Falls Subdivision and East Trant Road, Kingsville Texas, from AG (Agriculture District) to R1 (Single-Family District). (Planning & Economic Development Director).**

Introduction item.

- 4. Consider introduction of an ordinance amending the zoning ordinance by changing the zoning map in reference to Ronning 2, Block 3, Lot 3, 4, 5, 6 and Lund Addn, Block 7, Lot 1, also known as 1107 E. King, 1113 E. King, Prop ID 12339, 1115 E. King, Kingsville Texas, from R2 (Two-Family District) to C2 (Retail District). (Planning & Economic Development Director).**

Introduction item.

- 5. Consider introduction of an ordinance amending the zoning ordinance by changing the zoning map in reference to Ronning 2, Block 3, Lot 1, 2, also known as 1103 E. King, Kingsville Texas from R2 (Two-Family District) to C2 (Retail District). (Planning & Economic Development Director).**

Introduction item.

- 6. Consider approval of a final plat for Section 20, Lot 25 of the Kleberg Town and Improvement Company Subdivision also known as Escondido Ranch No.4. (Planning & Economic Development Director).**

Motion made by Commissioner Lopez to approve a final plat for Section 20, Lot 25 of the Kleberg Town and Improvement Company Subdivision also known as Escondido Ranch No.4, seconded by Commissioner Alvarez.

Mayor Fugate asked why this did not require two readings. Mrs. Alvarez responded that plats do not require for an ordinance to have a second reading. Only reason this plat is coming before the Commission is that it is within the ETJ.

The motion was passed and approved by the following vote: Torres, Hinojosa, Alvarez, Lopez, Fugate voting "FOR".

7. Consider accepting a donation from ExxonMobil Pipeline Company for Fire Department. (Fire Chief).

Commissioner Torres asked what the donation will be used for. Fire Chief Adame responded that it will be used for firefighter equipment and supplies needed.

Motion made by Commissioner Lopez to approve the donation from ExxonMobil Pipeline Company for Fire Department, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Torres, Fugate voting "FOR".

8. Consider introduction of an ordinance amending the Fiscal Year 2020-2021 Budget to accept and expend the donation from ExxonMobil Pipeline for Fire Department's emergency response capabilities. (Fire Chief).

Introduction item.

9. Consider authorizing the purchase of two residential garbage trucks through HGAC Buy purchasing cooperative, as per staff recommendation. (Public Works Director).

Mr. Bill Donnell, Public Works Director stated that two of the existing garbage trucks are in dire need of repair and or replacement. These garbage trucks are at the end of their efficient lifespan thus increasing maintenance and operation expenses. The purchase of 2 residential garbage trucks will replace two existing garbage trucks, Units 335-R and Unit 336-R.

Motion made by Commissioner Lopez to authorize the purchase of two residential garbage trucks through HGAC Buy purchasing cooperative, as per staff recommendation, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Alvarez, Lopez, Torres, Hinojosa, Fugate voting "FOR".

10. Consider a resolution authorizing the City Manager to enter into an Interlocal Agreement between the City of Kingsville and Texas A&M University-Kingsville relating to the waterline extension on West Escondido Road. (Public Works Director).

Ms. Alvarez commented that the Public Works Director presented this item on July 13, 2020 where the Commission approved the water extension for the waterline that the city has on West Escondido to the University. Between the time the Commission took that action until November, the University notified the city that they were getting closer to doing the project and therefore needed an agreement. Alvarez further stated that staff worked with representatives of the University on an agreement. This agreement is to memorialize what was already approved in the summer which is the extension of the waterline that they need to get to the pasture. She further stated that this item will come back to the Commission later, as the agreement that we currently have for supplying water to the University will need to add the new metering site.

Motion made by Commissioner Lopez to approve the resolution authorizing the City Manager to enter into an Interlocal Agreement between the City of Kingsville

and Texas A&M University-Kingsville relating to the waterline extension on West Escondido Road, seconded by Commissioner Hinojosa.

Commissioner Torres asked who will be paying for the waterline extension. Ms. Alvarez stated that staff did an estimate and provided that estimate to the University and they have agreed to pay for the cost of labor and material. The University has also agreed to pay any overage from the estimate as well.

The motion was passed and approved by the following vote: Lopez, Torres, Hinojosa, Alvarez, Fugate voting "FOR".

11. Consider a resolution approving the City of Kingsville Investment Policy and Investment Strategies; designating the City Manager, Director of Finance, and City Accounting Manager as the Authorized City Representatives with full authority for investment purposes and providing for disclosure of financial interest. (Finance Director).

Mrs. Deborah Balli, Finance Director stated that this is something that needs to be approved annually. Minor changes were made, add Money Market accounts for investments along with Treasuries and Certificates of Deposit that have to meet at least 35% of our holdings. Currently Money Market accounts are paying better interest than Certificates of Deposit. If the investment policy is not updated, the City would have to invest \$2.3 million in Certificates of Deposit and would earn less interest of \$13,000.

Motion made by Commissioner Lopez to approve the resolution approving the City of Kingsville Investment Policy and Investment Strategies; designating the City Manager, Director of Finance, and City Accounting Manager as the Authorized City Representatives with full authority for investment purposes and providing for disclosure of financial interest, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Torres, Hinojosa, Alvarez, Lopez, Fugate voting "FOR".

12. Consider a resolution authorizing the City Manager to enter into a Standard Form of Agreement between the City of Kingsville and Contractor on the Basis of a Stipulated Price for South WWTP Improvements Project. (City Engineer).

Mr. Rudy Mora, Engineer stated that this project was awarded at a previous meeting. What is still needed is a resolution authorizing the City Manager to enter into a Standard Form of Agreement.

Mrs. Alvarez stated that staff has verified the surety companies that are holding the performance and the payment bonds.

Motion made by Commissioner Lopez to approve the resolution authorizing the City Manager to enter into a Standard Form of Agreement between the City of Kingsville and Contractor on the Basis of a Stipulated Price for South WWTP Improvements Project, seconded by Commissioner Torres. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Torres, Fugate voting "FOR".

13. Discussion on Armstrong Street Improvement Project Plans. (City Engineer).

Mr. Mora stated that the Armstrong Street improvements will be between Santa Gertrudis and Kenedy Avenue which includes 3,000 feet full depth construction which means they will be removing the base and asphalt and replacing the base with new base and asphalt. The new base will be 11 inches and asphalt will be 3 inches with a total pavement section of 14 inches. The existing pavement is 2 inches of hot mix and 9 inches of base. This project will have traveling lanes in each direction and a dedicated

turning lane. It will also include bikes lanes as well. By narrowing the travel lane in the area, you also reduce speed in the area. A consultant was hired to design the pavement design based on the traffic volume. The pavement is designed for a 20-year life cycle with intermediate preventative maintenance. The project includes an alternate bid item for a proposed 4-foot wide sidewalk on the east side between Henrietta Avenue to alley due south and Kleberg Avenue to alley due south. The remaining east side of the street has existing sidewalks to remain. This alternate will help in providing pedestrian safety when walking between Santa Gertrudis and Kenedy Avenue. The preliminary engineers cost estimate is approximately \$980,000 for the base bid items. The construction is estimated to begin in March 2021 and will be completed in 4 months, with an approximate date of completion in July 2021. The project is funded by the Street Fund 092.

Mr. McLaughlin commented that the work that is going on in the area now is the replacement of clay lines to PVC. There are 13 of them that cross Armstrong and number 3 of 13 was done last week. This will take about 2 to 3 weeks to get them all replaced. He further stated that this will not go out for bid until early January of 2021.

Commissioner Lopez asked if the Fire Station was considered during construction. Mr. Mora responded yes. He further commented that the project is broken down into three phases to minimize the impact of the adjacent businesses and residential homes.

Commissioner Torres asked if the Fire Department has been included during the phase and on how they will be getting in and out of the station. Mr. Mora responded yes; they will use Alice Street.

Mayor Fugate asked what is going to happen to the small park that is located near the Fire Station. Mr. Mora responded that only the pavement will be replaced in that area.

Mr. McLaughlin stated that the existing curbs that are currently there will remain. The street will not get any wider as there is stormwater underneath the edges and there isn't anything wrong with that stormwater.

Commissioner Lopez asked if the sidewalks will be worked on soon; from King Avenue to Memorial Middle School. Mr. Mora responded that once there is a grant opportunity is available, yes.

14. Discuss and consider potential projects for the venue tax to be used at the JK Northway area. (City Engineer).

Mr. Mora stated that there are several projects that can be considered which include the following, remove and replace bleachers and Stage; proposed covered livestock barn relocation; existing restroom ADA upgrades; proposed covered arena; large video screen; and PA System Upgrade. A consultant provided a Renovation Study and Opinion of Probable Construction Costs for the first 4 items mentioned. The last two items mentioned above were discussed with the County Judge on December 2, 2020, and the additional items are estimate between \$250,000 to \$400,000. Preliminary Project Schedule is approximately 18 months once a consultant is hired for Project Management Services. There is a long lead time for the covered arena and the bleacher to order steel and materials. He further stated that he has some cost estimates for the mentioned projects; remove and replace bleachers and Stage \$600,000; proposed covered livestock barn relocation \$2 million dollars; existing restroom ADA upgrades \$73,000; proposed covered arena \$2 million dollars; large video screen \$240,000; and PA System Upgrade \$30,000. Funding for this would be coming from the Venue Tax. Mora further stated that once the Venue Tax is implemented, about \$1.2 to \$1.6 million dollars would be used to do some of these projects that were mentioned. If there are

other projects not mentioned that the Commission feel that is more important or selecting the proposed items, is what this agenda item is about.

Mr. McLaughlin commented that he has made contact with the City's Financial Advisor on how we can use the Venue Tax legally. He further commented that the best thing to do is to recommend building the outdoor rodeo arena, but he is being told that the County Judge has someone to do that already. He further stated that the other option is to look at the other parts that are listed on the master study which is the covered livestock barn which is located on the northwest side of the building from where the front doors are located. In an interlocal agreement, the Financial Advisors stated that the city would need to have an interlocal agreement that states that this piece of property, belongs to the City as the City is paying off the bond if the venue tax will be used to pay for it. McLaughlin further stated that the Financial Advisor stated that looking at the venue tax had it been applied this last year with the way HOT money was received, the first year it would have collected about \$145,000 extra in HOT money that would have been venue tax labeled. If you carry this out for about 15 years, you look at about \$2.1 million dollars, at the most. It is recommended by the Financial Advisor to stick to about \$1.5 to \$1.8 million dollars at the top end to go out for a bond, you will only get a 15-year payoff. Mr. McLaughlin stated that the Financial Advisor will assist the city in drafting an interlocal with the County to go through this process to get what ever they want of turn over to the City so that the venue tax can be applied. He further stated that there has to be a definite commitment from the County, that if the City is going to borrow the money in a bond and pay for the next 15 years, the county would have to be responsible for the rest of the improvements to the JK Northway.

Mayor Fugate commented that the easiest would be to build the outdoor arena but in speaking with the County Judge, it will not be able to be done.

Commissioner Hinojosa asked if the City needs to own the property in order to use the venue tax. Mr. McLaughlin responded that it does not need to be owned by deed according to the City's Financial Advisor.

Mayor Fugate commented that you must have a possessory interest in the property.

Mr. McLaughlin commented that there can be cooperative agreements between city's and county's for venue tax.

Mayor Fugate asked that what ever the Commission agrees on would need to be conditional on the county finishing the other projects that the County Judge has mentioned and getting the JK Northway as an entertainment venue.

Ms. Alvarez commented that the election was for the JK Northway and Grounds. At the time the city had a 40-year contract with the county, which is why the city went out for the venue tax to make those improvements. Two weeks before the election is when city staff heard about the county's proposal to do the EDA Grant which they were awarded and because they received the grant they must have possessory interest in the property to do the improvements which is why we amended the Parks Interlocal with the County to remove the JK Northway so that they can move forward with the grant.

Mayor Fugate asked if you add up the replacement of bleachers, stage, restroom ADA upgrades, video screen and PA System Upgrade, what would be the estimated cost for those projects. Mr. Mora responded that it would be an estimated of under \$1 million dollars. Fugate further commented that he believes there is money available to the county to making this a private/public partnership. There are families in Kleberg County that have shown an interest in this project that can provide this kind of money.

Mr. McLaughlin commented that is it on the interest of the City to have this venue up and going. The better the venue the more events that will be scheduled which will bring in more visitors to our city.

Mrs. Alvarez commented that what the commission would need to consider for this item is on the list of mentioned project, which are stated above, if the Commission was authorizing staff to move forward in looking at item 2 of the list to be used for a potential venue tax and authorizing them to move forward with the negotiations that will be required, knowing that that is contingent on the county moving forward with their improvements to the JK Northway. This would be the item for the Commission to actually vote on.

Mayor Fugate commented that this is a big decision that needs to be decided on and if any of the Commission members needs more time to think this over or need additional information, it would be best not take any action at this time.

Ms. Alvarez commented that if the Commission was to make a decision today or decide to wait until January, it would provide the Commission additional time to look at it and thing about it. Asides to working out an interlocal agreement, staff would need to work with Bond Counsel to develop the ordinance for the venue tax and then setup the fund so that we can implement the tax on people that stay at local hotels.

Commissioner Hinojosa asked if there is a timeline for the venue tax. Mrs. Alvarez responded that this is not the same as when you receive CO monies that has a timeframe as to how soon the money needs to be spent. There is anything in the Statute that authorizes the venue tax that makes that requirement as it takes some time to get everything in motion to make it happen. Alvarez further stated that the reason the city hasn't brought in a project sooner is that we have been waiting for the County to get through with their grant process to see what they were going to do, then we would know what was left for the city to potentially do.

Mayor Fugate suggested not to take any action on this item and wait for the first meeting in January 2021. This will give the Commission time to get updated and have their questions answered.

Commissioner Hinojosa commented that he wants to make sure that what was told to the taxpayer when they went to vote for the tax venue, is what is going to be done. He further asked staff for an outline showing the list of projects and its cost for each one. Mr. Mora responded that he will provide the document Populous provided to staff when they were hired back in 2017 as well as get a copy from the Consultant.

Mayor Fugate stated that he would like for the Commission to review the Master Plan that was done five years ago which will show how to renovate the facilities. He further commented that the proposal shows the new entry way off Hwy 77.

Mr. McLaughlin commented that the Master Plan as well as the latest TXDOT renderings for Interstate 69 which will show the driveway boulevard off the western side access road which is Phase 1 which begins next month.

No action taken on this agenda item at this time.

15. Executive Session: Pursuant to Section 551.074, of the Texas Open Meetings Act, the City Commission shall convene in executive session to deliberate the evaluation & duties of the City Manager. (Mayor Fugate).

Executive session not needed at this time.

16. Executive Session: Executive Session: Pursuant to Section 551.072, Texas Government Code, Deliberations regarding Real Property Exception, the City Commission shall convene in Executive Session to discuss the purchase, exchange, lease, or value of real property as deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third party. (City Manager).

Mayor Fugate read the executive session agenda item and convened the meeting into closed session at 6:09 p.m. Mayor Fugate opened the meeting into open session at 6:36 p.m.

17. Consider a resolution authorizing staff to proceed with placing for sale the City's approximately 1.0 acres of land located off Corral Ave. and US77 Bypass (Garcia Farm Tract, Lot A) in Kingsville, Texas. (Tourism Center site). (City Manager).

Motion made by Commissioner Alvarez to approve the resolution authorizing staff to proceed with placing for sale the City's approximately 1.0 acres of land located off Corral Ave. and US77 Bypass (Garcia Farm Tract, Lot A) in Kingsville, Texas. (Tourism Center site), seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Lopez, Torres, Hinojosa, Alvarez, Fugate voting "FOR".

18. Consider a resolution authorizing the City Manager to enter into a Commercial Real Estate Listing Agreement between the City of Kingsville and Robert R. Linton of Betty Haass Realtors. (for the sale of City Property-Tourism Center site). (City Manager).

Motion made by Commissioner Hinojosa to approve the resolution authorizing the City Manager to enter into a Commercial Real Estate Listing Agreement between the City of Kingsville and Robert R. Linton of Betty Haass Realtors. (for the sale of City Property-Tourism Center site), seconded Commissioner Lopez. The motion was passed and approved by the following vote: Torres, Hinojosa, Alvarez, Lopez, Fugate voting "FOR".

VI. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 6:38 P.M.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, TRMC, CMC, City Secretary

DECEMBER 15, 2020

A SPECIAL MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON TUESDAY, DECEMBER 15, 2020 IN THE HELEN KLEBERG GROVES COMMUNITY ROOM, 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 12:00 P.M.

CITY COMMISSION PRESENT:

Sam R. Fugate, Mayor
Norma N. Alvarez, Commissioner
Edna Lopez, Commissioner
Ann Marie Torres, Commissioner

CITY COMMISSION ABSENT:

Hector Hinojosa, Commissioner

CITY STAFF PRESENT:

Mark McLaughlin, City Manager
Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
Janine Reyes, Tourism Director
Derek Williams, IT
Uchechukwu Echeozo, Director of Planning & Development Services

I. Preliminary Proceedings.

OPEN MEETING

Mayor Fugate opened the meeting at 12:00 p.m. with four Commission members present. Commissioner Hinojosa absent.

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

Mayor Fugate waived these proceedings with no objection.

MINUTES OF PREVIOUS MEETING(S)

None.

****AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE CITY COMMISSION.** To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and City Commission. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the City Commission shall be provided in written format and presented to the City Secretary and/or designee prior to the start of each meeting of the City Commission. This testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary's outdoor public bulletin board at City Hall and on the City website and allow for electronic submission. The written public testimony shall be provided to members of the City Commission prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Government Code section 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference; and, if so conducted, the public may participate remotely by following the instructions of the City Secretary which would be posted on the City Secretary's outdoor public bulletin at City Hall and on the City website.

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

None.

III. Reports from Commission & Staff.²

"At this time, the City Commission and Staff will report/update on all committee assignments which may include, but is not limited to the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal League. Staff reports include the following: Building & Development , Code Enforcement, Proposed Development Report; Accounting & Finance – Financial & Investment Information, Investment Report, Quarterly Budget Report, 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, Water And Wastewater Rate Study Presentation. No formal action can be taken on these items at this time."

Mr. Mark McLaughlin, City Manager commented that he contacted the Commanding Officer of NAS Kingsville regarding three developments that will impact the city. One being located on the South West side re-platting. This is four and half miles from the Control Tower located at NAS Kingsville. He further commented that he doesn't feel that it will be an issue but thought he would notify them of the development. The second development is the interstate construction. The engineers will be working with Lucio on the lighting diagrams to make sure that it doesn't impose an encroachment to NAS Kingsville. Third development is the potential commercial development of the 11 acres with the one acre where Tourism is located. McLaughlin commented that this is about 150 feet from the extended center line of runway 1 3 right, which is the primary runway used at NAS Kingsville, and its 1.9 miles from the end of the concrete at the Base. Depending on how they light this, it is where Mr. Echeozo, Director of Planning & Development Services will be working with Glen Jones from NAS Kingsville to make sure this plat on how they do their lighting for 11 acres is not going to impose hazard to aviation on the 1.9 miles of landing on the straight end for 1 3 right. Mr. McLaughlin further update on the Chick-fil-A project. The City has to red tag the project today as it failed its inspection due to pipe inserted backwards. He further explained that the way the water would flow, the pipes are supposed to fit inside of each other like male/female and the water is supposed to go in the same direction so that it doesn't go against the seam. They have the pipe in so that the water hits every seam going the wrong way which would be a problem.

Ms. Courtney Alvarez, City Attorney commented that the next Commission meeting is scheduled for January 11, 2021. Deadline for staff to submit their agenda items for this meeting is December 28, 2020.

Commissioner Alvarez commented that as discussed with the City Manager and City Attorney, she would like for the Commission to have a workshop regarding the item that was discussed at the December 14, 2020 Commission meeting, tax venue , parks, bonds, and how that money will be spent.

Mayor Fugate suggested to having a workshop on January 11, 2021 at 5:00 p.m. then begin with the regular meeting at 6:00 p.m.

Commissioner Alvarez recommended having the workshop on a different day.

Staff and Commission agreed to schedule the workshop for Monday, December 21, 2020 at 2:00 p.m.

IV. Public Comment on Agenda Items.³

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

No public comments made or received.

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)

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

1. **Motion to approve final passage of an ordinance amending the zoning ordinance by changing the zoning map in reference to KT&I Co., Block 22, Lot Pt 8, also known as Property ID 20581, located along Golf Course Road between Paulson Falls Subdivision and East Trant Road, Kingsville Texas, from AG (Agriculture District) to R1 (Single-Family District). (Planning & Economic Development Director).**
2. **Motion to approve final passage of an ordinance amending the zoning ordinance by changing the zoning map in reference to Ronning 2, Block 3, Lot 3, 4, 5, 6 and Lund Addn, Block 7, Lot 1, also known as 1107 E. King, 1113 E. King, Prop ID 12339, 1115 E. King, Kingsville Texas, from R2 (Two-Family District) to C2 (Retail District). (Planning & Economic Development Director).**
3. **Motion to approve final passage of an ordinance amending the zoning ordinance by changing the zoning map in reference to Ronning 2, Block 3, Lot 1, 2, also known as 1103 E. King, Kingsville Texas from R2 (Two-Family District) to C2 (Retail District). (Planning & Economic Development Director).**
4. **Motion to approve final passage of an ordinance amending the Fiscal Year 2020-2021 Budget to accept and expend the donation from ExxonMobil Pipeline for Fire Department's emergency response capabilities. (Fire Chief).**

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

None.

VI. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 12:06 P.M.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, TRMC, CMC, City Secretary

PUBLIC HEARING(S)

PUBLIC HEARING #1

Planning and Development Services
410 W King
Kingsville, TX 78363
PH: 361-595-8093



MEMO

Date: January 6, 2021

To: Mark McLaughlin (City Manager)

From: Uche Echeozo (Director of Planning and Development Services)

Subject: **Re:** Cesar Silva, applicant, requesting the rezone of HAGGERTON, LOT 2 (4.71 acres), also known as Property ID 18610, near East Trant Road and Golf Course Road, Kingsville, Texas from AG (Agricultural) to R1 (Single Family Residential). .

The Planning and Zoning Commission meeting held as scheduled this evening, January 6, 2021 with 4 members in attendance. There were two members that were absent – Commissioners Brian Coufal and Bill Aldrich

Members deliberated over the issue of granting approval for a re-zone of HAGGERTON, LOT 2 (4.71 acres), also known as Property ID 18610, Kingsville TX and at the end, voted unanimously to approve the recommendation to re-zone the tract of land from AG – Agricultural to R1 – Single Family Residential. A recorded vote of all members present was taken and Commissioners Mike Klepac, Idotha Battle, Debbie Tiffiee, and the Chairman – Steve Zamora all voted ‘YES’

The meeting was adjourned by 6.23p.m.

Thank you.

Uche Echeozo
Director of Planning and
Development Services

Planning and Development Services
410 W King
Kingsville, TX 78363
PH: 361-595-8093



MEMO

Date: December 18, 2020

To: Planning and Zoning Commission Members

From: Uche Echeozo (Director of Planning and Development Services)

Subject: Cesar Silva, applicant, requesting the rezone of HAGGERTON, LOT 2 (4.71 acres), also known as Property ID 18610, near East Trant Road and Golf Course Road, Kingsville, Texas from AG (Agricultural) to R1 (Single Family Residential).

The applicant approached the department because they wanted to re-zone the existing tract of land from Agricultural to R1 (Single-Family) to enable them carry out a subdivision for housing development. With the City experiencing continuous growth, there is a need to encourage good quality housing thus increasing the housing stock within the city.

Consequently, this application is being submitted for your consideration. Therefore, it is recommended that you consider the said application and approve same since this will encourage housing development within the city of Kingsville .

Thank you.

A handwritten signature in black ink, appearing to read "Uche Echeozo", with a stylized flourish at the end.

Uche Echeozo
Director of Planning and
Development Services

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

PROPERTY INFORMATION: (Please PRINT or TYPE)

Prop id: 18610

Project Address HAGGERTON, LOT 2, ACRES 4.71 Nearest Intersection TRANT RD AND GOLF COURSE RD.

(Proposed) Subdivision Name HAGGERTON Lot 2 Block _____

Legal Description: HAGGERTON, LOT 2, ACRES 4.71

Existing Zoning Designation ARICULTURE Future Land Use Plan Designation RESIDENTIAL

R1- single family

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent CESAR E SILVA Phone 361-455-1545 FAX _____

Email Address (for project correspondence only): SILVACONSTRUCTION26@GMAIL.COM

Mailing Address 4005 FRANKLIN ADAMS ST. City KINGSVILLE State TX Zip 78363

Property Owner CESAR E SILVA Phone 361-455-1545 FAX _____

Email Address (for project correspondence only): SILVACONSTRUCTION26@GMAIL.COM

Mailing Address 4005 FRANKLIN ADAMS ST. City KINGSVILLE State TX Zip 78363

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

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

Please provide a basic description of the proposed project:

Re-zoning the land from AG to Residential for a proposed residential development.

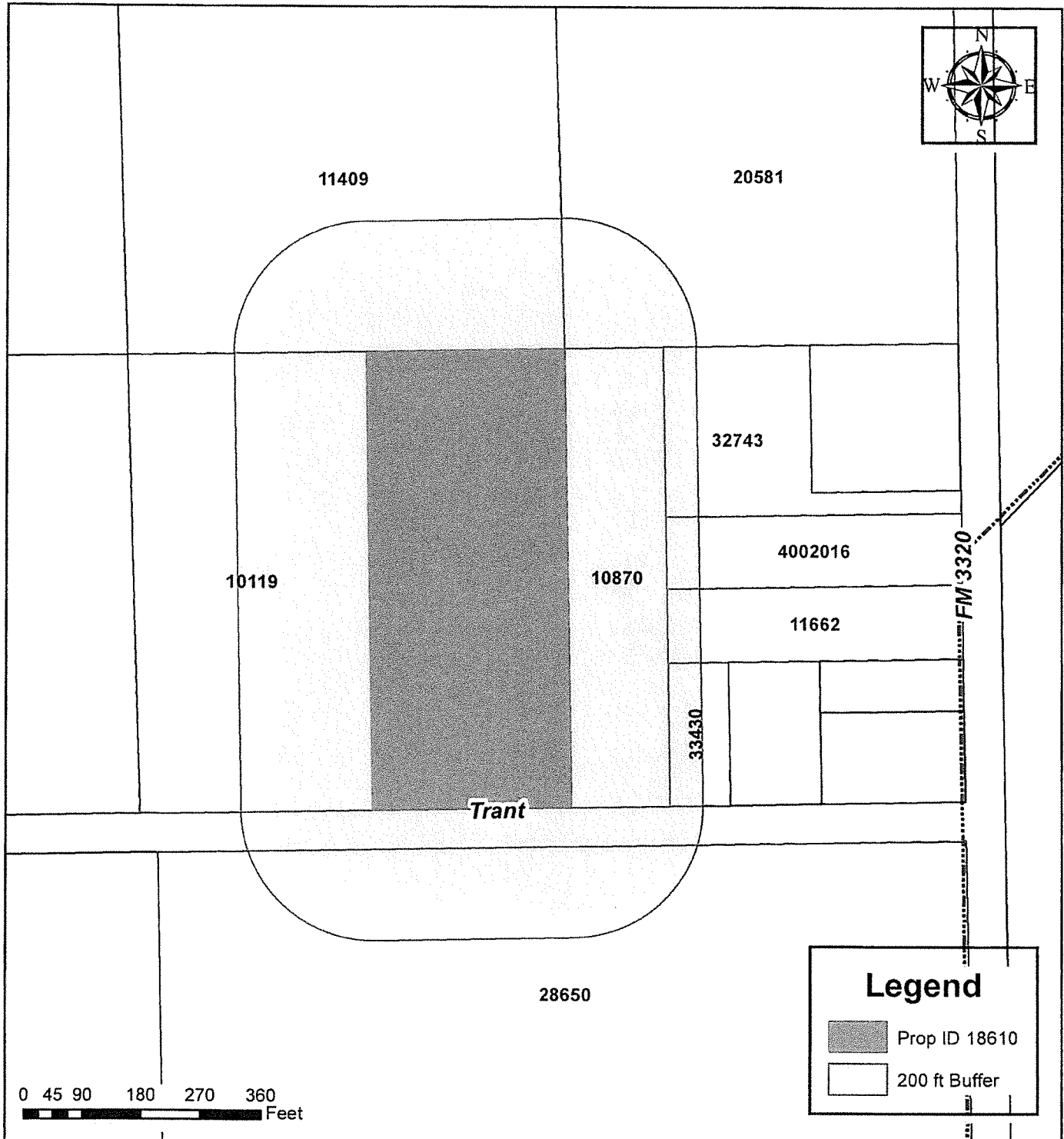
I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit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

Applicant's Signature Cesar E. Silva Date: 12/09/20


Property Owner's Signature Cesar E. Silva Date: 12/09/20

Accepted by: _____ Date: _____

200 ft Buffer Map of Prop ID 18610



Document Path: C:\Users\sresendez\Desktop\GIS\Maps\New Buffer Maps.mxd

Page 1 / 1	Drawn By: Planning Department	DISCLAIMER THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.	 CITY OF KINGSVILLE PLANNING DEPARTMENT 410 West King Kingsville, Texas 78363 Office: 361-595-8055
	Last Update: 12/11/2020		
	Note:		

IVA C BURRIS REVOCABLE
LIVING TRUST THE
640 E FM 1118
KINGSVILLE, TX 78363-2628
#11409

CESAR SILVA
4005 S FRANKLIN ADAMS
KINGSVILLE, TX 78363
#10870

MARTIN AMAYA
ETUX NYDIA
3411 GOLD COURSE RD
KINGSVILLE, TX 78363-8943
#11662

MARY BOUSQUET FAMILY
TRUST
4468 TWIN POST RD
DALLAS, TX 75244-6745
#20581

MIGUEL RAMIREZ
ETUX BERENICE
PO BOX 5060
KINGSVILLE, TX 78364-5060
#32743

RICHARD AMAYA
2200 E TRANT RD
KINGSVILLE, TX 78363
#33430

KLEBERG COUNTY
PO BOX 72
KINGSVILLE, TX 78364-0072

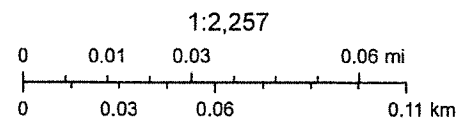
OMAR A SOLIZ
ETUX MAIRA
3333 GOLF COURSE RD
KINGSVILLE, TX 78363-8944
#4002016
LANDMARK ORGANIZATION
INC
5501A BALCONES DR #232
AUSTIN, TX 78731-4907
#28650

Prop ID 18610



December 18, 2020

x - Prop ID 18610 - Agriculture
y - 2102 E Trant Rd (rezoned
December 9, 2019 to R1-
Single Family
z - R3 - multi-family



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kleberg CAD

Property Search > 18610 NUNEZ ROEL Tax Year: 2020 EST for Year 2020

Property

Account

Property ID:	18610	Legal Description:	HAGGERTON, LOT 2, ACRES 4.71
Geographic ID:	134700002000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	TRANT RD	Mapsco:	
Neighborhood:		Map ID:	B2
Neighborhood CD:			

Owner

Name:	NUNEZ ROEL EST	Owner ID:	65465
Mailing Address:	ROBERT A GARZA MARY G DE LEON (IND EXECUTOR) 237 CANDLEWOOD KINGSVILLE, TX 78363	% Ownership:	100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$37,680	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$37,680	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$37,680
(-) HS Cap:	-	\$0
(=) Assessed Value:	=	\$37,680

Taxing Jurisdiction

Owner: NUNEZ ROEL EST
 % Ownership: 100.000000000000%
 Total Value: \$37,680

Entity	Description	Tax Rate	Appraised Value	Taxable
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$37,680	!
CKI	CITY OF KINGSVILLE	0.852080	\$37,680	!
GKL	KLEBERG COUNTY	0.785460	\$37,680	!
SKI	KINGSVILLE I.S.D.	1.518900	\$37,680	!
WST	SOUTH TEXAS WATER AUTHORITY	0.086911	\$37,680	!
Total Tax Rate:		3.243351		

Taxes w/Current Exen

Taxes w/o Exemption:

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C1	C1	4.7100	174240.00	0.00	0.00	\$37,680	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$0	\$37,680	0	37,680	\$0	\$37,680
2019	\$0	\$37,680	0	37,680	\$0	\$37,680
2018	\$0	\$37,680	0	37,680	\$0	\$37,680
2017	\$300	\$37,680	0	37,980	\$0	\$37,980
2016	\$300	\$37,680	0	37,980	\$0	\$37,980
2015	\$300	\$37,680	0	37,980	\$0	\$37,980

NOTICE OF CONFIDENTIAL RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

DATE: JULY 3, 2020

GRANTOR: ROBERT A. GARZA; AND MARY G. DELEON,
INDEPENDENT EXECUTRIX OF THE ESTATE
OF ROEL NUNEZ, DECEASED

GRANTOR'S ADDRESS: 230 Candlewood, Kingsville, TX 78363

GRANTEE: CESAR SILVA

GRANTEE'S ADDRESS: 4005 Franklin Adams, Kingsville, TX 78363

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration (cash).

PROPERTY:

Lot Two (2) Haggerton Addition, an addition in Kleberg County, Texas, as shown on map or plat of record in Envelope 164, Map Records of Kleberg County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and encroachments or overlapping of improvements; taxes for the current year, the payment of which Grantee assumes, zoning laws, regulations and ordinances of municipal and other governmental authority, if any, affecting the property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

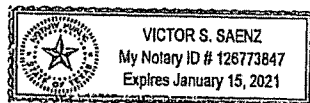
Robert A. Garza
ROBERT A. GARZA

Mary G. DeLeon, Independent Executrix of the Estate of Roel Nunez
deceased
MARY G. DELEON, INDEPENDENT
EXECUTRIX OF THE ESTATE OF
ROEL NUNEZ, DECEASED

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF KLEBERG

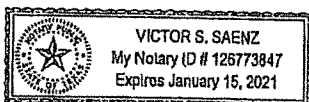
This instrument was acknowledged before me on the 3 day of July, 2020, by ROBERT A. GARZA



Victor S. Saenz
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF KLEBERG

This instrument was acknowledged before me on the 3 day of July, 2020, by Mary G. Deleon, Independent Executrix of the Estate of Roel Nunez, Deceased.



Victor S. Saenz
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE LAW OFFICE OF:
Michael J. Shelly, P.C.
Attorney at Law
5102 Holly Rd., Suite A
Corpus Christi, Texas 78411

AFTER RECORDING RETURN TO:
S&S ABSTRACT AND TITLE CO
801 East Kleberg
Kingsville, TX 78363

FILE# 322361

FILED FOR RECORD

2020 JUL -6 PM 1:41

STEPHANIE G. GARZA
COUNTY CLERK KLEBERG COUNTY

BY: *Clarissa Moreno*
DEPUTY

CLARISSA M. MORENO

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

JUL 08 2020

DELIVERY DATE

Stephanie G. Garza

STEPHANIE G. GARZA
COUNTY CLERK, KLEBERG COUNTY



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

RETURN TO:

S & S ABSTRACT & TITLE COMPANY

801 EAST KLEBERG

KINGSVILLE, TEXAS 78363

RECORDER'S MEMORANDUM:

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

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, January 6, 2021 at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

Cesar Silva, applicant, requesting the rezone of HAGGERTON, LOT 2 (4.71 acres), also known as Property ID 18610, near East Trant Road and Golf Course Road, Kingsville, Texas from AG (Agricultural) to R1 (Single Family).

The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, January 11, 2021 at 5:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:

Cesar Silva, applicant, requesting the rezone of HAGGERTON, LOT 2 (4.71 acres), also known as Property ID 18610, near East Trant Road and Golf Course Road Kingsville, Texas from AG (Agricultural) to R1 (Single Family).

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

ORDINANCE #2021-_____

AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING MAP IN REFERENCE TO HAGGERTON, LOT 2, (4.71 ACRES) ALSO KNOWN AS ID 18610, LOCATED NEAR EAST TRANT ROAD AND GOLF COURSE ROAD, KINGSVILLE, TEXAS, FROM AG (AGRICULTURE DISTRICT) TO R1 (SINGLE FAMILY DISTRICT); AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; AND PROVIDING FOR PUBLICATION.

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

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, January 6, 2021 during a meeting of the Planning and Zoning Commission, and on Monday, January 11, 2021 during a meeting of the City Commission, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

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

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

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

SECTION 1. That the Zoning Ordinance of the City of Kingsville, Texas, is amended by changing the zoning of Haggerton, Lot 2, (4.71 acres) also known as Property ID 18610, located near East Trant Road and Golf Course Road, Kingsville, Texas, from AG-Agriculture District to R1-Single Family District, as more specifically described on the Zone Change Map, attached as Exhibit A.

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

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

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

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

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

INTRODUCED on this the 11th day of January, 2021.

PASSED AND APPROVED on this the 25th day of January, 2021.

Effective Date: _____

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

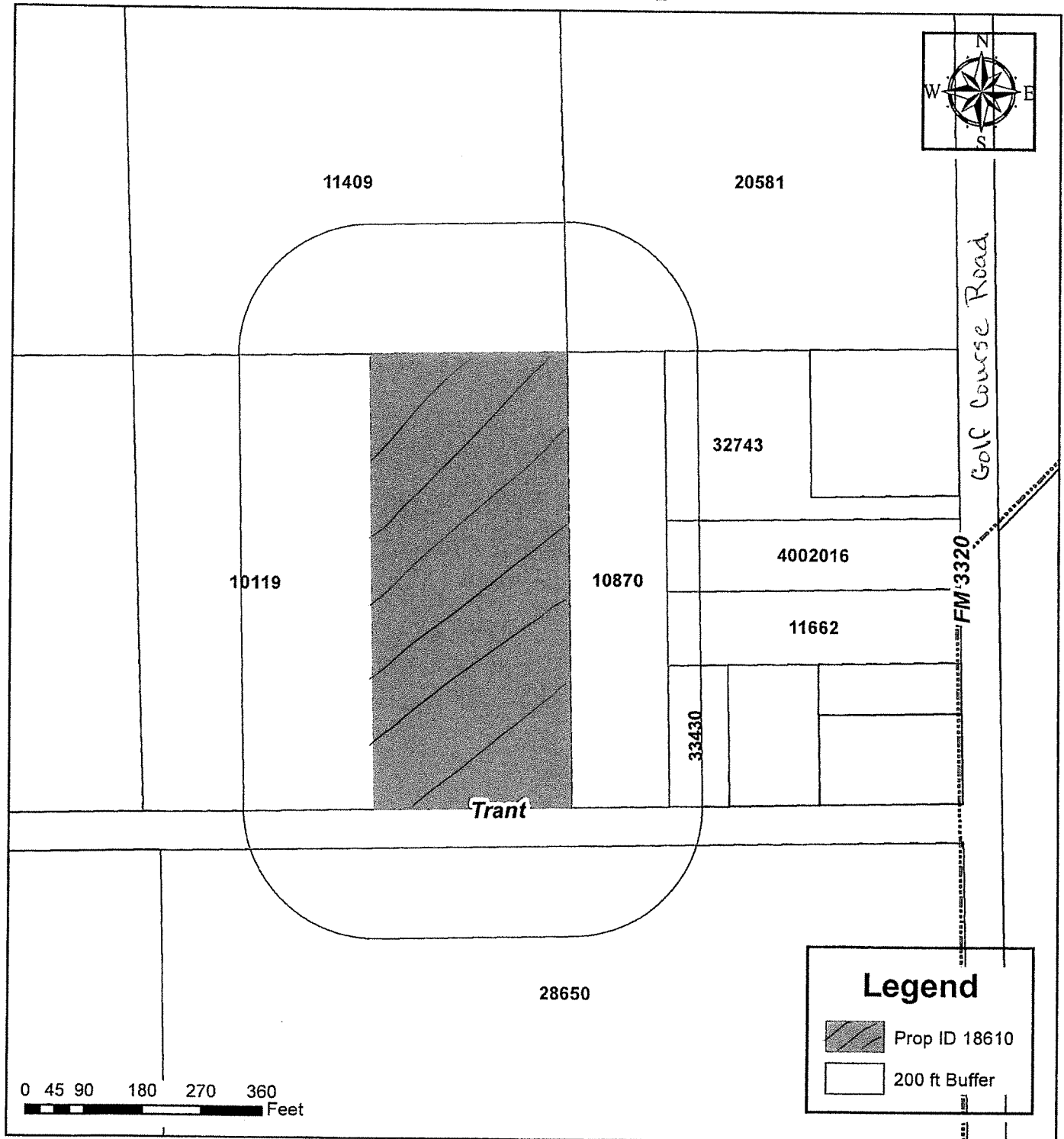
ATTEST:

Mary Valenzuela, City Secretary

APPROVED:

Courtney Alvarez, City Attorney

200 ft Buffer Map of Prop ID 18610



Document Path: C:\Users\sresendez\Desktop\GIS\Maps\New Buffer Maps.mxd

Page 1/1	Drawn By: Planning Department	DISCLAIMER THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.	 CITY OF KINGSVILLE PLANNING DEPARTMENT 410 West King Kingsville, Texas 78363 Office: 361-595-8055
	Last Update: 12/11/2020		
	Note:		

REGULAR AGENDA

AGENDA ITEM #1

Planning and Development Services
410 W King
Kingsville, TX 78363
PH: 361-595-8093



MEMO

Date: January 6, 2021

To: Mark McLaughlin (City Manager)

From: Uche Echeozo (Director of Planning and Development Services)

Subject: **Re:** Cesar Silva, applicant, requesting the rezone of HAGGERTON, LOT 2 (4.71 acres), also known as Property ID 18610, near East Trant Road and Golf Course Road, Kingsville, Texas from AG (Agricultural) to R1 (Single Family Residential). .

The Planning and Zoning Commission meeting held as scheduled this evening, January 6, 2021 with 4 members in attendance. There were two members that were absent – Commissioners Brian Coufal and Bill Aldrich

Members deliberated over the issue of granting approval for a re-zone of HAGGERTON, LOT 2 (4.71 acres), also known as Property ID 18610, Kingsville TX and at the end, voted unanimously to approve the recommendation to re-zone the tract of land from AG – Agricultural to R1 – Single Family Residential. A recorded vote of all members present was taken and Commissioners Mike Klepac, Idotha Battle, Debbie Tiffiee, and the Chairman – Steve Zamora all voted 'YES'

The meeting was adjourned by 6.23p.m.

Thank you.

A handwritten signature in black ink, appearing to read "Uche Echeozo", with a stylized flourish at the end.

Uche Echeozo
Director of Planning and
Development Services

Planning and Development Services
410 W King
Kingsville, TX 78363
PH: 361-595-8093



MEMO

Date: December 18, 2020

To: Planning and Zoning Commission Members

From: Uche Echeozo (Director of Planning and Development Services)

Subject: Cesar Silva, applicant, requesting the rezone of HAGGERTON, LOT 2 (4.71 acres), also known as Property ID 18610, near East Trant Road and Golf Course Road, Kingsville, Texas from AG (Agricultural) to R1 (Single Family Residential).

The applicant approached the department because they wanted to re-zone the existing tract of land from Agricultural to R1 (Single-Family) to enable them carry out a subdivision for housing development. With the City experiencing continuous growth, there is a need to encourage good quality housing thus increasing the housing stock within the city.

Consequently, this application is being submitted for your consideration. Therefore, it is recommended that you consider the said application and approve same since this will encourage housing development within the city of Kingsville .

Thank you.

A handwritten signature in black ink, appearing to read "Uche Echeozo", with a stylized flourish at the end.

Uche Echeozo
Director of Planning and
Development Services

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Prop id: 18610

Project Address HAGGERTON, LOT 2, ACRES 4.71 Nearest Intersection TRANT RD AND GOLF COURSE RD.

(Proposed) Subdivision Name HAGGERTON Lot 2 Block _____

Legal Description: HAGGERTON, LOT 2, ACRES 4.71

Existing Zoning Designation ARICULTURE Future Land Use Plan Designation RESIDENTIAL

R1- single family

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent CESAR E SILVA Phone 361-455-1545 FAX _____

Email Address (for project correspondence only): SILVACONSTRUCTION26@GMAIL.COM

Mailing Address 4005 FRANKLIN ADAMS ST. City KINGSVILLE State TX Zip 78363

Property Owner CESAR E SILVA Phone 361-455-1545 FAX _____

Email Address (for project correspondence only): SILVACONSTRUCTION26@GMAIL.COM

Mailing Address 4005 FRANKLIN ADAMS ST. City KINGSVILLE State TX Zip 78363

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

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

Please provide a basic description of the proposed project:

Re-zoning the land from AG to Residential for a proposed residential development.

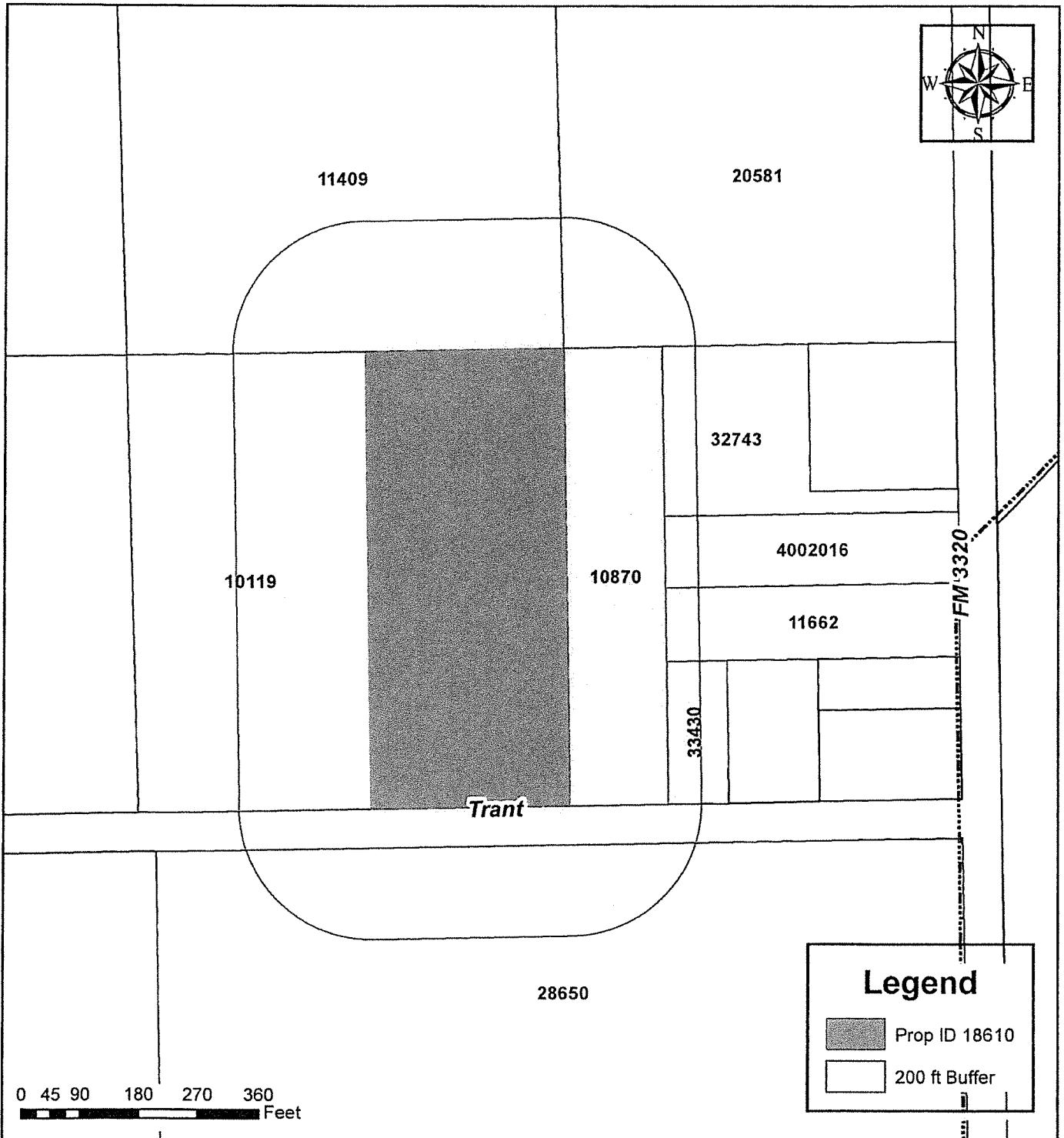
I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit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

Applicant's Signature Cesar E Silva Date: 12/09/20



Property Owner's Signature Cesar E Silva Date: 12/09/20

Accepted by: _____ Date: _____

200 ft Buffer Map of Prop ID 18610



Legend

-  Prop ID 18610
-  200 ft Buffer

Document Path: C:\Users\sresendez\Desktop\GIS\Maps\New Buffer Maps.mxd

Page
1 / 1

Drawn By:
Planning Department

Last Update: 12/11/2020

Note:

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CONSTRUCTION, PLANNING, BUILDING,
OR ANY OTHER PURPOSE.



CITY OF KINGSVILLE
PLANNING DEPARTMENT

410 West King
Kingsville, Texas 78363
Office: 361-595-8055

IVA C BURRIS REVOCABLE
LIVING TRUST THE
640 E FM 1118
KINGSVILLE, TX 78363-2628
#11409

CESAR SILVA
4005 S FRANKLIN ADAMS
KINGSVILLE, TX 78363
#10870

MARTIN AMAYA
ETUX NYDIA
3411 GOLD COURSE RD
KINGSVILLE, TX 78363-8943
#11662

MARY BOUSQUET FAMILY
TRUST
4468 TWIN POST RD
DALLAS, TX 75244-6745
#20581

MIGUEL RAMIREZ
ETUX BERENICE
PO BOX 5060
KINGSVILLE, TX 78364-5060
#32743

RICHARD AMAYA
2200 E TRANT RD
KINGSVILLE, TX 78363
#33430

KLEBERG COUNTY
PO BOX 72
KINGSVILLE, TX 78364-0072

OMAR A SOLIZ
ETUX MAIRA
3333 GOLF COURSE RD
KINGSVILLE, TX 78363-8944
#4002016

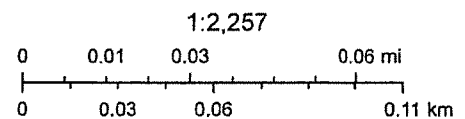
LANDMARK ORGANIZATION
INC
5501A BALCONES DR #232
AUSTIN, TX 78731-4907
#28650

Prop ID 18610



December 18, 2020

x - Prop ID 18610 - Agriculture
y - 2102 E Trant Rd (rezoned
December 9, 2019 to R1-
Single Family
z - R3 - multi-family



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kleberg CAD

Property Search > 18610 NUNEZ ROEL Tax Year: 2020 EST for Year 2020

Property

Account

Property ID:	18610	Legal Description:	HAGGERTON, LOT 2, ACRES 4.71
Geographic ID:	134700002000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	TRANT RD	Mapsco:	
Neighborhood:		Map ID:	B2
Neighborhood CD:			

Owner

Name:	NUNEZ ROEL EST	Owner ID:	65465
Mailing Address:	ROBERT A GARZA MARY G DE LEON (IND EXECUTOR) 237 CANDLEWOOD KINGSVILLE, TX 78363	% Ownership:	100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$37,680	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$37,680	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$37,680
(-) HS Cap:	-	\$0
(=) Assessed Value:	=	\$37,680

Taxing Jurisdiction

Owner: NUNEZ ROEL EST
 % Ownership: 100.000000000000%
 Total Value: \$37,680

Entity	Description	Tax Rate	Appraised Value	Taxable
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$37,680	\$
CKI	CITY OF KINGSVILLE	0.852080	\$37,680	\$
GKL	KLEBERG COUNTY	0.785460	\$37,680	\$
SKI	KINGSVILLE I.S.D.	1.518900	\$37,680	\$
WST	SOUTH TEXAS WATER AUTHORITY	0.086911	\$37,680	\$
Total Tax Rate:		3.243351		

Taxes w/Current Exen

Taxes w/o Exemption:

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C1	C1	4.7100	174240.00	0.00	0.00	\$37,680	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$0	\$37,680	0	37,680	\$0	\$37,680
2019	\$0	\$37,680	0	37,680	\$0	\$37,680
2018	\$0	\$37,680	0	37,680	\$0	\$37,680
2017	\$300	\$37,680	0	37,980	\$0	\$37,980
2016	\$300	\$37,680	0	37,980	\$0	\$37,980
2015	\$300	\$37,680	0	37,980	\$0	\$37,980

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GENERAL WARRANTY DEED

DATE: JULY 3, 2020

GRANTOR: ROBERT A. GARZA; AND MARY G. DELEON,
INDEPENDENT EXECUTRIX OF THE ESTATE
OF ROEL NUNEZ, DECEASED

GRANTOR'S ADDRESS: 230 Candlewood, Kingsville, TX 78363

GRANTEE: CESAR SILVA

GRANTEE'S ADDRESS: 4005 Franklin Adams, Kingsville, TX 78363

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration (cash).

PROPERTY:

Lot Two (2) Haggerton Addition, an addition in Kleberg County, Texas, as shown on map or plat of record in Envelope 164, Map Records of Kleberg County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and encroachments or overlapping of improvements; taxes for the current year, the payment of which Grantee assumes, zoning laws, regulations and ordinances of municipal and other governmental authority, if any, affecting the property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

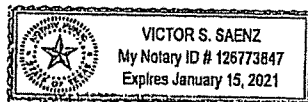
Robert A. Garza
ROBERT A. GARZA

Mary G. DeLeon, Independent Executrix of the Estate of Roel Nunez
deceased
MARY G. DELEON, INDEPENDENT
EXECUTRIX OF THE ESTATE OF
ROEL NUNEZ, DECEASED

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF KLEBERG

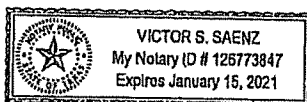
This instrument was acknowledged before me on the 3 day of July, 2020, by ROBERT A. GARZA



Victor S. Saenz
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF KLEBERG

This instrument was acknowledged before me on the 3 day of July, 2020, by Mary G. DeLeon, Independent Executrix of the Estate of Roel Nunez, Deceased.



Victor S. Saenz
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE LAW OFFICE OF:
Michael J. Shelly, P.C.
Attorney at Law
5102 Holly Rd., Suite A
Corpus Christi, Texas 78411

AFTER RECORDING RETURN TO:
S&S ABSTRACT AND TITLE CO
801 East Kleberg
Kingsville, TX 78363

FILE# 322361

FILED FOR RECORD

2020 JUL -6 PM 1:41

STEPHANIE G. GARZA
COUNTY CLERK KLEBERG COUNTY

BY: *Clarissa Moreno*

DEPUTY

CLARISSA M. MORENO

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

JUL 08 2020

DELIVERY DATE

Stephanie G. Garza

STEPHANIE G. GARZA
COUNTY CLERK, KLEBERG COUNTY



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KINGSVILLE, TEXAS 78363

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POLICE BEAT

Kingsville Blotter

(Editor's note: Information in this column was obtained from Kingsville Police Department records. Everyone charged with a crime is presumed innocent until proven guilty in court.)

Tuesday, Dec. 1

6:30 a.m.
• Controlled substance - marijuana, possession, 1600 S Hwy 77

3 p.m.
• Theft - other, 1414 AC Manor, 1220 N. 17th St.

3:57 p.m.
• Theft - larceny, from vehicle; fraud, illegal use of credit cards, burglary vehicle, Heights at Corral, 1000 W. Corral

9:56 p.m.
• Suspicious activity, Heights at Corral, 1000 W. Corral

Wednesday, Dec. 2

1:26 p.m.
• Suspicious activity, SKMIL, 1311 E. General Cavazos Blvd.

1:36 p.m.
• Trespassing, private property, criminal trespass, warrant issued, Walmart #442, 1133 E. General Cavazos Blvd.

1:50 p.m.
• Theft - other, property crimes, 310 W. Ave. B

2:56 p.m.
• Assault - simple assault, 918 E. Ragland Ave.

7:20 p.m.

• Theft - shoplifting, Del-lar General, 206 W. King Ave.

7:21 p.m.
• Agency assist, disturbance, CSHK, 1311 E. General Cavazos Blvd.

9:42 p.m.
• Assault - simple assault, 420 W. Mesquite Ave.

10:10 p.m.
• Controlled substance - marijuana, possession; controlled substance - other controlled substances, controlled substance - hallucinogens, possession; weapons offense - weapons offenses

other, Hwy 77 and General Cavazos Blvd.

Thursday, Dec. 3

1:10 a.m.
• Traffic accident - hit/run, vehicle damage, accident-fail to stop and leave information, General Cavazos Blvd. and Brahma Blvd.

10:55 a.m.
• Property - found property, King Manor Apartments, 1700 E. Kennedy Ave.

3:31 p.m.
• Fraud - illegal use credit cards, credit card abuse, University Square Apartments, 1100 W. Corral

9:04 p.m.
• Property - lost property, Hwy 77 & General Cavazos Blvd.

11:41 p.m.
• Juvenile problem, 918 E. Ragland Ave.

Friday, Dec. 4

2:10 a.m.
• DUI-alcohol, controlled substance - other controlled substances, 900 E. Johnston Ave.

10:43 a.m.
• Suspicious activity, harassment, 404 W. Ave. F

11:11 a.m.
• Property - found property, Tractor Supply, 2405 Brahma Blvd.

2:07 p.m.
• Juvenile problem - run-away juvenile, 322 E. Warren Ave.

3:53 p.m.
• Burglary, forced entry, residence, disturbance, 119 W. Ave. B

7:51 p.m.
• Suspicious activity, Walmart #442, 1133 E. General Cavazos Blvd.

11:31 p.m.
• Property - lost property, Ringers Car Wash, 500 S. 11th St.

Friday, Dec. 5

1:25 a.m.
• Controlled substance - marijuana, possession; obstruct police - evidence, destroying, 500 N. Wells St.

1:56 a.m.
• Controlled substance - marijuana, possession, 800 E. Caesar Ave.

11:31 a.m.
• Theft - larceny, bicycle, Hawks Landing, 2101 E. Trant Rd.

2:03 a.m.
• Traffic accident - traffic accident, vehicle damage, accident - minor, General Cavazos Blvd. and Brahma Blvd.

3:02 p.m.
• Damaged property - criminal mischief, Lulac Manor, 1220 N. 17th St.

5:10 p.m.
• Trespassing, private property, criminal trespass, 116B, 409 E. Kleberg Ave.

6:52 p.m.
• Traffic accident, vehicle damage, accident - minor, Gregg's Short Stop, 3609 Brahma Blvd.

6:53 p.m.
• Public peace - harassing communication, suspicious activity, 512 E. Doddridge Ave.

8:16 p.m.
• Assault - simple assault, 826 E. Lee Ave.

8:53 p.m.
• Assault - simple assault, Heights at Corral, 1000 W. Corral

10:04 p.m.
• Traffic accident - vehicle



damage, accident - minor, Dick Kleberg Park, 900 E. Escondido and FM 2090

11 p.m.
• Assault - aggravated assault - weapon, assault - simple assault, aggravated assault with deadly weapon, 3rd St. and Santa Gertrudis

8:02 a.m.
• Traffic accident, vehicle damage, accident-minor, Goodyear Auto Service, 230 S. 6th St.

10:35 a.m.
• Weapons offense - carrying a concealed weapon, suspicious activity, 1000 E. Kleberg

11:26 a.m.
• Traffic accident - hit/run, private property damage, accident-fail to stop and leave information, Executive Inn, 2203 E. King Ave.

3:17 p.m.
• Warrant - other warrant, 508 W. Doddridge Ave.

4:31 p.m.
• Assault-simple assault, 823 E. Ella Ave.

5:32 p.m.
• Warrant - local-felony, 721 S. 8th St.

6:06 p.m.
• Stolen vehicle - vehicle theft, auto, 321 E. Fordyce Ave.

11:30 p.m.
• Controlled substance - other controlled substances, Mr. Jaime's Taqueria, 303 E. Corral Ave.

Bishop Blotter

(Editor's note: Information in this column was obtained from the Bishop Police Department records. Everyone charged with a crime is presumed innocent until proven guilty in court.)

The Bishop Police Department summary of calls for service through Nov. 26, 2020.

Tuesday, Nov. 17, 2020

12:42 a.m.
• Traffic stop - traffic enforcement - warning - Hwy 77/FM 70

2:31 a.m.
• Traffic stop - traffic enforcement - warning - Hwy 77/FM 2257

3:23 a.m.
• Traffic stop - traffic enforcement - warning - Hwy 77/SB FM 70

7:58 a.m.
• Traffic stop - traffic enforcement - warning - E. Joyce St.

7:19 a.m.
• Traffic stop - traffic enforcement - warning - E. 6th St.

8:14 a.m.
• Animal Control Request - 800 block E. 6th St.

8:28 a.m.
• Animal Control Request - 100 block E. Joyce St.

8:36 a.m.
• Traffic stop - traffic enforcement - warning - E. 6th St.

8:48 a.m.
• Animal Control Request - 500 block W. 3rd St.

9:16 a.m.
• Traffic stop - traffic enforcement - arrest - 700 block E. 6th St.

9:49 a.m.
• Animal Control Request - 700 block E. 3rd St.

9:50 a.m.
• Traffic stop - traffic enforcement - E. 6th St.

1:32 p.m.
• City ordinance violation - other - 300 block Lone Oak St.

1:53 p.m.
• Traffic stop - traffic enforcement - report taken - SB Hwy 77

5:24 p.m.
• Public works - after hours call out - public works call - 500 block N. Harrel

8:11 p.m.
• Traffic stop - traffic enforcement - warning - Hwy 77

10:35 a.m.

• Suspicious circumstances - unable to locate - 600 block E. 9th St.

4:21 p.m.
• Traffic stop - traffic enforcement - warning - Hwy 77 / 2nd St.

6:55 a.m.
• Traffic stop - traffic enforcement - warning - E. 6th St.

7:30 a.m.
• Animal Control Request - 200 block S. Fir Ave.

8:16 a.m.
• Animal Control Request - 200 block E. 5th St.

8:17 a.m.
• Traffic stop - traffic enforcement - Hwy 77

8:32 a.m.
• Traffic stop - traffic enforcement - warning - Bus Hwy 77

8:49 p.m.
• Traffic stop - traffic enforcement - warning - Bus Hwy 77

11:12 a.m.
• Traffic stop - traffic enforcement - warning - Hwy 77 / CR 10

11:12 a.m.
• Traffic stop - traffic enforcement - warning - Hwy 77 / CR 10

11:12 a.m.
• Traffic stop - traffic enforcement - warning - Hwy 77 / CR 10

11:12 a.m.
• Traffic stop - traffic enforcement - warning - Hwy 77 / CR 10

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• Traffic stop - traffic enforcement - warning - Hwy 77 / CR 10

11:12 a.m.
• Traffic stop - traffic enforcement - warning - Hwy 77 / CR 10

11:12 a.m.
• Traffic stop - traffic enforcement - warning - Hwy 77 / CR 10

11:12 a.m.
• Traffic stop - traffic enforcement - warning - Hwy 77 / CR 10



10:35 a.m.
• Traffic stop - traffic enforcement - warning - Hwy 77 / CR 12

11:33 a.m.
• Assist motorist - no police action taken - U.S. Hwy 77

11:47 a.m.
• Traffic stop - traffic enforcement - warning - Bus Hwy 77

12:42 p.m.
• Traffic stop - traffic enforcement - warning - Bus Hwy 77

12:41 p.m.
• Traffic stop - traffic enforcement - warning - Bus Hwy 77

12:54 p.m.
• Traffic stop - traffic enforcement - warning - Bus Hwy 77

2:07 p.m.
• Traffic stop - traffic enforcement - warning - Bus Hwy 77

4:09 p.m.
• Traffic stop - traffic enforcement - warning - Bus Hwy 77

4:12 p.m.
• Traffic stop - traffic enforcement - warning - Hwy 77 / CR 10

4:12 p.m.
• Traffic stop - traffic enforcement - warning - Hwy 77 / CR 10

4:12 p.m.
• Traffic stop - traffic enforcement - warning - Hwy 77 / CR 10

4:12 p.m.
• Traffic stop - traffic enforcement - warning - Hwy 77 / CR 10

4:12 p.m.
• Traffic stop - traffic enforcement - warning - Hwy 77 / CR 10

4:12 p.m.
• Traffic stop - traffic enforcement - warning - Hwy 77 / CR 10

4:12 p.m.
• Traffic stop - traffic enforcement - warning - Hwy 77 / CR 10

4:12 p.m.
• Traffic stop - traffic enforcement - warning - Hwy 77 / CR 10

4:12 p.m.
• Traffic stop - traffic enforcement - warning - Hwy 77 / CR 10

4:12 p.m.
• Traffic stop - traffic enforcement - warning - Hwy 77 / CR 10

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, January 6, 2021 at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard: Cesar Silva, applicant, requesting the rezoning of HAGGERTON, LOT 2 (4.71 acres), also known as Property ID 18610, near East Trant Road and Golf Course Road, Kingsville, Texas from AG (Agricultural) to R1 (Single Family). The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

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The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

ORDINANCE #2021-_____

AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING MAP IN REFERENCE TO HAGGERTON, LOT 2, (4.71 ACRES) ALSO KNOWN AS ID 18610, LOCATED NEAR EAST TRANT ROAD AND GOLF COURSE ROAD, KINGSVILLE, TEXAS, FROM AG (AGRICULTURE DISTRICT) TO R1 (SINGLE FAMILY DISTRICT); AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; AND PROVIDING FOR PUBLICATION.

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

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, January 6, 2021 during a meeting of the Planning and Zoning Commission, and on Monday, January 11, 2021 during a meeting of the City Commission, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

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

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

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

SECTION 1. That the Zoning Ordinance of the City of Kingsville, Texas, is amended by changing the zoning of Haggerton, Lot 2, (4.71 acres) also known as Property ID 18610, located near East Trant Road and Golf Course Road, Kingsville, Texas, from AG-Agriculture District to R1-Single Family District, as more specifically described on the Zone Change Map, attached as Exhibit A.

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

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

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

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

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

INTRODUCED on this the 11th day of January, 2021.

PASSED AND APPROVED on this the 25th day of January, 2021.

Effective Date: _____

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

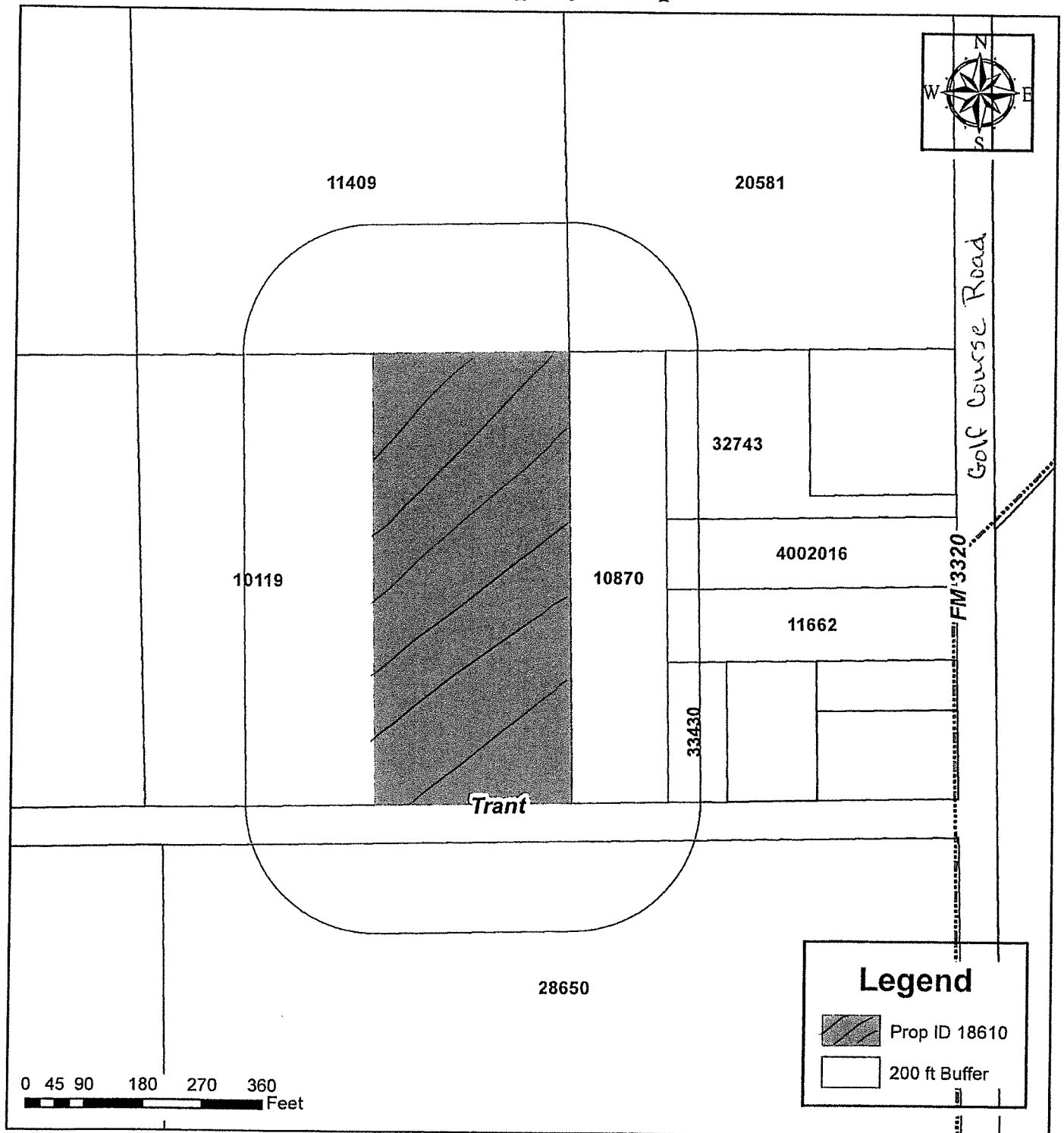
ATTEST:

Mary Valenzuela, City Secretary



APPROVED:

Courtney Alvarez, City Attorney

200 ft Buffer Map of Prop ID 18610



Legend

-  Prop ID 18610
-  200 ft Buffer

Document Path: C:\Users\sresendez\Desktop\GIS\Maps\New Buffer Maps.mxd

Page 1 / 1	Drawn By: Planning Department	<p>DISCLAIMER THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.</p>	<p>CITY OF KINGSVILLE PLANNING DEPARTMENT 410 West King Kingsville, Texas 78363 Office: 361-595-8055</p>
	Last Update: 12/11/2020		
	Note:		

AGENDA ITEM #2

**City of Kingsville
Engineering Dept.**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Rutilio P. Mora Jr, P.E., City Engineer

DATE: January 11, 2021

SUBJECT: Consider appointing an Evaluation Committee, as required by the RFQ Article VII, to select a consultant for Professional Engineering Services pertaining to the Flood Infrastructure Fund (FIF) grant program administered by the Texas Water Development Board (TWDB).

Summary:

The City applied for funding for drainage improvement projects from the Flood Infrastructure Fund (FIF) grant and loan program administered by the Texas Water Development Board (TWDB) in 2020 and was notified the applications are considered administratively complete and ready for the next phase in the application process. The City needs to engage the services of a professional engineer to assist with the drainage projects. Part of that process requires the appointment of an Evaluation Committee to review responses to the RFQ for Professional Engineering Services.

Background:

In 2020, the City applied for four (4) drainage improvement projects with TWDB based on the City's Drainage Master Plan in the following areas:

1. Location 1 – Fairview Drive.
2. Location 3 – 21st Street.
3. Location 4 – Alexander Avenue.
4. Location 7 – Pasadena Street.

An RFQ (#21-02) for Professional Engineering Services was advertised in the local paper on December 3rd and 10th, 2020. The City received five (5) Statements of Qualification (SOQ's) responses prior to the December 22, 2020 deadline and 1 after the deadline. The SOQ's need to be evaluated by an Evaluation Committee so that a firm can be selected for Professional Engineering Services.



**City of Kingsville
Engineering Dept.**

The recommended firm will assist with these four projects. Once the Evaluation Committee makes a selection, the City Commission will award the RFQ to the firm and staff can begin to negotiate a contract with the selected firm. After the contract negotiations are completed, the document will be brought to City Commission for approval. There is no financial impact in awarding to a consultant for Professional Engineering Services, because the City is not obligated to proceed with the contract if the City is not awarded the TWDB FIF funds.

Financial Impact:

No financial impact.

Recommendation:

Staff recommends the Evaluation Committee be comprised of the following:

City Manager

City Engineer

Public Works Director

Purchasing Manager

Capital Improvements Manager

Attachments:

None



AGENDA ITEM #3

City of Kingsville
Planning and Development Services Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Uche Echeozo, Director

DATE: December 22, 2020

SUBJECT: Budget Amendment to enable the purchase of a John Deer Mower for the Department of Planning and Development Services (Code Compliance Division).

Summary: The Department of Planning and Development Services is seeking to purchase a mower to replace a very old one that is broken down and inoperable. Consequently, they are requesting a budget amendment to enable the purchase.

Background: The Code Compliance Division of the department is tasked, amongst other things, with ensuring good community appearance. To this end, they employ the use of equipment such as mowers, weed eaters and blowers to achieve this objective. At present, we have two John Deer mowers as part of the equipment utilized. One is over 7 years of age and inoperable. The other is about 4 years old and in working condition. The good mower is highly overworked as it takes care of about 30 properties each week. A second mower would come in handy and ensure better and more efficient use of resources. It positions the department well to handle the increased workload during the months of May, June and July. This amendment is as a result of an unforeseen situation brought about, in part, as a result of the transfer of the field officers from the Facilities department to Planning. It is expected that, with the new addition, a cleaner and better-looking Kingsville is assured.

Financial Impact: \$13,750.

Recommendation: Approve the request to enable the department to perform better.



ORDINANCE NO. 2021-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2020-2021 BUDGET TO PURCHASE A MOWER TO REPLACE OLD ONE FOR CODE COMPLIANCE.

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 2020-2021 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 001 – General Fund					
<u>Expenditures</u>					
1603	Code Comp	Machinery & Equipment	71200	\$13,750	

[To amend the City of Kingsville FY 20-21 Budget to purchase a mower for Code Compliance to replace current equipment that needs repair.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 11th day of January 2021.

PASSED AND APPROVED on this the 25th day of January 2021.

EFFECTIVE DATE:_____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #4

**City of Kingsville
Finance Department**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Deborah Balli, Finance Director

DATE: December 22, 2020

SUBJECT: Request to appropriate funds to cover remaining costs for TXCDBG Grant #7218269.

Summary:

The TXCDBG grant #7218269 was for manhole rehabilitation work and began in FY 18-19.

Background:

This grant began in FY 18-19 and continued in FY 19-20. Due to cost savings, additional manholes were added to the scope of work. This additional work was not completed in FY 19-20 and carried forward into FY 20-21.

Financial Impact:

The expenditures incurred will be reimbursed with grant funding, so there will not be a financial impact to the City.

Recommendation:

Staff recommends the approval of the budget amendment for carry over work on TXCDBG Grant #7218269.



ORDINANCE NO. 2021-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2020-2021 BUDGET TO APPROPRIATE REMAINING MANHOLE REHABILITATION PROJECT COSTS FOR TXCDBG GRANT #7218269.

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 2020-2021 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 086-TX CDBG GRANT #7218269					
<u>Revenues</u>					
7000	Wastewater	State Grants	72010	\$101,610	
<u>Expenditures</u>					
7003	Wastewater	Sewer Improve-Manhole Rehab	54111	\$101,610	

[To amend the City of Kingsville FY 20-21 Budget to appropriate remaining manhole rehabilitation project costs for TXCDBG Grant #7218269. Funds will come from project grant reimbursements.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 11th day of January 2021.

PASSED AND APPROVED on this the 25th day of January 2021.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #5

**City of Kingsville
Legal Department**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Courtney Alvarez, City Attorney

DATE: December 15, 2020

SUBJECT: JK Northway & Venue Tax Discussion

Summary: This item is intended to provide an overview of the City history relating to the JK Northway, the JK Northway Master Plan, and the venue tax. An understanding of these topics is helpful to provide context for decisions that will need to be made regarding potential venue tax projects at the site, venue tax implementation, and venue tax financing.

Background: JK Northway City History/Parks Master Plan/Venue Tax

2014:

The City approved an interlocal agreement with Kleberg County to manage the parks system within the city limits on September 8, 2014. It was a 40-year agreement as the City intended to obtain certificates of obligation to finance improvement projects in the parks and needed to ensure control over the property for the useful life of the projects/assets financed. The JK Northway was covered under this agreement. (Note: Four parks- Brookshire 1 & 2, Dick Kleberg, & Corral- are County-owned parks within the city limits. Those parks along with City-owned parks were covered under the interlocal.)

2016:

On December 12, 2016, the City procured the services of Halff Associates to do a Parks Master Plan and engaged the services of Populous Inc. to do a JK Northway sub-plan as they have expertise in arenas. The consultants held public meetings with the community and stakeholders to gauge the needs and interests for the use of the park system facilities.

2017:

The Parks Master Plan was completed and approved by City Commission on March 27, 2017. It is to be used as a guide for the improvement to the parks system.



City of Kingsville Legal Department

2019:

In early 2019, the City began the process to hold a special election for the purpose of having voters approve a venue tax, which is a special limited use tax placed on hotel stays within the City. The purpose was to use the venue tax funds collected to start making improvement projects identified in the Parks Master Plan to the JK Northway and surrounding grounds, per the ballot language. (A copy of the ballot language that was approved is attached.) Voters approved the venue tax on May 4, 2019. Even though the venue tax for the purpose of improvements to the JK and/or surrounding area was approved by the voters, the venue tax cannot be assessed and collected until an ordinance for such a tax is approved by City Commission and that cannot be done until a project is identified by the City.

In April 2019, weeks before the venue tax election was to be held, the County notified the City of its intent to apply for an EDA Grant to make improvements to the JK Northway so that the JK could be used as a regional emergency operations center and a first responder training center. It was a general concept and no specifics were provided to the City at that time. The City was later asked and in June 2019 approved financial assistance of up to \$600,000 to help the County meet the cash match for the EDA Grant request of \$6 million. (Attached is a resolution. See the "whereas" sections of the most current resolution on the matter for a brief history of the City's participation in the County's EDA Grant.) At that time, the City's financial advisor and bond counsel both advised the City to wait until the County's grant project at the JK was fully known before selecting a project to be financed by the City's venue tax, as the two separately funded projects should be distinct and separate from one another. It was anticipated that the County would need control of the JK back in order to be compliant with their grant. The County was awarded the EDA grant in October 2019 at a slightly lower amount (\$4.3 million), which caused the City's cash match contribution to be reduced to \$537,500.

2020:

The County requested an amendment to the Parks Interlocal Agreement to remove the JK Northway as they needed to have control over the property for the EDA Grant. On June 22, 2020, the City approved such an amendment to the agreement. The scope of the County's project became better known to the City in the summer of 2020. The City's financial advisor and bond counsel both stated that once the City selected a venue tax project involving the JK or grounds that was separate from the County's grant project, then they would assist the City in drafting a very detailed agreement with the County. This agreement would be necessary since the City no longer had control of the site for the proposed venue tax funded improvements such an agreement would be needed for potential venue tax bond investors.



**City of Kingsville
Legal Department**

Financial Impact: None at this time.

Recommendation: None at this time as this is only a discussion item. In the future, staff will present recommendations for:

1. Venue tax-supported project(s) at the JK Northway and/or surrounding grounds;
2. An Interlocal Agreement with the County for the City's selected venue tax project(s) at the site;
3. An ordinance authorizing the assessing and collecting of venue taxes for stays in local hotels; and
4. An ordinance authorizing the financing mechanism for the venue tax project(s) at the site.



ORDINANCE #2019-~~04~~

**ORDINANCE CALLING A SPECIAL ELECTION FOR A VENUE PROJECT
ELECTION IN ACCORDANCE WITH CHAPTER 334, LOCAL GOVERNMENT
CODE, TO BE HELD IN THE CITY OF KINGSVILLE, TEXAS AND OTHER
MATTERS RELATED THERETO**

WHEREAS, the City Commission of the City of Kingsville, Texas (the "Commission") hereby finds and determines that an election should be held to determine whether the Commission of the City of Kingsville, Texas (the "City") shall be authorized to establish a certain sports and community venue project in accordance with the provisions of Chapter 334, Texas Local Government Code (the "Act") and other applicable law and for the purposes hereinafter identified;

WHEREAS, the Commission adopted a resolution on January 14, 2019 (the "Comptroller's Resolution") to provide for the planning, acquisition, establishment, development, construction, and renovation of a certain venue project as provided herein in accordance with the provisions of the Act;

WHEREAS, the Commission has followed the procedures prescribed by the Act to obtain the determination from the Comptroller of Public Accounts of the State of Texas (the "Comptroller") that the implementation of the Comptroller's Resolution will not have a significant negative fiscal impact on revenues of the State of Texas (the "State") by sending a copy of the Comptroller's Resolution to the Comptroller;

WHEREAS, the Comptroller by letter dated January 17, 2019, has determined that the approval and implementation of the Comptroller's Resolution will not have a significant negative fiscal impact on State revenue;

WHEREAS, the Commission now desires to proceed with the submission of the approval and implementation of the Comptroller's Resolution and this ordinance (this "Ordinance") as provided by the Act;

WHEREAS, the Commission has determined to call an election for the purposes of approving and implementing the Comptroller's Resolution for the renovation, planning, acquisition, development, construction, equipment, and expansion of the multipurpose J.K. Northway Exposition Center (the "Exposition Center") and any related infrastructure or adjacent support facilities (collectively, the "Project");

WHEREAS, the Commission finds that the proposed Exposition Center and Project will each be a facility used or planned for use for one or more community events, promotional events, and other civic or charitable events;

WHEREAS, the Commission finds that the Project will provide a significant positive economic development and tourism impact to the City, including the business community and various civic and commercial organizations throughout the City;

WHEREAS, by this ordinance it is in the intention of the City to provide for conducting the election; and

WHEREAS, the Commission hereby finds and determines that this action is in the best interests of the citizens of the City;

NOW, THEREFORE, be it ordained by the City Commission of the City of Kingsville, Texas, that:

Section 1. Election Ordered; Proposition. An election shall be held on the 4th day of May, 2019 (the "Election Day"), a uniform election date, in the CITY OF KINGSVILLE, TEXAS, for the purpose of submitting the following proposition to the qualified voters of the City in accordance with law:

PROPOSITION 1

"Authorizing the City Commission of the City of Kingsville, Texas to provide for the renovation, planning, acquisition, development, construction, equipment, expansion, and financing of new and existing facilities at the J.K. Northway Exposition Center and any related infrastructure, a sports and community venue project of the type described and defined in Chapter 334, Texas Local Government Code (the "Venue Project"), and described generally as a community event center with public restrooms, parking, concessions, receiving areas, dressing room facilities, break out rooms, multi-use event space, and/or other type of area or facility that is planned for use for one or more civic, charitable, or community events, and to impose the following tax to pay the costs of the venue project and to secure the payment of revenue bonds of the City issued to pay the costs of the venue project: a hotel occupancy tax on the use or possession of a room that is in a hotel located within the City, at a maximum rate of 2% of the price paid for such room; and if approved, the maximum hotel occupancy tax rate imposed from all sources in the City would be 15% of the price paid for a room in a hotel, for the purpose of financing the Venue Project."

Section 2. Persons Qualified to Vote. All resident, qualified electors of the City shall be eligible to vote at the Election.

Section 3. Election. The City shall have six election polling places on Election Day comprised of the following voting precincts.

<u>CITY POLLING PLACE</u>	<u>COUNTY VOTING PRECINCT</u>
1	23 & 24
2	22, 32, & 44
3	21, 43, & 45
4	14, 41, & 42
5	13
6	11, 12, & 31

The election shall be held between 7:00 A.M. and 7:00 P.M. at the following places in said City.

Polling Place #1	McRoberts Elementary School, 400 West Corral
Polling Place #2	City Hall, Helen Kleberg Groves Community Room, 400 W. King Street
Polling Place #3	Kleberg County Annex Bldg., 720 E. King & 12th Street
Polling Place #4	Gillett Intermediate School, 1007 North 17th Street
Polling Place #5	Harvey Elementary School, 1301 East Kenedy
Polling Place #6	H.M. King High School, 2210 S. Brahma Blvd

The method of voting for Early Voting by personal appearance and by mail and voting on Election day will be by use of paper ballot and Direct Recording Electronic (DRE) Voting System, and be processed through the M100 Paper Ballot Tabulator for the results.

The City Secretary Mary Valenzuela or designated person is hereby appointed Clerk for Early Voting. Early voting for the election shall be held at City Hall, 400 W. King Avenue in the Helen Kleberg Groves Community Room and said place of early voting shall remain open on weekdays between the hours of 8:00 A.M. and 5:00 P.M., April 22, 2019 through April 26, 2019; and continuing from 7:00 A.M. to 7:00 P.M. on Monday, April 29, 2019 and terminating on Tuesday, April 30, 2019 after voting occurs between the hours of 7:00 A.M. and 7:00 P.M.

Section 4. Ballots. The official ballots shall be prepared in accordance with the Election Code so as to permit qualified voters to vote "FOR" or "AGAINST" the aforesaid propositions which shall appear on the ballot substantially as follows:

PROPOSITION 1

"Authorizing the City Commission of the City of Kingsville, Texas to provide for the renovation, planning, acquisition, development, construction, equipment, expansion, and financing of new and existing facilities at the J.K. Northway Exposition Center and any related infrastructure, a sports and community venue project of the type described and defined in Chapter 334, Texas Local Government Code (the "Venue Project"), and described generally as a community event center with public restrooms, parking, concessions, receiving areas, dressing room facilities, break out rooms, multi-use event space, and/or other type of area or facility that is planned for use for one or more civic, charitable, or community events, and to impose the following tax to pay the costs of the venue project and to secure the payment of revenue bonds of the City issued to pay the costs of the venue project: a hotel occupancy tax on the use or possession of a room that is in a hotel located within the City, at a maximum rate of 2% of the price paid for such room; and if approved, the maximum hotel occupancy tax rate imposed from all sources in the City would be 15% of the price paid for a room in a hotel, for the purpose of financing the Venue Project."

Section 5. The City Secretary Mary Valenzuela or designated person shall give notice of said election by publishing the notice at least one time in at least one newspaper of general circulation in the City; that the City Secretary Mary Valenzuela or designated person is hereby authorized and instructed to provide and furnish all necessary election supplies to conduct said election; and that the Presiding Officer of the Commission shall issue all necessary orders, writs and notices for said election and returns of said election shall be made to the City Commission.

Section 6. Notice. Notice of the Election shall be given by: (i) publishing a substantial copy of this Ordinance, in English and Spanish, one time not earlier than the 30th day nor later than the 10th day prior to the date set for the Election, in a newspaper published in the City; and (ii) posting a copy of this Ordinance in English and Spanish on the bulletin board used for posting notices of meetings of the City Commission, and at three (3) other public places within the boundaries of the City, not later than the twenty-first (21st) day prior to the date set for the election and (iii) posting a copy of this Ordinance, in English and Spanish, on the City's website, prominently and together with the notice of the election and the contents of the Election, not later than the twenty-first (21st) day prior to the date set for the election through Election Day. Additionally, on Election Day and during early voting by personal appearance, this Ordinance shall be posted in a prominent location at each polling place, not later than the (21st) day prior to the date set for the Election.

Section 7. Corrections. The Mayor and City Secretary and bond counsel are hereby authorized and directed to approve any technical changes or corrections to this Ordinance or to any of the instruments

authorized by this Ordinance necessary in order to (i) correct any ambiguity, mistake, or omission, or (ii) to comply with the requirements of the Texas Election Code or any other applicable law.

Section 8. Incorporation of Recitals. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Commission.

Section 9. Ordinance Controls. All orders and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters ordered herein.

Section 10. Law. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 11. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and this Commission hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 12. Open Meetings. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, Texas Government Code.

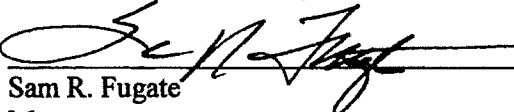
Section 13. Effective Date. This Ordinance shall be in force and effect from and after the date of its adoption, and it is so ordained.

BE IT FINALLY RESOLVED that in accordance with the order of this governing body, the City Secretary Mary Valenzuela posted written notice of the date, place and subject of this meeting, and said notice having been so posted and remaining posted and continuously for at least 72 hours preceding the scheduled time of said meeting.

INTRODUCED on this the 11th day of February, 2019.


PASSED AND APPROVED, by majority vote of the City Commission of the City of Kingsville, Texas, this the 12 day of February, 2019.

CITY OF KINGSVILLE, TEXAS



Sam R. Fugate
Mayor

ATTEST:



Mary Valenzuela
City Secretary

-(CITY SEAL)

Effective Date: March 7, 2019

CERTIFICATE FOR ORDINANCE

We, the undersigned Mayor and City Secretary of the City of Kingsville, Texas (the "City"), hereby certify as follows:

1. The City Commission of the City of Kingsville (the "City Commission") convened in special session, open to the public, on February 12, 2019, at the meeting place designated in the notice (the "Meeting"), and the roll was called of the members, to wit:

Sam R. Fugate, Mayor
Hector Hinojosa, Commissioner
Dianne Leubert, City Commissioner

Edna Lopez, City Commissioner
Arturo Pecos, City Commissioner

All members of the City Commission were present, except _____, thus constituting a quorum. Whereupon among other business, the following was transacted at the Meeting: a written

**ORDINANCE CALLING A SPECIAL ELECTION FOR A VENUE PROJECT
ELECTION IN ACCORDANCE WITH CHAPTER 334, LOCAL GOVERNMENT
CODE, TO BE HELD IN THE CITY OF KINGSVILLE, TEXAS AND OTHER
MATTERS RELATED THERETO**

(the "Ordinance") was duly introduced for the consideration of the City Commission. It was then duly moved and seconded that the Ordinance be finally passed and adopted; and after due discussion, such motion, carrying with it the adoption of the Ordinance prevailed and carried by the following vote:

YES: 5 NOES: _____ ABSTENTIONS: _____

2. A true, full, and correct copy of the Ordinance adopted at the Meeting is attached to and follows this Certificate; the Ordinance has been duly recorded in the City Commission's minutes of the Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the City Commission's minutes of the Meeting pertaining to the adoption of the Ordinance; the persons named in the above and foregoing paragraph are duly chosen, qualified, and acting officers and members of the City Commission as indicated therein; each of the officers and members of the City Commission was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting, and that the Ordinance would be introduced and considered for adoption at the Meeting and each of such officers and members consented, in advance, to the holding of the Meeting for such purpose; and the Meeting was open to the public, and public notice of the time, place, and purpose of the Meeting was given, all as required by Chapter 551, Texas Government Code, as amended.

3. Mary Valenzuela is the duly appointed and acting City Secretary of the City of Kingsville.

SIGNED AND SEALED this February 12, 2019.

Mary Valenzuela
City Secretary

Sam R. Fugate
Mayor

(SEAL)

RESOLUTION #2019- 80

A RESOLUTION OF THE CITY OF KINGSVILLE, TEXAS SUPPORTING KLEBERG COUNTY'S APPLICATION TO THE U.S. DEPARTMENT OF COMMERCE, OFFICE OF ECONOMIC DEVELOPMENT ADMINISTRATION UNDER THE DISASTER SUPPLEMENTAL FUNDING ECONOMIC ADJUSTMENT PROGRAM FOR A REGIONAL PUBLIC SAFETY TRAINING FACILITY AND EMERGENCY OPERATIONS AND COMMAND CENTER; CERTIFYING THAT THE CITY OF KINGSVILLE IS IN SUPPORT OF THE APPLICATION AND WILLING TO PROVIDE UP TO \$537,500 IN CASH MATCH FOR THE GRANT..

WHEREAS, the City of Kingsville is the county seat of Kleberg County and the two governmental entities try to work together when mutually beneficial for their citizenry;

WHEREAS, Kleberg County previously approached the City about its desire to apply for grant funds from the U.S. Department of Commerce, Office of Economic Development Administration under the Disaster Supplemental Funding Economic Adjustment Program for a Regional Public Safety Training Facility and Emergency Operations and Command Center for the citizens of Kleberg County, which includes the City of Kingsville;

WHEREAS, Kleberg County applied for \$4.8 million in financial assistance, which required a \$1.2 million cash match for a total project amount of \$6 million;

WHEREAS, Kleberg County asked and the City previously agreed on April 22, 2019 via Resolution #2019-37 to each provide \$600,000 to meet the total anticipated cash match for the grant;

WHEREAS, the City previously provided Kleberg County a letter of commitment stating the City has available and unencumbered and is willing to commit \$600,000 for half of the \$1.2 million anticipated cash match;

WHEREAS, the proposed project would provide a regional public safety training center for first responders, a regional emergency operations and command center, and could provide additional economic benefits to the City from hotel occupancy tax dollars, sales tax dollars and possibly ad valorem tax dollars from additional retail growth;

WHEREAS, the proposed location for the project would be at Dick Kleberg Park in the J.K. Northway & Exposition Center;

WHEREAS, Kleberg County was notified in July that it was conditionally awarded \$4.3 million in grant funds that reduced the total cash match to \$1,075,000, so that each entity would now provide \$537,500 in cash match, which is a reduction of \$62,500 each from what the entities previously encumbered for the grant cash match;

WHEREAS, Kleberg County must complete and pay for certain pre-award expenses and has asked the City to equally split the cost of two of those items using the moneys left over from the amount encumbered for the cash match and the amount actually needed for the cash match;

WHEREAS, in July 2019 Kleberg County asked the City to pay \$43,000 for grant services performed thus far and \$4,250 for an archeological survey for a total of \$47,250;

WHEREAS, the City decided via Resolution #2019-64 on July 22, 2019 to use the \$62,500 of encumbered cash match residual money to pay the \$47,250 in pre-award expenses, which left the City with \$15,250 remaining from the initial commitment;

WHEREAS, the City was notified on September 6, 2019 that the \$100,000 of in-kind services it had committed toward the \$537,500 cash match was no longer going to be allowed and the \$537,500 match needed to be provided solely via cash.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Kingsville:

I.

THAT the City Commission of the City of Kingsville is in support of Kleberg County's application to the U.S. Department of Commerce, Office of Economic Development Administration under the Disaster Supplemental Funding Economic Adjustment Program for a Regional Public Safety Training Facility and Emergency Operations and Command Center.

II.

THAT the City Commission authorizes the Mayor to execute a letter of commitment from the City stating the City has \$537,500 available, unencumbered and is willing to commit those funds for part of the \$1,075,000 cash match for the grant.

III.

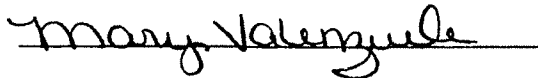
THAT this Resolution shall be and become effective on or after adoption.

PASSED AND APPROVED by a majority vote of the Kingsville City Commission on the
9th day of September, 2019.

A handwritten signature in black ink, appearing to read 'Sam R. Fugate', written over a horizontal line.

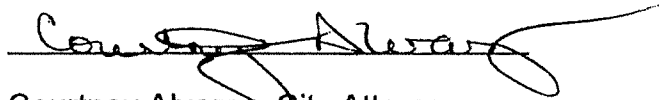
Sam R. Fugate, Mayor

ATTEST:

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

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

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

Courtney Alvarez, City Attorney