

City of Kingsville, Texas

AGENDA CITY COMMISSION MONDAY, NOVEMBER 25, 2019 REGULAR MEETING

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

I. Preliminary Proceedings.

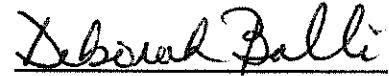
OPEN MEETING

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

MINUTES OF PREVIOUS MEETING(S)

Regular Meeting- November 12, 2019

APPROVED BY:



Deborah Balli
Interim City Manager

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

1. Public Hearing on a request for a Special Use Permit for car wash use in C2 (Retail District) at Rincon De Zapata, Lots A-D, also known as 1400 block S. 14th Street, Kingsville, Texas; Chad Davis, applicant. (Interim Director of Planning & Development Services).
2. Public Hearing on a request to rezone of Haggerton, Lot 3, also known as 2102 E. Trant Rd, Kingsville, Texas, from C4 (Commercial District) to R1 (Single Family District); Cesar Silva, applicant. (Interim Director of Planning & Development Services).
3. Public Hearing on EPA Brownfields Cleanup Grant Application by the City of Kingsville. (Interim 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, Library Summer Programs, Grants Update. No formal action can be taken on these items at this time."

IV. Public Comment on Agenda Items.³

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

V.

Consent Agenda

Notice to the Public

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being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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

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

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

1. Motion to approve final passage of an ordinance amending the Fiscal Year 2019-2020 budget to accept and expend donations from La Posada de Kingsville, the King Ranch, and the South Texas Specialized Crimes and Narcotics Task Force for the Healthy Family Partner's Recreation Programs. (Parks Director).
2. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances Chapter III-Administration, providing for revision of Article 1-City Commission, Section 10-Agenda. (Commissioner Lopez).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

3. Consider appointment of Lupita Salazar Weeks to the Historical Development Board for a three-year term. (Interim Director of Planning & Development Services).
4. Consider appointment of Victoria E. Garza to the Library Board for a three-year term. (Library Director).
5. Consider introduction of an ordinance amending the zoning ordinance by granting a Special Use Permit for 1400 S. 14th Street Block, also known as Rincon De Zapata, Lots A-D, for car wash use in C2-Retail District. (Interim Director of Planning & Development Services).
6. Consider introduction of an ordinance to rezone of Haggerton, Lot 3 (2.31 acres), also known as 2102 E. Trant Road, Kingsville, Texas, from C4 (Commercial District) to R1 (Single Family District). (Interim Director of Planning & Development Services).
7. Consider a resolution authorizing the submission of an application to the Environmental Protection Agency Brownfields Program for remediation at the site of the Kleberg County Hospital Building at 400 E. Caesar Ave., Kingsville, Texas. (Interim Director of Planning & Development Services).

8. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinance Section 15-6-21-Definitions to revise the definition for tiny homes. (Interim Director of Planning & Development Services).
9. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinance Chapter XV, Article 6-Zoning, Appendix B-Space Requirements, Section One-Space Requirements for Residential Use to add a maximum height for tiny homes. (Interim Director of Planning & Development Services).
10. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter VII, Article 6-Traffic Control Devices, Section 2 Schedule II-Parking Restricted on Certain Streets; providing for the restriction of parking near the university from 7am to 5pm, Monday through Friday. (City Engineer).
11. Consider a resolution authorizing the City Manager to enter into an Interlocal Cooperation Agreement between the City of Kingsville and Texas A&M University-Kingsville relating to Lighting of the rights-of-way on Corral Street and Santa Rosa Avenue between Armstrong Street and Santa Fe Drive. (renewal). (City Attorney).

VII. Adjournment.


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

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:

November 22, 2019 at 10:30 A.M. and remained so posted continuously for at least 72 hours proceeding the schedule time of said meeting.



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

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

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

MINUTES OF PREVIOUS MEETING(S)

NOVEMBER 12, 2019

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON TUESDAY, NOVEMBER 12, 2019 IN THE HELEN KLEBERG GROVES COMMUNITY ROOM, 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 5:00 P.M.

CITY COMMISSION PRESENT:

Sam R. Fugate, Mayor
Edna Lopez, Commissioner
Hector Hinojosa, Commissioner
Dianne Leubert, Commissioner
Arturo Pecos, Commissioner

CITY STAFF PRESENT:

Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
Kyle Benson, IT Manager
Deborah Balli, Interim City Manager
Diana Gonzales, Human Resources Director
Emilio Garcia, Health Director
Bill Donnell, Public Works Director
Cynthia Martin, Downtown Manager
Rudy Mora, City Engineer
Derek Williams, IT Department
Charlie Sosa, Purchasing Director
Janine Reyes, Tourism Director
Susan Ivy, Parks Director
Jessica Montalvo, Health Department
Jason Torres, Health Department

I. Preliminary Proceedings.

OPEN MEETING

Mayor Fugate opened the meeting at 5:02 p.m. with all five Commission members present.

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

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

MINUTES OF PREVIOUS MEETING(S)

Special Meeting- October 28, 2019

Motion made by Commissioner Pecos to approve the minutes of October 28, 2019 as presented, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Lopez, Hinojosa, Leubert, Pecos, Fugate voting "FOR".

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

1. None.

III. Reports from Commission & Staff.²

"At this time, the City Commission and Staff will report/update on all committee assignments which may include, but is not limited to, the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal

*League. Staff reports include the following: Building & Development , Code Enforcement, Condemnation Update, Proposed Development Report; Accounting & Finance – Financial & Investment Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports, Utilities Billing Update; Police & Fire Department – Grant Update, Police & Fire Reports; Streets Update; Public Works; Landfill Update, Building Maintenance, Construction Updates; **Park Services** - grant(s) update, miscellaneous park projects, Emergency Management, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Health Department, Hotel Occupancy Report, Quiet Zone, SEP, Legislative Update, Proclamations, Employee Recognition, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Wastewater Treatment Plant, Water And Wastewater Rate Study Presentation, Golf Course, Library Summer Programs, Grants Update. No formal action can be taken on these items at this time.”*

Mrs. Susan Ivy, Parks Director gave a brief update on Parks & Recreation Departments. She spoke briefly on the Texas Parks & Wildlife Grant. She further gave an update on the Golf Course. At the Golf Course the exterior of the club house has been painted. Receive the greens roller that was ordered. Submitted 33 soil samples to Texas A&M to determine a plan of action for the future of the fairways project. Provided water sample from irrigation pond to determine the salinity levels. Staff is waiting on top dresser to arrive, which should be here in about a week from now. Ivy also gave an update on the Splash Pad. She stated that controller to Splash Pad must be replaced and is backordered for several more weeks. She also stated the annual schedule for the Splash Pad will be discussed at the next Parks Advisory Board meeting to recommend whether the facility will remain open or close for the Winter Season. After speaking with several surrounding communities, it will be recommended that we close after Labor Day during the week and closed for the season from October 1st through Spring Break. The Brookshire Pool is closed until Spring. Currently, ongoing maintenance of water and systems continues regularly. As for the Santa Gertrudis Tree project, boring is complete. One of three taps have been installed. Crews will begin working on connection and tap into main water line. Once taps have been installed, backflow preventors will also be attached. Tree removal and re-planting contracted scheduled for week of January 22nd. At the Dog Park, public works has finished water lines and the parking lot has been primed. Purchasing is finalizing quotes for sidewalks, irrigation, and amenities. Signage to follow the design with Macareno Signs. At the Xeriscape Garden, Parks and Engineering Interns are currently working on mapping the plants at the Xeriscape Garden to be marked with plant markers which will have QR codes that will provide information and map of garden. The markers are being provided by Keep Kingsville Beautiful. The Purchasing Manager will be working on quotes to renovate the pathways in the Garden to be more stable. Wayfinding signs are in progress for the Pavilion area to lead visitors to restrooms and downtown.

Mrs. Courtney Alvarez, City Attorney announced that the next Commission is scheduled for Monday, November 25th with agenda item deadline to staff on Friday, November 15th. She further announced upcoming events in the City.

IV. Public Comment on Agenda Items.³

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

No public comments made.

V.

Consent Agenda **Notice to the Public**

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

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

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

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

- 1. Motion to approve final passage of an ordinance amending the Fiscal Year 2019-2020 budget to receive and expend Park donations for the Healthy Family Recreational Programs. (Parks Director).**
- 2. Motion to approve final passage of an ordinance amending the Fiscal Year 2019-2020 budget to receive and expend donations for downtown holiday decorations. (Parks Director).**
- 3. Motion to approve final passage of an ordinance amending the Fiscal Year 2019-2020 budget to rollover funds for projects not completed in FY18-19 and items ordered in FY18-19 but not received until FY19-20. (Finance Director).**
- 4. Motion to approve a resolution casting the City of Kingsville's votes for candidate Alfonso "Al" Garcia to the Board of Directors for the Kleberg County Appraisal District. (City Attorney).**

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

- 5. Consider accepting donations from La Posada de Kingsville, the King Ranch, and the South Texas Specialized Crimes & Narcotics Task Force for Park's Healthy Family Partners programs and events. (Parks Director).**

Motion made by Commissioner Pecos to accept accepting donations from La Posada de Kingsville, the King Ranch, and the South Texas Specialized Crimes & Narcotics Task Force for Park's Healthy Family Partners programs and events, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Leubert, Pecos, Lopez, Hinojosa, Fugate voting "FOR".

- 6. Consider introduction of an ordinance amending the Fiscal Year 2019-2020 budget to accept and expend donations from La Posada de Kingsville, the King Ranch, and the South Texas Specialized Crimes and Narcotics Task Force for the Healthy Family Partner's Recreation Programs. (Parks Director).**

Introduction item.

- 7. Consider appointments to Complete Count Committee for 2020 Census. (Interim City Manager).**

Mrs. Deborah Balli stated that staff needs Commission recommendations on who they would like to sit on the Complete Count Committee for the 2020 Census as the City's representative. She further stated that there is a list of individuals that staff would recommend based on their specialties and contact. These individuals are Manny Salazar, Susan Ivy, and Janine Reyes.

It was the consensus of the Commission to go with the individuals Mrs. Balli named. No vote taken.

8. Consider a resolution providing for a revised credit/debit card convenience fee for credit/debit card transactions with the City of Kingsville. (Finance Director).

Mrs. Balli stated that the city has been approved for a \$2.50 flat fee for convenience fee, so staff began working with the current processors to implement the \$2.50 fee. There have been some changes via recent court cases that changes the way municipalities can charge convenience fees. VISA will no longer allow a flat fee to be assessed and makes it a requirement for additional fees to be variable. If we want to retain the \$2.30 flat fee that staff recommends and Commission approved based on staff's recommendation, we would no longer be allowed to take VISA credit cards. In keeping with the need to offset some of the costs of credit card discount fees, staff recommends going to the 2.75% variable rate on all debit/credit card transactions. For all credit/debit card payments under \$100 a 2.75% fee plus \$.50 would be assessed. No fee would be assessed on an eCheck payment. From the current provider PSN, the City would be charged a monthly \$79.95 gateway fee and fees for declined transactions. Going with the variable rate also solves the issue on smaller transaction amounts at the Golf Course, Park and Tourism events. Mrs. Balli further stated that staff is asking for approval to change it from \$2.50 flat fee that was approved to 2.75% variable fee. By going to a variable rate, the City would no longer pay any credit/debit card fees.

Motion made by Commissioner Pecos to approve this resolution providing for a revised credit/debit card convenience fee for credit/debit card transactions with the City of Kingsville, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Lopez, Hinojosa, Leubert, Pecos, Fugate voting "FOR".

9. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter III-Administration, providing for revision of Article 1-City Commission, Section 10-Agenda. (Commissioner Lopez).

Commissioner Lopez stated that agenda items that do not get the approval vote should not be brought back at a following meeting. She further stated that by implementing the 180 days before the agenda item could be brought back to the Commission would allow staff to research and work on the item.

Introduction item.

10. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter VII-Traffic Code, Article 1-School Zones, Parades, Commercial Vehicles, Temporary Street Closures, Section 15-Speed Limits in School Zones, Special Hours; providing for updated times for school zones. (Police Chief).

No discussion took place for this item at this time.

11. Discuss potential changes to the Interlocal for the City-County Health Unit and to City Ordinances regarding the Health Board and Department and other matter related thereto. (Mayor Fugate).

No discussion took place for this item at this time.

VII. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 5:32 P.M.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, TRMC, CMC, City Secretary

PUBLIC HEARING(S)

PUBLIC HEARING #1

Pub. Hrg.

**City of Kingsville
Planning and Dev. Services Department**

TO: Mayor and City Commissioners

CC: Interim City Manager, Deborah Balli

FROM: Interim Director of Planning & Dev. Services, Cynthia Martin

DATE: November 21, 2019

SUBJECT: Special Use Permit request from Chad Davis for a car wash use at 1400 S 14th Street Block

Summary: Chad Davis, Texas Goodlife Companies, would like to purchase and occupy the property at 1400 S 14th Street. Mr. Davis wants to install a car wash on the property. The property is zoned C2 Retail District so needs a special use permit to do so.

Background: Currently, a large, metal building that is divided up into office and retail spaces occupies the site. The lot is 1.456 acres. The building will be retained and the car wash built north of the building. There are already two car washes on 14th Street, Super Suds at 510 N 14th Street and Ringers Car Wash at 800 S 14th Street in the general vicinity so it would not be unusual to have a third.

Financial Impact: Allowing a car wash to go in would add one new business to Kingsville.

Recommendation: The large lot on which the building sits is not fully utilized as all is not needed for parking so there is space to add a car wash. The Planning and Zoning Commission met and voted 5-0 to recommend approval of the rezoning.



To: Planning and Zoning Commission Members

From: Cynthia Martin, Interim Director Planning & Dev. Services

Date: October 18, 2019

Subject: Special Use Permit request from Chad Davis for a car wash use at 1400 S 14th Street Block

Chad Davis, Texas Goodlife Companies, would like to purchase and occupy the property at 1400 S 14th St. Currently, a large, metal building that is divided into office and retail spaces occupies the site. The lot is 1.456 acres. The building is to be retained and house a laundromat (a conforming use). Mr. Davis wants to build a car wash on the lot to the north of the building. The property is zoned C2 Retail District so needs a special use permit. There are already two car washes on 14th Street, Super Suds at 510 N 14th Street and Ringers Car Wash at 800 S 14th Street. Mr. Davis has a purchase contract for the property.

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 1400 S. 14th Nearest Intersection 14th/Miller
 (Proposed) Subdivision Name Rincon De Zapate Lot A-D Block _____
 Legal Description: Taxid/ 30701 / Rincon De Zapate Lot A-D
 Existing Zoning Designation C2 Future Land Use Plan Designation Special Use Permit

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Chad Davis Phone 361-815-¹²⁸² FAX _____
 Email Address (for project correspondence only): Chad@texwash.us
 Mailing Address P.O. Box 1777 City Ingleside State TX Zip 78362
 Property Owner Condy Squares Ltd Phone _____ FAX _____
 Email Address (for project correspondence only): _____
 Mailing Address 6106 Vance Jackson City San Antonio State TX Zip 78230

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

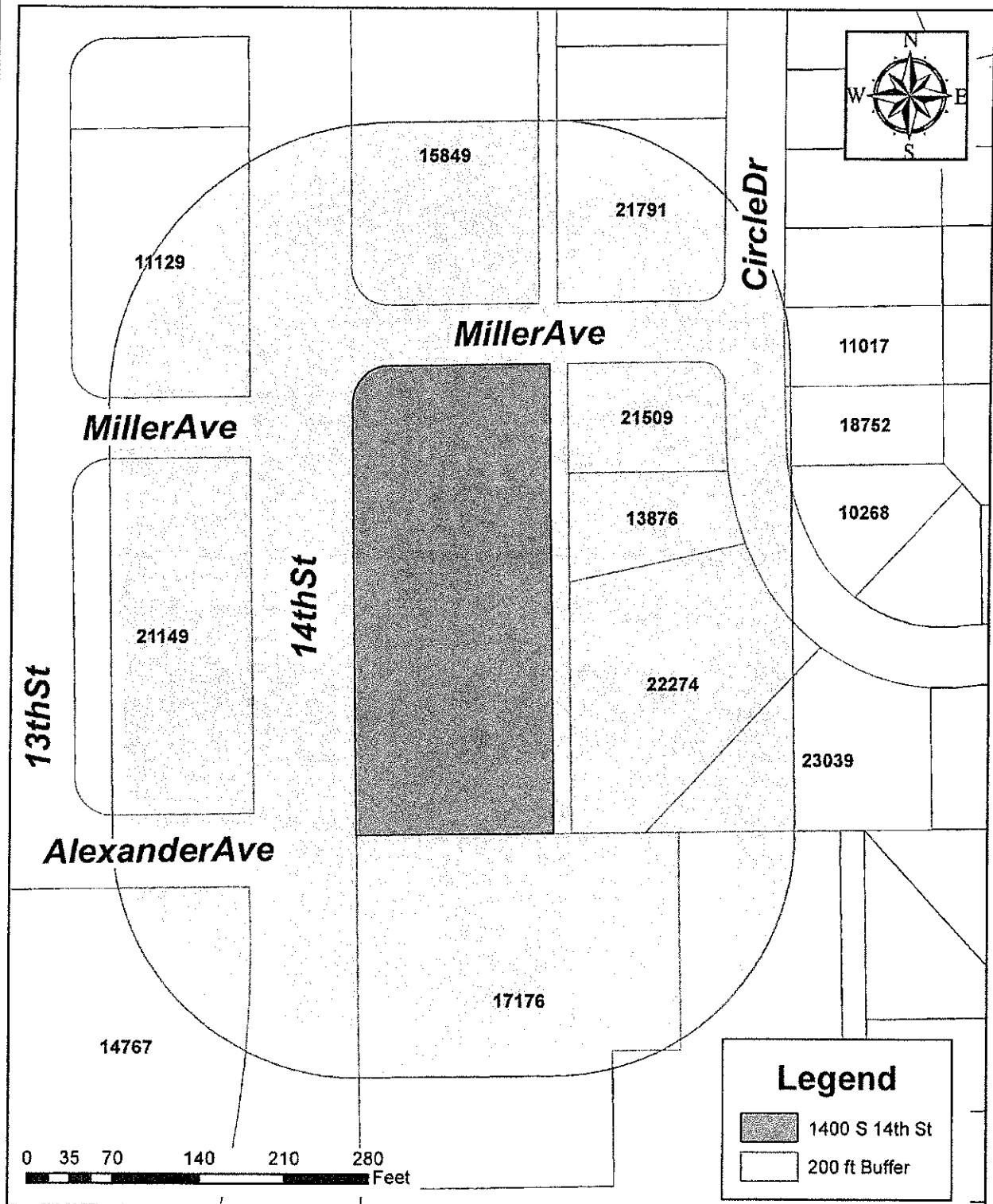
Please provide a basic description of the proposed project:

Tunnel Carwash


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: 9/19/2019
 Property Owner's Signature _____ Date: _____
 Accepted by: _____ Date: _____

200 ft Buffer Map of 1400 S 14th St Blk



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

Page 1 / 1	Drawn By: Planning Department	<small>DISCLAIMER</small> THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.	 CITY OF KINGSVILLE PLANNING DEPARTMENT 410 West King Kingsville, Texas 78363 Office: 361-595-8055
	Last Update: 10/3/2019		
	Note:		

SHERWIN-WILLIAMS REALTY HLD INC
% THE SHERWIN-WILLIAMS CO
ATTN: TAX DEPT
PO BOX 6027
CLEVELAND, OH 44101
#11129

KINGSVILLE OM MAA LP
1415 S 14TH ST
KINGSVILLE, TX 78363-6358
#21149

T C LASATER EST
ETUX BETTY EST
1401 S CIRCLE DR
KINGSVILLE, TX 78363-6857
#13876

ANGEL CANALS JR
1204 COUNTY RD 259
GANADO, TX 77962-8111
#11017

ADRIAN TATUM RENARD
ETUX LETICIA
1031 S CIRCLE DR
KINGSVILLE, TX 78363
#23039

MUY PROPERTIES-MN LTD
17890 BLANCO RD STE 401
SAN ANTONIO, TX 78232
#15849

ROEL NUNEZ EST
MARY G DE LEON (IND EXECUTOR)
237 CANDLEWOOD
KINGSVILLE, TX 78363
#14767

CINDY RIOS PEREZ
1407 S CIRCLE DR
KINGSVILLE, TX 78363-6857
#22274

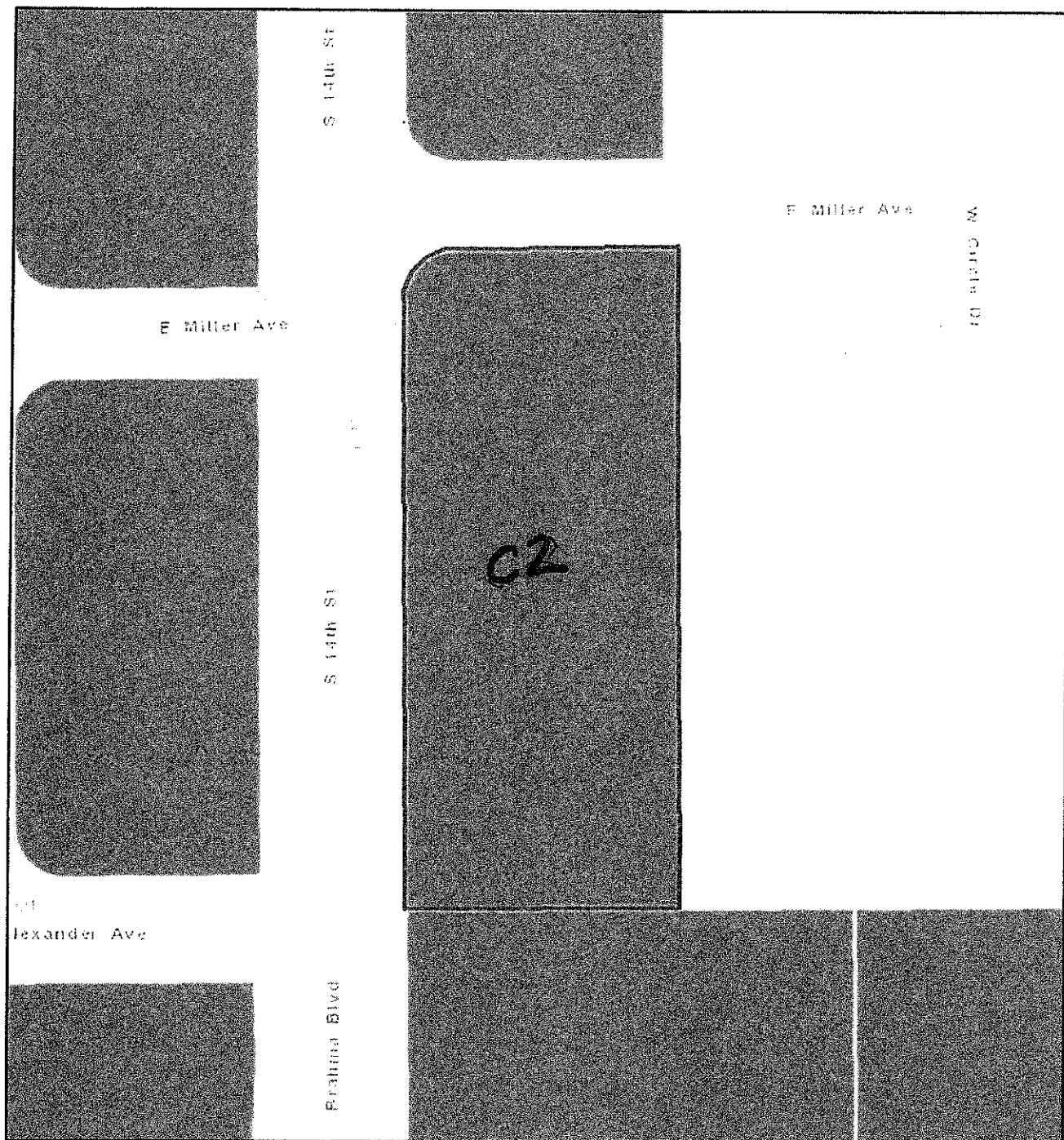
SNOWBERGER LIVING TRUST
ARNOLD III & MARIA G (CO-TR)
2244 VANCOUVER AVENUE
SAN DIEGO, CA 92104
#18752

JUAN DE LA PAZ
1313 W CIRCLE DR
KINGSVILLE, TX 78363
#21791

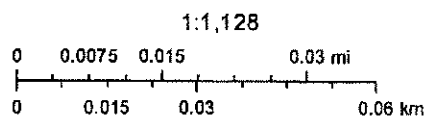
JAMIE R LUCE
ETUX KATHRIN E
14206 OTTER POINT DR
EL PASO, TX 79938-5206
#21509

BRAY REAL PROPERTIES LLC
7622 STARNBERG LAKE
CORPUS CHRISTI, TX 78413
#17176

JACKSON P STILLWAGON
ETUX ROSALINDA G
1402 W CIRCLE DR
KINGSVILLE, TX 78363-6852
#10268



September 18, 2019



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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

Amusement, commercial indoor								S	P	P			
Carnival										S	P	P	P
Temporary carnival (14 days - 200 ft. setback from residential property)								S	P	P			
Provisioning and recreational sporting goods sales including boats and vehicles								S	P	P			
Shooting galleries and pistol [ranges] (indoor)								S	P	P			
Souvenir, curio								S	P				
<i>Automobile Related Uses</i>													
X Car wash							P	<u>S</u>	P	P	P		
Auto sales, repairs including motorcycles								S	P	P	P		
Auto paint and body shop								S	P	P	P		
Drag strip, race track											S	S	
Gasoline service station								P	P	P	P		
Gasoline sales							S	P	P	P	P		
Commercial parking structure auto only								S	P	P	P		

Kleberg CAD

Property Search > 30701 CANDY SQUARES, LTD for Year 2019 Tax Year: 2019

Property

Account

Property ID: 30701 Legal Description: RINCON DE ZAPATA, LOT A-D
 Geographic ID: 157500001000192 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 1400 S 14TH ST BLK Mapsco:
 Neighborhood: Map ID: 82
 Neighborhood CD:

Owner

Name: CANDY SQUARES, LTD Owner ID: 34059
 Mailing Address: % CAROL K RICHARDS % Ownership: 100.0000000000%
 6106 VANCE JACKSON RD #66
 SAN ANTONIO, TX 78230

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$113,240	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$135,880	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$249,120	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$249,120	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$249,120	

Taxing Jurisdiction

Owner: CANDY SQUARES, LTD
 % Ownership: 100.0000000000%
 Total Value: \$249,120

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$249,120	\$249,120	\$0.00
CKI	CITY OF KINGSVILLE	0.853040	\$249,120	\$249,120	\$2,125.09
GKL	KLEBERG COUNTY	0.769500	\$249,120	\$249,120	\$1,916.98
SKI	KINGSVILLE I.S.D.	1.518900	\$249,120	\$249,120	\$3,783.88
WST	SOUTH TEXAS WATER AUTHORITY	0.086911	\$249,120	\$249,120	\$216.51

TEXAS REALTORS

COMMERCIAL CONTRACT - IMPROVED PROPERTY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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1. **PARTIES:** Seller agrees to sell and convey to Buyer the Property described in Paragraph 2. Buyer agrees to buy the Property from Seller for the sales price stated in Paragraph 3. The parties to this contract are:

Seller: Candy Squares LTD

Address: 6106 Vance Jackson Rd Apt 66, San Antonio, TX 78230-3348

Phone: _____ E-mail: _____

Fax: _____ Other: _____

Buyer: Texas Good Life Companies

Address: PO Box 1777, Ingleside, TX 78362-1777

Phone: (361)229-2873 E-mail: ca1777@yahoo.com

Fax: _____ Other: _____

2. PROPERTY:

- A. "Property" means that real property situated in Kleberg County, Texas at (address)
1400 S 14th, Kingsville, Texas
and that is legally described on the attached Exhibit _____ or as follows:
RINCON DE ZAPATA, LOT A-D

- B. Seller will sell and convey the Property together with:

- (1) all buildings, improvements, and fixtures;
 - (2) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;
 - (3) Seller's interest in all leases, rents, and security deposits for all or part of the Property;
 - (4) Seller's interest in all licenses and permits related to the Property;
 - (5) Seller's interest in all third party warranties or guaranties, if transferable, relating to the Property or any fixtures;
 - (6) Seller's interest in any trade names, if transferable, used in connection with the Property; and
 - (7) all Seller's tangible personal property located on the Property that is used in connection with the Property's operations except: _____
- Any personal property not included in the sale must be removed by Seller prior to closing.

(Describe any exceptions, reservations, or restrictions in Paragraph 12 or an addendum.)

(If mineral rights are to be reserved an appropriate addendum should be attached.)

(If the Property is a condominium, attach Commercial Contract Condominium Addendum (TXR-1930) or (TXR-1946).)

3. **SALES PRICE:** At or before closing, Buyer will pay the following sales price for the Property:

- A. Cash portion payable by Buyer at closing \$ 250,000.00
- B. Sum of all financing described in Paragraph 4 \$ 250,000.00
- C. Sales price (sum of 3A and 3B) \$ _____

(TXR-1801) 4-1-18

Initiated for Identification by Seller TK and Buyer ABD

Page 1 of 14

2 d
Dallas Real Estate, 1445 Windy Hill Ingleside TX 78361

Produced with zipForm® by zipLogix 16070 Fifteen Mile Road, Fraser Michigan 48026 www.ziplogix.com

Phone: 3612292873

Fax:

1400 S 14th St

- (2) deliver evidence that the person executing this contract is legally capable and authorized to bind Buyer;
- (3) sign and send to each tenant in the Property a written statement that:
 - (a) acknowledges Buyer has received and is responsible for the tenant's security deposit; and
 - (b) specifies the exact dollar amount of the security deposit;
- (4) sign an assumption of all leases then in effect; and
- (5) execute and deliver any notices, statements, certificates, or other documents required by this contract or law necessary to close the sale.

F. Unless the parties agree otherwise, the closing documents will be as found in the basic forms in the current edition of the State Bar of Texas Real Estate Forms Manual without any additional clauses.

11. POSSESSION: Seller will deliver possession of the Property to Buyer upon closing and funding of this sale in its present condition with any repairs Seller is obligated to complete under this contract, ordinary wear and tear excepted. Any possession by Buyer before closing or by Seller after closing that is not authorized by a separate written lease agreement is a landlord-tenant at sufferance relationship between the parties.

12. SPECIAL PROVISIONS: The following special provisions apply and will control in the event of a conflict with other provisions of this contract. (If special provisions are contained in an Addendum, identify the Addendum here and reference the Addendum in Paragraph 22D.)

Seller agrees to allow buyer to place a free standing coming soon sign on property at date of contract agreement and while property is under contract.

Seller will allow/assist in buyer obtaining a special use permit for intended use of subject property.

Seller will provide a boundary survey for buyer within 15 days of the effective date of contract

13. SALES EXPENSES:

A. Seller's Expenses: Seller will pay for the following at or before closing:

- (1) releases of existing liens, other than those liens assumed by Buyer, including prepayment penalties and recording fees;
- (2) release of Seller's loan liability, if applicable;
- (3) tax statements or certificates;
- (4) preparation of the deed and any bill of sale;
- (5) one-half of any escrow fee;
- (6) costs to record any documents to cure title objections that Seller must cure; and
- (7) other expenses that Seller will pay under other provisions of this contract.

B. Buyer's Expenses: Buyer will pay for the following at or before closing:

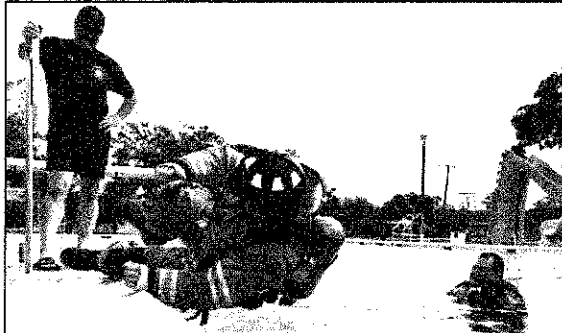
- (1) all loan expenses and fees;
- (2) preparation fees of any deed of trust;
- (3) recording fees for the deed and any deed of trust;
- (4) premiums for flood and hazard insurance as may be required by Buyer's lender;
- (5) one-half of any escrow fee; and
- (6) other expenses that Buyer will pay under other provisions of this contract.

14. PRORATIONS:

A. Prorations:

- (1) Interest on any assumed loan, taxes, rents, and any expense reimbursements from tenants will be prorated through the closing date.

Training



As part of their flood awareness training, Kingsville firefighters took turns falling into the Brookshire Pool in full bunker gear and then pulling themselves out. (Photos by Anthony Ruiz)

in a vehicle and how to use different pieces of equipment that we carry in our truck, to be able to get to people safely," he said.

"Right now, this is just awareness training," he added. "This is just to keep these guys alive and able to read a flooded area for potential hazards."

Garcia said he hopes that next year the fire department will be able to hold an advanced training for its firefighters.

"We're also in the process of trying to set up new special operations teams," he said. "And through that, we'll have some of our people go through specialized training for things like swift water rescue. It's been more than 10 years since we've

done this. The training was divided into two parts, with firefighters spending the morning at Coastal Bend College-Kingsville for the classroom component.

In the afternoon, the firefighters regrouped at the Brookshire Pool, located at 1519 E. Kennedy Ave., for practical training.

Afternoon training included shallow water crossing and using different tools and equipment in rescue situations. Because of Friday's odd frame, training that was intended to be at TAMU's Lakeview Swimming Pool.

"That's an indoor pool," Garcia said. "We don't want to risk anybody getting sick."

The main component of the al-

ternative lessons was how to survive falling into a body of water while wearing full bunker gear.

"That's the gear we wear when we fight fires," Garcia said. "Because there are areas where we might be fighting a fire, for example, and somebody falls into a swimming pool, and if you don't know how to properly float, then you're going to sink to the bottom."

Kingsville firefighter Clint Bond went into the pool in full bunker gear twice during the training, once while wearing an air pack and once without.

"The first time, with the air pack, wasn't as frightening," he said. "The air pack on our backs helped us to stay afloat, and generally that's

probably the situation that we're going to be in because we're going to be on an inside of a structure fire."

Bond said second time, without the air pack, was "frightening" as he struggled to keep himself floating on the water inside the bunker gear.

"It was so much harder to stay afloat," he said. "But the instructors gave me some good advice and I was able to make it back out."

Bond said the bunker gear, with the pack, weighs about 70 pounds when it is dry.

"Now, when you're coming out of the water, it's probably significantly heavier," he said. "The worst part was the boots. They filled with

water and felt like anchors on my feet."

Bond said he and the other firefighters learned a lot from the flood awareness training.

"The main thing that we came out here to do was to learn something new, and I feel that we got that out of this training," he said.

"We're actually here on a body of water in structural gear, and that isn't something that we get to do everyday."

"We just wanted to get everybody's feet wet, and I think we did that," he added. "Both figuratively and literally."

Anthony Ruiz can be contacted at ar@kingnews.com or (361) 221-0252.

KISD

July this year. She is the third KISD administrator to receive certification and instruction for the district in 2019.

In January, former KISD Superintendent Elida Bera shifted her focus and instructional responsibilities of the district's instructional services director, Yvonne Gonzalez, while Ruiz oversaw the KISD special education and career and technical education departments.

Gonzalez, who had been hired for the position that same month, resigned from the district in mid-March to serve as the interim superintendent for the Ramona Common School District.

Bera resigned from the district to car-

ry Alex, ending a nearly 50-year tenure as an educator and administrator with the KISD.

Bera first recommended Pizarro, then an educational services administrator with San Diego ISD to the KISD school board. All the assistant superintendent vacancy during their July 11 special meeting, but the motion failed on a 3-5 split vote.

Bond, Vice-President Brandon Greenwood and Trustees Steven Garcia and Lynn Yakko voted in favor, while Board Secretary Conrado Garcia and trustees Cory Garcia and Nick Prado were against.

Pizarro was again brought before the

board during the July 15 regular meeting where she was hired in a 4-3 split. Board President Brent Confort, who was not present for the July 11 special meeting, voted in favor of her hire, while the rest of the board voted the same as in the previous meeting.

After meeting in closed session Monday, the board voted 6-0 to accept Pizarro's resignation once a suitable replacement is hired. Gonzalez made the motion, and Gary Garcia seconded.

Confort was not present for Monday's regular meeting.

Anthony Ruiz can be contacted at ar@kingnews.com or (361) 221-0252.



Graciela Pizarro

Search

US, Customs and Border Protection, the US Coast Guard and Texas Parks and Wildlife continued an investigation of the boat.

During their search, investigators found the remains of a second individual believed to be a man. Both bodies were partially buried.

The bodies were transported to the Nueces County Medical Examiner and officials were still awaiting the results of autopsies Wednesday afternoon.

On Friday, the Kings County Sheriff's

Department had released a request for the public's assistance in locating a missing man and woman.

Those two were identified as James L. Butler, 48, and Michelle Butler, 46. The couple had last been seen at the Public Hall-E Park around noon on Oct. 14. Friends of the couple reportedly told investigators the two were traveling to Fort Lauderdale, Fla. and were scheduled to arrive there Nov. 20.

They were traveling in a silver 2018 Chevrolet Silverado pickup truck with

a New Hampshire license plate number 37-8088, pulling a white Cedar Creek recreation vehicle with New Hampshire license plate number T333531.

Until the results of the autopsy are complete, investigators said Wednesday they are treating the cases as separate.

Anyone with information on the missing couple is asked to call the Kings County Sheriff's Office at (361) 595-4300.

Christopher Maher can be contacted at cmaher@kingnews.com or (361) 221-0252.

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PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 20, 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:

Chad Davis, applicant, requesting a Special Use Permit for car wash use in C2 (Retail District) at RINCON DE ZAPATA, LOT A-D also known as 1400 S 14th St Bldg, Kingsville, Texas.

The meeting will be held at City Hall, 400 West King, in the Helen Kieberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8085.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, November 25, 2019 at 5:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:

Chad Davis, applicant, requesting a Special Use Permit for car wash use in C2 (Retail District) at RINCON DE ZAPATA, LOT A-D also known as 1400 S 14th St Bldg, Kingsville, Texas.

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

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 20, 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:

Cesar Silva, applicant, requesting the rezoning of HAGGERTON, LOT 3 also known as 2102 E. Trant Rd, Kingsville, Texas from C4 (Commercial) to R1 (Single Family).

The meeting will be held at City Hall, 400 West King, in the Helen Kieberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8085.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, November 25, 2019 at 5:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:

Cesar Silva, applicant, requesting the rezoning of HAGGERTON, LOT 3 also known as 2102 E. Trant Rd, Kingsville, Texas from C4 (Commercial) to R1 (Single Family).

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

ORDINANCE NO. 2019-_____

AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR 1400 S. 14TH STREET BLOCK, ALSO KNOWN AS RINCON DE ZAPATA, LOTS A-D, FOR CAR WASH USE IN C2-RETAIL DISTRICT; AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; PROVIDING FOR PUBLICATION.

WHEREAS, the Planning Commission has forwarded to the City Commission it's reports and recommendations concerning the application of Chad Davis, 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, November 20, 2019, during a meeting of the Planning Commission, and on Monday, November 25, 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 C2-Retail District and it is desired for a car wash 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 C2 a special use permit is required to have a car wash; and

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

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

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

SECTION 1. That the Zoning Ordinance of the City of Kingsville, Texas, is amended and a Special Use Permit is granted for a car wash on the premises known as 1400 S. 14th Street Block, Rincon de Zapata, Lots A-D, 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 a car wash

at the C2 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 25th day of November, 2019.

PASSED AND APPROVED on this the 9th day of December, 2019.

Effective Date: _____

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

PUBLIC HEARING #2

Pub. Hrg.

**City of Kingsville
Planning and Dev. Services Department**

TO: Mayor and City Commissioners

CC: Interim City Manager, Deborah Balli

FROM: Interim Director of Planning & Dev. Services, Cynthia Martin

DATE: November 21, 2019

SUBJECT: Rezoning request from Cesar Silva to rezone 2102 E Trant Rd. from C4 Commercial to R1 Single Family

Summary: Cesar Silva wishes to rezone a vacant lot he recently purchased at 2102 E Trant Rd. from C4 Commercial to R1 Single Family so he is able to build a single family home on it.

Background: This property is located near LE Ramey Golf course three lots west of the intersection of Golf Course Road and Trant Rd. The abutting properties to the east are zoned R1 Single Family and are occupied by single family homes. The properties to the south across Trant Rd are zoned R3 Multi-Family. The abutting properties to the north and west are zoned Agricultural. The commercial zoning does not make sense here as there are no commercial properties along Trant Rd. until you reach the highway. The R1 zoning for the property makes sense given the proximity of other residential zoning and the proposed use.

Financial Impact: This would allow for the addition of one single family residence to the tax rolls.

Recommendation: It is recommended to rezone this property from C4 Commercial to R1 Single Family. The Planning and Zoning Commission met and voted 5-0 to recommend approval of the rezoning.



To: Planning and Zoning Commission Members

From: Cynthia Martin, Interim Director Planning & Dev. Services

Date: October 18, 2019

Subject: Rezoning request from Cesar Silva to rezone 2102 E Trant Rd. from C4 Commercial to R1 Single Family – Agenda items 1 and 2

Cesar Silva wishes to rezone a vacant lot he recently purchased at 2102 E Trant Road from C4 Commercial to R1 Single Family so he is able to build a single family home on it.

This property is located near LE Ramey Golf course three lots west of the intersection of Golf Course Road and Trant Rd. The abutting properties to the east are zoned R1 Single Family and are occupied by single family homes. The properties to the south across Trant Rd are zoned R3 Multi-Family. The abutting properties to the north and west are zoned Agricultural. The commercial zoning does not make sense here as there are no commercial properties along Trant Rd. until you reach the highway. The R1 zoning for the property makes sense given the proximity of other residential properties and the proposed use.

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 2102 E Trent Rd Nearest Intersection Trent Gulf Coast
(Proposed) Subdivision Name Cesar Silva Lot 3 Block _____
Legal Description: Haggerton, lot 3, Acres 2.31
Existing Zoning Designation C4 Future Land Use Plan Designation R-1

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Cesar Silva Phone (361) 455-1545 FAX _____
Email Address (for project correspondence only): silva26@gmail.com
Mailing Address 4005 Franklin Adams City Kingsville State TX Zip 78363
Property Owner Cesar Silva Phone (361) 455-1545 FAX _____
Email Address (for project correspondence only): silva26@gmail.com
Mailing Address 4005 Franklin Adams City Kingsville State TX Zip 78363

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

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

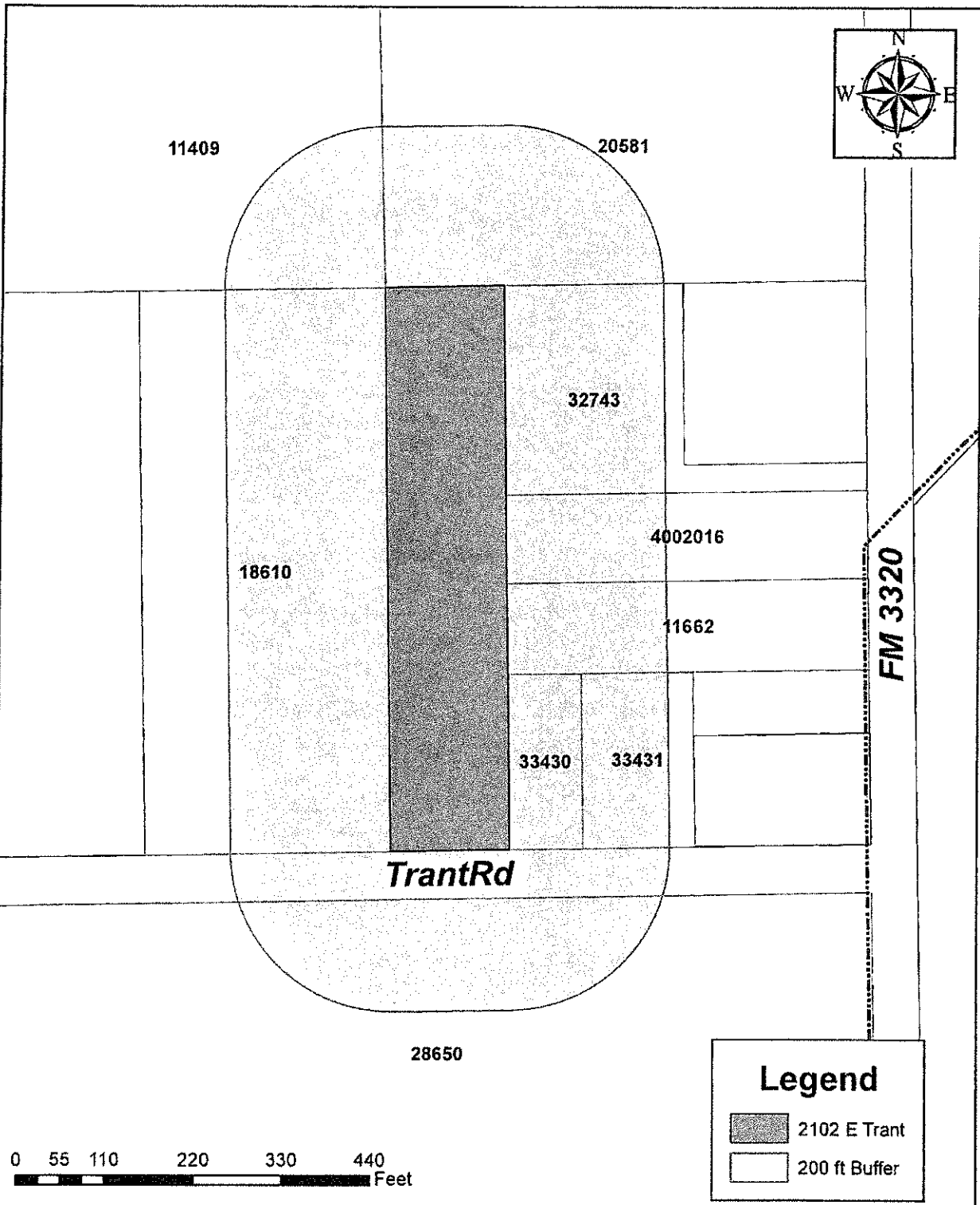
Please provide a basic description of the proposed project:

Planning to build a single family home


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

Applicant's Signature Cesar Silva Date: 9-19-19
Property Owner's Signature Cesar Silva Date: 9-19-19
Accepted by: _____ Date: _____

200 ft Buffer Map of 2102 E Trant



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

Page 1 / 1	Drawn By: Planning Department	<small>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.</small>	 CITY OF KINGSVILLE PLANNING DEPARTMENT 410 West King Kingsville, Texas 78363 Office: 361-595-8055
	Last Update: 10/3/2019		
	Note:		

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

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

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

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

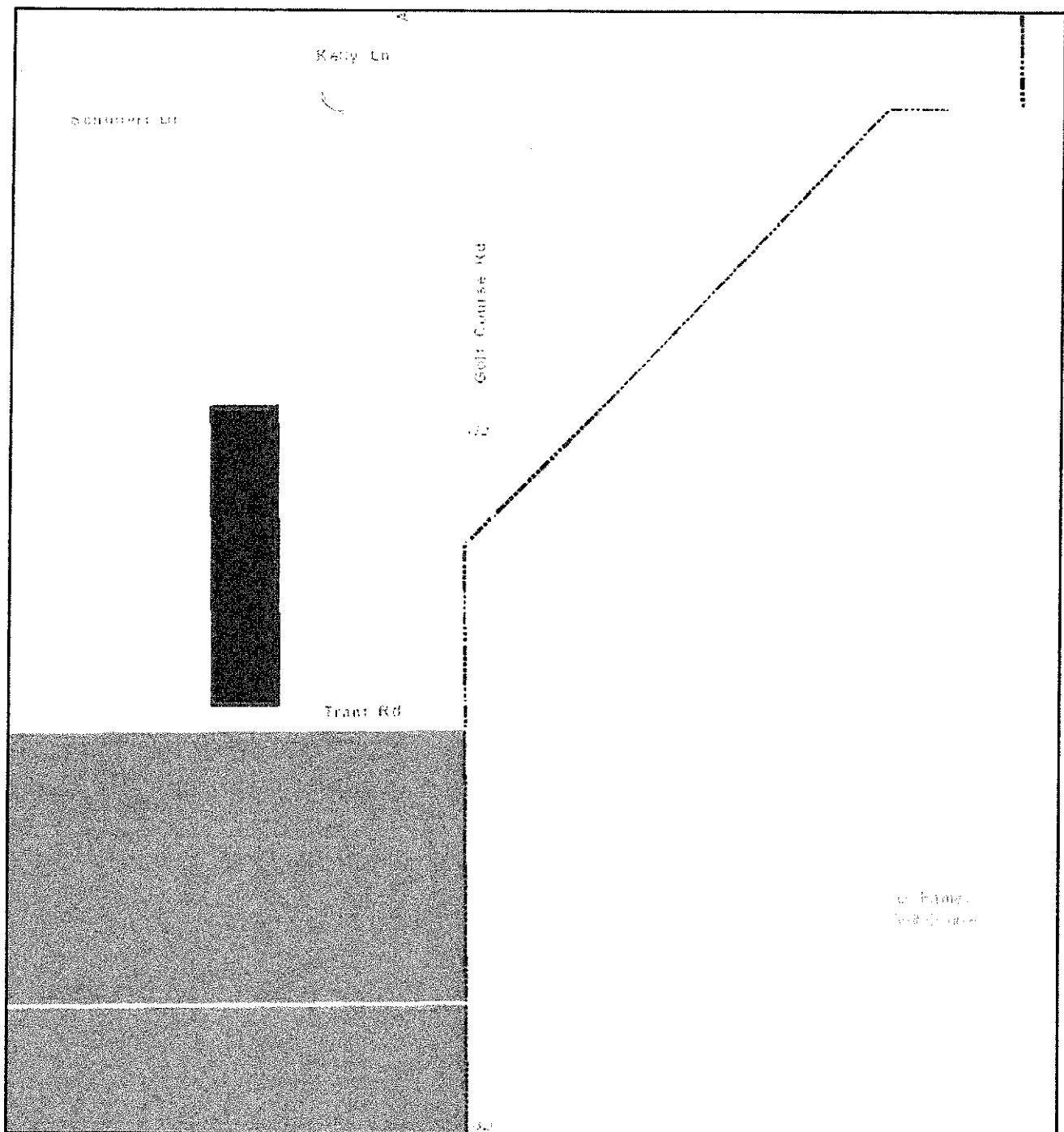
OMAR A SOLIZ
ETUX MARIA
3333 GOLF COURSE RD
KINGSVILLE, TX 78363-8944
#4002016

THI-ANH TRINH NGUYE
2204 E TRANT RD
KINGSVILLE, TX 78363-9603
#33431

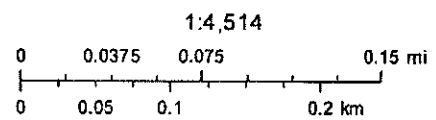
ROEL NUNEZ EST
ROBERT A GARZA
MARY G DE LEON (IND EXECUTOR)
237 CANDLEWOOD
KINGSVILLE, TX 78363
#18610

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

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



September 17, 2019



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Kleberg CAD

Property Search > 10870 GONZALEZ JUAN J for Year 2019

Tax Year: 2019

Property

Account

Property ID: 10870 Legal Description: HAGGERTON, LOT 3, ACRES 2.31
 Geographic ID: 134700003000192 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 2102 E TRANT RD Mapsco:
 TX
 Neighborhood: Map ID: B2
 Neighborhood CD:

Owner

Name: GONZALEZ JUAN J Owner ID: 49223
 Mailing Address: ETUX MARIA D % Ownership: 100.0000000000%
 720 E MESQUITE AVE
 KINGSVILLE, TX 78363-3936

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$23,100	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$23,100	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$23,100	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$23,100	

Taxing Jurisdiction

Owner: GONZALEZ JUAN J
 % Ownership: 100.0000000000%
 Total Value: \$23,100

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$23,100	\$23,100	\$0.00
CKI	CITY OF KINGSVILLE	0.830000	\$23,100	\$23,100	\$191.73
GKL	KLEBERG COUNTY	0.781450	\$23,100	\$23,100	\$180.52
SKI	KINGSVILLE I.S.D.	1.518900	\$23,100	\$23,100	\$350.87

GENERAL WARRANTY DEED

Notice of confidential rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

DATE: AUGUST 26, 2019

GRANTOR: JUAN J. GONZALEZ AND WIFE, MARIA D. GONZALEZ

GRANTOR'S ADDRESS: 702 East Mesquite Ave., Kingsville, TX 78363

GRANTEE: CESAR SILVA, as his sole and separate property

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

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

PROPERTY:

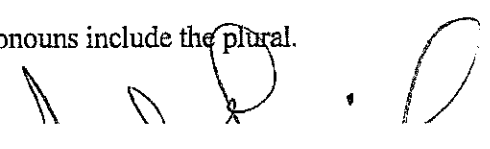
Lot Three (3), Haggerton Addition, an addition to the Town of Kingsville, Kleberg County, Texas, as shown on map or plat of record in Envelope 164, Map Records of Kleberg County, Texas. More commonly known as 2102 E. Trant Rd., Kingsville, Texas 78363.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

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

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

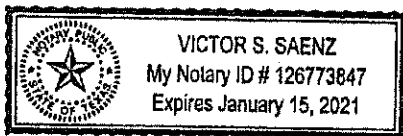
When the context requires, singular nouns and pronouns include the plural.



(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF KLEBERG

This instrument was acknowledged before me on the 26 day of August, 2019 by JUAN J. GONZALEZ and wife, MARIA D. GONZALEZ.

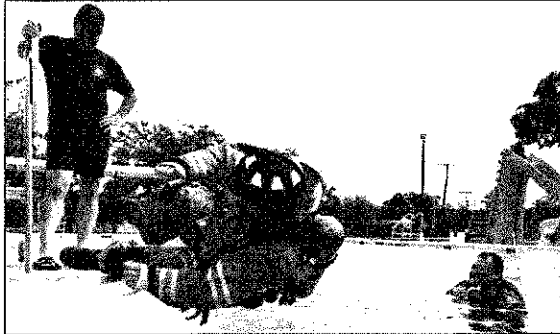


Victor S Saenz
NOTARY PUBLIC, STATE OF TEXAS

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

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

Training



As part of their flood awareness training, Kingsville firefighters took turns falling into the Brookshire Pool in full bunker gear and then pulling themselves out. (Photos by Anthony Ruiz)

in a vehicle and how to use different pieces of equipment that we carry in our truck to be able to get to people safely," he said.

"Right now, this is just awareness training," he added. "This is just to keep these guys alive and able to read a flooded area for potential hazards."

Garcia said he hopes that next year the fire department will be able to hold an advanced training for its firefighters.

"We're also in the process of trying to work on special operations terms," he said. "And through that, we'll have some of our people go through specialized training for things like swift water rescue. It'll be more than just a flood situation."

The training was divided into two parts, with firefighters spending the morning at Coastal Bend College-Kingsville for the classroom component.

In the afternoon, the firefighters regrouped at the Brookshire Pool, located at 1419 E. Kennedy Ave., for practical training.

Afternoon training included shallow water crossing and using different tools and equipment in rescue situations. Because of Garcia's cold from training that day, he was instead held at TAMU-K's Leeana Swimming Pool.

"That's an indoor pool," Garcia said. "We don't want to risk anybody getting sick."

The main component of the afternoon lessons was how to survive falling into a body of water while wearing full bunker gear.

"That's the gear we wear when we fight fires," Garcia said. "Because there are cases where we might be fighting a fire, for example, and somebody falls into a swimming pool, and if you don't know how to properly float, then you're going to sink to the bottom."

Kingsville firefighter Clint Baird went into the pool in full bunker gear twice during the training, once while wearing an air pack and once without.

"The first time, with the air pack, wasn't as frightening," he said. "The air pack (on our backs) helped us to stay afloat, and generally that's

probably the situation that we're going to be in because we're going to be on at mode of a structure fire."

Baird said second time without the air pack, was "frightening" as he struggled to keep himself floating on the water inside the bunker gear.

"It was so much harder to stay afloat," he said. "But the instructor gave me some good advice and I was able to make it back out."

Baird said the bunker gear, with the pack, weighs about 70 pounds when it is dry.

"Now, when you're coming out of the water, it's probably significantly more," he said. "The worst part was the hoses. They filled with

water and felt like anchors on my feet."

Baird said he and the other firefighters learned a lot from the flood awareness training.

"The main thing that we came out here to do was to learn something new, and I feel that we got that out of this training," he said.

"We're actually here in a body of water in structural gear, and that isn't something that we get to do everyday."

"We just wanted to get everybody's feet wet, and I think we did that," he added. "Both figuratively and literally."

Anthony Ruiz can be contacted at arui@kingnews.com or (361) 221-0251.

KISD

In this year, she is the third KISD administrator to oversee curriculum and instruction for the district in 2019.

In January, former KISD Superintendent Elida Barr shifted curriculum and instruction responsibilities of then assistant superintendent Grace Ruiz to the district's instructional services director, Clara Gonzalez, while Ruiz oversees the KISD's special education and career and technical education departments.

Gonzalez, who had been hired for the position that same month, resigned from the district in mid-March to serve as the interim superintendent for the Harlingen Community School District.

Ruiz resigned from the district in early

May, ending a nearly 30-year tenure as an educator and administrator with the KISD.

Ruiz first joined KISD as an educational services administrator with San Diego ISD, to the KISD school board. She then worked as an assistant superintendent during the July 11 special meeting, but the motion failed on a 3-3 split vote.

Board Vice-President Brandon Greenwood and trustees Steven Cortes and Lynn Valdez voted in favor, while Board Secretary Gerardo Garcia and trustees Gary Garcia and Nick Prado were against.

Pizzini was again brought before the

board during the July 13 regular meeting, where she was fired in a 1-1 split. Board President Brian Goffall, who was not present for the July 13 special meeting, voted in favor of her hire, while the rest of the board voted the same as in the previous meeting.

After meeting on closed session Monday, the board voted 6-0 to accept Pizzini's resignation once a suitable replacement is hired. Gonzalez made the motion, and Gary Garcia seconded.

Goffall was not present for Monday's regular meeting.

Anthony Ruiz can be contacted at arui@kingnews.com or (361) 221-0251.



Graciela Pizzini

Search

UN, Children and Border Protection, the U.S. Coast Guard and Texas Parks and Wildlife combined an investigation in the location.

During their search, investigators found the remains of a second individual believed to be a man. Both bodies were partially clothed.

The bodies were transported to the Stowers County Medical Examiner, and officials were still awaiting the results of autopsy Wednesday afternoon.

On Friday, the Elkhart County Sheriff's

Department had released a request for the public assistance in locating a missing man and woman.

Those two were identified as James E. Butler, 49, and Michelle Butler, 46. The couple had last been seen at the Public Ball Park around noon on Oct. 14. Friends of the couple reportedly told investigators the two were traveling to Fort Lauderdale, Fla. and were scheduled to arrive there Nov. 20.

They were traveling in a silver 2016 Chevrolet Silverado pickup truck, with

a New Hampshire license plate number 37-0894, pulling a white Cedar Creek recreation vehicle with New Hampshire license plate number 12-153-034.

Until the results of the autopsy are complete, investigators said Wednesday they are treating the cases as separate.

Anyone with information on the missing couple is asked to call the Elkhart County Sheriff's Office at (361) 595-8500. Christopher Pizzini can be contacted at cpizzini@kingnews.com or (361) 221-0242.

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PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 20, 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:

Chad Davis, applicant, requesting a Special Use Permit for car wash use in C2 (Retail District) at RINCON DE ZAPATA, LOT A-D also known as 1400 S 14th St Bldg, 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, November 25, 2019 at 5:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:

Chad Davis, applicant, requesting a Special Use Permit for car wash use in C2 (Retail District) at RINCON DE ZAPATA, LOT A-D also known as 1400 S 14th St Bldg, 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.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 20, 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:

Cesar Silva, applicant, requesting the rezoning of HAGGERTON, LOT 3 also known as 2102 E. Transt Rd, Kingsville, Texas from C4 (Commercial) to R1 (Single Family).

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

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

ORDINANCE #2019-_____

AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING MAP IN REFERENCE TO HAGGERTON, LOT 3 (2.31 ACRES), ALSO KNOWN AS 2102 E. TRANT ROAD, KINGSVILLE, TEXAS, FROM C4 (COMMERCIAL DISTRICT) to R1 (SINGLE FAMILY DISTRICT); AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; AND PROVIDING FOR PUBLICATION.

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

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, November 20, 2019 during a meeting of the Planning and Zoning Commission, and on Monday, November 25, 2019 during a meeting of the City Commission, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the item was APPROVED with a 5-0 vote of the Planning Commission regarding the requested rezone with no abstentions; and

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

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

SECTION 1. That the Zoning Ordinance of the City of Kingsville, Texas, is amended by changing the zoning of Haggerton, Lot 3 (2.31 acres), also known as 2102 E. Trant from C4-Commercial District to R1-Single Family District, as more specifically described on the Zone Change Map, attached as Exhibit A.

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

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

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

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

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

INTRODUCED on this the 25th day of November, 2019.

PASSED AND APPROVED on this the 9th day of December, 2019.

Effective Date: _____

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED:

Courtney Alvarez, City Attorney

PUBLIC HEARING #3

Public Notice of EPA Brownfields Cleanup Grant Application by City of Kingsville

The City of Kingsville will be submitting a grant application to the Environmental Protection Agency (EPA) Brownfields Program for the site known as the former Kleberg County Hospital located at 400 E. Caesar Blk. A copy of the grant proposal, including the draft Analysis of Brownfield Cleanup Alternatives (ABCA) and visioning report, will be made available for public review and comment at the City of Kingsville's Planning Department located at 410 W. King, M-F from 8AM-5PM. A public meeting will be held during the City of Kingsville's regular City Commission meeting on Monday, November 25, 2019 at 5:00PM at City Hall, 400 W. King, in the Helen Kleberg Groves Community Room. The purpose of the hearing is to discuss and/or comment on the grant application being submitted to the EPA. Any comments will be heard at the meeting or may be e-mailed to brownfieldsggrant@cityofkingsville.com. The purpose of the grant is to receive funds to remediate building materials as part of the site's re-development plan. All comments must be received by December 2, 2019. If you have any questions, please feel free to contact the Planning Department at 361-595-8055.

Visioning Report

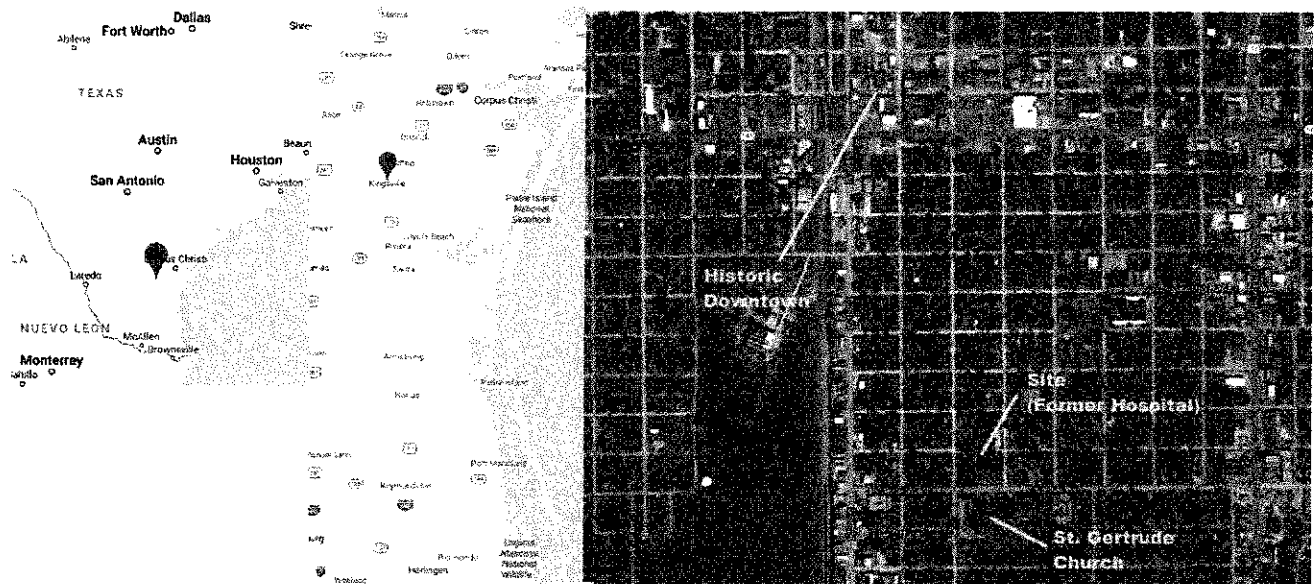
Former Kleberg Hospital
400 East Caesar Avenue
Kingsville, Texas

Scope

USEPA's Technical Assistance to Brownfields (TAB) program helps communities and neighborhoods plan for the redevelopment of blighted brownfield properties. Kansas State University, one of the three TAB providers, facilitated a Visioning Event for the redevelopment of the Former Kleberg Hospital in Kingsville, Texas on the evening of October 25, 2018. This report provides both a summary of that meeting and a perspective on what to expect while pursuing redevelopment of that parcel.

Background

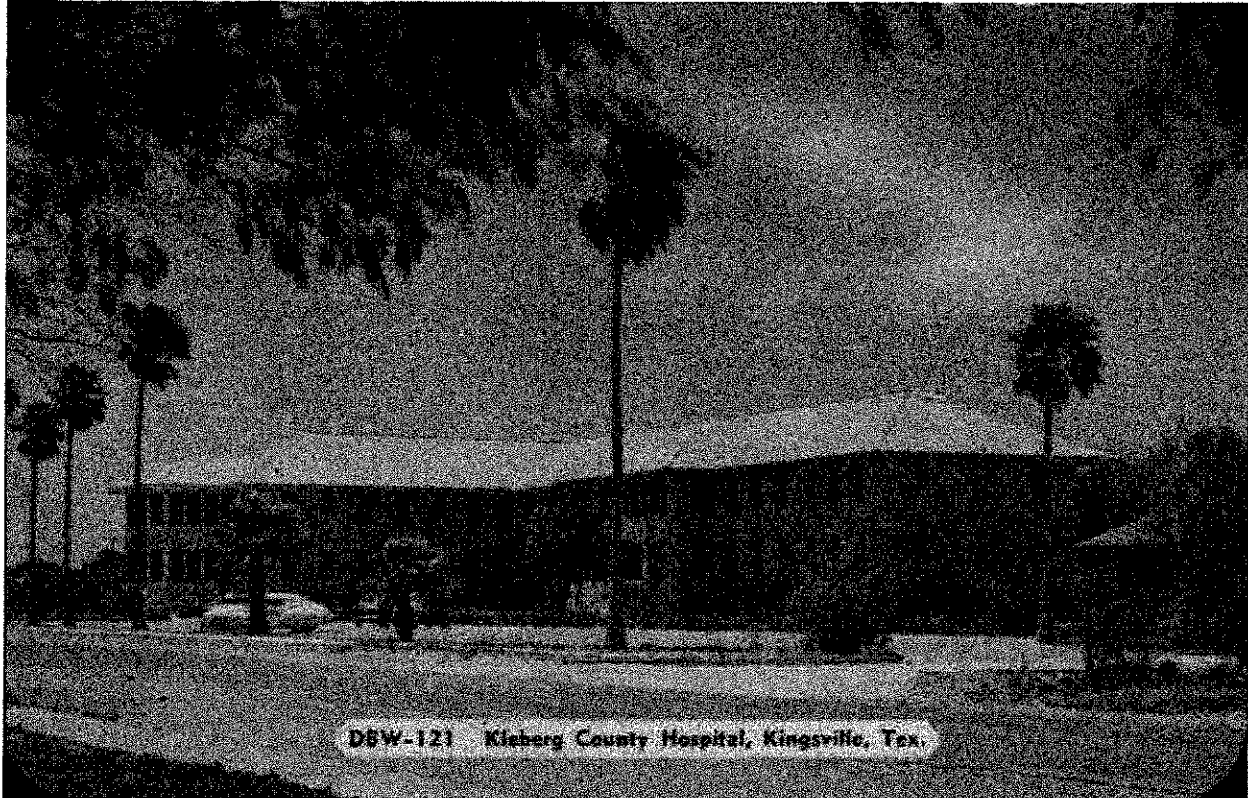
Kingsville is a city in the southern region of the U.S. state of Texas. It is the county seat of Kleberg County, and is located on the U.S. Route 77 corridor between Corpus Christi and Harlingen. Kingsville is the principal city of the Kingsville Micropolitan Statistical Area, which is part of the larger Corpus Christi-Kingsville Combined Statistical Area. The population was 26,213 at the time of the 2010 census, and in 2016 the U.S. Census Bureau estimated the population at 26,071.



Named in honor of Richard King, Kingsville's first buildings were constructed in 1904 along the newly completed, now defunct, St. Louis, Brownsville and Mexico Railway line, only three miles from the headquarters of the historic King Ranch, the largest ranch in Texas. The city was incorporated in 1913. It is home to Texas A&M University-Kingsville, a member of the Texas A&M University System, and Naval Air Station Kingsville, one of the U.S. Navy's two locations for jet aviation training. The city is surrounded by farmland producing various crops including cotton and sorghum. The terrain around Kingsville is generally flat, with an elevation of 59 feet above sea level at city center. Several creeks run through the city, including the San Fernando, Santa Gertrudis, and Escondido Creeks, all feeding into Baffin Bay.

Two commercial corridors run north/south along 6th and 14th streets to the west and east of the site, and the historic downtown is about one-mile due north. Currently most commercial activity takes place along the Route 77 corridor to the east.

The hospital was an important part of the community for many years, but in 1980 was deemed obsolete and abandoned for a newer facility. For some years the structure was used to store old records, but even that use ceased in 2012. The building was condemned a year later but, lacking funding, was not torn down. No one to date has expressed an interest in redeveloping the site and the property taxes have been in arrears for some time now.



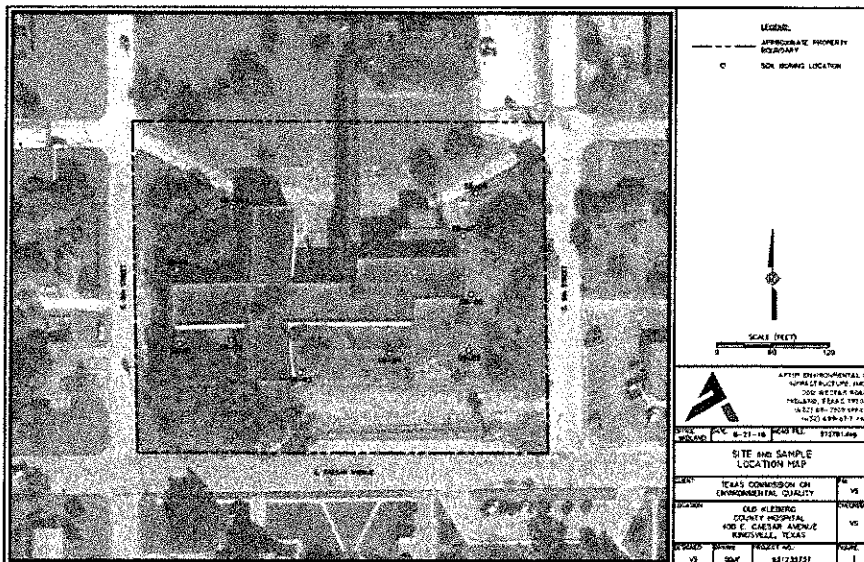
Picture postcard (1930?) featuring hospital in better days

Timeline

- 1853 Richard King founds King Ranch
- 1904 City of Kingsville founded
- 1915 Hospital (& courthouse) opened
- 1980 Hospital closed
- 1993 Purchased & used for Storage
- 2012 Storage Operation Ceased
- 2013 Building Condemned
- 2017 Phase I Env Site Assessment (TCEQ)
 - No REC (recognized env conditions)
 - Asbestos
- 2018 Phase II ESA (TCEQ)
 - Minor heavy metals in surface soils
- 2018 Draft ABCA – Analysis of Brownfield Cleanup Alternatives

Although St Gertrude Church is across the street to the south, most of the other land uses in the vicinity are single family housing. The commercial corridor along 6th street is about 1,000 feet away, with the other commercial corridor along 14th street about ½ mile to the east. It is no surprise that no private party has seen an opportunity to redevelop this obsolete building at this location, which is developed at a much higher land use intensity than the surrounding neighborhood.

In an effort to move redevelopment along the Texas Commission on Environmental Quality funded a Phase I ESA (environmental site assessment) in 2017 that found no REC's (recognized environmental conditions) but did note friable asbestos that must be removed prior to renovation or demolition. In 2018 a Phase II ESA sampled the site and found some heavy metals in the soils. A draft ABCA (Analysis of Brownfields Cleanup Alternatives) has been prepared that supports asbestos abatement.



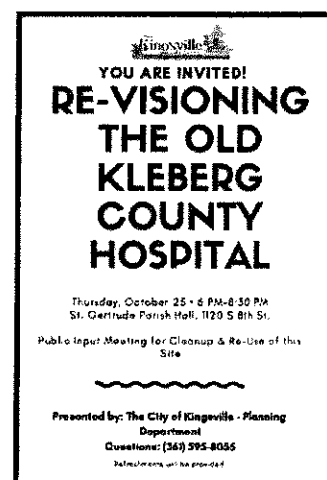
Brownfields Redevelopment Process

1. Identify & Assess Brownfields, Identify Redevelopment Needs
2. Prioritize Sites, Set Redevelopment Goals
3. Investigate – Phase I/II site assessments (environmental due diligence)
4. Clean-up, if necessary
5. Redevelop

(Absent an active developer) The City has now targeted the USEPA's cleanup grant program plan as a possible funding source. The USEPA, TCEQ and TAB have been working with the City, educating staff on the highly competitive nature of the program and the need to proceed down the recognized brownfield redevelopment path to the point where the City has a vision for the site, a plan to move towards that vision, and many relevant stakeholders engaged in the effort.

Community Visioning Meeting

A community meeting to explore visioning of the site, as well as present and discuss the draft Analysis of Brownfields Cleanup Alternatives (ABCA), was convened at 6 PM on October 25 in the Parish Hall at St. Getrude's, across the street from the site. Approximately 8 members of the public attended, along with representatives of the media and the current owners. Following a short presentation by the team of Tom Ginter, Planning and Development Services Director; Kristy Livingston, project manager and brownfields program manager in the Voluntary Cleanup Program-Corrective Action Section of the Remediation Division of TCEQ; and Eugene Goldfarb, representing KSU-TAB, the audience was broken up to two tables and they developed and "voted" on 4 potential alternatives uses for the site.



Proposed Use	Likes	"Best"	"Don't Like"
Assisted Living	13	4	
Educational	15	2	
Medical Facility	5		1
Youth Facility (e.g. Soccer Field, covered basketball court)	13	2	

It should be noted that some alternatives (Youth Facility) contemplated demolition of the existing building while others, (educational, assisted living, medical facility) saw a potential adaptive reuse.

In terms of fitting this effort into the City's overall planning effort, the City's 2008 Master Plan talks about combatting sprawl by encouraging compact and efficient development patterns served by existing infrastructure¹ and promoting historic preservation, but the preservation efforts are centered on the historic downtown.

ABCA - Analysis of Brownfields Cleanup Alternatives

As part of the Visioning meeting the draft ABCA (prepared by APTIM dated October 11, 2018) was presented and reviewed. Since the contamination is limited to asbestos the discussion was straightforward. Asbestos is common in older buildings and the technology to remove (prior to either rehab or demolition) is well developed and routinely implemented by a mature industry.

¹ Chapter 2 – Growth Capacity, P. 36

The estimated \$250,000 cost of the recommended cleanup alternative #5 was acknowledged as an obstacle to redevelopment of the parcel and the City stated they would be looking at funding sources, including a USEPA cleanup grant. The audience was told that the draft report was available for review and comment through the City's Department of Planning Development Services. No one objected to pursuing the removal/abatement (#5) alternative.

Moving Forward

EPA defines brownfields as

Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant

When we outline what it takes to redevelop most brownfield sites we focus on planning, characterization, cleanup, and funding. Brownfield sites with high intrinsic value attract for-profit developers but marginal sites can sit vacant for many years because no one is willing to invest the time and money needed for sites with many unknowns (cost and time), especially if they appear to be contaminated. In cases like this it usually takes local public/private partnerships to move plans forward. Any site can be redeveloped; it's just a question of how long it will take to figure out what is needed and how much is needed to pay for it. If the numbers are favorable the private sector will step in, but if the picture is unclear local government or a private foundation must step in to move things forward. Sometimes interim uses are needed to turn the situation around towards an upward trajectory. The driving force is that slum and blight of brownfield properties can pull down the surrounding neighborhood, and government recognizes its obligation to shepherd vacant and underutilized properties down the redevelopment path.

TAB has found that planning and partnerships help move redevelopment efforts forward and the recent efforts by the City and TCEQ to characterize the site has been very helpful. The road ahead, however, is challenging and here are just some of the issues that must be dealt with in the days ahead:

- Ownership
The City does not yet own the site and it has been difficult to move the project along with the current owners. The site would not be eligible for a USEPA cleanup grant unless the city or another eligible entity (e.g. nonprofit) owned it.
- Site Cleanup
Most brownfield sites are cleaned up as part of the redevelopment, but some sites need the government to clean it up first before a new user can be attracted. Characterization has provided us with a \$250,000 asbestos abatement estimate. Various EPA grants programs are currently available, but they are very competitive and only applicants who can show a substantial planning effort backed by their local community, with a clear vision and substantial progress, have a chance to compete successfully.
- Historic Preservation
Any time federal funds touch a project the entire project is subject to section 106 of the National Historic Preservation Act (see 36 CFR 800) and failure to engage in the consultation process can result in a 36 CFR 800.9(b) finding of non-compliance. In general the 106 process is oriented towards trying to avoid adverse impacts on the historic resource. Tax credits (20% federal and 25% state) are available as an inducement to

rehabilitate the structure, but that may not be feasible in this case. There are two perspectives on this. One is that the project would be less competitive with a cloud hanging over it. The other is that the 106 process can be a vehicle for moving the project along by engaging the preservation community in looking for potential developers. Demolition is not an easy path and usually has to be supported by either expert analysis showing extraordinary deterioration of the structure, or by careful documentation of a long history of unsuccessful marketing.

- Proposed Reuse Options

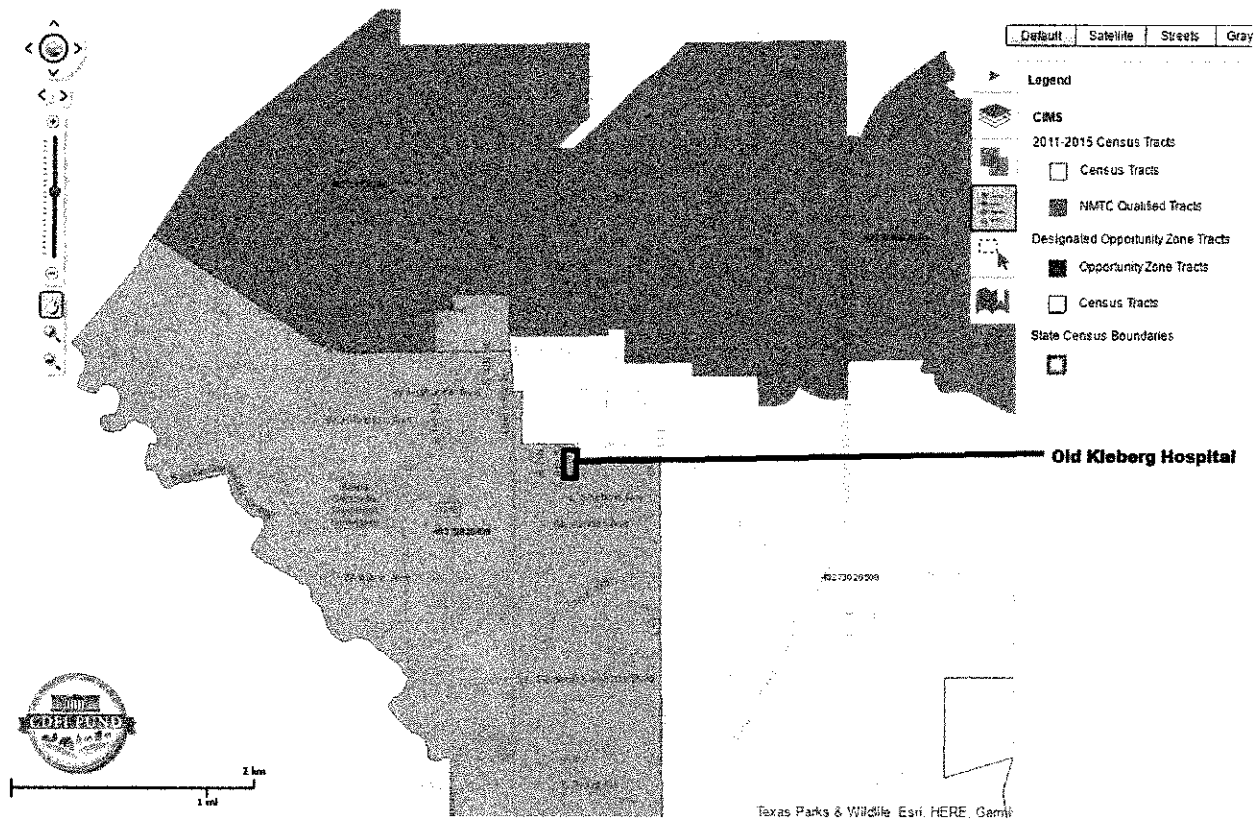
Three reuse options were proposed: assisted living, education, and youth facility. All were well received as potentially meeting a local need and fitting into the existing neighborhood. If the City chooses to compete with other communities for USEPA cleanup funding it will be going up against other proposals with more mature visions including engaged local partners contributing to the effort. Now is the time to think of how to explore each of these visions and build the momentum needed to move them forward. A key first step would be marketing to identify potential partners in the development process.

- Marketing

Often the key to successful redevelopment is a private partner with a viable commercially successful reuse. Government funds are in short supply and are usually targeted to projects that also have a private partner who is putting up most of the funding for redevelopment. Government assistance can take many forms, including providing funds to fill a gap (e.g. site characterization and/or cleanup), or helping to attract (private) financing (e.g. loan guarantees, tax incentives, etc) for the end use. Marketing is an important component of the 106 process (see above). To that end the City should carefully document what has been done in past, should be actively consulting with commercial real estate brokers, and should consider other efforts including:

- Consulting with the Texas Historical Commission's two tax credit specialists (on the "Architecture" staff)². They will be able to point the City towards other projects that have successfully repurposed medical facilities and put them in contact with developers who know how to make adaptive reuse work.
- Listing the property on brownfield databases (see, for example, brownfieldlistings.com) as vacant property available for redevelopment.
- Contacting local (Texas) housing developers to see if there is any interest. The Texas Department of Housing and Community Affairs, for instance, administers the Low-Income Housing Tax Credit program in the State of Texas. They might be able to refer the City to Texas developers familiar with tax credit projects who might welcome a chance to work on a project with opportunities for creative financing.
- Ensuring that prospective partners know about the possibility of special incentives unique to the site, including the historic tax credits and preferential tax treatment (opportunity zone).

² Valerie Magolan at Valerie.Magolan@thc.texas.gov or Caroline Wright at Caroline.Wright@thc.texas.gov



- Partnerships, Planning & Funding

Often it takes the government or a private foundation to fill gaps in the redevelopment process. If (Federal or State) funding is sought, it is important to show that community resources are behind the effort and that the effort will succeed. A clear vision of an end use is key to enlisting stakeholder support. The more stakeholders are committed to the project, the higher the likelihood that the project will be able to overcome challenges (and thus successfully compete for funding). USEPA does not want to fund cleanups that will sit vacant for years; they want to participate in vibrant projects where the new use will benefit the community.

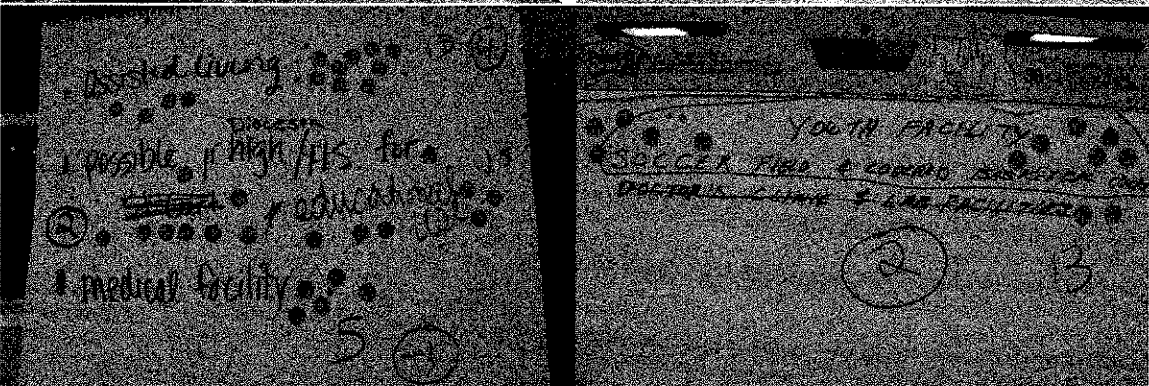
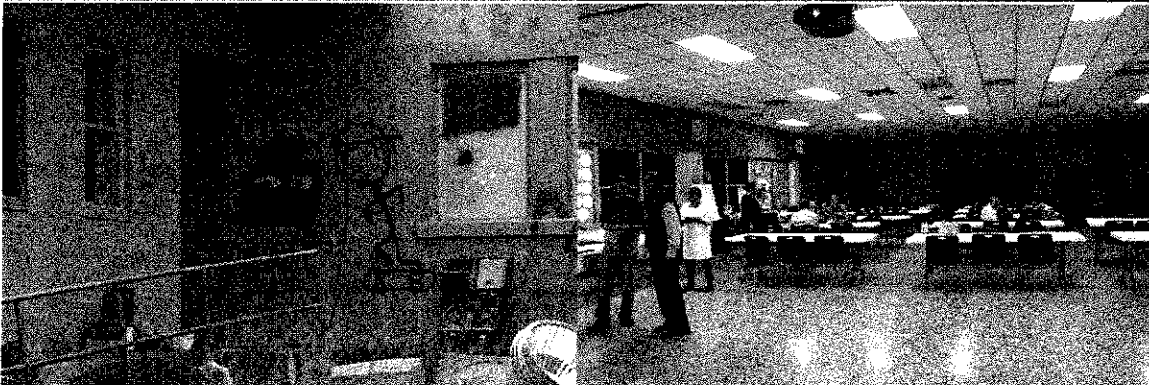
TAB looks forward to working with the City of Kingsville as it moves forward with this site.

Appendix A - Photos

1. Site – Old Kleberg Hospital

2. Visioning Event

3. Visioning Results



Appendix B – Draft ABCA Report

ABCA report prepared by APTIM inserted here.



APTIM
2500 CityWest Boulevard, Suite 1700
Houston, Texas 77042
Tel: 281 531 3100
Fax: 281 531 3101
www.aptim.com

October 11, 2018

APTIM Project No: 1021002069

Ms. Irina Afanasyeva, Project Manager
Texas Commission on Environmental Quality (TCEQ)
TCEQ Remediation Division, Superfund Section
12100 Park 35 Circle, Mail Code 136
Austin, Texas 78753

Re: *Analysis of Brownfields Cleanup Alternatives (ABCA)*
Old Kleberg Hospital
400 East Caesar Avenue
Kingsville, Texas 78363
TCEQ AIRS Contract No.: 582-18-80620
TCEQ Work Order No.: 400-0030

Dear Ms. Afanasyeva:

On behalf of the Texas Commission on Environmental Quality (TCEQ), Aptim Environmental and Infrastructure, Inc. (APTIM) is submitting this Analysis of Brownfields Cleanup Alternatives (ABCA) for the remediation of asbestos containing material (ACM) found in the interior and exterior of the building at the above-referenced site.

I. Introduction & Background

a. Site Location (*address*)

The site is located at 400 East Caesar Avenue in Kingsville, Texas, USA (herein referred to as "the Site"). The Site consists of approximately 3-acres and contains a one two-story structure with a basement, which is known as the Old Kleberg Hospital.

a1. Forecasted Climate Conditions

According to the National Oceanic and Atmospheric Administration (NOAA) National Centers for Environmental Information for Texas, the Texas Climate is characterized by hot summers and cold/mild winters. The primary source of moisture is from the Gulf of Mexico, which results in extreme weather events including, hurricanes, tornadoes, droughts, heat waves, cold waves, and intense precipitation (see attached Summary included in *Attachment A*).

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 48273C0115E, the Site is located within Zone X, which are areas of 0.2% annual chance flood.

The Site receives stormwater discharge from the Site's building's roof drains and surrounding properties primarily to the west. The overall topography of the area is relatively flat with a slight slope in an east/southeasterly direction into the street easements of South 9th Street and East

Caesar Avenue. As with any extreme rain event, the Site has potential for erosion; however, due to the vegetative coverage from trees and parking/drive areas, erosion is not likely.

Based on the nature of the Site and its proposed reuse (demolition to vacant lot), changing temperature, precipitation changes, changing ecological zone, and changing groundwater table are not likely to significantly affect the Site.

b. Previous Site Use(s) and any previous cleanup/remediation

According to the City of Kingsville Brownfields Assessment, the Site operated as the Kleberg County Hospital from 1915 to the 1980s; assumed vacant from the 1980s to January 1993; then the Site was purchased by a new owner in January 1993 when the former hospital was utilized as a storage facility and that use was discontinued sometime prior to April 2013; and from April 2013 to present the Site has been condemned by the Kingsville City Commissioners due to safety concerns and set for demolition.

APTIM is not aware of any previous cleanup/remediation activities associated with the Site.

c. Site Assessment Findings (*briefly summarize the environmental investigations that have occurred at the site, including what the Phase I and Phase II assessment reports revealed in terms of contamination present, if applicable*)

According to the City of Kingsville Brownfields Assessment dated June 27, 2017, the Application to Receive a TCEQ Brownfields Site Assessment indicated that a report from Envirotech identified areas of ACM in the interior and exterior of the building, these areas were listed in Table I (Sample Material Summary) and Table II (Sample Number-Homogenous Area) of the report. The complete report was not available for review; therefore, the full contents of the report and the date of the report are unknown except what was presented on Tables I and II.

On August 8, 2017, the TCEQ approved Work Order No.: 323-0121 to conduct a Phase I Environmental Site Assessment (ESA) at the Site. APTIM completed the Phase I ESA on August 31, 2017, and revised it on July 11, 2018. The Phase I ESA revealed no evidence of recognized environmental conditions (RECs), controlled (CRECs), or historical (HRECs) in connection with the Site. APTIM observed the following on-site environmental conditions at the time of the ESA: 1) 'During the time the Site operated as a storage facility (January 1993 to prior 2013), the Site building was densely populated with numerous miscellaneous items, trash, and construction material; therefore, no potential environmental hazards, vaults, sumps, or other containers of hazardous chemicals, petroleum products, or cleaning chemicals were observed other than what was noted in Section 5.5 Interior Observations. If any potential environmental hazards are discovered after removing the miscellaneous items, trash, and construction materials, an environmental professional should be contacted to inspect the hazard.' 2) 'Based on the age of the building, and the fact that there is no evidence that a lead based paint (LBP) survey had been conducted, a potential exists for LBP to be present. APTIM recommends that a LBP survey be conducted, prior to any use/occupancy by children under 6-years of age, renovation, construction, or demolition activities.'

On May 11, 2018, the TCEQ approved Work Order No.: 400-0020 to conduct a Phase II ESA at the Site. APTIM installed ten surface soil borings and collected three soil samples from each boring, which were analyzed for volatile organic compounds (VOCs), total petroleum hydrocarbons (TPH), and RCRA 8 metals (metals). In a TCEQ letter dated September 18, 2018, the TCEQ stated that VOC and TPH concentrations were below the Texas Risk Reduction Program (TRRP) Tier I Residential Protective Concentration Levels (PCLs) for ^{TotSoilComb} and ^{GWSoilIng}. The TCEQ stated that mercury was detected above the soil assessment level in shallow soils (0.5-2 feet) below ground surface; however, mercury was vertically delineated. The TCEQ also stated that lead concentrations exceeded the TRRP Tier I Residential ^{GWSoilIng} PCL in two surface soil samples. The sample exhibiting the highest lead

concentration was then analyzed for the synthetic precipitation leaching procedure (SPLP) to determine if the lead concentrations would leach into groundwater. The SPLP analysis exhibited a concentration greater than the TRRP Tier I ^{GW}GW_{ing} PCL indicating the potential that lead could migrate into groundwater. The TCEQ concluded that according to TRRP, a groundwater sample would be required to confirm if Site conditions represent a release that is subject to TRRP.

Envirotest performed an asbestos inspection at the Site and completed an Asbestos Inspection Report dated September 26, 2018 for the City of Kingsville. Envirotest collected ninety-six samples of suspect ACM. The following samples contained greater than 1% asbestos: floor tile and mastic adhesive; sheet vinyl flooring; soft ceiling texture; popcorn ceiling texture; black pipe insulation sealant mastic; light fixture heat shield (level 2 skywalk); general adhesive (letters); window and door frame caulk; thermal system pipe insulation and elbows; fire door insulation; sink undercoat; expansion joint caulk; exterior transite panels; and roofing materials (as identified in the Envirotest Inspection Report COR 13 0362). The following materials were observed in a locked mechanical room and were assumed to contain asbestos: thermal system pipe insulation and elbows. Envirotest stated that a Class IV cleanup of the friable ACM debris must be conducted by trained workers supervised by an OSHA designated competent person with air monitoring during the cleanup activities. Envirotest also recommended that all ACM be removed prior to any demolition.

d. Project Goal (*site reuse plan*)

According to the City of Kingsville Brownfields Assessment, the Site's Brownfields Redevelopment Plan identified that the Site would work well with a housing development. With the Site location in the original town site, the housing development would consist of townhomes, duplexes, or smaller homes.

II. Applicable Regulations and Cleanup Standards

a. Clean up Oversight Responsibility (*identify the entity, if any, that will oversee the cleanup, e.g., the state, Licensed Site Professional, other required certified professional*)

Prior to any demolition and/or renovation of the Site, the Site's owner and/or contractor must notify the Texas Department of State Health Services of such activities even if asbestos is not present. Any asbestos related work including sampling or abatement must be conducted by a licensed contractor in the State of Texas. A certified USEPA Asbestos Hazard Emergency Response Act (AHERA) accredited Asbestos Building Inspector in accordance with the Texas Administrative Code Title 25, Part 1 Chapter 295, and Subchapter C must perform the inspection and the individual that performs the inspection must be licensed as an asbestos inspector to conduct asbestos surveys in public buildings.

b. Cleanup Standards for major contaminants (*briefly summarize the standard for cleanup e.g., state standards for residential or industrial reuse*)

The Site's planned abatement activities are to remove all known ACM greater than 1% will be abated/removed and disposed of in accordance with applicable local, state, and federal regulations.

c. Laws & Regulations Applicable to the Cleanup (*briefly summarize any federal, state, and local laws and regulations that apply to the cleanup*)

Laws and regulations that are applicable to the cleanup include TAC Title 25, Part 1 Chapter 295, and Subchapter C, the Texas Department of State Health Services (TDSHS), Occupational Safety and Health Administration (OSHA), National Emission Standards for Hazardous Air Pollutants (NESHAP), Texas Asbestos Health Protection Act (TAHPA), Environmental Protection Agency (EPA), Asbestos Hazard Emergency Response Act

(AHERA), and City of Kingsville by-laws. Any other federal, state, and local laws regarding procurement of contractors to conduct the abatement should be followed.

In addition, all appropriate permits/notifications should be obtained prior to work start-up.

III. Cleanup Alternatives

a. Cleanup Alternatives Considered (*minimum two different alternative plus No Action*)

To address contamination at the Site, five different alternatives were considered, including Alternative #1: No Action; Alternative #2: Encapsulation; Alternative #3 Repair; Alternative #4: Enclosure; and Alternative #5 Removal.

b. Evaluation of Cleanup Alternative (*brief discussion of the effectiveness, implementability and a preliminary cost estimate for each alternative*)

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selection a recommended cleanup alternative.

Effectiveness

- Alternative #1: No Action is not effective since the redevelopment plan for the Site is to demolish the current structure and rebuild. No Action would be cost effective since no action is being taken to abate or manage the ACM; however, the Site would have no use except to stay in its current condition as a condemned building. The current unsecure conditions of the structure would not control or prevent ACM exposure to the public or environment and therefore the building will need to be secured.
- Alternative #2: Encapsulation is an effective application by applying a thick paint like material on the ACM to prevent ACM from releasing fibers into the air; however, the ACM must be in good condition and any loose or damaged material would need to be removed. Encapsulation would not be the most effective option since the redevelopment plan for the Site is to demolish the current structure and rebuild.
- Alternative #3: Repair would not be effective for the Site. Repairs are usually small projects (three feet or less of material) to an area containing ACM. Depending on the repair project, the ACM is removed and disposed of, the equipment/material is repaired and the ACM is replaced with non-asbestos containing material. The redevelopment plan for the Site is to demolish the current structure and rebuild; therefore, the repair alternative would not be effective.
- Alternative #4: Enclosure is an effective option by creating an air tight barrier around the ACM. All seams must be completely sealed air tight to be effective. Not all ACM identified at the Site could be managed with an enclosure and would need to be in combination with another alternative. The redevelopment plan for the Site is to demolish the current structure and rebuild, therefore, the enclosure alternative would not be the most effective option.
- Alternative #5: Removal (abatement) is the most common practice for controlling ACM and is a permanent solution. Abatement consists of removing the ACM from any location where it is present, properly bagging the ACM, and disposing of it at an approved landfill. Abatement is also a requirement of USEPA and NESHAP regulations for buildings scheduled for demolition. This option may be the most effective option for the Site considering the end goal of land reuse.

Note: An Operations & Maintenance Program would be required for Alternatives #2, #3, and #4.

Implementability

- Alternative #1: No Action is easy to implement since no actions are being conducted except for securing access to the Site's building interior.

- Alternative #2: Encapsulation is relatively easy to implement; however, any loose ACM, ACM debris, fire damage, and miscellaneous items/debris scattered throughout the building would need to be removed/abated before the encapsulation could be applied. The contractor should apply the encapsulant with a low pressure sprayer and the type of encapsulant to use would depend on the type of ACM it is to be applied. Bridging encapsulants provide a protective coating over the ACM and then harden compared to penetrating encapsulants which soak into the ACM and then harden.
- Alternative #3: Repairing the ACM would not be implemented since it is usually only a small section. For the Site, repairing with no replacement for the entire Site is discussed as Alternative #5 - Removal.
- Alternative #4: An enclosure would be difficult to implement due to any loose ACM, ACM debris, fire damage, and miscellaneous items/debris scattered throughout the building would need to be removed. Additionally, not all ACM identified at the Site could be managed with an enclosure and would need to be in combination with another alternative.
- Alternative #5: Removal would be moderately difficult due to the size of the Site and any material (loose ACM, ACM debris, fire damage, and miscellaneous items/debris) scattered throughout the building; however, a well-planned removal/abatement scope will make implementation more manageable.

Note: Alternatives #2, #4, and #5 are considered Class 1 work and would require a containment be built around the work area to contain the large amounts of fibers that would be released due to the disturbance of the ACM. Additionally, implementability will be more difficult since a portion of the building had been in a fire and those areas would need to be assessed prior to implementation of any work.

Cost

- Alternative #1: No Action would require the installation of a perimeter fence that would cost approximately \$54,000.00. This cost does not include regular maintenance for the fence or securing the building.
- Alternative #2: Costs for encapsulation of the ACM is roughly estimated to be \$250,000.00 by Coastal Bend Demolition, Inc. (Coastal Bend). This price includes insurance, labor, equipment, materials and supervision. Please note the price does not include oversight or air monitoring.
- Alternative #3: Repairing the ACM is not feasible; therefore, no cost was estimated.
- Alternative #4: Cost for ACM enclosure is roughly estimated to be \$250,000.00 by Coastal Bend. This price includes insurance, labor, equipment, materials and supervision. Please note the price does not include oversight or air monitoring.
- Alternative #5: Removal of the ACM as estimated by Coastal Bend is \$250,000.00. This price includes insurance, labor, equipment, materials and supervision. Please note that the estimated costs does not include abatement oversight or air monitoring.

c. Recommended Cleanup Alternative

The recommended cleanup alternative is Alternative #5: Removal. Alternatives #1, #2, #3, and #4 do not coincide with the Project Goal's Redevelopment Plan to demolish the current structure and rebuild for a housing development. Additionally, Alternatives #1, #2, #3, and #4 are temporary methods to manage the ACM in place and would require an Operations & Maintenance (O&M) Program. Removal is the most common way of managing ACM, is a permanent solution, and the recommended course of action due to scheduled demolition. The only exception to removing/abating all ACM would be to leave the non-friable material in place and perform a wet demo, which would include floor tile, gaskets, or roofing materials; however, it would be recommended to abate these materials prior to demolition.



Ms. Irina Afanasyeva, Project Manager
October 11, 2018
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Green and Sustainable Remediation Measures

In order to make the selected Alternative greener or more sustainable, best management practices (BMPs) for the industry should be utilized. Additionally, contractors should propose green techniques to be implemented into their proposals/work plans if approved.

Sincerely,
Aptim Environmental & Infrastructure, Inc.

Ramsey S. Muallem
Environmental Scientist

Valeri Salinas
Project Manager

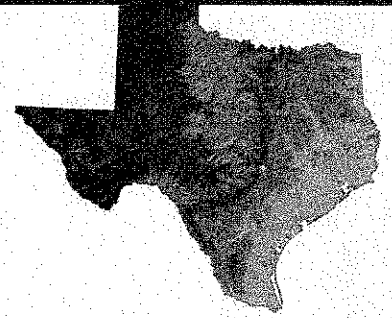
Please Reply To: Valeri Salinas
Phone: 432-681-2802
E-Mail Address: Valeri.Salinas@APTIM.com

Distribution:
TCEQ Brownfields Section (1 original)
City of Kingsville (1 copy)
APTIM File (1 copy)

Attachment A
NOAA State Summaries - Texas



TEXAS



KEY MESSAGES

Mean annual temperature has increased by approximately 1°F since the first half of the 20th century. Under a higher emissions pathway, historically unprecedented warming is projected by the end of the 21st century, with associated increases in extreme heat events.

Although projected changes in annual precipitation are uncertain, increases in extreme precipitation events are projected. Higher temperatures will increase soil moisture loss during dry spells, increasing the intensity of naturally occurring droughts.

The number of landfalling hurricanes in Texas is highly variable from year to year. As the climate warms, increases in hurricane rainfall rates, storm surge height due to sea level rise, and the intensity of the strongest hurricanes are projected.

The Texas climate is characterized by hot summers and cool to mild winters. Three geographical features largely influence the state's varied climate. The Rocky Mountains block intrusions of moist Pacific air from the west and tend to channel arctic air masses southward during the winter. The relatively flat central North American continent allows easy north and south movement of air masses. The Gulf of Mexico is the primary source of moisture, most readily available to the eastern part of the state. As a result of these factors, the state exhibits large east-west variations in precipitation and is subject to frequent occurrences of a variety of extreme events, including hurricanes, tornadoes, droughts, heat waves, cold waves, and intense precipitation. Increased demand for limited water supplies due to rapid population growth, especially in urban areas, may increase Texas' vulnerability to naturally occurring droughts.

Mean annual temperatures has increased approximately 1°F since the first half of the 20th century (Figure 1). While there is no overall trend in extremely hot days (maximum temperature above 100°F) (Figure 2), the number of very warm nights (minimum temperature below 75°F) was a record high during the latest 2010–2014 period (Figure 3). This was due to very high values during the drought years of 2011 and 2012 when very warm nights were very frequent both along the coast (where they are a common feature of the climate due to warm waters) and in the interior (where they are less common). The urban heat island effect increased these occurrences in city centers. In 2011, Texas recorded its warmest summer on record (since 1895) and broke the record for the statewide-average highest number of days with temperatures of 100°F or more. The Dallas-Fort Worth area endured 40 consecutive days in excess of 100°F, which was the second longest streak on record (1898–2011). The record dry conditions contributed to the higher temperatures.

Observed and Projected Temperature Change

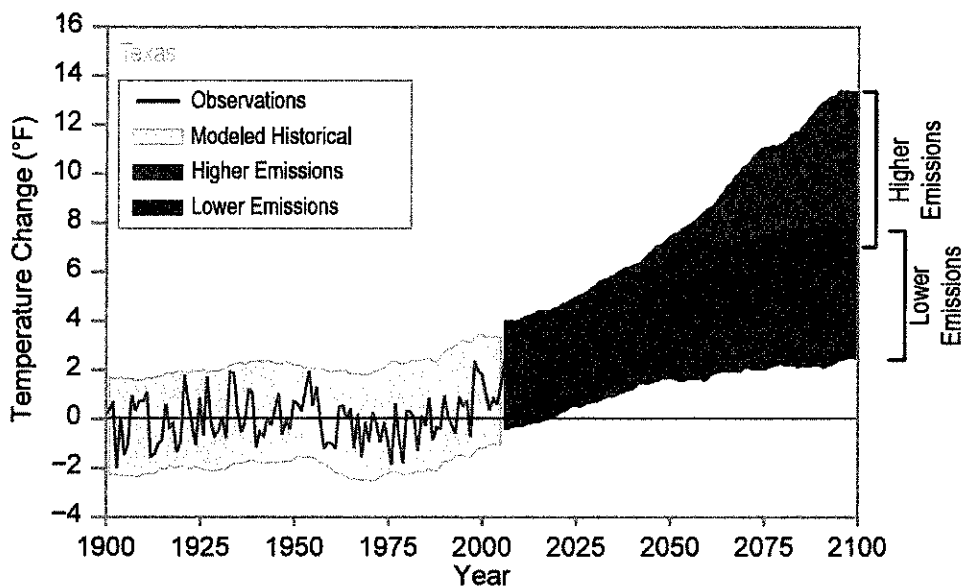


Figure 1: Observed and projected changes (compared to the 1901–1960 average) in near-surface air temperature for Texas. Observed data are for 1900–2014. Projected changes for 2006–2100 are from global climate models for two possible futures: one in which greenhouse gas emissions continue to increase (higher emissions) and another in which greenhouse gas emissions increase at a slower rate (lower emissions)¹. Temperatures in Texas (orange line) have risen about 1°F since the beginning of the 20th century. Shading indicates the range of annual temperatures from the set of models. Observed temperatures are generally within the envelope of model simulations of the historical period (gray shading). Historically unprecedented warming is projected during the 21st century. Less warming is expected under a lower emissions future (the coldest years

being about as warm as the hottest year in the historical record; green shading) and more warming under a higher emissions future (the hottest years being about 11°F warmer than the hottest year in the historical record; red shading). Source: CICS-NC and NOAA NCEI.

¹Projected details are modeled and constructed according to the scenarios available in the Intergovernmental Panel on Climate Change (IPCC) Fifth Assessment Report (AR5) Working Group I Contribution to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change (WGIAR5).

Daily minimum temperatures in January typically range from about 20°F in the northern Panhandle to about 50°F near the mouth of the Rio Grande River. The annual number of days of extreme cold (maximum temperatures below 32°F) was well above average in the 1970s and 1980s but since then has fluctuated near the long-term average (Figure 4a).

Average annual precipitation varies from less than 10 inches in the far west to greater than 50 inches in the far east. The driest multi-year periods were in the 1890s, 1950s, and 2000s, and the wettest in the 1940s and mid-1990s (Figure 4b). **The driest 5-year period was 1952–1956 and the wettest was 1990–1994.** In the 1990s and early 2000s, the number of extreme precipitation events was well-above average, but the state has experienced below average rainfall and extreme precipitation events over the last five years (Figure 4c).

However, this extended dry period was interrupted in May 2015 with a statewide monthly average rainfall total of 9.05 inches, breaking the previous all-time monthly record by well over two inches (Figure 5a). During one specific late-May episode, the Blanco River at Wimberly (south-central Texas) experienced historic flash and river flooding following a 1- to 2-day rainfall of 4–12 inches (Figure 5b), rising 35 feet in approximately 3 hours.

Texas is consistently ranked in the top 10 states affected by extreme events. In 2011, Texas was hit by eight of the Nation's billion dollar disasters. The three most impactful events were drought, extreme heat, and wildfires. The warmest and the driest summer in the historical record (Figure 6) helped fuel the worst wildfire season since statewide records began (approximately 1990), with nearly 4 million acres burned and \$750 million in damages. Since the creation of the United States Drought Monitor Map in 2000, Texas has been completely drought-free for only approximately 8% of the time (2000–2014), and at least half of the state has been under drought conditions for approximately 42% of the time over the same period. Paleoclimatic records indicate that droughts of the severity of 2011 have occurred occasionally in the past 1000 years (Figure 6). Higher temperatures in combination with drought conditions are likely to increase the severity, frequency, and extent of wildfires in the future posing significant harm to property, human health, and the livelihood of residents.

Over the period of 1900 to 2010, the Texas coastline endured more than 85 tropical storms and hurricanes (about 3 storms every 4 years), with approximately half of them hurricanes (Figure 4d). Since 2000, Texas has experienced 12 named storms, including 5 destructive hurricanes, with Hurricane Rita (Category 3) and Hurricane Ike (Category 2) causing the most significant damage. While Hurricane Rita holds the designation as causing the largest U.S. evacuation in history, Hurricane Ike is the costliest hurricane

Observed Number of Extremely Hot Days

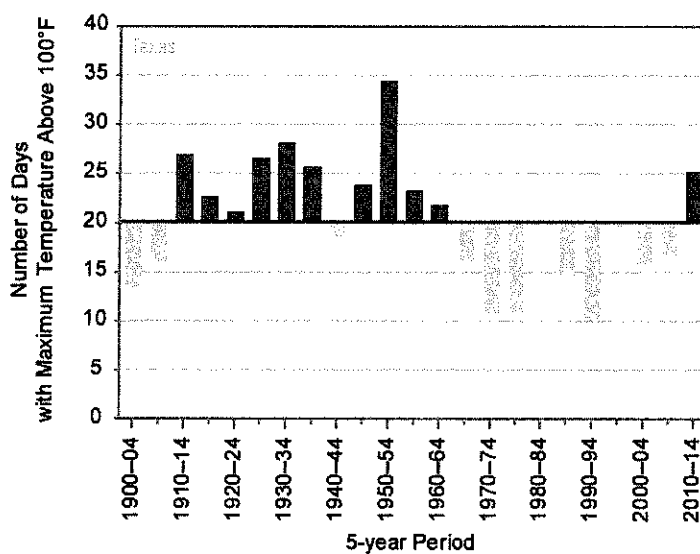


Figure 2: The observed number of extremely hot days (annual number of days with maximum temperature above 100°F) for 1900–2014, averaged over 5-year periods; these values are averages from twenty-six long-term reporting stations. The number of extremely hot days in Texas was mostly above average between 1910 and 1960, below average between the 1960s and early 2000s, and above average again in the last 5 years. The dark horizontal line is the long-term average (1900–2014) of about 20 days per year. Source: CICS-NC and NOAA NCEI.

Observed Number of Very Warm Nights

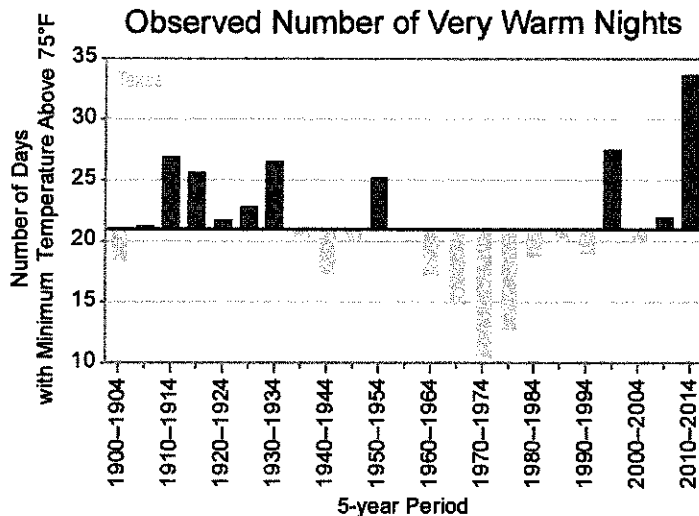
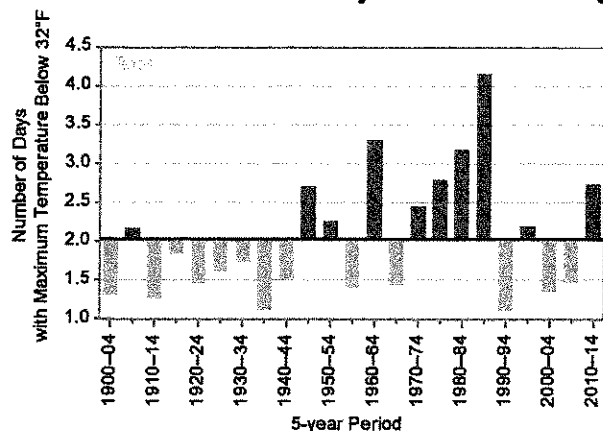


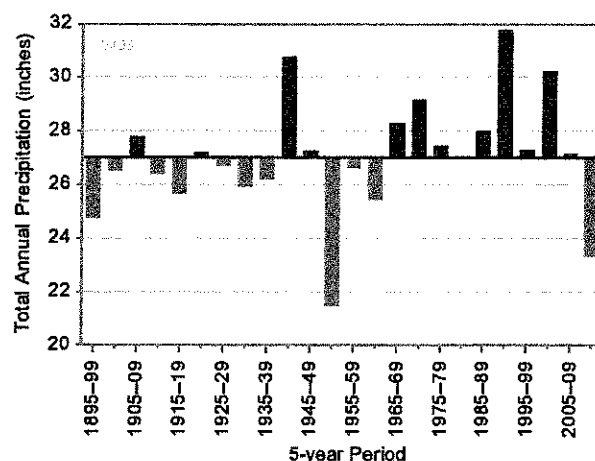
Figure 3: The observed number of very warm nights (number of days with minimum temperature above 75°F) for 1900–2014, averaged over 5-year periods; these values are averages from twenty-six long-term reporting stations. The 1970s saw a record low number of very warm nights. That number increased in the early 21st century, with the record highest number occurring in 2010–2014. The dark horizontal line is the long-term average (1900–2014) of about 21 days per year. Source: CICS-NC and NOAA NCEI.

in Texas history, with an estimated \$19.3 billion in damages. Along the southern coast, surges of between 11 and 13 feet typically have return periods of 25 years (Figure 7).

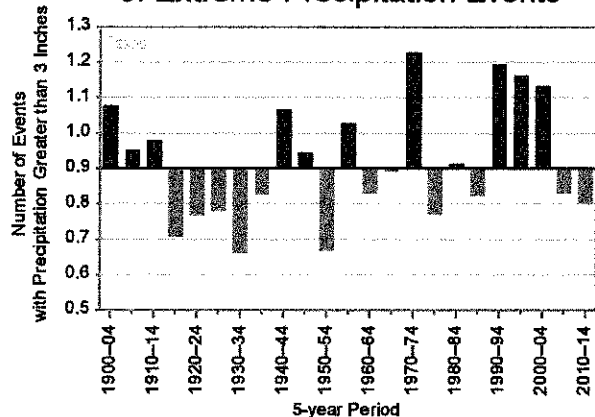
Observed Number of Days Below Freezing



b) Observed Annual Precipitation



Observed Number of Extreme Precipitation Events



d) Total Hurricane Events in Texas, 1900–2013

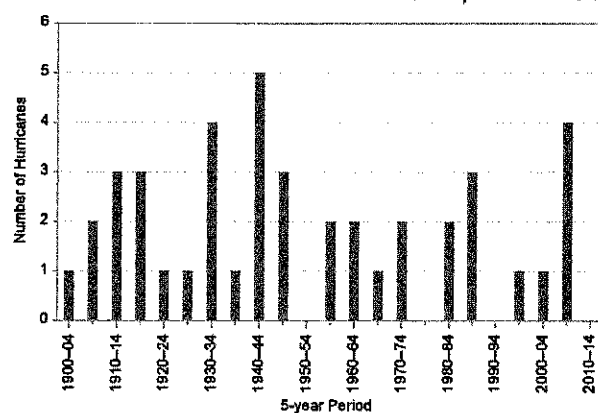


Figure 4: Observed (a) number of days below freezing (maximum temperature below 32°F), (b) annual precipitation, (c) extreme precipitation events (days with more than 3 inches), and (d) annual number of hurricanes affecting Texas, averaged over 5-year periods. The values in Figures 4a and 4c are averages from twenty-six long-term reporting stations for temperature and thirty-six long-term reporting stations for precipitation. The number of days below freezing was above average in the 1970s and 1980s; since then it has fluctuated near the long-term average. Annual precipitation varies widely between years and has been generally below average during the most recent 5-year period of 2010–2014. The number of extreme precipitation events was well above average during the 1990s and early 2000s and slightly below average since then. There is no long-term trend in the number of hurricanes. Source: CICS-NC and NOAA NCEI.

Over the past 30 years (1985–2014), Texas has averaged 140 tornadoes and 4 tornado fatalities per year. Events can occur all year, though activity typically peaks between April and June.

Under a higher emissions pathway, historically unprecedented warming is projected by the end of the 21st century (Figure 1). Even under a pathway of lower greenhouse gas emissions, average annual temperatures are projected to most likely exceed historical record levels by the middle of the 21st century. However, there is a large range of temperature increases under both pathways, and under the lower pathway, a few projections are only slightly warmer than historical records. Increases in the number of extremely hot days and decreases in the number of extremely cold days are projected to accompany the overall warming. By 2055, an estimated increase of 20–30 days over 95°F is projected under one pathway, with the greatest increase in southwestern Texas.

Future changes in annual average precipitation are uncertain (Figure 8), but an increase in intense rainfall is likely. Furthermore, even if average precipitation does not change, **higher temperatures will increase the rate of soil moisture loss and thus naturally occurring droughts will likely be more intense.** Longer dry spells are also projected.

Increased drought severity combined with increased human demand for surface water will cause changes in streamflow, with extended reductions of freshwater inflow to Texas bays and estuaries. Such reductions in streamflow will cause temporary or permanent changes to bay salinity and oxygen content, with potentially major impacts to bay and estuary ecosystems, such as negatively affecting organism growth, reproduction, and survival.

Future changes in the frequency and severity of tornadoes, hail, and severe thunderstorms are uncertain. However, **hurricane intensity and rainfall are projected to increase for Texas as the climate warms.**

Since 1880, global sea level has risen by about 8 inches. Along the Texas coastline, sea level rise has been measured between 5 and 17 inches per century, causing the loss of an average of 180 acres of coastline per year. **Sea level is projected to rise another 1 to 4 feet by 2100 as a result of both past and future emissions from**

human activities (Figure 9). Sea level rise has caused an increase in tidal floods associated with nuisance-level impacts. Nuisance floods are events in which water levels exceed the local threshold (set by NOAA's National Weather Service) for minor impacts. These events can damage infrastructure, cause road closures, and overwhelm storm drains. As sea level has risen along the Texas coastline, the number of tidal flood days has also increased, with the greatest number occurring in 2008 and 2015 (Figure 10). Future sea level rise will increase the frequency of nuisance flooding (Figure 9) and the potential for greater damage from storm surge.

Total Rainfall Amounts in May 2015

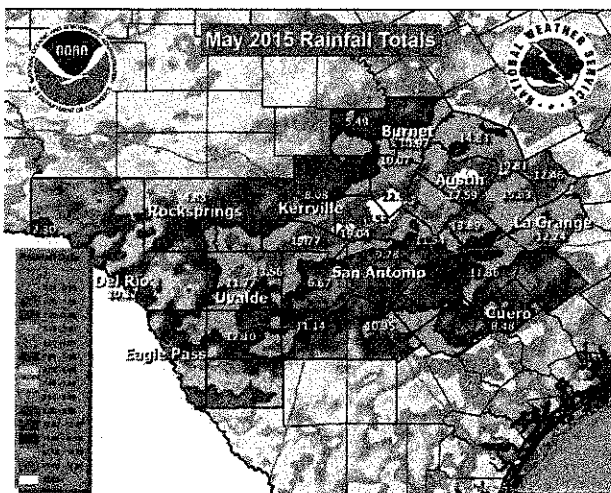


Figure 5: Monthly rainfall totals for May 2015 in south-central Texas. Large areas received more than 10 inches of rainfall and nearly the entire state was 2 to 4 times above normal. In late May 2015, south-central Texas experienced historic flash and river flooding following a 1- to 2-day rainfall of 4–12 inches and locally higher amounts. During this extreme precipitation event, the Blanco River at Wimberly, halfway between Austin and San Antonio, rose 35 feet in about 3 hours. Source: NOAA's National Weather Service.

Texas Palmer Drought Severity Index

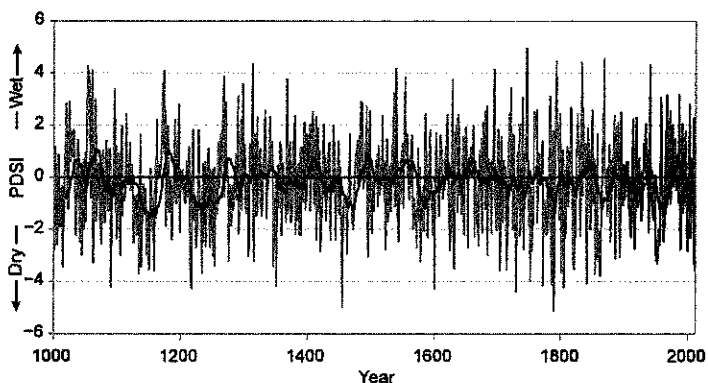


Figure 6: Texas Palmer Drought Severity Index. While periods of drought are common in Texas, the severity of the 2011 drought exceeded that of any previous drought throughout the history of the instrumental record (1895–2013 shown in red). Reconstruction of drought using proxies (blue) indicate droughts of the 2011 severity have occurred occasionally in the past. Source: NOAA NCEI.

Galveston Bay Coastal Surge Return Periods

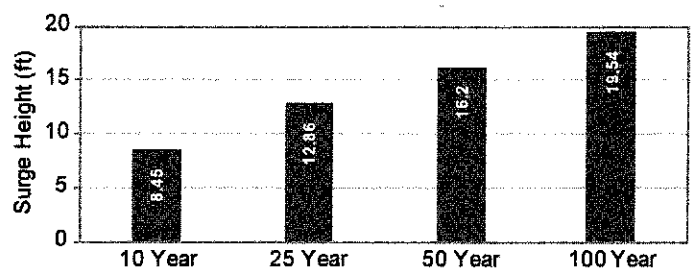


Figure 7: Coastal storm surge levels for 10-year, 25-year, 50-year, and 100-year return periods for (a) Galveston Bay. (Supplied by Luigi Romolo from the SURGEDAT database, Needham and Keim 2012)

Projected Change in Annual Precipitation

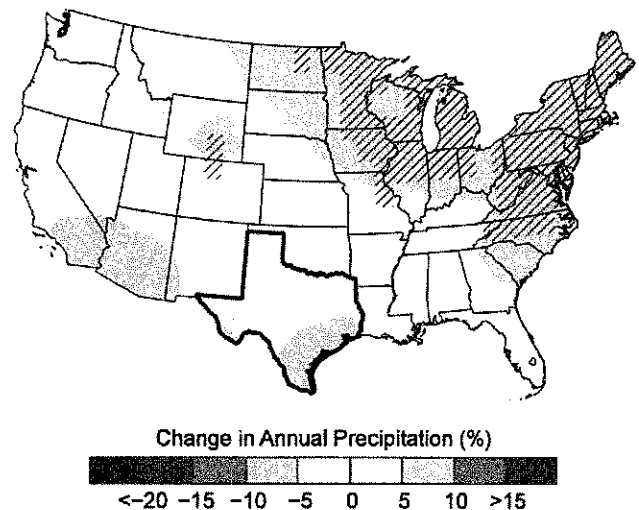


Figure 8: Projected changes (%) in annual precipitation for the middle of the 21st century compared to the late 20th century under a higher emissions pathway. Hatching represents areas where the majority of climate models indicate a statistically significant change. Texas is part of a large area in the southwestern and central United States with projected decreases in annual precipitation, but most models do not indicate that these changes are statistically significant. Source: CICS-NC and NOAA NCEI.

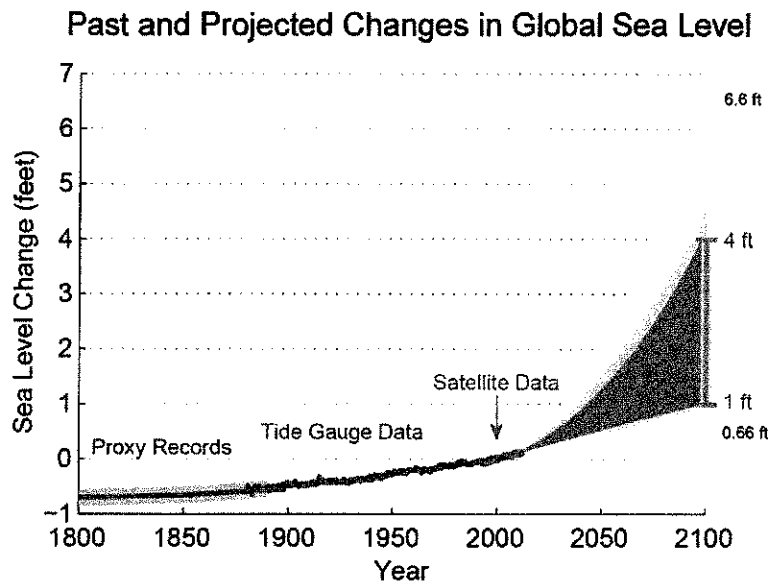


Figure 9: Estimated, observed, and possible future amounts of global sea level rise from 1800 to 2100, relative to the year 2000. The orange line at right shows the most likely range of 1 to 4 feet by 2100 based on an assessment of scientific studies, which falls within a larger possible range of 0.66 feet to 6.6 feet. Source: Melillo et al. 2014 and Parris et al. 2012.

Observed and Projected Annual Number of Tidal Floods for Port Isabel, TX

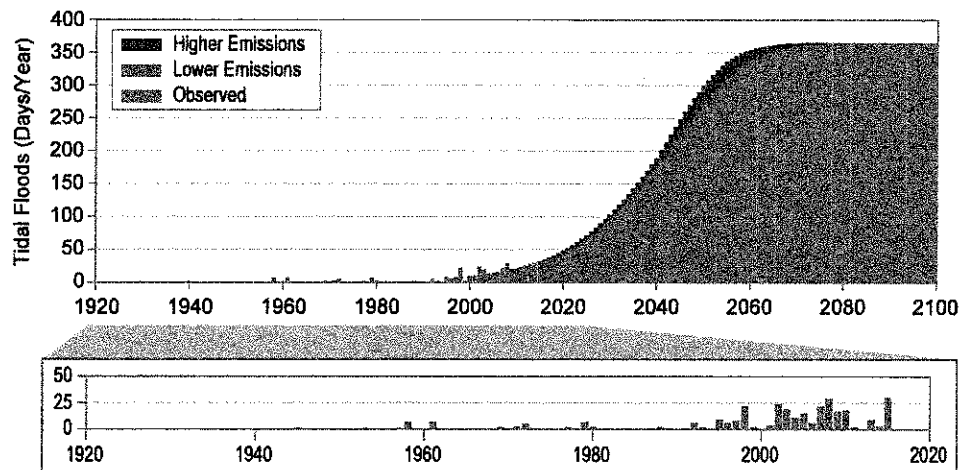
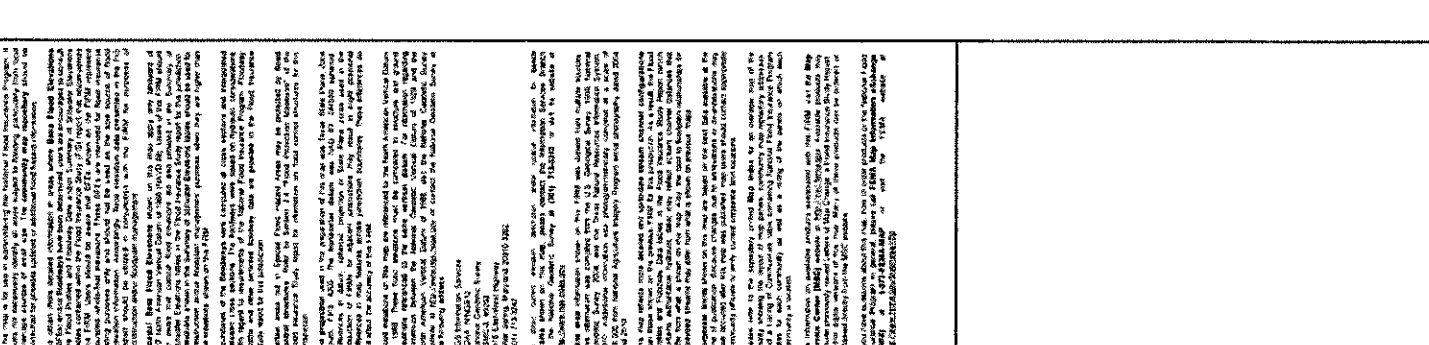


Figure 10: Number of tidal flood days per year for the observed record (orange bars) and projections for two possible futures: lower emissions (light blue) and higher emissions (dark blue) per calendar year for Port Isabel, TX. Sea level rise has caused an increase in tidal floods associated with nuisance-level impacts. Nuisance floods are events in which water levels exceed the local threshold (set by NOAA's National Weather Service) for minor impacts, such as road closures and overwhelmed storm drains. The greatest number of tidal flood days occurred in 2008 and 2015 in Port Isabel. Projected increases are large even under a lower emissions pathway. Near the end of the century, under a higher emissions pathway, some models project tidal flooding nearly every day of the year. To see these and other projections under additional emissions pathways, please see the supplemental material on the State Summaries website (<https://statesummaries.ncics.org/tx>). Source: NOAA NOS.

Attachment B
FEMA FIRM



National Flood Hazard Layer FIRMette

7°30'40.16"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, 1/435
With BFE or Depth Zone AE, AO, AH, VE, AP
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)

Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee, See Notes, Zone X
Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN
Effective LOMRs

Area of Minimal Flood Hazard Zone X
Area of Undetermined Flood Hazard Zone

OTHER AREAS

Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

GENERAL STRUCTURES

Cross Sections with 1% Annual Chance
Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

48273C0115E
eff. 3/17/2014

City of Kingsville
480424
AREA OF MINIMAL FLOOD HAZARD
Zone X

Digital Data Available
No Digital Data Available
Unmapped

MAP PANELS



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/3/2018 at 2:20:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

97°51'33.69"W

USGS The National Map: Orthoimagery. Data refreshed October 2017.

Feet 1:6,000
2 500 1 500 2 000

27°30'8.25"N

CONSENT AGENDA

AGENDA ITEM #1

**City of Kingsville
Parks & Recreation**

TO: Mayor and City Commissioners
CC: Deborah Balli, Interim City Manager
FROM: Susan Ivy, Director of Parks & Recreation
DATE: November 4, 2019
SUBJECT: Receipt of Donations to Parks & Recreation

Summary: The Parks & Recreation Department requests your approval to receipt and record donations received for sponsorship of the 2019/2020 Healthy Family Partners schedule of events.

Background: Kingsville Parks & Recreation has organized a schedule of annual events that provide youth and family recreation, physical activity and emphasize healthy lifestyles including anti drug and anti bullying for all ages. In order to provide adequate funding for these events we have found it best to solicit one time for the package of events reducing the amount of solicitation it takes to fund the projects. Many partners are returning, and we have some new ones as well. We have had great success with this program and find that it helps to provide a great schedule of recreation with a limited impact on our budget.

We will also be applying for a few grants to assist with programming and will dedicate some of this funding as match for those but will return for Commission approval at that time.

Our committed donors are La Posada de Kingsville \$1200.00, King Ranch \$1300.00, South Texas Specialized Crimes and Narcotics Task Force \$3500.00.

Financial Impact: These donations total \$6,000.00. \$3500.00 added to 001-5-4513-31441 special events and \$2500.00 to 001-5-4513- 31499 recreation programs.

Recommendation: I respectfully request that the City Commission authorize the receipt of these donations to be used in the manner for which they were donated and approve the budget amendment that supports their recording.



ORDINANCE NO. 2019-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2019-2020 BUDGET TO ACCEPT AND EXPEND DONATIONS FROM LA POSADA DE KINGSVILLE, THE KING RANCH AND THE SOUTH TEXAS SPECIALIZED CRIMES AND NARCOTICS TASK FORCE FOR THE HEALTHY FAMILY PARTNER'S RECREATION PROGRAMS.

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 2019-2020 budget be amended as follows:

**CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT**

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 001 – General Fund					
Revenues - 4					
4513	Recreation	Park Donations	58003	\$6,000	
Expenditures - 5					
4513	Recreation	Special Events	31441	\$3,500	
4513	Recreation	Recreational Programs	31499	\$2,500	

[To amend the City of Kingsville FY 19-20 Budget to accept and expend donations from La Posada de Kingsville, the King Ranch, and the South Texas Specialized Crimes and Narcotics Task Force for Healthy Family Partner's Recreational Programs and special events. Funding will come from the donations received for this purpose.]

II.

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

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause,

phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

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

INTRODUCED on this the 12th day of November 2019.

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

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #2

ORDINANCE # 2019 _____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER III-ADMINISTRATION; PROVIDING FOR REVISION OF ARTICLE 1-CITY COMMISSION, SECTION 10-AGENDA; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, the City Commission of the City of Kingsville needs to amend its Code of Ordinances from time to time for statutory compliance and to address issues that arise; and

WHEREAS, there is an interest in placing a limit on the time period for the return of an item to the agenda after it has failed to be approved;

WHEREAS, the provisions herein are necessary to promote and protect the health, safety, and welfare of the public and to comply with State Law.

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

I.

THAT Article 1: City Commission of Chapter III- Administration, of the Code of Ordinances of the City of Kingsville, Texas shall be amended to read as follows:

Article 1 – City Commission

GENERAL PROVISIONS

...

RULES BEFORE THE CITY COMMISSION

§ 3-1-10. - Agenda.

(A) The City Manager shall be responsible for preparation of an agenda for each City Commission meeting.

(B) The agenda shall conform to all applicable laws of the state and the following special regulations:

(1) The City Manager, City Attorney, any department head with consent of the City Manager, any member of the City Commission or the City Commission itself may place an item on the agenda; however, unless the City Manager is directed in open session to place an item on the agenda, each agenda item shall reflect the person by name or title who requested that such item be placed on the agenda.

(2) Any resident who wishes to address the City Commission on any matter may do so by notifying the City Secretary in accordance with the Texas Open Meetings Law. Any such address during the Public Comment portion of the agenda shall not exceed three minutes without permission of a majority of the Commission.

(3) Any non-resident wishing to address the Commission shall notify the City Secretary and specify his interests in the matter being considered. The City Secretary shall present such requests to the City Manager for approval before placing the name on the agenda. Any such address during the Public Comment portion of the agenda shall not exceed three minutes without permission of a majority of the Commission.

(4) Prior to considering any item on the agenda which requires deliberation, discussion, action, or consideration by the Commission, a Public Comments section will be on the agenda prior to the agenda items listed to permit persons to comment on the items set out on the agenda. Such comments shall not exceed three minutes without permission of a majority of the Commission. If a member of the public addresses the Commission through a translator, they will be given twice the amount of time as a member of the public who does not require the assistance of a translator. The provisions of this subsection shall have no application in the case of a public hearing required by law where comments shall not exceed five minutes.

(Ord. 96002, passed 1-22-96)

(5) After an item has been considered by the City Commission and fails to be approved, the item shall not be considered on an agenda again until 180 days have passed.

...

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, as required by the Open Meetings Act, it is officially found and determined that the meeting at which this Ordinance is passed was open to the public and that the public notice of the time, place and purpose was given.

V.

THAT this Ordinance shall be codified and become effective on and after adoption and publication as required by law.

INTRODUCED on this the 12th day of November, 2019.

PASSED AND APPROVED on this the 25th day of November, 2019.

Effective Date: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

REGULAR AGENDA

AGENDA ITEM #3

**City of Kingsville
Planning Department**

TO: Mayor and City Commissioners
CC: Deborah Balli, Interim City Manager
FROM: Cynthia Martin, Downtown Manager
DATE: November 15, 2019
SUBJECT: Historical Development Board Appointment

Summary: Mrs. Lupita Salazar Weeks is seeking appointment to the Historical Development Board.

Background: Mrs. Lupita Salazar Weeks, 208 N. Armstrong, is a resident of Kingsville and a resident of the historic district. Mrs. Weeks has a background in health care, planning and development and health policy at the state and federal level. She is, in her words, "interested in seeing the City of Kingsville continue to grow and thrive. We own our home and I have been involved in many areas of our community as a church member, parent to two college age daughters, as well as a member of the Women's Club of Kingsville."

I believe she will be an effective board member.

Financial Impact: NA

Recommendation: It is recommended that Lupita Salazar Weeks be appointed to the Historical Development Board for a three year term.



Lupita Salazar Weeks MS, BSN
208 N. Armstrong Ave., Kingsville, TX. 78363

EDUCATION

Master of Science, Nursing <i>Leadership in Health Care Systems</i>	University of Portland Portland, Oregon	May, 2002
Bachelor of Science, Nursing	Incarnate Word College San Antonio, Texas	May, 1992

PROFESSIONAL EXPERIENCE

STRYDER Construction & Pipeline Inc. **2013-2019**

Construction & Pipeline Company specializing in steel and poly lines of all sizes across Texas and Southwest New Mexico; Owned by my husband Mundy Weeks.

2014-2017 Office Manager providing direct oversight of payables, receivables, human resources, payroll and safety including all regulatory audits.

2017-2019 Regulatory Affairs & Compliance, VP Primary responsibility was to keep STRYDER compliant with all state, federal, liability and employee safety requirements and documentation. These standards are established by both the Oil and Gas Industry and our customers primarily through ISNewworld, a leading industry regulatory agency. Five solid years of clean findings by general liability/safety and worker compensation audits; OSHA 300,300/A zero loss of man-hours and no employee deaths.

Texas House of Representatives, Rep. JM Lozano (District 43) **2010-2012**

Legislative Aid to Representative Lozano, primarily responsible for constituent affairs; The district area consisted of five counties.

National Association of Community Health Centers **2008-2010**
Assistant Director, Federal Affairs

Led the Federal Affairs Department on legislative issues regarding mandatory health programs, including Medicare, Medicaid, and CHIP as they related to the Health Center Program. This occurred over a period of time that included working with congressional staff on the Reauthorization of the Children's Health Improvement Program (CHIPRA), and the American Recovery and Reinvestment Act of 2009. The Affordable Care Act of 2010 led to 2 billion dollars in improved reimbursement under Medicare. Additionally, the Health Center Program would be appropriated 11 billion dollars in the new health reform legislation to improve and expand access to care for 30 million uninsured.

Robert Wood Johnson Health Policy Fellow **2007-2008**
Health Policy Team for United States Senator J.D. Rockefeller (D-WV)

After an intense orientation to Washington DC we were introduced to its "Health Care Olympians" which included meeting with a majority of the Think Tanks (CATO, AEI...), economists and many other stakeholder organizations such as AARP, AFL-CIO, Association of Hospitals, and the Health Insurance Association. This orientation also included all the Federal agencies including Health Resources and Services Administration (HRSA) and the Congressional Budget Office (CBO). RWJ Fellows were invited to interviewed with many Senate offices known for being leaders in health policy and legislation from both sides of the aisle, most notably Representative Orin Hatch. I was offered and accepted the opportunity to work in the office of Senator J. D. Rockefeller (W.V.) The Senator was Chairman of the Subcommittee on Healthcare of the Senate Finance Committee, Chairman of the Select Intelligence and Aviation Committee's and a ranking member of the Veterans Affairs Committee. As an integral member of the Senator's health team, I worked closely with the Senate Finance Committee contributing Rockefeller provisions to The Medicare Improvements for Patients and Providers Act (MIPPA) of 2008 (S. 3101) contains a number of Rockefeller's key legislative priorities including modified versions of: S.466, the Medicare End-of-Life Planning Act ; S. 2056, the Medicare Anesthesiology Teaching Funding Restoration Act; S. 2190, the Medicare Mental Health Prescription Drug Access Act; S. 2687, the Medicare Beneficiary Protection Act; and S. 2819, The Economic Recovery in Health Care Act . MIPPA was successfully enacted after a rare bicameral presidential veto override on July 9, 2008. The Senator is also an original author of the Children's Health Insurance Program (CHIP), I assisted in preparations needed for the reauthorization of the program, was which was successfully passed in the 111th Congress.

Northwest Health Foundation

Deputy Director, Partners Investing in Nursing's Future (PIN)
Portland, Oregon

2005-2007

As Deputy Director of Partners Investing in Nursing's Future, I was responsible for grant oversight and management of this national philanthropic initiative. My responsibilities included counseling applicants and evaluating proposals, interacting with nursing leadership at multiple sites around the United States monitoring activities of PIN projects. In addition, I served as a contact in negotiating and resolving issues for the grantees of the program, served as a liaison to the National Advisory Committee, and acted on behalf of the Nursing Program Director when necessary.

Yakima Valley Farm Workers Clinic

Planning and Development Coordinator
Portland, Oregon

2003-2005

As Planning and Development Coordinator with Yakima Valley Farm Workers Clinic, I was responsible for identifying, cultivating and nurturing strong relationships on community, state and federal levels in a collective effort to improve health and healthcare in Oregon. I collaborated closely with the Oregon Primary Care Association and other community stakeholders to expand prenatal care to 5,000 previously unqualified women after a successful 1115 Waiver was granted approval by the Center for Medicare & Medicaid Systems (CMS). My participation was central to a successful \$775,000 Health Resources and Services Administration (HRSA) grant, which led to both a new access point and \$600,000 expansion grant for an existing community health center, Virginia Garcia Health Center. In addition, I was responsible for securing and processing a federal appropriation request of \$100,000 for medical equipment at Rosewood Family Health Center in urban Portland estimated to serve 10,000 women, children and families.

University of Portland, School of Nursing

Adjunct Faculty
Portland, Oregon

2001

As an Adjunct Faculty member at the University of Portland, my responsibilities included working as a Community Coordinator for the "A Nuestra Salud" (To Our Health) program, as well as working as a program planner and liaison to five Catholic parishes and the University of Portland. This program resulted in 75 community health workers that were educated in health promotion basics, community resources, and leadership skills to develop effective community leaders.

Critical Care Nurse**1992-2002**

As a veteran Critical Care Nurse I have devoted a decade of experience in nationally recognized healthcare institutions across the country (TX, NC, CA, WI, OR). My primary and most rewarding responsibilities included providing direct patient care and expertly leadership of a health care team in caring for post open heart, heart and lung transplant, general medical surgical patients and their families. Additional leadership and administrative responsibilities included instructing Advance Life Support coursework, maintaining specialized training credentials, charge nurse responsibilities and participating on unit and hospital committees contributing to self-governance process. The regular moves were right in step with my lifestyle as a U.S Army dependent. In my early Nursing career I would follow the lead of my late husband in his work with Medical manufacturing companies BIRD and WELCH ALLYN.

While in nursing school (1988) I passed a Texas state exam to be a Certified EMT. I was in the first training class of first responders to become trained and earn our HALO-Flight wings. It was an honor to have witnessed the work by U.S Army (retired now deceased) SSGT Jim Dempsey as he implemented the first Air Ambulance service in South Texas. Thirty years later it still exists as HALO-Flight now based in Corpus Christi, TX.

Honors

Robert Wood Johnson Health Policy Fellow 2007-2008

Henrietta Doltz Puhaty, Community Nurse of the year 2006, Oregon Health Science University, School of Nursing

National Association of Hispanic Nurses, Oregon Chapter President ((2005-2007)

Sigma Theta Tau, Nursing Honor Society OHSU, Community Leader (2004)


References available upon request

AGENDA ITEM #4

City of Kingsville
Robert J. Kleberg Public Library Department

TO: Mayor and City Commissioners

CC: Deborah Balli, Interim City Manager

FROM: Robert Rodríguez, Library Director 

DATE: November 8, 2019

SUBJECT: Library Board Appointment

Summary: The Robert J. Kleberg Public Library Board currently has a city-appointed vacancy on the Library Board of Directors after the resignation of Dr. Tadeo Reyna, Jr. The Library has received a resume from Mrs. Victoria E. Garza Garza, who is seeking an appointment to the vacant seat. If approved by the City Commission, the appointment shall be for a three-year term.

Background:

Mrs. Victoria Garza has lived in Kingsville, Texas, for over 40 years. Mrs. Garza retired from the Kingsville Independent School (KISD) with 31 years of education service. She would like to offer her experience and knowledge as an educator to the Library Board and the public library community. Mrs. Garza is requesting consideration of her appointment to the Robert J. Kleberg Public Library Board.

Organizations:

President of the Texas State Teacher Association, served 10 terms

Member of the Texas Retired Teachers Association; Vice President, served 2 terms

Recommendation:

The Robert J. Kleberg Public Library Board members highly recommend that Mrs. Victoria Garza be appointed to the Library Board for a three-year term at the next Regular City Commission meeting.

Attachments (2):

Resume – Victoria E. Garza Garza

Resignation Letter – Dr. Tadeo Reyna, Jr.



Victoria E. Garza Garza

911 South 17th Street

Kingsville, Texas 78363

Tel: [REDACTED]

Education:

- Pan American University-Edinburg, Texas, 8/26/1973, BA/All level Art Education
- Texas A&M/East Texas State University, August 13, 1976 MS Art Education , Industrial Art Certificate
- Bilingual Education Certificate
- Elementary Education Certificate
- Early Childhood Certificate, lead teacher
- Certificate of Appreciation , 15 years of service , Kingsville Independent School District
- Retired KISD May 20, 2010, with total of 31 years of service
- President of the TSTA, Texas State Teacher Assn, served 10 terms
- Member of the TRTA, Texas Retired Teachers Assn., Vice President served 2 terms

Retired Business:

Gift Expressions Bridal/ GE Bridal 1995-2019, Kingsville, Texas- sponsor of the El Dorado Club of Kingsville 1995- 2015 and designer of pageant ball gowns.

Literary Achievement:

Historical Documentation-Book: Memories of the Cavazos Family History.

Book displayed In the Donna Texas Museum.

Civitan International chartered the Coastal Bend Civitan Club #4056, February 1, 2014.

I became the first Charter President of the Club, served 2 terms.

Robert Rodriguez

From: Tadeo Reyna <outlook_1F2ACEF8678198C1@outlook.com>
Sent: Thursday, October 24, 2019 10:15 AM
To: kpldirector@kleberglibrary.com
Cc: Tadeo Reyna
Subject: Resignation From Board

Robert,

I regret to inform you that I can no longer continue to serve on the RJK Public Library Board. I have had to many schedule conflicts that continue to interfere with my desire to attend board meetings.

I wish you, your staff and the rest of the Board Members the best of the best future library endeavors!!!

Thanks.

Dr. Tadeo Reyna, Jr.

Sent from Mail for Windows 10

AGENDA ITEM #5

**City of Kingsville
Planning and Dev. Services Department**

TO: Mayor and City Commissioners
CC: Interim City Manager, Deborah Balli
FROM: Interim Director of Planning & Dev. Services, Cynthia Martin
DATE: November 21, 2019
SUBJECT: Special Use Permit request from Chad Davis for a car wash use at 1400 S 14th Street Block

Summary: Chad Davis, Texas Goodlife Companies, would like to purchase and occupy the property at 1400 S 14th Street. Mr. Davis wants to install a car wash on the property. The property is zoned C2 Retail District so needs a special use permit to do so.

Background: Currently, a large, metal building that is divided up into office and retail spaces occupies the site. The lot is 1.456 acres. The building will be retained and the car wash built north of the building. There are already two car washes on 14th Street, Super Suds at 510 N 14th Street and Ringers Car Wash at 800 S 14th Street in the general vicinity so it would not be unusual to have a third.

Financial Impact: Allowing a car wash to go in would add one new business to Kingsville.

Recommendation: The large lot on which the building sits is not fully utilized as all is not needed for parking so there is space to add a car wash. The Planning and Zoning Commission met and voted 5-0 to recommend approval of the rezoning.



To: Planning and Zoning Commission Members

From: Cynthia Martin, Interim Director Planning & Dev. Services

Date: October 18, 2019

Subject: Special Use Permit request from Chad Davis for a car wash use at 1400 S 14th Street Block

Chad Davis, Texas Goodlife Companies, would like to purchase and occupy the property at 1400 S 14th St. Currently, a large, metal building that is divided into office and retail spaces occupies the site. The lot is 1.456 acres. The building is to be retained and house a laundromat (a conforming use). Mr. Davis wants to build a car wash on the lot to the north of the building. The property is zoned C2 Retail District so needs a special use permit. There are already two car washes on 14th Street, Super Suds at 510 N 14th Street and Ringers Car Wash at 800 S 14th Street. Mr. Davis has a purchase contract for the property.

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 1400 S. 14th Nearest Intersection 14th/Miller
(Proposed) Subdivision Name Rincon De Zapata Lot A-D Block _____
Legal Description: Tract 30701 / Rincon De Zapata Lot A-D
Existing Zoning Designation C2 Future Land Use Plan Designation Special Use Permit

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Chad Davis Phone 361-815-1282 FAX _____
Email Address (for project correspondence only): Chad@texwash.us
Mailing Address P.O. Box 1777 City Ingliside State TX Zip 78362
Property Owner Candy Square, Ltd Phone _____ FAX _____
Email Address (for project correspondence only): _____
Mailing Address 6106 Vance Jackson City San Antonio State TX Zip 78230

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

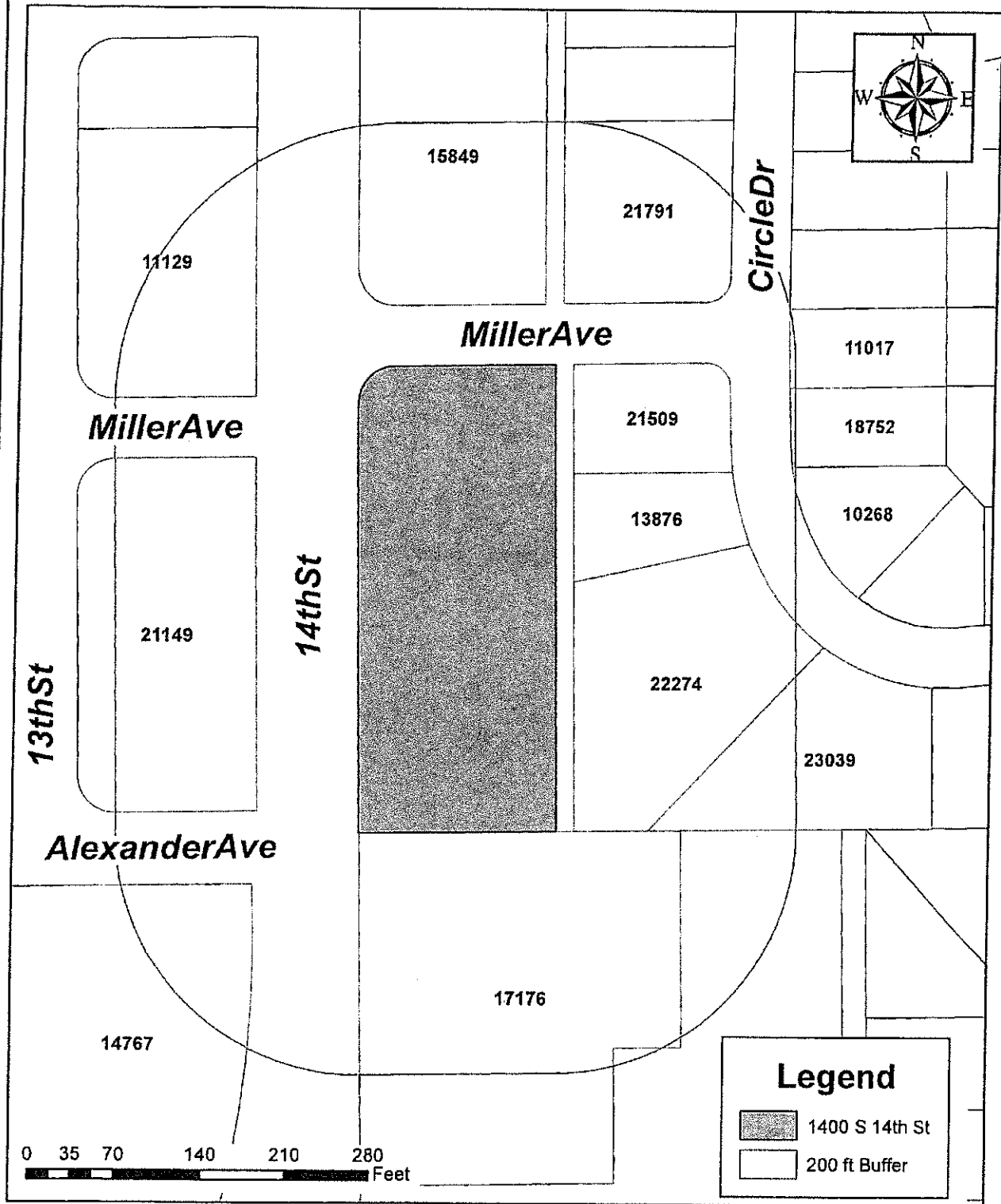
Please provide a basic description of the proposed project:

Tunnel Carwash


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: 9/15/2019
Property Owner's Signature _____ Date: _____
Accepted by: _____ Date: _____

200 ft Buffer Map of 1400 S 14th St Blk



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

Page 1 / 1	Drawn By: Planning Department	<small>DISCLAIMER</small> THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.	 CITY OF KINGSVILLE PLANNING DEPARTMENT 410 West King Kingsville, Texas 78363 Office: 361-595-8055
	Last Update: 10/3/2019		
	Note:		

SHERWIN-WILLIAMS REALTY HLD INC
% THE SHERWIN-WILLIAMS CO
ATTN: TAX DEPT
PO BOX 6027
CLEVELAND, OH 44101
#11129

KINGSVILLE OM MAA LP
1415 S 14TH ST
KINGSVILLE, TX 78363-6358
#21149

T C LASATER EST
ETUX BETTY EST
1401 S CIRCLE DR
KINGSVILLE, TX 78363-6857
#13876

ANGEL CANALS JR
1204 COUNTY RD 259
GANADO, TX 77962-8111
#11017

ADRIAN TATUM RENARD
ETUX LETICIA
1031 S CIRCLE DR
KINGSVILLE, TX 78363
#23039

MUY PROPERTIES-MN LTD
17890 BLANCO RD STE 401
SAN ANTONIO, TX 78232
#15849

ROEL NUNEZ EST
MARY G DE LEON (IND EXECUTOR)
237 CANDLEWOOD
KINGSVILLE, TX 78363
#14767

CINDY RIOS PEREZ
1407 S CIRCLE DR
KINGSVILLE, TX 78363-6857
#22274

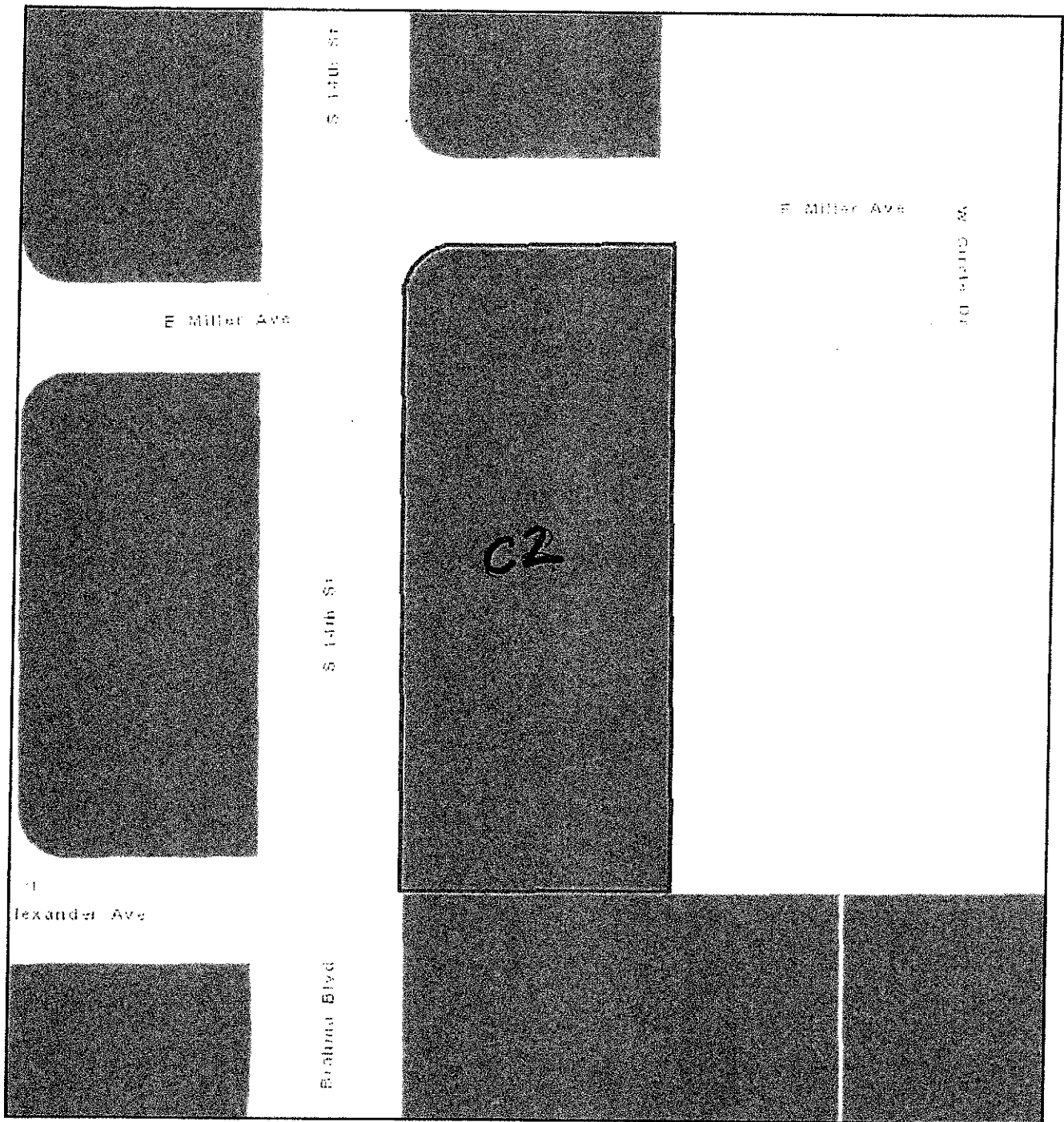
SNOWBERGER LIVING TRUST
ARNOLD III & MARIA G (CO-TR)
2244 VANCOUVER AVENUE
SAN DIEGO, CA 92104
#18752

JUAN DE LA PAZ
1313 W CIRCLE DR
KINGSVILLE, TX 78363
#21791

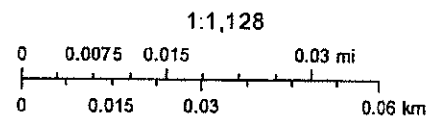
JAMIE R LUCE
ETUX KATHIN E
14206 OTTER POINT DR
EL PASO, TX 79938-5206
#21509

BRAY REAL PROPERTIES LLC
7622 STARNBERG LAKE
CORPUS CHRISTI, TX 78413
#17176

JACKSON P STILLWAGON
ETUX ROSALINDA G
1402 W CIRCLE DR
KINGSVILLE, TX 78363-6852
#10268



September 18, 2019



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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

Amusement, commercial indoor								S	P	P			
Carnival										S	P	P	P
Temporary carnival (14 days - 200 ft. setback from residential property)								S	P	P			
Provisioning and recreational sporting goods sales including boats and vehicles								S	P	P			
Shooting galleries and pistol [ranges] (indoor)								S	P	P			
Souvenir, curio								S	P				
<i>Automobile Related Uses</i>													
X Car wash							P	<u>S</u>	P	P	P		
Auto sales, repairs including motorcycles								S	P	P	P		
Auto paint and body shop								S	P	P	P		
Drag strip, race track											S	S	
Gasoline service station								P	P	P	P		
Gasoline sales							S	P	P	P	P		
Commercial parking structure auto only								S	P	P	P		

Kleberg CAD

Property Search > 30701 CANDY SQUARES, LTD for Year 2019 Tax Year: 2019

Property

Account

Property ID: 30701 Legal Description: RINCON DE ZAPATA, LOT A-D
 Geographic ID: 157500001000192 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 1400 S 14TH ST BLK Mapsco:
 Neighborhood: Map ID: 82
 Neighborhood CD:

Owner

Name: CANDY SQUARES, LTD Owner ID: 34059
 Mailing Address: % CAROL K RICHARDS % Ownership: 100.0000000000%
 6106 VANCE JACKSON RD #66
 SAN ANTONIO, TX 78230

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$113,240	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$135,880	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$249,120	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$249,120	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$249,120	

Taxing Jurisdiction

Owner: CANDY SQUARES, LTD
 % Ownership: 100.0000000000%
 Total Value: \$249,120

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$249,120	\$249,120	\$0.00
CKI	CITY OF KINGSVILLE	0.853040	\$249,120	\$249,120	\$2,125.09
GKL	KLEBERG COUNTY	0.769500	\$249,120	\$249,120	\$1,916.98
SKI	KINGSVILLE I.S.D.	1.518900	\$249,120	\$249,120	\$3,783.88
WST	SOUTH TEXAS WATER AUTHORITY	0.086911	\$249,120	\$249,120	\$216.51

TEXAS REALTORS

COMMERCIAL CONTRACT - IMPROVED PROPERTY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS, INC. IS NOT AUTHORIZED.
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1. **PARTIES:** Seller agrees to sell and convey to Buyer the Property described in Paragraph 2. Buyer agrees to buy the Property from Seller for the sales price stated in Paragraph 3. The parties to this contract are:

Seller: Candy Squares LTD

Address: 6106 Vance Jackson Rd Apt 66, San Antonio, TX 78230-3348

Phone: _____ E-mail: _____

Fax: _____ Other: _____

Buyer: Texas Good Life Companies

Address: PO Box 1777, Ingleside, TX 78362-1777

Phone: (361)229-2873 E-mail: ca1777@yahoo.com

Fax: _____ Other: _____

2. PROPERTY:

A. "Property" means that real property situated in Kleberg County, Texas at
1400 S 14th, Kingsville, Texas (address)

and that is legally described on the attached Exhibit _____ or as follows:
RINCON DE ZAPATA, LOT A-D

B. Seller will sell and convey the Property together with:

- (1) all buildings, improvements, and fixtures;
- (2) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;
- (3) Seller's interest in all leases, rents, and security deposits for all or part of the Property;
- (4) Seller's interest in all licenses and permits related to the Property;
- (5) Seller's interest in all third party warranties or guaranties, if transferable, relating to the Property or any fixtures;
- (6) Seller's interest in any trade names, if transferable, used in connection with the Property; and
- (7) all Seller's tangible personal property located on the Property that is used in connection with the Property's operations except: _____

Any personal property not included in the sale must be removed by Seller prior to closing.

(Describe any exceptions, reservations, or restrictions in Paragraph 12 or an addendum.)

(If mineral rights are to be reserved an appropriate addendum should be attached.)

(If the Property is a condominium, attach Commercial Contract Condominium Addendum (TXR-1930) or (TXR-1946).)

3. **SALES PRICE:** At or before closing, Buyer will pay the following sales price for the Property:

A. Cash portion payable by Buyer at closing \$ 250,000.00

B. Sum of all financing described in Paragraph 4 \$ _____

C. Sales price (sum of 3A and 3B) \$ 250,000.00

(TXR-1801) 4-1-18 Initialed for Identification by Seller TK and Buyer ARD

Page 1 of 14

- (2) deliver evidence that the person executing this contract is legally capable and authorized to bind Buyer;
- (3) sign and send to each tenant in the Property a written statement that:
 - (a) acknowledges Buyer has received and is responsible for the tenant's security deposit; and
 - (b) specifies the exact dollar amount of the security deposit;
- (4) sign an assumption of all leases then in effect; and
- (5) execute and deliver any notices, statements, certificates, or other documents required by this contract or law necessary to close the sale.

F. Unless the parties agree otherwise, the closing documents will be as found in the basic forms in the current edition of the State Bar of Texas Real Estate Forms Manual without any additional clauses.

11. POSSESSION: Seller will deliver possession of the Property to Buyer upon closing and funding of this sale in its present condition with any repairs Seller is obligated to complete under this contract, ordinary wear and tear excepted. Any possession by Buyer before closing or by Seller after closing that is not authorized by a separate written lease agreement is a landlord-tenant at sufferance relationship between the parties.

12. SPECIAL PROVISIONS: The following special provisions apply and will control in the event of a conflict with other provisions of this contract. (If special provisions are contained in an Addendum, identify the Addendum here and reference the Addendum in Paragraph 22D.)

Seller agrees to allow buyer to place a free standing coming soon sign on property at date of contract agreement and while property is under contract.

Seller will allow/assist in buyer obtaining a special use permit for intended use of subject property.

Seller will provide a boundary survey for buyer within 15 days of the effective date of contract

13. SALES EXPENSES:

A. **Seller's Expenses:** Seller will pay for the following at or before closing:

- (1) releases of existing liens, other than those liens assumed by Buyer, including prepayment penalties and recording fees;
- (2) release of Seller's loan liability, if applicable;
- (3) tax statements or certificates;
- (4) preparation of the deed and any bill of sale;
- (5) one-half of any escrow fee;
- (6) costs to record any documents to cure title objections that Seller must cure; and
- (7) other expenses that Seller will pay under other provisions of this contract.

B. **Buyer's Expenses:** Buyer will pay for the following at or before closing:

- (1) all loan expenses and fees;
- (2) preparation fees of any deed of trust;
- (3) recording fees for the deed and any deed of trust;
- (4) premiums for flood and hazard insurance as may be required by Buyer's lender;
- (5) one-half of any escrow fee; and
- (6) other expenses that Buyer will pay under other provisions of this contract.

14. PRORATIONS:

A. **Prorations:**

- (1) Interest on any assumed loan, taxes, rents, and any expense reimbursements from tenants will be prorated through the closing date.

Training



As part of their flood awareness training, Kingsville firefighters took turns falling into the Brookshire Pool in full bunker gear and then pulling themselves out. (Photos by Anthony Ruiz)

in a vehicle and how to use different pieces of equipment that we carry in our truck to be able to get to people safely," he said.

"Right now, this is just an awareness training," he added. "This is just to keep these guys alive and able to reach a flooded area for potential hazards."

Garcia said he hopes that next year the fire department will be able to hold an advanced training for its firefighters.

"We're also in the process of trying to become a special operations team," he said. "And through that, we'll have some of our people go through specialized training for things like swift water rescue. It'll be more than just a flood situation."

The training was divided into two parts, with firefighters spending the morning at Coastal Bend College-Kingsville for the classroom component.

In the afternoon, the firefighters regrouped at the Brookshire Pool, located at 1510 E. Kennedy Ave., for practical training.

Afternoon training included shallow water crossing and using different tools and equipment in various situations. Because of Friday's cold front, training that day was instead held at TAAR's Lake, a swimming pool.

"That's an indoor pool," Garcia said. "We don't want to risk anybody getting sick."

The main component of the afternoon lessons was how to survive falling into a body of water while wearing full bunker gear.

"That's the gear we wear when we fight fires," Garcia said. "Because there are caves where we might be fighting a fire, for example, and somebody falls into a swimming pool, and if you don't know how to properly float, then you're going to sink to the bottom."

Kingsville firefighter Chad Baird went into the pool in full bunker gear twice during the training, once while wearing an air pack and once without.

"The first time, with the air pack, wasn't as frightening," he said. "The air pack on our backs helped us to stay afloat, and generally that's

probably the situation that we're going to be in because we're going to be on the inside of a structure fire."

Baird said second time, without the air pack, was "frightening" as he struggled to keep himself floating on the water inside the bunker gear.

"It was so much harder to stay afloat," he said. "But the instructor gave me some good advice and I was able to make it back out."

Baird said the bunker gear, with the pack, weighs about 20 pounds when it is dry.

"Now, when you're coming out of the water, it's probably significantly more," he said. "The worst part was the boots. They filled with

water and felt like anchors on my feet."

Baird said he and the other firefighters learned a lot from the flood awareness training.

"The main thing that we came out here to do was to learn something new, and I feel that we got that out of this training," he said.

"We're actually here in a body of water in structural gear, and that isn't something that we get to do everyday."

"We just wanted to get everybody's feet wet, and I think we did that," he added. "Both figuratively and literally."

Anthony Ruiz can be contacted at aruiz@kingnews.com or (361) 221-0255.

KISD

July this year. She is the third KISD administrator to serve as superintendent and not acting for the district in 2019.

In January, former KISD Superintendent Elsa Pera shifted onto district and instructional responsibilities of those areas, superintendent Grace Barron's duties as instructional services director, Yvonne Gonzalez, while Ruiz oversaw the KISD's special education and career and technical education departments.

Gonzalez, who had been hired for the position that same month, reported from the district to end March, to serve as the interim superintendent for the Harney County School District.

Ruiz resigned from the district in ear-

ly May, ending a nearly 30-year tenure as an educator and administrator with the KISD.

Pera first recommended Duran, then an educational services administrator with San Diego ISD, to the KISD school board. She was the assistant superintendent during that July 11 special meeting, but the motion failed on a 3-3 split vote.

Board Vice-President Brandon Greenwood and trustees Steven Corder and Lynn Valdez voted in favor, while Board Secretary Gonzalo Garcia and trustees Cory Garcia and Nick Priddy were against.

Pera was again brought before the

board during the July 15 regular meeting where she was hired to a 3-year term. Board President Brian Condit, who was not present for the July 11 special meeting, voted in favor of her hire, while the rest of the board voted the same as in the previous meeting.

After meeting in closed session Monday, the board voted 6-0 to accept Duran's resignation once a suitable replacement is hired. Gonzalez Garcia made the motion, and Cory Garcia seconded.

Condit was not present for Monday's regular meeting.

Anthony Ruiz can be contacted at aruiz@kingnews.com or (361) 221-0255.



Graciela Pizzini

Search

U.S. Customs and Border Protection, the U.S. Coast Guard and Texas Parks and Wildlife continued investigations of the location.

During their search, investigators found the remains of a second individual believed to be a man. Both bodies were partially clothed.

The bodies were transported to the Nueces County Medical Examiner and officials were still awaiting the results of autopsy Wednesday afternoon.

On Friday, the Kings County Sheriff's

Department had released a request for the public's assistance in locating a missing man and woman.

Those two were identified as James L. Baker, 35, and Michelle Baker, 36. The couple had last been seen at the Padre Hills Park around noon on Oct. 11. Friends of the couple reportedly had anticipated the two were heading to Fort Lauderdale, Fla. and were scheduled to arrive there Nov. 20.

They were traveling in a silver 2015 Chevrolet Silverado pickup truck, with

a New Hampshire license plate number 37-8688 parking a white Cedar Creek recreation vehicle with New Hampshire license plate number 15-M5394.

Until the results of the autopsy are complete, investigators said Wednesday they are treating the cases as separate.

Anyone with information on the missing couple is asked to call the Kings County Sheriff's Office at (361) 595-8500.

Christopher Miller can be contacted at cmiller@kingnews.com or (361) 221-0252.

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PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 20, 2019 at 6:00 p.m., wherein the Commission will discuss and take action on the following items and at which time all interested persons will be heard:

Chad Davis, applicant, requesting a Special Use Permit for car wash use in C2 (Retail District) at RINCON DE ZAPATA, LOT A-D also known as 1408 S 14th St BIL, 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, November 25, 2019 at 5:00 p.m. wherein the City Commission will discuss the introduction of the following item and at which time all interested persons will be heard:

Chad Davis, applicant, requesting a Special Use Permit for car wash use in C2 (Retail District) at RINCON DE ZAPATA, LOT A-D also known as 1408 S 14th St BIL, 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) 595-8000.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 20, 2019 at 6:00 p.m., wherein the Commission will discuss and take action on the following items and at which time all interested persons will be heard:

Cesar Silva, applicant, requesting the rezoning of HAGGERTON, LOT J also known as 2102 E. Transt Rd, Kingsville, Texas from C4 (Commercial) to R1 (Single Family).

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

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, November 25, 2019 at 5:00 p.m. wherein the City Commission will discuss the introduction of the following item and at which time all interested persons will be heard:

Cesar Silva, applicant, requesting the rezoning of HAGGERTON, LOT J also known as 2102 E. Transt Rd, Kingsville, Texas from C4 (Commercial) to R1 (Single Family).

The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8000.

ORDINANCE NO. 2019-_____

AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR 1400 S. 14TH STREET BLOCK, ALSO KNOWN AS RINCON DE ZAPATA, LOTS A-D, FOR CAR WASH USE IN C2-RETAIL DISTRICT; AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; PROVIDING FOR PUBLICATION.

WHEREAS, the Planning Commission has forwarded to the City Commission it's reports and recommendations concerning the application of Chad Davis, 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, November 20, 2019, during a meeting of the Planning Commission, and on Monday, November 25, 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 C2-Retail District and it is desired for a car wash 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 C2 a special use permit is required to have a car wash; and

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

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

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

SECTION 1. That the Zoning Ordinance of the City of Kingsville, Texas, is amended and a Special Use Permit is granted for a car wash on the premises known as 1400 S. 14th Street Block, Rincon de Zapata, Lots A-D, 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 a car wash

at the C2 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 25th day of November, 2019.

PASSED AND APPROVED on this the 9th day of December, 2019.

Effective Date: _____

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #6

**City of Kingsville
Planning and Dev. Services Department**

TO: Mayor and City Commissioners
CC: Interim City Manager, Deborah Balli
FROM: Interim Director of Planning & Dev. Services, Cynthia Martin
DATE: November 21, 2019
SUBJECT: Rezoning request from Cesar Silva to rezone 2102 E Trant Rd. from C4 Commercial to R1 Single Family

Summary: Cesar Silva wishes to rezone a vacant lot he recently purchased at 2102 E Trant Rd. from C4 Commercial to R1 Single Family so he is able to build a single family home on it.

Background: This property is located near LE Ramey Golf course three lots west of the intersection of Golf Course Road and Trant Rd. The abutting properties to the east are zoned R1 Single Family and are occupied by single family homes. The properties to the south across Trant Rd are zoned R3 Multi-Family. The abutting properties to the north and west are zoned Agricultural. The commercial zoning does not make sense here as there are no commercial properties along Trant Rd. until you reach the highway. The R1 zoning for the property makes sense given the proximity of other residential zoning and the proposed use.

Financial Impact: This would allow for the addition of one single family residence to the tax rolls.

Recommendation: It is recommended to rezone this property from C4 Commercial to R1 Single Family. The Planning and Zoning Commission met and voted 5-0 to recommend approval of the rezoning.



To: Planning and Zoning Commission Members

From: Cynthia Martin, Interim Director Planning & Dev. Services

Date: October 18, 2019

Subject: Rezoning request from Cesar Silva to rezone 2102 E Trant Rd. from C4 Commercial to R1 Single Family – Agenda items 1 and 2

Cesar Silva wishes to rezone a vacant lot he recently purchased at 2102 E Trant Road from C4 Commercial to R1 Single Family so he is able to build a single family home on it.

This property is located near LE Ramey Golf course three lots west of the intersection of Golf Course Road and Trant Rd. The abutting properties to the east are zoned R1 Single Family and are occupied by single family homes. The properties to the south across Trant Rd are zoned R3 Multi-Family. The abutting properties to the north and west are zoned Agricultural. The commercial zoning does not make sense here as there are no commercial properties along Trant Rd. until you reach the highway. The R1 zoning for the property makes sense given the proximity of other residential properties and the proposed use.

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 2102 E Trant Rd Nearest Intersection Trant Gulf Center
(Proposed) Subdivision Name Cesar Silva Lot 3 Block _____
Legal Description: Haggerton, lot 3, Acres 2.31
Existing Zoning Designation C4 Future Land Use Plan Designation R-1

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Cesar Silva Phone (361) 455-1545 FAX _____
Email Address (for project correspondence only): silva26@gmail.com
Mailing Address 4005 Franklin Adams City Kingsville State TX Zip 78363
Property Owner Cesar Silva Phone (361) 455-1545 FAX _____
Email Address (for project correspondence only): silva26@gmail.com
Mailing Address 4005 Franklin Adams City Kingsville State TX Zip 78363

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

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

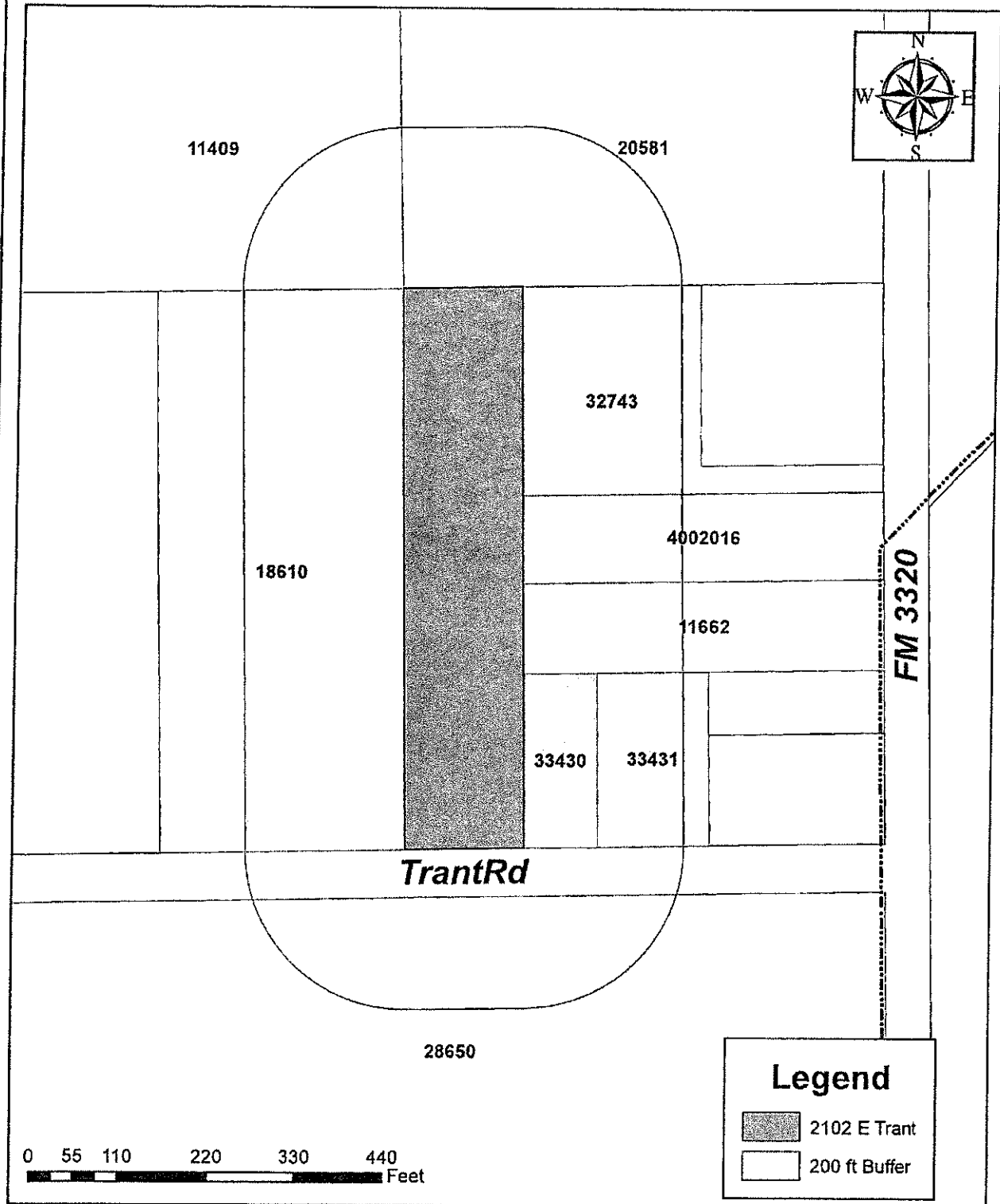
Please provide a basic description of the proposed project:

Planning to build a single family home


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

Applicant's Signature Cesar Silva Date: 9-19-19
Property Owner's Signature Cesar Silva Date: 9-19-19
Accepted by: _____ Date: _____

200 ft Buffer Map of 2102 E Trant



Document Path: C:\Users\resendez\Desktop\GIS\Maps\Buffer Map.mxd

<div>Page</div> <div>1 / 1</div>	Drawn By: Planning Department	<small>DISCLAIMER</small> THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.	 CITY OF KINGSVILLE PLANNING DEPARTMENT 410 West King Kingsville, Texas 78363 Office: 361-595-8055
	Last Update: 10/3/2019		
	Note:		

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

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

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

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

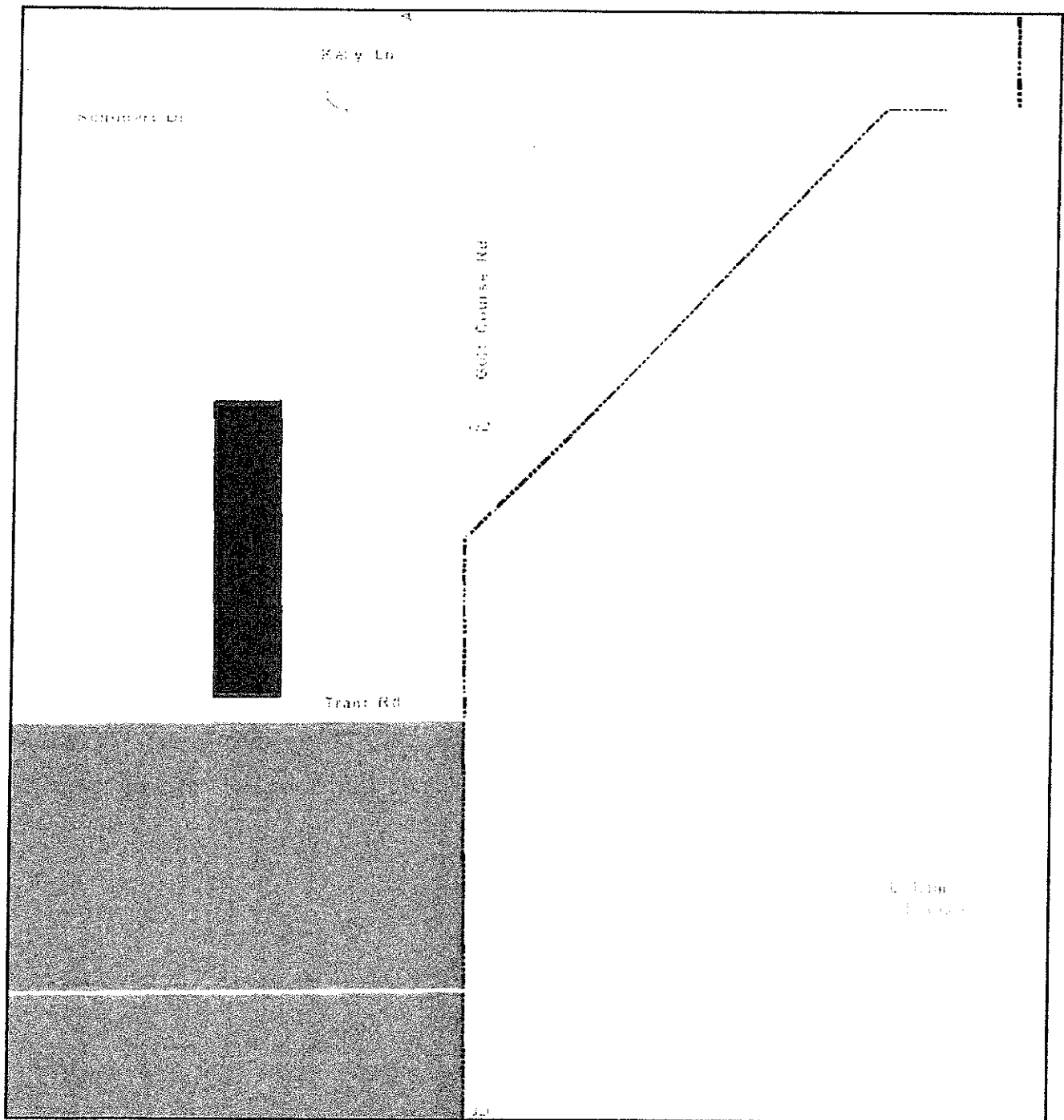
OMAR A SOLIZ
ETUX MARIA
3333 GOLF COURSE RD
KINGSVILLE, TX 78363-8944
#4002016

THI-ANH TRINH NGUYE
2204 E TRANT RD
KINGSVILLE, TX 78363-9603
#33431

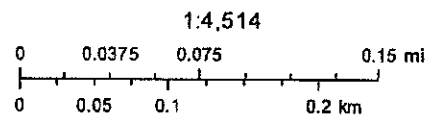
ROEL NUNEZ EST
ROBERT A GARZA
MARY G DE LEON (IND EXECUTOR)
237 CANDLEWOOD
KINGSVILLE, TX 78363
#18610

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

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



September 17, 2019



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Kleberg CAD

Property Search > 10870 GONZALEZ JUAN J for Year 2019

Tax Year: 2019

Property

Account

Property ID: 10870 Legal Description: HAGGERTON, LOT 3, ACRES 2.31
 Geographic ID: 134700003000192 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 2102 E TRANT RD Mapsco:
 TX
 Neighborhood: Map ID: B2
 Neighborhood CD:

Owner

Name: GONZALEZ JUAN J Owner ID: 49223
 Mailing Address: ETUX MARIA D % Ownership: 100.0000000000%
 720 E MESQUITE AVE
 KINGSVILLE, TX 78363-3936

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$23,100	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$23,100	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$23,100	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$23,100	

Taxing Jurisdiction

Owner: GONZALEZ JUAN J
 % Ownership: 100.0000000000%
 Total Value: \$23,100

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$23,100	\$23,100	\$0.00
CKI	CITY OF KINGSVILLE	0.830000	\$23,100	\$23,100	\$191.73
GKL	KLEBERG COUNTY	0.781450	\$23,100	\$23,100	\$180.52
SKI	KINGSVILLE I.S.D.	1.518900	\$23,100	\$23,100	\$350.87

GENERAL WARRANTY DEED

Notice of confidential rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

DATE: AUGUST 26, 2019

GRANTOR: JUAN J. GONZALEZ AND WIFE, MARIA D. GONZALEZ

GRANTOR'S ADDRESS: 702 East Mesquite Ave., Kingsville, TX 78363

GRANTEE: CESAR SILVA, as his sole and separate property

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

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

PROPERTY:

Lot Three (3), Haggerton Addition, an addition to the Town of Kingsville, Kleberg County, Texas, as shown on map or plat of record in Envelope 164, Map Records of Kleberg County, Texas. More commonly known as 2102 E. Trant Rd., Kingsville, Texas 78363.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

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

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

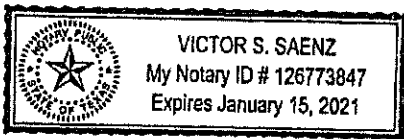
When the context requires, singular nouns and pronouns include the plural.

1 1 0 . 0

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF KLEBERG

This instrument was acknowledged before me on the 26 day of August, 2019 by JUAN J. GONZALEZ and wife, MARIA D. GONZALEZ.

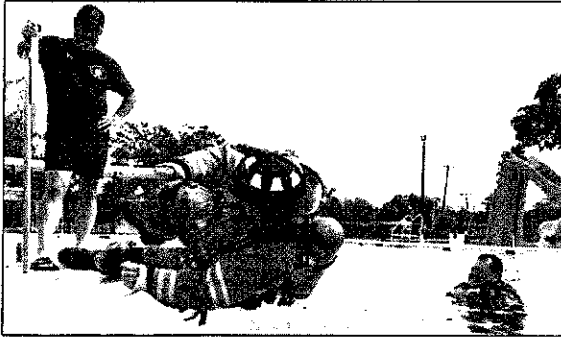


Victor S Saenz
NOTARY PUBLIC, STATE OF TEXAS

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

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

Training



As part of their flood awareness training, Kingsville firefighters took turns falling into the Brookshire Pool in full bunker gear and then pulling themselves out. (Photos by Anthony Ruiz)



in a vehicle and then to use different pieces of equipment that are carry on our truck to be able to get to people safely," he said.

"Right now, this is just awareness training," he added. "This is just to keep these guys alert and able to read a flood area for potential hazards."

Garcia said he hopes that next year the fire department will be able to hold an advanced training for its firefighters.

"We're also in the process of trying to recruit special operations team," he said. "And through that, we'll have some of our people go through specialized training for things like swift water rescue. It'll be more than just a flood situation."

The training was divided into two parts, with firefighters spending the morning at Coastal Bend College-Kingsville for the classroom component.

In the afternoon, the firefighters congregated at the Brookshire Pool, located at 1519 E. Kennedy Ave., for practical training.

Afternoon training included shallow water crossing and using different tools and equipment to rescue situations. Because of the day's cold front, training that day was moved from a TAMU-K's levee to a swimming pool.

"It's an indoor pool," Garcia said. "We don't want to risk anybody getting sick."

The main component of the afternoon training was how to survive falling into a body of water while wearing full bunker gear.

"That's the gear we wear when we fight fires," Garcia said. "Because there are cases where you might be fighting a fire, for example, and somebody falls into a swimming pool, and if you don't know how to properly float, then you're going to sink to the bottom."

Kingsville firefighters then found ways into the pool in full bunker gear twice during the training, once while wearing a pack and once without.

"The first time, with the pack, wasn't a frightening," he said. "The second time, our backs helped us to stay afloat, and gradually that's

probably the situation that we're going to be in because we're going to be on an inside of a structure fire."

Stard said second time, without the air pack, was "frightening," as he struggled to keep himself floating on the water inside the bunker gear.

"It was so much harder to stay afloat," he said. "But the instructor gave me some good advice and I was able to make it back out."

Stard said the bunker gear, with the pack, weighs about 70 pounds when it is dry.

"Now, when you're coming out of the water, it's probably significantly more," he said. "The worst part was the hours. They filled with

water and felt like anchors on my feet."

Stard and he and the other firefighters learned a lot from the flood awareness training.

"The main thing that we came out here to do was to learn something new, and I feel that we got that out of this training," he said.

"We've actually been in a body of water in structural gear, and that isn't something that we get to do everyday."

"We just wanted to get everybody's feet wet, and I think we did that," he added. "Both figuratively and literally."

Anthony Ruiz can be contacted at arui@kingsvalley.com or (361) 222-0252.

KISD

big this year. She is the third KISD administrator to oversee curriculum and instruction for the district in 2019.

In January, former KISD Superintendent Edla Ruiz shifted curriculum and instruction responsibilities of their assistant superintendent of Grace Ruiz to the district's instructional services director, Yana Gonzalez, while Ruiz oversees the KISD's special education and career and technical education departments.

Gonzalez, who had been hired for the position that same month, resigned from the district in mid-March to serve as the interim superintendent for the Ramirez Common School District.

Ruiz resigned from the district in early

May, ending a nearly 30-year tenure as an educator and administrator with the KISD.

Ruiz first recommended Pizani, then an educational services administrator with San Diego ISD, to the KISD school board fill the assistant superintendent vacancy during their July 11 special meeting, but the motion failed on a 3-3 split vote.

Board Vice-President Brandon Greenwood and Trustees Steven Chiles and Jean Valdez voted in favor, while Board Secretary Gerardo Garcia and trustees Gray Garcia and Nick Prado were against.

Pizani was again brought before the

board during the July 15 regular meeting where she was hired in a 4-3 split.

Board President Brian Coufal, who was not present for the July 11 special meeting, voted in favor of her hire while the rest of the board voted the same as in the previous meeting.

After meeting in closed session Monday, the board voted 4-0 to accept Pizani's resignation once a suitable replacement is hired. Gonzalez remains under the trustees, and Gray Garcia seconded.

Coufal was not present for Monday's regular meeting.

Anthony Ruiz can be contacted at arui@kingsvalley.com or (361) 222-0252.



Graciela Pizani

Search

US Customs and Border Protection, the US Coast Guard and Texas Parks and Wildlife conducted an investigation of the boats.

During their search, investigators found the remains of a second individual, believed to be a man, both bodies were partially clothed.

The bodies were transported to the Nueces County Medical Examiner and officials were still awaiting the results of autopsies Wednesday afternoon.

On Friday, the Kings County Sheriff's

Department had released a request for the public's assistance in locating a missing man and woman.

Those two were identified as James L. Butler, 38, and Michelle Butler, 46. The couple had last been seen at the Padre Island Park around noon on Oct. 16. Friends of the couple reportedly told investigators the two were heading to Fort Lauderdale, Fla. and were scheduled to arrive there Nov. 20.

They were traveling in a silver 2018 Chevrolet Silverado pickup truck with

a New Hampshire license plate number A70898 pulling a white Cedar Creek recreation vehicle with New Hampshire license plate number E33333.

Until the results of the autopsies are complete, investigators said Wednesday they are treating the cases as separate.

Anyone with information on the missing couple is asked to call the Kings County Sheriff's Office at (409) 593-8900.

Christopher Maher can be contacted at cmaher@kingsvalley.com or (361) 222-0252.

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PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 20, 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:

Chad Davis, applicant, requesting a Special Use Permit for car wash use in C2 (Retail District) at RINCON DE ZAPATA, LOT A-D also known as 1408 S 14th St Bk, Kingsville, Texas.

The meeting will be held at City Hall, 400 West King, in the Helen Kieberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 593-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, November 25, 2019 at 5:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:

Chad Davis, applicant, requesting a Special Use Permit for car wash use in C2 (Retail District) at RINCON DE ZAPATA, LOT A-D also known as 1408 S 14th St Bk, Kingsville, Texas.

The meeting will be held at City Hall, 400 West King, in the Helen Kieberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 593-8002.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 20, 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:

Cesar Silva, applicant, requesting the rezoning of HAGGERTON, LOT 3 also known as 2102 E Trans Rd, Kingsville, Texas from C4 (Commercial) to R1 (Single Family).

The meeting will be held at City Hall, 400 West King, in the Helen Kieberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 593-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, November 25, 2019 at 5:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:

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The meeting will be held at City Hall, 400 West King, in the Helen Kieberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 593-8002.

ORDINANCE #2019-_____

AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING MAP IN REFERENCE TO HAGGERTON, LOT 3 (2.31 ACRES), ALSO KNOWN AS 2102 E. TRANT ROAD, KINGSVILLE, TEXAS, FROM C4 (COMMERCIAL DISTRICT) to R1 (SINGLE FAMILY DISTRICT); AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; AND PROVIDING FOR PUBLICATION.

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

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, November 20, 2019 during a meeting of the Planning and Zoning Commission, and on Monday, November 25, 2019 during a meeting of the City Commission, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the item was APPROVED with a 5-0 vote of the Planning Commission regarding the requested rezone with no abstentions; and

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

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

SECTION 1. That the Zoning Ordinance of the City of Kingsville, Texas, is amended by changing the zoning of Haggerton, Lot 3 (2.31 acres), also known as 2102 E. Trant from C4-Commercial District to R1-Single Family District, as more specifically described on the Zone Change Map, attached as Exhibit A.

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

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

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

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

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

INTRODUCED on this the 25th day of November, 2019.

PASSED AND APPROVED on this the 9th day of December, 2019.

Effective Date: _____

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED:

Courtney Alvarez, City Attorney

AGENDA ITEM #7

**City of Kingsville
Planning Department**

TO: Mayor and City Commissioners

CC: Deborah Balli, Interim City Manager

FROM: Cynthia Martin, Interim Director of Planning & Dev. Services

DATE: November 15, 2019

SUBJECT: Resolution-Supporting Submission of an Application for a Brownfield Grant

Summary: A resolution of the City Commission supporting the submission of a grant application to the Environmental Protection Agency Brownfields Program for funding up to \$300,000 for remediation of the site known as the former Kleberg County Hospital located at 400 E Caesar Block is requested.

Background: The purpose of this grant is to receive funds to remediate building materials as part of the site's redevelopment plan. The grant required that the applicant, in this case the City, be the sole owner of the property by the December 3, 2019 grant application deadline and that a Phase II Assessment of the property be completed. These both have been accomplished.

The former Kleberg County Hospital was an important part of the community for years but in 1980 was deemed obsolete and abandoned for a newer facility. For some years the structure was used to store old records but even that ceased in 2012. The building was condemned a year later but, lacking funding, was not torn down. A Phase I Environmental Site Assessment (ESA) completed in 2017 noted friable asbestos that must be removed prior to renovation or demolition. In 2018, a Phase II ESA found some heavy metals in the soil. This grant program would provide funding for the cleanup. Slum and blight of brownfield properties can pull down the surrounding neighborhood plus present health hazards for the community.

Financial Impact: The grant has a 20% cost share however it is possible for communities to receive a hardship waiver of this fee. This is an option the City intends to explore. Administrative work done by City staff in an amount not over 5% of the grant funding can be counted towards the City's cost share.

Recommendation: We respectfully request City Commission to pass such a resolution.



RESOLUTION # 2019-_____

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE ENVIRONMENTAL PROTECTION AGENCY BROWNFIELDS PROGRAM FOR REMEDIATION AT SITE OF THE KLEBERG COUNTY HOSPITAL BUILDING AT 400 E. CAESAR AVE., KINGSVILLE, TEXAS.

WHEREAS, the City Commission of the City of Kingsville, Texas finds that it is important to redevelop older properties that have fallen into a state of disrepair so these properties can have a positive impact on the community again;

WHEREAS, the City Commission had previously, via a report from the City's Building Official, already identified the old Hospital Building located at 400 E. Caesar Ave., Kingsville, Texas as being in a state of disrepair such that it is a danger to the community;

WHEREAS, the City believes that an environmental assessment and clean-up of this property would allow for the structure to be razed so that redevelopment of the property could occur;

WHEREAS, the property sits in a prime area for residential development in the middle of town abutted by single family homes, medical clinics, and a church;

WHEREAS, earlier this year, the City repaved the roadway on Caesar Avenue from 6th Street to 14th Street which makes the area more favorable for redevelopment;

WHEREAS, the City was recently able to acquire the property from the former property owner and the City does not have the funding to do an environmental remediation of the building located at 400 E. Caesar Ave.;

WHEREAS, the Environmental Protection Agency ("EPA") has grant programs to assist with such matters and staff proposes that the City apply for a Brownfields Program Grant with the EPA to try and secure such funding for this location;

WHEREAS, the City believes that if the grant is awarded it would be the beginning of a redevelopment project that could provide housing opportunities for citizens and improve this area and the community overall.

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

I.

THAT a grant application be submitted to the Environmental Protection Agency, requesting funding from the Brownfields Program for 400 E. Caesar Ave., Kingsville, Texas.

II.

THAT all proceeds from said grant shall be administered in conformity with the grant application, the grant award, and any other rules or regulations governing disbursement.

III.

THAT the City Manager is hereby designated as the Authorized Official to accept, alter, or reject the grant, and that the Director of Planning & Development Services will administer the program and execute and submit all certifications, reports, or contracts necessary for the administration and expenditure of such grant.

IV.

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

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

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #8

Definition

**City of Kingsville
Planning and Dev. Services Department**

TO: Mayor and City Commissioners

CC: Deborah Balli, Interim City Manager

FROM: Cynthia Martin, Interim Director of Planning and Dev. Services

DATE: Nov. 21, 2019

SUBJECT: Amend definition of Tiny Homes and Maximum Height Restriction in R2A Zoning District

Summary: This item authorizes the amendment of the definition of Tiny Homes to include a maximum square footage and decrease the maximum height allowance for principal uses in the R2A zoning district wherein Tiny Homes are allowed.

Background: City ordinances were updated in November 2018 to create an R2A zoning district so as to allow owners of 25 ft. wide lots in town to be able to build single family homes on their lot, something not allowed for previously wherein a minimum 50 ft. wide lot was required. Sec. 15-6-21 a tiny home is defined as "a dwelling that is a minimum of 200 square feet" with no maximum size listed. It is being recommended that the ordinance be amended to the definition of tiny homes reads "a dwelling with a square footage between 200 square feet and 1,000 square feet." It is the intention of the Planning and Zoning Board that such dwellings be truly small. Appendix B allows structures up to 35 ft. height in the R2A zoning district. It is recommended to reduce the height restriction to 15 ft. for principal uses as the intention is, as above, for tiny homes to be truly small. Note that accessory structures are limited to 15 ft. height.

Financial Impact: None.

Recommendation: It is being recommended that the definition of tiny homes in Sec. 15-6-21 be amended to read "a dwelling with a square footage between 200 square feet and 1,000 square feet" and to amend Appendix B to list a maximum height of 15 ft. for principal uses in the R2A zoning district. The Planning and Zoning Commission met and voted 5-0 to recommend these changes.



To: Planning and Zoning Commission Members

From: Cynthia Martin, Interim Director Planning & Dev. Services

Date: November 15, 2019

Subject: Definition of Tiny Homes in the R2A District

At the September 5, 2018 meeting of the Planning & Zoning Commission, guidelines for tiny homes as principal residential dwelling unit were discussed. In the attached memo, Mr. Ginter suggested one of the guidelines for the R2A District be "the living area of homes in this residential district should have square footage between 200 square feet and 1,000 square feet." In addition to the two guidelines suggested in the memo, changes were proposed for Appendix A Land Use Chart and Appendix B Space Requirements.

City ordinances were updated on 11/13/2018 to add the R2A zoning and make changes to Appendix A and Appendix B as discussed except for the definition of tiny homes. In Sec. 15-6-21 a tiny home is defined as "a dwelling that is a minimum of 200 square feet" with no maximum size listed. I am recommending that the ordinance be changed so that the definition of tiny homes read "a dwelling with a square footage between 200 square feet and 1,000 square feet."

The Planning Department has had inquiries regarding building homes much larger than the 1,000 square feet on lots in the R2A district and in subdividing 50 ft. wide lots into two lots and building homes of well over 1,000 square feet on them to maximize building size. Given a typical 25 ft x 140 ft lot size and the space requirements, theoretically a single-story house as large as 1,725 square feet could be built and a two-story house as large as 3,450 square feet could be built. I do not believe that was the original intent of the Planning and Zoning Commission so would like to revisit this issue.

To: Planning and Zoning Commissioners

From: Tom Ginter, Director

Date: August 31, 2018

Subject: Agenda Item – **Guidelines for Tiny Homes as Principal Residential Dwelling Unit**

Enclosed are changes to the Land Use appendix and the Space Requirement table that concern tiny homes. Where they are to be permitted is what I have perceived from our discussions. These changes are still up for discussion. I have identified the tiny homes district as R2A. This designation can be whatever you desire.

Here are the guidelines for the R2A District, Tiny Homes as Principal Residential Dwelling Unit

1. The living area of homes in this residential district should have square footage between 200 square feet and 1,000 square feet
2. The structure width of a tiny home will be the minimum at 8.5 feet to the maximum of 20 feet

APPENDIX B - SPACE REQUIREMENT RESIDENTIAL USE					
Lot Size	R1	R2	R2A	R3	R4
Minimum Lot Area Sq ft	5,500	2,500	2,000 ²	6,000	6,000
Minimum Lot Area per unit sq ft	5,500	2,500	2,000	1,000	1,000
Minimum Open Space per unit sq ft	0	0		4,001	4,001
Minimum Lot Width (measured at the setback line)	50	25	18	50	50
Setback Principal Use Front	20	20	20ft ¹	20	20
Side Yard - Interior	5	5	5	5	5
Side Yard - Street	10	10	5	10	10
Rear Yard	10	10	5 ¹	10	10

- 1 The front 20 feet setback can be used for parking and the front porch, the rear yard can be used for a porch
- 2 The minimum lot area for a tiny home will be 2,000 square feet and the maximum lot size is 3,700 square feet

LAND USE - APPENDIX A						
	R1	R2	R2A	R3	R4	MH
Dwelling One family det.	P	P		P	P	P
Dwelling One family att.		P		P	P	
Dwelling Two family		P		P	P	
Dwelling Multi-family				P	P	
Tiny Homes		P	P			P

PLANNING AND ZONING COMMISSION
MEETING MINUTES
August 1, 2018

Planning and Zoning Members Present

Steve Zamora
Debbie Tiffie
Bill Aldrich
Mike Klepac
Brian Coufal

Citizens Present

Staff Present

Tom Ginter, Director of Planning & Development Services
Stephannie Resendez, Administrative Assistant II

1. **The meeting was called to order at 6:00 p.m.**
2. **Discuss and take action on the meeting minutes of last meeting.**
None.
3. **Miscellaneous/Public Comments on or off the agenda. – None.**
4. **Old Business/Postponements – None.**

New Business –

5. **Discuss and Consider Action on amending the City of Kingsville Code of Ordinance by amending Section 5-6-21 Definitions to include a definition for a Brewery.**

Tom Ginter went over section 15-6-21 about the definition of a brewery. Mr. Ginter told the members that were absent last meeting what was discussed. To be a brewery, they have to brew at least 10,000 barrels of beer annually. The real key for a brewery is distribution. Mr. Ginter stated the definition of a Brewery: an industrial use that brews ales, beers and/or similar beverages on site. Breweries are classified as a use that manufactures more than 10,000 barrels of beverage annually. they can sell beer to brewery and/or conduct samplings and tastings, but the beer cannot leave the premises. They can self-distribute or distribute through a distributor and sell only their beer.

Bill Aldrich made a motion to approve the definition of a brewery. Mike Klepac seconded. All in favor; none opposed. Motion Carried.

6. Discuss and Consider Action amending the Chapter VX, Article 6, Zoning amending Appendix A – Land Use Categories to add Brewery.

Mr. Ginter stated that what he has for C2, which is the zoning where the Sirloin Stockade is located at. Mr. Ginter suggested it be Special Use Permit and stated because it is next to a residential neighborhood. Mr. Ginter stated that he thinks it gives it a little more chance then if you not permit it and they try to rezone. In C3, it is also suggested to do a Special Use Permit as well. Mr. Ginter stated that most of the C3 zoning is located Downtown. Mr. Ginter suggested it be permitted in the following zonings: C4 (Commercial District), I1 (Light Industrial), I2 (Heavy Industrial) and Ag (Agricultural).

Debbie Tiffie made a motion to approve the amending of Chapter VX, Article 6, Zoning amending Appendix A – Land Use Categories to add Brewery. A Special Use Permit is required in C2 and C3. It will be permitted in C4, I1, I2, and Ag. Mike Klepac seconded. All in favor; none opposed. Motion Carried.

7. Discussion of Tiny Homes and the other subjects related to that concept including but not limited to:

- A. THOW- Tiny House on Wheels**
- B. Tiny House as the principal structure**
- C. Accessory Dwelling Units**
- D. Tiny Hose Neighborhood Park**

Mr. Ginter told the board that he got information from the Appraisal District. There are 90, vacant, platted, 25 x 140 parcels in the community. The general residential structure should have square footage between 200 to 1,000 square feet. Tiny Homes for example can be allowed in R2, R5 and Mobile Home Districts. Mr. Zamora asked if the lots would have to be rezoned. Mr. Ginter replied that the City can initiate the rezoning. The City can initiate the rezoning of those R1 properties that are 3500 sq ft. to R5 (Tiny Homes).

Mr. Aldrich stated that tiny house on wheels sounds like a trailer. And commented that he doesn't think they need to be on wheels. Mr. Ginter replied that it is up to the board. Ms. Tiffie stated that no in a residential area and agreed with Mr. Aldrich. Ms. Debbie stated it should not be allowed in a residential area.

Ms. Tiffie commented on the common area and stated that it would not work in a residential. Mr. Ginter stated that they will let it go. Mr. Coufal stated if someone wanted to create a new development, it'd be great. Ms. Tiffie stated that they can set it up for a Special Use Permit.

Mr. Ginter continued with the Accessory Dwelling Unit and stated they have a notation in the Land Use Category. It is called a secondary residential structure

but there are no guidelines to size and location. Mr. Ginter asked the Commission if there were amenable to expanding upon the guidelines and put it in writing in an ordinance. Mr. Aldrich stated that they don't want them in someone's backyard and don't want it on wheels.

Mr. Ginter stated what he would like to improve the secondary residential structure and give the commission guidelines for the next meeting.

8. **Miscellaneous** – None.

9. **Adjournment** - Meeting adjourned at 6:42 PM

Sec. 15-6-21. - Definitions.

For the purpose of this subarticle, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

Accessory building/use. A subordinate building on the same lot with a principal building for exclusive use for accessory uses as defined. A use which is clearly incidental and subordinate to the use of the main use of the property; and commonly associated with the principal use, including semi-public and auxiliary parking when approved.

Alternative mounting structure. A manmade tree, clock tower, church steeple, bell tower, utility pole, light standard, identification pylon, flagpole, or similar structure, designed to support and camouflage or conceal the presence of telecommunications antennas.

Amusement, commercial (indoor). Any amusement enterprise offering entertainment or games of skill, not elsewhere listed, wholly enclosed in a building including a bowling alley, billiard or pool hall, pinball parlor, electronic games, or similar activities.

Amusement, commercial (outdoor). Any amusement enterprise offering entertainment or games of skill to the general public for a fee or charge, not elsewhere listed, wherein any portion of the activity takes place in the open, including a golf driving range, amusement park, miniature golf, or similar activities.

Antenna. A structure or device used to collect or radiate electromagnetic waves, including directional antennas, such as panels, wireless cable and satellite dishes, and omnidirectional antennas, such as whips, but not including satellite earth stations.

Antenna, amateur radio. An antenna used by an amateur radio operator that is less than 50 feet (15 meters) in height, and whip antennas less than four inches in diameter and less than ten feet (three meters) in height.

Antenna array. An arrangement of antennas and their supporting structure.

Antenna, dish. A parabolic or bowl-shaped device that receives and/or transmits signals in a specific directional pattern.

Antenna, panel. An antenna that receives and/or transmits signals in a directional pattern.

Antenna, radio and television broadcast. An antenna used to broadcast commercial radio and television signals, including digital broadcasts and other digital transmissions by a licensed radio or television broadcast station.

Antenna, stealth. A telecommunications antenna that is effectively camouflaged or concealed from view.

Antenna, telecommunications. An antenna used to provide a telecommunications service. This excludes lightning rods, private mobile radio systems, amateur radio antennas less than 50 feet (15 meters) in height, whip antennas less than four inches in diameter and less than ten feet (three meters) in height, and radio and television broadcast antennas.

Antenna, whip. An omnidirectional dipole antenna of cylindrical shape that is no more than six inches (15 centimeters) in diameter.

Appliance service or repair. This term includes major and small appliances as well as radio and television.

Bakery or confectionery shop, retail. A place for preparing, baking, or selling all products on the premises where prepared (no deliveries to buyers, wholesaler, or other retail outlets).

Basement. A story below the first story as hereinafter defined.

Boarding or rooming house. A building other than a hotel, where lodging is permitted or meals are served for compensation.

architectural element to blend with the existing building; designs that conceal the antenna/array/equipment, such as manmade trees, clock towers, bell towers, steeples, light poles, and similar alternative-design mounting structures.

Storage of autos. A tract of land devoted to storing operative and/or inoperative automobiles and/or other vehicles that is enclosed by a fence of at least eight feet in height, and which accommodates, on a continuing basis, the storage of such automobiles and/or vehicles. In no instance shall wrecking and/or salvage operations be affiliated with the use of the land, or the stored autos be partially disassembled or dismantled.

Structure. Anything, other than a fence, constructed or erected, requiring location on the ground or attachment to something located on the ground. This includes, but is not limited to: advertising signs, billboards, poster boards, buildings, poles, water towers, cranes, smokestacks, earth formations and overhead transmission lines.

Tavern. Any enterprise which has as its principle business the selling of alcoholic beverages for consumption on the premises.

Telecommunications. The transmission, between or among points specified by the user, of audio and/or visual information of the user's choosing, without change in the form or content of the information as sent and received.

Telecommunications facility. A telecommunication tower, antennas, and related equipment buildings, but the term also includes antennas and related equipment installed on roof tops.

Telecommunications service. The offering of telecommunications for a fee directly to the public, or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.

Tennis or swim club, private. A private recreational club with restricted membership, usually smaller in area than a country club, but including a clubhouse, swimming pool, tennis courts, handball courts, or similar facilities, none of which are available to the general public.

TIA/EIA-222. Telecommunications Industry Association/Electronics Industries Association Standard 222, "Structural Standards for Steel Antenna Towers and Antenna Support Structures."

Tiny Homes . A dwelling that is a minimum of 200 square feet.

Tower, electric transmission. A self-supporting structure over 50 feet (15 meters) in height, designed to support high-voltage electric lines. This does not include local utility or distribution poles (with or without transformers) designed to provide electric service to individual customers.

Tower, guyed. Any telecommunications tower supported, in whole or in part, by cables anchored to the ground.

Tower, height. The distance measured from grade to the highest point of any and all components of the structure, which includes antennas, hazard lighting and other appurtenances, but excludes lightning rods.

Tower, monopole. A self-supporting telecommunications tower that consists of a single vertical pole fixed into the ground and/or attached to a foundation.

Tower, self-supporting lattice. A telecommunications tower that consists of an open network of metal braces forming a tower, which is usually triangular or square in cross-section.

Tower, telecommunications. A self-supporting lattice, monopole, or guyed structure more than 20 feet (six meters) in height, built primarily to support one or more telecommunications antennas.

Trade or commercial school. A school, operated for profit, teaching vocational skills.

Utility, others not listed. Any utility facility franchised or approved by the city.

Utility shops or storage yards and buildings. An area or building used by utilities for the repair and/or storage of equipment, vehicles or supplies.

APPENDIX B. - SPACE REQUIREMENTS

Sec. 1. - Space requirements for residential use.

The following chart sets out the space requirements for residential uses within the city:

RESIDENTIAL USE							
Lot Size	R1	R2	R2A	R3	R4	MH	Ag
Minimum lot area, sq.ft.	5,500	2,500	2,000 ⁴	6,000	6,000	5 acres	10 acres
Minimum lot area per unit, sq.ft.	5,500	2,500	2,000	1,000	1000	3,000	10 acres
Minimum open space per unit, sq. ft.	0	0		4,001	4,001	0	0
Minimum lot width, ft. (measured at the setback line)	50	25	15	50	50	25	300
Setback; Lots							
Principal Uses:							
Front yard, ft.	20	20	20 ⁵	20	20	20	
Side yard (interior), ft.	5	5	5	5	5	5	
Side yard (on street), ft.	10	10	5	10	10	10	10
Rear yard, ft.	10	10	5 ⁵	10	10	10	
Accessory Uses:							
Front yard, ft.	20	20	20	20			
Side yard, (interior) ft.	5	5	5	5			
Rear yard, ft.	5	5	5	5			
Height			35'				

ORDINANCE NO.2019-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES SECTION 15-6-21-DEFINITIONS TO REVISE THE DEFINITION FOR TINY HOMES; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, the City Planning and Zoning Commission in 2018 discussed a recent nationwide trend of tiny homes, but there was no suitable definition for tiny homes or related zoning designations, which prompted the Planning and Zoning Commission and the City Commission to recommend such changes to the Code of Ordinances which were adopted via three separate ordinances (definition, Appendix A, and Appendix B) on November 11, 2018;

WHEREAS, the definition of tiny homes added via Ordinance #2018-61 on November 11, 2018 did not contain a maximum size for a tiny home and it is now recommended that one be added;

WHEREAS, the City Planning and Zoning Commission considered the definition and zoning category for tiny homes at a publicly posted meeting on November 20, 2019 and approved the item with a vote 5-0 with no abstentions for the changes stated herein;

WHEREAS, this Ordinance is necessary to protect the public safety, health, and welfare of the City of Kingsville.

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

I.

THAT Sections 15-6-21 of Article 6: Zoning of Chapter XV, Land Usage, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

...

§ 15-6-21 DEFINITIONS.

...

TIA/EIA-222. Telecommunications Industry Association/Electronics Industries Association Standard 222, "Structural Standards for Steel Antenna Towers and Antenna Support Structures."

Tiny Homes. A dwelling ~~that is a minimum of~~ with a square footage of between 200 square feet and 1,000 square feet.

Tower, electric transmission. A self-supporting structure over 50 feet (15 meters) in height, designed to support high-voltage electric lines. This does not include local utility or distribution poles (with or without transformers) designed to provide electric service to individual customers.

...

II.

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

III.

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

IV.

THAT this Ordinance shall be codified and become effective on and after adoption and publication as required by law.

V.

THAT nothing in this ordinance shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

INTRODUCED on this day on the 25th day of November, 2019.

PASSED AND APPROVED on this the 9th day of December, 2018.

EFFECTIVE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #9

Chart B

**City of Kingsville
Planning and Dev. Services Department**

TO: Mayor and City Commissioners

CC: Deborah Balli, Interim City Manager

FROM: Cynthia Martin, Interim Director of Planning and Dev. Services

DATE: Nov. 21, 2019

SUBJECT: Amend definition of Tiny Homes and Maximum Height Restriction in R2A Zoning District

Summary: This item authorizes the amendment of the definition of Tiny Homes to include a maximum square footage and decrease the maximum height allowance for principal uses in the R2A zoning district wherein Tiny Homes are allowed.

Background: City ordinances were updated in November 2018 to create an R2A zoning district so as to allow owners of 25 ft. wide lots in town to be able to build single family homes on their lot, something not allowed for previously wherein a minimum 50 ft. wide lot was required. Sec. 15-6-21 a tiny home is defined as "a dwelling that is a minimum of 200 square feet" with no maximum size listed. It is being recommended that the ordinance be amended to the definition of tiny homes reads "a dwelling with a square footage between 200 square feet and 1,000 square feet." It is the intention of the Planning and Zoning Board that such dwellings be truly small. Appendix B allows structures up to 35 ft. height in the R2A zoning district. It is recommended to reduce the height restriction to 15 ft. for principal uses as the intention is, as above, for tiny homes to be truly small. Note that accessory structures are limited to 15 ft. height.

Financial Impact: None.

Recommendation: It is being recommended that the definition of tiny homes in Sec. 15-6-21 be amended to read "a dwelling with a square footage between 200 square feet and 1,000 square feet" and to amend Appendix B to list a maximum height of 15 ft. for principal uses in the R2A zoning district. The Planning and Zoning Commission met and voted 5-0 to recommend these changes.



To: Planning and Zoning Commission Members

From: Cynthia Martin, Interim Director Planning & Dev. Services

Date: November 15, 2019

Subject: Definition of Tiny Homes in the R2A District

At the September 5, 2018 meeting of the Planning & Zoning Commission, guidelines for tiny homes as principal residential dwelling unit were discussed. In the attached memo, Mr. Ginter suggested one of the guidelines for the R2A District be "the living area of homes in this residential district should have square footage between 200 square feet and 1,000 square feet." In addition to the two guidelines suggested in the memo, changes were proposed for Appendix A Land Use Chart and Appendix B Space Requirements.

City ordinances were updated on 11/13/2018 to add the R2A zoning and make changes to Appendix A and Appendix B as discussed except for the definition of tiny homes. In Sec. 15-6-21 a tiny home is defined as "a dwelling that is a minimum of 200 square feet" with no maximum size listed. I am recommending that the ordinance be changed so that the definition of tiny homes read "a dwelling with a square footage between 200 square feet and 1,000 square feet."

The Planning Department has had inquiries regarding building homes much larger than the 1,000 square feet on lots in the R2A district and in subdividing 50 ft. wide lots into two lots and building homes of well over 1,000 square feet on them to maximize building size. Given a typical 25 ft x 140 ft lot size and the space requirements, theoretically a single-story house as large as 1,725 square feet could be built and a two-story house as large as 3,450 square feet could be built. I do not believe that was the original intent of the Planning and Zoning Commission so would like to revisit this issue.

To: Planning and Zoning Commissioners

From: Tom Ginter, Director

Date: August 31, 2018

Subject: Agenda Item – **Guidelines for Tiny Homes as Principal Residential Dwelling Unit**

Enclosed are changes to the Land Use appendix and the Space Requirement table that concern tiny homes. Where they are to be permitted is what I have perceived from our discussions. These changes are still up for discussion. I have identified the tiny homes district as R2A. This designation can be whatever you desire.

Here are the guidelines for the R2A District, Tiny Homes as Principal Residential Dwelling Unit

1. The living area of homes in this residential district should have square footage between 200 square feet and 1,000 square feet
2. The structure width of a tiny home will the minimum at 8.5 feet to the maximum of 20 feet

APPENDIX B - SPACE REQUIREMENT RESIDENTIAL USE					
Lot Size	R1	R2	R2A	R3	R4
Minimum Lot Area Sq ft	5,500	2,500	2,000 ²	6,000	6,000
Minimum Lot Area per unit sq ft	5,500	2,500	2,000	1,000	1,000
Minimum Open Space per unit sq ft	0	0		4,001	4,001
Minimum Lot Width (measured at the setback line)	50	25	18	50	50
Setback Principal Use Front	20	20	20ft ¹	20	20
Side Yard - Interior	5	5	5	5	5
Side Yard - Street	10	10	5	10	10
Rear Yard	10	10	5 ¹	10	10

- 1 The front 20 feet setback can be used for parking and the front porch, the rear yard can be used for a porch
- 2 The minimum lot area for a tiny home will be 2,000 square feet and the maximum lot size is 3,700 square feet

LAND USE - APPENDIX A						
	R1	R2	R2A	R3	R4	MH
Dwelling One family det.	P	P		P	P	P
Dwelling One family att.		P		P	P	
Dwelling Two family		P		P	P	
Dwelling Multi-family				P	P	
Tiny Homes		P	P			P

PLANNING AND ZONING COMMISSION
MEETING MINUTES
August 1, 2018

Planning and Zoning Members Present

Steve Zamora
Debbie Tiffie
Bill Aldrich
Mike Klepac
Brian Coufal

Citizens Present

Staff Present

Tom Ginter, Director of Planning & Development Services
Stephannie Resendez, Administrative Assistant II

1. **The meeting was called to order at 6:00 p.m.**
2. **Discuss and take action on the meeting minutes of last meeting.**
None.
3. **Miscellaneous/Public Comments on or off the agenda. – None.**
4. **Old Business/Postponements – None.**

New Business –

5. **Discuss and Consider Action on amending the City of Kingsville Code of Ordinance by amending Section 5-6-21 Definitions to include a definition for a Brewery.**

Tom Ginter went over section 15-6-21 about the definition of a brewery. Mr. Ginter told the members that were absent last meeting what was discussed. To be a brewery, they have to brew at least 10,000 barrels of beer annually. The real key for a brewery is distribution. Mr. Ginter stated the definition of a Brewery: an industrial use that brews ales, beers and/or similar beverages on site. Breweries are classified as a use that manufactures more than 10,000 barrels of beverage annually. they can sell beer to brewery and/or conduct samplings and tastings, but the beer cannot leave the premises. They can self-distribute or distribute through a distributor and sell only their beer.

Bill Aldrich made a motion to approve the definition of a brewery. Mike Klepac seconded. All in favor; none opposed. Motion Carried.

6. Discuss and Consider Action amending the Chapter VX, Article 6, Zoning amending Appendix A – Land Use Categories to add Brewery.

Mr. Ginter stated that what he has for C2, which is the zoning where the Sirloin Stockade is located at. Mr. Ginter suggested it be Special Use Permit and stated because it is next to a residential neighborhood. Mr. Ginter stated that he thinks it gives it a little more chance then if you not permit it and they try to rezone. In C3, it is also suggested to do a Special Use Permit as well. Mr. Ginter stated that most of the C3 zoning is located Downtown. Mr. Ginter suggested it be permitted in the following zonings: C4 (Commercial District), I1 (Light Industrial), I2 (Heavy Industrial) and Ag (Agricultural).

Debbie Tiffie made a motion to approve the amending of Chapter VX, Article 6, Zoning amending Appendix A – Land Use Categories to add Brewery. A Special Use Permit is required in C2 and C3. It will be permitted in C4, I1, I2, and Ag. Mike Klepac seconded. All in favor; none opposed. Motion Carried.

7. Discussion of Tiny Homes and the other subjects related to that concept including but not limited to:

- A. THOW- Tiny House on Wheels**
- B. Tiny House as the principal structure**
- C. Accessory Dwelling Units**
- D. Tiny Hose Neighborhood Park**

Mr. Ginter told the board that he got information from the Appraisal District. There are 90, vacant, platted, 25 x 140 parcels in the community. The general residential structure should have square footage between 200 to 1,000 square feet. Tiny Homes for example can be allowed in R2, R5 and Mobile Home Districts. Mr. Zamora asked if the lots would have to be rezoned. Mr. Ginter replied that the City can initiate the rezoning. The City can initiate the rezoning of those R1 properties that are 3500 sq ft. to R5 (Tiny Homes).

Mr. Aldrich stated that tiny house on wheels sounds like a trailer. And commented that he doesn't think they need to be on wheels. Mr. Ginter replied that it is up to the board. Ms. Tiffie stated that no in a residential area and agreed with Mr. Aldrich. Ms. Debbie stated it should not be allowed in a residential area.

Ms. Tiffie commented on the common area and stated that it would not work in a residential. Mr. Ginter stated that they will let it go. Mr. Coufal stated if someone wanted to create a new development, it'd be great. Ms. Tiffie stated that they can set it up for a Special Use Permit.

Mr. Ginter continued with the Accessory Dwelling Unit and stated they have a notation in the Land Use Category. It is called a secondary residential structure

but there are no guidelines to size and location. Mr. Ginter asked the Commission if there were amenable to expanding upon the guidelines and put it in writing in an ordinance. Mr. Aldrich stated that they don't want them in someone's backyard and don't want it on wheels.

Mr. Ginter stated what he would like to improve the secondary residential structure and give the commission guidelines for the next meeting.

8. Miscellaneous – None.

9. Adjournment - Meeting adjourned at 6:42 PM

Sec. 15-6-21. - Definitions.

For the purpose of this subarticle, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

Accessory building/use. A subordinate building on the same lot with a principal building for exclusive use for accessory uses as defined. A use which is clearly incidental and subordinate to the use of the main use of the property; and commonly associated with the principal use, including semi-public and auxiliary parking when approved.

Alternative mounting structure. A manmade tree, clock tower, church steeple, bell tower, utility pole, light standard, identification pylon, flagpole, or similar structure, designed to support and camouflage or conceal the presence of telecommunications antennas.

Amusement, commercial (indoor). Any amusement enterprise offering entertainment or games of skill, not elsewhere listed, wholly enclosed in a building including a bowling alley, billiard or pool hall, pinball parlor, electronic games, or similar activities.

Amusement, commercial (outdoor). Any amusement enterprise offering entertainment or games of skill to the general public for a fee or charge, not elsewhere listed, wherein any portion of the activity takes place in the open, including a golf driving range, amusement park, miniature golf, or similar activities.

Antenna. A structure or device used to collect or radiate electromagnetic waves, including directional antennas, such as panels, wireless cable and satellite dishes, and omnidirectional antennas, such as whips, but not including satellite earth stations.

Antenna, amateur radio. An antenna used by an amateur radio operator that is less than 50 feet (15 meters) in height, and whip antennas less than four inches in diameter and less than ten feet (three meters) in height.

Antenna array. An arrangement of antennas and their supporting structure.

Antenna, dish. A parabolic or bowl-shaped device that receives and/or transmits signals in a specific directional pattern.

Antenna, panel. An antenna that receives and/or transmits signals in a directional pattern.

Antenna, radio and television broadcast. An antenna used to broadcast commercial radio and television signals, including digital broadcasts and other digital transmissions by a licensed radio or television broadcast station.

Antenna, stealth. A telecommunications antenna that is effectively camouflaged or concealed from view.

Antenna, telecommunications. An antenna used to provide a telecommunications service. This excludes lightning rods, private mobile radio systems, amateur radio antennas less than 50 feet (15 meters) in height, whip antennas less than four inches in diameter and less than ten feet (three meters) in height, and radio and television broadcast antennas.

Antenna, whip. An omnidirectional dipole antenna of cylindrical shape that is no more than six inches (15 centimeters) in diameter.

Appliance service or repair. This term includes major and small appliances as well as radio and television.

Bakery or confectionery shop, retail. A place for preparing, baking, or selling all products on the premises where prepared (no deliveries to buyers, wholesaler, or other retail outlets).

Basement. A story below the first story as hereinafter defined.

Boarding or rooming house. A building other than a hotel, where lodging is permitted or meals are served for compensation.

architectural element to blend with the existing building; designs that conceal the antenna/array/equipment, such as manmade trees, clock towers, bell towers, steeples, light poles, and similar alternative-design mounting structures.

Storage of autos. A tract of land devoted to storing operative and/or inoperative automobiles and/or other vehicles that is enclosed by a fence of at least eight feet in height, and which accommodates, on a continuing basis, the storage of such automobiles and/or vehicles. In no instance shall wrecking and/or salvage operations be affiliated with the use of the land, or the stored autos be partially disassembled or dismantled.

Structure. Anything, other than a fence, constructed or erected, requiring location on the ground or attachment to something located on the ground. This includes, but is not limited to: advertising signs, billboards, poster boards, buildings, poles, water towers, cranes, smokestacks, earth formations and overhead transmission lines.

Tavern. Any enterprise which has as its principle business the selling of alcoholic beverages for consumption on the premises.

Telecommunications. The transmission, between or among points specified by the user, of audio and/or visual information of the user's choosing, without change in the form or content of the information as sent and received.

Telecommunications facility. A telecommunication tower, antennas, and related equipment buildings, but the term also includes antennas and related equipment installed on roof tops.

Telecommunications service. The offering of telecommunications for a fee directly to the public, or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.

Tennis or swim club, private. A private recreational club with restricted membership, usually smaller in area than a country club, but including a clubhouse, swimming pool, tennis courts, handball courts, or similar facilities, none of which are available to the general public.

TIA/EIA-222. Telecommunications Industry Association/Electronics Industries Association Standard 222, "Structural Standards for Steel Antenna Towers and Antenna Support Structures."

Tiny Homes . A dwelling that is a minimum of 200 square feet.

Tower, electric transmission. A self-supporting structure over 50 feet (15 meters) in height, designed to support high-voltage electric lines. This does not include local utility or distribution poles (with or without transformers) designed to provide electric service to individual customers.

Tower, guyed. Any telecommunications tower supported, in whole or in part, by cables anchored to the ground.

Tower, height. The distance measured from grade to the highest point of any and all components of the structure, which includes antennas, hazard lighting and other appurtenances, but excludes lightning rods.

Tower, monopole. A self-supporting telecommunications tower that consists of a single vertical pole fixed into the ground and/or attached to a foundation.

Tower, self-supporting lattice. A telecommunications tower that consists of an open network of metal braces forming a tower, which is usually triangular or square in cross-section.

Tower, telecommunications. A self-supporting lattice, monopole, or guyed structure more than 20 feet (six meters) in height, built primarily to support one or more telecommunications antennas.

Trade or commercial school. A school, operated for profit, teaching vocational skills.

Utility, others not listed. Any utility facility franchised or approved by the city.

Utility shops or storage yards and buildings. An area or building used by utilities for the repair and/or storage of equipment, vehicles or supplies.

APPENDIX B. - SPACE REQUIREMENTS

Sec. 1. - Space requirements for residential use.

The following chart sets out the space requirements for residential uses within the city:

RESIDENTIAL USE							
Lot Size	R1	R2	R2A	R3	R4	MH	Ag
Minimum lot area, sq. ft.	5,500	2,500	2,000 ⁴	6,000	6,000	5 acres	10 acres
Minimum lot area per unit, sq. ft.	5,500	2,500	2,000	1,000	1000	3,000	10 acres
Minimum open space per unit, sq. ft.	0	0		4,001	4,001	0	0
Minimum lot width, ft. (measured at the setback line)	50	25	15	50	50	25	300
Setback; Lots							
Principal Uses:							
Front yard, ft.	20	20	20 ⁵	20	20	20	
Side yard (interior), ft.	5	5	5	5	5	5	
Side yard (on street), ft.	10	10	5	10	10	10	10
Rear yard, ft.	10	10	5 ⁵	10	10	10	
Accessory Uses:							
Front yard, ft.	20	20	20	20			
Side yard, (interior) ft.	5	5	5	5			
Rear yard, ft.	5	5	5	5			
Height			3.5'				

ORDINANCE NO. 2019-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER XV, ARTICLE 6-ZONING, AMENDING APPENDIX B-SPACE REQUIREMENT, SECTION ONE-SPACE REQUIREMENTS FOR RESIDENTIAL USE TO ADD A MAXIMUM HEIGHT FOR TINY HOMES; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, the City Commission approved the additional of tiny homes to its zoning ordinances and approved minimum size requirements via Ordinance #2018-62 on November 13, 2018, but no maximum size requirements were approved at that time; and

WHEREAS, the Planning & Zoning Commission has forwarded to the City Commission its reports and recommendations concerning the proposed zoning ordinance changes (to add maximum size requirements for tiny homes); and

WHEREAS, the item was approved with a 5-0 vote of the Planning Commission on the requested zoning chart change with no abstentions at a meeting they held on November 20, 2019; and

WHEREAS, this Ordinance is necessary to protect the public safety, health, and welfare of the City of Kingsville.

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

I.

THAT Article 6: Zoning of Chapter XV, Land Usage, of the Code of Ordinances of the City of Kingsville, Texas, Appendix B-Space Requirements, Section 1-Space Requirements for Residential Use Chart shall be amended to read as follows:

Use Regulations and Districts

...

APPENDIX B. – SPACE REQUIREMENTS

Sec. 1. – Space Requirements for Residential Use.

The following chart sets out the space requirements for residential uses within the city:

<i>Lot Size</i>	R1	R2	R2A	R3	R4	MH	Ag
Minimum lot area, sq.ft.	5,500	2,500	2,000 ⁴	6,000	6,000	5 acres	10 acres
Minimum lot area per unit, sq.ft.	5,500	2,500	2,000	1,000	1000	3,000	10 acres
Minimum open space per unit, sq.ft.	0	0		4,001	4,001	0	0
Minimum lot width, ft. (measured at the setback line)	50	25	15	50	50	25	300
<i>Setback; Lots</i>							
Principal Uses:							
Front yard, ft.	20	20	20 ⁵	20	20	20	
Side yard (interior), ft.	5	5	5	5	5	5	
Side yard (on street), ft.	10	10	5	10	10	10	10
Rear yard, ft.	10	10	5 ⁵	10	10	10	
<u>Maximum Height, ft.</u>			<u>35</u>				
Accessory Uses:							
...							

¹ The 400 square foot open space requirement may or may not be additional to the required lot size, depending on the size of the lot. Before the building permit can be issued all space requirements must be met in whole.
² See Section 15-6-86(B)(1) for area requirements for additional structures.
³ Fences within the required front yard are limited. No fence or wall may exist within the area formed by an arc of 20 feet from a street intersection. Fences not within a required yard area shall not exceed 10 feet.
⁴ The minimum lot area for a tiny home will be 2, 000 square feet and the maximum lot size is 3,700 square feet.
⁵ The front 20 feet setback can be used for parking and the front porch and the rear yard setback can be used for a porch.

...

II.

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

III.

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

IV.

THAT this Ordinance shall be codified and become effective on and after adoption and publication as required by law.

Effective Date: _____, 2019

INTRODUCED on this the 25th day of November, 2019.

PASSED AND APPROVED on this the December, 2019.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #10

**City of Kingsville
Engineering Dept.**

TO: Mayor and City Commissioners

CC: Deborah Balli, Interim City Manager

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

DATE: November 25, 2019

SUBJECT: Consider and act upon amending an ordinance to include No Parking Zone for the 600 and 700 BLK of N. Well St. and extending the no parking zone along the 600 BLK of Ave. B.

Summary:

The agenda item is proposing two new No Parking Zones at the 600 and 700 BLK of N. Wells St. and extending an existing No Parking Zone on Ave. B 100 feet due to the location of existing No Parking Signs. There would be 16 new no parking signs from 7:00am – 5:00pm Monday – Friday.

Background:

The City has several No Parking Zones throughout. The No Parking Zones are in place for the safety of the citizens and motorist, by providing no parking on streets you increase visibility and safety.

Financial Impact:

The city would fund \$1,079.20 for no parking signs from its Streets Dept Budget. The funds available for Account# 001-5-3050-52200 are in the amount of \$38,500.00.

Recommendation:

Staff recommends approval of all items as presented.

Attachments:

Ordinance No. 2019-_____

City Code of Ordinance – Schedule II Parking Restricted on Certain Streets.

Email on No Parking Sign Costs

Proposed No Parking Zones - Exhibit



Rutilio "Rudy" Mora

From: Avelino Valadez
Sent: Thursday, November 14, 2019 9:25 AM
To: Rutilio "Rudy" Mora
Cc: Bill Donnell
Subject: Prices for No Parking Signs

Good Morning Rudy,

These prices are from Delta Specialty Signs and Supply: No parking Sign with Hours -\$10.00, Post-\$20.70, Clamps- \$8.50 for both, 27" Socket-\$21.25 and wedge- \$7.00 total \$67.45 for everything needed. Delivery within 10 working days.



Avelino Valadez
City of Kingsville
Street Supervisor
P.O. Box 1458
Kingsville, Texas 78364
Office 361-595-8045
Fax 361-595-8042
avaladez@ciworkingsville.com



City of Kingsville, TX

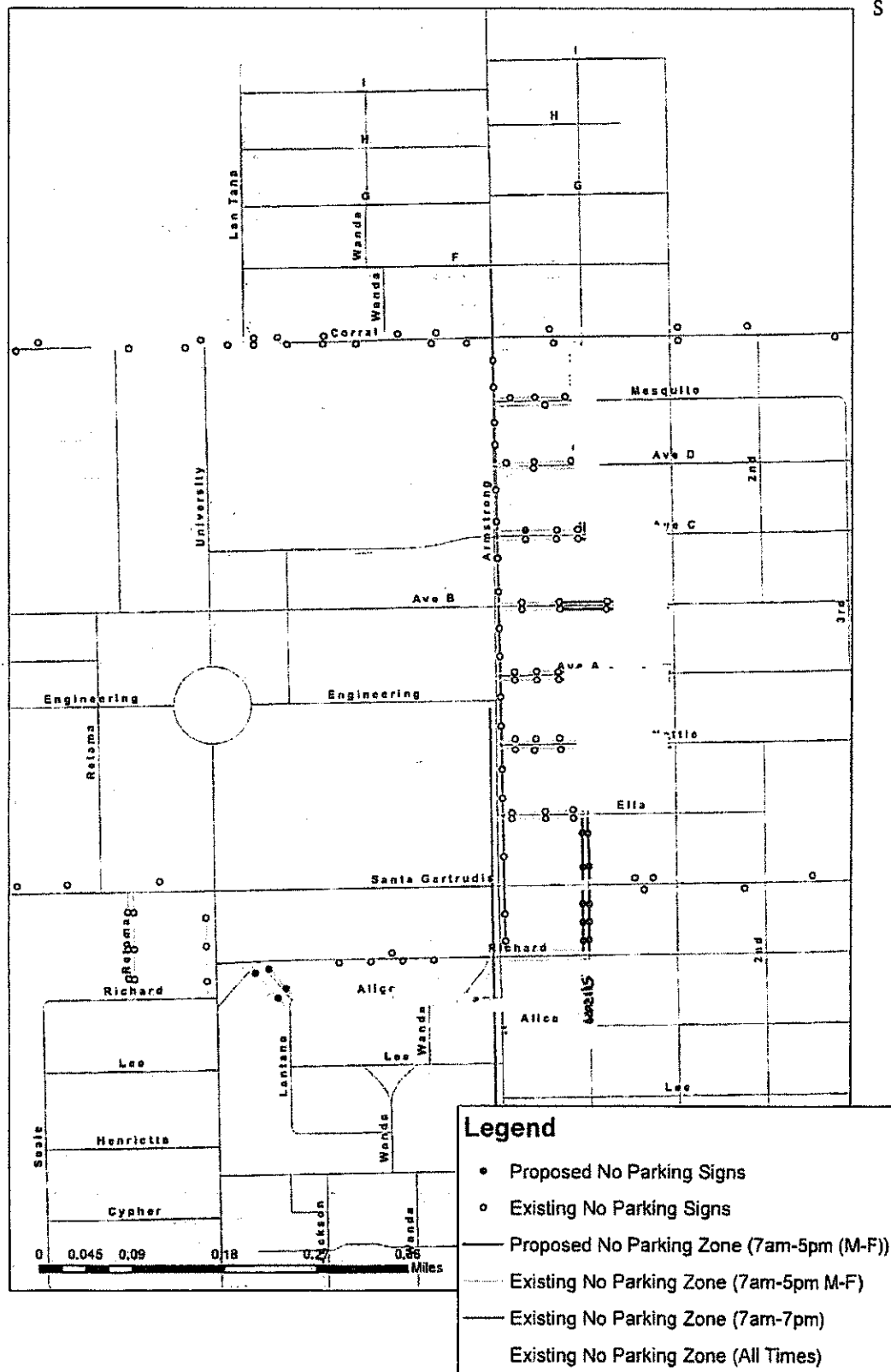
Budget Report

Account Summary

For Fiscal: 10/2019-09/2020 Period Ending: 11/30/2019

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance		Percent Remaining
						Favorable (Unfavorable)		
Fund: 001 - GENERAL FUND								
Expense								
001-5-3050-11100	589,124.00	589,124.00	18,549.92	51,170.43	0.00	537,953.57	91.31 %	
001-5-3050-11200	49,875.00	49,875.00	1,146.62	4,901.06	0.00	44,973.94	90.17 %	
001-5-3050-11301	2,328.00	2,328.00	48.93	144.03	0.00	2,183.97	93.81 %	
001-5-3050-11400	56,758.00	56,758.00	1,713.89	4,878.88	0.00	51,879.12	91.40 %	
001-5-3050-11500	49,062.00	49,062.00	1,397.47	4,023.00	0.00	45,039.00	91.80 %	
001-5-3050-11600	192,894.00	192,894.00	7,120.17	21,027.02	0.00	171,866.98	89.10 %	
001-5-3050-11700	17,305.00	17,305.00	0.00	763.24	0.00	16,541.76	95.59 %	
001-5-3050-11800	4,500.00	4,500.00	3.44	9.05	0.00	4,490.95	99.80 %	
001-5-3050-11900	1,288.00	1,288.00	95.76	185.58	0.00	1,102.42	85.59 %	
001-5-3050-12000	3,304.00	3,304.00	0.00	0.00	0.00	3,304.00	100.00 %	
001-5-3050-21100	2,500.00	2,500.00	0.00	888.76	0.00	1,611.24	64.45 %	
001-5-3050-21200	9,000.00	9,000.00	0.00	0.00	1,749.65	7,250.35	80.56 %	
001-5-3050-21300	56,035.00	56,035.00	0.00	42.98	0.00	55,992.02	99.92 %	
001-5-3050-21400	4,850.00	4,850.00	0.00	0.00	0.00	4,850.00	100.00 %	
001-5-3050-21500	119.00	119.00	0.00	0.00	0.00	119.00	100.00 %	
001-5-3050-21600	2,020.00	2,020.00	0.00	25.23	0.00	1,994.77	98.75 %	
001-5-3050-21700	9,000.00	9,000.00	0.00	0.00	4,000.00	5,000.00	55.56 %	
001-5-3050-21800	3,060.00	3,060.00	0.00	512.00	2,560.00	-12.00	-0.39 %	
001-5-3050-21900	500.00	500.00	15.87	15.87	0.00	484.13	96.83 %	
001-5-3050-22000	2,000.00	2,000.00	0.00	24.00	0.00	1,976.00	98.80 %	
001-5-3050-22100	3,000.00	3,000.00	0.00	16.25	0.00	2,983.75	99.46 %	
001-5-3050-22200	500.00	500.00	0.00	0.00	0.00	500.00	100.00 %	
001-5-3050-31000	195,000.00	195,000.00	0.00	17,186.58	0.00	177,813.42	91.19 %	
001-5-3050-31100	5,168.00	5,168.00	0.00	407.50	0.00	4,760.50	92.11 %	
001-5-3050-31200	500.00	500.00	-598.48	4,081.47	17,143.51	35,721.02	52.73 %	
001-5-3050-31300	50,000.00	50,000.00	0.00	9,790.86	4,000.00	36,209.14	72.42 %	
001-5-3050-31400	40,000.00	40,000.00	0.00	1,581.75	0.00	38,418.25	96.05 %	
001-5-3050-31500	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	100.00 %	
001-5-3050-31600	116,379.00	116,379.00	0.00	0.00	0.00	116,379.00	100.00 %	
001-5-3050-31700	8,178.00	8,178.00	0.00	0.00	0.00	8,178.00	100.00 %	

Proposed No Parking Zones



Proposed No Parking Zones (7-7:30am-4pm)

Street Name	From	To	Street Width
Wells	Richard Ragland	Ella	28 Ft
Ave B	300' Ft East of Armstrong	400' Ft East of Armstrong	28 Ft

Existing Parking Zones

Street Name	From	TO	Street Width
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No Parking (All Times)

Corral	Santa Rosa	6th	34 Ft
Santa Gertrudis (West Bound Lane)	Santa Monica	Seale	22 Ft
Santa Gertrudis (East Bound Lane)	Santa Monica	Seale	22 Ft
Santa Gertrudis	Armstrong	6th	40 Ft
Richard	University Blvd	Armstrong	28 Ft
Alice	Armstrong	200' Ft West	24 Ft

No Parking (7am-7pm)

Armstrong	King	Corral	42 Ft- 48 Ft
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No Parking (7am-5pm Monday- Friday)

University Blvd (North Bound Lane)	Richard	Santa Gertrudis	30 Ft
University Blvd (South Bound Lane)	Richard	Santa Gertrudis	30 Ft
Ella	Armstrong	Wells	28 Ft
Nettie	Armstrong	Wells	28 Ft
Ave A	Armstrong	415' Ft East	34 Ft
Ave B	Armstrong	415' Ft East	26 Ft
Ave C	Armstrong	Wells	26 Ft
Ave D	Armstrong	Wells	28 Ft
Mesquite	Armstrong	Wells	34 Ft
Ratama	Richard	Santa Gertrudis	28 Ft
Alice	University Blvd	Lantana	26 Ft

ORDINANCE NO. 2019-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER VII, ARTICLE 6-TRAFFIC CONTROL DEVICES, SECTION 2 SCHEDULE II- PARKING RESTRICTED ON CERTAIN STREETS; PROVIDING FOR THE RESTRICTION OF PARKING NEAR THE UNIVERSITY FROM 7:00AM TO 5:00PM MONDAY THROUGH FRIDAY; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, the new Music Building on the Texas A&M University-Kingsville campus located at the intersection of Santa Gertrudis and Armstrong is scheduled to open soon and has reduced the available on campus parking in the area and is likely to increase off campus parking in the surrounding neighborhoods once opened;

WHEREAS, this Ordinance is necessary to protect the public safety, health, and welfare of the City of Kingsville.

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

I.

THAT Schedule II of Article 6: Parking Schedules of Chapter VII, Traffic Code, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

Sec. 7-6-2. Schedule II, Parking Restricted on Certain Streets.

SCHEDULE II. PARKING RESTRICTED ON CERTAIN STREETS.

It shall hereafter be unlawful for any person to park or leave standing any vehicle on the following streets:

TABLE INSET:

Street	Location	Side	Time Limit	Ord. No.	Date Passed
Armstrong St.	Lying anywhere between its intersection with Richard Ave. and Avenue F	Easternmost	7:00 a.m. to 7:00 p.m.; M--S	--	--
Armstrong St.	Lying anywhere between its intersection with Engineering Ave. and its intersection with King Ave.	Westernmost	7:00 a.m. to 7:00 p.m.	--	4-1-74

Corral Ave. (Farm to Market Rd. 1898)	Lying anywhere between its intersection with Armstrong St. and its intersection with University Blvd.	Both	All times	--	--
Corral Ave. (Farm to Market Rd. 1898)	Lying anywhere between Sixth St. and Armstrong St.	Both	All times	80018	7-7-80
Santa Gertrudis Ave.	From its intersection with Sixth St. westerly to its intersection with Armstrong Ave.	Northernmost and Southernmost	All times	90002	2-5-90
Santa Gertrudis Ave.	Between Sixth St. and Armstrong Ave.	North	All times	--	7-9-73
Santa Gertrudis St.	Lying anywhere between its intersection with Seale Street and its intersection with Santa Monica St.	Northernmost	All times	--	9-9-74 Amended 3-9-09
West Alice Ave.	East 98.88 feet of the 800 Block adjacent to Fire Station #2	North	All times	--	5-8-61
West Richard St.	800, 900 and 1,000 blocks adjacent to Block One of the Lantana Park Addition	South	All times	--	1-3-69

Street	Location	Side	Time Limit	Ord. No.	Date Passed
Retama St.	Lying anywhere between its intersection with Santa Gertrudis and its intersection with Richard Ave.	Both	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--
University Blvd. St.	Lying anywhere between its intersection with Santa Gertrudis and its intersection with Richard Ave.	Western-most	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--
Lantana St.	Lying anywhere between its intersection with Richard Ave. and its intersection with Alice Ave.	Both	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--
Richard Ave.	Lying anywhere between its intersection with Armstrong St. and its intersection with Wells Ave.	Both	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--
Ella Ave.	Lying anywhere between its intersection with Armstrong St. and its intersection with Wells Ave.	Both	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--
Nettie Ave.	Lying anywhere between its intersection with Armstrong St. and its intersection with Wells Ave.	Both	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--
Ave. A	Lying anywhere between its intersection with Armstrong St. and extending 300 feet east of Armstrong St.	Both	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--

Street	Location	Side	Time Limit	Ord. No.	Date Passed
Ave. B	Lying anywhere between its intersection with Armstrong St. and extending 300 feet east of Armstrong St.	Both	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--
Ave. C	Lying anywhere between its intersection with Armstrong St. and its intersection with Wells Ave.	Both	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--
Ave. D	Lying anywhere between its intersection with Armstrong St. and its intersection with Wells Ave.	Both	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--
Mesquite Ave.	Lying anywhere between its intersection with Armstrong St. and its intersection with Wells Ave.	Both	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--
<u>Wells St.</u>	<u>Lying anywhere between its intersection with Richard to its intersection with Ella</u>	<u>Both</u>	<u>7:00 a.m. to 5:00 p.m.; M-F</u>		
<u>Ave B</u>	<u>300 feet east of Armstrong to 400 feet east of Armstrong</u>	<u>Both</u>	<u>7:00 a.m. to 5:00 p.m.; M-F</u>		

II.

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

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final

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

IV.

THAT this Ordinance shall be codified and become effective on and after adoption and publication as required by law.

INTRODUCED on this the 25th day of November, 2019.

PASSED AND APPROVED on this the 9th day of December, 2019.

Effective Date: _____

Sam Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #11

RESOLUTION #2019-_____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF KINGSVILLE AND TEXAS A&M UNIVERSITY-KINGSVILLE RELATING TO LIGHTING OF THE RIGHTS-OF-WAY ON CORRAL STREET AND SANTA ROSA AVENUE BETWEEN ARMSTRONG STREET AND SANTA FE DRIVE; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Kingsville ("City") and Texas A&M University-Kingsville ("TAMUK") try to work together for the benefit of our community when able to do so; and

WHEREAS, there are two city streets on the north and west sides of Texas A&M University – Kingsville, Corral Street and Santa Rosa Avenue within the city limits of City of Kingsville; and

WHEREAS, those roads provide access from the west and the north and are one of the entrances to the campus at Texas A&M University Kingsville (TAMUK); and

WHEREAS, the City of Kingsville and TAMUK would both benefit from the lighting of these roads and right of way for the benefit of those who live, work, and visit here; and

WHEREAS, the City is prepared to pay and has been paying for the electricity required for the street lights on the right-of-way; and

WHEREAS, TAMUK has been maintaining these grounds along the roads contiguous to the campus properties for several years and now desires to improve the lighting; and

WHEREAS, TAMUK proposed in 2009 a lighting project for these roads where it would pay for the installation of the street lights and that has been done; and

WHEREAS, the City and TAMUK approved an agreement for such items via Resolution #2009-54 on October 12, 2009 and that agreement has expired but is desired for renewal; and

WHEREAS, it is mutually deemed sound, desirable, practicable, and beneficial for the parties to this agreement to render assistance to one another whenever practical in accordance with these terms; and.

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

I.

THAT the City Manager is authorized and directed as an act of the City of Kingsville, Texas to enter into an Interlocal Cooperation Agreement Between the City of Kingsville and the Texas A&M University-Kingsville relating to Lighting of the Rights-of-Way on Corral Street and Santa Rosa Avenue between Armstrong Street and Santa Fe Drive in accordance with Exhibit A hereto attached and made a part hereof.

II.

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

III.

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

PASSED AND APPROVED by a majority vote of the City Commission on the
25th day of November, 2019.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

**INTERLOCAL AGREEMENT
BETWEEN THE CITY OF KINGSVILLE
AND TEXAS A&M UNIVERSITY KINGSVILLE
RELATING TO
LIGHTING OF THE
RIGHTS-OF-WAY ON CORRAL STREET AND SANTA ROSA AVENUE BETWEEN
ARMSTRONG STREET AND SANTA FE DRIVE.**

WITNESSETH:

WHEREAS, there are two city streets on the north and west sides of Texas A&M University – Kingsville, Corral Street and Santa Rosa Avenue within the city limits of City of Kingsville; and

WHEREAS, those roads provide access from the west and the north and are one of the entrances to the campus at Texas A&M University Kingsville (TAMUK); and

WHEREAS, the City of Kingsville and TAMUK would both benefit from the lighting of these roads and right of way for the benefit of those who live, work, and visit here; and

WHEREAS, the City is prepared to pay for the electricity required for the street lights on the right-of-way; and

WHEREAS, TAMUK has been maintaining these grounds along the roads contiguous to the campus properties for several years and now desires to improve the lighting; and

WHEREAS, TAMUK has proposed a lighting project for these roads where it would pay for the installation of the street lights; and

WHEREAS, it is mutually deemed sound, desirable, practicable, and beneficial for the parties to this agreement to render assistance to one another whenever practical in accordance with these terms; and

NOW, THEREFORE, the City of Kingsville and Texas A&M University Kingsville, in consideration of these mutual covenants and agreements, agree as follows:

1. **PARTIES.** The parties to this Interlocal Agreement ("Agreement") are the City of Kingsville ("City"), a Texas home rule municipality, and Texas A&M University Kingsville ("TAMUK"), a member of the Texas A&M University System, a state agency, and Texas institution of higher education.

2. **PURPOSE.**

- A. The City will allow for the installation of street lights along Corral Street and Santa Rosa Avenue, contiguous to the campus properties between Armstrong Street and Santa Fe Drive.

- B. The City will pay the electric bill for the street lights along Corral Street and Santa Rosa Avenue between Armstrong Street and Santa Fe Drive.
- C. TAMUK will pay for the installation, and maintenance of the street lights along Corral Street and Santa Fe Drive on university property.

3. TERM.

- A. This Agreement shall be for an initial term of one year, November 25, 2019 through November 24, 2020.
- B. This Agreement is renewable for up to four additional one year period with agreement by both parties.
- C. This Agreement may be terminated at any time by any party with or without cause upon thirty (30) days advance written notice.
- D. Any notice of termination shall be sent to the other party to this interlocal agreement at the address listed in paragraph 4 of this agreement.

4. MISCELLANEOUS PROVISIONS.

A. Notice. Notice required by this Interlocal Agreement may be given or served by depositing the notice in the United States Mail, in certified or registered form, postage prepaid, addressed to the other party, or by delivering the notice in person to the other party. Notice deposited in the United States Mail in the manner prescribed in this subsection is effective upon deposit. The addresses of the parties are:

City of Kingsville, Texas
Attention: City Manager
P.O. Box 1458
Kingsville, Texas 78364
Telephone: (361) 595-8002
Facsimile: (361) 595-8035

Texas A&M University Kingsville
Attention: Vice President for Finance and CFO
MSC 144
700 University Blvd.
Kingsville, Texas 78363-8202
Telephone: (361) 593-2410
Facsimile: (361) 593-3218

B. Effect of Waivers. No waiver by either party of any default, violation, or breach of the terms, provisions, and covenants contained in this Interlocal Agreement may be deemed or construed to constitute a waiver of any other violation or breach of any of the terms, provisions, and covenants of this Agreement.

C. Amendment of Interlocal Agreement. This Agreement may be amended at any time. Any amendment to this Agreement must be in writing and agreed to by the governing bodies of the parties. No officer or employee of any of the parties has authority to waive or otherwise modify the limitations in this Agreement, without the express action of the governing body of the party.

D. Not For Benefit of Third Parties. This Agreement and all activities under this Agreement are solely for the benefit of the parties and not the benefit of any third parties.

E. Exercise of Police Powers. This Agreement and all activities under this Agreement are undertaken solely as an exercise of the police power of the parties, exercised for the health, safety, and welfare of the public generally, and not for the benefit of any particular person or persons. The parties do not have and may not be deemed to have any duty to any particular person or persons.

F. Immunities Not Waived. Nothing in this Agreement waives any governmental, official, or other immunity or defense of any of the parties or their officers, employees, representatives, and agents as a result of the execution of this Agreement and the performance of the covenants contained in this Agreement.

G. Mutual Indemnification: To the extent allowed by the Constitution and Laws of the State of Texas, TAMUK, and City agree that each party assumes any and all risks of liability, loss, damages, claims, or causes of action and related expenses, including attorney fees, caused or asserted to have been caused directly or indirectly by or as the result of the negligent acts or omissions of that party and the officers, employees, and agents thereof.

H. Captions. Captions to provisions of this Interlocal Agreement are for convenience and shall not be considered in the interpretation of the provisions.

I. Fiscal Obligations. Each party which performs services or furnishes aid under this Agreement must do so with funds available from current revenues of the party.

J. Interlocal Cooperation Act Applies. The parties enter into this Interlocal Agreement under the Texas Government Code Chapter 791 (Interlocal Cooperation Act). The parties agree that activities under this Agreement are "governmental functions and services" and that the parties are a "local government" and a "state agency" as those terms are defined in this Agreement and in the Interlocal Cooperation Act.

K. Approval by Governing Bodies. Each party represents that this Agreement has been duly passed and approved by the governing body of the party as required by the Texas Interlocal Cooperation Act, Chapter 791, Texas Government Code or that proper power and authority has been delegated by the governing body.

L. Entirety of Agreement. No other oral or written commitments of the parties with respect to the right-of-way of Corral Street and Santa Rosa Avenue may have any force or effect if not contained in this Interlocal Agreement or any amendments thereto.

M. Severability. If any provision contained in this Agreement is held invalid for any reason, the invalidity does not affect other provisions of the Agreement that can be given effect without the invalid provision, and to this end the provisions of this Agreement are severable.

N. Validity and Enforceability. If any current or future legal limitations affect the validity or enforceability of a provision of this Agreement, then the legal limitations are made a part of this Agreement and operate to amend this Agreement to the minimum extent necessary to bring this Agreement into conformity with the requirements of the limitations, and so modified, this Agreement continues in full force and effect.

O. Warranty. The individuals executing this agreement on behalf of each party represent and warrant that they are each the duly authorized representatives of such party on whose behalf the individuals are signing, each with full power and authority to bind said party to each term and condition set forth in this agreement.

P. Governing Laws. This Agreement shall be governed by the laws of the State of Texas.

Q. Venue. Venue for an action arising under this Agreement is in Kleberg County, Texas.

R. Effective Date. This Agreement is effective on the date when the last party executes this agreement.

S. Multiple Originals. Two (2) copies of this Agreement are executed; each shall be deemed an original.

T. Dispute Resolution: The dispute resolution process provided in Chapter 2260, *Texas Government Code*, and the related rules adopted by the Texas Attorney General pursuant to Chapter 2260, shall be used by TAMUK and the City of Kingsville to attempt to resolve any claim for breach of this agreement by either party that cannot be resolved in the ordinary course of business. City shall submit written notice of a claim of breach of contract under this Chapter to Director of Procurement and General Services of TAMUK, who shall examine City's claim and any counterclaim and negotiate with City in an effort to resolve the claim.

EXECUTED by Texas A&M University – Kingsville on the ____ day of _____, 2019.

Jacob W. Flourney
Vice President for Finance and CFO

ATTEST:

Maricelda Zarate
Executive Director, Procurement Services

EXECUTED by the City of Kingsville on the _____ day of _____, 2019.

Deborah Balli
Interim City Manager

ATTEST:

Mary Valenzuela
City Secretary

APPROVED AS TO FORM:

Courtney Alvarez
City Attorney