

City of Kingsville, Texas

AGENDA CITY COMMISSION MONDAY, MAY 6, 2019 SPECIAL MEETING

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

I. Preliminary Proceedings.

OPEN MEETING

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

MINUTES OF PREVIOUS MEETING(S)

None.

APPROVED BY:



Jesús A. Garza
City Manager

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

1. Public Hearing on an ordinance amending the zoning ordinance by granting a special use permit for 418 E. Kleberg Ave. (old K.A. Childs building), also known as Orig. Town, Block 41, Lots 17-29, for a light manufacturing use (to build furniture), Herb Lancaster, applicant. (Director of Planning & Development Services).

III. Reports from Commission & Staff.²

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

IV. Public Comment on Agenda Items.³

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

V.

Consent Agenda

Notice to the Public

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

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

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

None.

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

1. Consider accepting the Comprehensive Annual Financial Report of the City of Kingsville for Fiscal Year 2017-2018. (Finance Director).
2. Consider introduction of an ordinance amending the zoning ordinance by granting a special use permit for 418 E. Kleberg Ave., also known as Orig. Town, Block 41, Lots 17-29, for a light manufacturing use (to build furniture). (Director of Planning & Development Services).
3. Consider introduction of an ordinance amending the Fiscal Year 2018-2019 budget to set aside funds committed for the EDA Grant Match (for Regional Training Center and Emergency Operating Center). (City Manager).
4. Consider a resolution amending the City of Kingsville Administrative Policies and Procedures Manual, Policy No. 890.01 "No Smoking" for additional clarification to be "Smoke and Vape-Free Workplace." (Human Resources Director).
5. Presentation and discussion on implementation of Tax Increment Reinvestment Zone. (City Manager).
6. Presentation and discussion on next steps for propositions following City Special Election on May 4, 2019. (City Manager).
7. Executive Session: Pursuant to Section 551.074, Texas Government Code, the Personnel Exception, the City Commission shall convene in Executive Session to deliberate the appointment, employment, and duties of the City Manager. (Mayor Fugate).
8. Consider awarding proposal to an executive search firm to assist with filling the position of City Manager. (Mayor Fugate).
9. Consider the provision of Interim City Manager services, compensation, and matters related thereto. (Mayor Fugate).

VII. Adjournment.

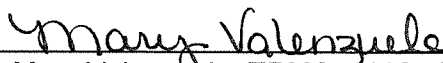
1. No person's comments shall exceed 5 minutes. Cannot be extended by Commission.
2. No person's comments shall exceed 5 minutes without permission of majority of Commission.
3. Comments are limited to 3 minutes per person. May be extended or permitted at other times in the meeting only with 5 affirmative 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:

May 2, 2019 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

PUBLIC HEARING(S)

PUBLIC HEARING #1

City of Kingsville
Department of Planning and Development services

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director

DATE: May 1, 2019

SUBJECT: Special Use Permit request from applicant Herb Lancaster for light manufacturing in a C3 (Central Business District) at 418 E. Kleberg (KA Childs Building)

Summary: As shown in the Land Use Table if someone wants to do a light manufacturing use in a C3 zoning district a special use permit is required prior to operation. Mr. Lancaster wants to build furniture at this location. That use is considered light manufacturing per our ordinance. He has owned a furniture building business in Aransas Pass for some time and now wants to move the business to Kingsville. Enclosed in the packet is information about the company.

Background: The reason for his move is that the building that his business was in, was heavily damaged when the water tower in Aransas Pass fell on it, during Hurricane Harvey. According to Mr. Lancaster, he has settled with the insurance company and with those proceeds wants to purchase the building and move his business to Kingsville. He explained to the Planning and Zoning Commission how furniture is built these days and how technology is used in relationship to the equipment and how it has changed the industry. These changes have brought quieter machines and other positive items that make this a good move for our downtown. He also stated that his goal is to have 20 employees with many from the Kingsville area. Manny Salazar with the Kingsville EDC has been working with Mr. Lancaster on training and other important issues to assist him with the transition.

Financial Impact: This would be a positive impact for several reasons, they are:

1. Small scale manufacturing can draw foot traffic to a downtown. Foot traffic is a key component for a downtown and would be a benefit for other businesses.



City of Kingsville
Department of Planning and Development services

2. This use fills a space that has been vacant for several years. To my knowledge we have had very few bona fide offers concerning this building, so it would be a positive to have it filled and used.
3. This use I believe would be a positive when it comes to the appraisal value of the building and consequently the property tax paid.
4. As I mentioned earlier with 20 employees it would be another employment source for downtown that is always a good thing for Kingsville.

Recommendation: The Planning and Zoning Commission voted 5 to 0 to recommend approval of the special use permit request for Herb Lancaster at 418 E. Kleberg (KA Childs Building). We have had no phone calls that are against this request and one phone call that once the caller was explained the particulars on the request was all for it.



To: Planning and Zoning Commissioners

From: Director, Tom Ginter

Subject: Agenda items #1 and #2

Subject: Special Use Permit request from Herb Lancaster 418 E. Kleberg (KA Childs Building)

This building is in a C3 zoning district. The applicant Herb Lancaster desires to do light manufacturing in this building. Specifically he wants to build furniture. He has in the past built furniture in Aransas Pass but due to unfortunate circumstances, which he can explain, he has decided to move his business if approved into this building and this community. Enclosed is information about the company and the furniture that he builds. The reason for the Special Use Permit is that in C3 if you are to have a use that is considered light manufacturing a special use permit is required for you to operate. Enclosed is information from our Land Use Table which reflects that.

I would like to communicate on the use itself and how it can fit for our downtown. Enclosed are articles that provide information on small scale manufacturing and its potential in downtown and how they can support each other.

1. First small scale manufacturing can draw foot traffic to a downtown. As we know this component is important for any downtown to survive. I believe it is his intention to have an area for his furniture to be viewed by potential customers. This could be a complement to that area of downtown.
2. This use helps fill a space that has been vacant for some time. As most of you know and understand that this type of building is hard to fill and to my knowledge the number of interested parties has been minimal.
3. This use would provide another source of employment for our community.
4. While Mr. Lancaster can go into more detail on the furniture making aspect of the business, it is our thought that it would not be a hindrance to any of the other businesses and or residents that are near the location due to noise and dust.
5. At the writing of this memo we have not received any negative phone calls. I did receive one phone call for further explanation and once that was given the caller was in favor of the use in the downtown.

Overall it is staff's opinion that this use would be a positive one for our downtown and our community.

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 418 East Kleberg Nearest Intersection 9th & Kleberg

(Proposed) Subdivision Name N/A Lot N/A Block N/A

Legal Description: Orig town, block 41, Lot 17-29 (KA Childs bldg)

Existing Zoning Designation C-3 Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Herb Lancaster Phone 361-275-4408 FAX N/A

Email Address (for project correspondence only): herb.lancaster@hlancaster.com

Mailing Address 260 E Goodnight Ave. City Aransas Pass State TX Zip 78336

Property Owner Herb Lancaster Phone 361-275-4408 FAX N/A

Email Address (for project correspondence only): herb.lancaster@hlancaster.com

Mailing Address 260 E Goodnight Ave. City Aransas Pass State TX Zip 78336

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

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

Please provide a basic description of the proposed project:

Light manufacturing and assembly

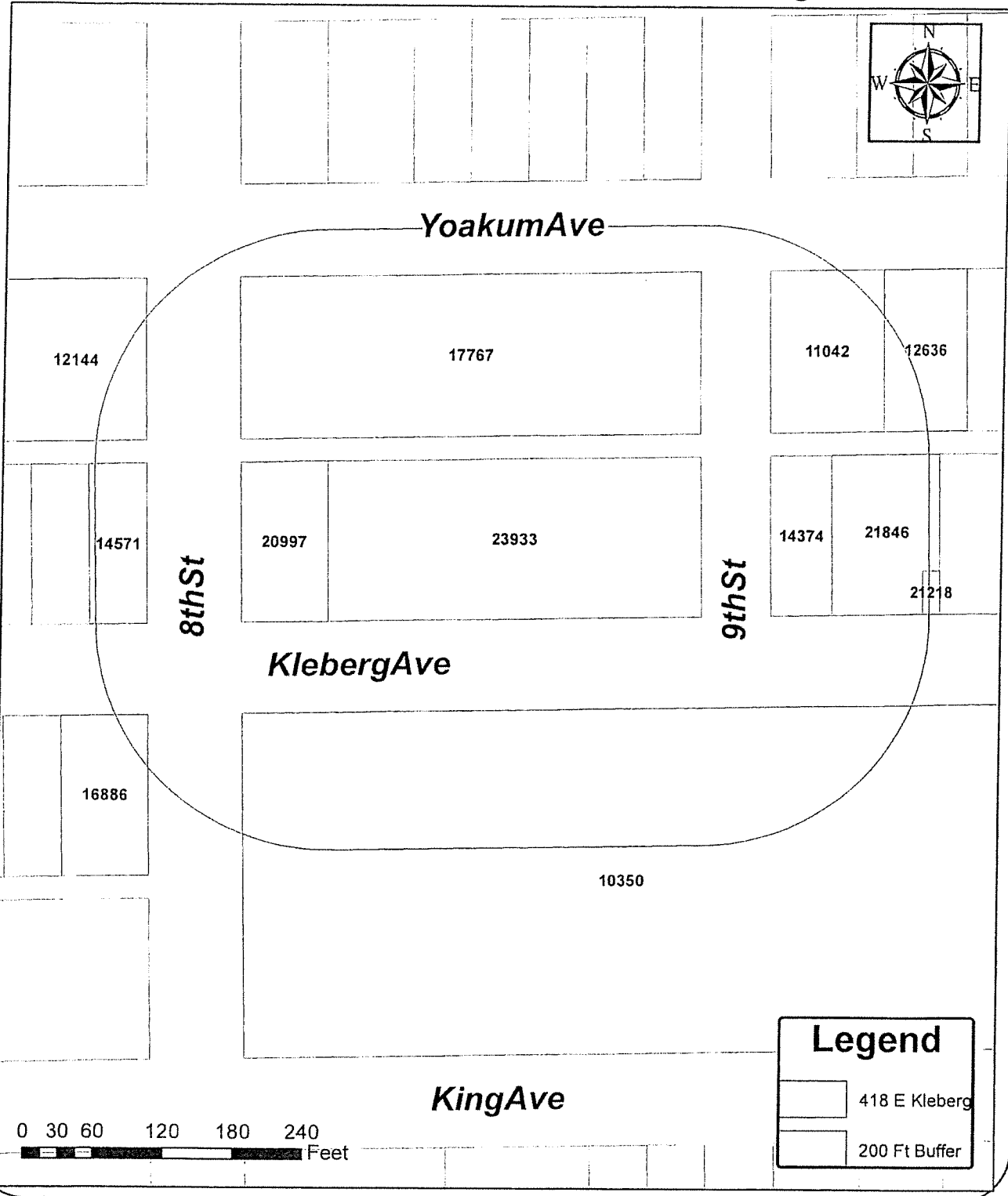
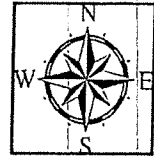
I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit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

Applicant's Signature [Signature] Date: 4-8-19

Property Owner's Signature _____ Date: _____

Accepted by: _____ Date: _____

200 ft Buffer Map of 418 E Kleberg



0 30 60 120 180 240 Feet

Legend

- 418 E Kleberg
- 200 Ft Buffer

Drawn By:
Planning Department
Last Update: 4/29/2019
Note:

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



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

VALENTIN FALCON JR
ETUX GUADALUPE
1909 KELLY ST
KINGSVILLE, TX 78363
#12144

HERBERT B GOFF
1259 E FM 1717
KINGSVILLE, TX 78363-9661
#12636

SFDT LAND HOLDING LLC
1908 WEST 38TH STREET
AUSTIN, TX 78731
#20997

KINGSVILLE LAW
ENFORCEMENT ASSOCIATION
PO BOX 1844
KINGSVILLE, TX 78364-1844
#21218

K A CHILDS JR EST
124 ORMESBY PLACE
FRANKLIN, TX 37064
#17767

ARMANDO GONZALEZ
1407 CARMEN ST
ALICE, TX 78332
#15356

KLEBERG COUNTY
APPRAISAL DISTRICT
PO BOX 1027
KINGSVILLE, TX 78364-1027
#14374

CAL COLLINS
PO BOX 3745
MCALLEN, TX 78502-3745
#16886

KLEBERG COUNTY
APPRAISAL DISTRICT
PO BOX 1027
KINGSVILLE, TX 78364-1027
#11042

JOSE OCHOA
227 W C AVE
KINGSVILLE, TX 78363-3724
#14571

ELIZABETH MUNOZ
812 E RICHARD AVE
KINGSVILLE, TX 78363-4612
#21846

HEB GROCERY INC
ATTN PROPERTY TAX DEPT
PO BOX 839999
SAN ANTONIO, TX 78283-3999
#10350

city level.

Greg Zapata competed in *contacted at fcardenas@king-*
The varsity team had boys doubles and placed *ranch.com or (361) 221-0243.*

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, May 1, 2019 at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

Herb Lancaster, applicant, requesting a Special Use Permit for light manufacturing use in C3 (Central Business District) at ORIG TOWN, BLOCK 41, LOT 17-29 (KA CHILDS BLDG) also known as 418 East Kleberg, Kingsville, Texas.

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

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HMK tennis players headed to Regionals



Pictured are Melina Determan, Danyel Soliz, Angelina Rios, Tony Cuellar and A.J. Cerda. H.M. King walked away from the District 31-4A tournament with one individual and a doubles gold medal. (Submitted photo)

By Frank Cardenas
Reporter

Athletes from H.M. King advanced to the Class 4A Region IV meet, following the conclusion of the 31-4A District Tennis Tournament last week.

The two-day tournament, which took place in Rockport, had athletes at both the junior varsity and varsity level.

The varsity team had

Tony Cuellar and A.J. Cerda place first in boys doubles, and Angelina Rios placed first in girls singles.

Melina Determan and Danyel Soliz placed second in girls doubles.

All of the athletes advanced to the regional tournament set for April 17 and 18 in Corpus Christi.

In the junior varsity tournament, Dylan Guerra and Greg Zapata competed in boys doubles and placed

first overall. Conner Knippers and Mallory Durham placed third in mixed doubles, and Todd Dirickson placed fourth in boys singles to round out the awards.

Samantha Jimenez, Nadina Hernandez, Jacob Gonzalez, Chris Mata and Ramon Cavazos competed for the JV team.

Frank Cardenas can be contacted at fcardenas@kingsville.com or (361) 221-0211.

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- ✓ Braces (Orthodontics)

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Dr. Tanya P. Lawhon, DDS

General Dentistry

312 South Ave. B, Bishop, TX 78343

(361) 584-2217

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CHRISTUS SPOHN
Health System

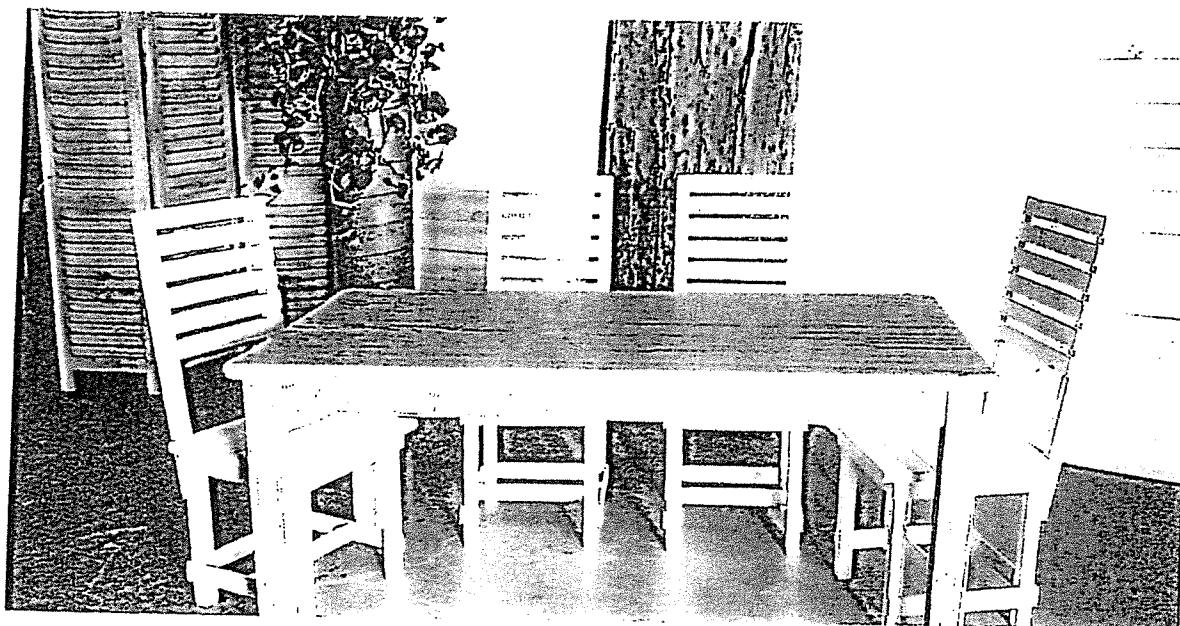
MyRealHeartAge.com

	R1	R2	R2A	R3	R4	MH	C1	C2	C3	C4	I1	I2	AG
Trade, vocational or commercial schools								S	P	P	S	S	
Trailer and mobile home sales								S		P	P	P	
Transfer storage terminal										P	P	P	
Welding or machine shop										P	P	P	
Wholesale office, storage, sales not elsewhere listed										P	P	P	
Milk depot							S	S	P	P	P		
Industrial and Related Uses													
Light manufacturing processes which do not emit detectable dust, odor, fumes, or gas beyond the boundary of the property or noises above the ambient level and are not classified as hazardous								S	S	P	P		
Storage of sand, gravel, stone, minerals, gas, petroleum or other substances									P	S	P		
Extraction of soil, sand, gravel, stone, minerals, gas, petroleum or other substances										S	S	S	

H Lancaster Co

WELCOME
TO
H
LANCASTER
CO

(361) 459-2009



About us

At H Lancaster Co, we produce quality handmade furniture made the old way, uniquely crafted by local artisans. Whether you're furnishing your coastal cottage, urban retreat, or rustic ranch, we have the perfect pieces to complete your space.



CONTACT US

Better yet, see us in person!

260 E. Goodnight

Aransas Pass, Texas 78336

H Lancaster Co

(361) 459-2009

Hours

Monday - Saturday: 10am - 5pm

Sunday: Closed

Drop us a line!

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April 29, 2019

X - 418 E. Kleberg

Zoning C3

Y - H0EB

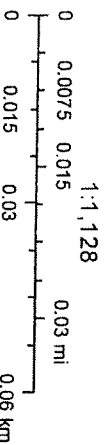
Zoning C2

W. Kleberg Ave.

E. Kleberg Ave.

Y

X



Sources: Esri, HERE, Garmin, USGS, Inetmap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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Kleberg CAD

Property Search Map Search

Property Search Results > 23933 CHILDS K A JR EST for Year 2018

Property

Account

Property ID: 23933 Legal Description: ORIG TOWN, BLOCK 41, LOT 17-29, (KA CHILDS BLDG)
 Geographic ID: 100104117000192 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 418 E KLEBERG TX Mapsco:
 Neighborhood: Map ID: C1
 Neighborhood CD:

Owner

Name: CHILDS K A JR EST Owner ID: 63844
 Mailing Address: 124 ORMESBY PLACE % Ownership: 100.000000000000%
 FRANKLIN, TX 37064

Exemptions:

Zoned C3

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$238,270	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$63,700	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$301,970	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$301,970	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$301,970	

Taxing Jurisdiction

Owner: CHILDS K A JR EST
 % Ownership: 100.000000000000%
 Total Value: N/A

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

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

Improvement / Building

Improvement #1: COMMERCIAL State Code: F1 Living Area: 7924.0 sqft Value: \$103,160

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	DS3A	EW3	1945	7248.0
CN1	CANOPY BASIC (20%)	NV		1945	1060.0
CP1	CARPORT BASIC (10%)	*		1945	5480.0
MA3	1/2 STORY (80%)	NV		1945	676.0
CON	CONCRETE SLAB COMMERCIAL	SP		0	12000.0

Improvement #2: COMMERCIAL State Code: F1 Living Area: 25112.0 sqft Value: \$135,110

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SG2L	EW5	1945	25112.0
ASP	ASPHALT (100%)	SP		0	7500.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	1.0445	45500.00	325.00	140.00	\$63,700	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	N/A	N/A	N/A	N/A	N/A	N/A
2017	\$238,270	\$63,700	0	301,970	\$0	\$301,970
2016	\$96,180	\$65,000	0	161,180	\$0	\$161,180
2015	\$98,900	\$65,000	0	163,900	\$0	\$163,900
2014	\$98,900	\$65,000	0	163,900	\$0	\$163,900
2013	\$98,900	\$65,000	0	163,900	\$0	\$163,900
2012	\$98,900	\$65,000	0	163,900	\$0	\$163,900
2011	\$98,900	\$65,000	0	163,900	\$0	\$163,900
2010	\$98,900	\$65,000	0	163,900	\$0	\$163,900
2009	\$164,830	\$65,000	0	229,830	\$0	\$229,830
2008	\$164,830	\$65,000	0	229,830	\$0	\$229,830
2007	\$164,830	\$65,000	0	229,830	\$0	\$229,830
2006	\$164,830	\$65,000	0	229,830	\$0	\$229,830
2005	\$194,810	\$65,000	0	259,810	\$0	\$259,810
2004	\$194,810	\$65,000	0	259,810	\$0	\$259,810

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/28/2017	DEATH	DEATH - ADD EST TO OWNERSHIP	CHILDS K A JR	CHILDS K A JR EST			
2		OT	Other	UNKNOWN	CHILDS K A JR			

Questions Please Call (954) 335-5773



Today, Smart Growth America announced the selection of six communities that will receive technical assistance in using small-scale manufacturing as a strategy to create economic opportunity, boost the prospects of Main Street, and build great places. This assistance is in partnership with Recast City (<http://recastcity.com>) and is made possible through funding from the U.S. Economic Development Administration (EDA).

Technological and economic changes have led to a surge in small-scale manufacturing and the growth of the “maker economy.” This new sector—which includes everything from microbrewers to prosthetics manufacturers to yarn makers—can help residents access high paying jobs and economic opportunity in the neighborhoods they call home.



In 2016, Smart Growth America, with EDA

support, worked with four communities—Knoxville, TN, Lowell, MA, Youngstown, OH, and Twin Falls, ID—as they sought to intentionally build their maker economies. Encouraging more small-scale manufacturing on main street or in other close-in, walkable neighborhoods can foster entrepreneurs and homegrown industries. These businesses bring vitality to main streets and neighborhood centers, creating a foothold for future growth.

“At a time when local economic development has become heavily dependent upon place-making, small-scale manufacturing has emerged as a way to tie opportunity to place. For many communities, especially those with legacy buildings from an earlier manufacturing age, it can fill a key missing piece for local economic revitalization,” said **Christopher Zimmerman**, Vice President for Economic Development at Smart Growth America.

“Every person deserves to live in a place that is loved—its businesses thriving, its real estate valued, and its people proud. These projects are an exciting opportunity for the selected communities to put small-scale manufacturing front and center to achieve these outcomes,” said **Ilana Preuss**, Founder & CEO, Recast City.

Sixty-four organizations and communities in 32 different states with diverse economic and demographic backgrounds applied for this year’s technical assistance. The applicants included municipal governments, local non-profits, and regional- and state-level organizations.



While the communities showed various

levels of existing engagement with their small-scale manufacturing communities, all had a strong understanding of its potential for economic development and downtown revitalization. Many communities have previously relied on attracting large-scale manufacturers to sustain their communities and realize now is the time for change. Communities around the country, including these six, are pivoting to capitalize on the importance of place, reposition and diversify their economies, and recognize their talent base and existing workforce clusters.

After a competitive selection process, Smart Growth America chose the following communities to receive free technical assistance:

Baltimore, MD: Baltimore is experiencing a surge in owner-operated manufacturing businesses with lofty ambitions to resurrect the city's rich manufacturing history. A handful of successful "makers" and the "Made in Baltimore" initiative suggest a promising future for place-based, local manufacturing. In order to provide job opportunities for low-income residents, Baltimore plans to use this opportunity to help three communities build strategies for preserving affordable production space amid rising residential and commercial demand.

High Point, NC: High Point, the "Home Furnishings Capital of the World" has had a high amount of vacant or underutilized commercial and industrial properties in what is known as the "core city"—due to the relocation of many manufacturers over the past 25 years. High Point wants to reverse that trend by focusing on equitable redevelopment in an inner neighborhood. The city has identified the southwest quadrant with underutilized industrial sites and residents that lack economic mobility and job access as a place to

start in the core city area. High Point plans to use this technical assistance to develop an action plan for workforce training and small business development in order to promote equitable outcomes for residents in this community.

Lafayette, LA: The McComb-Veazey neighborhood has endured a flood of fleeing residents and now has a glut of empty, dilapidated buildings. A local non-profit hopes to stimulate more interest and investment in the neighborhood by leveraging this assistance with a recent lean urbanism grant and the city's new Unified Development Code that promotes mixed-use, pedestrian-friendly development. The neighborhood is focused on supporting home-based food businesses and other artisan makers with the resources and space needed for success.

South Bend, IN: South Bend has high potential to succeed in the maker economy with its co-working spaces, new mixed-use zoning, and strong business relationships. The city's Smart Streets initiative and nationally-renowned Complete Streets policy are helping transform prime corridors into small-scale manufacturing hubs through place-based economic development. South Bend plans to use this opportunity to make policy changes, develop financing mechanisms, and build other tools to support small business and improve the quality of life, particularly for South Bend's low-income communities.

Columbia, MO: The Business Loop Community Improvement District in Columbia is looking to revitalize this working class neighborhood with new, locally-owned manufacturers. Although a clear artisan movement with an active start-up culture has emerged in recent years, the city lacks a comprehensive policy to develop and encourage small-scale manufacturing. Columbia plans to use this opportunity to implement workforce training, develop public financing mechanisms, and educate the real estate community about the potential of small-scale manufacturing.

Cusick, WA: The Kalispel Tribe of Indians of northeastern Washington is working with municipal partners in this rural community to reinvigorate a local main street through small-scale manufacturing. The tribe is working to adopt a new regional plan that will allow for certain types of light industrial development by-right, instead of requiring a conditional use permitting process. The tribe plans to use

this opportunity to refine the regional plan to better support light manufacturing and place-based economic development and to work with stakeholders to identify shared goals and develop an action plan to meet those goals.

SGA's final report, *Made in Place: Small-Scale Manufacturing and Neighborhood Revitalization* (<https://smartgrowthamerica.org/resources/made-in-place/>), offers detailed insight on our technical assistance engagements in 2016. SGA also offers technical assistance on a wide variety of issues on a pay-for-service basis (<https://smartgrowthamerica.org/work-with-us/workshop-types/>). You can find additional resources on small-scale manufacturing in Recast City's newsletter (<https://www.recastcity.com/contact-us/>), Urban Manufacturing Alliance's non-profit development toolkit (<https://www.urbanmfg.org/project/non-profit-real-estate-development-toolkit/>), Etsy's Craft Entrepreneurship program (<https://www.etsy.com/craftentrepreneurship>), and the Equitable Innovation Economies (<http://prattcenter.net/equitable-innovation-economies>) report from the Pratt Center for Community Development.

ECONOMIC DEVELOPMENT (/CATEGORY/ECONOMIC-DEVELOPMENT/)

TECHNICAL ASSISTANCE (/CATEGORY/TECHNICAL-ASSISTANCE/)

ECONOMIC DEVELOPMENT (/TAG/ECONOMIC-DEVELOPMENT/)

EDA (/TAG/EDA/) PLACEMAKING (/TAG/PLACEMAKING/)

SGA TECHNICAL ASSISTANCE (/TAG/TECHNICAL-ASSISTANCE/)

SMALL SCALE MANUFACTURING (/TAG/SMALL-SCALE-MANUFACTURING/)

SMART GROWTH AMERICA
1152 15TH ST NW SUITE 450
WASHINGTON, DC 20005 (202) 207-3355

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How do small-scale manufacturing, downtowns and neighborhood centers support each other?

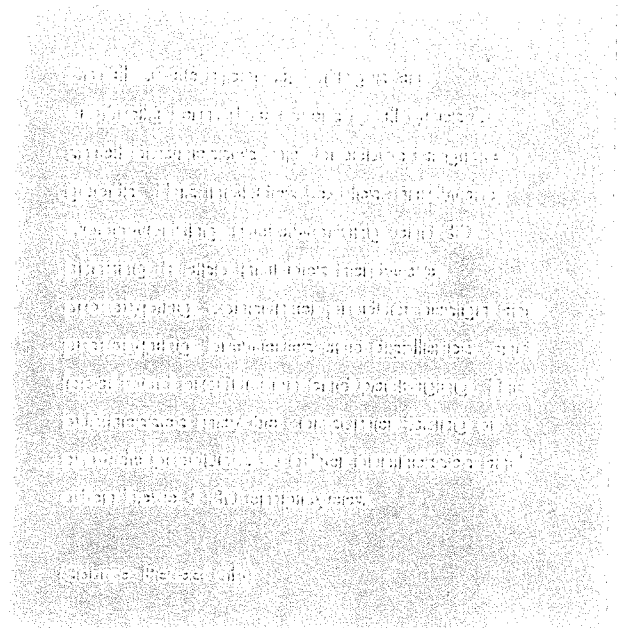
Small-scale manufacturing is emerging as an innovative strategy in today's neighborhood revitalization and economic development toolbox. And, these same businesses are finding that these locations can help them thrive. How are small-scale manufacturers and makers fitting into these spaces, and how can these same areas be fertile locations to grow the sector and reap economic benefits?

Communities that locate these manufacturers within existing downtowns or walkable retail areas benefit in many ways.

✱First, small-scale manufacturers can draw foot traffic and help to fill retail spaces that are difficult to lease or are vacant. The entrepreneurs that start these businesses quite often become powerful brand ambassadors for their cities and towns, highlighting the innovation and benefit of local production. The small scale-manufacturing sector is integral in building the small business community. Furthermore the sector provides an inclusive pathway and an opportunity for jobs for individuals that may have difficulty finding them in other sectors.

The benefits of small-scale manufacturing in neighborhood centers

Advancements in industrial technologies make small-scale manufacturing a strong alternative use in mixed-use corridors and centers. Small-scale manufacturers are cleaner and quieter, and more compact compared to traditional heavy manufacturing and thus can physically fit and be good neighbors. The small manufacturers benefit from existing infrastructure investments, access to retail customers, and proximity to transit, retail, housing, and a robust diversity of businesses and workers. For instance, a small manufacturer who fills a vacant storefront both attracts neighborhood residents to walk by and see production, and benefits from any existing foot traffic from other retailers or local transit stops. Additionally, manufacturing businesses benefit from being near each other. Small manufacturing business owners can help build a steadier supply of skilled labor, attract more competing suppliers, and encourage knowledge spillover between firms. This critical mass can only be achieved by allowing firms to locate in close proximity of one another, and near existing housing and commercial centers.



Small-scale manufacturers are also drawn to strong, dynamic places. These businesses often market and brand themselves by using the city, town, neighborhood, or even the building where they produce. Small-scale manufacturers, like many entrepreneurs, increasingly want to be in downtown or comparable areas to attract talent. They value quality of place as a critical factor when choosing their location.¹ The places they locate are not accidental—they identify strongly with the communities in which they work, sometimes developing locally made brand platforms such as Made In Baltimore and Cincinnati Made, becoming strong ambassadors for a place. Conversely a community's own brand can benefit when the city or community is associated with a cool, innovative, or original brand and product.

Creating a foothold for future growth

Communities around the country are changing zoning and city policies to accommodate these businesses downtown and in commercial centers because they are not only employers, they are destinations in themselves. Small-scale manufacturers can be among the first businesses in target areas for redevelopment before it's feasible for traditional retail to survive. Many of these businesses have more diverse revenue sources than traditional retailers—including online sales, business to business, or specialty orders. While most of these businesses are not necessarily dependent on foot traffic to be financially feasible, they can serve to help draw people to an area. Some small-scale manufacturers, like breweries, can also serve as stand-alone destinations, drawing an experience-oriented crowd.

Small-scale manufacturers create a unique amenity that can attract people to a new place. In addition to retail, restaurants, and cultural venues, small-scale manufacturers can give residents and visitors new reasons to come spend time in a neighborhood. As local products such as food, wood products, and textiles are made in core neighborhoods for the first time in decades, these businesses are destinations for customers to see firsthand where their products come from, and add to the connection with customers that is already driving the buy local movement.

Providing another attractive option to fill retail space

Many cities encourage ground-floor retail through zoning to support active street frontages and promote human-scale urban design. Yet there is not always adequate demand from existing retailers or service businesses to support ground floor retail, especially in the initial years of lease up in new development.

National changes in retail trends are exacerbating retail vacancies. Taken as a whole, the U.S. has more square feet of retail than demand. Traditional retailers closed hundreds of stores in the last few years, and analysts believe more will do the same over the next decade.² Meanwhile, online retailers like Amazon and other e-commerce platforms show no signs of slowing down.³

This changing retail landscape represents an opportunity for small-scale manufacturing to fill the gap in mixed-use districts and neighborhood main streets. Small-scale manufacturers are a different tenant type than traditional retailers or service providers, as hybrid businesses that can simultaneously be producers and main street retailers. They can thrive in locations that are not prime retail frontage, shapes, or sizes. A business may sell wholesale online, but can draw attention on a block through a formerly vacant store

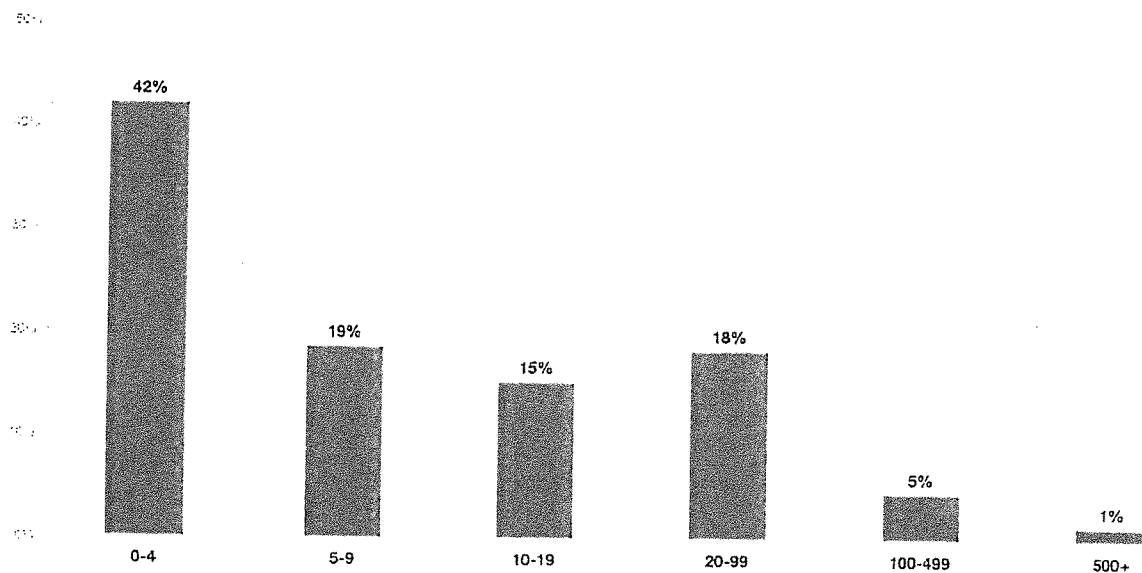
that now shows machinery and people at work. A collection of businesses can help to attract other retail investment in an area that has been neglected. In some cases, these businesses become an experience and destination of their own, anchoring the block or development.

Growing small-scale manufacturing creates a resilient small business environment

Small business is key to not just local economic success, but national prosperity, accounting for two out of three net new jobs created in the U.S.⁴ Supporting a diverse variety of small businesses, across industry sectors, creates jobs for a diverse range of skill sets and wages, and helps buffer local economies from dramatic fluctuations in any one individual industry. Additionally, small businesses tend to keep money within local economies longer: local businesses reinvest nearly 50 percent of their revenue in the local community, versus about 14 percent reinvested from large chains.⁵ Strategies that seek to grow local economies from within by nurturing local businesses, often referred to as economic gardening, support local entrepreneurs to create companies and bring new jobs and business to a region. Nationally, strong regional economies are correlated with having many small businesses rather than a few large ones.⁶

Small-scale manufacturing businesses are a key piece of building the local small business sector. According to data from the Manufacturing Institute, over 75 percent of manufacturing businesses in the U.S. had fewer than 20 employees in 2014, as illustrated in the graphic below. Communities will benefit from strategies that include these small manufacturing businesses in local small business programming and placement efforts.

Percentage of manufacturing firms by number of employees



Building a more inclusive business community

In addition to diversifying a local business ecosystem, small-scale manufacturing firms have the added benefit of expanding economic opportunity to a diverse range of residents. As a sector, small-scale manufacturing represents a diverse demographic population. Data show that small-scale manufacturing entrepreneurs come from a range of ethnic and racial backgrounds, and include men and women. For example, on Etsy, one of the largest platforms for makers and micro-manufacturers, 87 percent of sellers are women.⁷ Additionally, there is a growing trend of entrepreneurialism in immigrant communities: 28.5 percent of new entrepreneurs in 2014 were immigrants, up from 13.3 percent in 1999.⁸

Yet the outreach and assistance offered by local government often miss many of these business people. Additionally, the lack of access to capital sources is a major barrier to minority entrepreneurs. Local governments are recognizing the importance of bringing resources and assistance to underrepresented entrepreneurs from diverse cultural and demographic backgrounds, who may not know about programs, points-of-contact in local government or existing capital programs for small business. With continued public sector support and strong public-private partnerships, small-scale manufacturing can continue to serve as an entry point to capitalize on skills in the community, and empower residents to turn their skills into a business.

ORDINANCE NO. 2019-_____

AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR 418 E. KLEBERG AVE., ALSO KNOWN AS ORIG. TOWN, BLOCK 41, LOTS 17-29, FOR LIGHT MANUFACTURING USE; AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; PROVIDING FOR PUBLICATION.

WHEREAS, the Planning Commission has forwarded to the City Commission its reports and recommendations concerning the application of Herb Lancaster, the applicant, for amendment to the zoning map of the City of Kingsville;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, May 1, 2019, during a meeting of the Planning Commission, and on Monday, May 6, 2019, during a meeting of the City Commission, in the Helen Kleberg Groves Community Room/Commission Chambers, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

WHEREAS, a majority of the Planning Commission voted 5-0 to APPROVE, the requested special use permit; and

WHEREAS, the property is currently zoned C3-Central Business District and it is desired for a light manufacturing use (to build furniture) on the property; and

WHEREAS, the City of Kingsville Code of Ordinances Chapter XV-Land Usage, Article 6-Zoning, Appendix A-Land Usage Categories states that for an area zoned C3 a special use permit is required to have a light manufacturing use; and

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

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

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

SECTION 1. That the Zoning Ordinance of the City of Kingsville, Texas, is amended and a Special Use Permit is granted for light manufacturing (build furniture) on the premises known as 418 E. Kleberg Ave., Orig. Town, Block 41, Lots 17-29, as more specifically describe on site plan attached as Exhibit A.

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

1. ALLOWED USE: The only use authorized by this Special Permit is for building

furniture (light manufacturing use) at the C3 zoned property.

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

4. **SPECIAL CONDITION:** (4.1) The applicant shall obtain all required licenses for operating the business and permits for building, fire and health thereby meeting all adopted codes to operate said business, and shall cooperate with all annual fire safety, health, and sanitation inspections, in order to maintain compliance with state and city regulations. (4.2) All activity on site shall be in complete compliance of all City codes, especially the nuisance, fire, building and zoning codes.

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

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

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

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

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

INTRODUCED on this the 6th day of May, 2019.

PASSED AND APPROVED on this the 13th day of May, 2019.

Effective Date: _____

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

REGULAR AGENDA

AGENDA ITEM #1

**City of Kingsville
Finance Department**

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Deborah R Balli, Finance Director

DATE: May 1, 2019

SUBJECT: Audit Report Acceptance

Summary:

The FY 17-18 audit is complete and requires acceptance by the City Commission.

Background:

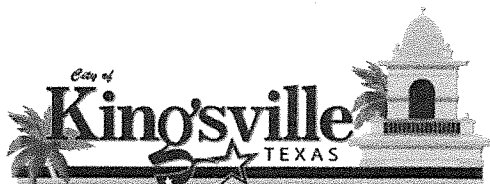
The Auditors have completed their work on FY 17-18. This year, Finance did not have to request an extension from GFOA because of our ability to complete the audit within the GFOA guidelines. This is the second time an extension was not required. The audit for FY 17-18 also resulted in no findings which is the second year in a row for the City.

Financial Impact:

There are no additional funds required for the audit as all audit fees was included in the adopted budget. Due to finishing the audit on time, Finance expects to have savings in their audit fees billed.

Recommendation:

Staff recommends accepting the FY 17-18 audit report.



AGENDA ITEM #2

City of Kingsville
Department of Planning and Development services

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director

DATE: May 1, 2019

SUBJECT: Special Use Permit request from applicant Herb Lancaster for light manufacturing in a C3 (Central Business District) at 418 E. Kleberg (KA Childs Building)

Summary: As shown in the Land Use Table if someone wants to do a light manufacturing use in a C3 zoning district a special use permit is required prior to operation. Mr. Lancaster wants to build furniture at this location. That use is considered light manufacturing per our ordinance. He has owned a furniture building business in Aransas Pass for some time and now wants to move the business to Kingsville. Enclosed in the packet is information about the company.

Background: The reason for his move is that the building that his business was in, was heavily damaged when the water tower in Aransas Pass fell on it, during Hurricane Harvey. According to Mr. Lancaster, he has settled with the insurance company and with those proceeds wants to purchase the building and move his business to Kingsville. He explained to the Planning and Zoning Commission how furniture is built these days and how technology is used in relationship to the equipment and how it has changed the industry. These changes have brought quieter machines and other positive items that make this a good move for our downtown. He also stated that his goal is to have 20 employees with many from the Kingsville area. Manny Salazar with the Kingsville EDC has been working with Mr. Lancaster on training and other important issues to assist him with the transition.

Financial Impact: This would be a positive impact for several reasons, they are:

1. Small scale manufacturing can draw foot traffic to a downtown. Foot traffic is a key component for a downtown and would be a benefit for other businesses.



City of Kingsville
Department of Planning and Development services

2. This use fills a space that has been vacant for several years. To my knowledge we have had very few bona fide offers concerning this building, so it would be a positive to have it filled and used.
3. This use I believe would be a positive when it comes to the appraisal value of the building and consequently the property tax paid.
4. As I mentioned earlier with 20 employees it would be another employment source for downtown that is always a good thing for Kingsville.

Recommendation: The Planning and Zoning Commission voted 5 to 0 to recommend approval of the special use permit request for Herb Lancaster at 418 E. Kleberg (KA Childs Building). We have had no phone calls that are against this request and one phone call that once the caller was explained the particulars on the request was all for it.



To: Planning and Zoning Commissioners

From: Director, Tom Ginter

Subject: Agenda items #1 and #2

Subject: Special Use Permit request from Herb Lancaster 418 E. Kleberg (KA Childs Building)

This building is in a C3 zoning district. The applicant Herb Lancaster desires to do light manufacturing in this building. Specifically he wants to build furniture. He has in the past built furniture in Aransas Pass but due to unfortunate circumstances, which he can explain, he has decided to move his business if approved into this building and this community. Enclosed is information about the company and the furniture that he builds. The reason for the Special Use Permit is that in C3 if you are to have a use that is considered light manufacturing a special use permit is required for you to operate. Enclosed is information from our Land Use Table which reflects that.

I would like to communicate on the use itself and how it can fit for our downtown. Enclosed are articles that provide information on small scale manufacturing and its potential in downtown and how they can support each other.

1. First small scale manufacturing can draw foot traffic to a downtown. As we know this component is important for any downtown to survive. I believe it is his intention to have an area for his furniture to be viewed by potential customers. This could be a complement to that area of downtown.
2. This use helps fill a space that has been vacant for some time. As most of you know and understand that this type of building is hard to fill and to my knowledge the number of interested parties has been minimal.
3. This use would provide another source of employment for our community.
4. While Mr. Lancaster can go into more detail on the furniture making aspect of the business, it is our thought that it would not be a hindrance to any of the other businesses and or residents that are near the location due to noise and dust.
5. At the writing of this memo we have not received any negative phone calls. I did receive one phone call for further explanation and once that was given the caller was in favor of the use in the downtown.

Overall it is staff's opinion that this use would be a positive one for our downtown and our community.

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 418 East Kleberg Nearest Intersection 9th & Kleberg

(Proposed) Subdivision Name N/A Lot N/A Block N/A

Legal Description: Orig town, block 41, Lot 17-29 (KA Childs bldg)

Existing Zoning Designation C-3 Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Herb Lancaster Phone 361-275-4408 FAX N/A

Email Address (for project correspondence only): herb.lancaster@hlancaster.com

Mailing Address 260 E Goodnight Ave. City Aransas Pass State TX Zip 78336

Property Owner Herb Lancaster Phone 361-275-4408 FAX N/A

Email Address (for project correspondence only): herb.lancaster@hlancaster.com

Mailing Address 260 E Goodnight Ave. City Aransas Pass State TX Zip 78336

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

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

Please provide a basic description of the proposed project:

Light manufacturing and assembly

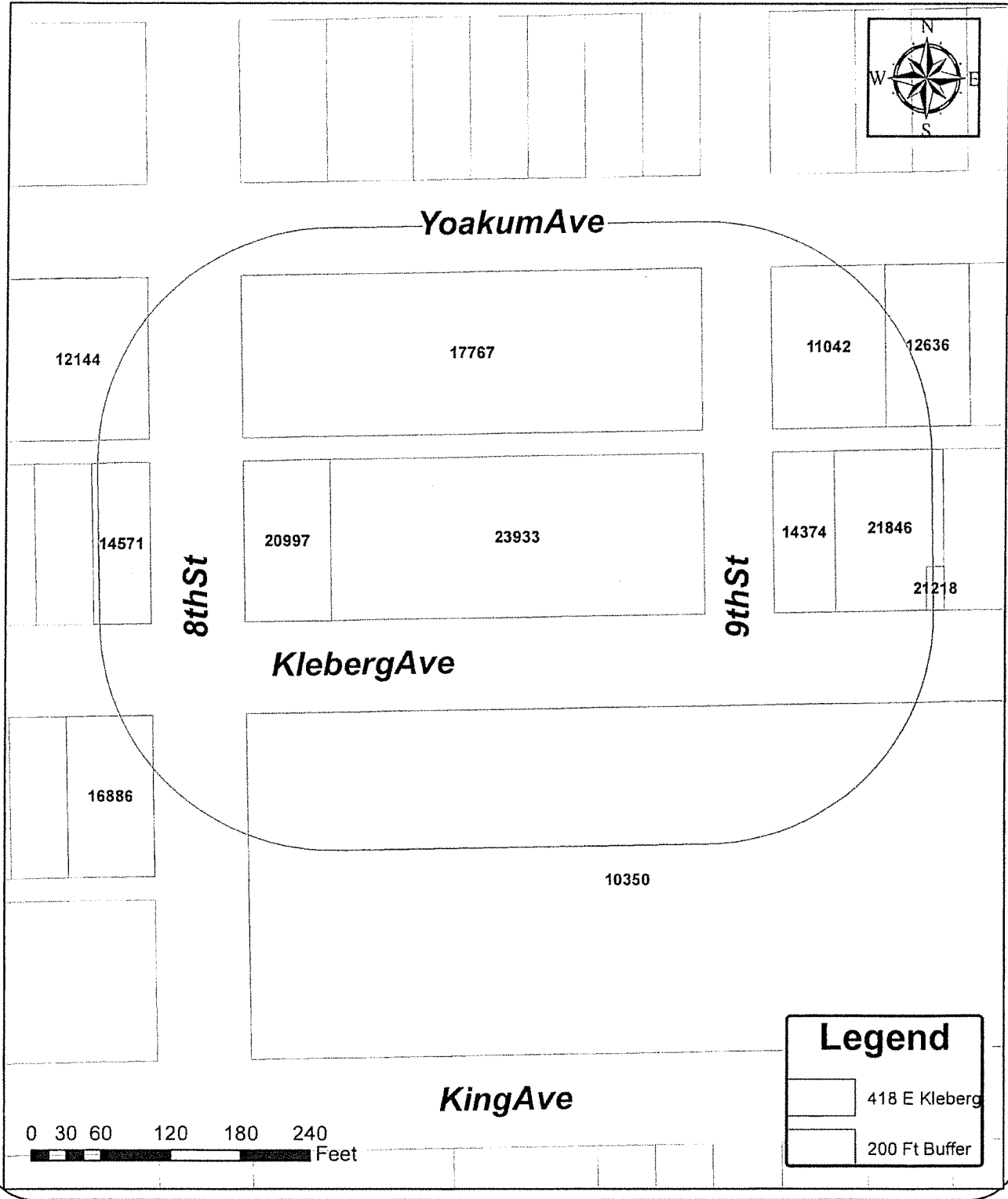
I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit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

Applicant's Signature [Signature] Date: 4-8-19

Property Owner's Signature _____ Date: _____

Accepted by: _____ Date: _____

200 ft Buffer Map of 418 E Kleberg



Drawn By:
 Planning Department
 Last Update: 4/29/2019
 Note:

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



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

VALENTIN FALCON JR
ETUX GUADALUPE
1909 KELLY ST
KINGSVILLE, TX 78363
#12144

HERBERT B GOFF
1259 E FM 1717
KINGSVILLE, TX 78363-9661
#12636

SFDT LAND HOLDING LLC
1908 WEST 38TH STREET
AUSTIN, TX 78731
#20997

KINGSVILLE LAW
ENFORCEMENT ASSOCIATION
PO BOX 1844
KINGSVILLE, TX 78364-1844
#21218

K A CHILDS JR EST
124 ORMESBY PLACE
FRANKLIN, TX 37064
#17767

ARMANDO GONZALEZ
1407 CARMEN ST
ALICE, TX 78332
#15356

KLEBERG COUNTY
APPRAISAL DISTRICT
PO BOX 1027
KINGSVILLE, TX 78364-1027
#14374

CAL COLLINS
PO BOX 3745
MCALLEN, TX 78502-3745
#16886

KLEBERG COUNTY
APPRAISAL DISTRICT
PO BOX 1027
KINGSVILLE, TX 78364-1027
#11042

JOSE OCHOA
227 W C AVE
KINGSVILLE, TX 78363-3724
#14571

ELIZABETH MUNOZ
812 E RICHARD AVE
KINGSVILLE, TX 78363-4612
#21846

HEB GROCERY INC
ATTN PROPERTY TAX DEPT
PO BOX 839999
SAN ANTONIO, TX 78283-3999
#10350

sity level.

The varsity team had boys doubles and placed

Greg Zapata competed in contacted at fcardenas@king-ranch.com or (361) 221-0243.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, May 1, 2019 at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

Herb Lancaster, applicant, requesting a Special Use Permit for light manufacturing use in C3 (Central Business District) at ORIG TOWN, BLOCK 41, LOT 17-29 (KA CHILDS BLDG) also known as 418 East Kleberg, Kingsville, Texas.

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

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, May 6, 2019 at 6:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:

Herb Lancaster, applicant, requesting a Special Use Permit for light manufacturing use in C3 (Central Business District) at ORIG TOWN, BLOCK 41, LOT 17-29 (KA CHILDS BLDG) also known as 418 East Kleberg, Kingsville, Texas.

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



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HMK tennis players headed to Regionals



Pictured are Meina Determan, Danyel Soliz, Angelina Rios, Tony Cuellar and A.J. Cerda. H.M. King walked away from the District 31-4A tournament with one individual and a doubles gold medal. (Submitted photo)

By Frank Cardenas
Reporter

Athletes from H.M. King advanced to the Class 4A Region IV meet, following the conclusion of the 31-4A District Tennis Tournament last week.

The two-day tournament, which took place in Rockport, had athletes at both the junior varsity and varsity level.

The varsity team had

Tony Cuellar and A.J. Cerda place first in boys doubles, and Angelina Rios placed first in girls singles.

Meina Determan and Danyel Soliz placed second in girls doubles.

All of the athletes advanced to the regional tournament set for April 17 and 18 in Corpus Christi.

In the junior varsity tournament, Dylan Guerra and Greg Zapata competed in boys doubles and placed

first overall. Conner Knippers and Mallory Durham placed third in mixed doubles, and Todd Dirickson placed fourth in boys singles to round out the awards.

Samantha Jimenez, Nadina Hernandez, Jacob Gonzalez, Chris Mata and Ramon Cavazos competed for the JV team.

Frank Cardenas can be contacted at fcardenas@kingsville.com or (361) 221-0243.

PUBLIC HEARING NOTICE

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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.

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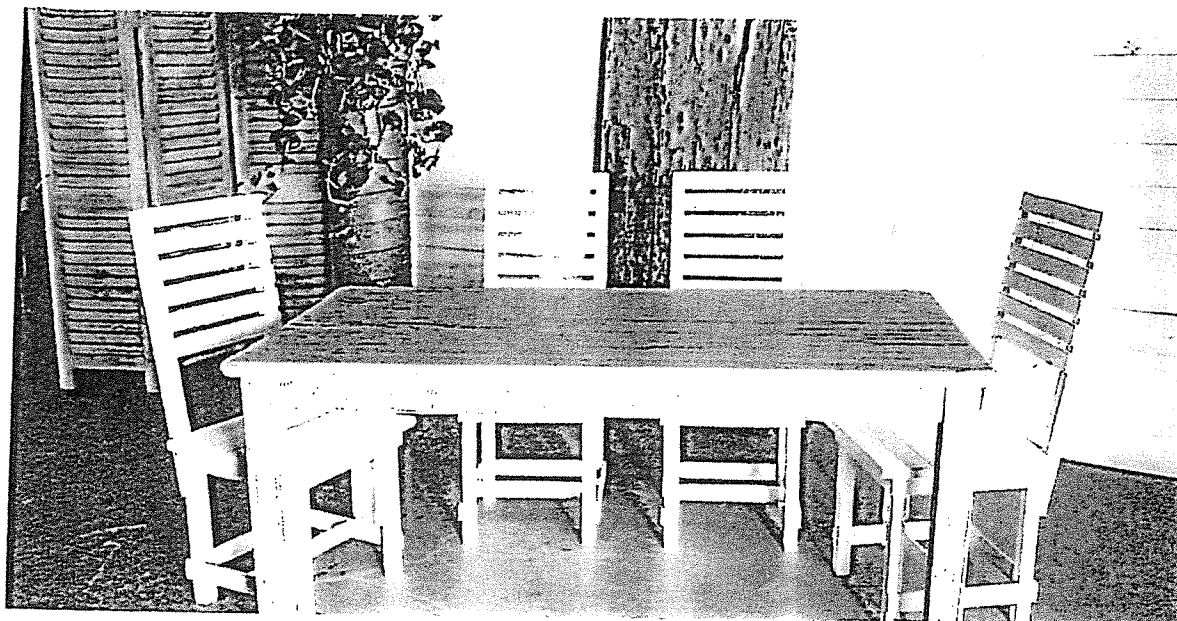
Visit our website at KingsvilleRecord.com

	R1	R2	R2A	R3	R4	MH	C1	C2	C3	C4	I1	I2	AG
Trade, vocational or commercial schools								S	P	P	S	S	
Trailer and mobile home sales								S		P	P	P	
Transfer storage terminal										P	P	P	
Welding or machine shop										P	P	P	
Wholesale office, storage, sales not elsewhere listed										P	P	P	
Milk depot							S	S	P	P	P		
<i>Industrial and Related Uses</i>													
*Light manufacturing processes which do not emit detectable dust, odor, fumes, or gas beyond the boundary of the property or noises above the ambient level and are not classified as hazardous								S	S	P	P		
Storage of sand, gravel, stone, minerals, gas, petroleum or other substances										P	S	P	
Extraction of soil, sand, gravel, stone, minerals, gas, petroleum or other substances											S	S	S

H Lancaster Co

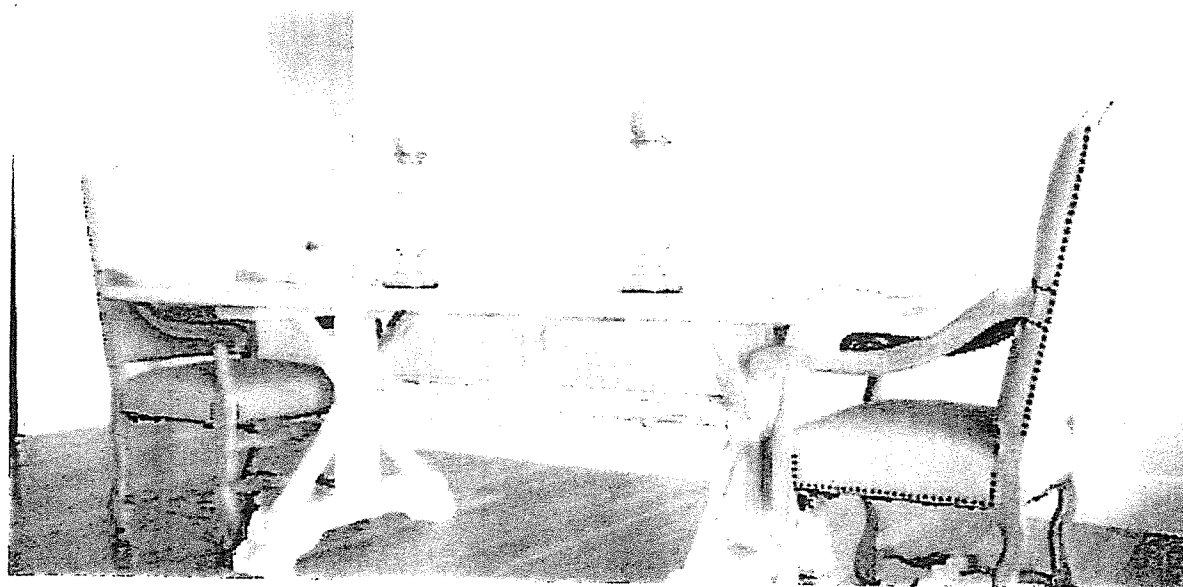
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April 29, 2019

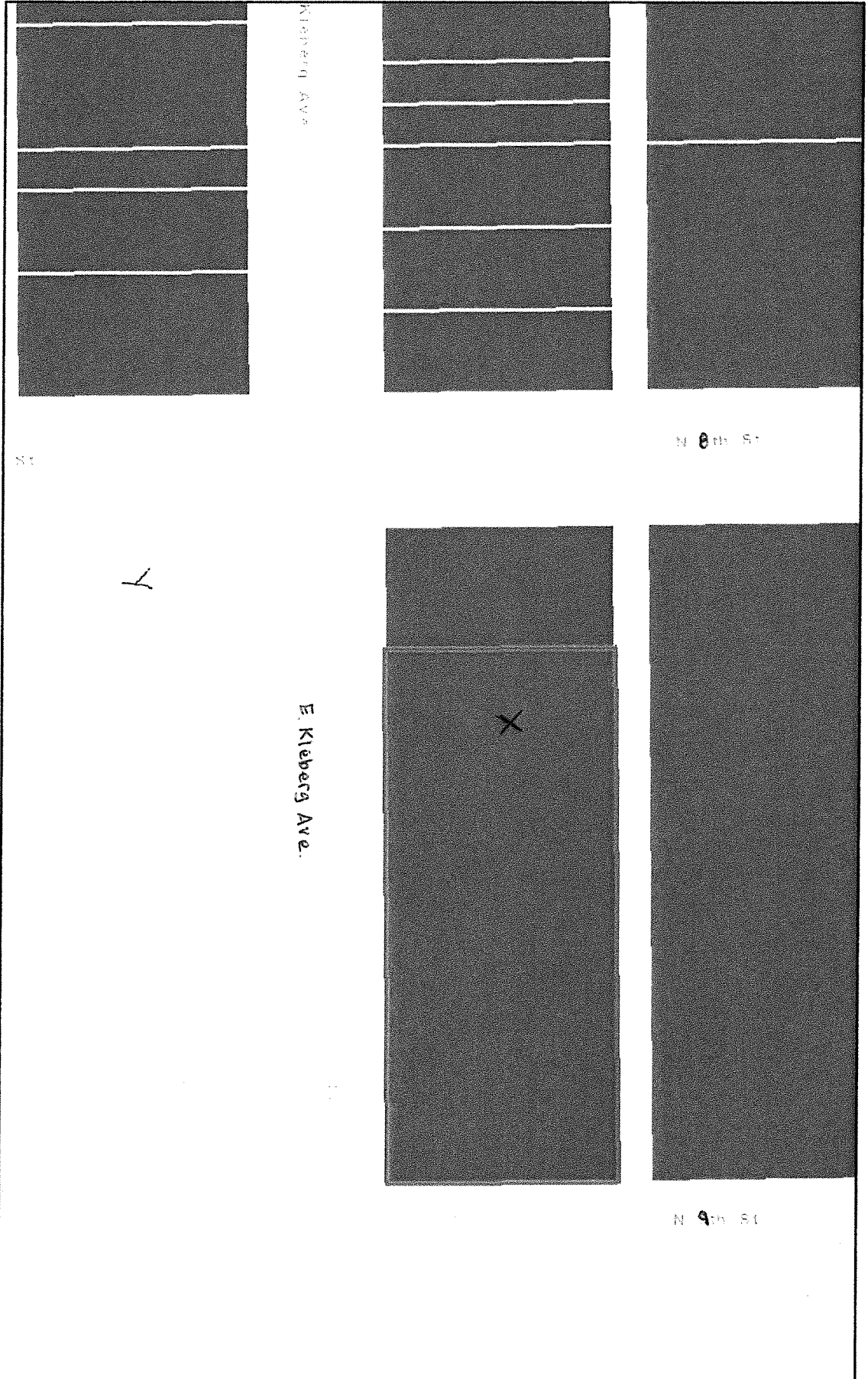
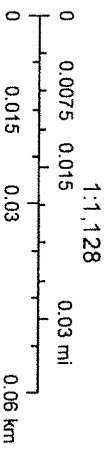
X - 418 E. Kleberg

Zoning C3

Y - HEB

Zoning C2

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



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Kleberg CAD

Property Search Map Search

Property Search Results > 23933 CHILDS K A JR EST for Year 2018

Property

Account

Property ID: 23933 Legal Description: ORIG TOWN, BLOCK 41, LOT 17-29, (KA CHILDS BLDG)
 Geographic ID: 100104117000192 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 418 E KLEBERG TX Mapsco:
 Neighborhood: Map ID: C1
 Neighborhood CD:

Owner

Name: CHILDS K A JR EST Owner ID: 63844
 Mailing Address: 124 ORMESBY PLACE % Ownership: 100.0000000000%
 FRANKLIN, TX 37064
 Exemptions:

Zoned C3

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$238,270	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$63,700	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$301,970	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$301,970	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$301,970	

Taxing Jurisdiction

Owner: CHILDS K A JR EST
 % Ownership: 100.0000000000%
 Total Value: N/A

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

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

Improvement / Building

Improvement #1: COMMERCIAL State Code: F1 Living Area: 7924.0 sqft Value: \$103,160

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	DS3A	EW3	1945	7248.0
CN1	CANOPY BASIC (20%)	NV		1945	1060.0
CP1	CARPORT BASIC (10%)	*		1945	5480.0
MA3	1/2 STORY (80%)	NV		1945	676.0
CON	CONCRETE SLAB COMMERCIAL	SP		0	12000.0

Improvement #2: COMMERCIAL State Code: F1 Living Area: 25112.0 sqft Value: \$135,110

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SG2L	EW5	1946	25112.0
ASP	ASPHALT (100%)	SP		0	7500.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	1.0445	45500.00	325.00	140.00	\$63,700	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	N/A	N/A	N/A	N/A	N/A	N/A
2017	\$238,270	\$63,700	0	301,970	\$0	\$301,970
2016	\$96,180	\$65,000	0	161,180	\$0	\$161,180
2015	\$98,900	\$65,000	0	163,900	\$0	\$163,900
2014	\$98,900	\$65,000	0	163,900	\$0	\$163,900
2013	\$98,900	\$65,000	0	163,900	\$0	\$163,900
2012	\$98,900	\$65,000	0	163,900	\$0	\$163,900
2011	\$98,900	\$65,000	0	163,900	\$0	\$163,900
2010	\$98,900	\$65,000	0	163,900	\$0	\$163,900
2009	\$164,830	\$65,000	0	229,830	\$0	\$229,830
2008	\$164,830	\$65,000	0	229,830	\$0	\$229,830
2007	\$164,830	\$65,000	0	229,830	\$0	\$229,830
2006	\$164,830	\$65,000	0	229,830	\$0	\$229,830
2005	\$194,810	\$65,000	0	259,810	\$0	\$259,810
2004	\$194,810	\$65,000	0	259,810	\$0	\$259,810

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/28/2017	DEATH	DEATH - ADD EST TO OWNERSHIP	CHILDS K A JR	CHILDS K A JR EST			
2		OT	Other	UNKNOWN	CHILDS K A JR			

Questions Please Call (361) 595-5775



Today, Smart Growth America announced the selection of six communities that will receive technical assistance in using small-scale manufacturing as a strategy to create economic opportunity, boost the prospects of Main Street, and build great places. This assistance is in partnership with Recast City (<http://recastcity.com>) and is made possible through funding from the U.S. Economic Development Administration (EDA).

Technological and economic changes have led to a surge in small-scale manufacturing and the growth of the “maker economy.” This new sector—which includes everything from microbrewers to prosthetics manufacturers to yarn makers—can help residents access high paying jobs and economic opportunity in the neighborhoods they call home.



In 2016, Smart Growth America, with EDA

support, worked with four communities—Knoxville, TN, Lowell, MA, Youngstown, OH, and Twin Falls, ID—as they sought to intentionally build their maker economies. Encouraging more small-scale manufacturing on main street or in other close-in, walkable neighborhoods can foster entrepreneurs and homegrown industries. These businesses bring vitality to main streets and neighborhood centers, creating a foothold for future growth.

“At a time when local economic development has become heavily dependent upon place-making, small-scale manufacturing has emerged as a way to tie opportunity to place. For many communities, especially those with legacy buildings from an earlier manufacturing age, it can fill a key missing piece for local economic revitalization,” said **Christopher Zimmerman**, Vice President for Economic Development at Smart Growth America.

“Every person deserves to live in a place that is loved—its businesses thriving, its real estate valued, and its people proud. These projects are an exciting opportunity for the selected communities to put small-scale manufacturing front and center to achieve these outcomes,” said **Ilana Preuss**, Founder & CEO, Recast City.

Sixty-four organizations and communities in 32 different states with diverse economic and demographic backgrounds applied for this year’s technical assistance. The applicants included municipal governments, local non-profits, and regional- and state-level organizations.



While the communities showed various

levels of existing engagement with their small-scale manufacturing communities, all had a strong understanding of its potential for economic development and downtown revitalization. Many communities have previously relied on attracting large-scale manufacturers to sustain their communities and realize now is the time for change. Communities around the country, including these six, are pivoting to capitalize on the importance of place, reposition and diversify their economies, and recognize their talent base and existing workforce clusters.

After a competitive selection process, Smart Growth America chose the following communities to receive free technical assistance:

Baltimore, MD: Baltimore is experiencing a surge in owner-operated manufacturing businesses with lofty ambitions to resurrect the city's rich manufacturing history. A handful of successful "makers" and the "Made in Baltimore" initiative suggest a promising future for place-based, local manufacturing. In order to provide job opportunities for low-income residents, Baltimore plans to use this opportunity to help three communities build strategies for preserving affordable production space amid rising residential and commercial demand.

High Point, NC: High Point, the "Home Furnishings Capital of the World" has had a high amount of vacant or underutilized commercial and industrial properties in what is known as the "core city"—due to the relocation of many manufacturers over the past 25 years. High Point wants to reverse that trend by focusing on equitable redevelopment in an inner neighborhood. The city has identified the southwest quadrant with underutilized industrial sites and residents that lack economic mobility and job access as a place to

start in the core city area. High Point plans to use this technical assistance to develop an action plan for workforce training and small business development in order to promote equitable outcomes for residents in this community.

Lafayette, LA: The McComb-Veazey neighborhood has endured a flood of fleeing residents and now has a glut of empty, dilapidated buildings. A local non-profit hopes to stimulate more interest and investment in the neighborhood by leveraging this assistance with a recent lean urbanism grant and the city's new Unified Development Code that promotes mixed-use, pedestrian-friendly development. The neighborhood is focused on supporting home-based food businesses and other artisan makers with the resources and space needed for success.

South Bend, IN: South Bend has high potential to succeed in the maker economy with its co-working spaces, new mixed-use zoning, and strong business relationships. The city's Smart Streets initiative and nationally-renowned Complete Streets policy are helping transform prime corridors into small-scale manufacturing hubs through place-based economic development. South Bend plans to use this opportunity to make policy changes, develop financing mechanisms, and build other tools to support small business and improve the quality of life, particularly for South Bend's low-income communities.

Columbia, MO: The Business Loop Community Improvement District in Columbia is looking to revitalize this working class neighborhood with new, locally-owned manufacturers. Although a clear artisan movement with an active start-up culture has emerged in recent years, the city lacks a comprehensive policy to develop and encourage small-scale manufacturing. Columbia plans to use this opportunity to implement workforce training, develop public financing mechanisms, and educate the real estate community about the potential of small-scale manufacturing.

Cusick, WA: The Kalispel Tribe of Indians of northeastern Washington is working with municipal partners in this rural community to reinvigorate a local main street through small-scale manufacturing. The tribe is working to adopt a new regional plan that will allow for certain types of light industrial development by-right, instead of requiring a conditional use permitting process. The tribe plans to use

this opportunity to refine the regional plan to better support light manufacturing and place-based economic development and to work with stakeholders to identify shared goals and develop an action plan to meet those goals.

SGA's final report, *Made in Place: Small-Scale Manufacturing and Neighborhood Revitalization* (<https://smartgrowthamerica.org/resources/made-in-place/>), offers detailed insight on our technical assistance engagements in 2016. SGA also offers technical assistance on a wide variety of issues on a pay-for-service basis (<https://smartgrowthamerica.org/work-with-us/workshop-types/>). You can find additional resources on small-scale manufacturing in Recast City's newsletter (<https://www.recastcity.com/contact-us/>), Urban Manufacturing Alliance's non-profit development toolkit (<https://www.urbanmfg.org/project/non-profit-real-estate-development-toolkit/>), Etsy's Craft Entrepreneurship program (<https://www.etsy.com/craftentrepreneurship>), and the Equitable Innovation Economies (<http://prattcenter.net/equitable-innovation-economies>) report from the Pratt Center for Community Development.

ECONOMIC DEVELOPMENT (/CATEGORY/ECONOMIC-DEVELOPMENT/)

TECHNICAL ASSISTANCE (/CATEGORY/TECHNICAL-ASSISTANCE/)

ECONOMIC DEVELOPMENT (/TAG/ECONOMIC-DEVELOPMENT/)

EDA (/TAG/EDA/) PLACEMAKING (/TAG/PLACEMAKING/)

SGA TECHNICAL ASSISTANCE (/TAG/TECHNICAL-ASSISTANCE/)

SMALL SCALE MANUFACTURING (/TAG/SMALL-SCALE-MANUFACTURING/)

SMART GROWTH AMERICA
1152 15TH ST NW SUITE 450
WASHINGTON, DC 20005 (202) 207-3355

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How do small-scale manufacturing, downtowns and neighborhood centers support each other?

Small-scale manufacturing is emerging as an innovative strategy in today's neighborhood revitalization and economic development toolbox. And, these same businesses are finding that these locations can help them thrive. How are small-scale manufacturers and makers fitting into these spaces, and how can these same areas be fertile locations to grow the sector and reap economic benefits?

Communities that locate these manufacturers within existing downtowns or walkable retail areas benefit in many ways.

✱ First, small-scale manufacturers can draw foot traffic and help to fill retail spaces that are difficult to lease or are vacant. The entrepreneurs that start these businesses quite often become powerful brand ambassadors for their cities and towns, highlighting the innovation and benefit of local production. The small scale-manufacturing sector is integral in building the small business community. Furthermore the sector provides an inclusive pathway and an opportunity for jobs for individuals that may have difficulty finding them in other sectors.

The benefits of small-scale manufacturing in neighborhood centers

Small-scale manufacturing is an umbrella term that refers to all types of small businesses that produce tangible goods. This includes textiles, hardware, woodworking, metalworking, and 3D-printing. It also includes hardware prototyping, consumer product design and prototyping, breweries and distilleries, and local food production and packaging. The businesses may be consumer-facing or provide products to other businesses and often have 1-30 employees.

(Source: Recast City)

Advancements in industrial technologies make small-scale manufacturing a strong alternative use in mixed-use corridors and centers. Small-scale manufacturers are cleaner and quieter, and more compact compared to traditional heavy manufacturing and thus can physically fit and be good neighbors. The small manufacturers benefit from existing infrastructure investments, access to retail customers, and proximity to transit, retail, housing, and a robust diversity of businesses and workers. For instance, a small manufacturer who fills a vacant storefront both attracts neighborhood residents to walk by and see production, and benefits from any existing foot traffic from other retailers or local transit stops. Additionally, manufacturing businesses benefit from being near each other. Small manufacturing business owners can help build a steadier supply of skilled labor, attract more competing suppliers, and encourage knowledge spillover between firms. This critical mass can only be achieved by allowing firms to locate in close proximity of one another, and near existing housing and commercial centers.

Small-scale manufacturers are also drawn to strong, dynamic places. These businesses often market and brand themselves by using the city, town, neighborhood, or even the building where they produce. Small-scale manufacturers, like many entrepreneurs, increasingly want to be in downtown or comparable areas to attract talent. They value quality of place as a critical factor when choosing their location.¹ The places they locate are not accidental—they identify strongly with the communities in which they work, sometimes developing locally made brand platforms such as Made In Baltimore and Cincinnati Made, becoming strong ambassadors for a place. Conversely a community's own brand can benefit when the city or community is associated with a cool, innovative, or original brand and product.

Creating a foothold for future growth

Communities around the country are changing zoning and city policies to accommodate these businesses downtown and in commercial centers because they are not only employers, they are destinations in themselves. Small-scale manufacturers can be among the first businesses in target areas for redevelopment before it's feasible for traditional retail to survive. Many of these businesses have more diverse revenue sources than traditional retailers—including online sales, business to business, or specialty orders. While most of these businesses are not necessarily dependent on foot traffic to be financially feasible, they can serve to help draw people to an area. Some small-scale manufacturers, like breweries, can also serve as stand-alone destinations, drawing an experience-oriented crowd.

Small-scale manufacturers create a unique amenity that can attract people to a new place. In addition to retail, restaurants, and cultural venues, small-scale manufacturers can give residents and visitors new reasons to come spend time in a neighborhood. As local products such as food, wood products, and textiles are made in core neighborhoods for the first time in decades, these businesses are destinations for customers to see firsthand where their products come from, and add to the connection with customers that is already driving the buy local movement.

Providing another attractive option to fill retail space

Many cities encourage ground-floor retail through zoning to support active street frontages and promote human-scale urban design. Yet there is not always adequate demand from existing retailers or service businesses to support ground floor retail, especially in the initial years of lease up in new development.

National changes in retail trends are exacerbating retail vacancies. Taken as a whole, the U.S. has more square feet of retail than demand. Traditional retailers closed hundreds of stores in the last few years, and analysts believe more will do the same over the next decade.² Meanwhile, online retailers like Amazon and other e-commerce platforms show no signs of slowing down.³

This changing retail landscape represents an opportunity for small-scale manufacturing to fill the gap in mixed-use districts and neighborhood main streets. Small-scale manufacturers are a different tenant type than traditional retailers or service providers, as hybrid businesses that can simultaneously be producers and main street retailers. They can thrive in locations that are not prime retail frontage, shapes, or sizes. A business may sell wholesale online, but can draw attention on a block through a formerly vacant store

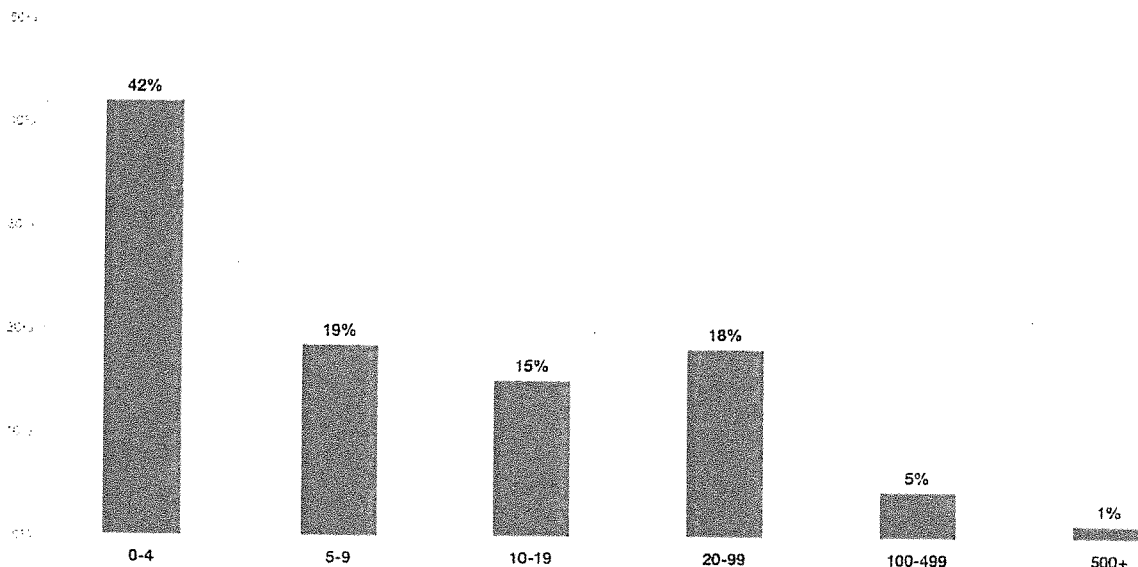
that now shows machinery and people at work. A collection of businesses can help to attract other retail investment in an area that has been neglected. In some cases, these businesses become an experience and destination of their own, anchoring the block or development.

Growing small-scale manufacturing creates a resilient small business environment

Small business is key to not just local economic success, but national prosperity, accounting for two out of three net new jobs created in the U.S.⁴ Supporting a diverse variety of small businesses, across industry sectors, creates jobs for a diverse range of skill sets and wages, and helps buffer local economies from dramatic fluctuations in any one individual industry. Additionally, small businesses tend to keep money within local economies longer: local businesses reinvest nearly 50 percent of their revenue in the local community, versus about 14 percent reinvested from large chains.⁵ Strategies that seek to grow local economies from within by nurturing local businesses, often referred to as economic gardening, support local entrepreneurs to create companies and bring new jobs and business to a region. Nationally, strong regional economies are correlated with having many small businesses rather than a few large ones.⁶

Small-scale manufacturing businesses are a key piece of building the local small business sector. According to data from the Manufacturing Institute, over 75 percent of manufacturing businesses in the U.S. had fewer than 20 employees in 2014, as illustrated in the graphic below. Communities will benefit from strategies that include these small manufacturing businesses in local small business programming and placement efforts.

Percentage of manufacturing firms by number of employees



Building a more inclusive business community

In addition to diversifying a local business ecosystem, small-scale manufacturing firms have the added benefit of expanding economic opportunity to a diverse range of residents. As a sector, small-scale manufacturing represents a diverse demographic population. Data show that small-scale manufacturing entrepreneurs come from a range of ethnic and racial backgrounds, and include men and women. For example, on Etsy, one of the largest platforms for makers and micro-manufacturers, 87 percent of sellers are women.⁷ Additionally, there is a growing trend of entrepreneurialism in immigrant communities: 28.5 percent of new entrepreneurs in 2014 were immigrants, up from 13.3 percent in 1999.⁸

Yet the outreach and assistance offered by local government often miss many of these business people. Additionally, the lack of access to capital sources is a major barrier to minority entrepreneurs. Local governments are recognizing the importance of bringing resources and assistance to underrepresented entrepreneurs from diverse cultural and demographic backgrounds, who may not know about programs, points-of-contact in local government or existing capital programs for small business. With continued public sector support and strong public-private partnerships, small-scale manufacturing can continue to serve as an entry point to capitalize on skills in the community, and empower residents to turn their skills into a business.

ORDINANCE NO. 2019-_____

AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR 418 E. KLEBERG AVE., ALSO KNOWN AS ORIG. TOWN, BLOCK 41, LOTS 17-29, FOR LIGHT MANUFACTURING USE; AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; PROVIDING FOR PUBLICATION.

WHEREAS, the Planning Commission has forwarded to the City Commission its reports and recommendations concerning the application of Herb Lancaster, the applicant, for amendment to the zoning map of the City of Kingsville;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, May 1, 2019, during a meeting of the Planning Commission, and on Monday, May 6, 2019, during a meeting of the City Commission, in the Helen Kleberg Groves Community Room/Commission Chambers, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

WHEREAS, a majority of the Planning Commission voted 5-0 to APPROVE, the requested special use permit; and

WHEREAS, the property is currently zoned C3-Central Business District and it is desired for a light manufacturing use (to build furniture) on the property; and

WHEREAS, the City of Kingsville Code of Ordinances Chapter XV-Land Usage, Article 6-Zoning, Appendix A-Land Usage Categories states that for an area zoned C3 a special use permit is required to have a light manufacturing use; and

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

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

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

SECTION 1. That the Zoning Ordinance of the City of Kingsville, Texas, is amended and a Special Use Permit is granted for light manufacturing (build furniture) on the premises known as 418 E. Kleberg Ave., Orig. Town, Block 41, Lots 17-29, as more specifically describe on site plan attached as Exhibit A.

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

1. ALLOWED USE: The only use authorized by this Special Permit is for building

furniture (light manufacturing use) at the C3 zoned property.

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

4. **SPECIAL CONDITION:** (4.1) The applicant shall obtain all required licenses for operating the business and permits for building, fire and health thereby meeting all adopted codes to operate said business, and shall cooperate with all annual fire safety, health, and sanitation inspections, in order to maintain compliance with state and city regulations. (4.2) All activity on site shall be in complete compliance of all City codes, especially the nuisance, fire, building and zoning codes.

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

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

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

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

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

INTRODUCED on this the 6th day of May, 2019.

PASSED AND APPROVED on this the 13th day of May, 2019.

Effective Date: _____

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #3

ORDINANCE NO. 2019-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2018-2019 BUDGET TO SET ASIDE FUNDS COMMITTED FOR THE EDA GRANT MATCH.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2018-2019 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 203 – JK Northway EDA Grant					
<u>Revenues - 4</u>					
0000	Non-Dept	Transfer From Fund 001	75001	\$150,000	
0000	Non-Dept	Transfer From Fund 051	75010	\$150,000	
0000	Non-Dept	Transfer From Fund 033	75033	\$200,000	
Fund 001 – General Fund					
<u>Expenditures - 5</u>					
6900	Transfer	Transfer To Fund 203	80203	\$150,000	
Fund 051 – Utility Fund					
<u>Expenditures - 5</u>					
6900	Transfer	Transfer To Fund 203	80203	\$150,000	
Fund 033 – CO Series 2016 Fund					
<u>Expenditures - 5</u>					
6900	Transfer	Transfer To Fund 203	80203	\$200,000	
1030	City Special	City Hall Landscaping	71310		\$100,000
1030	City Special	Downtown Revitalization	71216		\$100,000

[To amend the City of Kingsville FY 18-19 Budget to set aside funds committed for the EDA Grant match authorized on 4/22/19. Funds from General Fund 001 and Utility Fund 051 will come from unappropriated fund balances. Funds from CO Series 2016 Fund will come from funds set aside for the City Hall Landscape Project and the Downtown Revitalization Project.]

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 6th day of May 2019.

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

EFFECTIVE DATE:_____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

CITY OF KINGSVILLE



P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

April 23, 2019

Mr. Robert Peche
United States Dept. of Commerce
Economic Development Administration
Austin Regional Office
903 San Jacinto Blvd., Suite 206
Austin, TX 78701-2450

Re: EDA Grant application for Kleberg County

Dear Mr. Peche:

On behalf of the City of Kingsville, I would like to thank you for the opportunity granted to Kleberg County to apply to the Office of Economic Development Administration (EDA) under Disaster Supplemental Funding Economic Adjustment Program, U.S. Department of Commerce. The City of Kingsville is the County seat and only incorporated municipality in Kleberg County. The County is requesting a \$4.8 million grant with a local, nonfederal match of \$1.2 million. The match will be funded with \$600,000 coming from the City of Kingsville and \$600,000 from Kleberg County available, unencumbered and committed. The \$600,000 from the City of Kingsville will come in the form of \$100,000 in in-kind services, \$200,000 from CO 2016 Series Fund and \$300,000 from fund balances. Once fully funded the project will be a total of \$6 million. The EDA investment will provide \$4.8 million worth of public improvements.

This investment will fund construction of a Regional Public Safety Training Facility and Emergency Operations and Command Center ("regional center"). The center will be a 15,000 square foot facility located in Kleberg County and accessible to the regional partners of Kennedy County, Brooks County, Jim Wells County, Duval County, Live Oak County, Bee County, San Patricio County and Willacy County.

The regional center will have two primary missions. The first mission is to provide public safety training to first responders. The center will be a first-class facility for training of fire and law enforcement personnel. The center will offer classrooms equipped with the latest technology for professional instruction. In addition to the 15,000 square feet of space used for classroom space and EOC operations, the project would also provide individual training fields for firefighters and law enforcement. Construction of the facility would also include a helicopter landing pad for emergencies and drills.

The second primary mission would be serving as a regional emergency operations and command center for Kleberg County and regional partners. Kleberg County and its regional partners are considered rural counties and do not have, individually, the resources to set up emergency response centers such as those set up by major cities or more urban counties. This center would provide a central location for local, county and federal first responders to observe the situation and marshal resource appropriately and effectively over an area of 9,311 square miles.

An additional benefit to the local economy from this project would be increased hotel occupancy and sales tax dollars from the attendees of the training facility staying in town. It may also result in the construction of new hotels and restaurants that would increase employment and ad valorem tax revenues. This project could ultimately serve three functions: a needed regional training facility, an essential emergency operations center, and an enhancement to economic development.

The City of Kingsville and Kleberg County would like to thank you in advance for your support and consideration in our efforts to improve public safety, emergency operations, and sustainable economic development. We look forward to working with your administration.

If you have any questions regarding the City's participation in this application, please do not hesitate to contact me at (361) 595-8002 or e-mail me at mfugate@cityofkingsville.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Sam R. Fugate", with a stylized flourish at the end.

Sam R. Fugate
Mayor

CITY OF KINGSVILLE



P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

April 25, 2019

Mr. Robert Peché
United States Dept. of Commerce
Economic Development Administration
Austin Regional Office
903 San Jacinto Blvd., Suite 206
Austin, TX 78701-2450

Dear Mr. Peché,

I write to express my strong support for the application submitted by the County of Kleberg to the office of Economic Development Administration (EDA) under Disaster Supplemental Funding Economic Adjustment Program, U.S. Department of Commerce.

Kleberg County is requesting a \$4.8 million grant with a match of \$1.2 million making the project \$6 million. We, the City of Kingsville, have committed to participate with this project by providing half of the \$1.2 million match as the local non-federal contribution.

This investment will fund the construction of a 14 county Regional Public Safety Training Facility and Emergency Operations and Command Center. The participating Counties are the following: Kleberg County, Kennedy County, Brooks County, Jim Wells County, Duval County, Live Oak County, Bee County, San Patricio County, Willacy County, Jim Hogg County, Karnes County, Refugio County, Victoria County and Nueces County.

The regional center will have two primary missions. The first mission is to provide public safety training to first responders. The center will be a first-class facility for training of fire and law enforcement personnel. The center will offer classrooms equipped with the latest technology for professional instruction.

I strongly support Kleberg County's efforts to improve Public Safety Training and to create a first-class emergency disaster facility that will enhance the Region's resiliency due to an emergency.

Respectfully,

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

Sam R. Fugate
Mayor
City of Kingsville

AGENDA ITEM #4

City of Kingsville
Human Resource Department

TO: Mayor and City Commissioners

CC: Jesús A. Garza, City Manager

FROM: Diana Gonzales, Human Resource Director

DATE: April 30, 2019

SUBJECT: Update Policy 890.01 "No Smoking" to "Smoke and Vape-Free Workplace"

Summary: Policy 890.01 "No Smoking" is recommended to be updated to "Smoke and Vape-Free Workplace". Below is the existing policy and the recommended updated wording.

POLICY NO. 890.01 NO SMOKING

Except where prohibited by state law, smoking of cigarettes, cigars or pipes is not permitted in the City's facilities. No smoking or use of any tobacco product is permitted in any City owned vehicles or facilities. For those Employees who wish to smoke, they should do so for a very brief period of time outside the City's facilities in the designated smoking area. The City may discipline for excessive break periods taken for the purpose of permitting an Employee to smoke. Employees are expected to keep designated smoking areas clean, and to properly discard cigarette and cigar butts.

To be updated as follows:

POLICY NO. 890.01 SMOKE AND VAPE-FREE WORKPLACE

The City of Kingsville is committed to providing a safe and healthy workplace and to promoting the health and well-being of its employees. It is the policy of City of Kingsville to prohibit smoking and vaping on all City premises. Smoking is defined as the "act of lighting, smoking or carrying a lighted or smoldering cigar, cigarette or pipe of any kind." Vaping refers to the use of electronic nicotine delivery systems or electronic smoking devices such as e-cigarettes, e-pipes, e-hookahs and e-cigars.

This policy applies to areas under the City's responsibility including, but not limited to, the following:

- All areas of buildings owned or leased by the City.
- All City sponsored offsite conferences and meetings.
- All vehicles owned or leased by the City.
- All City employees including full-time, part-time, temporary, seasonal and student interns.



City of Kingsville
Human Resource Department

- All visitors (customers and vendors) to City premises.
- All contractors and consultants and/or their employees working on City premises.

Smoking and vaping is permitted *only* in designated outdoor areas.

Employees who violate this policy may be subject to disciplinary action up to and including termination of employment.

Background: Policy 890.01 was last updated on August 28, 2006.

Financial Impact: None.

Recommendation: To consider approving the revision to Policy 890.01 to clarify that the non-smoking policy includes vaping.



RESOLUTION NO. 2019-_____

A RESOLUTION AMENDING THE CITY OF KINGSVILLE ADMINISTRATIVE POLICIES AND PROCEDURES MANUAL, POLICY NO. 890.01-"NO SMOKING" FOR ADDITIONAL CLARIFICATION TO BE "SMOKE AND VAPE-FREE WORKPLACE".

WHEREAS, the City Commission previously adopted an administrative policy handbook for employees on August 28, 2006;

WHEREAS, the handbook contains a "No Smoking" policy that applies to city properties and vehicles and methods of nicotine consumption have expanded since adoption, so the policy needs to be updated to clarify that it prohibits vaping as well; and

WHEREAS, the requested change does not impact the City financially; and

WHEREAS, the policy change provides additional clarification and continues to promote a safe and healthy workplace and the health and safety of employees;

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

I.

THAT Policy No. 890.01-No Smoking be renamed Policy 890.01- Smoke and Vape-Free Workplace, and the policy attached as Exhibit A, is hereby approved;

II.

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

III.

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

PASSED AND APPROVED by a majority vote of the City Commission on the 6th day of May, 2019.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

POLICY NO. 890.01 SMOKE AND VAPE-FREE WORKPLACE

The City of Kingsville is committed to providing a safe and healthy workplace and to promoting the health and well-being of its employees. It is the policy of City of Kingsville to prohibit smoking and vaping on all City premises. Smoking is defined as the "act of lighting, smoking or carrying a lighted or smoldering cigar, cigarette or pipe of any kind." Vaping refers to the use of electronic nicotine delivery systems or electronic smoking devices such as e-cigarettes, e-pipes, e-hookahs and e-cigars.

This policy applies to areas under the City's responsibility including, but not limited to, the following:

- All areas of buildings owned or leased by the City.
- All City sponsored offsite conferences and meetings.
- All vehicles owned or leased by the City.
- All City employees including full-time, part-time, temporary, seasonal and student interns.
- All visitors (customers and vendors) to City premises.
- All contractors and consultants and/or their employees working on City premises.

Smoking and vaping is permitted *only* in designated outdoor areas.

Employees who violate this policy may be subject to disciplinary action up to and including termination of employment.

Approved: August 28, 2006

Amended: May 6, 2019

AGENDA ITEM #5



PRELIMINARY PROJECT AND FINANCING PLAN
TAX INCREMENT REINVESTMENT ZONE #1,
HISTORIC DOWNTOWN KINGSVILLE, TEXAS
August 31, 2018



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Exhibit A—“TIRZ #1, Historic Downtown, Legal Description”

Exhibit B— “Estimated Captured Appraised Value by Year”

1. OVERVIEW

1.1. Background

The City of Kingsville (The “City”) is a Texas home rule municipality incorporated in 1911. Kingsville is located approx. 45 miles West of Corpus Christi and approx. 160 miles South of San Antonio. The City is the Kleberg County (The “County”) seat of Government. As such, Kingsville is the largest city in the County and provides numerous indispensable services benefitting area residents county-wide. Kingsville is home to Texas A & M University - Kingsville, Naval Air Station – Kingsville, a Border Patrol station and Kleberg County Regional Airport which offers charter and private facilities.

Although Kingsville is home to many of the County’s top services and amenities, its population growth experienced a decrease in population in the 1980s that recent population increases have yet to offset. The population Kingsville has closely tracked the population of Kleberg County, with only a small portion of the county population outside the city. While some population growth occurred in the 1920s and 1930s as a result of the founding of South Texas State Teachers College in 1925, the bulk of the historical growth was precipitated by the establishment of the Naval Air Station - Kingsville in 1942 shortly after the U.S. entered World War II. Enrollment at the University experienced a postwar boom until the 1970s, after which population growth slowed and then stopped. The population of the City is set to increase by roughly a third over the next three decades from 2010 to 2040. The Texas State Data Center, forecasts the population of Kingsville to increase to 32,274 by 2040. See Map Figure 1, City Limits and ETJ and Table Figure 2, Kingsville Population Trends.

Map Figure 1 – City Limits and ETJ

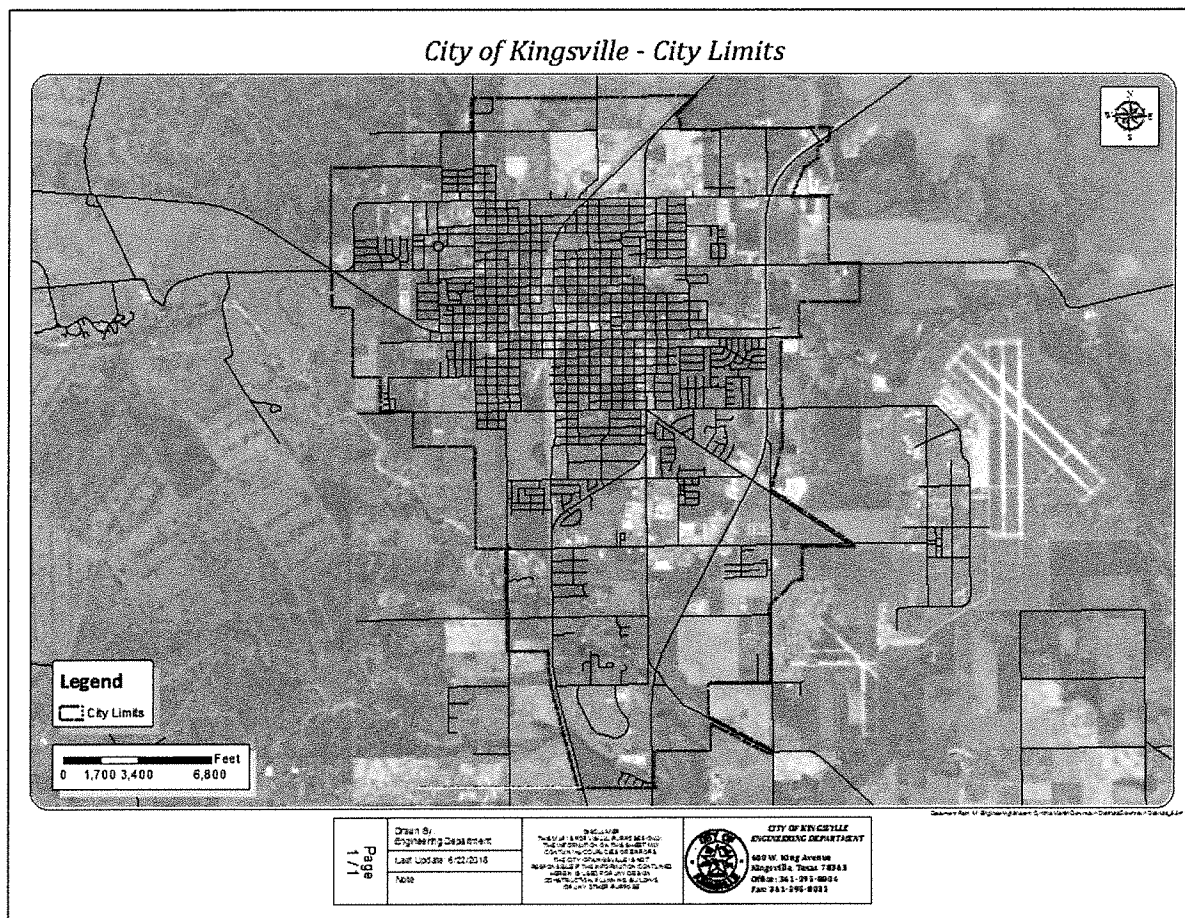


Table Figure 2, Kingsville Population Trends

Table 2: Kingsville and Kleberg County: Population Growth, 1920-2050 (projected population for 2020-2050)

Year	Kingsville	Growth	Kleberg	Growth
1920	4,770	--	7,837	--
1930	6,815	42.9	12,451	58.9
1940	7,782	14.2	13,344	7.2
1950	16,898	117.1	21,991	64.8
1960	25,297	49.7	30,052	36.7
1970	28,995	14.6	33,166	10.4
1980	29,949	3.3	33,358	0.6
1990	25,276	-15.6	30,274	-9.2
2000	25,575	1.2	31,549	4.2
2010	26,213	2.5	32,061	1.6
2020	26,868	2.5	35,587	11.0
2030	29,447	9.6	39,003	9.6
2040	32,274	9.6	42,240	8.3
2050	34,920	8.2	45,746	8.3

Source: U.S. Census Bureau, Texas State Data Center

Attracting and incentivizing new commercial and economic growth is critical to the viability of the City of Kingsville. This Preliminary Project and Financing Plan outlines the City's specific opportunity to utilize Tax Increment Financing ("TIF") in accordance with the requirements of Chapter 311 of the Texas Tax Code to spur new economic growth in its Historic Downtown District.

1.2 The Challenge

1.2(a) Description of the Zone

Kingsville's citizens and leaders realize that in sustaining gradual, deliberate growth and attracting new economic development, we must preserve the intrinsic qualities that are unique to our town. In early 2017, the City developed a Vision Plan for Kingsville's Downtown identifying recommended land uses and the layout and form of the development/redevelopment, along with improvements relating to streets and parking areas, vehicular and pedestrian access and circulation, streetscaping and amenities, signage and lighting and infrastructure upgrades.

Downtown Kingsville, like many other downtown areas in towns of comparable size, was once the heart of the City and the center for commerce; however, once major thoroughfares were constructed, growth and business naturally gravitated south and Downtown Kingsville faced significant disinvestment and is still plagued by such declining growth today. *See Table Figure 3, Downtown Zone Taxable Value Analysis.*

Table Figure 3, Downtown Zone Taxable Value Analysis

YEAR	2015	2016	2017
INCREMENT	\$152,640	\$15,536	\$889,979
TOTAL	\$13,220,839	\$13,236,195	\$14,126,174
% CHANGE	1.15%	0.12%	6.30%

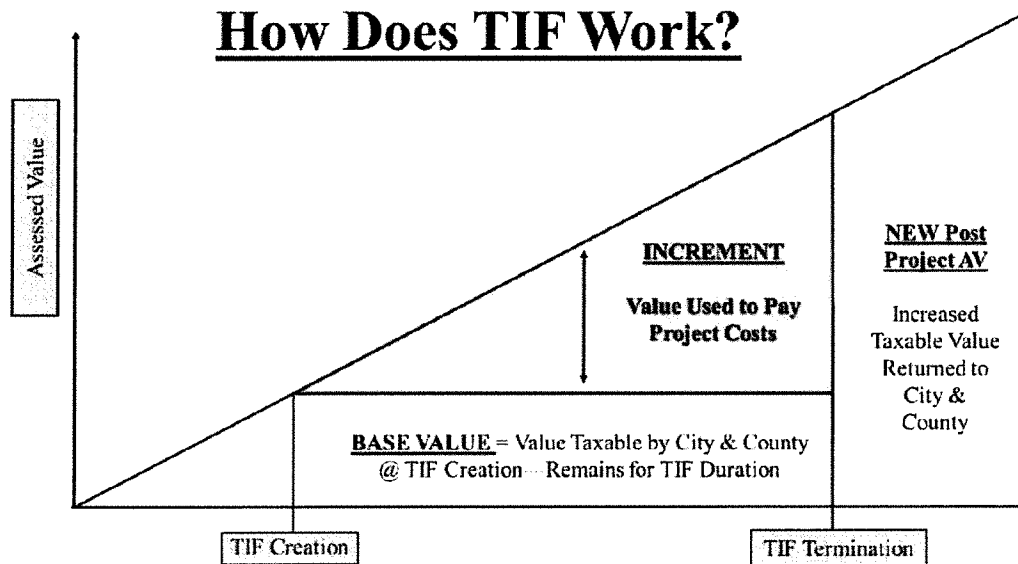
Average Annual Growth Rate = 2.52%

Accordingly, the City should work to re-establish Downtown Kingsville as a pedestrian commercial and entertainment destination and seize the economic opportunities therein.
The re-establishment of Downtown Kingsville is met with several specific challenges including:

- Substandard public infrastructure that impedes pedestrian sociability and mobility
- Numerous building vacancies and current aesthetics discourage development in the area
- Deteriorating façades need to be upgraded/improved to maintain historic integrity of the area

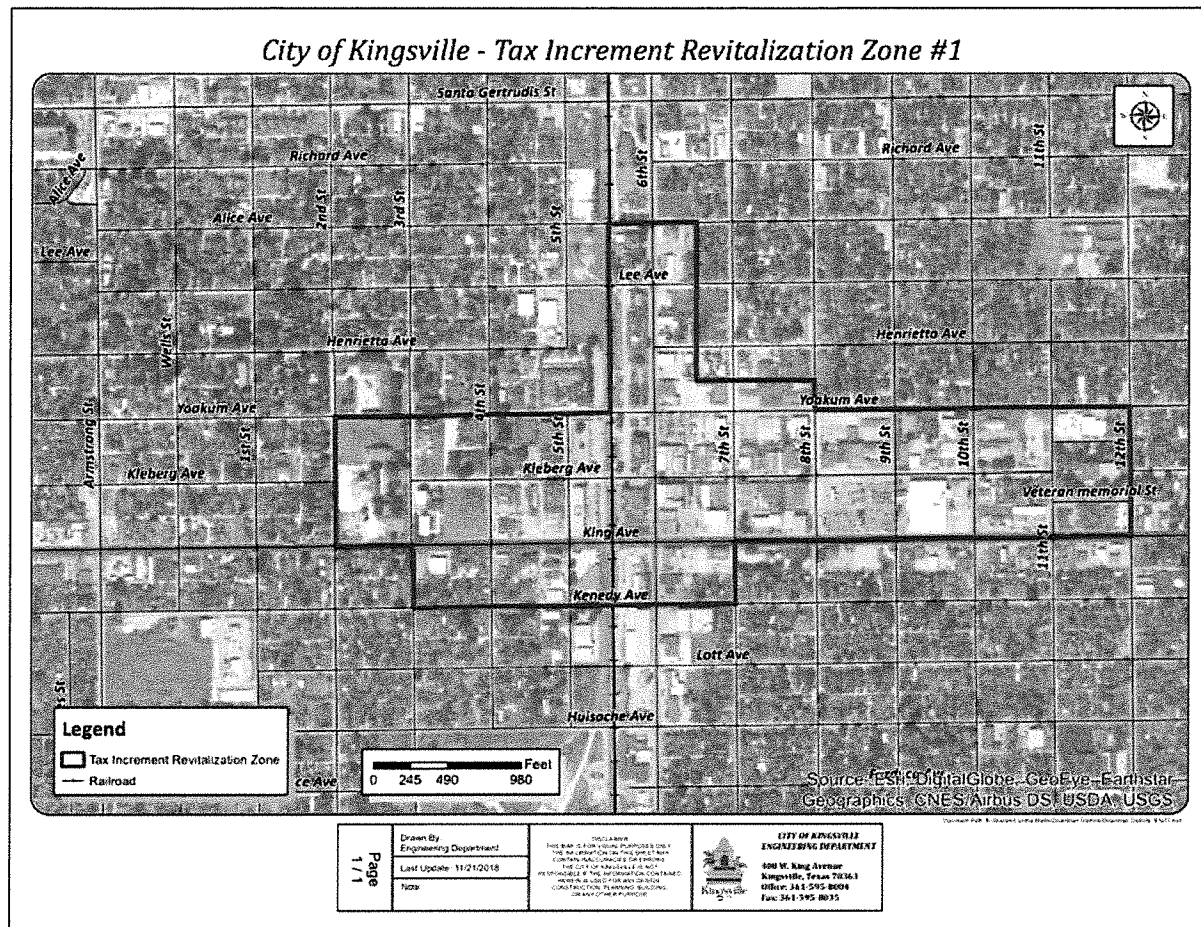
1.2(b) TIRZ Boundary

The City is requesting that a Tax Increment Reinvestment Zone ("TIRZ" or "Zone") to be created over certain commercial areas within Historic Downtown Kingsville. Tax Increment Financing is a development tool available to the City to catalyze economic development in the downtown area. Increases in property tax revenues over and above the value of taxes paid within the Zone since 2018 are to be re-invested back into the area in the form of infrastructure improvements, façade upgrades, environmental remediation etc. Taxing jurisdictions continue to collect taxes on the base amount of assessed property values at the creation of the TIRZ for the life of the TIRZ. For a detailed explanation, see *How Does a TIRZ/TIF work?* below



Map Figure 4, below, depicts the TIRZ boundary

Map Figure 4, TIRZ Boundary



The creation of a TIRZ in Historic Downtown Kingsville is justifiable under Section 311.005 of the Texas Tax Increment Financing Act since the area's present condition substantially impairs the City's growth due to the presence of a significant number of substandard or deteriorating structures. Additionally, the Historic Downtown District possesses inadequate sidewalks and street layouts that impede pedestrian mobility and inhibit economic growth.

Given these existing conditions, the feasibility for many types of desired development in Kingsville's Historic Downtown District is limited. The conditions outlined above will not be overcome or corrected without intervention and assistance from the public sector, therefore satisfying the general criteria for creation of the zone. The necessity for the TIRZ partnership is compelling because neither the City nor County can address Downtown's redevelopment issues alone.

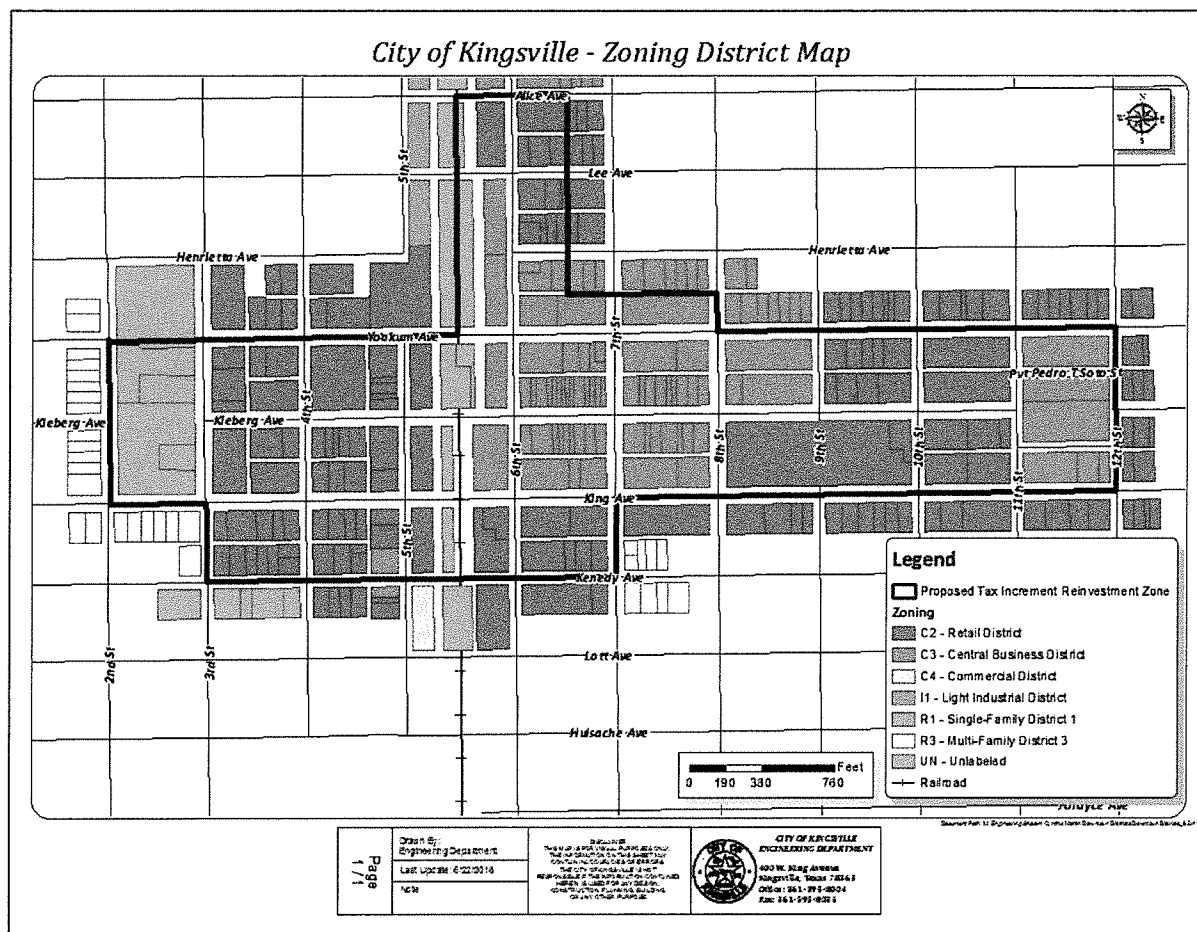
2. Preliminary Project Plan

This Project Plan and Reinvestment Zone Financing Plan ("The Plan") has been prepared in accordance with the requirements of Chapter 311 of the Texas Tax Code and outlines the improvements to be funded and implemented in Tax Increment Reinvestment Zone #1, Historic Downtown.

2.1 Existing Uses and Conditions, Proposed Uses— TEX. TAX CODE ANN. § 311.011(b) (1)

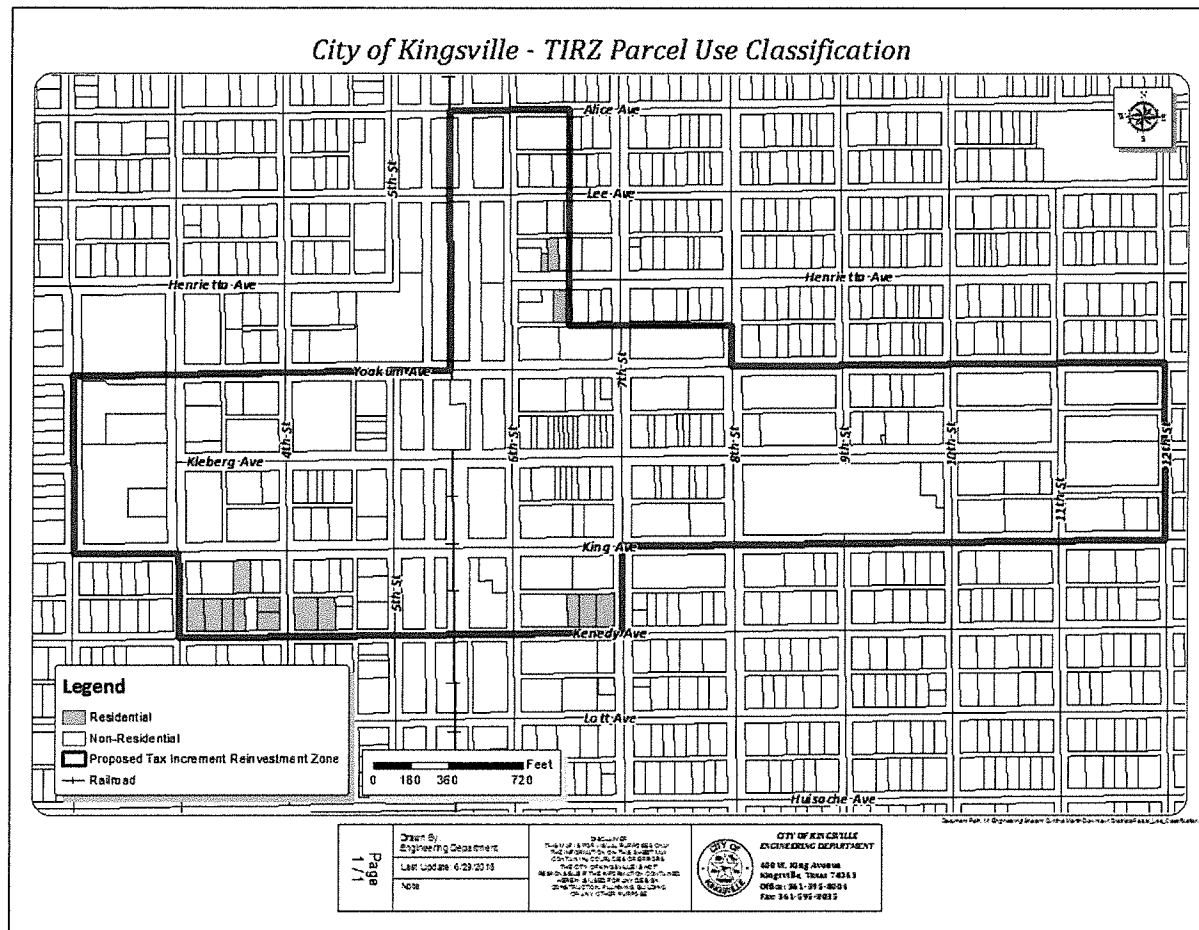
The bulk of TIRZ properties are zoned C3- Central Business District or C2- Retail with retail and limited R-1 residential uses throughout. All properties within the Historic Downtown District also carry the overlay district designation of "H Design Historic" for zoning purposes. See Map Figure 5, Zoning District Map.

Map Figure 5, Zoning District Map



Existing land use within the TIRZ is overwhelmingly commercial and public/non-profit, with 11% of properties within the TIRZ boundary (calculated in terms of acreage per parcel) used for residential purposes. See Map Figure 6 below "Kingsville TIRZ Parcel Use Classification."

Map Figure 6, TIRZ Parcel Use Classification



Key to the revitalization of downtown Kingsville is increasing the number of residential units in the area. There are currently many sites in the area that would be suitable for the development of infill housing units as well as multi-family housing complexes. These sites include vacant lots and unused buildings. City staff recently added zoning code provisions to enable and encourage loft apartments, residential above commercial and live/work units. Another important step would be to increase the lodging options within the Historic Downtown District. The District is lacking in restaurant and entertainment venues as are enhanced parks/public use spaces.

2.2 Method of Relocation—TEX. TAX CODE ANN. § 311.011(b) (4)

It is not anticipated that any TIRZ construction or TIRZ redevelopment projects will require relocation of displaced persons. In the event that residential properties are purchased by developers in connection with Project Plan construction or redevelopment, the City will assist displaced tenants in locating alternate housing.

3. REINVESTMENT ZONE FINANCING PLAN

The TIRZ is intended to provide a funding and/or reimbursement mechanism for major public infrastructure improvements along with various landscape, beautification and urban design components for Historic Downtown Kingsville. The Plan is comprehensive and long-term in nature

which will promote stability and sustainable economic opportunities in an area that is currently underutilized and not reaching its full potential.

3.1 Estimated Project Cost Description— TEX. TAX CODE ANN. § 311.011(c) (1)

The project costs below comply with the categories established in Section 311.002 of the Texas Tax Code as Project Costs that are eligible for TIF increment fund reimbursement. The dollar amounts are approximate based on assumptions of how the TIRZ may develop over the duration of the zone and are expressed in year 2018 dollars. Project costs may be adjusted to actual development plans, bid costs and/or for inflation. Approved projects shall commence as funds are available in the “TIF Fund” or are available from other sources.

Project Description

Kleberg Avenue Sidewalk Replacement Project

Project Cost Estimate

\$2,250,000.00

ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
KLEBERG AVENUE SIDEWALK IMPROVEMENTS					
1	8,500	SY	REMOVE & REPLACE CONCRETE SIDEWALK	\$80.00	\$680,000.00
2	158	EA	ADA CURB RAMPS	\$2,500.00	\$395,000.00
3	65	EA	CROSSWALK STRIPING	\$500.00	\$32,500.00
4	7,800	LF	REMOVE & CONCRETE CURB	\$30.00	\$234,000.00
5	4,000	SY	PAVERS	\$60.00	\$240,000.00
6	1	LS	WATER UTILITY ADJUSTMENTS	\$20,000.00	\$20,000.00
7	1	LS	SEWER UTILITY ADJUSTMENTS	\$20,000.00	\$20,000.00
8	56	EA	LIGHTING INCLUDING ELECTRICAL	\$5,000.00	\$280,000.00
9	1	LS	LANDSCAPING	\$86,000.00	\$86,000.00
10	1	LS	TRAFFIC CONTROL	\$15,000.00	\$15,000.00
SUBTOTAL CONSTRUCTION COST					\$2,002,500.00
ENGINEERING					\$202,500.00
SURVEYING					\$22,500.00
CONSTRUCTION INSPECTION					\$22,500.00
TOTAL KLEBERG SIDEWALK REPLACEMENT PROJECT					\$2,250,000.00

TIRZ project costs will be funded at the discretion and approval of the TIRZ Board of Directors (The “Board”) with the consent of the City Council. Costs that the Board finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone will be considered as eligible project costs.

In addition to the projects outlined above, the following categories established in Section 311.002(1) of the Texas Tax Code as eligible project costs will be considered as such when appropriate and practicable:

(A) *Capital costs*, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the

demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) *Financing costs*, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) *Real property assembly costs*;

(D) *Professional service costs*, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) *Imputed administrative costs*, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) *Relocation costs*;

(G) *Organizational costs*, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) *Interest* before and during construction and for one year after completion of construction, whether or not capitalized;

(I) *Operating cost* of the reinvestment zone and project facilities; and

(J) *Contributions* made by the municipality or county from general revenue for the implementation of the project plan.

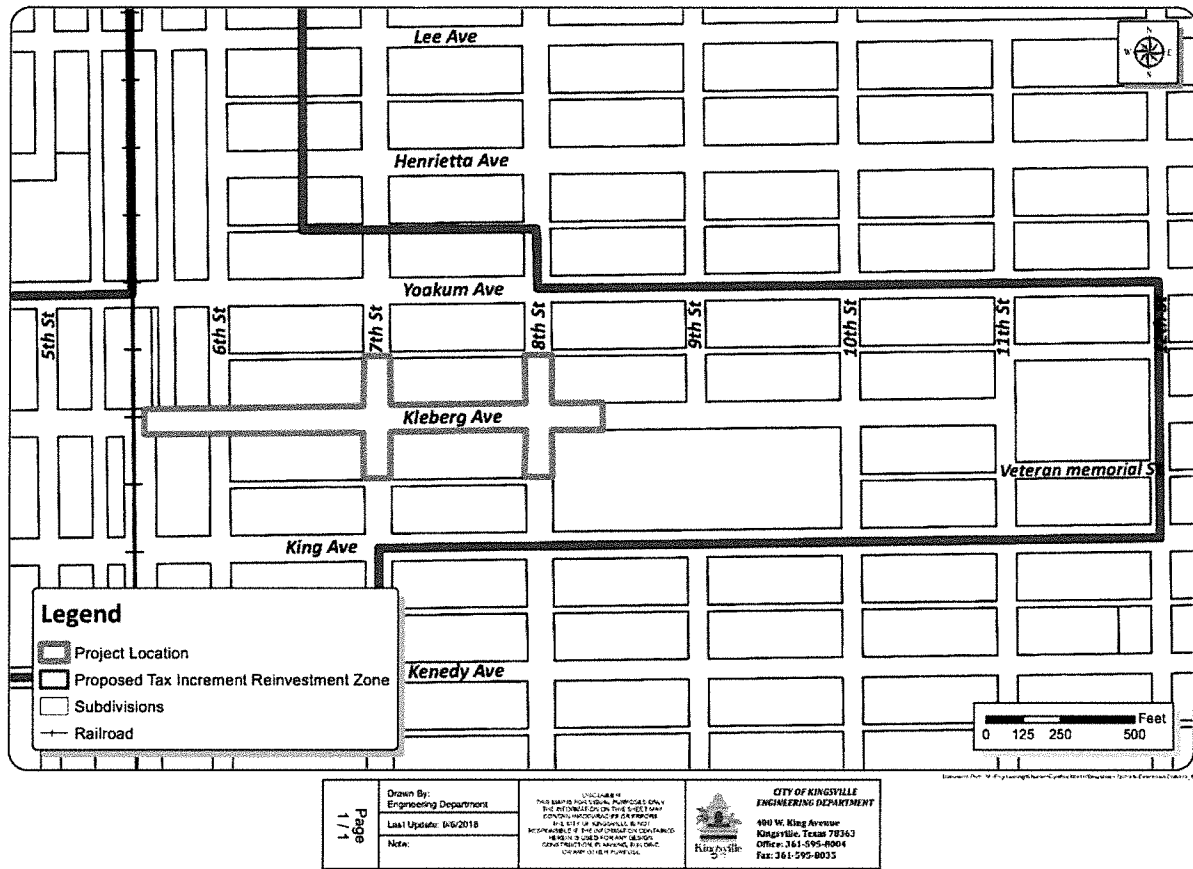
It is anticipated that economic development loans or grants might be made to assist implementation of the Project Plan. The Board, with City Council's approval, shall have the authority to establish and administer economic development programs, including but not limited to grants and loans, authorized under Chapter 380 of the Texas Local Government Code. Should such grants or loans occur, it will be done with the intent to fulfill the public purposes of developing and diversifying the economy, eliminating unemployment/underemployment, and developing or expanding transportation, business and commercial activity in the TIRZ.

3.2 Kind, Number, Location of Proposed Public Improvements— TEX. TAX CODE ANN. § 311.011(c) (2)

The proposed public improvements of TIRZ #1, Historic Downtown, are meant to address and remediate specific challenges faced by the area, which, if not remedied by TIF intervention, will continue to substantially impair the City's growth. Current public infrastructure is substandard for pedestrian mobility purposes and the overall area aesthetics are unfriendly and uninviting. Accordingly, new sidewalks and curb, extensions for traffic calming, pedestrian crosswalks and ADA compliant ramps are proposed to increase pedestrian mobility and access in the area. In an effort to improve area aesthetics, ornamental street lights are proposed to evoke a sense of arrival and increased character in Historic Downtown. Redevelopment of the area is contemplated to materialize over the 30 year life of the TIRZ. *See Map Figure 7 below "Project location."*

Map Figure 7, TIRZ Project Location

City of Kingsville- TIRZ Project Area



3.3 Economic Feasibility— TEX. TAX CODE ANN. § 311.011(c) (3)

The primary source of TIRZ revenue will be the ad valorem taxes generated on the annual incremental value above the base year value. Revenues will result from annual estimated inflationary growth on base property values and from new taxable values as construction and redevelopment occurs within the TIRZ. The table below potential TIF participation rates of the varying taxing entities.

Jurisdiction	Tax Rate	% Participation	Duration
City of Kingsville	0.842200	100%	30 years
Kleberg County	0.828800	100%	30 years
Kingsville ISD	1.518900	100%	30 years
So TX Water	0.08294	100%	30 years
Combined TIF Rate		3.272842	

Assuming development occurs according to Exhibit C, “TIRZ #1, and Historic Downtown Revenue Model”, the estimated cumulative combined City and County real property tax increments from within the TIRZ would total \$401,554.23 over the 30 year life of the zone. Expected tax increments are a result of the removal of the economic depreciation factor depressing the majority of downtown commercial property values.

With anticipated cumulative TIF fund receipts and the proposed TIF project costs expressed in terms of 2018 present value, the difference between anticipated receipts of \$401,554.23 and the TIRZ project cost list of \$2,225,000, creates a shortfall of \$1,823,445.77. In other words, some but not all of the total eligible project costs identified in Section 3.1 of this Plan can be paid from the TIF fund. To fund the balance of the outlined projects, supplemental funding must come from some combination of municipal bonds for capital improvements, City/County operating budgets or grants. Alternatively, some of the project cost items might not be constructed.

3.4 Estimate of Bonded Indebtedness to be Incurred— TEX. TAX CODE ANN. § 311.011(c) (4)

The City, in its sole discretion, may issue or cause to be issued bonds, notes or other obligations secured by tax increment revenues, the proceeds of which are used to pay for or reimburse Project Costs, capitalized interest, developer interest and costs of issuance of the bonds. The amount of bonds and bonded indebtedness will be a function of the availability of TIRZ revenues.

3.5 Estimated Time When Monetary Obligations are to be Incurred— TEX. TAX CODE ANN. § 311.011(c) (5)

The TIRZ may incur monetary obligations after contracts between the TIRZ and property developers are inspected, completed and accepted by the City. The build-out horizon for TIRZ improvements will largely be market-driven. As such, bond issuance may occur at appropriate times as determined by the City and will largely be dependent upon tax revenue amounts available in the TIF fund to reimburse developers according to executed construction agreements or for debt service. Project costs, administrative costs and costs related to the creation and organization of the TIRZ may be paid from the issuance of bonds, directly from tax increment revenue, or a combination thereof.

3.6 Methods and Sources of Financing— TEX. TAX CODE ANN. § 311.011(c) (6)

To ensure timely construction and redevelopment, the City may utilize both “pay-as-you-go” and other various methods of financing allowable under the Tax Increment Financing Act including the issuance of tax increment bonds. Any such bonds or notes are payable solely from the tax increment fund and must mature on or before the date by which the final payments of the tax increment into the tax increment fund are due. To the extent permitted by law, efforts will be made to leverage TIRZ funds with grants/public funds and other economic development tools.

The City may issue tax increment bonds by ordinance. Alternatively, the City may execute a service contract with a created Local Government Corporation (“LGC”) under Chapter 431 of the Texas Transportation Code to issue bonds on behalf of the City and manage the affairs of the TIRZ. The increment amount of sales tax attributable to the TIRZ will not be deposited into the tax increment fund.

3.7 Current Appraised Value of Taxable Real Property— TEX. TAX CODE ANN. § 311.011(c) (7)

The base year value of all taxable real property within the designated TIRZ is \$14,126,174 as indicated by the 2017 Kleberg County Appraisal District tax roll. The base year value is approximately 18% of the total appraised value of all taxable real property in the City of Kingsville,

or well within the 50% limit required by section 311.006(a)(2)(B) (Based on the 2017 total appraised value of all taxable real property in the municipality of \$ \$789,457,160. Total value of privately owned property used for residential purposes within TIRZ #1, Historic Downtown is \$ 580,830 and privately owned property used for residential purposes accounts for approximately 4% of the total property (calculated in terms of acreage per parcel) in the TIRZ, which is within the 30% maximum allowed by section 311.006(a) (1)

3.8 Estimated Captured Appraised Value by Year— TEX. TAX CODE ANN. § 311.011 (c) (8)

Exhibit B, “Estimated Captured Appraised Value by Year” demonstrates the projected incremental tax value subject to capture throughout the life of the TIRZ.

3.9 Duration of Zone— TEX. TAX CODE ANN. § 311.011 (c) (9)

TIRZ #1, Historic Downtown Kingsville, Texas shall exist for a term of 30 years. The TIRZ shall take effect immediately upon the passage of the ordinance creating it, lasting through December 31, 2046 (with final year’s tax to be collected by September 30, 2017) or at an earlier time designated by the City Council by ordinance. The City Council may determine, in its sole discretion that the TIRZ should be terminated prior to the designated termination date if there is insufficient private investment in the TIRZ, accelerated private investment in the TIRZ, or other good cause. City Council, by ordinance, may also terminate the TIRZ when all project costs and tax increment bonds, if any, including interest, have been paid in full.

NOTE: Per TEX. TAX CODE ANN. § 311.011(h), all amounts contained in this Preliminary Project Plan or Reinvestment Zone Financing Plan, including expenditures relating to project costs are considered estimates and do not act as a limitation on the items described herein.

Exhibit A – “TIRZ #1, Historic Downtown, Legal Description”

Beginning at a point that lies in the center of the intersection of 6th Street and Alice Avenue, said point also being described as the “Point of Beginning”;

Thence due east along the centerline of the aforementioned Alice Avenue approximately two hundred ninety-one feet to a point that lies on the centerline of Alice Avenue north of Lots 10 and 11, Block 21 of the Original Town, said point also being the north-easternmost corner of the zone herein described;

Thence due south approximately one thousand forty-eight feet crossing Blocks 21, 28, and the northern half of Block 36 of the Original Town to a point that lies in the alley in Block 36 north of Yoakum Avenue;

Thence due east approximately seven hundred eighty-five feet to a point that lies on the centerline of 8th Street parallel with the alley in Blocks 37 and 38 of the Original Town;

Thence due south along the centerline of the aforementioned 8th Street approximately two hundred sixteen feet to a point that lies in the center of the intersection of 8th Street and Yoakum Avenue;

Thence due east along the centerline of the aforementioned Yoakum Avenue approximately two thousand eighty-five feet to a point that lies in the center of the intersection of 12th Street and Yoakum Avenue, said point also being the easternmost corner of the zone herein described;

Thence due south along the centerline of the aforementioned 12th Street approximately eight hundred sixty-one feet to a point that lies in the center of the intersection of 12th Street and King Avenue, said point also being parallel to the easternmost corner of the zone herein described;

Thence due west along the centerline of the aforementioned King Avenue approximately two thousand six hundred twenty-five feet to a point that lies in the center of the intersection of 7th Street and King Avenue;

Thence due south along the centerline of the aforementioned 7th Street approximately four hundred nineteen feet to a point that lies in the center of the intersection of 7th Street and Kenedy Avenue, said point also being the south-easternmost corner of the zone herein described;

Thence due west along the centerline of the aforementioned Kenedy Avenue approximately two thousand one hundred forty-one feet to a point that lies in the center of the intersection of 3rd Street and Kenedy Avenue, said point also being the south-westernmost corner of the zone herein described;

Thence due north along the centerline of the aforementioned 3rd Street approximately four hundred nineteen feet to a point that lies in the center of the intersection of 3rd Street and King Avenue;

Thence due west along the centerline of the aforementioned King Avenue approximately five hundred seven feet to a point that lies in the center of the intersection of 2nd Street and King Avenue, said point also being the westernmost corner of the zone herein described;

Thence due north along the centerline of the aforementioned 2nd Street approximately eight hundred sixty-one feet to a point that lies in the center of the intersection of 2nd Street and Yoakum Avenue, said point also being parallel to the westernmost corner of the zone herein described;

Thence due east along the centerline of the aforementioned Yoakum Avenue approximately one thousand two hundred thirty feet crossing the tract Park, Block Chamberlain Park, Lot N 382.06', (KISD Administrative Office & TEC) to a point that lies in the center of Yoakum Avenue parallel to the center of the Union Pacific Railroad Company railroad track south of tract Juan Mendiola, Lot 192, (Rincon de Santa Gertrudis), Acres 0.94;

Thence due north along the centerline of the aforementioned Union Pacific Railroad Company railroad track approximately one thousand two hundred fifty-eight feet crossing tracts Juan Mendiola, Lot 192, (Rincon de Santa Gertrudis), Acres 0.94 and Acres 0.87 to a point that lies on the centerline of the intersection of the railroad track and Alice Avenue, said point also being the north-westernmost corner of the zone herein described;

Thence due east along the centerline of the aforementioned Alice Avenue approximately two hundred ninety feet to the "Point of Beginning".

Exhibit B – “Estimated Captured Appraised Value by Year”

Base Year	Base Year	Taxable Value	Incremental Increase From Initial Tax Value*	COK- \$.69055		KC - \$.761970		STWA - \$064224	
				Taxes Based on M&O Tax Rate	PY	Taxes Based on M&O Tax Rate	PY	Taxes Based on PY M&O Tax Rate	
1	2017	14,126,174			0.69055		0.76197		0.064224
2	2018	14,482,154	355,980	\$	2,458	\$	2,712	\$	229
3	2019	14,847,104	720,930	\$	4,978	\$	5,493	\$	463
4	2020	15,221,251	1,095,077	\$	7,562	\$	8,344	\$	703
5	2021	15,604,826	1,478,652	\$	10,211	\$	11,267	\$	950
6	2022	15,998,068	1,871,894	\$	12,926	\$	14,263	\$	1,202
7	2023	16,401,219	2,275,045	\$	15,710	\$	17,335	\$	1,461
8	2024	16,814,530	2,688,356	\$	18,564	\$	20,484	\$	1,727
9	2025	17,238,256	3,112,082	\$	21,490	\$	23,713	\$	1,999
10	2026	17,672,660	3,546,486	\$	24,490	\$	27,023	\$	2,278
11	2027	18,118,011	3,991,837	\$	27,566	\$	30,417	\$	2,564
12	2028	18,574,585	4,448,411	\$	30,719	\$	33,896	\$	2,857
13	2029	19,042,665	4,916,491	\$	33,951	\$	37,462	\$	3,158
14	2030	19,522,540	5,396,366	\$	37,265	\$	41,119	\$	3,466
15	2031	20,014,508	5,888,334	\$	40,662	\$	44,867	\$	3,782
16	2032	20,518,874	6,392,700	\$	44,145	\$	48,710	\$	4,106
17	2033	21,035,949	6,909,775	\$	47,715	\$	52,650	\$	4,438
18	2034	21,566,055	7,439,881	\$	51,376	\$	56,690	\$	4,778
19	2035	22,109,520	7,983,346	\$	55,129	\$	60,831	\$	5,127
20	2036	22,666,680	8,540,506	\$	58,976	\$	65,076	\$	5,485
21	2037	23,237,880	9,111,706	\$	62,921	\$	69,428	\$	5,852
22	2038	23,823,474	9,697,300	\$	66,965	\$	73,891	\$	6,228
23	2039	24,423,826	10,297,652	\$	71,110	\$	78,465	\$	6,614
24	2040	25,039,306	10,913,132	\$	75,361	\$	83,155	\$	7,009
25	2041	25,670,297	11,544,123	\$	79,718	\$	87,963	\$	7,414
26	2042	26,317,188	12,191,014	\$	84,185	\$	92,892	\$	7,830
27	2043	26,980,382	12,854,208	\$	88,765	\$	97,945	\$	8,255
28	2044	27,660,287	13,534,113	\$	93,460	\$	103,126	\$	8,692
29	2045	28,357,326	14,231,152	\$	98,273	\$	108,437	\$	9,140
30	2046	29,071,931	14,945,757	\$	103,208	\$	113,882	\$	9,599
				\$	1,369,860	\$	1,511,537	\$	127,403
				Total	\$	3,008,800			

*Note: based on assessed taxable value with an estimated 2.52% annual growth rate

AGENDA ITEM #6

AGENDA ITEM #7

AGENDA ITEM #8

AGENDA ITEM #9