City of Kingsville, Texas

AGENDA
CITY COMMISSION

MONDAY, JANUARY 25, 2016
REGULAR MEETING

HONORABLE ROBERT H. ALCORN COMMISSION CHAMBERS
CITY HALL/200 EAST KLEBERG AVENUE
5:30 P.M.-Workshop
6:00 P.M.-Regular Meeting

I. Preliminary Proceedings.

OPEN MEETING

APPROVED BY:

WORKSHOP: Presentation from Naismith Engineering on City's Landfill. (City Manager).

Jesús A. Garza
City Manager

REGULAR MEETING RESUMES

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

MINUTES OF PREVIOUS MEETING(S)

Regular Meeting – January 11, 2016

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

1. Public hearing regarding condemnation proceeding for structures located at 426 E. Alice, Kingsville, Texas. (Planning & Development Services Director).

2. Public hearing regarding an ordinance changing the zoning map in reference to Lot 1, Block 1, Terrace Village, known as 1227 E. Lott St. from R1-Single Family District to C2-Retail District in order for CASA (Court Appointed Special Advocates) to house their office at this address, amending the comprehensive plan to account for any deviations from the existing comprehensive plan; Haass Enterprise LLC, owner; Richard Haass, agent. (Planning & Development Services Director).

3. Public hearing regarding an ordinance for a special use permit for a property zoned C4 (Commercial District) for a recreational vehicle park located at Abinco Ind Park 1 (amended replat), Lot 2, (Hwy 77 One Stop), acres 6.07 (Hwy 77 One Stop) also known as 3430 South U.S. Hwy. 77; Lakshmi LTD, owner; Seferino Perez, agent. (Planning & Development Services Director).

III. Reports from Commission & Staff.[2]

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

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 2015-2016 Utility Fund budget for chemicals and engineering services to evaluate effluent copper limitations at the north waste water treatment plant. (Finance Director).

2. Motion to approve the Historical Development Board decision on an application for a building permit for a remodel at 503 E. Henrietta, which was approved by the board. (Downtown Manager).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.[4]

3. Consider condemnation of structures located at 426 E. Alice Avenue, Kingsville, Texas. (Planning & Development Services Director).

4. Consider introduction of an ordinance changing the zoning map in reference to Lot 1, Block 1, Terrace Village, known as 1227 E. Lott St. from R1-Single Family District to C2-Retail District, amending the comprehensive plan to account for any deviations from the existing comprehensive plan. (Planning & Development Services Director).

5. Consider introduction of an ordinance granting a special use permit for 3430 S. U.S. Hwy. 77 Bypass (6.07 acres at Lot 2, Abinco Ind Park 1 (amended replat)) (A/K/A Hwy. 77 One Stop) for a recreational vehicle park. (Planning & Development Services Director).

6. Consider a resolution authorizing the City Manager to enter into a contract for professional services between City of Kingsville and LNV, Inc. for Engineering Services for Task Order No.13-to evaluate effluent copper limitations at the 3 MGD WWTP. (City Engineer/Public Works Director).

7. Consider a resolution authorizing the Texas Coalition of Affordable Power, Inc. (TCAP) to negotiate an electric supply agreement for five years for deliveries of electricity effective January 1, 2018; authorizing TCAP to act as an agent on behalf of the City to enter into a contract for electricity; authorizing Sam R. Fugate or Jesus A. Garza or Jay Doegey to execute an electric supply agreement for deliveries of electricity effective January 1, 2018 and committing to budget for energy purchases in 2018 through 2022 and to honor the City's commitments to purchase power for its electrical needs in 2018 through 2022 through TCAP. (City Attorney).

8. Consider a resolution designating authorized signatories for contractual documents and documents for requesting funds pertaining to the Texas Community Development Block Grant Program (TXCDBG) Contract number 7215270. (City Attorney).

9. Consider a resolution regarding citizen participation plan (TXCDBG) and policies for excessive force, civil rights, non-discrimination, and fair housing for TXCDBG compliance. (City Attorney).

10. Consider a resolution authorizing the City to submit an application to the Texas Parks & Wildlife Department for the purpose of requesting grant funding for Kingsville Youth Wet & Wild Adventure Programs for the Kingsville Parks Department with an anticipated cash match; authorizing the City Parks Manager to act on the City's behalf with such grant program. (Parks Manager).

11. Consider a resolution authorizing the City Parks Manager to enter into a Memorandum of Understanding with Coastal Bend Wellness Foundation for Project Turnaround. (Parks Manager).

12. Consider accepting a donation from Kleberg County Sheriff's Department for the Parks Department for recreational programs. (Parks Manager).

13. Consider introduction of an ordinance amending the City of Kingsville Fiscal Year 2015-2016 General Fund Budget to accept and expend donation for the Parks Department. (Finance Director).

VII. Adjournment.

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

NOTICE

This City of Kingsville and Commission Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 361/595-8002 or FAX 361/595-8024 or E-Mail mvalenzuela@cityofkingsville.com for further information. Braille Is Not Available. The City Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551-071 (Consultation with Attorney), 551-072 (Deliberations about Real Property), 551-073 Deliberations about Gifts and Donations), 551-074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551-086 (Certain Public Power Utilities: Competitive Matters), and 551-087 (Economic Development).

I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board in the City Hall, 200 East Kleberg, of the City of Kingsville, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

January 22, 2016 at 2:00 P.M. and remained so posted continuously for at least 72 hours proceeding the schedule time of said meeting.

Mary Valenzuela by Jessica Storck

Mary Valenzuela, TRMC, 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)

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, JANUARY 11, 2016 IN THE HONORABLE ROBERT H. ALCORN COMMISSION CHAMBERS 200 EAST KLEBERG AVENUE AT 5:30 P.M.

CITY COMMISSION PRESENT:
Sam Fugate, Mayor
Al Garcia, Commissioner
Arturo Pecos, Commissioner
Noel Pena, Commissioner
Dianne Leubert, Commissioner

CITY STAFF PRESENT:
Jesús Garza, City Manager
Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
Tom Ginter, Director of Planning & Development Services
Deborah Balli, Finance Director
Diana Gonzales, Human Resources Director
Charlie Cardenas, Public Works Director/Engineer
Susan Ivy, Parks Manager
Emilio Garcia, Health Director
Robert Rodriguez, Library Director
David Mason, Purchasing Director
Ricardo Torres, Police Chief
Willie Vera, Task Force Commander
Melissa Perez, Risk Manager
Tony Verdin, Systems Specialist
Bill Donnell, Assistant Public Works Director
Pete Pina, Landfill Supervisor
Sharam Santanilla, Engineer's Assistant
Leo Alarcon, Tourism Director
Frank Garcia, Wastewater Supervisor
Cynthia Martin, Downtown Manager

I. Preliminary Proceedings.

OPEN MEETING
Mayor Fugate called the meeting to order in the Robert H. Alcorn Commission Chamber at 5:30 p.m. and announced quorum with five Commission members present.

WORKSHOP: Presentation from LNV Engineering on City's Waste Water Treatment Plants. (City Manager).

Mr. Logan Burton, LNV Vice-President made a presentation to the City Commission regarding the proposed expansion of the 1 MGD South Waste Water Plant.

Mr. Burton reported that the objectives of this presentation are to examine the projected population growth in the southern section of the City of Kingsville; determine the current flow through the City of Kingsville South Waste Water Plant; discuss the potential need to expand the capacity of the City of Kingsville South Waste Water Plant to maintain compliance. Burton showed a PowerPoint presentation graph to the City Commission showing three population projections. The population estimates provided by the Texas Water Development Board were used in their analysis, which represent the most conservative population estimates provided by

the City of Kingsville. Population projections growth in Kingsville are current (2013) 26,213; year 2020 will equal to 29,080; year 2030 will equal 31,857; year 2040 will equal 34,505; and year 2050 will equal 37,057. These population projections were provided by the Texas Water Development Board. Daily chart recorders were used for the periods of April to July, 2015 to determine the current flow through the South Waste Water Plant. Average flows from each month were used to obtain an average flow for the period of April to July, 2015. The average daily flow was estimated at 0.78 million gallons per day (MGD) (or 780,000 gallons per day). The plant's capacity is 1,000,000 gallons per day. The current wastewater flow through the South Waste Water Plant is 0.78 MGD. The amount of wastewater produced by each resident is 75 gallons per day. This was determined by the average daily flow of both the North and South Plants, added them up and divided by the population. TCEQ's requirements at the 75% of the plants permit capacity a city must begin planning for a treatment expansion. The Plant Waste Water expansion must meet the needs of projected population growth. The proposed project schedule for Waste Water Treatment Plant expansion is that by starting the process in June, 2016, the construction is estimated to begin in 2018 with the expansion of the South Waste Water Treatment Plant to be completed by 2020.

Mr. Garza commented that the planning process as shown in this presentation has it beginning in June, so one of the things staff will be working on in the next couple of months, is identifying funding for the project which is estimated to cost $16,000,000.00. There are different options that staff will be looking into as to how to get funding this project.

Commissioner Leubert asked that the designs that staff is looking into, are they supposed to last for 30 years.

Mr. Burton responded yes, but according to the population growth for the City of Kingsville, if a 1.75MGD plant is built, it would not be necessary to plan for another expansion for another 30 years.

Commissioner Leubert asked about improvements for the Plant and is their funding for this project.

Mr. Garza responded that the life of the debt is 25 to 30 years, so we need to make sure that whatever is being built, will last that long. Mr. Garza also stated that this specific project would be backed by the utility fund, which will not impact for us to go out for certificates of obligation in the future.

Commissioner Leubert further asked if one of the options would be to go out and raise rates. Mr. Garza responded that this is part of the analysis that staff will be working on within the next couple of months.

Mr. Robert Viera, LNV commented that part of the preliminary design phase is to include a phased approach, where not everything will be built in the first phase but in later phases. The City needs to think about what maintenance cost need to be included into the upcoming budgets, so that this equipment can be maintained.

Commissioner Garcia asked about the technology in wastewater treatment, how much has it changed in the last 60 years.

Mr. Viera commented that it has changed quite a bit, but not drastically. As for the overall process, there hasn't been much change over the years. It is important to keep up the maintenance on the equipment.

Commissioner Garcia further asked that with regards to TCEQ, if this isn't done, what happens.

Mr. Viera responded that the City of Kingsville will receive a fine and this is why it is being presented now in order to take a proactive approach.

Commissioner Garcia asked that in the $16 million dollar package is this a 30 year projection and what it will cost the city's budget. Garcia commented that his concern is the impact this will take on the city's budget.

Mr. Viera responded that it is a 25-30 year projection.

Mr. Garza responded the city would have to take into consideration the interest rate charged which is something that staff will be looking into in the future.

Mayor Fugate asked staff what the average daily flow at the North Plant is. Mr. Frank Garcia, Wastewater Supervisor responded that the average daily flow is about 50%.

Mr. Viera made a presentation to the City Commission regarding Effluent copper issues at the North 3 MGD Wastewater Treatment Plant. Effluent copper limit became more stringent in 2010 permit. It was reduced to 0.007 mg/L and it is unclear why TCEQ initiated such a stringent limit. Currently operating under permit issued by TCEQ in 2015. Limits required to be carried forward from 2010 permit. Compliance with more stringent copper limit has been challenging. Viera then gave a timeline on Copper issues. In 2005, permit issued with copper limit of 0.05 mg/L; 2010 permit renewed with interim phase copper limit of 0.05 mg/L; 2013 final phase effective on July 1, copper limit of 0.007 mg/L; August 2014, first violation for copper exceedance; 2015, copper exceedances in January, April, and June. TCEQ issued notice of violations in September. TCEQ mailed proposed Agreed Order in October. Copper exceedances in August, September, and October. TCEQ Agreed Order in October 2015: Assessing City an admin penalty of $39,375 for violations through June 2015. Additional exceedances since June 2015 have been reported to TCEQ. Cause of copper exceedances is unknown. Chemical additives began November 2015 with exceedances still possible.

Mayor Fugate asked if everyone around the State needed to take this action. Mr. Viera responded no and not sure why.

Mr. Viera furthered stated that the recommended steps to obtain compliance; 1) continue use of chemical additive until no longer; 2) negotiate with the TCEQ on proposed agreed order but will need legal representation; 3) perform parallel scientific/engineering studies to: a) identify potential point source dischargers of copper through sampling; b) identify regulatory relief to raise copper effluent limit through permit amendment.

Commissioner Leubert asked if there has been any sampling being done to figure out where the high copper level is coming from.

Mr. Charlie Cardenas, Public Works Director/Engineer responded that there has been some sampling done to see where the source of high copper levels were coming from. Sampling has also been done from outsider haulers which showed some copper levels.

REGULAR MEETING RESUMES

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) – Required by Law

Regular Meeting – December 14, 2015

Mayor Fugate called for a motion to approve the minutes of December 14, 2015.

Motion made by Commissioner Pena to approve the minutes of December 14, 2015 as presented, seconded by Commissioner Leubert. The motion was passed and approved by the following vote Garcia, Leubert, Pecos, Pena, Fugate voting "FOR".

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

1. Public hearing to consider approval of the preliminary plat for The Park at Wildwood Trail Phase II (63 lots) 13.423 acres located at K.T.&I. Co., Block 17, Lot PT2, 3, PT7, also known as Wildwood Trail Subdivision. (Planning & Development Services Director).

Mayor Fugate announced and opened this public hearing at 6:13 p.m.

Mr. Tom Ginter, Planning & Development Services Director reported that this item tabled in November during the Planning & Zoning Commission meeting due to there not being a document for each plat approval. The item was placed on the Planning & Zoning Commission agenda on December 16th. Both plat documents were supplies by Melden and Hunt the Engineer for the project for review by the Planning & Zoning Commission. While there was no issue with the plats, the software of Melden & Hunt, incorrectly calculated the lot lines. Because this is a correctable error and there were no other issues, the Planning & Zoning Commission approved the plats on the condition that the Chair of the Commission Mr. Steve Zamora reviews the corrected documents prior to it being placed on the City Commission agenda. Ginter further stated that it is staff's recommendation to approve the preliminary plat of the park at Wildwood Trail Phase II.

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

No comments were made. Mayor Fugate closed this public hearing at 6:14 p.m.

2. Public hearing to consider approval of the final plat for The Park at Wildwood Trail Phase II (63 lots) 13.423 acres located at K.T.&I. Co., Block 17, Lot PT2, 3, PT7, also known as Wildwood Trail Subdivision. (Planning & Development Services Director).

Mayor Fugate announced and opened this public hearing at 6:14 p.m.

Mr. Ginter reported that this item was placed on the Planning & Zoning Commission agenda on December 16th. Both plat documents were supplied by Melden and Hunt for review by the Planning and Zoning Commission. There were no issues with the plats and it is staff's recommendation to approve the final plat of the park at Wildwood Trail Phase II.

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

No comments were made. Mayor Fugate closed this public hearing at 6:16 p.m.

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

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

Enforcement, Proposed Development Report; Accounting & Finance – Financial & Investment Information, Investment Report, Monthly Financial Reports; Police & Fire Department – Grant Update, Police & Fire Reports; Street Updates; Public Works-Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Water And Wastewater Rate Study Presentation. No formal action can be taken on these items at this time."

Mr. Garza commented that during tonight's meeting the final approval of an ordinance that will require the utility companies to come in and get a permit, at no fee, to notify the city when they are cutting into our streets. On another issue, the landscaping letter has been finalized and will be going out to all businesses regarding the landscaping ordinance in place. Mr. Garza reminded the City Commission that for the month of January there will be no staff report as it is being revamped to a Performance Report. The Performance Report will be sent out in the beginning of February.

Mrs. Courtney Alvarez, City Attorney reported that city offices will be closed on Monday, January 18th in observance of Martin Luther King Day. She further announced that there was a typo on agenda item #4, it should read two year term instead of three year term. Alvarez further commented that with the New Year, there has been some legislative changes which one of them is HB 1295. HB 1295 requires that if a city is going into a contract, Form 1295 from the Texas Ethics Commission must be filled out prior to going into the contract. Mrs. Alvarez further stated that she recently attended a Texas Coalition of Affordable Power (TCAP) meeting which consist of 15 board members. The Board elected new board members and Mrs. Alvarez was elected Vice-President of TCAP. Alvarez further reminded that the next City Commission meeting is scheduled for January 25th with agenda items due on Friday, January 15th.

Commissioner Pecos asked for staff to look into placing a sign, in front of City Hall, regarding the Handicap Ramp.

IV. Public Comment on Agenda Items

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

No public comments were 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 Pena to approve the consent agenda with the change made to agenda item #4, from a three year term to a two year term, seconded Commissioner Pecos. The motion was passed and approved by the following vote: Leubert, Pecos, Pena, Garcia, Fugate voting "FOR".

1. Motion to approve final passage of an ordinance amending the Fiscal Year 2015-2016 General Fund budget to accept and expend a donation to the L.E.Ramey Golf Course. (Finance Director).

2. Motion to approve final passage of an ordinance amending Chapter VII, Article 8, Traffic Control Devices, providing for the installation of seven stop signs in the Wildwood Trail Subdivision. (City Engineer/Public Works Director).

3. Motion to approve final passage of an ordinance amending the Chapter V-Public Works, to adopt Article 7- R.O.W. Cuts and Excavations, providing regulations for right-of-way cuts and excavations. (City Engineer/Public Works Director).

4. Motion to approve the appointment of Brian Coufal to the Planning & Zoning Commission for a three-year term. (Planning & Development Services Director).

5. Motion to approve a resolution authorizing the City of Kingsville to continue participation in the Texas Main Street Program, authorizing the Mayor to execute the Texas Main Street Locally Designated Program 2016 Contract, and designating Downtown Manager Cynthia Martin as the Main Street Program Manager for the City of Kingsville to coordinate program activities. (Downtown Manager).

6. Motion to approve resolution authorizing participation in the 13th Annual Ride on the Wild Side Charity Bike Ride to be held on April 30, 2016 and authorizing the City Manager to execute an Indemnity Agreement with King Ranch for said event. (City Attorney).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.[4]

7. Consider a resolution authorizing the City Manager to enter into a contract for professional services between the City of Kingsville, Texas and LNV, Inc. for Engineering Services for water systems improvements project TxCDBG #7215270, (RFQ 16-03). (Purchasing & Technology Director).

Mr. David Mason, Purchasing & Technology Director stated that this item provides staff recommendation for RFQ 16-03 Engineering Services related to engineering design for the Texas Department of Agriculture Community Development Block Grant. The grant is for replacement of 3,100 linear feet of 8" water line, hydrants, service connections, etc. along Armstrong Street from Kenedy Avenue and Caesar Avenue. The award will expend $10,000 of the $60,000 of the matching funds provided by the City of Kingsville for this grant. The other $50,000 in matching funds will be used for other items during the construction phase. Mason further commented that it is recommended the award of RFQ 16-03 Engineering Services for the TDA CDBG grant be awarded to LNV Engineering. Staff will negotiate a contract for a fair and reasonable price not to exceed the allotted amount.

Motion made by Commissioner Garcia to approve this resolution authorizing the City Manager to enter into a contract for professional services between the City of

Kingsville and LNV Engineering, seconded by Commissioner Pecos. The motion was passed and approved by the following vote: Pecos, Pena, Garcia, Leubert, Fugate voting "FOR".

8. Consider a resolution authorizing the City Manager to enter into a Grant Administration Services Agreement between the City of Kingsville, Texas and GrantWorks, Inc. (for TXCDBG #7215270), (RFP 16-02). (Purchasing & Technology Director).

Mr. Mason stated that during a City Commission meeting on December 14, 2015, the City Commission approved for staff to negotiate with Grant Works professional services for RFP 16-02. This item does not expend the city's budgeted funds. While the City is providing matching funds of $60,000 for this grant, the $33,000 for grant management services will be paid from the awarded grant funds. It is recommended the award for RFP 16-02 Professional Services for management to the TDA CDBG grant be awarded to Grants Works.

Commissioner Pecos asked what the total amount was for this grant. Mr. Mason's response was that the total amount for the grant is $300,000.

Motion made by Commissioner Garcia to approve the resolution authorizing the City Manager to enter into a Grant Administration Services Agreement for RFP 16-02, seconded by Commissioner Pecos. The motion was passed and approved by the following vote: Pena, Garcia, Leubert, Pecos, Fugate voting "FOR".

9. Consider introduction of an ordinance amending the Fiscal Year 2015-2016 Utility Fund budget for chemicals and engineering services to evaluate effluent copper limitations at the north waste water treatment plant. (Finance Director).

Mrs. Deborah Balli, Finance Director reported that this item authorizes funding the purchase of chemicals for copper removal and for engineering services to evaluate effluent copper limitations at the 3MGD Wastewater Treatment Plant in order to obtain long-term compliance with water quality-based effluent limitations for copper in the Wastewater Department. This will reduce Utility Fund balance by $136,350.00. Increase chemicals account by $99,000.00 to purchase specialty chemicals for copper removal during the treatment process. Increase Professional Services by $37,350.00 for engineering and sampling services for copper investigation.

Introduction item.

10. Consider a resolution authorizing publication of notice of intention to issue certificates of obligation. (Finance Director).

Mrs. Balli reported that with the reduction of our debt service and recent assumption changes in our forecast model, the City of Kingsville has debt capacity to issue $6.33 million in Certificates of Obligation to fund various projects. As debt service is reduced, there is opportunity to issue new debt to fund projects that cannot be funded through normal revenue streams. This opportunity provides the ability to address the following projects: Park Improvements of $2,250,000; Downtown revitalization of $1,000,000; New City Hall landscaping & Cottage Building remodel of $800,000; Public Works projects of $1,000,000; Police Department emergency communication upgrades $500,000; Fire Department projects of $500,000; Golf Course Improvements of $250,000; Health Department roof and porch improvements of $25,000; and Library Department to the Maker's Zone and staff breakroom of $7,500.

The intent to issue this series of debt service is the desire to keep our portion of the tax rate used to pay our current debt service at the same level. In 2016, the tax supported debt service is $1,450,688. Through 2021, the projected debt service would never exceed

the $1.4 million and in 2024 it would reduce to approximately 50% of the $1.4 million amount annually, with further reductions beginning in 2029.

Commissioner Garcia asked if any additional items were added to the wish list.

Mr. Garza responded that it went up from the $5.79 million to $6.3 million to be used in the Parks and Street Departments.

Mayor Fugate asked Ms. Ann Burger Entreken if the City of Kingsville would have to go back and receive their rating re-evaluated.

Ms. Ann Burger Entreken, Financial Advisor responded that the City of Kingsville would have to go back out to re-evaluate their rating. She further stated that whenever the City is going back out into the capital market the investors look into updated ratings and reviews. The current ratings for the City of Kingsville is an A+ rating, and stated that they have firm expectations that this rating would be reaffirmed.

Motion made by Commissioner Pena to approve the resolution, seconded by Commissioner Pecos and Commissioner Garcia. The motion was passed and approved by the following vote: Garcia, Leubert, Pecos, Pena, Fugate voting "FOR".

11. Consider a resolution declaring intention to reimburse acertain expenditures (with borrowing proceeds). (Finance Director).

Mrs. Balli stated that in years past when there was a need to move quicker with projects that are included in the CO's, this would give the City the ability to begin those projects before receiving the funding.

Motion made by Commissioner Garcia to approve this resolution, seconded by Commissioner Pecos. The motion was passed and approved by the following vote: Leubert, Pecos, Pena, Garcia, Fugate voting "FOR".

12. Consider approval of preliminary plat for The Park at Wildwood Trail Phase II (63 lots) 13.423 acres located at K.T.&I. Co., Block 17, Lot PT2, 3, PT7, also known as Wildwood Trail Subdivision. (Planning & Development Services Director).

Motion made by Commissioner Pena to approve the preliminary plat for the Park at Wildwood Trail Phase II, seconded by Commissioner Garcia. The motion was passed and approved by the following vote: Pecos, Pena, Garcia, Leubert, Fugate voting "FOR".

13. Consider approval of final plat for The Park at Wildwood Trail Phase II (63 lots) 13.423 acres located at K.T.&I. Co., Block 17, Lot PT2, 3, PT7, also known as Wildwood Trail Subdivision. (Planning & Development Services Director).

Motion made by Commissioner Pena to approve the final plat for the Park at Wildwood Trail Phase II, seconded by Commissioner Garcia. The motion was passed and approved by the following vote: Pena, Garcia, Leubert, Pecos, Fugate voting "FOR".

14. Consider a resolution authorizing enforcement of Texas Penal Code Section 46.035(c). (City Attorney).

Mrs. Alvarez stated that the City already had a policy that states no guns in meetings. With the new change in State law appropriate sings would need to place throughout City Hall.

Motion made by Commissioner Leubert to approve this resolution, seconded by Commissioner Garcia.

Commissioner Pena asked what areas within a Municipal Building a weapon can be carried into.

Mrs. Alvarez responded that unless State Law otherwise prohibits it, than areas that generally open to the public are allowable places to carry. Alvarez further stated that once this resolution is approved and the appropriate signage is placed, she would anticipate signage will be placed on the Westside doors to City Hall and by the Public Stairway, which will notify individuals that they are coming into an area where the court convenes and where court offices are located.

The motion was passed and approved by the following vote: Garcia, Leubert, Pecos, Pena, Fugate voting "FOR".

15. Executive Session pursuant to Section 551.072, Texas Open Meetings Act: The City Commission shall convene in Executive Session to discuss the purchase, exchange, lease, or value of real property as deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third party. (City Manager).

Mayor Fugate announced and convened the meeting into Executive Session at 6:42 p.m.

Mayor Fugate reconvened the meeting into open session at 6:58 p.m.

16. Consider authorizing staff to negotiate potential lease or purchase of real property. (City Manager).

Motion made by Commissioner Leubert to authorized staff to negotiate potential lease or purchase of real property, seconded by Commissioner Pena. The motion was passed and approved by the following vote: Leubert, Pecos, Pena, Garcia, Fugate voting "FOR".

VI. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 6:58 p.m.

_____

Sam R. Fugate, Mayor

ATTEST:

_____

Mary Valenzuela, TRMC, City Secretary

PUBLIC HEARING(S)

PUBLIC HEARING #1

City of Kingsville
Planning and Development Services

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director

DATE: January 15, 2016

SUBJECT: Request to Condemn unsafe structures at 426 E. Alice

---

Summary:
This item would allow the City Commission to condemn the unsafe structure at 426 E. Alice.

Background:
Staff has had issues for some time with this property. We have made 5 five trips in the last 2 years to clean up his property. We do need to continue with this property owner and clean up what is in violation of the code. I believe that his neighbors appreciate what we are trying to accomplish.

Financial Impact:
We expect that the demo of the structures will cost $4,000 to $5,000 dollars. These costs will be assessed against the property taxes.

Recommendation:
Despite the landfill issue, this is a property that needs to be cleaned up because of the reasons stated in the background. We hope that this will curtail his activity in collecting junk. Approve the request to condemn the unsafe structures at 426 E. Alice.

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
426 E . Alice Ave. HOUSE		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
Orig. Town	10	19,20
OWNER NAME/JOSE ROBERTO FLORES	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
David Narvaez Flores	426 Alice Ave.	Kingsville, Texas 78363-3855

PROPERTY CONDITION REPORT

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

REASON CODES:

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

COMMENT CODES:

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

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS HAS BEEN WITHOUT WATER SINCE 08/16/2011

SIGNATURE: Daniel H. Ramirez DATE: 5-15-15

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
426 E Alice Ave. Shed		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
Orig. Town	10	19,20
OWNER NAME/JOSE ROBERTO FLORES	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
David Narvaez Flores	426 E. Alice	Kingsville, Texas 78363-3855

PROPERTY CONDITION REPORT

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

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated
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SIGNATURE: Daniel H. Ramirez DATE: 5-15-15

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
426 E . Alice Ave. HOUSE		DANIEL RAMIREZ
LEGAL DESCRIPTION	BLOCK	LOT
Orig. Town	10	19,20
OWNER NAME	OWNER'S ADDRESS	CITY/STATE/ZIP
David Narvaez Flores	426 Alice Ave.	Kingsville, Texas 78363-3855

PROPERTY CONDITION REPORT

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

REASON CODES:

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SIGNATURE: Daniel H. Ramirez DATE: 11-13-15

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

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426 E Alice Ave. Shed		DANIEL RAMIREZ
LEGAL DESCRIPTION	**BLOCK**	**LOT**
Orig. Town	10	19,20
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
David Narvaez Flores	426 E. Alice	Kingsville, Texas 78363-3855

PROPERTY CONDITION REPORT

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

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated
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SIGNATURE: Daniel H. Ramirez DATE: 11-13-15

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

David Navarro Flores

CONDEMNATION CHECKLIST

Property Address: 426 E Alice Phone: _____

Property Owner: Jose Roberto Flores Phone: _____

Owner's Address: David Navarro Flores Fax: _____
426 E Alice Mercedes TX 78363

PLANNED DATE	ACTUAL DATE	ACTION
☐ 5-15-15	5-15-15	1. Identify structure unfit for human habitation.
☐ 5-15-15	5-15-	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
☐ 5-15-15	5-15-15	☐ b. Photograph property with date stamp.
		3. Determine ownership from county assessment & tax collection record.
☐ 5-15-15	5-15-15	4. Obtain legal description.
☐ 5, 15-15	5-15-15	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 5-15-15	5-15-15	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
☐ 11-13-15	11-13-15	7. 2nd Notice Sent. (10 day response) (Optional)
☐ 11-13-15	11-13-15	8. If response is not received or is not adequate, proceed as follows:
☐ 12-17-15	12-17-15	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 12-30-15	12-30-15	1) Post affidavit in newspaper twice a week for one week
☐ 12-28-15	12-28-15	10. Post sign on property advising date the City

Council will consider condemnation of structure.

☐	1-20-16	1-20-16	11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
☐	12-28-15	12-28-15	12. Photograph posted sign with date stamp.
☐	12-18-15	12-18-15	13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
			☐ a. Location Map
			☐ b. Photographs of the structure with date stamp
			☐ c. Inspection report
			☐ d. Pre-condemnation notice
			☐ e. Condemnation resolution
☐	12-18-15	12-18-15	14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐	_____	_____	15. City Council adopts condemnation resolution.
☐	_____	_____	16. File Notice of Condemnation with the County Clerk.
☐	_____	_____	17. Send owner(s) & other vested interests the following:
			☐ a. Copy of the City Council resolution.
			☐ b. 45-day order to demolish
☐	_____	_____	18. Post 45-day Order to Demolish on structure.
			☐ a. Take photo with date stamp
☐	_____	_____	19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐	_____	_____	20. Photograph posted notice with date stamp.
☐	_____	_____	21. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐	_____	_____	22. Issue Notice to Proceed to Public Works Director and Demolition Crew.
☐	_____	_____	23. Prepare demolition cost statement consisting of:
			☐ a. Mailing fees
			☐ b. Publication fees

☐ c. Demolition costs

☐ d. Landfill tipping fees

☐ e. Filing fees

☐ f. Administrative fees

☐ g. Any documentation miscellaneous costs

☐ _____ _____

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

EBERG COUNTY APPRAISAL DISTRICT
OPERTY 18657 R
al Description
IG TOWN, BLOCK 10, LOT 19, 20

OWNER ID
52314

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2014
FLORES JOSE ROBERTO
DAVID NARVAEZ FLORES
426 E ALICE AVE
KINGSVILLE, TX 78363-3855

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

Values		
IMPROVEMENTS		8,880
LAND MARKET	+	4,000
MARKET VALUE	=	12,880
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	12,880
HS CAP LOSS	-	0
ASSESSED VALUE	=	12,880

Ref ID2: R18657
101019000192 Map ID PLAT

ACRES:
EFF. ACRES:

US 426 E ALICE

APPR VAL METHOD: Cost

GENERAL

ILITIES		LAST APPR.	IE
POGRAPHY	LEVEL	LAST APPR. YR	2013
AD ACCESS	PAVED,CURB & GUTTER	LAST INSP. DATE	04/17/2013
NING		NEXT INSP. DATE	
XT REASON			

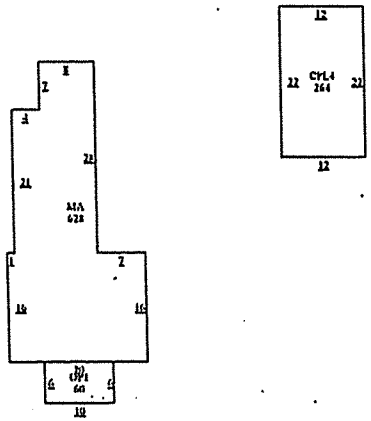
MARKS FOR 2013 ADD FF TABLE FF80D140 PER IE
4/17/13 JO – FOR 2013 NO VAL CHG TO ACCT
PER APPR LR 2/1/13 3/11/13 FOR '10 CORR
LEGAL DESC & VALUE PER MERGED W/ACCT #

BUILDING PERMITS

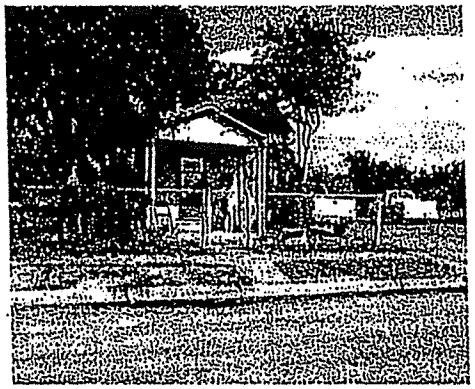
ISUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
2/27/2008	REM	0	A	2,600

ALE DT	PRICE	GRANTOR	DEED INFO
7/17/2007	*****	FLORES ELODIA N	WDVL / 368 / 335
4/25/2005	*****	NARVAEZ JOE R	WD / 306 / 939
6/01/1988	*****	UNKNOWN	OT / 11 / 258

SKETCH for Improvement #1 (RESIDENTIAL)



PICTURE



SUBD: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF2/	628.0	25.61	1	1945	1945	F	16,080	50%	100%	100%	100%	100%	0.50	8,040
	OP1	OPEN PORCH B	R	*/	60.0	5.12	1	1945	1945	F	310	50%	100%	100%	100%	100%	0.50	150
	CPL4	CARPORT GABL	R	*/	264.0	5.25	1				1,390	50%	100%	100%	100%	100%	0.50	690
	SGN	STORAGE (NO	F	NV/		0.00	1					100%	100%	100%	100%	100%	1.00	0
	RESIDENTIAL		STCD:	A1	952.0		Homesite: N				17,780							8,880

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN4	0
Roof Style		RT2,RM1	0
Flooring	1	FLA	0
Heating/Cooling	1	HA5	0
Plumbing	1	1	0
			0

SUBD: S001 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	A1		FF80D140	A1	N	FF	50X140	80.00	4,000	1.00	1.00	A	4,000	NO			0.00	0
Comment: F: 50.0 R: 50.0 FF													4,000					0

Effective Date of Appraisal: January 1 Date Printed: 07/01/2014 10:02:26AM by MARLENEP

True Automation, Inc.

Prop ID	Owner	%	Legal Description	Values
24705	32980	100.00 R	Geo: 100101014000192	Effective Acres: 0.000000
DERA JOSE III			ORIG TOWN, BLOCK 10, LOT 14-16	
1404 PALM DR				
KINGSVILLE, TX 78363-6929				Acres:
			State Codes: C1	Map ID:
			Situs: 429 E RICHARD	Mtg Cd:
				DBA:

	Imp HS:	0	Market:	5,250					
	Imp NHS:	0	Prod Loss:	0					
	Land HS:	0	Appraised:	5,250					
0.0000	Land NHS:	5,250	Cap:	0					
PLAT	Prod Use:	0	Assessed:	5,250					
	Prod Mkt:	0	Exemptions:						

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			5,250	0	5,250	0.842200	44.22

17870	52542	100.00 R	Geo: 100101017000192	Effective Acres: 0.000000					
FLORES JOSE ROBERTO			ORIG TOWN, BLOCK 10, LOT 17, 18						
DAVID NARVAEZ FLORES									
813 E RAGLAND AVE				Acres:					
KINGSVILLE, TX 78363-5723			State Codes: C1	Map ID:					
			Situs: 430 E ALICE	Mtg Cd:					
				DBA:					

	Imp HS:	0	Market:	4,000					
	Imp NHS:	0	Prod Loss:	0					
	Land HS:	0	Appraised:	4,000					
0.0000	Land NHS:	4,000	Cap:	0					
PLAT	Prod Use:	0	Assessed:	4,000					
	Prod Mkt:	0	Exemptions:						

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

18657	52314	100.00 R	Geo: 100101019000192	Effective Acres: 0.000000					
FLORES JOSE ROBERTO			ORIG TOWN, BLOCK 10, LOT 19, 20						
DAVID NARVAEZ FLORES									
426 E ALICE AVE				Acres:					
KINGSVILLE, TX 78363-3855			State Codes: A	Map ID:					
			Situs: 426 E ALICE	Mtg Cd:					
				DBA:					

	Imp HS:	8,880	Market:	12,880					
	Imp NHS:	0	Prod Loss:	0					
	Land HS:	0	Appraised:	12,880					
0.0000	Land NHS:	4,000	Cap:	0					
PLAT	Prod Use:	0	Assessed:	12,880					
	Prod Mkt:	0	Exemptions:						

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			12,880	0	12,880	0.842200	108.48

19419	48416	100.00 R	Geo: 100101021000192	Effective Acres: 0.000000					
ESQUIVEL GRACIE			ORIG TOWN, BLOCK 10, LOT 21, 22, 23						
422 E ALICE AVE									
KINGSVILLE, TX 78363-3855				Acres:					
			State Codes: A	Map ID:					
			Situs: 422 E ALICE	Mtg Cd:					
				DBA:					

	Imp HS:	17,410	Market:	23,410					
	Imp NHS:	0	Prod Loss:	0					
	Land HS:	6,000	Appraised:	23,410					
0.0000	Land NHS:	0	Cap:	0					
PLAT	Prod Use:	0	Assessed:	23,410					
	Prod Mkt:	0	Exemptions:	HS					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			23,410	0	23,410	0.842200	197.16

12515	41881	100.00 R	Geo: 100101024000192	Effective Acres: 0.000000					
LEDESMA IDA			ORIG TOWN, BLOCK 10, LOT 24						
% ADE LEDESMA									
1201 E LOTT				Acres:					
KINGSVILLE, TX 78363			State Codes: A	Map ID:					
			Situs: 418 E ALICE	Mtg Cd:					
				DBA:					

	Imp HS:	8,140	Market:	10,140					
	Imp NHS:	0	Prod Loss:	0					
	Land HS:	2,000	Appraised:	10,140					
0.0000	Land NHS:	0	Cap:	0					
PLAT	Prod Use:	0	Assessed:	10,140					
	Prod Mkt:	0	Exemptions:	HS					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			10,140	0	10,140	0.842200	85.40

20993	55520	100.00 R	Geo: 100101025000192	Effective Acres: 0.000000					
RINCHE EMILIO J JR			ORIG TOWN, BLOCK 10, LOT 25, 26						
PO BOX 5124									
KINGSVILLE, TX 78364-5124				Acres:					
			State Codes: A	Map ID:					
			Situs: 414 E ALICE	Mtg Cd:					
				DBA:					

	Imp HS:	0	Market:	32,920					
	Imp NHS:	28,920	Prod Loss:	0					
	Land HS:	0	Appraised:	32,920					
0.0000	Land NHS:	4,000	Cap:	0					
PLAT	Prod Use:	0	Assessed:	32,920					
	Prod Mkt:	0	Exemptions:						

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			32,920	0	32,920	0.842200	277.25

21757	33063	100.00 R	Geo: 100101027000192	Effective Acres: 0.000000					
RODRIGUEZ ESTEL F			ORIG TOWN, BLOCK 10, LOT 27, 28						
(LIFE EST)									
CARLOS & STEVEN RODRIGU				Acres:					
410 E ALICE AVE			State Codes: A	Map ID:					
KINGSVILLE, TX 78363-3855			Situs: 410 E ALICE	Mtg Cd:					
				DBA:					

	Imp HS:	35,700	Market:	39,700					
	Imp NHS:	0	Prod Loss:	0					
	Land HS:	4,000	Appraised:	39,700					
0.0000	Land NHS:	0	Cap:	0					
PLAT	Prod Use:	0	Assessed:	39,700					
	Prod Mkt:	0	Exemptions:	HS,OV65					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			39,700	8,400	31,300	0.842200	263.61

STATEMENT OF ALL TAXES DUE

ACCT # 1-001-010-19000-192
DATE 05/07/2015
SD

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

Property Description

ORIG TOWN, BLOCK 10, LOT 19, 20

TOWN -
ACRES - .160
LOCATION- 426 E ALICE

Values

LAND MKT VALUE	4,000	IMPR/PERS MKT VAL	8,880
LAND AGR VALUE		MKT. BEFORE EXEMP	12,880
		LIMITED TXBL VAL	

EXEMPTIONS GRANTED: NONE

FLORES JOSE ROBERTO
DAVID NARVAEZ FLORES
426 E ALICE AVE

KINGSVILLE TX 78363-3855

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2014	411.04	53.44	.00	464.48
	411.04	53.44	.00	464.48

ACCT # 1-001-010-19000-192

TOTAL DUE 05/2015	464.48
TOTAL DUE 06/2015	472.69
TOTAL DUE 07/2015	582.05
TOTAL DUE 08/2015	586.97

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	95.93	12.47	.00	108.40
CITY OF KINGSVILLE	108.48	14.10	.00	122.58
KINGSVILLE ISD	195.63	25.44	.00	221.07
SOUTH TX WATER AUTH	11.00	1.43	.00	12.43

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	95.93
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	108.48
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	195.63
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	11.00
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	411.04

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

STATEMENT OF ALL TAXES DUE

ACCT # 1-001-010-19000-192
DATE 01/21/2016
AR

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

Property Description

ORIG TOWN, BLOCK 10, LOT 19, 20

TOWN -
ACRES - .160
LOCATION- 426 E ALICE

Values

LAND MKT VALUE	4,000	IMPR/PERS MKT VAL	8,880
LAND AGR VALUE		MKT. BEFORE EXEMP	12,880
		LIMITED TXBL VAL	

EXEMPTIONS GRANTED: NONE

FLORES JOSE ROBERTO
DAVID NARVAEZ FLORES
426 E ALICE AVE

KINGSVILLE TX 78363-3855

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2014	411.04	98.66	101.94	611.64
TAXES 2015	419.80	.00	.00	419.80
	830.84	98.66	101.94	1,031.44

ACCT # 1-001-010-19000-192

TOTAL DUE 01/2016	1,031.44
TOTAL DUE 02/2016	1,065.75
TOTAL DUE 03/2016	1,079.07
TOTAL DUE 04/2016	1,092.40

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
KLEBERG COUNTY	200.90	23.02	23.79	247.71
CITY OF KINGSVILLE	216.96	26.04	26.90	269.90
KINGSVILLE ISD	391.26	46.96	48.52	486.74
SOUTH TX WATER AUTH	21.72	2.64	2.73	27.09

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	104.97
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	108.48
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	195.63
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	10.72
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	419.80

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

TaxNetUSA: Kleberg County Property Information

Account Number: **18657** GEO Number: **100101019000192**

Owner's Name	**FLORES JOSE ROBERTO**
Mailing Address	DAVID NARVAEZ FLORES 426 E ALICE AVE KINGSVILLE, TX 78363
Location	426 E ALICE
Legal	ORIG TOWN, BLOCK 10, LOT 19, 20

Data up to date as of 2015-06-10

Entity Code	Entity Name	Tax Rate
GKL	Kleberg County	0.74481000
CKI	Kingsville	0.84220000
SKI	Kingsville ISD	1.51890000
WST	South Texas Water Authority	0.08540900
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	
	Total	3.191319
	*Total Estimated Taxes	411.04

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions.* Tax amount does not include any exemptions.

AGRICULTURAL (1-D-1) | HOMESTEAD EXEMPTION FORM | PRINTER FRIENDLY REPORT

Property Details

Deed Date	07/17/2007
Deed Volume	368
Deed Page	335
Exemptions	
Freeze Ceiling	0.00
Block	10
Tract or Lot	19, 20
Abstract Code	S001

Value Information

Land Value	4,000.00
Improvement Value	8,880.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Value Per MASQFT	N/A
Market Value	12,880.00
Appraised Value	12,880.00
Assessed Value	12,880.00

Improvement Information

Improvement ID	State Category	Homesite	Description	Value
6407	A1	N	RESIDENTIAL	8880.000000

Segment Information

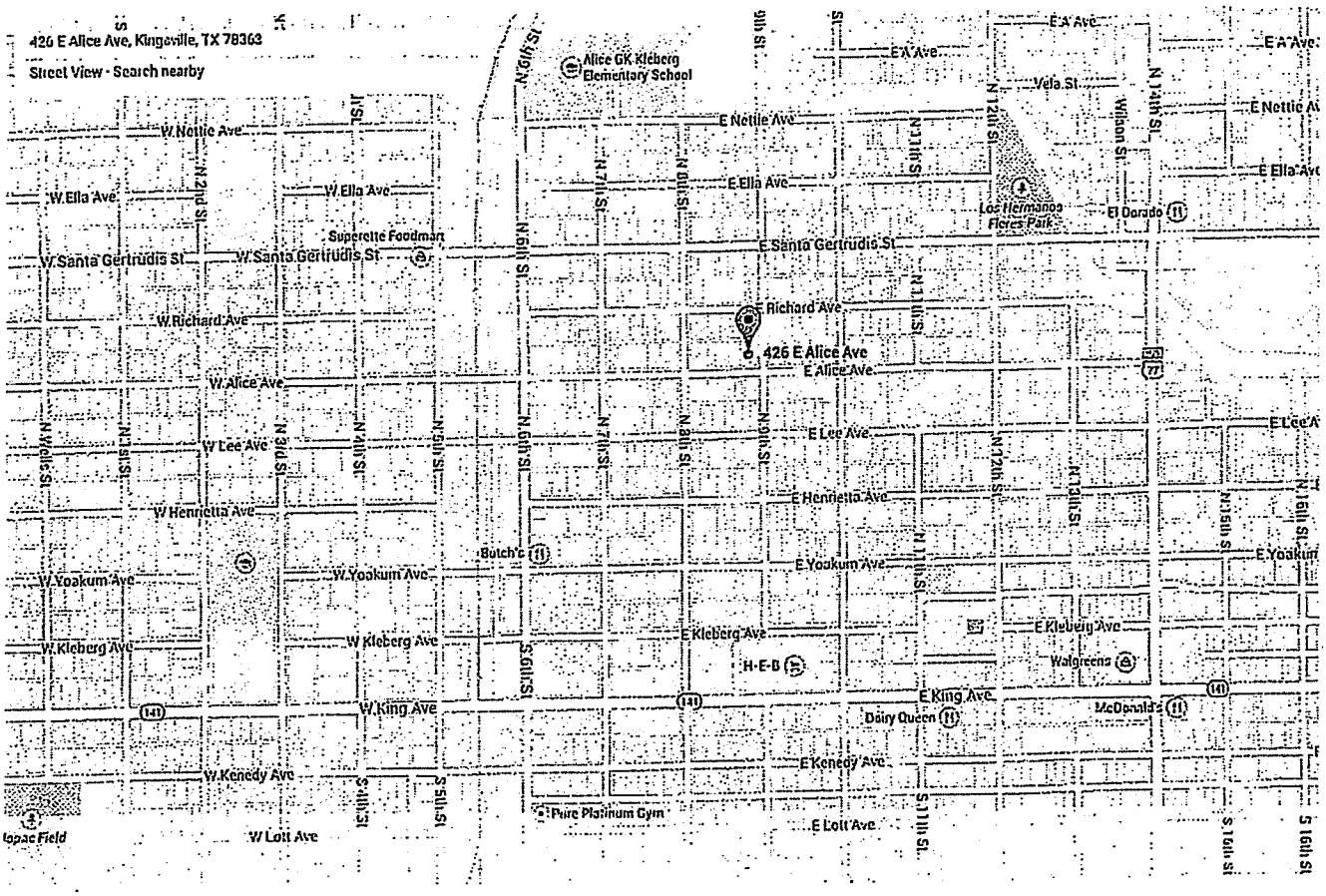
Imp ID	Seg ID	Type Code	Description	Class	Year Built	Effective Year Built	Area	Value
6407	21749	MA	MAIN AREA	FF2	1945	1945	628	8,040
6407	21750	OP1	OPEN PORCH BASIC (20%)	*	1945	1945	60	150
6407	21751	CPL4	CARPORT GABLE (LOW) (W/FL	*	0	0	264	690
6407	21752	SGN	STORAGE (NO VALUE)	NV	0	0	0	0

Total Living Area 628

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft	Value

11/4/2015


426 E Alice Ave, Kingsville, TX 78363
Street View - Search nearby
Alice GK Kleberg Elementary School
E A Ave
Vela St
E Nettie Ave
W Nettie Ave
E Ella Ave
W Ella Ave
Los Hermanos Flores Park
El Dorado
Superette Foodman
E Santa Gertrudis St
W Santa Gertrudis St
E Richard Ave
W Richard Ave
426 E Alice Ave
E Alice Ave
W Alice Ave
E Lee Ave
W Lee Ave
E Henrietta Ave
W Henrietta Ave
Butch's
E Yoakum Ave
W Yoakum Ave
E Kleberg Ave
W Kleberg Ave
H-E-B
Walgreens
E King Ave
W King Ave
Dairy Queen
McDonald's
E Kenedy Ave
W Kenedy Ave
Pure Platinum Gym
E Lott Ave
W Lott Ave
Map data ©2015 Google 500 ft

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

MAY 15, 2015

JOSE ROBERTO FLORES AND DAVID NARVAEZ FLORES
426 E ALICE
KINGSVILLE, TX 78363

Re: ORIG TOWN, BLOCK 10, LOT 19, 20 426 E ALICE (HOUSE AND SHED BACK REAR STRUCTURE)

Dear Sir or Madam:

It has been determined that the structure at **426 E ALICE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger

the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

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

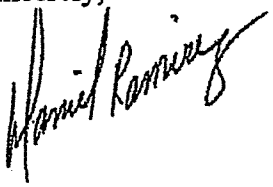
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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

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

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

Sincerely,



Daniel Ramirez
Building Official

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

NOVEMBER 13, 2015

JOSE ROBERTO FLORES AND DAVID NAVAREZ FLORES
426 E ALICE AVE
KINGSVILLE, TX 78363

Re: ORIG TOWN, BLOCK 10, LOT 19, 20 426 E ALICE (HOUSE AND BACK REAR STRUCTURE)

Dear Sir or Madam:

It has been determined that the structure at **426 E ALICE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

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

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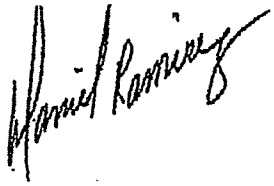

Daniel Ramirez
Building Official

ITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

NOVEMBER 13, 2015

DAVID NAVAREZ FLORES
426 E ALICE AVE
KINGSVILLE, TX 78363

Re: ORIG TOWN, BLOCK 10, LOT 19, 20 426 E ALICE (HOUSE AND BACK REAR STRUCTURE)

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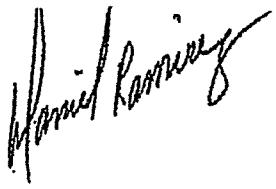

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

CITY OF KINGSVILLE
PHONE: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0003 3833 1308

DECEMBER 17, 2015

JOSE ROBERTO FLORES AND DAVID NARVAEZ FLORES
426 E ALICE
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 426 E ALICE**

Dear Sir or Madam:

On May 15, 2015, a letter was sent from the City of Kingsville stating that your property located at **426 E ALICE** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, JANUARY 25, 2016** at **6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for JANUARY 25, 2016.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

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

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

CITY OF KINGSVILLE
PHONE: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0003 3833 1292

DECEMBER 17, 2015

DAVID NARVAEZ FLORES
426 E ALICE
KINGSVILLE, TX 78363

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Sincerely,

Daniel Ramirez
Building Official

160.2

CITY OF KINGSVILLE

7014 0150 0002 0853 4358

64

neopost
05/15/2015
US POSTAGE
$06.48⁹

ZIP 78363
041L11238105

JUL 15 2015

9
Lw 5/6
7-1
7-1

Jose Roberto Flores
David Narvaez Flores
426 E Alice
Kingsville, Tx 78363

NIXIE 782 CC 1 0107/10/15

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

*2193-01602-09-16

Kingsville TEXAS

7014 0150 0002 0853 4181

4

neopost
09/21/2015
US POSTAGE
$06.73⁵

ZIP 78363
041L11238105

Lw. 9/22
10/3
10/10

Jose Roberto Flores
David Narvaez Flores

NIXIE 782 CC 1 0110/20/15

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

*2093-11534-20-19

CERTIFIED MAIL

1602

City of Kingsville TEXAS

7011 1570 0003 3833 1254

neopost
11/05/2015
US POSTAGE
$06.73

FIRST-CLASS MAIL

ZIP 78363
041L11238105

NOV 17 2015

David Narvaez Flores
426 E Alice

NIXIE 782 CC 1 0111/13/15

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78363385526 *2093-08671-11-19

78363@385.5

1602

City of Kingsville TEXAS

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

CORPUS CHRISTI
TX 784 1 L
05 NOV 2015

neopost
11/05/2015
US POSTAGE
$06.48

FIRST-CLASS MAIL

ZIP 78363
041L11238105

David Narvaez Flores
426 E Alice

NIXIE 782 SE 1 0011/11/15

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78363145385B *0488-08538-05-39

78364@1458

1160.2

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

423

NOV 28 2015

neopost
11/16/2015
US POSTAGE
$06.73[5]

FIRST-CLASS MAIL

ZIP 78363
041L11238105

9590 9402 0727 5270 0003 38

NIXIE 782 CC 1 0111/21/15
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
*2093-06505-21-18

Jose Roberto Flores

78363

1160A

CERTIFIED MAIL

7011 1570 0003 3833 1223

neopost
11/16/2015
US POSTAGE
$06.73[5]

FIRST-CLASS MAIL

ZIP 78363
041L11238105

NOV 28 2015

Jose Roberto Flores
David Navarez Flores

NIXIE 782 CC 1 0111/23/15
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
*2093-06521-21-18

423

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

David Narvaez Flores
426 E Alice
Kingsville, TX 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery 12/24

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

3. Service Type
☐ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7011 1570 0003 3833 1292

PS Form 3811, July 2013 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Use Roberto Flores
David Narvaez Flores
426 E Alice
Kingsville, TX 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery 12/24

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

3. Service Type
☐ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7011 1570 0003 3833 1308

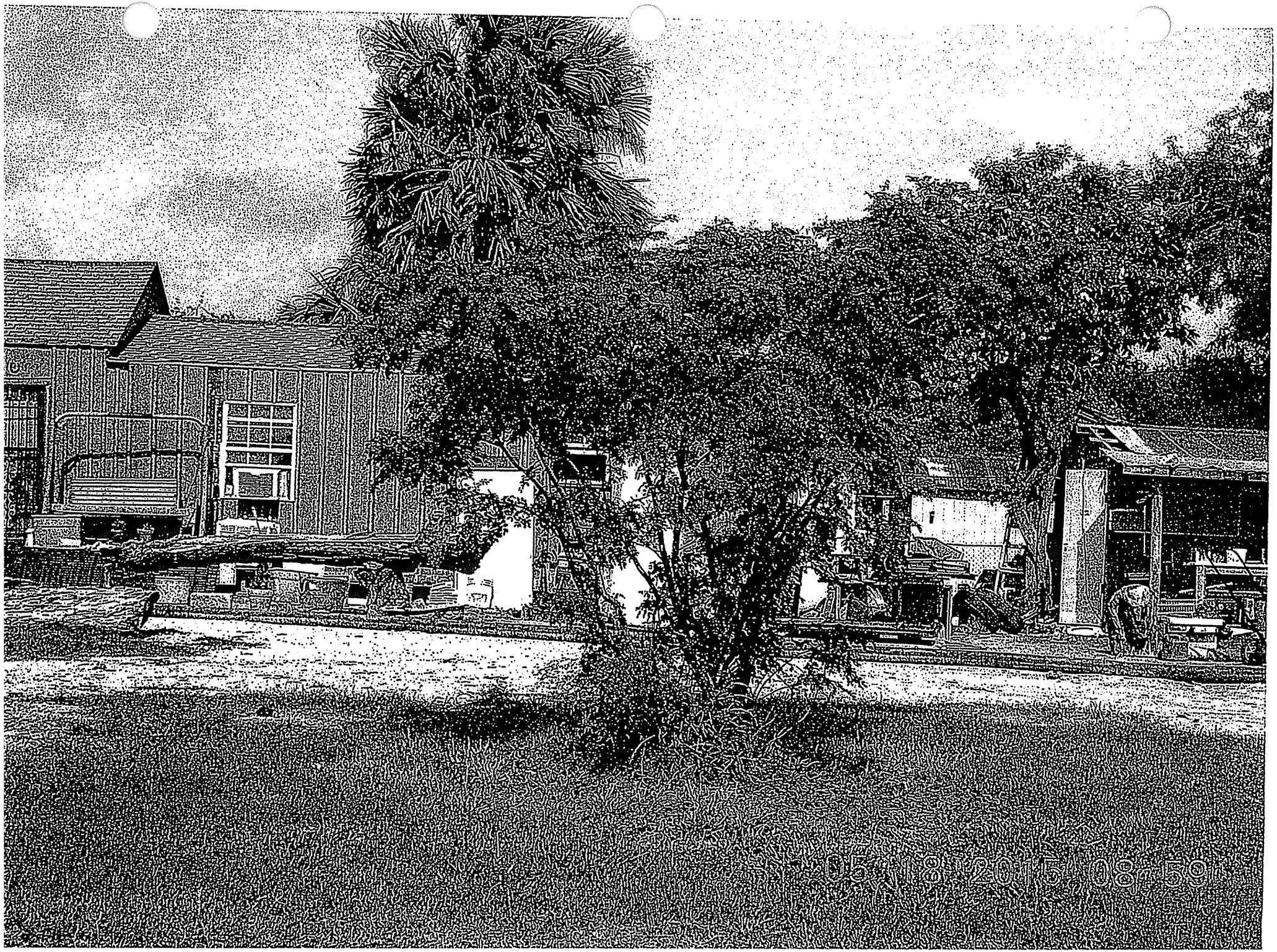
PS Form 3811, July 2013 Domestic Return Receipt

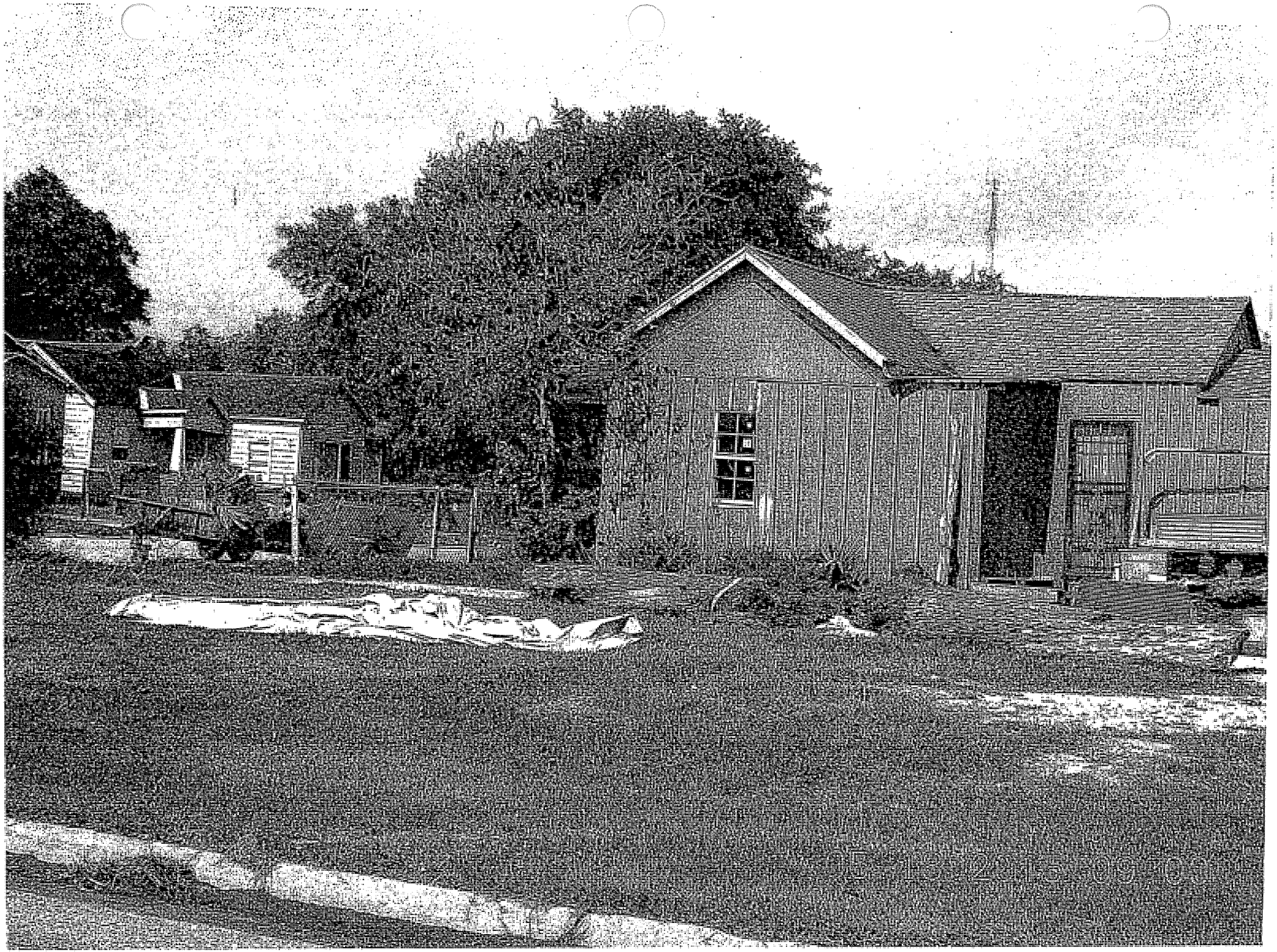
PUBLIC NOTICE

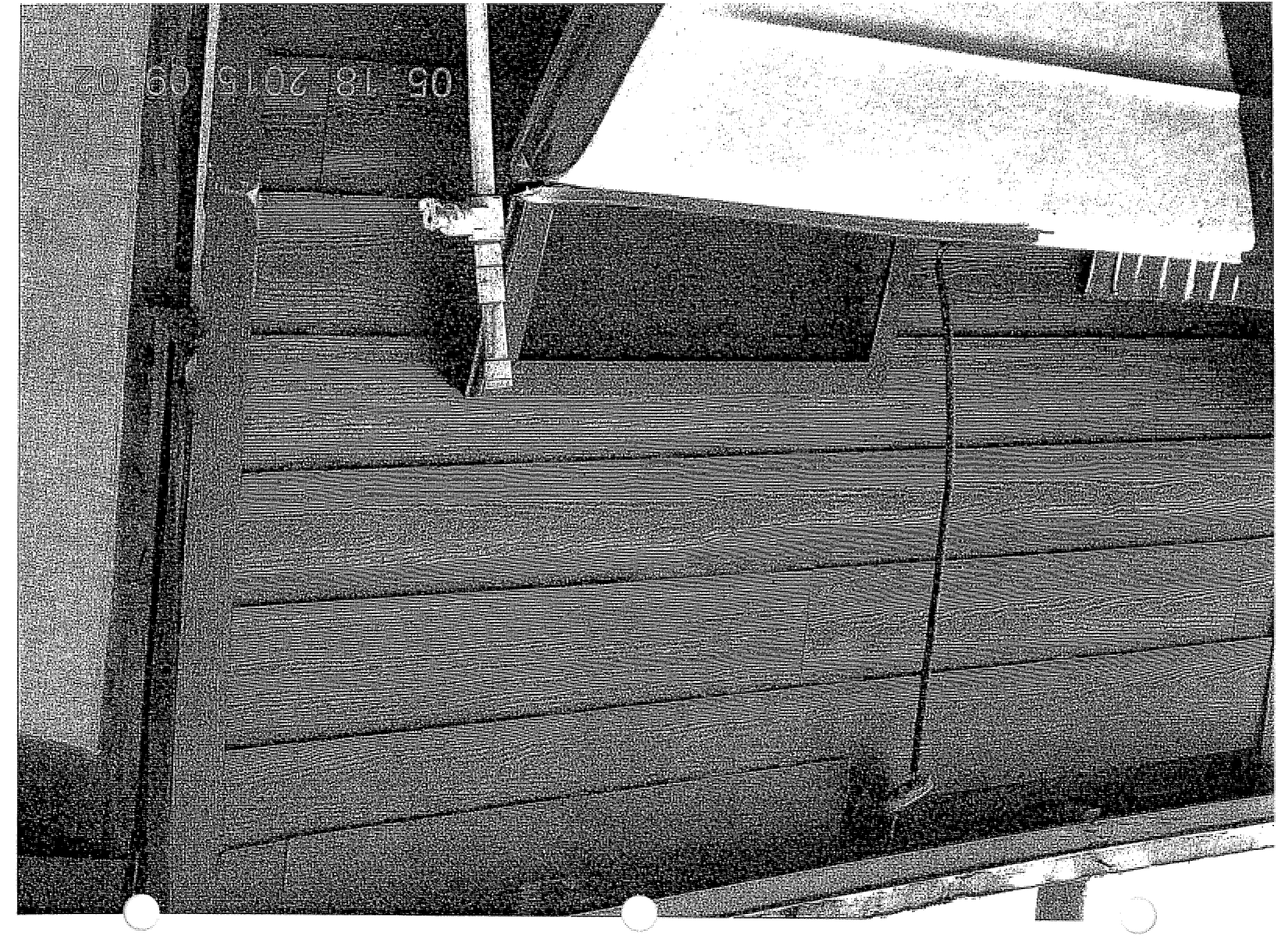
The City Commission will meet on Monday, January 25, 2016 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

426 E ALICE

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 200 E Kleberg, at the City Commission Chambers.
If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.







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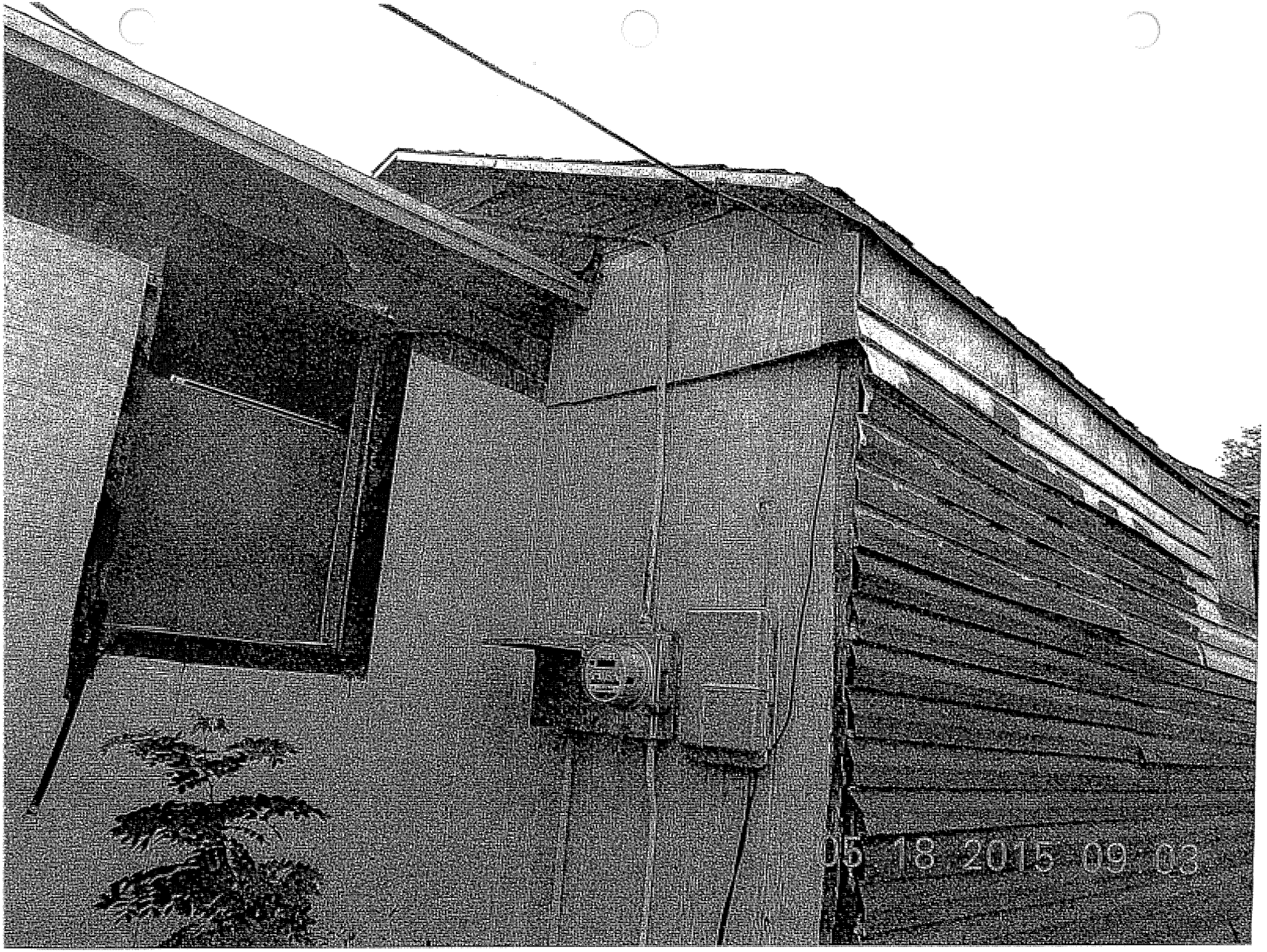
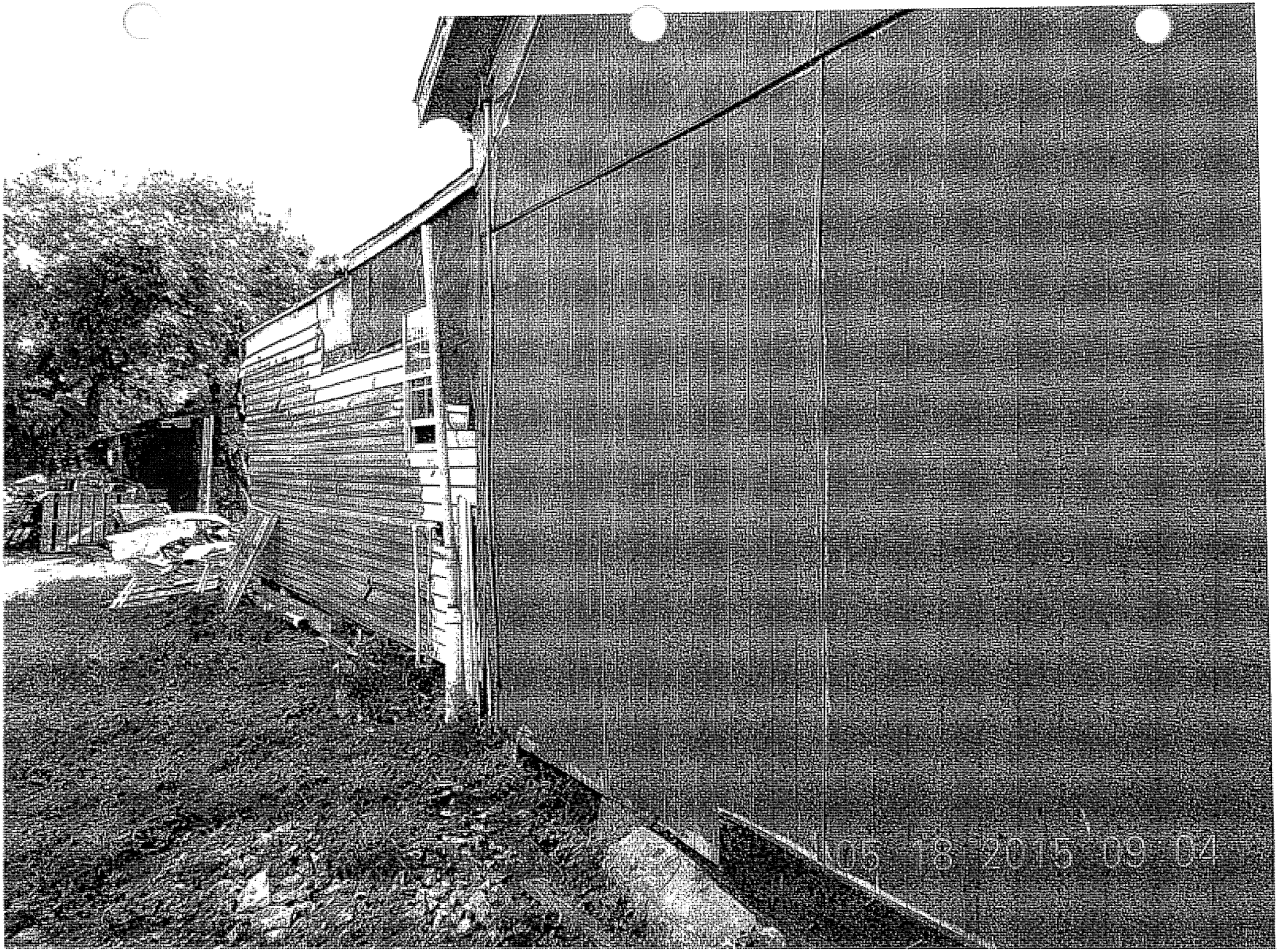

05 18 2015



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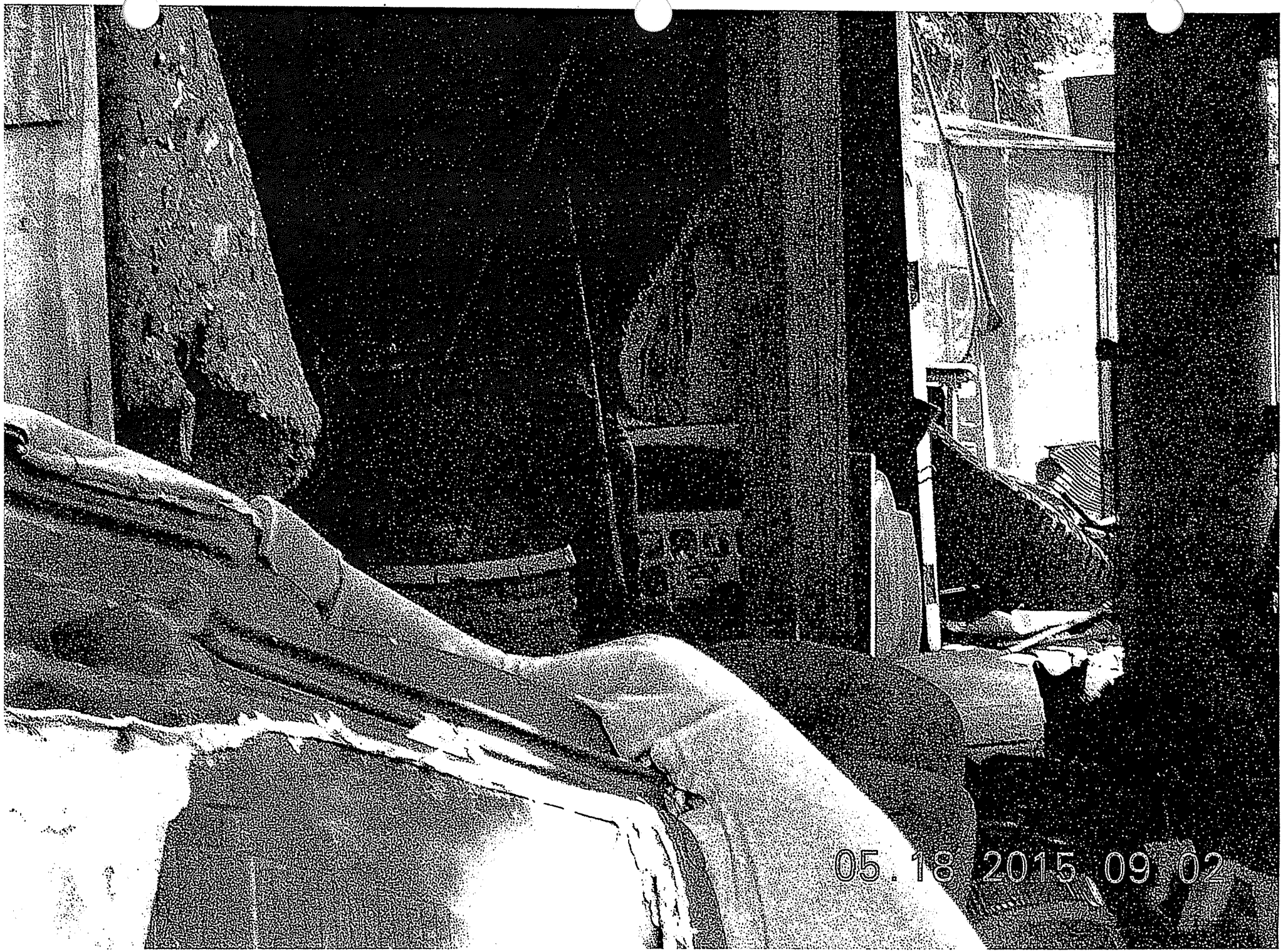
05 06 07 08 09 10 11 12 13 14 15

10 08 90 02 81 90

05 18 2015 09:01

20 60 210 281 50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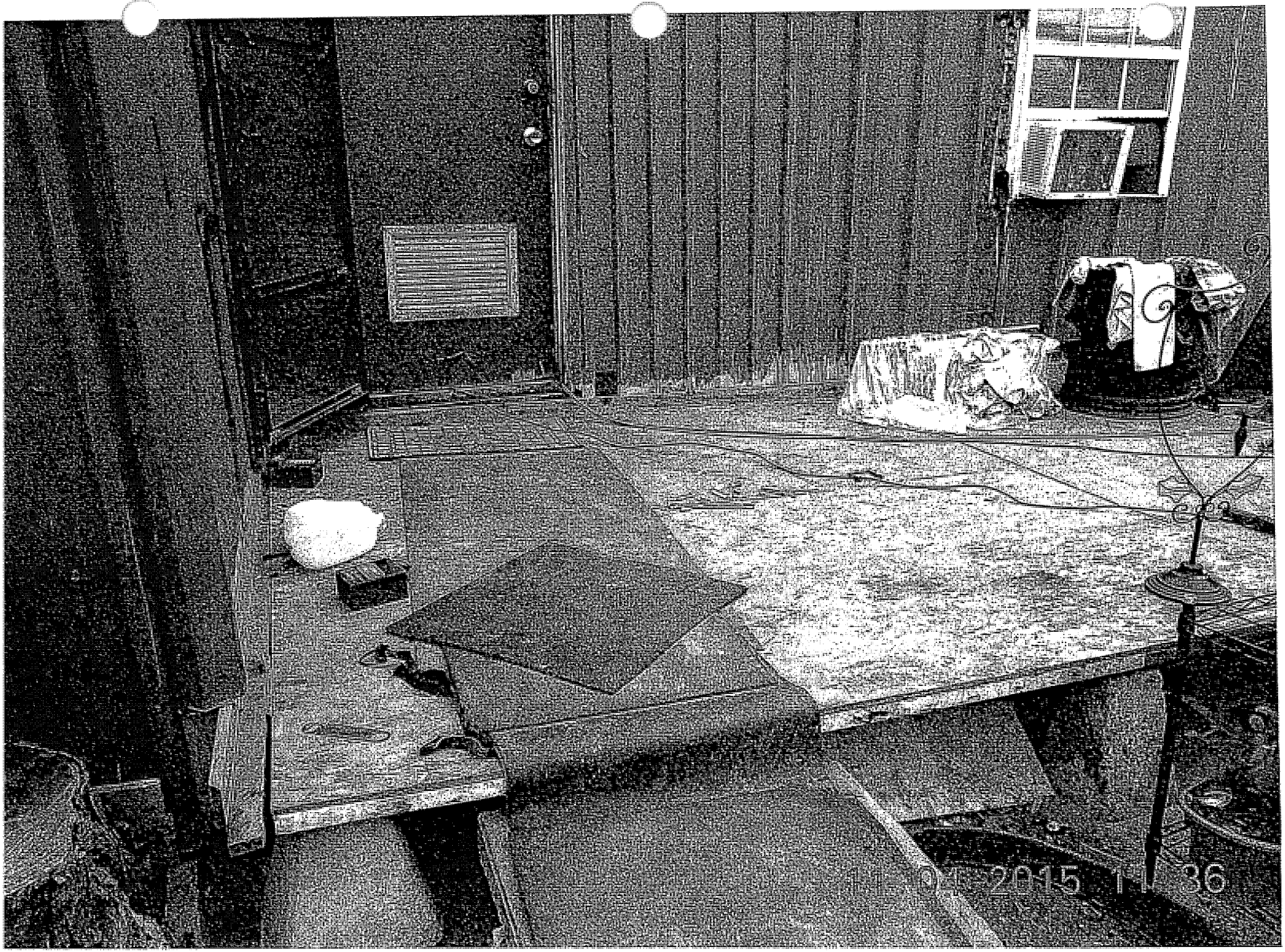
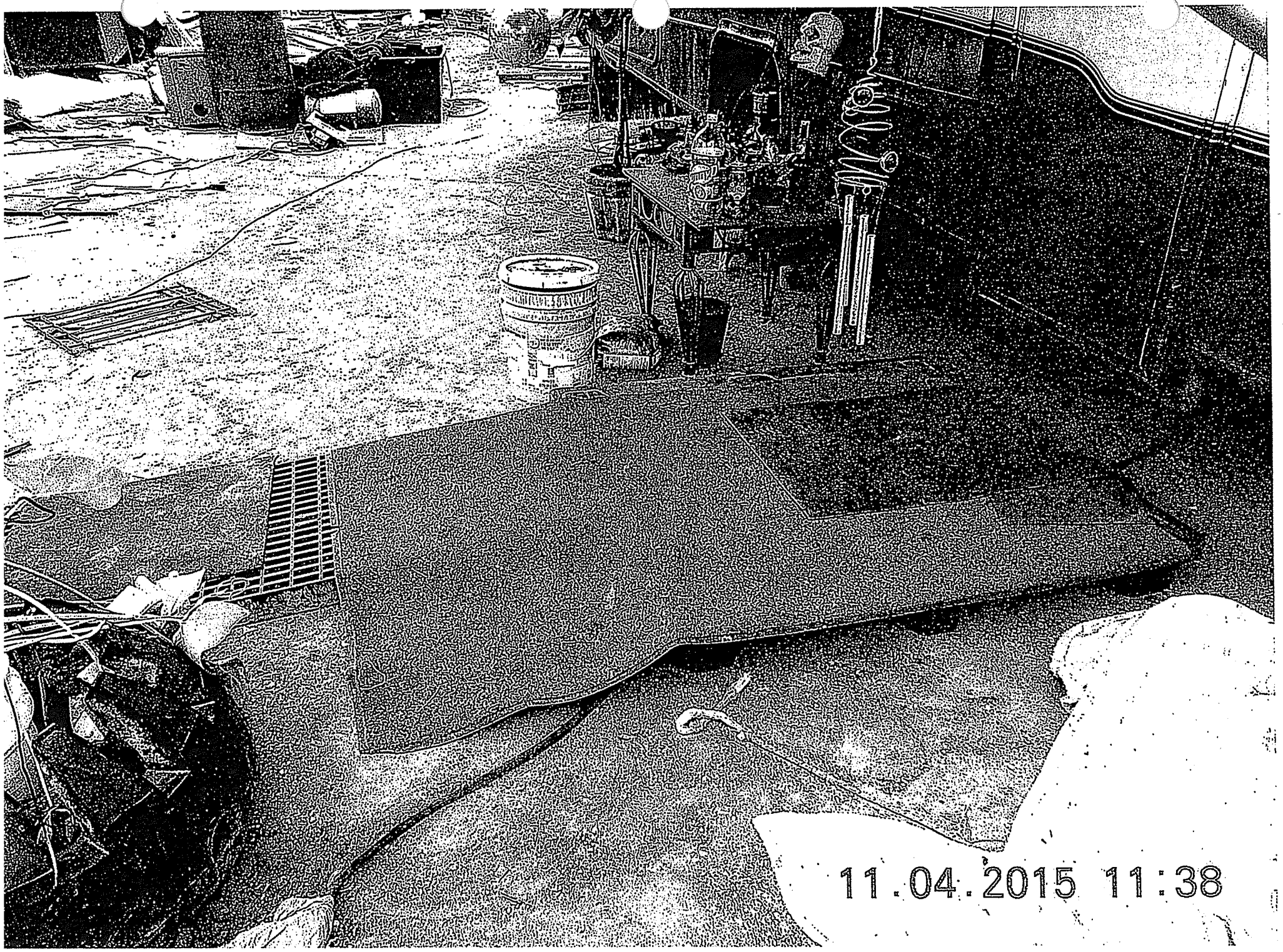

2015
36

11.04.2013 11:37

11.04.2015 11:37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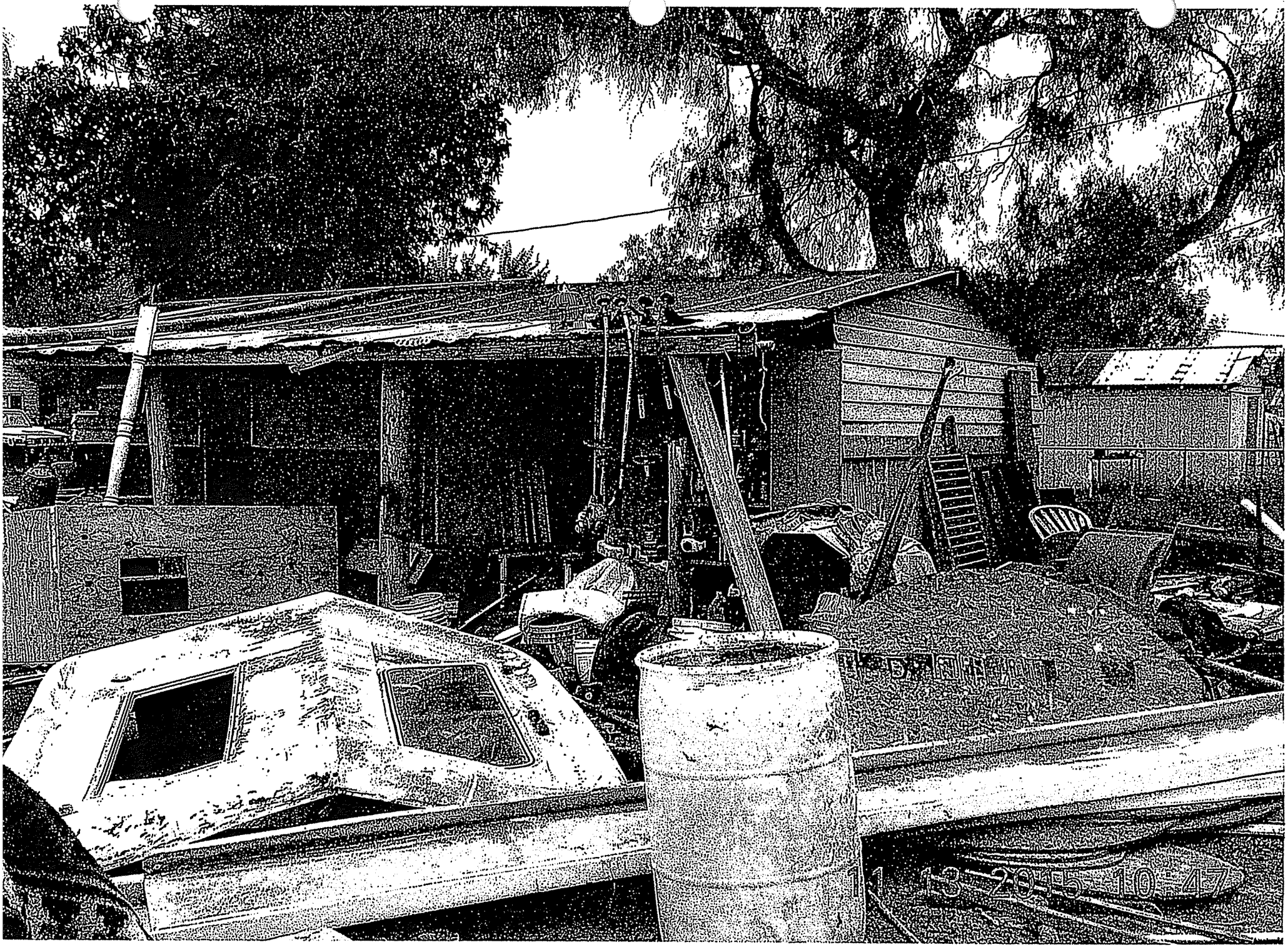
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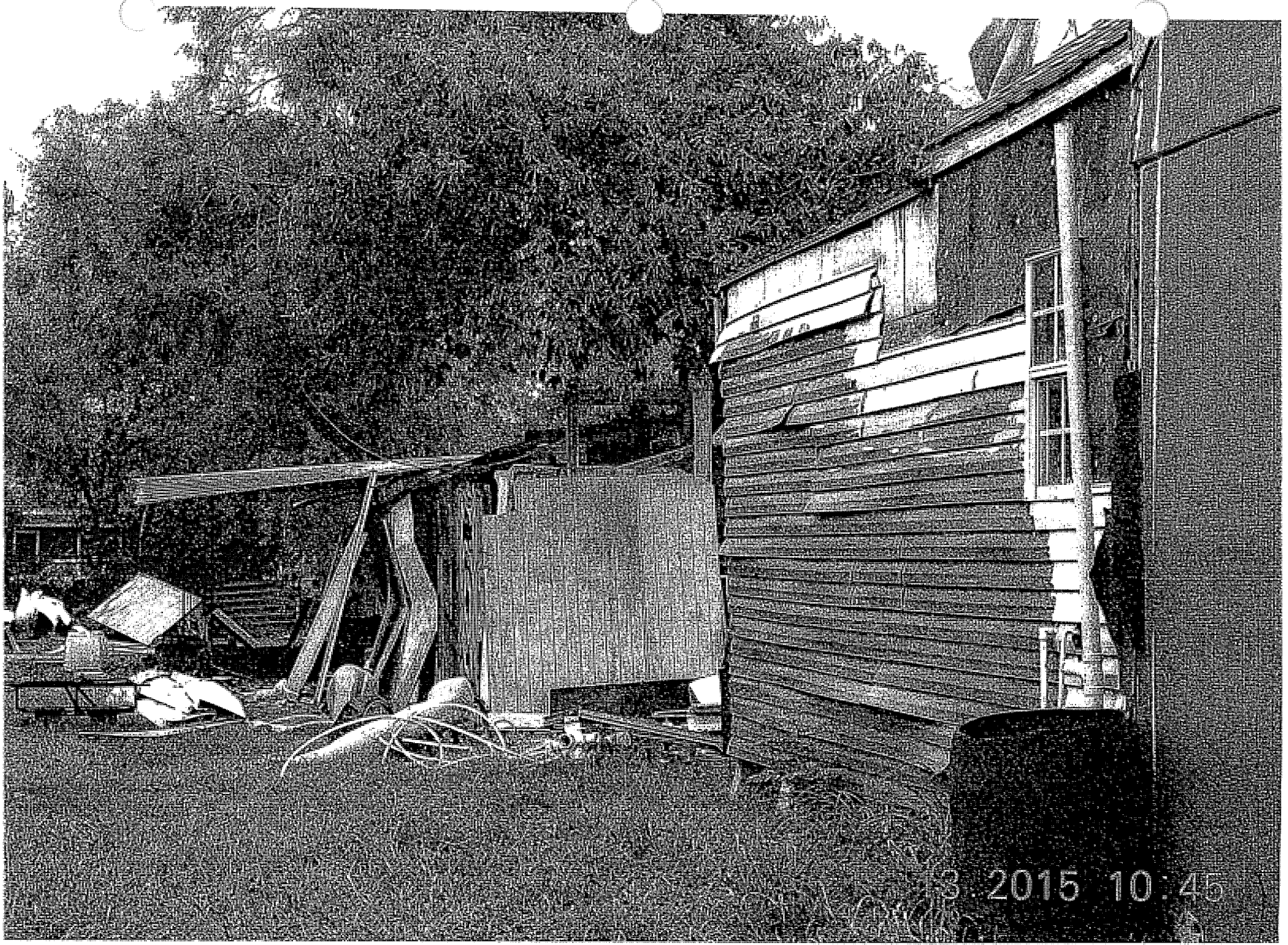
WOMEN
3. 2015 10:50

FIG. 5-1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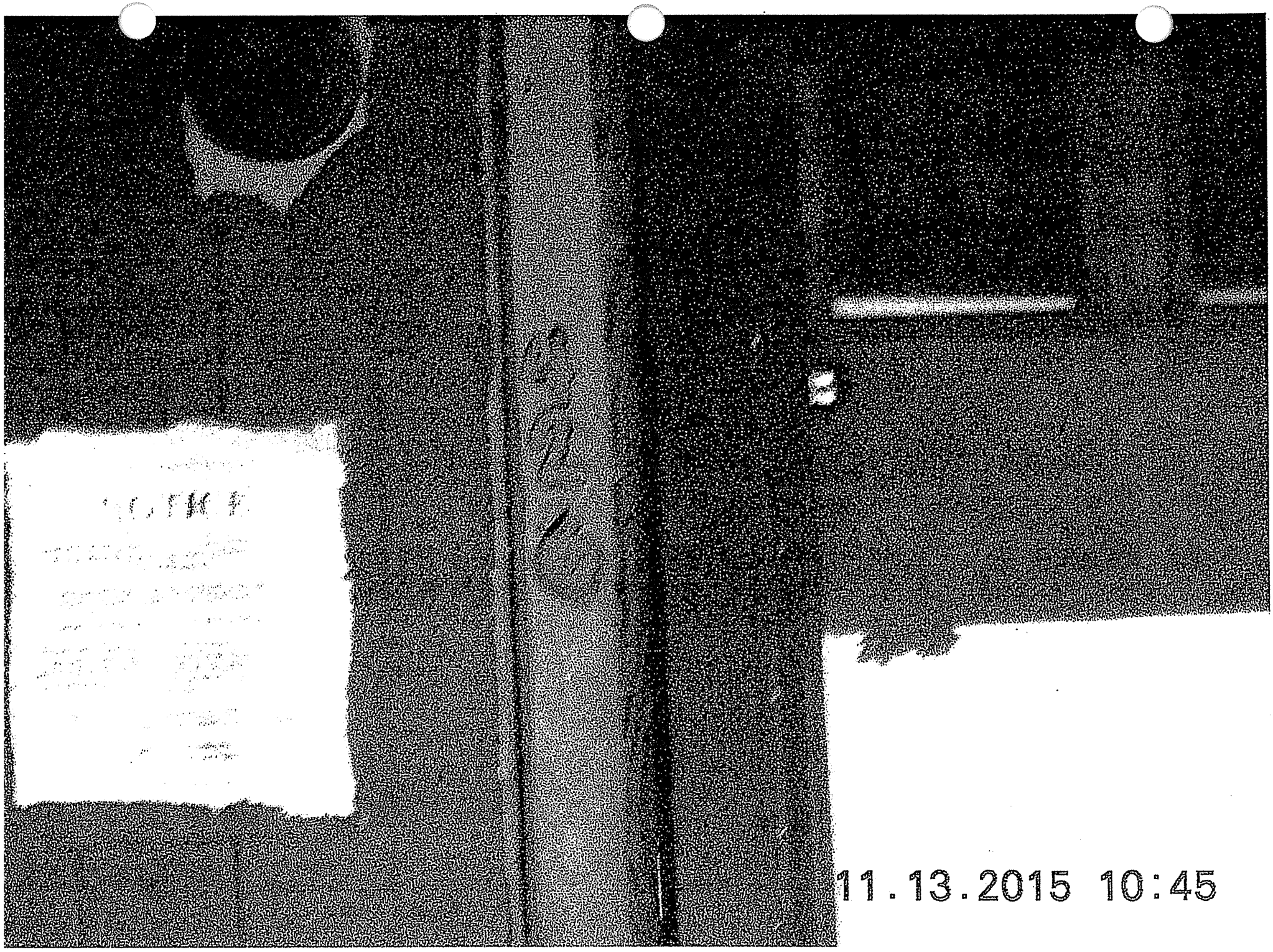
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9/18/2003 8:40:36 PM

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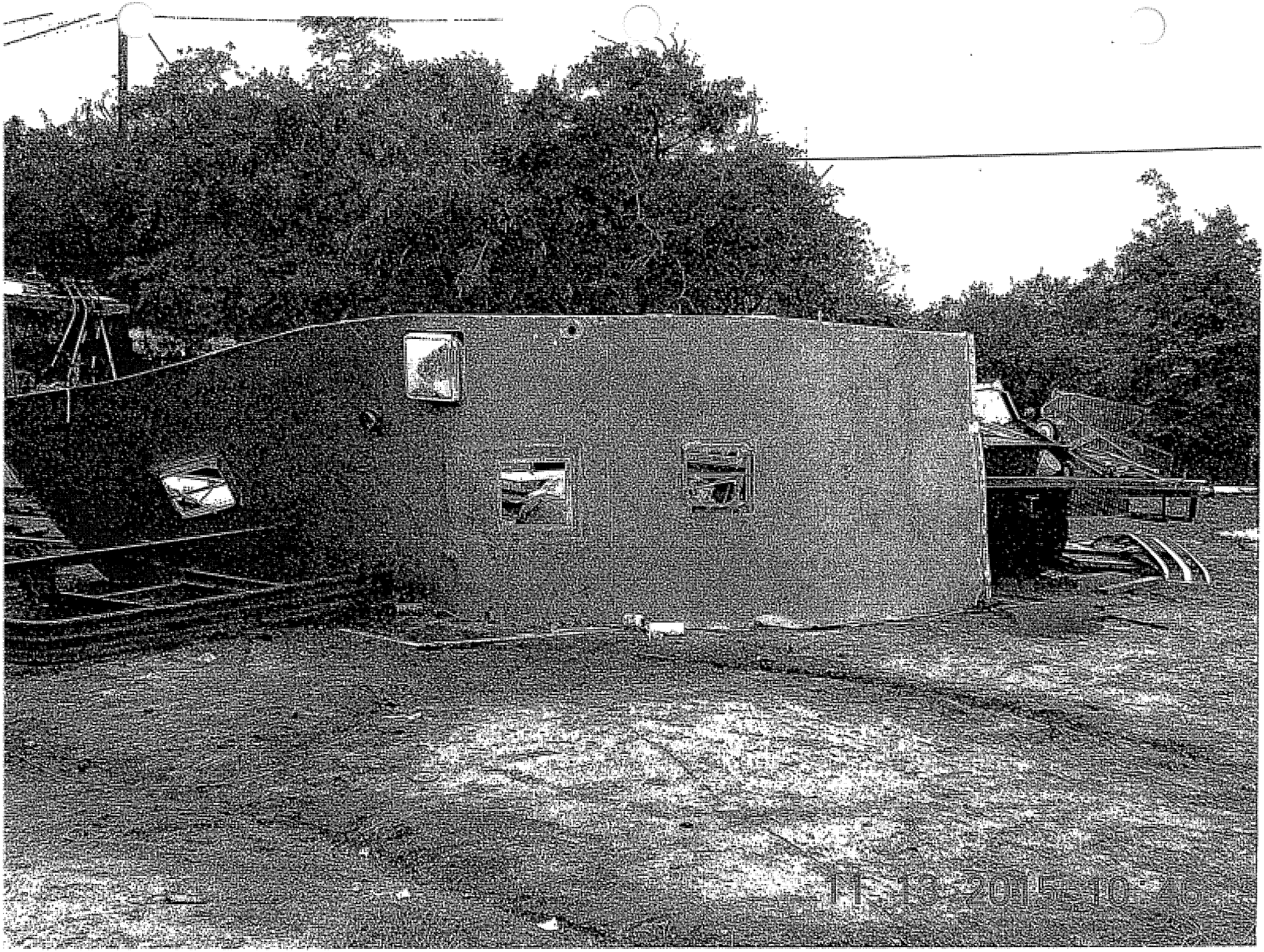
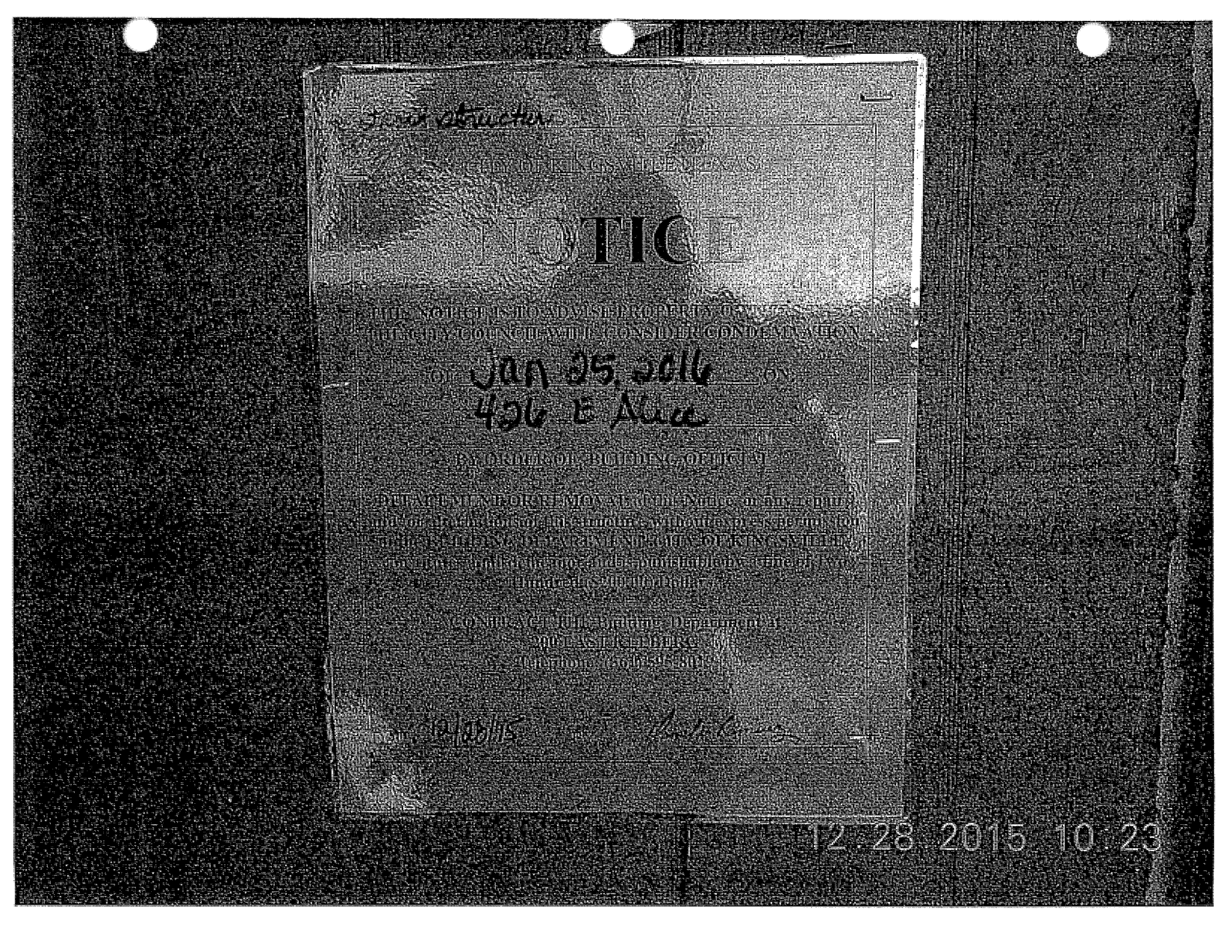
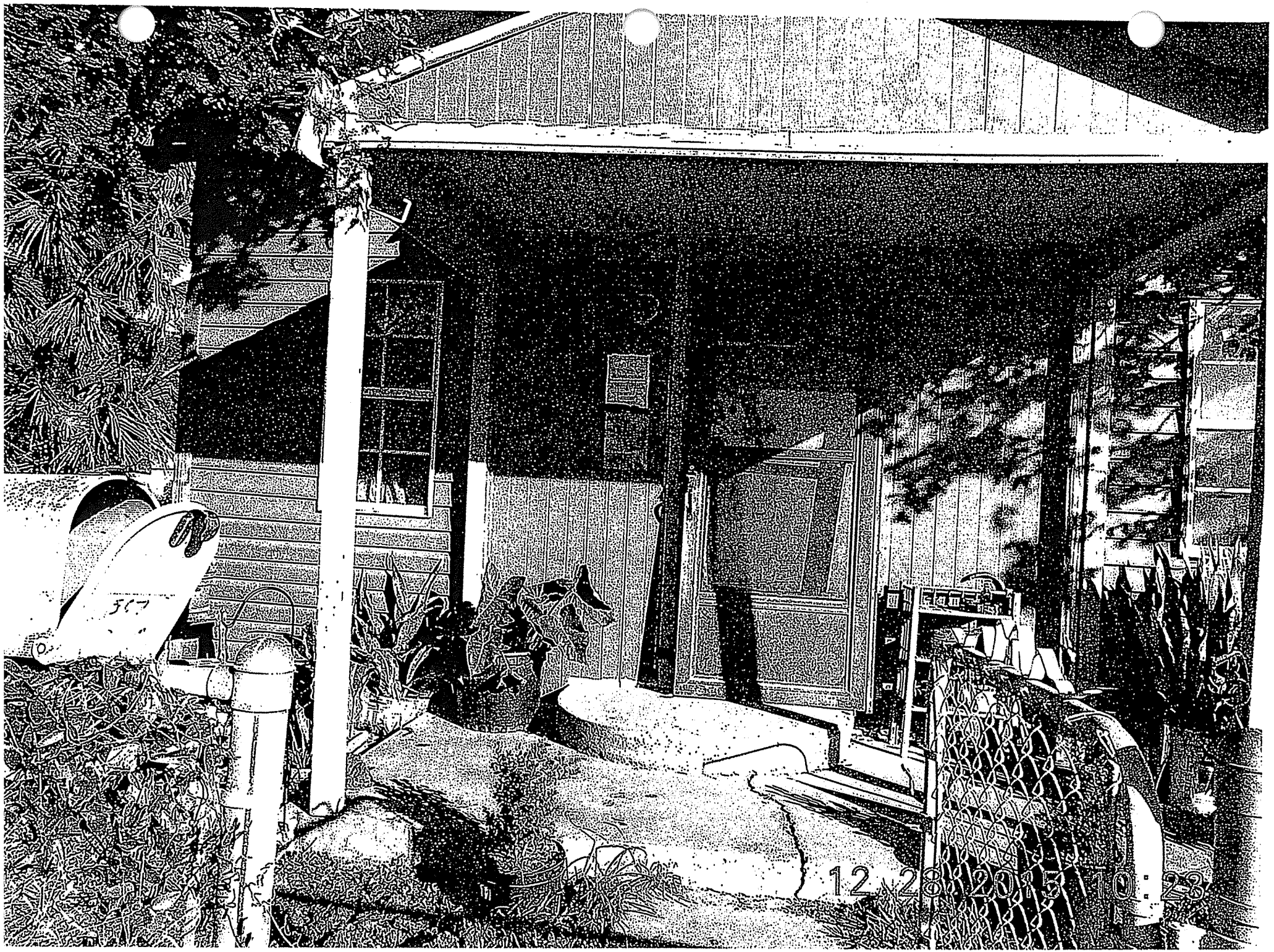



TIC
Jan 25, 2016
436 E Ave
12/28/15
12:28 2015 10:23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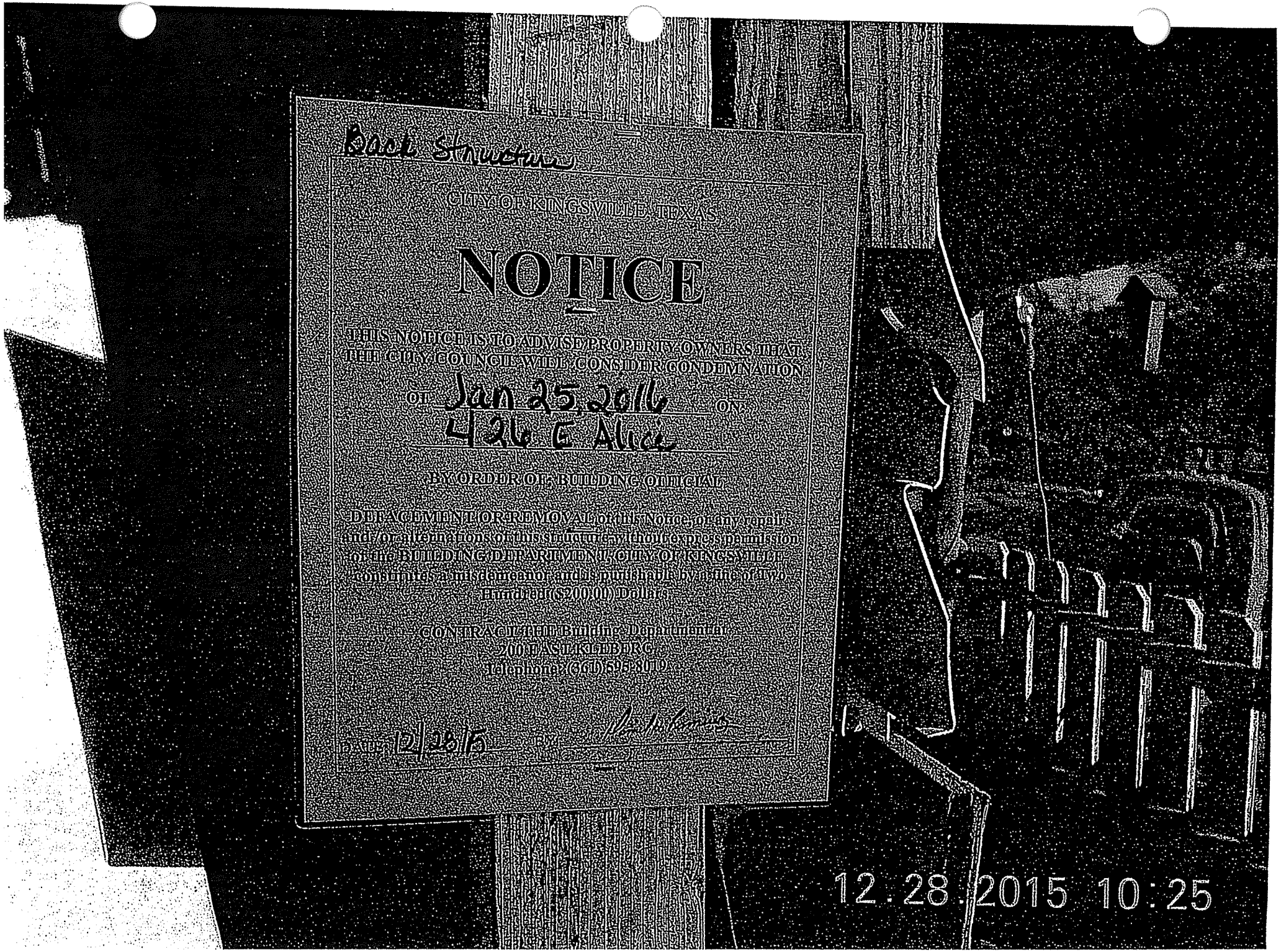
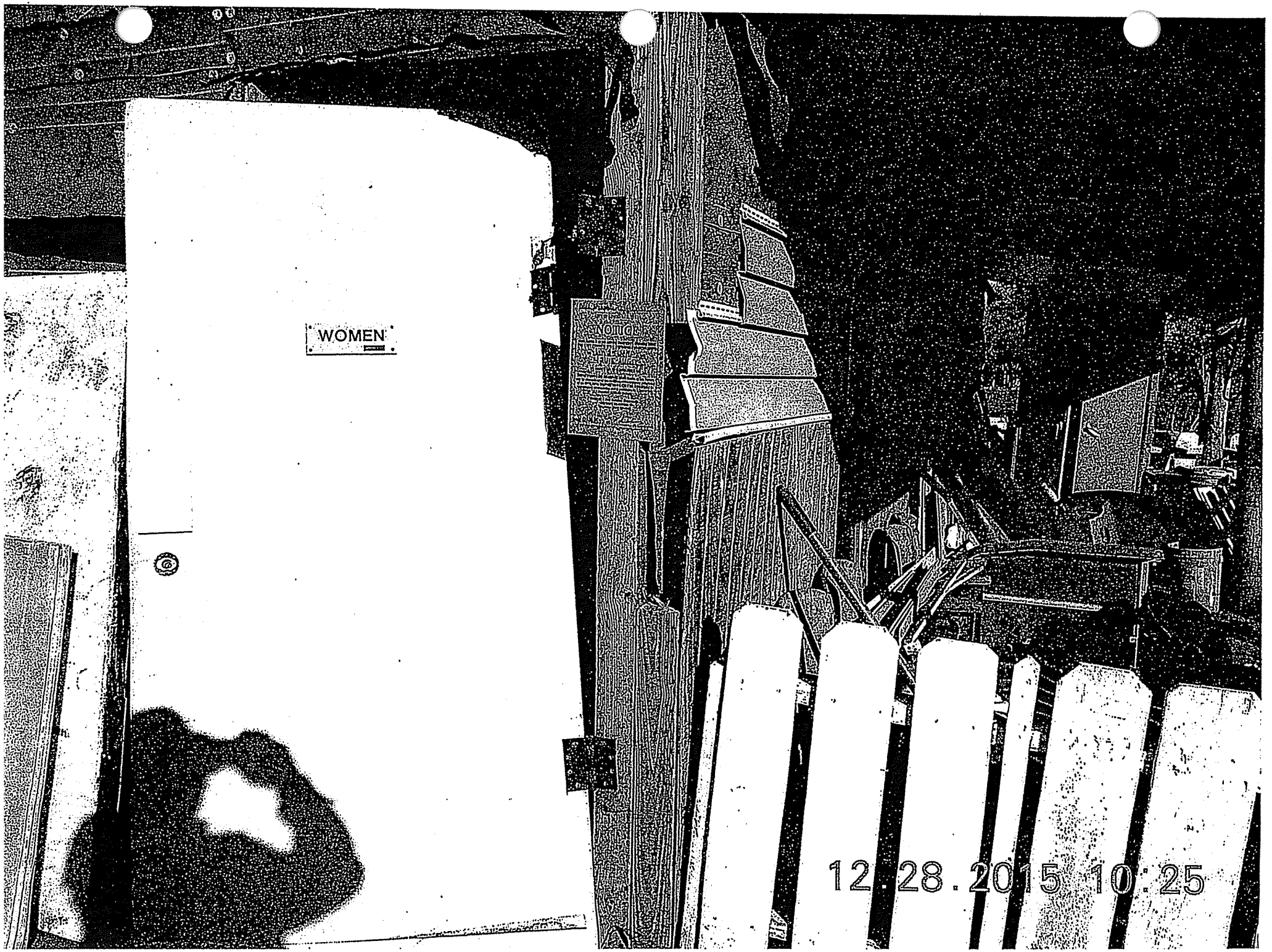

Back Structure
CITY OF KINGSVILLE, TEXAS
NOTICE
THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION
OF Jan 25 2016 ON
424 E Alice
BY ORDER OF: BUILDING OFFICIAL
DEFACEMENT OR REMOVAL of this Notice, or any repairs and/or alterations of this structure without express permission of the BUILDING DEPARTMENT, CITY OF KINGSVILLE constitutes a misdemeanor and is punishable by a fine of Two Hundred($200.00) Dollars
CONTRACT THE Building Department at
200 E ASTAKLEBERG
Telephone (361)595-8019
DATED 12/28/15
12.28.2015 10:25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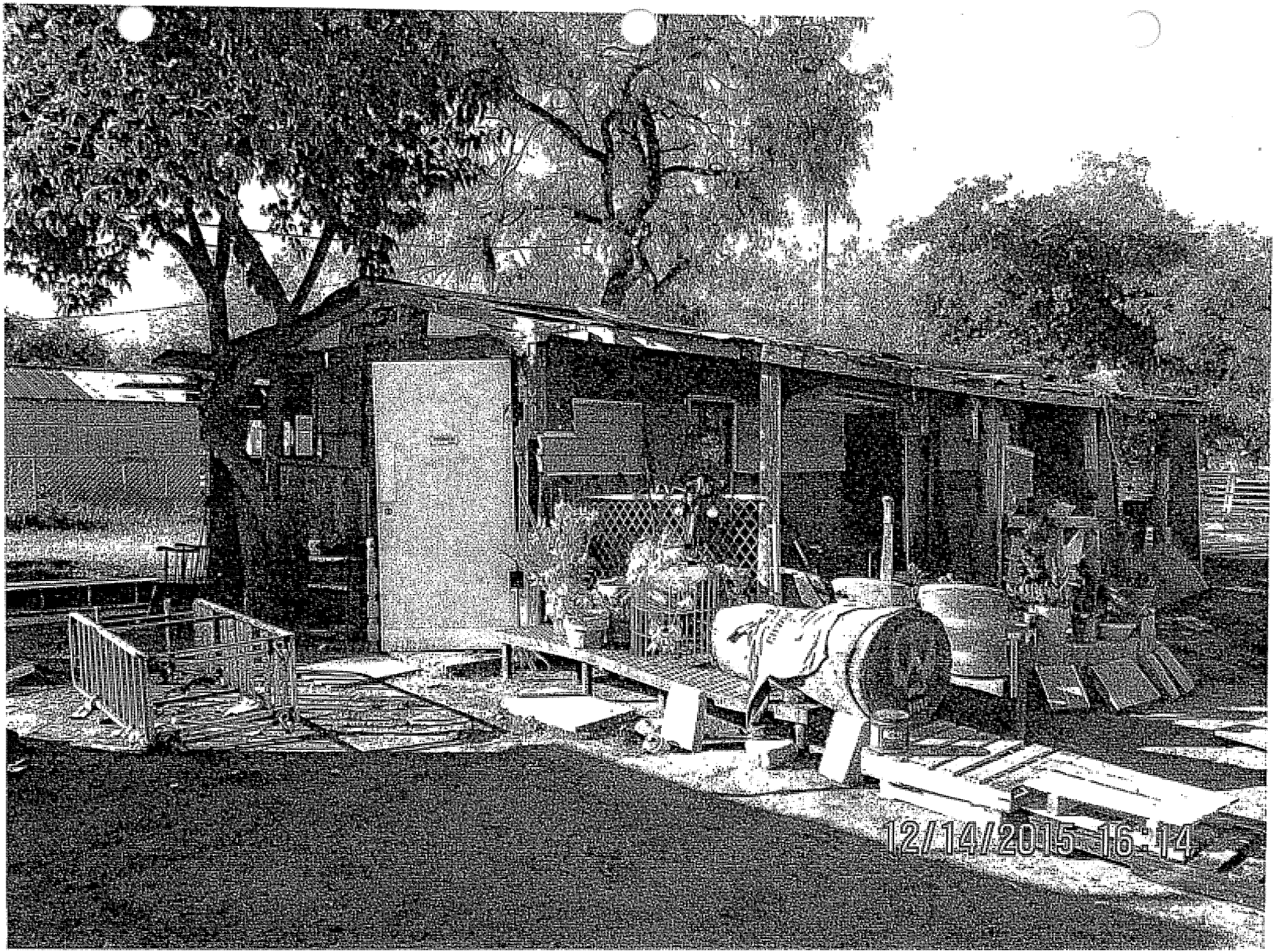
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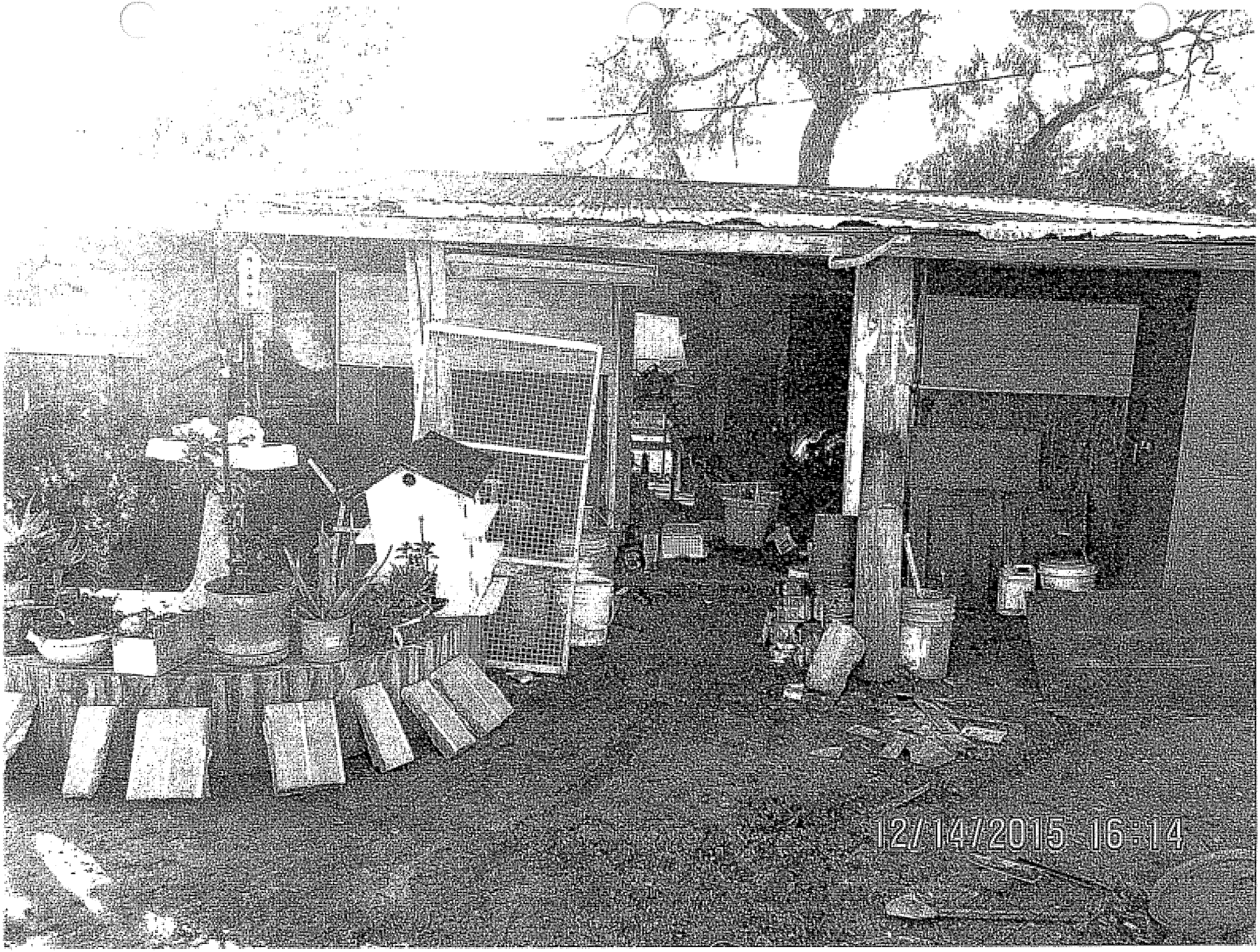
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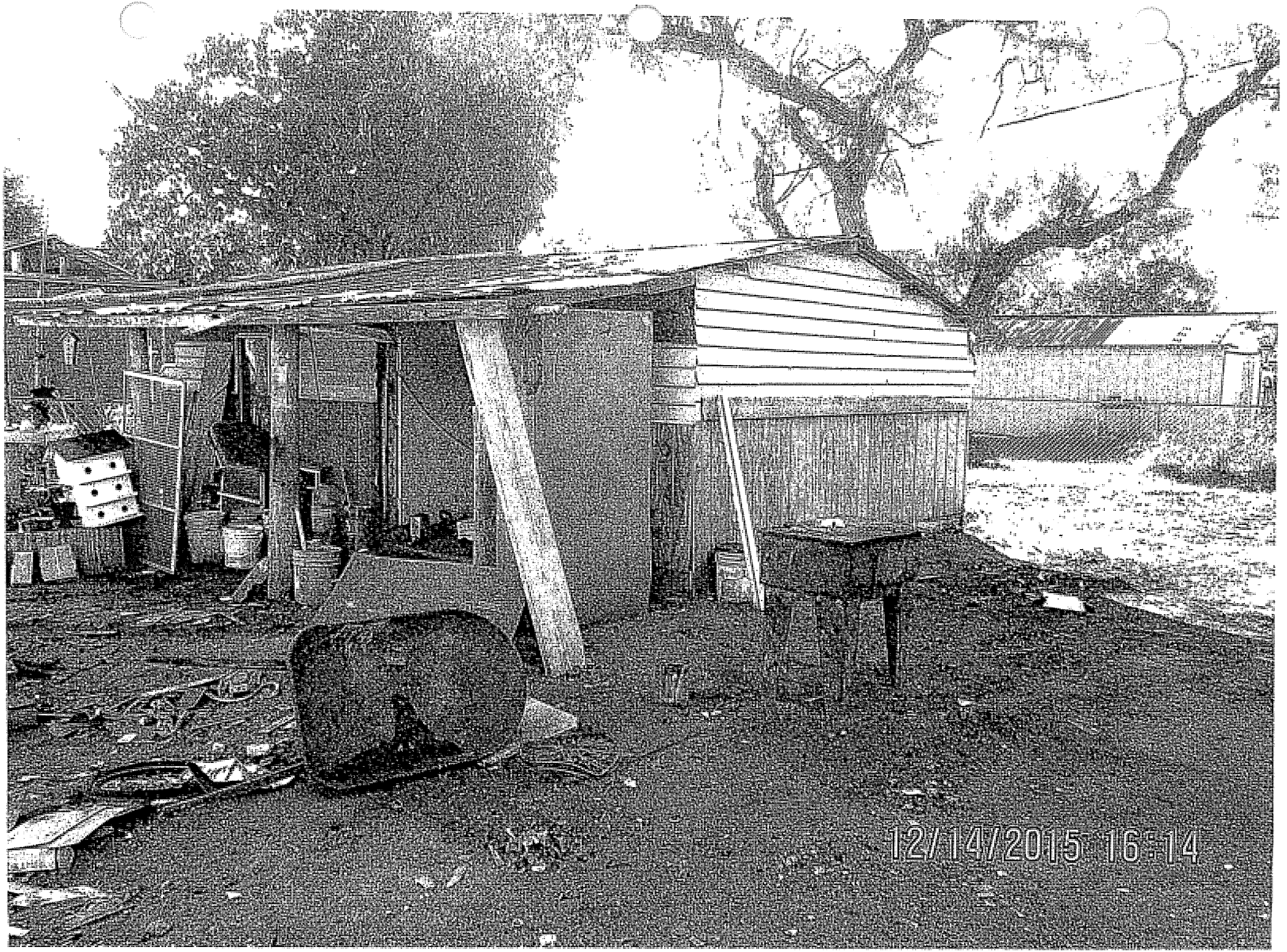
12/14/2015 16:14

Vital Statistics

Provided by Stephanie G. Garza
Kleberg County Clerk

Births Filed

Destiny Cortez and David Saenz, December 2, 2015, a girl

Sarina Marie Barrientes and Jeremiah Barrientes, December 3, 2015, a girl and a boy

Olga Barrera and Enrique Maldonado, December 9, 2015, a girl

Victoria Cavazos and Armando Sanchez III, December 9, a girl

Nancy Clarke and Rick Clarke, December 11, 2015, a boy

Teresa Rojas and Jacob Rojas, December 20, 2015, a girl

Gabriela Lopez and Ezekiel Lopez, December 28, 2015, a girl

Marriage Licenses

Eufracio Perez and Francisca Esmeralda Juarez

Jacob Edward Moseley, Sr. and Samantha Ines Perez

Gerardo Gonzalez and Rosa Thalia Quezada

Joshua Dion Castillo and Alyssabeth Marie Cantu

Jose Angel Lopez and Melissa Jean Alegria

Bobby Jack Pyle and Oscar G. Jimenez

Jacob Cochran Peterson and Candice Olga Medina

Joaquin Adriel Elizondo and Mary Kathleen Yzay

Fernando Acevedo and Tammy Lee Longoria

Francisco Resendez and Heather Lynn Cisneros

Zachary Ray Woodall and Michelle Rae Buentello

Jose Alejandro Trevino and Jacquee Lynn Duron

Christopher Edward Babbitt and Ashely Nicole Limerick

Court Cases Filed

Motion to Revoke Probation

The State of Texas vs. Roberto Galindo Huerta, amended to orally driving

The State of Texas vs. Daniel Cavazos Jr., racing on highway

The State of Texas vs. Marcos De La Puente, driving while intoxicated

The State of Texas vs. Antonio Sanchez Jr., poss cs pg 2-A <= 2 oz.

The State of Texas vs. Klassie Olande, theft prop >=$20<$500 by check

The State of Texas vs. Kelly Tatiana Robles, poss marij < 2 oz.

The State of Texas vs. James Andrew Bedford, poss cs pg 2-A <= 2 oz.

The State of Texas vs. Jeffrey Wayne Phillips, escape from custody

The State of Texas vs. Jeffrey Wayne Phillips, poss marij < 2 oz.

New Court Cases Filed

The State of Texas vs. Isaac Perales, poss cs pg 2-A <= 2 oz.

The State of Texas vs. Eric Eli Vera, poss marij < 2 oz.

The State of Texas vs. Michael Paul Thurman, poss marij < 2 oz.

The State of Texas vs. Carlos Ignacio Cisneros, poss marij < 2 oz.

The State of Texas vs. Paula Noemi Llamas, poss marij < 2 oz.

The State of Texas vs. Reynaldo Mata, poss marij < 2 oz.

The State of Texas vs. Kevin Thomas Singer, poss marij < 2 oz.

The State of Texas vs. Joshua Louis De Leon, poss marij < 2 oz.

The State of Texas vs. Robert David Estrada, engage in organized criminal activity

The State of Texas vs. Johnny Ramirez, poss marij < 2 oz.

The State of Texas vs. Jose Luis Solis, poss marij < 2 oz.

The State of Texas vs. James Dwight Barker, poss marij < 2 oz.

The State of Texas vs. Ashley Lene Brashear, poss cs pg 3 < 28 g

The State of Texas vs. Albert Jay Zamora, engage in organized criminal activity

The State of Texas vs. Juan Pablo Garcia, poss cs pg 2-A <= 2 oz.

The State of Texas vs. Patrick Andrew Atkinson, assault - family violence

The State of Texas vs. Yvonne Marie Perales, assault - family violence

The State of Texas vs. Joseph Ryan Collins, assault - family violence

The State of Texas vs. Gabriel Juarez, engage in organized criminal activity

The State of Texas vs. Jesus Herrera, engage in organized criminal activity

The State of Texas vs. David Jesse Maldonado, burglary of vehicle

The State of Texas vs. Jesse Arnulfo Arespe, purchase furnish alcoh to a minor

The State of Texas vs. Anthony Lee Guajardo, fail to id

The State of Texas vs. Joshua Noel Muniz, driving w/lic inv w/prev conv

The State of Texas vs. Ruben Lopez, driving w/lic inv w/prev conv

The State of Texas vs. Thomas Sidney Dubose, driving while intoxicated bac >=0.15

The State of Texas vs. Pedro Carlos Garcia, theft prop >=$50<$500

The State of Texas vs. Salvador Garza Jr., driving w/lic inv w/prev conv

The State of Texas vs. Larry Anthony Rodriguez, resist arrest search or transport

The State of Texas vs. Danny Davila, resist arrest search or transport

The State of Texas vs. Danny Wayne Bynaker, engage in organized criminal activity

The State of Texas vs. Traivonn Carlonnie Johnson, engage in organized criminal activity

The State of Texas vs. Lalo Zamora, engage in organized criminal activity

The State of Texas vs. Anthony Ray Rodriguez, poss marij < 2 oz.

The State of Texas vs. Trista Renee Suarez, driving w/lic inv w/prev conv

The State of Texas vs. Anayance M. Ortiz Cantu, unl use of criminal instrument

The State of Texas vs. Antonio Bravo, theft prop >=$50<$500

The State of Texas vs. Austin Levi West, criminal trespass

The State of Texas vs. Joe Angel Castillo, criminal trespass

The State of Texas vs. Orlando Alfaro, driving w/lic inv w/prev conv

The State of Texas vs. Cesar Rivera Cardenas, unl use of criminal instrument

The State of Texas vs. Pedro Carlos Garcia, theft prop >=$500<$1,500

The State of Texas vs. Dreuez Dekwon Davis, driving while intoxicated

The State of Texas vs. Jose Amadeo Castillo, driving while intoxicated

The State of Texas vs. Arturo Vasquez III, forgery to defraud or harm of another

The State of Texas vs. Christopher Rodriguez, driving while intoxicated 2nd

The State of Texas vs. Cristina Yvette Cruz, fraud destroy/ removal/concealment writing

The State of Texas vs. Gady Lynn Ruiz, theft prop >=$50<$500

The State of Texas vs. Robert Thomas Vidal, theft prop >=$100<$750

The State of Texas vs. Victor Remlinger III, theft of serv >=$100<$750

The State of Texas vs. John Ray Mendoza Jr., unlawful restraint

The State of Texas vs. Norberto Rivera, assault-family violence

The State of Texas vs. Eddy Quiroga, speeding - appeal

The State of Texas vs. Pedro Carlos Garcia, driving while license invalid

The State of Texas vs. Pedro Carlos Garcia, poss marij < 2 oz.

The State of Texas vs. Victor Alaniz, engage in organized criminal activity

The State of Texas vs. Victor Alaniz, theft prop >=$50<$500

The State of Texas vs. Christina Mendez, driving while intoxicated

The State of Texas vs. Christina Mendez, poss cs pg 3 < 28 g

The State of Texas vs. Christina Mendez, duty on striking unattended vehicle

The State of Texas vs. Teresa Rodriguez Garza, theft prop >=$100<$750

The State of Texas vs. Teresa Rodriguez Garza, poss cs pg 3 < 28 g

The State of Texas vs. Juan Jose Linares, interfere w/public duties

The State of Texas vs. Juan Jose Linares, resist arrest

The State of Texas vs. Juanita Franklin, engage in organized criminal activity

The State of Texas vs. Juanita Franklin, theft prop >=$50<$500

The State of Texas vs. Rufus Eugene Rios, criminal trespass

The State of Texas vs. Rufus Eugene Rios, disrupt meeting or procession

The State of Texas vs. David Jesse Maldonado, criminal trespass

The State of Texas vs. David Jesse Maldonado, poss dangerous drug

The State of Texas vs. Kathryn Lynette Ochoa, driving while intoxicated 2nd

The State of Texas vs. Kathryn Lynette Ochoa, driving w/lic inv w/prev conv

The State of Texas vs. Omar Reyes Guzman, driving while intoxicated/open alch cont

The State of Texas vs. Omar Reyes Guzman, poss marij < 2 oz.

The State of Texas vs. Ryan Paul Turcotte, terroristic threat against public servant

The State of Texas vs. Ryan Paul Turcotte, resist arrest search or transport

The State of Texas vs. Leonardo Ramos III, driving while intoxicated bac >=0.15

The State of Texas vs. Leonardo Ramos III, poss dangerous drug

The State of Texas vs. Leonardo Ramos III, poss dangerous drug

The State of Texas vs. Leonardo Ramos III, poss dangerous drug

The State of Texas vs. Leonardo Ramos III, unl carrying of weapon

The State of Texas vs. Justin Fulbright, assault -family violence

The State of Texas vs. Justin Fulbright, interfer w/emergency req for assistance

The State of Texas vs. Justin Fulbright, theft prop >=$500<$1,500

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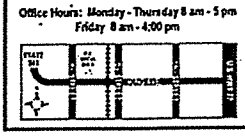
Dr. E.C. McCall III, D.D.S

Office Hours: Monday - Thursday 8 am - 5 pm
Friday 8 am - 4:00 pm



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Kingsville, Texas 78363
(361) 595-4121

Dr. D.C. Volling, DPM

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Total Knee/Hips
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• Medicare • UHC

OLIVER
PHYSICAL THERAPY & SPORTS MEDICINE

PUBLIC NOTICE

The City Commission will meet on Monday, January 25, at 6:00 P.M. The following items are set for public hearing and discussion and / or action
Request to condemn the unsafe structures located at

426 E. ALICE

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting
The meeting will be held at City Hall, 200 E. Kleberg, at the City Commission Chambers
If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8010 or (361) 595-8020

The State

The State

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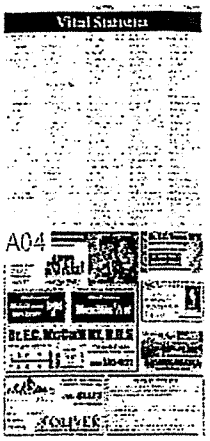


City of Kingsville
Planning Department

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Cynthia Martin, Downtown Manager

DATE: January 15, 2016

SUBJECT: Historical Development Board review – 426 E Alice

Summary: The Historical Development Board met on January 20, 2016, to evaluate an application to demolish the house and shed at ORIG TOWN, BLOCK 10, LOT 19, 20 also known as 426 E Alice Avenue presented City of Kingsville, Building Official, Daniel Ramirez. A copy of the application for review and related documentation are attached.

Background: Daniel Ramirez, Building Official, found the overall condition of the house and shed to be in a severe and hazardous state of disrepair. The structures are unsecured allowing for easy access for animals and/or vagrants. The house has been without water since 8/16/2011.

Financial Impact: Cost of demolition approx. $5,000 - $6,000 typically borne by the property owner and constituting a lien on the property. Community Appearance has cleaned up this property five times in the last 3-4 years at a total cost of about $10,000. And the property needs cleaning again. Demolition of the structures may or may not break this cycle.

Recommendation: The Historical Development Board recommends approval of this demolition.

Historical Development Board Review Application

Date of Request: 1-29-15 Property is zoned: R-1 - Single Family

Property Location and Description: 426 E Alta

Year Built: _____ Style, Period, Condition, Context or other Comments: _____

Description of Work: Demolition on the front and Back Structure

Applicant: City of Kerrville - Planning Dept.

Address: 200 E Kleberg

Contact: Cell: _____ Office: 895-8020 Home: _____ Email: _____

Contractor: _____

Contact: Cell: _____ Office: 895-8019 Home: _____ Email: _____

Documents Required:		Req'd	Have
1.	Building or Planning Department Application(s)	☐	☑
2.	Sketch, Drawing, Plans, Site Plans, Mock-ups	☐	☑
3.	Photographs (Historic, Current, Surrounding Structures)	☐	☑
4.	Materials List or Samples	☐	☑
5.	Proof of Ownership	☐	☑

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

Print Name: _____ Signature: _____

Hearing Date: _____ Approved ☐ Disapproved with Recommendations ☐ Disapproved ☐

- Meetings are held in the City Hall Commission Chambers, 200 East Kleberg Avenue.
- If the Board disapproves the application with recommended changes, the applicant has 5 days to inform the City if he/she accepts the changes.
- If the application is disapproved or if the applicant does not accept all recommendations, he/she may appeal the Boards decision by informing the City within the 5 day period.
- The Board only hears cases when the owner is present or represented.
- Call 361-592-8516 for information.

LEBERG COUNTY APPRAISAL DISTRICT
ROPERTY 18657 R
gal Description
RIG.TOWN, BLOCK 10, LOT 19, 20

OWNER ID
52314

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2014
FLORES JOSE ROBERTO
DAVID NARVAEZ FLORES
426 E ALICE AVE
KINGSVILLE, TX 78363-3855

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

Values
IMPROVEMENTS 8,880
LAND MARKET + 4,000
MARKET VALUE = 12,880
PRODUCTIVITY LOSS - 0
APPRAISED VALUE = 12,880
HS CAP LOSS - 0
ASSESSED VALUE = 12,880

0101019000192

Ref ID2: R18657
Map ID PLAT

ACRES:
EFF. ACRES:

TUS 426 E ALICE

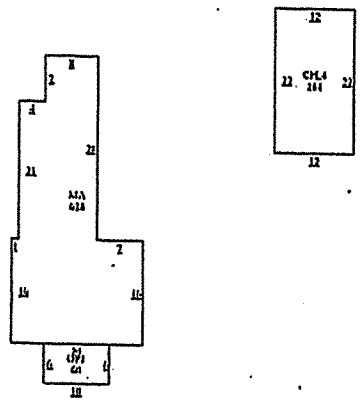
APPR VAL METHOD: Cost

GENERAL

ILITIES
OPOGRAPHY LEVEL
OAD ACCESS PAVED,CURB & GUTTER
ONING
EXT REASON

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

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE

MARKS FOR 2013 ADD FF TABLE FF80D140 PER IE
4/17/13 JO -- FOR 2013 NO VAL CHG TO ACCT
PER APPR LR 2/1/13 3/11/13 FOR '10 CORR
LEGAL DESC & VALUE PER MERGED W/ACCT #

BUILDING PERMITS

SUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
/27/2008	REM	0	A	2,600

ALE DT	PRICE	GRANTOR	DEED INFO
/17/2007	*****	FLORES ELODIA N	WDVL / 368 / 335
/25/2005	*****	NARVAEZ JOE R	WD / 306 / 939
/01/1988	*****	UNKNOWN	OT / 11 / 258

UBD: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
MA	MAIN AREA	R	FF2/	628.0	25.61	1	1945	1945	F	16,080	50%	100%	100%	100%	100%	0.50	8,040
OP1	OPEN PORCH B	R	*/	60.0	5.12	1	1945	1945	F	310	50%	100%	100%	100%	100%	0.50	150
CPL4	CARPORT GABL	R	*/	264.0	5.25	1				1,390	50%	100%	100%	100%	100%	0.50	690
SGN	STORAGE (NO	F	NV/		0.00	1					100%	100%	100%	100%	100%	1.00	0
RESIDENTIAL		STCD: A1		952.0		Homesite: N				17,780							8,880

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN4	0
Roof Style		RT2,RM1	0
Flooring	1	FLA	0
Heating/Cooling	1	HA5	0
Plumbing	1	1	0
			0

UBD: S001 100.00% NBHD:

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
A1		FF80D140	A1	N	FF	50X140	80.00	4,000	1.00	1.00	A	4,000	NO			0.00	0
nment: F: 50.0 R: 50.0 FF												4,000					0

Effective Date of Appraisal: January 1 Date Printed: 07/01/2014 10:02:26AM by MARLENEP

True Automation, Inc.

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
426 E . Alice Ave. HOUSE		DANIEL RAMIREZ
LEGAL DESCRIPTION	BLOCK	LOT
Orig. Town	10	19,20
OWNER NAME/JOSE ROBERTO FLORES	OWNER'S ADDRESS	CITY/STATE/ZIP
David Narvaez Flores	426 Alice Ave.	Kingsville, Texas 78363-3855

PROPERTY CONDITION REPORT

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

REASON CODES:

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

COMMENT CODES:

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

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS HAS BEEN WITHOUT WATER SINCE 08/16/2011

SIGNATURE: _____ DATE: 11-13-15

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
426 E Alice Ave. Shed		DANIEL RAMIREZ
LEGAL DESCRIPTION	BLOCK	LOT
Orig. Town	10	19,20
OWNER NAME/JOSE ROBERTO FLORES	OWNER'S ADDRESS	CITY/STATE/ZIP
David Narvaez Flores	426 E. Alice	Kingsville, Texas 78363-3855

PROPERTY CONDITION REPORT

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

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
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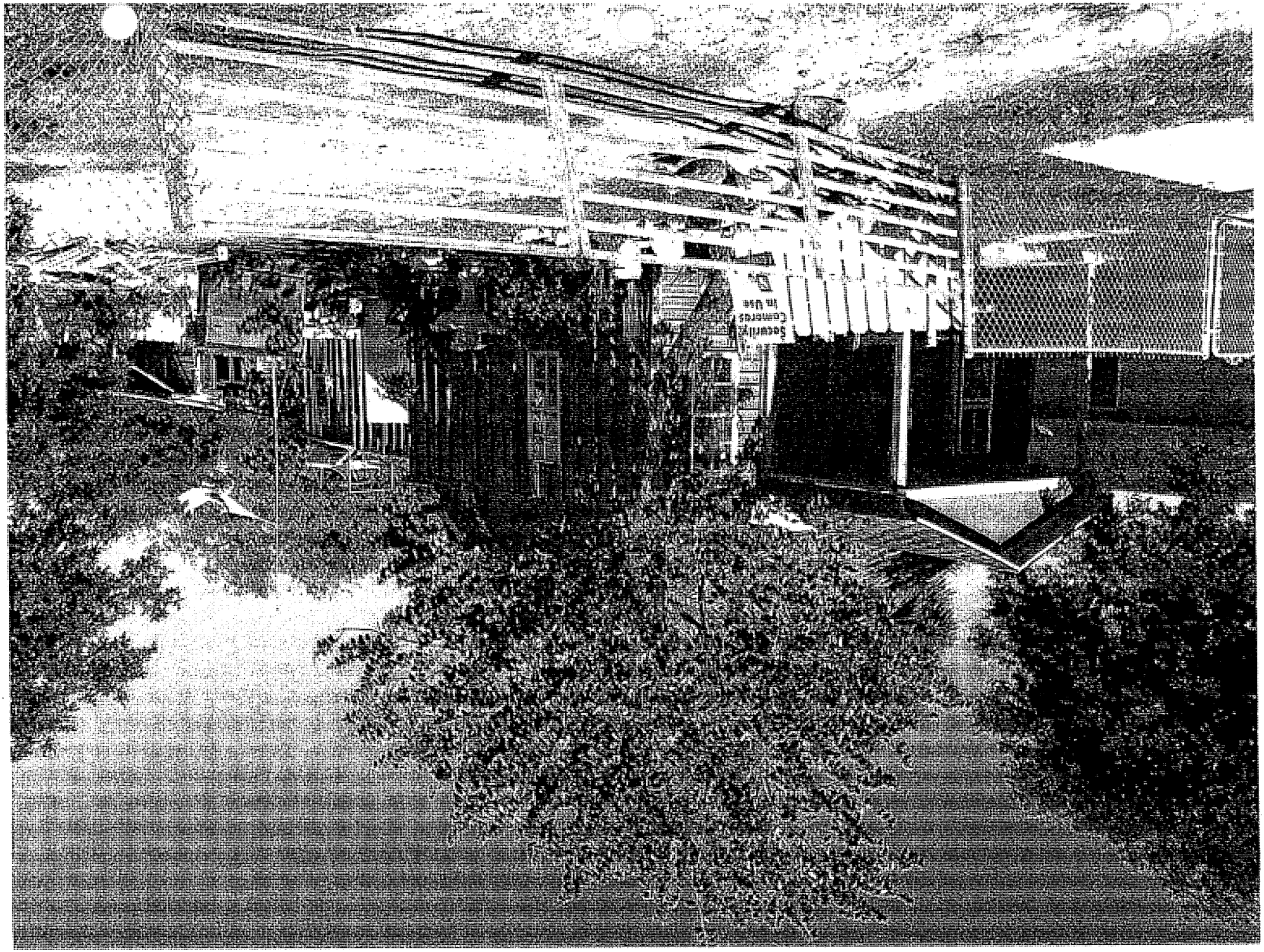
SIGNATURE: Daniel H. Ramirez DATE: 11-13-15

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL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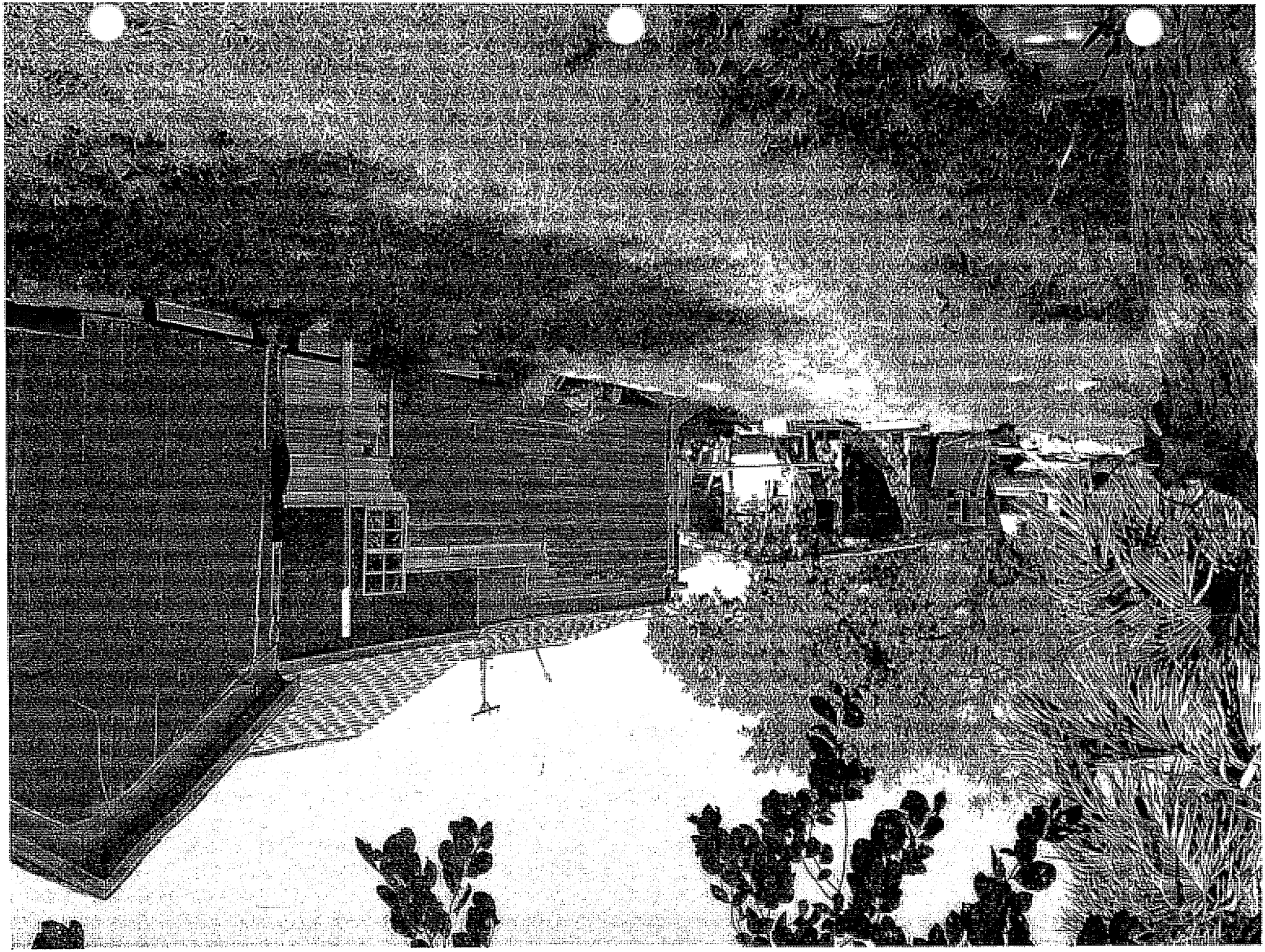


PUBLIC HEARING #2

City of Kingsville
Planning and Development Services

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director

DATE: January 21, 2016

SUBJECT: Rezoning of property at 1227 E. Lott from R1 Single Family to C2 Retail for CASA (Court Appointed Special Advocates) to house their office at this address

---

Summary: The CASA offices are currently at the chamber building. The configuration of those offices do not meet the specifications for them conducting business since confidentiality is paramount for them. They have been looking for office space and have found this house that fits their office needs especially for confidentiality of conversations. They have tried in commercial areas, but the price range and configuration of the offices did not meet their approval.

Background: CASA is an organization that works with adopted children. This agency does work in five counties. Included in the packet is a letter from them explaining their operations. One of the requirements for them to follow is the number of parking spaces. The code requires 8 spaces, one for every 200 sq. ft. The house is 1,600 sq. ft. They only have spaces for 6 cars. They will also have board meetings and some training which will require them to park in the street. It would be anticipated that during the day cars will have to be parked in the street. This zoning request could be considered spot zoning since the house is set amongst single family housing, which is reflected on a map in the packet.

Financial Impact: I believe that there would be no financial impact on the city.

City of Kingsville TEXAS

City of Kingsville
Planning and Development Services

Recommendation: The planning and zoning commission denied an approval recommendation by the vote of 3 to 2. Staff at that meeting did not have a recommendation but did indicate that parking is an issue. Since that meeting and hearing all of the positives and the negatives, I would concur that this request should be denied. It is no doubt that CASA is a fine organization and does a lot of positive things for the community but this request has two issues, they are parking and spot zoning in a residential neighborhood. We received two phone calls from letters that were sent. One was a neighbor who was concern about his taxes and another citizen who was against it. One citizen did show up at the meeting and was not in favor of the request.

City of Kingsville TEXAS

ORDINANCE #2016-_____

AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING MAP IN REFERENCE TO LOT 1, BLOCK 1, TERRACE VILLAGE, KNOWN AS 1227 E. LOTT ST. FROM R1-SINGLE FAMILY RESIDENTIAL DISTRICT TO C2-RETAIL 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 agent Richard Haass for owner Haass Enterprise LLC, for amendment to the zoning ordinance and zoning map of the City of Kingsville;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, January 20, 2016 during a meeting of the Planning and Zoning Commission, and on Monday, January 25, 2016 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, a majority of the Planning Commission by a 2-3 vote DID NOT APPROVE the requested rezone; 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 Lot 1, Block 1, Terrace Village, known as 1227 E. Lott from R1 Single Family Residential District to C2 Retail 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 January, 2016.

PASSED AND APPROVED on this the 8th day of February, 2016.

THE CITY OF KINGSVILLE

_____
Sam R. Fugate, Mayor

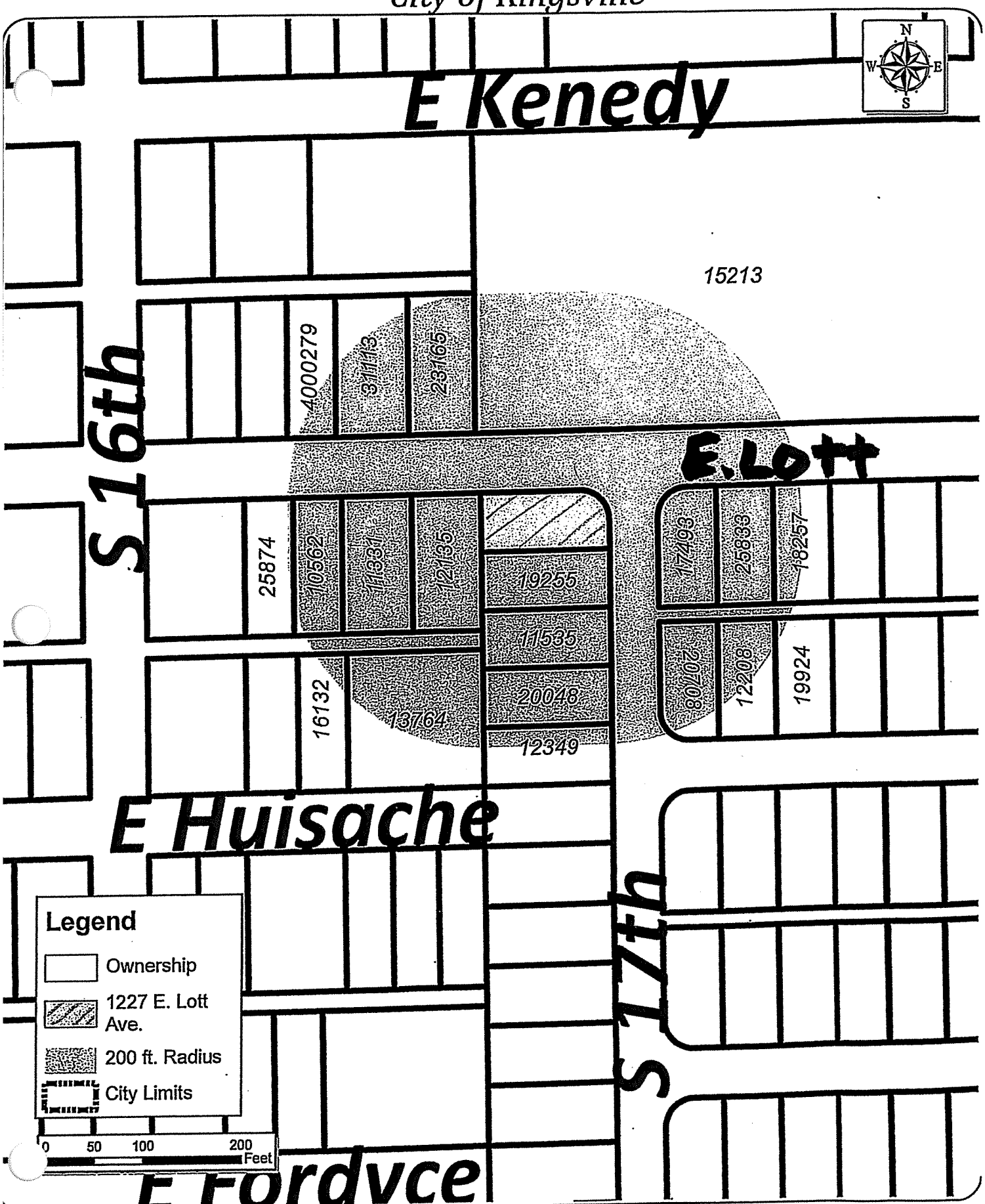
ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED:

_____
Courtney Alvarez, City Attorney

City of Kingsville



Document Path: N:\Engineering\GIS Techs\MAPS\MAP_DOCUMENTS\Arc_City_Base_Map_8.5x11.mxd

Drawn By: Engineering Department

Last Update: 12/18/2015

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

CITY OF KINGSVILLE
ENGINEERING DEPARTMENT
200 East Kleberg
Kingsville, Texas 78363

To: Planning and Zoning Commission

From: Tom Ginter, Director of Planning and Development Services TG

Date: January 15, 2016

Subject: Agenda Item 1 and 2

Attached are the documents for the rezoning:

Parking: the code requires one space for 200 sq. ft. The main area of the house according to the appraisal district records is 1,657 sq. ft. eight (8) parking spaces will be required. As stated in the memo there is the need for five spaces for cars.
The letter from CASA does a better job that I can explain on what they are, the reason for the request and how they plan to utilize the house.
Currently their offices are located in the Chamber of Commerce office on King Street. It is my understanding that the current offices do not provide the confidentiality that is needed.
I have received two phone calls about the rezoning. One phone call was from a next door neighbor whose concern was his tax rate and if his taxes were going to go up. Frankly, to say if the value of the home is going to go up due to the change in the use it is unlikely. We know that other factors play a part but that was the general answer that I gave him. He was more concerned about that than the actual rezoning to an office use. I received another call from a citizen who was against but will not be able to make the meeting. I suggested to the citizen to send me a letter so her opinion is in the record but as of writing this memo, I have not received is as of yet.

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 1227 E. Lott St. Nearest Intersection Lott & 17th

(Proposed) Subdivision Name _____ Lot _____ Block _____

Legal Description: Lot 1 Block 1 Terrace Village

Existing Zoning Designation R 1 Future Land Use Plan Designation C 2

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Richard Haass Phone (210) 663-0866 FAX (210) 253-5667

Email Address (for project correspondence only): Rick@Haass.com

Mailing Address 19027 La Verita City San Antonio State TX Zip 78258

Property Owner Haass Enterprise, LLC Phone (210) 663-0866 FAX (210) 253-5667

Email Address (for project correspondence only): Rick@Haass.com

Mailing Address 19027 La Verita City San Antonio State TX Zip 78258

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

__Annexation Request	No Fee	__Preliminary Plat	Fee Varies
__Administrative Appeal (ZBA)	$250.00	__Final Plat	Fee Varies
__Comp. Plan Amendment Request	$250.00	__Minor Plat	$100.00
✓Re-zoning Request	$250.00	__Re-plat	$250.00
__SUP Request/Renewal	$250.00	__Vacating Plat	$50.00
__Zoning Variance Request (ZBA)	$250.00	__Development Plat	$100.00
__PUD Request	$250.00	__Subdivision Variance Request	$25.00 ea

Please provide a basic description of the proposed project:
Change zoning to allow for CASA office

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 RC// Date: 12/16/2015

Property Owner's Signature _____ Date: _____

Accepted by: Adela Barrientes Date: 12-16-15

JOSE GRAVELEY
343 W COUNTY ROAD 2170
KINGSVILLE, TX 78363-2720
#16132

JOSE GARCIA
PO BOX 1431
LA JOYA, TX 78560-1431
#4000279

WILLIAM HORAK
1301 E LOTT
KINGSVILLE, TX 78363
#17493

KISD
PO BOX 871
KINGSVILLE, TX 78363
#15213

RAY DE LA GARZA
421 S 17TH
KINGSVILLE, TX 78363
#10348

PAUL DUARTE
421 PETER
ALICE, TX 78332
#20708

CARLOS GALVAN
1215 E LOTT
KINGSVILLE, TX 78363
#10562

NOE RAMIREZ
146 E FM 118
KINGSVILLE, TX 78363
#11331

DAVIE BRADLEY
1220 E LOTT
KINGSVILLE, TX 78363
#31113

VETERANS AFFAIRS
6900 ALMEDA RD
HOUSTON, TX 77030-4200
#25833

SALVADOR BARRERA
409 S 17TH
KINGSVILLE, TX 78363
#19255

OCTAVIO CANALES
427 S 17TH
KINGSVILLE, TX 78363
#12349

RENE ACUNA
1302 E HUISACHE
KINGSVILLE, TX 78363
#12208

CHURCH OF GOD OF PHOPHECY
1225 E LOTT
KINGSVILLE, TX 78363
#12135

WAYNE MUNOZ
1226 E LOTT
KINGSVILLE, TX 78363
#23165

GEORGE HERNANDEZ
BENJAMIN CASTILLO
716 S 16TH
KINGSVILLE, TX 78363
#18257

ROBERT SANCHEZ
3718 RACHAL LN
ROBSTOWN, TX 78380
#11535

WAYNE PATTERSON
1230 E HUISACHE
KINGSVILLE, TX 78363
#13764

OREN WESTERMANN
PO BOX 733
WOODSBORO, TX 78393
#19924

December 2, 2015

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, January 20, 2016 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:

Haass Enterprise LLC owner, Richard Haass agent, requesting the rezone of TERRACE VILLAGE, BLOCK 1, LOT 1 also known as 1227 E. Lott from (R1) Single-Family to (C2) Retail, in order for CASA (Court Appointed Special Advocates) to house their office at this address.

The meeting will be held at City Hall, 200 East Kleberg, in the City Commission Chambers. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

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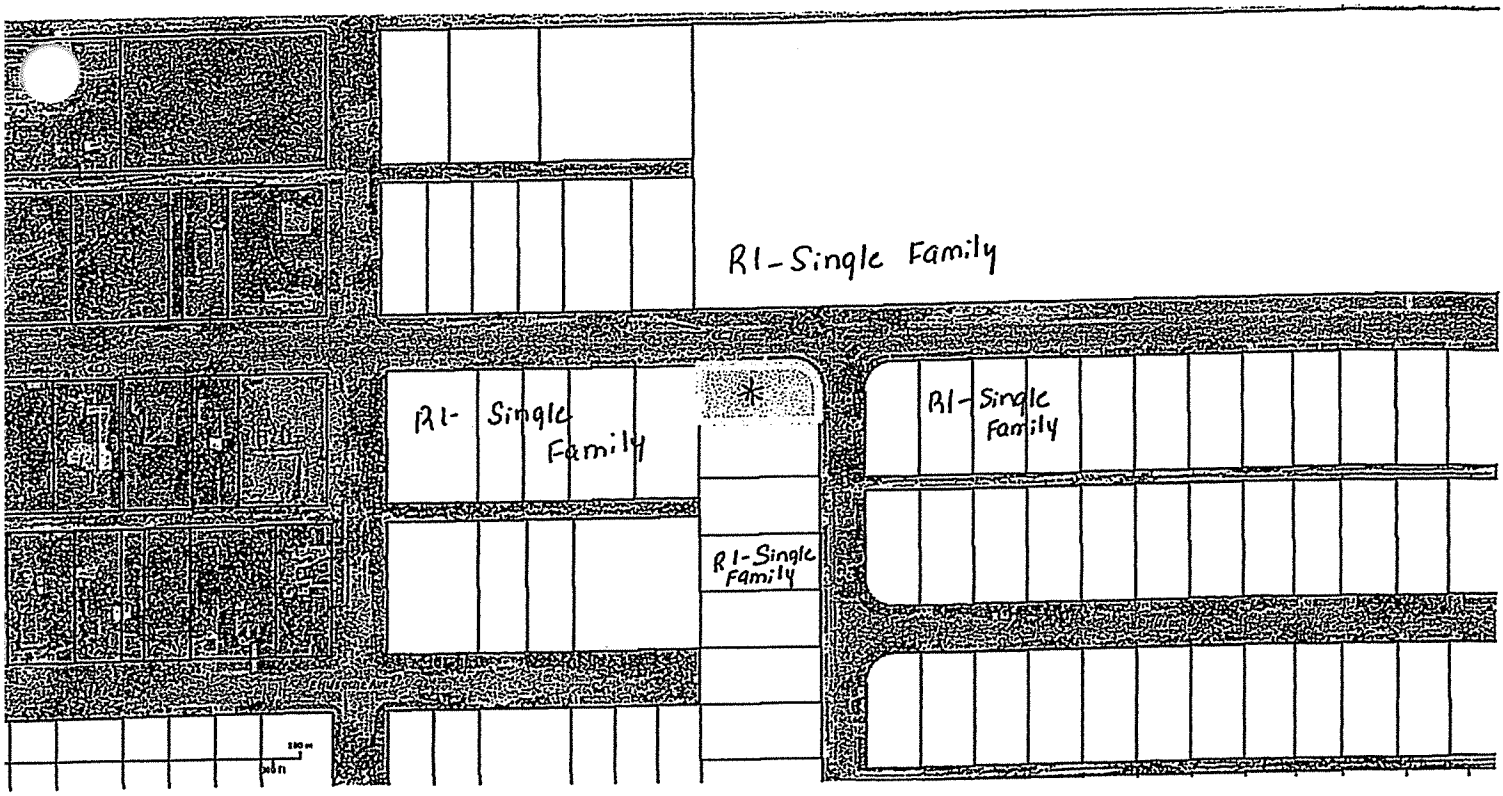

1227 E. Loft

North
South
East
West
of 1227 E. Loft
R1- Single Family

	R1	R2	R3	R4	MH	C1	C2	C3	C4	I1	I2	Ag
Kennel									S	P	P	P
Handicraft and art object sale						S	P	P	P	S		
Hardware store							P	P	P	S		
Hobby shop						S	P	P	P			
Laboratory medical or dental						S	P	P	P			
Lawnmower, small engine repair/sales							P	P	P			
Locksmith or key shop						P	P	P	P			
Medical appliance fitting or sale						P	P	P	P			
Mortuary						S	P	P	P	S		S
Music store						S	P	P	P			
* Office, professional, or general business						S	P	P	P	S		
Optical shop or laboratory						S	P	P	P			
Package liquor store						S	S	P	P			
Pawn shop						S	S	P	P			
Pet shop for small animals birds, fish						P	P	P	P			
Personal custom services such as tailor, milliner, and the like						P	P	P	P			
Repair of appliances, T.V., radio, and similar equipment						P	P	P	P			

CASA
Court Appointed Special Advocates
FOR CHILDREN

A Member of the National CASA Association & Texas CASA

635 E. King St. • Ste. 110 • P.O. Box 1658 • Kingsville, TX 78364
Phone: 361.595.7233 • Facsimile: 361.595.7241
www.brushcountrycasa.org
brushcountrycasa@sbcglobal.net

Brush Country CASA, Court Appointed Special Advocates, is a national non-profit organization that operates on local levels. CASA was started by Superior Court Judge David Soukup of Seattle, Washington almost 30 years ago.

CASA of Kleberg County is the 52nd CASA program established in Texas since 1988. In 1999, Kleberg County Court Judge Martin Chiuminatto, who had previously tried to organize a CASA program in the community made another attempt. This attempt was prompted by the tragic death of a 12 year-old boy murdered by his father and step-mother. The shocked community became aware of the need for a system of checks and balances to protect abused/neglected children in Kleberg County.

Community meetings began in October, 2000, and with the involvement and support of the community, CASA of Kleberg County was officially formed on March 12, 2001. The first two volunteers were trained with CASA of Nueces County and were sworn in by Judge Chiuminatto on October 23, 2001 exactly one year after the community began the effort. CASA of Kleberg County assumed the name **Brush Country CASA** and began providing services to children in the four new counties in March 2005.

Brush Country CASA is unique. The program and services provided are not duplicated by any other program, agency, or governmental social service agency in the service area. The community and client base of children and families directly benefit through Brush Country CASA in several ways. First, the children have a constant, steady advocate who helps the child work his/her way through the complicated and often scary judicial system in a timely manner. Second, the judicial system, as well as, CPS have an additional resource to call upon to serve the children and families in need. Third, through CASA's public speaking efforts and media outreach, the community is becoming better educated about the factors involved in child abuse and neglect and how to prevent it.

Brush Country CASA consists of 5 employees, one Executive Director, one Administrative Assistant, one Volunteer Recruiter/Trainer and two Volunteer Supervisors.

The purpose of the property is to provide offices for the Supervisors and the Executive Director. In order for Brush Country CASA to remain in compliance with National CASA and Texas CASA, it is required that each employee have an office in order to maintain confidentiality of the children that we serve. The office hours consist of: Monday – Friday 8:00 AM – 5:00 PM. During these hours, Brush Country CASA should have no more than 5 cars parked at the office, aside from our Board Meetings and Volunteer Training. Brush Country CASA is not a daycare, nor is it a child residence. Brush Country CASA advocates for children outside of this home. These children may reside with their relatives, Foster homes or Residential Treatment Centers. There will be no one living in the home.

Brush Country CASA is excited and looking forward to expanding our office space. It is really important for us that the re-zoning get approved and we are able to provide the necessary changes in order to better serve the children in our community. Thank you for your support in helping make this possible for Brush Country CASA.

Sincerely,

Jennifer Martinez
Executive Director
Brush Country CASA

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PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, January 25, 2016 at 6:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:

Haass Enterprise LLC owner, Richard Haass agent, requesting the rezone of TERRACE VILLAGE, BLOCK 1, LOT 1 also known as 1227 E. Lott from (R1) Single-Family to (C2) Retail, in order for CASA (Court Appointed Special Advocates) to house their office at this address.

The meeting will be held at City Hall, 200 East Kleberg, in the City Commission Chambers. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

PUBLIC HEARING #3

City of Kingsville
Planning and Development Services

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director

DATE: January 21, 2016

SUBJECT: Special Use permit request from Seferino Perez, agent for a recreational vehicle park located at ABINCO IND Park1 Lot 2 Highway 77, 6.07 acres also known as 3430 South US Highway 77 Bypass

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Summary: This is the location of the La Hacienda restaurant with the ground that is behind the restaurant. The current zoning of the property is C4 so according to our land use categories all is needed is a special use permit. The applicant feels that this is the best use of the property.

Background: The purchase of the ground by Mr. Perez is contingent upon the results of the special use permit. Included in the packet is a picture of the ground and the ordinance we have covering the construction of a recreational vehicle park. Mr. Perez is aware that he will have to build it according to the ordinance and it will be reviewed by staff.

Financial Impact: At this time we know of no financial impact on the city.

Recommendation: Since it is a special use permit, there is the thought that this is a good use but because of that use a review prior to building is necessary. Staff believes that it is a good location with it being near commercial and recreational opportunities. Staff recommended approval of the request. The planning and zoning commission approved the special use permit request by a 5 to 0 vote.

ORDINANCE NO. 2016-_____

AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR 3430 S. U.S. HWY 77 BYPASS (6.07 ACRES AT LOT 2, ABINCO IND PARK 1 (AMENDED REPLAT)) (A/K/A HWY 77 ONE STOP) FOR RECREATIONAL VEHICLE PARK; 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 owner Lakshmi LTD, by agent Seferino Perez, for amendment to the zoning map of the City of Kingsville;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, January 20, 2016, during a meeting of the Planning Commission, and on Monday, January 25, 2016, during a meeting of the City Commission, in the 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 C4-Commercial District and an recreational vehicle park is allowed by special use perm it in a C4 zoned area; 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 recreational vehicle park on the premises known as 3430 S. US Hwy. 77 Bypass (6.07 acres at Lot 2, Abinco Ind Park 1 (amended replat)), as more specifically describe on site plan attached as Exhibit A.

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

1. ALLOWED USE: The only uses authorized by this Special Permit other than the permitted "C4" Commercial District uses is as a recreational vehicle park.

2. TIME LIMIT: This Special Permit is good for the duration of the business 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, or (c)

there is a change in ownership of the business.

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 for the recreational vehicle park. (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 January, 2016.

PASSED AND APPROVED on this the 8th day of February, 2016.

THE CITY OF KINGSVILLE

_____
Sam R. Fugate, Mayor

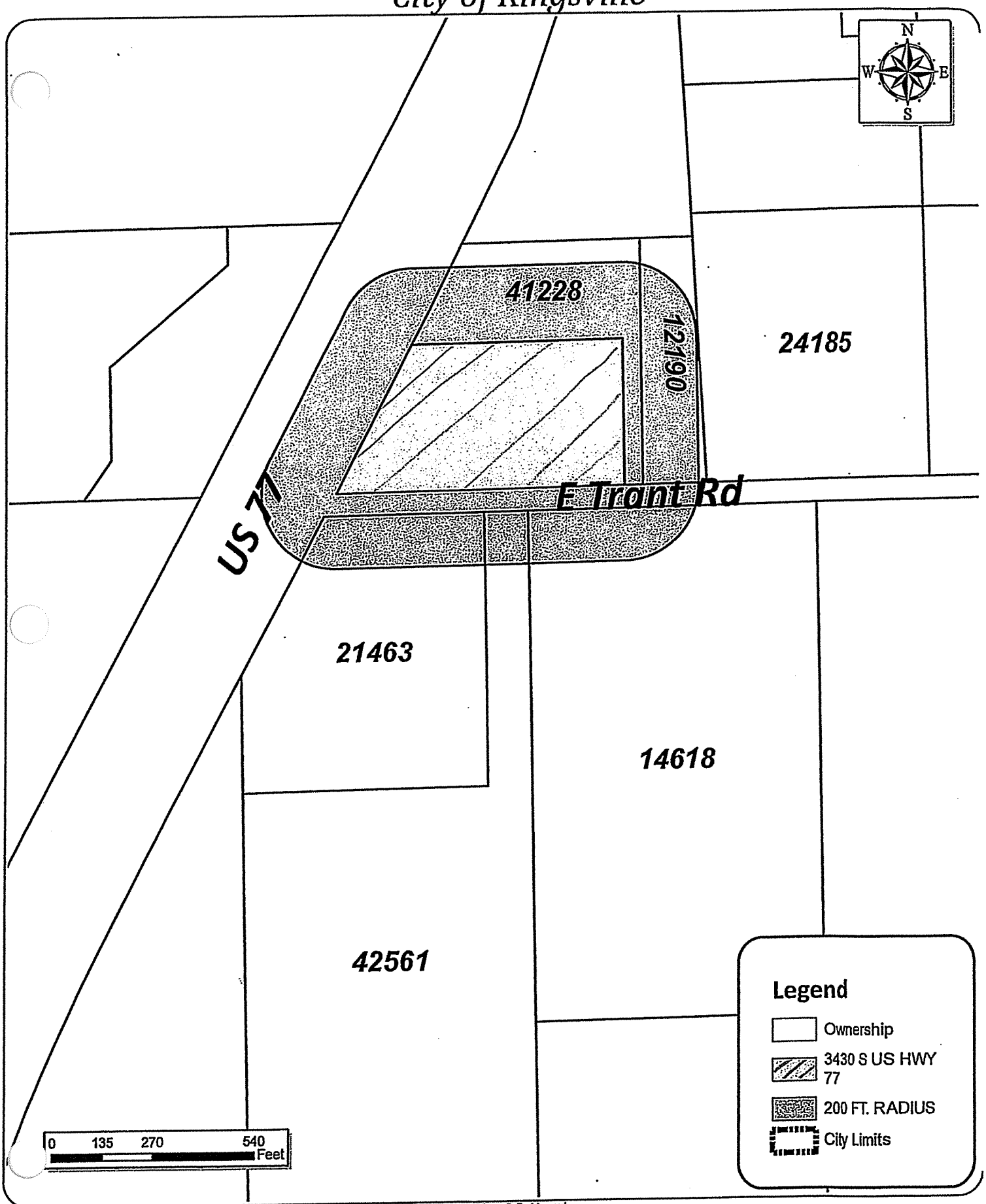
ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

City of Kingsville



Document Path: N:\Engineering\GIS Techs\MAPS\MAP_DOCUMENTS\Arc_City_Base_Map_8.5x11.mxd

Drawn By: Engineering Department

Last Update: 12/29/2015

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

CITY OF KINGSVILLE
ENGINEERING DEPARTMENT
200 East Kleberg
Kingsville, Texas 78363

To: Planning and Zoning Commission

From: Tom Ginter, Director of Planning and Development Services TG

Date: January 15, 2016

Subject: Agenda Item 3 and 4

Included in the packet is the information that you need for review.

A. Application
B. Land Use Category
C. Picture of ground
D. Appraisal District record
E. Ordinance governing RV Parks

At the time of writing this memo I do not have any details concerning the rv park that he wants to develop.

CITY OF KINGSVILLE

00 E. Kleberg Avenue
Planning & Development Services Dept.
Planning & Zoning Division
Kingsville, Texas 78363
Phone: (361) 595-8055
Fax: (361) 595-8065

Master Land Use Application

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 3430 S. Hwy 77 Located in the City_____ ETJ_____

(Proposed) Subdivision Name 77 RV Park Total number of Lots _____

Legal Description:_____

Existing Zoning Designation C4 Future Land Use Designation R.V. Park

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Seferino Perez Phone 956 522.6671 FAX _____

Email Address (for project correspondence only): Onesto, Hwy 77 @yahoo

Mailing Address 3430 S. Hwy 77 City Kingsville State TX Zip 78363

Property Owner Lakshmi LTD Phone 592-5453 FAX _____

Email Address (for project correspondence only): Same

Mailing Address Same City _____ State _____ Zip_____

Select appropriate request(s) for which approval is sought. Attach appropriate checklist(s) with this application.

__Annexation Request.....No Fee	__Preliminary Plat.....Fee Varies
__Administrative Appeal (ZBA).....$250.00	__Final Plat.....Fee Varies
__Comp. Plan Amendment Request.....$250.00	__Minor Plat.....$100.00
__Re-zoning Request.....$250.00	__Re-plat.....$200.00
__SUP Request/Renewal.....$250.00	__Vacating Plat.....$50.00
__Zoning Variance Request (ZBA).....$250.00	__Conceptual Development Plat.....$100.00
__PUD Request.....$250.00	__Subdivision Variance Request.....$25.00 ea
__Lot Line Adjustment Plat.....$100.00	__Amending Plat.....$100.00

Please provide a basic description of the proposed project:

RV Park

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: _____ Date: 08-06-15

Property Owner's Signature: _____ Date: 08-06-15

Date: 10-30-15

MANGLAM DATTA
HOSPITALITY LLC
5725 RICHFIELD PARK
HARON, TX 77583-2035
#41228

RICHARD CUMBERLAND
1206 OAKMERE LAKE CT
SPRING, TX 77379
#21463

JOHN CUMBERLAND
378 E FM 1118
KINGSVILLE, TX 78363-2617
#14618

SMITH & SULLIVAN INC
4527 RUSSETT PL N
PEARLAND, TX 77584
#12190

Jan. 3, 2016 - paper

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, January 20, 2016 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:

Lakshmi LTD owner, Seferino Perez agent, requesting a special use permit for a recreational vehicle park located at ABINCO IND PARK 1 (AMENDED REPLAT), LOT 2, (HWY 77 ONE STOP), ACRES 6.07 (HWY 77 ONE STOP) also known as 3430 South US HWY 77 Bypass.

The meeting will be held at City Hall, 200 East Kleberg, in the City Commission Chambers. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, January 25, 2016 at 6:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:

Lakshmi LTD owner, Seferino Perez agent, requesting a special use permit for a recreational vehicle park located at ABINCO IND PARK 1 (AMENDED REPLAT), LOT 2, (HWY 77 ONE STOP), ACRES 6.07 (HWY 77 ONE STOP) also known as 3430 South US HWY 77 Bypass.

The meeting will be held at City Hall, 200 East Kleberg, in the City Commission Chambers. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

	R1	R2	R3	R4	MH	C1	C2	C3	C4	I1	I2	I3
Mobile home/manufactured home park or mobile home/manufactured home on lot	S[1]	S[1]	S[1]	S[1]	P					S	S	S
Recreational vehicle park					P		S		S			
Secondary res. structure				P	P		S	S		S	S	S
Other residential accessory and incidental uses	S	S	S	S	S					S	S	
Accessory building	P	P	P	P	P	P	P	P	P	P	P	P
Community center (private)	S	S	S	S	S	P	P	P				
Accessory farm building				P	P	P	P	P	P	P	P	P
Off-street parking incidental to main use	P	P	P	P	P	P	P	P	P	P	P	P
Private swimming pool	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation	P	P	P	P	P							P
Apartment or secondary residence for servants or family members	S	P	P	P	P	P	S	P				P
Institutional and Special Service												
Airport, heliport		S	S	S	S	S	S	S	S	S	S	S
Cemetery, mausoleum	S	S	S	S			S					S

Kleberg County Appraisal District

TaxNetUSA
The Source for Property Tax Information

502 E. Kleberg St. Kingsville, TX 78363-9998

TaxNetUSA: Kleberg County Property Information Account Number: 41227 GEO Number: 101400002000192

Owner's Name	LAKSHMI LTD
Mailing Address	2004 ALEXANDRA DR WESLACO, TX 78596
Location	3430 S US HWY 77 BYP
Legal	ABINCO IND PARK 1 (AMENDED REPLAT), LOT 2, (HWY 77 ONE STOP), ACRES 6.07 (HWY 77 ONE STOP)

Data up to date as of 2015-06-10

Entity Code	Entity Name	Tax Rate
GKL	Kleberg County	0.74481000
CKI	Kingsville	0.84220000
SKI	Kingsville ISD	1.51890000
WST	South Texas Water Authority	0.08540900
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	
	Total	3.191319
	*Total Estimated Taxes	16,318.49

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions.* Tax amount does not include any exemptions.

AGRICULTURAL (1-D-1) HOMESTEAD EXEMPTION FORM PRINTER FRIENDLY REPORT

Property Details

Deed Date	N/A
Deed Volume	
Deed Page	
Exemptions	
Freeze Ceiling	0.00
Block	
Tract or Lot	2
Abstract Code	S014

Value Information

Land Value	191,920.00
Improvement Value	319,420.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Value Per MASQFT	N/A
Market Value	511,340.00
Appraised Value	511,340.00
Assessed Value	511,340.00

Improvement Information

Improvement ID	State Category	Homesite	Description	Value
91997	F1	N	COMMERCIAL	150720.000000
91998	F1	N	COMMERCIAL	168700.000000
91999	F1	N	COMMERCIAL	0.000000
92000	F1	N	COMMERCIAL	0.000000

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Year Built	Effective Year Built	Area	Value
91997	6768	MA	MAIN AREA	RE2A	1983	1983	5,866	144,090
91997	6769	PO	PATIO (SPECIAL PRICE)	SP	1983	1983	55	40
91997	6770	PO	PATIO (SPECIAL PRICE)	SP	1983	1983	66	50
91997	6771	OP1	OPEN PORCH BASIC (20%)	*	1983	1983	66	330
91997	6772	OP1	OPEN PORCH BASIC (20%)	*	1983	1983	125	610
91997	6773	EP1	ENCLOSED PORCH FINISHED (	*	1983	1983	462	4,540
91997	6774	FZC	FREEZER COOLER	SP	1983	1983	176	1,060
91998	6775	MA	MAIN AREA	CS2A	1980	1990	3,993	165,910
91998	6776	OP1	OPEN PORCH BASIC (20%)	*	1980	1990	336	2,790
91999	6778	MA	MAIN AREA	OF2A	1980	1980	2,460	0

91999	6779	MA	MAIN AREA	OF2A	1980	1980	675	0
92000	47531	CON	CONCRETE	SP	0	0	43,200	0
92000	47532	ASP	ASPHALT (100%)	SP	0	0	119,400	0
92000	47533	PRK	PARKING	FV	0	0	163,700	0

Total Living Area 12,994

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft	Value
138918	F1	F1	F	1.3131	0	0	57,200	57,200
138919	F1	F1	F	4.7580	0	0	207,258	134,720

SB 541, effective September 1, 2005, provides that appraisal district websites cannot display photographs, sketches, or floor plans of an improvement to real property that is designed primarily for use as a human residence. Likewise, aerial photography of residential property will also be unavailable unless the photo depicts five or more separately owned buildings.

Kleberg County Appraisal District has taken the position that it will not provide any sketches or photographs of improvements of any type of property due to the possibility of residential improvements being part of a background, therefore, placing the appraisal district out of compliance with Senate Bill 541. Please be informed however, that you will still be able to obtain or view the information in our office located at 502 E. Kleberg in Kingsville, Texas.

OPERATION REQUIREMENTS

Sec. 15-2-27. - Location.

No recreational vehicle parks, manufactured home parks or manufactured home subdivisions shall be located within the corporate limits of the city except in a Class MH Zone as set forth in the Zoning ordinance of the city. All parks already in existence and operation at the time of passage of this article shall be treated as a nonconforming use insofar as the requirements of this subsection are concerned, therefore shall not increase in size or usage without complying with this article.

(1962 Code, § 5-9-20; Ord. 2003-09, § 15-2-27, passed 4-28-03)

Cross reference— Penalty, see § 1-1-99.

Sec. 15-2-28. - Special use recreational vehicle park; recreational vehicle spaces.

(A) When associated with hotels/motels, a recreational vehicle park shall maintain a minimum space width of 20 feet with a total space area of at least 1,000 square feet. The total number of spaces shall not exceed 50% of the number of guest rooms customarily available. Minimum acreage requirements for recreational and total space areas are not required. However, all other requirements of Article 2 of this chapter this article shall be satisfied prior to site plan approval.

(B) Site plans may contain a limited number of spaces designed to accommodate overnight or short-term rentals in recreational or mobile home parks not withstanding the requirements of Article 2 of this chapter this article. The total number of such spaces shall not exceed 50% of the number of conventionally sized spaces within the park. The minimum size for overnight and short-term use shall be 1,000 square feet. The minimum space width for such spaces shall be 20 feet.

(C) Recreational vehicle parks are a permitted use in Class MH Zoning, and are allowed by special use permit in Class C-2 and Class C-4 zones as referenced in Appendix A, Land Use Chart.

(Ord. 2003-09, § 15-2-28, passed 4-28-03)

Sec. 15-2-29. - Site plan requirements for manufactured home parks.

(A) The application for a license to operate a manufactured home park shall be accompanied by ten copies of a site plan, drawn at a minimum scale of 1 inch equals 100 feet, and shall provide a legal description and map clearly setting out the following:

(1) The area and dimensions of the tract of land, with identification and boundaries;

(2) The location, width, and specification of driveways, roadways, and internal streets;

(3) The number, location and size of all manufactured home and manufactured home spaces;

(4) Location and specifications of water and sewer utility connections and riser pipes. The water and sewer systems for a recreational vehicle park, manufactured home park or subdivision shall be constructed in accordance with the city's adopted Plumbing Code;

(5) Plan of sewage disposal;

(6) Method and plan of garbage removal;

(7) The location of all water lines and utility connections, including fire mains, the size of hydrants, and any other equipment which may be provided;

(8) The location and details of electric lighting;

(9) Plan of gas distribution system;

(10) Plan of telephone and TV cable distribution systems;

(11) Existing and proposed topography of the recreational vehicle park, manufactured home park or subdivision and proposed drainage facilities;

(12) The location and specifications of all buildings constructed or to be constructed on-site within the park;

(13) Such other information as municipal reviewing officials may reasonably require.

(B) All park sites in the city or in the area extraterritorial jurisdiction shall be platted as a one-lot subdivision and be accompanied by a site plan of the manufactured home park. The site plan does not replace or supersede the subdivision plat required by the state law to be recorded in the county plat records, after review and approval by the Planning and Zoning Commission and City Commission.

(Ord. 2003-09, § 15-2-29, passed 4-28-03)

Sec. 15-2-30. - Site design standards for manufactured home parks.

All manufactured home parks established after the effective date of this section shall comply herewith and shall conform to the following requirements:

(A) Drainage. The ground surface in all parts of the park shall be graded and equipped to drain all surface water in a safe and efficient manner.

(B) Setbacks and open space requirements. Manufactured home spaces shall be provided, consisting of a minimum area of 4,800 square feet for each space, shall be at least 40 feet wide and 120 feet in length and clearly defined. Manufactured homes shall be so harbored on each space that there shall be at least 20 feet clearance between each manufactured home; provided, however, that with respect to manufactured homes parked end to end, the end to end clearance between each manufactured home may not be less than 20 feet. The minimum front yard setback shall be 20 feet from the front line of the manufactured home space. No manufactured home shall be closer than 20 feet to the property line adjoining a public or internal street. All existing park spaces nonconforming to setbacks and spacing requirements must comply with this section as travel trailers, mobile homes, and/or manufactured homes are moved out and spaces become vacant.

(C) Driveways. All manufactured home spaces shall abut upon a driveway of not greater than 22 feet in width which shall have unobstructed access to a public or internal street, alley or highway. All driveways shall be hard surfaced, well marked in the daytime, and lighted at night and shall have adequate length to provide for off-street parking for at two vehicles. All existing park spaces not meeting the requirements for driveways must comply with this section as travel trailers, mobile homes, and/or manufactured homes are moved out and spaces become vacant.

(D) Electricity. Each manufactured home park and manufactured home space shall comply with the National Electrical Code as set forth by § 15-1-65 of this chapter or as hereafter amended.

(E) Exposed sewer taps. All exposed sanitary sewer taps, connections, or risers shall be protected with a tight-fitting lock-type cap that shall be kept in place until a manufactured home is connected thereto. Surface drainage shall be diverted away from the riser.

(F) Playgrounds. One or more playgrounds shall be provided which are easily accessible without encountering traffic hazards, and which shall have a minimum area of 150 square provided, however, this requirement may be waived when the manufactured home park is adjacent to or within 450 feet of a public park or recreational area.

(G) Area regulations. Each recreational vehicle park, manufactured home park or subdivision established after the effective date of this subsection shall have a minimum area of five acres; provided, however that the provisions of this subsection shall not apply to manufactured home parks already in existence and operation at the time of passage of this article; and such existing and operating parks shall be treated as a nonconforming use insofar as the requirements of this subsection are concerned. Existing manufactured home parks shall not increase in size or usage (number or trailers) without complying with this article.

(H) Parking lots. All parking lots shall be paved to suppress dust and shall meet the minimum requirements listed in § 15-3-48 of this chapter.

(I) Streets. Internal streets in recreational vehicle, mobile home or manufactured home park and subdivisions shall be privately owned, built and maintained. Streets shall be designed and constructed to city specifications and meet the requirements of §§ 15-3-33, et seq. See § 15-2-34 of this article for additional criteria for internal streets.

(J) Sewage disposal. An adequate and safe sewage system shall be provided in all manufactured home parks and subdivision for conveying and disposing of all sewage. The sewer system for a park shall constructed in accordance with the city's adopted Plumbing Code.

(K) Natural gas. Occupants of all parks shall connect to natural gas where it is available. All natural gas lines will be provided with a cutoff valve at each manufactured home lot and a main cutoff valve in appropriate locations at the main line running through the park.

(L) Telephone and TV cable systems. All telephone and cable TV distribution systems shall be under ground and in accordance with applicable codes and regulations.

(M) Landscaping. A strip of 15 feet in width around the outside boundary of the manufactured home park which is planted with shrubs and trees and is fenced, as recommended by the City Planner and approved by the Planning and Zoning Commission in site plan approval.

(Ord. 2003-09, § 15-2-30, passed 4-28-03)

Sec. 15-2-31. - Access, traffic circulation and parking for manufactured home parks.

(A) Streets generally. Internal streets in manufactured home parks shall be designed and constructed to city specifications for safe and convenient access to all spaces and to facilities for common use of park residents. Internal streets shall be kept open and free of obstruction in order that police and fire vehicles may have access to any area of the park. The Police Department shall be authorized to remove and impound offending vehicles.

(B) No parking signs. On all sections of internal streets on which parking is prohibited under this article, the owner of agent shall erect metal signs prohibiting parking. The sign type, size, height and location shall be approved by the city prior to installation.

(C) Construction. All internal streets shall be constructed to specifications established by the city and shall be maintained by the owner of agent free of cracks, holes, and other hazards. Internal streets shall be designed by a registered professional engineer and designs shall be approved by the city.

(D) Street dimensions. An internal street of common access route shall be provided to each manufactured home space. Such street shall have a minimum paved width of 32 feet. On-street parking shall be permitted on only one side of the street. The internal streets shall be continuous and connect with other internal streets of with public streets, or shall be provided with a cul-de-sac having a cul-de-sac shall exceed 600 feet in length.

(E) Parking spaces. At least two off-street parking spaces shall be provided for each recreational vehicle or manufactured home space.

(F) Street names; lot numbers. Within each manufactured home park or subdivision, all streets shall be named, and manufactured home lots numbered to conform with block numbers on adjacent public

streets. All street name signs and house numbers shall be of reflective material. Street signs for internal streets shall be of a color and size contrasting with those public streets so that there is no confusion regarding which are private and which are public streets. These signs and numbers shall be of standard size and placement to facilitate location by emergency vehicles.

(G) Location of public street intersections. Interior streets shall intersect adjoining public streets at approximately 90 degrees and at locations which will eliminate or minimize interference with traffic on those public streets.

(H) Parking vehicles in spaces only. No vehicle may be parked on any manufactured home site except on a hard surfaced, off-street parking space.

(Ord. 2003-09, § 15-2-31, passed 4-28-03)

Sec. 15-2-32. - Office building.

Each recreational vehicle park, mobile home or manufactured home park or subdivision shall be provided with a building to be known as the office in which shall be kept copies of all records pertaining to the management and supervision of the park, as well as rules and regulations of the park, and such records, rules and regulations to be available for inspection by law enforcement officers, public health officials and other officials whose duties necessitate acquisition of the information contained therein.

(1962 Code, § 5-9-9; Ord. 2003-09, § 15-2-32, passed 4-28-03)

Cross reference— Penalty, see § 1-1-99.

Sec. 15-2-33. - Rules and regulations for park.

(A) It shall be the duty of the owner, his agent, representative or manager to prescribe rules and regulations for management of the park; to make adequate provisions for the enforcement of such rules; and to subscribe to any and all subsequent rules and regulations which may be adopted for the management of such park. Copies of all such rules and regulations shall be furnished to the City Planning Department.

(B) In addition thereto, it shall be the duty of the owner, his agent, representative or manager to comply strictly with the following:

(1) Provide for at least an annual inspection of the water and sanitary conveniences by the City Plumbing Inspector;

(2) Provide for the collection and removal of garbage and other solid waste materials;

(3) Prohibit the placing or storage of unsightly material or junked vehicles of any kind;

(4) Provide for adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition;

(5) Take such other measures as may be deemed to be necessary by the city to preserve the health, comfort and safety of all persons residing in the park and the general public;

(6) Report to the City-County Health Department, within 24 hours, all cases of communicable diseases or suspected cases of communicable diseases affecting any guest or employee of the park;

(7) Report immediately to the Police Department of the city all acts of disorderly character committed by any person or persons inside of the park;

(8) See that copies of all rules and regulations are prepared and posted in conspicuous locations throughout the park;

(9) Require that all mobile homes and manufactured homes placed on individual lots are skirted, anchored, and tied down in accordance with the Texas Manufactured Housing Standards Act, Tex. Occupations Code, §§ 1201.001 et seq. and the City of Kingsville Code of Ordinances.

(1962 Code, § 5-9-10; Ord. 2003-09, § 15-2-33, passed 4-28-03)

Cross reference— Penalty, see § 1-1-99.

Sec. 15-2-34. - Management of park.

Each manufactured home park shall be under the direct management of the owner or his agent or representative, for whose acts he or they shall be fully responsible. The name of the person entrusted with the direct management of a park shall be filed for reference with the Planning Department.

(1962 Code, § 5-9-11; Ord. 2003-09, § 15-2-34, passed 4-28-03)

Sec. 15-2-35. - Register of occupants.

(A) It shall be the duty of the licensee to keep a register containing a record of all mobile home and manufactured home owners and occupants located within the park. The register shall contain the following information:

(1) Name and address of park tenant;

(2) The make, model and year of all automobiles and mobile or manufactured home;

(3) License number and owner of each recreational vehicle and automobile by which it is towed;

(4) Mobile home or manufactured home or recreational vehicle registration data, including make, length and width;

(5) The date of arrival and of departure of each mobile home, manufactured home or recreational vehicle;

(6) Whether or not each recreational vehicle is an independent or dependent trailer.

(B) The park shall keep the register available for inspection, at all times, by law enforcement officers, public health officials and other officials whose duties necessitate acquisition of the information contained in the register. The register shall be retained on the premises and shall not be destroyed for at least two years following the date of retirement of the register. Registers shall be available for inspection at all reasonable times by an official of the city whose duties may necessitate access to the information contained therein.

(1962 Code, § 5-9-15; Ord. 2003-09, § 15-2-35, passed 4-28-03)

Cross reference— Penalty, see § 1-1-99.

Sec. 15-2-36. - Supervision.

A responsible attendant or caretaker, owner or operator shall be in charge at all times to keep the recreational vehicle park, mobile or manufactured home park or subdivision, its facilities and equipment in a clean, orderly and sanitary condition, and he shall be answerable, with the licensee, for any violation of the provisions of this article.

(1962 Code, § 5-9-16; Ord. 2003-09, § 15-2-36, passed 4-28-03)

Cross reference— Penalty, see § 1-1-99.

Sec. 15-2-37. - Water supply.

An adequate supply of pure water for drinking and domestic purposes shall be supplied to meet the requirements of this article and other applicable City codes and ordinances. Each space shall be provided with a water connection.

(1962 Code, § 5-9-7; Ord. 2003-09, § 15-2-37, passed 4-28-03)

Cross reference— Penalty, see § 1-1-99.

Sec. 15-2-38. - Sanitary sewer.

Each manufactured home park shall be provided with sanitary sewer service. Service may be provided by connection to the city's sanitary sewer system or a package wastewater treatment plant approved by the Texas Commission on Environmental Quality (TCEQ) and City Engineer. Facilities within the park shall comply with the city's adopted Plumbing Code as set forth by § 15-1-21 of this chapter or as hereafter amended.

(1962 Code, § 5-9-8; Ord. 89049, passed 11-27-89; Ord. 2003-09, § 15-2-38, passed 4-28-03)

Sec. 15-2-39. - Garbage receptacles.

Garbage receptacles shall be provided in quantities adequate to permit disposal of all solid waste. Garbage receptacles shall be located not further than 200 feet from any manufactured home space. The receptacles shall be kept in sanitary condition at all times. Garbage receptacles shall be placed at a convenient location to be designated by the city for garbage pickup.

(1962 Code, § 5-9-12; Ord. 2003-09, § 15-2-39, passed 4-28-03)

Cross reference— Penalty, see § 1-1-99; garbage, see §§ 5-1-1 et seq.

Sec. 15-2-40. - Fire protection.

Every park shall provide fire hydrants and an adequate water distribution system to comply with the adopted fire prevention code for fire protection. No recreational vehicle or manufactured home space shall be more than 500 feet, in a direct line, from the nearest fire hydrant. Any with more than one fire hydrant shall be looped. The minimum size for any main supplying a fire hydrant shall be eight inches.

(1962 Code, § 5-9-13; Ord. 89049, passed 11-27-89; Ord. 2003-09, § 15-2-40, passed 4-28-03)

Cross reference— Penalty, see § 1-1-99.

Sec. 15-2-41. - Fuel.

Bottled gas for cooking purposes shall not be used at individual recreational vehicle or manufactured home spaces unless the containers are properly connected by copper or other suitable metallic tubing. Bottled gas cylinders shall be securely fastened in place. No cylinder containing bottled gas shall be located in a recreational vehicle or mobile home or within five feet of a door thereof. State and local regulations applicable to the handling of bottled gas and fuel oil must be followed.

(1962 Code, § 5-9-14; Ord. 2003-09, § 15-2-41, passed 4-28-03)

Cross reference— Penalty, see § 1-1-99.

Sec. 15-2-42. - Area for travel trailers.

A specific area may be designated by the owners or operators of mobile home or manufactured home parks for overnight parking and use by travel trailers and the provisions herein provided for mobile home or manufactured home spaces shall not apply to the area, provided the plans for such area have been approved by the city. Travel trailers or recreational vehicles which are park owned shall be limited to a tenancy of six consecutive months. Travel trailers and recreational vehicles which are privately owned shall have no time limit restriction. All existing park spaces occupying travel trailers outside of a designated recreational vehicle parking area must comply with this section as travel trailers are moved out and spaces become vacant.

(1962 Code, § 5-9-22; Ord. 2003-09, § 15-2-42, passed 4-28-03)

Statutory reference—Municipal penalties, see Tex. Loc. Gov't Code, § 54.001.

Sec. 15-2-43. - Penalty.

(A) Whenever in this code or in any ordinance of the city an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in such code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, and no specific penalty is provided therefore, the violation of any such provision of this code or any such ordinance shall be punished by:

(1) A fine not to exceed $2,000.00 in all cases arising under municipal ordinances that govern fire safety, zoning and public health and sanitation;

(2) A fine not to exceed $2,000.00 if a motor vehicle is used in illegal dumping or an offense under the law or city ordinance violated by the illegal dumping;

(3) A fine not to exceed $500.00 in a other cases.

(B) Each day any violation of this code or any ordinance shall continue shall constitute a separate offense.

(Ord. 2003-09, § 15-2-43, passed 4-28-03)

CONSENT AGENDA

AGENDA ITEM #1

City of Kingsville
Purchasing/IT Department

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Charlie Cardenas, Director of Public Works/ City Engineer

DATE: December 31, 2015

SUBJECT: Utility Fund Budget Amendment

Summary:
This item authorizes funding the purchase of chemicals for copper removal and for engineering services to evaluate effluent copper limitations at the 3MGD WWTP in order to obtain long-term compliance with water quality-based effluent limitations for copper in the Wastewater Department.

Background:
This action is based on exceeding effluent copper limitations at the North Wastewater Treatment Plant.

Financial Impact:
This will reduce Utility Fund fund balance by $136,350.00. Increase Chemicals account 051-5-700.1-214.00 by $99,000.00 to purchase specialty chemicals for copper removal during the treatment process. Increase Professional Services account 051-5-700.1-314.00 by $37,350.00 for engineering and sampling services for copper investigation.

Recommendation:
Staff is recommending the continued purchase of the chemical Hydrex-8909 for the removal of copper through the treatment process reducing effluent copper levels to be within permit compliance. Staff is also recommending professional consulting services to assist in the long-term remediation of high copper levels in the Wastewater collection system.

City of Kingsville TEXAS

ORDINANCE NO. 2016-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2015-2016 UTILITY FUND BUDGET FOR CHEMICALS AND ENGINEERING SERVICES TO EVALUATE EFFLUENT COPPER LIMITATIONS AT THE NORTH WASTE WATER TREATMENT PLANT.

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 2015-2016 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
Fund 051 Utility Fund					
Capital					
2		Unrestricted Fund Balance	61004		$136,350
Expenses					
5-7001	North WW	Chemicals	21400	$99,000	
5-7001	North WW	Professional Services	31400	$37,350	
				$136,350	

[To amend the City of Kingsville FY 15-16 Utility Fund Budget for the purchase of chemicals for copper removal and engineering services to evaluate the effluent copper limitations at the North Waste Water Treatment Plant as per the attached memo provided by the Director of Public Works/City Engineer.]

II.

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

III.

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

that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

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

INTRODUCED on this the 11th day of January, 2016.

PASSED AND APPROVED on this the ____ day of _____, 2016.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #2

City of Kingsville
Planning Department

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Cynthia Martin, Downtown Manager

DATE: January 14, 2016

SUBJECT: Historical Development Board review – 503 E Henrietta

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Summary: The Historical Development Board met on January 20, 2016, to evaluate an application for a building permit for a remodel at ORIG TOWN, BLOCK 39, LOT 1, 2 also known as 503 E Henrietta Avenue presented by Roque R. Loera, property owner. A copy of the application for review and related documentation are attached.

Background: Ms. Loera proposes to replace the windows and the portion of the exterior siding that is dilapidated on the house.

Financial Impact: NA

Recommendation: The Historical Development Board recommends approval of this building permit application.

Historical Development Board Review Application

Date of Request: 12-28-15 Property is zoned: Residential - Corner

Property Location and Description: 503 E. Henrietta

Original Owners: Jose M. Loera & Rita R. Loera

Year Built: 1935 1952 Style, Period, Condition, Context or other Comments: 4th generation homestead, simple & modest (in need of repair).

Description of Work: Dilapidation of wooden siding, floors, sheetrock and windows. (Paint) Replace windows, some siding\sheetrock & floor repair. ~~windows~~.

Applicant: Roque R. Loera & Cecilia Loera-Stringer

Address: 425 E. Henrietta & 924 Lyndale

Contact: Cell: 361-455-8272 Office: _____ Home: 361-592-3634 Email: cecilia.loerastringer@hotmail.com

Contractor: Grandson: Bryan J. Loera-Stringer

Contact: Cell: 361-455-7073 Office: _____ Home: _____ Email: bryan.loerastringer@hotmail.com

Documents Required:		Req'd	Have
1.	Building or Planning Department Application(s)	☐	☑
2.	Sketch, Drawing, Plans, Site Plans, Mock-ups	☐	☑
3.	Photographs (Historic, Current, Surrounding Structures)	☐	☑
4.	Materials List or Samples	☐	☑
5.	Proof of Ownership	☐	☑

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

Print Name: Cecilia Loera-Stringer Signature: Cecilia Loera-Stringer

Hearing Date: _____ Approved ☐ Disapproved with Recommendations ☐ Disapproved ☐

- Meetings are held in the City Hall Commission Chambers. 200 East Kleberg Avenue.
- If the Board disapproves the application with recommended changes, the applicant has 5 days to inform the City if he/she accepts the changes.
- If the application is disapproved or if the applicant does not accept all recommendations, he/she may appeal the Boards decision by informing the City within the 5 day period.
- The Board only hears cases when the owner is present or represented.
- Call 361-592-8516 for information.

CITY OF KINGSVILLE
Planning Department
Building Permit Application

Phone No: (361) 595-8019

Submit the completed form and an Inspector will be assigned to review your application and property before starting the following job.

DATE: 12-28-15	PERMIT# :	APPROVED BY:
JOB ADDRESS: 503 E. Henrietta		
OWNER'S NAME: LAST: Loera	FIRST: ~~Cecilia~~ Roque	M: R.
MAILING ADDRESS: 425 E. Henrietta	PHONE NO: 361-455-8272 361-592-3634	
CITY: Kingsville	STATE: TX	ZIP CODE: 78363
CONTRACTOR: *	PHONE NO:	
DESCRIPTION OF WORK: ☐ New ☐ Remodel Square Feet		
VALUATION OF WORK: $	PERMIT FEE: $	

*** Contractor must be registered with the City of Kingsville.**

NOTICE

SEPARATE PERMITS ARE REQUIRED FOR, ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR-CONDITIONING; ALL CONTRACTORS ARE RESPONSIBLE FOR DISPOSING OF THEIR OWN DEBRIS AT THE SANITARY LANDFILL ON CR 2130. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN SIX MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

Cecilia Loera-Stamps 12-28-15

SIGNATURE DATE

HOMEOWNER APPLICANTS ONLY: I HEREBY CERTIFY THAT I OWN AND AM NOW LIVING AT THE DWELLING FOR WHICHTHIS PERMIT IS BEING ISSUED, AND THAT THE WORK IS BEING PERMORMED BY ME OR A MEMBER OF MY IMMEDIATE FAMILY. I UNDERSTAND THAT, FOR THE PURPOSES OF THIS APPLICATION, MY IMMEDIATE FAMILY IS LIMITED TO MY PARENT, CHILD OR CHILD'S SPOUSE.

INITIAL HERE _____

FOR OFFICE USE ONLY

CURRENT ZONING FOR LOCATION:	IS ZONING APPROPRIATE FOR USE REQUIRED: YES/NO
SETBACK REQUIREMENTS VERIFIED: YES/NO	ARE SETBACK REQUIREMENTS MET: YES/NO
IS THE PROPERTY IN THE AICUZ/CCLUA**: YES/NO	DOES IT COMPLY WITH THE AICUZ/CCLUA**: YES/NO
PROPERTY EASEMENT VERIFIED: YES/NO	DIMENTION OF EASEMENT:
AICUZ/CCLUA** DEED NOTIFICATION: YES/NO	** CONTROLLED COMPATIBLE LAND USE AREA (JAZB)

Kleberg County Appraisal District

TaxNetUSA
The Source for Property Tax Information

502 E Kleberg St, Kingsville, TX 78363-9998

TaxNetUSA: Kleberg County Property Information Account Number: 20590 GEO Number: 100103901000192

Owner's Name	LOERA ROQUE R
Mailing Address	425 E HENRIETTA AVE KINGSVILLE, TX 78363
Location	503 E HENRIETTA AVE
Legal	ORIG TOWN, BLOCK 39, LOT 1, 2

Data up to date as of 2015-06-10

Entity Code	Entity Name	Tax Rate
GKL	Kleberg County	0.74481000
CKI	Kingsville	0.84220000
SKI	Kingsville ISD	1.51890000
WST	South Texas Water Authority	0.08540900
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	
	Total	3.191319
	*Total Estimated Taxes	829.42

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions.* Tax amount does not include any exemptions.

AGRICULTURAL (1-D-1) HOMESTEAD EXEMPTION FORM PRINTER FRIENDLY REPORT

Property Details

Deed Date	03/23/2015
Deed Volume	528
Deed Page	629
Exemptions	
Freeze Ceiling	0.00
Block	39
Tract or Lot	1, 2
Abstract Code	S001

Value Information

Land Value	4,000.00
Improvement Value	21,990.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Value Per MASQFT	N/A
Market Value	25,990.00
Appraised Value	25,990.00
Assessed Value	25,990.00

Improvement Information

Improvement ID	State Category	Homesite	Description	Value
7731	A1	N	RESIDENTIAL	21990.000000

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Year Built	Effective Year Built	Area	Value
7731	26377	MA	MAIN AREA	FF3	1945	1945	1,033	21,740
7731	26378	OP1	OPEN PORCH BASIC (20%)	*	1945	1945	60	250
						Total Living Area	1,033	

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft	Value
11025	A1	A1	F	0.1607	50	140	7,000	4,000

SB 541, effective September 1, 2005, provides that appraisal district websites cannot display photographs, sketches, or floor plans of an improvement to real property that is designed primarily for use as a

205 E. Henriella
Kingsville, TX 78363

Materials
- Original Siding
- Plywood
- Sheetrock
- Screws / Nails
- Windows (36 X60)
- Wood
- Paint
- Floor Tiles
- Trims
- Adhesive
- Shutters

Supplies
- Drill w/ Bits
- Electric Saw
- Skills Saw
- Nails/Screws
- Hammers
- Crowbars
- City Dump Visits

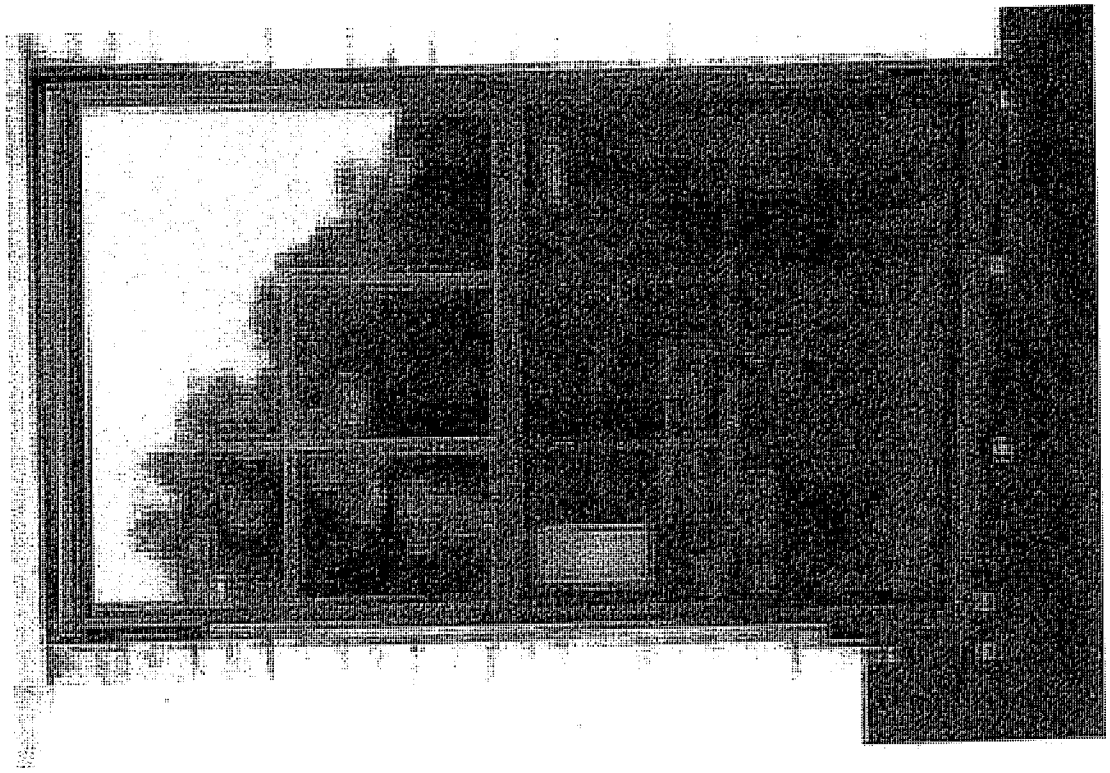
Grandson Bryan J. Loera-Stringer
- Construction Repairs — To move in 2016

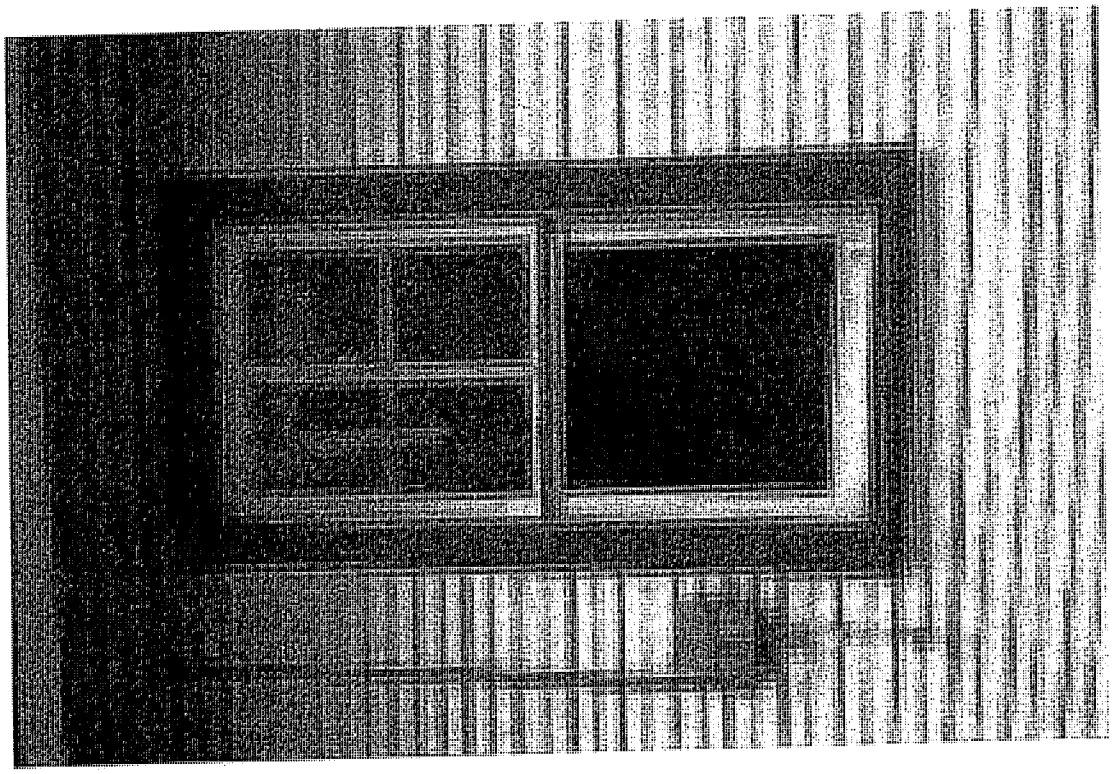
→ September 16, 2014
- Affidavit of Facts Concerning Identity of Heir

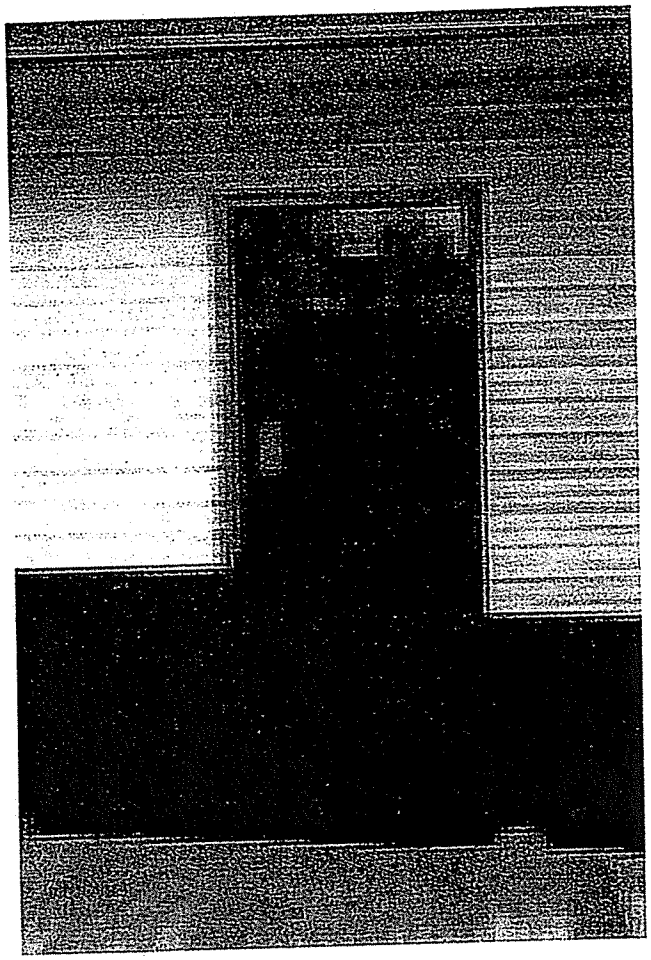
→ November 6, 2014
- General Warranty Deed

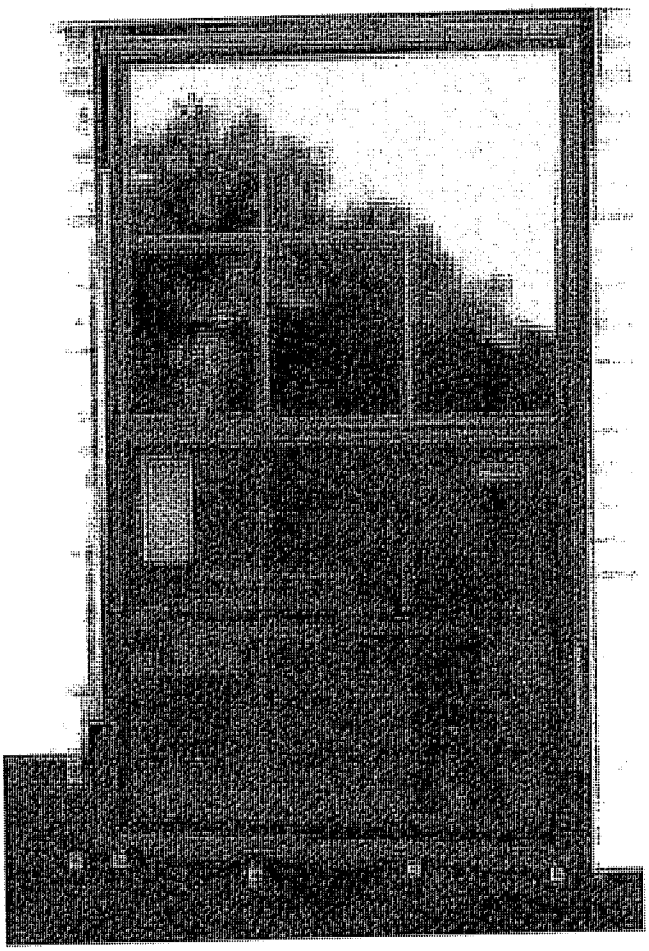
→ October 2015
- House Leveled — Gonzalez Gen. Contractor

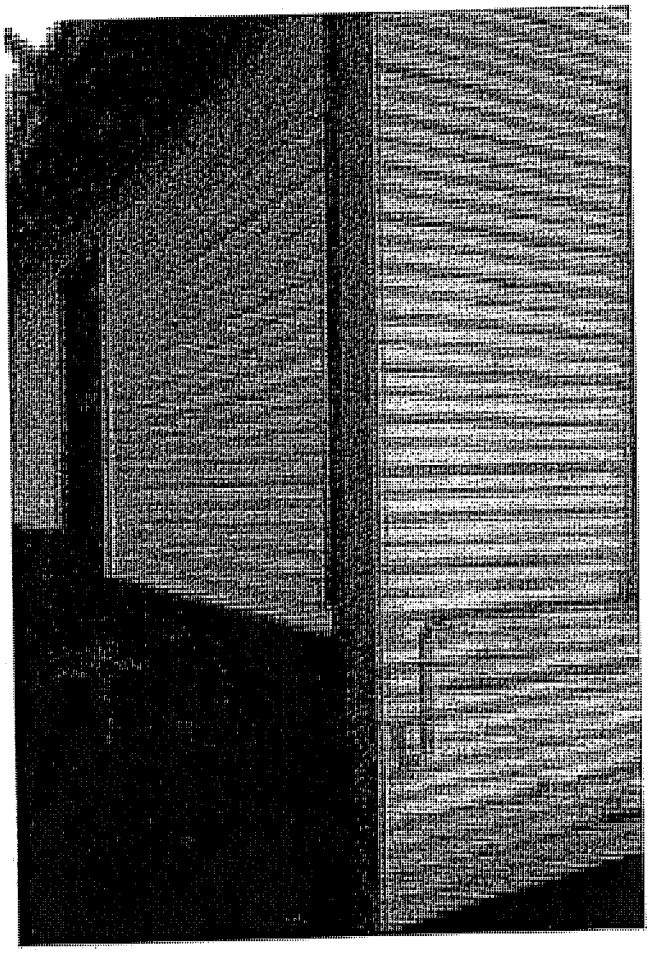
→ December 2015
- Repairs inside home started
- Removal of old flooring
- Replaced RR flooring
- First window replaced
- Communication on Building Permit
- Historical Development Board Review Application
- Long-Term Plans — Windows Shutters

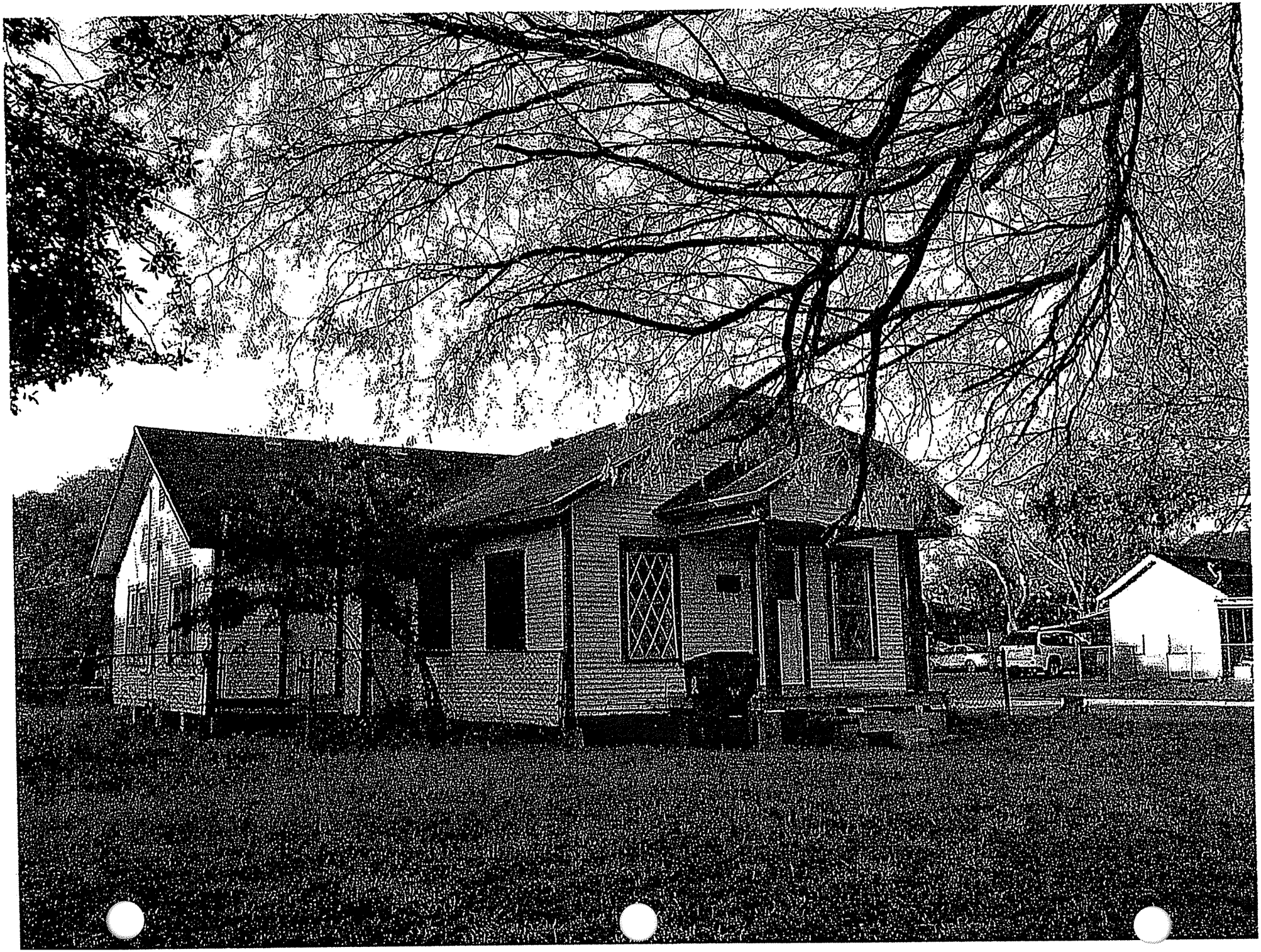


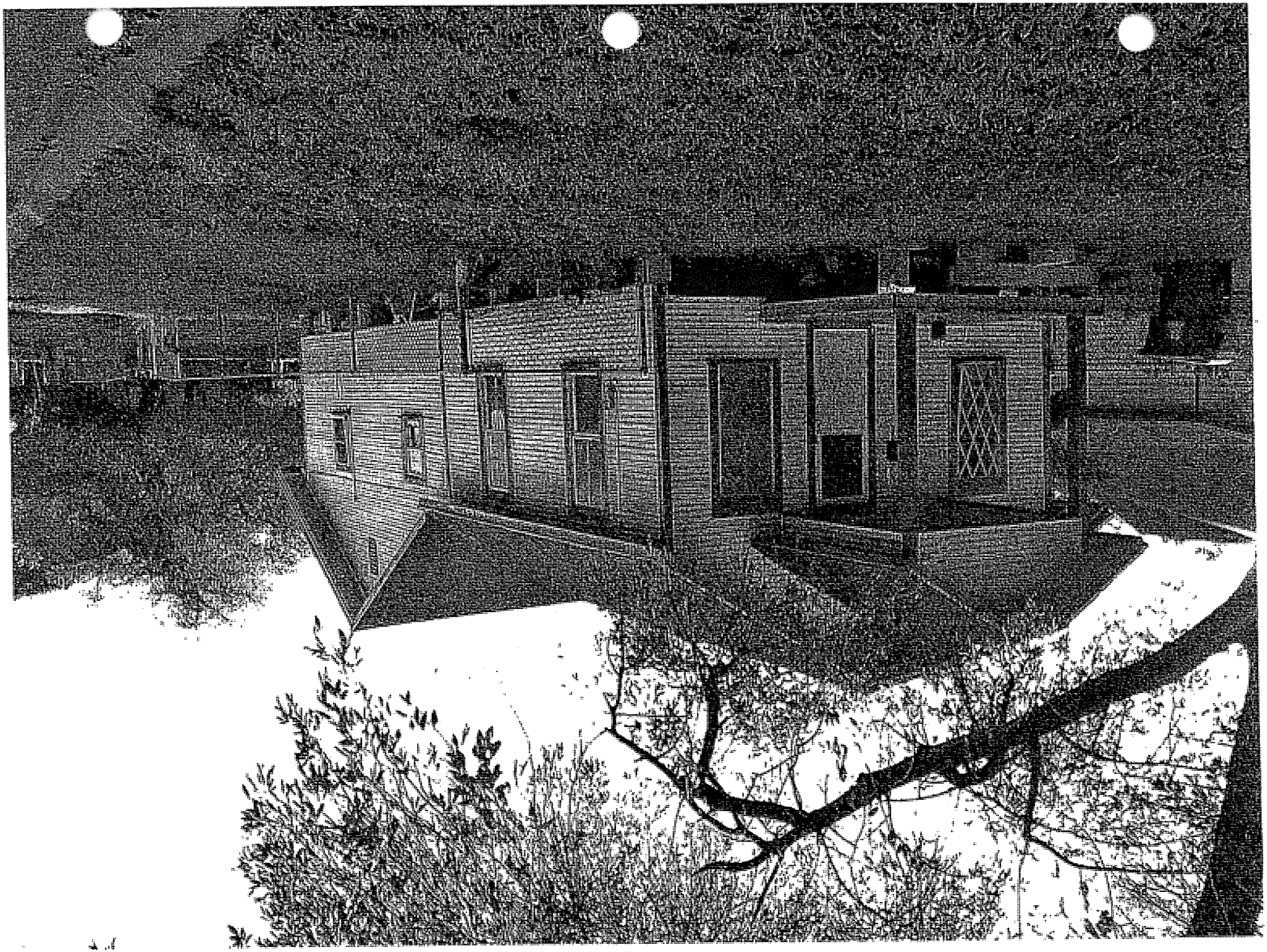


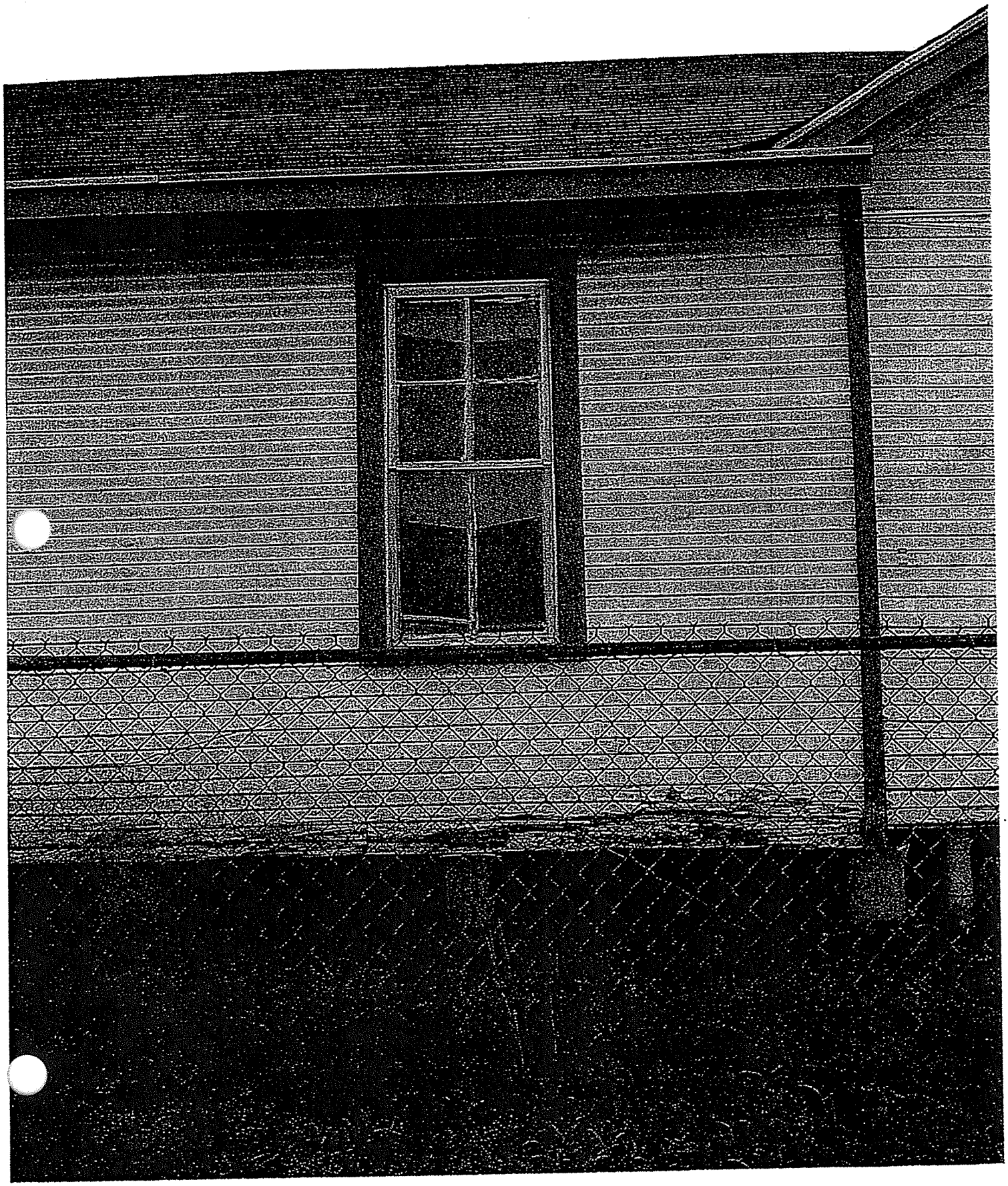


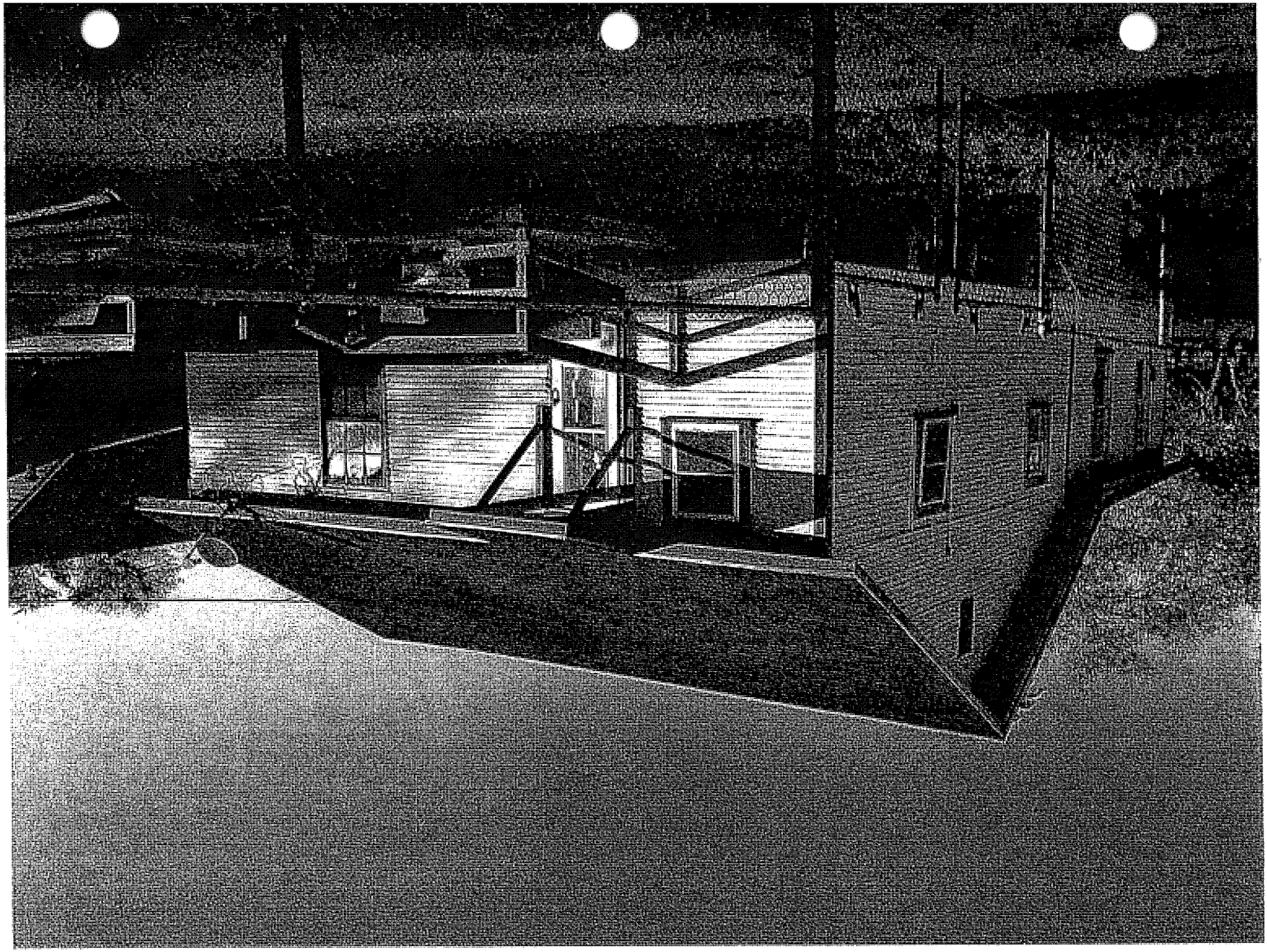












REGULAR AGENDA

AGENDA ITEM #3

City of Kingsville
Planning and Development Services

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director

DATE: January 15, 2016

SUBJECT: Request to Condemn unsafe structures at 426 E. Alice

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Summary:
This item would allow the City Commission to condemn the unsafe structure at 426 E. Alice.

Background:
Staff has had issues for some time with this property. We have made 5 five trips in the last 2 years to clean up his property. We do need to continue with this property owner and clean up what is in violation of the code. I believe that his neighbors appreciate what we are trying to accomplish.

Financial Impact:
We expect that the demo of the structures will cost $4,000 to $5,000 dollars. These costs will be assessed against the property taxes.

Recommendation:
Despite the landfill issue, this is a property that needs to be cleaned up because of the reasons stated in the background. We hope that this will curtail his activity in collecting junk. Approve the request to condemn the unsafe structures at 426 E. Alice.

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
426 E . Alice Ave. HOUSE		DANIEL RAMIREZ
LEGAL DESCRIPTION	BLOCK	LOT
Orig. Town	10	19,20
OWNER NAME/JOSE ROBERTO FLORES	OWNER'S ADDRESS	CITY/STATE/ZIP
David Narvaez Flores	426 Alice Ave.	Kingsville, Texas 78363-3855

PROPERTY CONDITION REPORT

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

REASON CODES:

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

COMMENT CODES:

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

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS HAS BEEN WITHOUT WATER SINCE 08/16/2011

SIGNATURE: Daniel H. Ramirez DATE: 5-15-15

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
426 E Alice Ave. Shed		DANIEL RAMIREZ
LEGAL DESCRIPTION	BLOCK	LOT
Orig. Town	10	19,20
OWNER NAME/JOSE ROBERTO FLORES	OWNER'S ADDRESS	CITY/STATE/ZIP
David Narvaez Flores	426 E. Alice	Kingsville, Texas 78363-3855

PROPERTY CONDITION REPORT

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

REASON CODES:

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

COMMENT CODES:

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2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
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BUILDING OFFICIAL COMMENTS:

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SIGNATURE: Daniel H. Ramirez DATE: 5-15-15

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR	
426 E . Alice Ave. HOUSE		DANIEL RAMIREZ	
LEGAL DESCRIPTION	BLOCK	LOT	
Orig. Town	10	19,20	
OWNER NAME	OWNER'S ADDRESS	CITY/STATE/ZIP	
David Narvaez Flores	426 Alice Ave.	Kingsville, Texas 78363-3855	

PROPERTY CONDITION REPORT

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

REASON CODES:

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

COMMENT CODES:

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

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS HAS BEEN WITHOUT WATER SINCE 08/04/2015

SIGNATURE: Daniel H. Ramirez DATE: 11-13-15

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
426 E Alice Ave. Shed		DANIEL RAMIREZ
LEGAL DESCRIPTION	BLOCK	LOT
Orig. Town	10	19,20
OWNER NAME	OWNER'S ADDRESS	CITY/STATE/ZIP
David Narvaez Flores	426 E. Alice	Kingsville, Texas 78363-3855

PROPERTY CONDITION REPORT

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

REASON CODES:

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

COMMENT CODES:

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

BUILDING OFFICIAL COMMENTS:

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

SIGNATURE: Daniel H. Ramirez DATE: 11-13-15

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

David Navarro Flores

CONDEMNATION CHECKLIST

Property Address: 426 E Alice Phone: _____

Property Owner: Jose Roberto Flores Phone: _____

Owner's Address: David Navarro Flores Fax: _____
426 E Alice Mercedes TX 78363

PLANNED DATE	ACTUAL DATE	ACTION
☐ 5-15-15	5-15-15	1. Identify structure unfit for human habitation.
☐ 5-15-15	5-15-	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
☐ 5-15-15	5-15-15	☐ b. Photograph property with date stamp.
		3. Determine ownership from county assessment & tax collection record.
☐ 5-15-15	5-15-15	4. Obtain legal description.
☐ 5, 15-15	5-15-15	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 5-15-15	5-15-15	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
☐ 11-13-15	11-13-15	7. 2nd Notice Sent. (10 day response) (Optional)
☐ 11-13-15	11-13-15	8. If response is not received or is not adequate, proceed as follows:
☐ 12-17-15	12-17-15	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 12-30-15	12-30-15	1) Post affidavit in newspaper twice a week for one week
☐ 12-28-15	12-28-15	10. Post sign on property advising date the City

Council will consider condemnation of structure.

☐	1-20-16	1-20-16	11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
☐	12-28-15	12-28-15	12. Photograph posted sign with date stamp.
☐	12-18-15	12-18-15	13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
			☐ a. Location Map
			☐ b. Photographs of the structure with date stamp
			☐ c. Inspection report
			☐ d. Pre-condemnation notice
			☐ e. Condemnation resolution
☐	12-18-15	12-18-15	14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐			15. City Council adopts condemnation resolution.
☐			16. File Notice of Condemnation with the County Clerk.
☐			17. Send owner(s) & other vested interests the following:
			☐ a. Copy of the City Council resolution.
			☐ b. 45-day order to demolish
☐			18. Post 45-day Order to Demolish on structure.
			☐ a. Take photo with date stamp
☐			19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐			20. Photograph posted notice with date stamp.
☐			21. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐			22. Issue Notice to Proceed to Public Works Director and Demolition Crew.
☐			23. Prepare demolition cost statement consisting of:
			☐ a. Mailing fees
			☐ b. Publication fees

☐ c. Demolition costs

☐ d. Landfill tipping fees

☐ e. Filing fees

☐ f. Administrative fees

☐ g. Any documentation miscellaneous costs

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

EBERG COUNTY APPRAISAL DISTRICT
OPERTY 18657 R
al Description
IG TOWN, BLOCK 10, LOT 19, 20

OWNER ID
52314

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2014
FLORES JOSE ROBERTO
DAVID NARVAEZ FLORES
426 E ALICE AVE
KINGSVILLE, TX 78363-3855

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

Values
IMPROVEMENTS 8,880
LAND MARKET + 4,000
MARKET VALUE = 12,880
PRODUCTIVITY LOSS - 0
APPRAISED VALUE = 12,880
HS CAP LOSS - 0
ASSESSED VALUE = 12,880

)101019000192 Ref ID2: R18657 Map ID PLAT

ACRES:
EFF. ACRES:

'US 426 E ALICE

APPR VAL METHOD: Cost

GENERAL

ILITIES
POGRAPHY LEVEL
AD ACCESS PAVED,CURB & GUTTER
NING
XT REASON

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

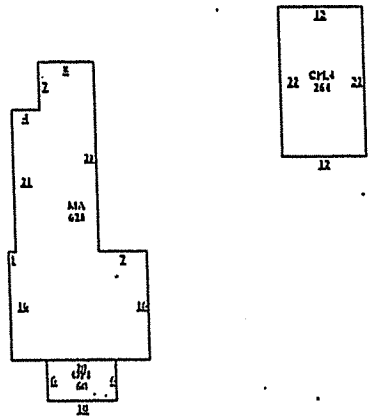
MARKS FOR 2013 ADD FF TABLE FF80D140 PER IE
4/17/13 JO -- FOR 2013 NO VAL CHG TO ACCT
PER APPR LR 2/1/13 3/11/13 FOR '10 CORR
LEGAL DESC & VALUE PER MERGED W/ACCT #

BUILDING PERMITS

SSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
2/27/2008	REM	0	A	2,600

ALE DT	PRICE	GRANTOR	DEED INFO
7/17/2007	*****	FLORES ELODIA N	WDVL / 368 / 335
4/25/2005	*****	NARVAEZ JOE R	WD / 306 / 939
6/01/1988	*****	UNKNOWN	OT / 11 / 258

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE

SUBD: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF2/	628.0	25.61	1	1945	1945	F	16,080	50%	100%	100%	100%	100%	0.50	8,040
	OP1	OPEN PORCH B	R	*/	60.0	5.12	1	1945	1945	F	310	50%	100%	100%	100%	100%	0.50	150
	CPL4	CARPORT GABL	R	*/	264.0	5.25	1				1,390	50%	100%	100%	100%	100%	0.50	690
	SGN	STORAGE (NO	F	NV/		0.00	1					100%	100%	100%	100%	100%	1.00	0
1.	RESIDENTIAL		STCD: A1		952.0		Homesite: N				17,780							8,880

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN4	0
Roof Style		RT2,RM1	0
Flooring	1	FLA	0
Heating/Cooling	1	HA5	0
Plumbing	1	1	0
			0

SUBD: S001 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	A1		FF80D140	A1	N	FF	50X140	80.00	4,000	1.00	1.00	A	4,000	NO			0.00	0
Comment: F: 50.0 R: 50.0 FF													4,000					0

Effective Date of Appraisal: January 1 Date Printed: 07/01/2014 10:02:26AM by MARLENEP

True Automation, Inc.

Prop ID	Owner	%	Legal Description			Values		
1705	32980	100.00 R	Geo: 100101014000192	Effective Acres: 0.000000	Imp HS:	0	Market:	5,250
ERA JOSE III			ORIG TOWN, BLOCK 10, LOT 14-16		Imp NHS:	0	Prod Loss:	0
404 PALM DR					Land HS:	0	Appraised:	5,250
KINGSVILLE, TX 78363-6929				Acres:	0.0000 Land NHS:	5,250	Cap:	0
			State Codes: C1	Map ID:	PLAT Prod Use:	0	Assessed:	5,250
			Situs: 429 E RICHARD	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			5,250	0	5,250	0.842200	44.22

Prop ID	Owner	%	Legal Description			Values		
17870	52542	100.00 R	Geo: 100101017000192	Effective Acres: 0.000000	Imp HS:	0	Market:	4,000
FLORES JOSE ROBERTO			ORIG TOWN, BLOCK 10, LOT 17, 18		Imp NHS:	0	Prod Loss:	0
DAVID NARVAEZ FLORES					Land HS:	0	Appraised:	4,000
813 E RAGLAND AVE				Acres:	0.0000 Land NHS:	4,000	Cap:	0
KINGSVILLE, TX 78363-5723			State Codes: C1	Map ID:	PLAT Prod Use:	0	Assessed:	4,000
			Situs: 430 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

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

Prop ID	Owner	%	Legal Description			Values		
18657	52314	100.00 R	Geo: 100101019000192	Effective Acres: 0.000000	Imp HS:	0	Market:	12,880
FLORES JOSE ROBERTO			ORIG TOWN, BLOCK 10, LOT 19, 20		Imp NHS:	8,880	Prod Loss:	0
DAVID NARVAEZ FLORES					Land HS:	0	Appraised:	12,880
426 E ALICE AVE				Acres:	0.0000 Land NHS:	4,000	Cap:	0
KINGSVILLE, TX 78363-3855			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	12,880
			Situs: 426 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			12,880	0	12,880	0.842200	108.48

Prop ID	Owner	%	Legal Description			Values		
19419	48416	100.00 R	Geo: 100101021000192	Effective Acres: 0.000000	Imp HS:	17,410	Market:	23,410
ESQUIVEL GRACIE			ORIG TOWN, BLOCK 10, LOT 21, 22, 23		Imp NHS:	0	Prod Loss:	0
422 E ALICE AVE					Land HS:	6,000	Appraised:	23,410
KINGSVILLE, TX 78363-3855				Acres:	0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	23,410
			Situs: 422 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			23,410	0	23,410	0.842200	197.16

Prop ID	Owner	%	Legal Description			Values		
12515	41881	100.00 R	Geo: 100101024000192	Effective Acres: 0.000000	Imp HS:	8,140	Market:	10,140
LEDESMA IDA			ORIG TOWN, BLOCK 10, LOT 24		Imp NHS:	0	Prod Loss:	0
% ADE LEDESMA					Land HS:	2,000	Appraised:	10,140
1201 E LOTT				Acres:	0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	10,140
			Situs: 418 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			10,140	0	10,140	0.842200	85.40

Prop ID	Owner	%	Legal Description			Values		
20993	55520	100.00 R	Geo: 100101025000192	Effective Acres: 0.000000	Imp HS:	0	Market:	32,920
RINCHE EMILIO J JR			ORIG TOWN, BLOCK 10, LOT 25, 26		Imp NHS:	28,920	Prod Loss:	0
PO BOX 5124					Land HS:	0	Appraised:	32,920
KINGSVILLE, TX 78364-5124				Acres:	0.0000 Land NHS:	4,000	Cap:	0
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	32,920
			Situs: 414 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			32,920	0	32,920	0.842200	277.25

Prop ID	Owner	%	Legal Description			Values		
21757	33063	100.00 R	Geo: 100101027000192	Effective Acres: 0.000000	Imp HS:	35,700	Market:	39,700
RODRIGUEZ ESTEL F			ORIG TOWN, BLOCK 10, LOT 27, 28		Imp NHS:	0	Prod Loss:	0
(LIFE EST)					Land HS:	4,000	Appraised:	39,700
CARLOS & STEVEN RODRIGU				Acres:	0.0000 Land NHS:	0	Cap:	0
410 E ALICE AVE			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	39,700
KINGSVILLE, TX 78363-3855			Situs: 410 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS,OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			39,700	8,400	31,300	0.842200	263.61

STATEMENT OF ALL TAXES DUE

ACCT # 1-001-010-19000-192
DATE 05/07/2015
SD

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

Property Description
ORIG TOWN, BLOCK 10, LOT 19, 20

TOWN -
ACRES - .160
LOCATION- 426 E ALICE

Values

LAND MKT VALUE	4,000	IMPR/PERS MKT VAL	8,880
LAND AGR VALUE		MKT. BEFORE EXEMP	12,880
		LIMITED TXBL. VAL	

EXEMPTIONS GRANTED: NONE

FLORES JOSE ROBERTO
DAVID NARVAEZ FLORES
426 E ALICE AVE

KINGSVILLE TX 78363-3855

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2014	411.04	53.44	.00	464.48
	411.04	53.44	.00	464.48

ACCT # 1-001-010-19000-192

TOTAL DUE 05/2015	464.48
TOTAL DUE 06/2015	472.69
TOTAL DUE 07/2015	582.05
TOTAL DUE 08/2015	586.97

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	95.93	12.47	.00	108.40
CITY OF KINGSVILLE	108.48	14.10	.00	122.58
KINGSVILLE ISD	195.63	25.44	.00	221.07
SOUTH TX WATER AUTH	11.00	1.43	.00	12.43

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	95.93
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	108.48
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	195.63
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	11.00
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	411.04

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

STATEMENT OF ALL TAXES DUE

ACCT # 1-001-010-19000-192
DATE 01/21/2016
AR

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

Property Description
ORIG TOWN, BLOCK 10, LOT 19, 20

TOWN -
ACRES - .160
LOCATION- 426 E ALICE

Values

LAND MKT VALUE	4,000	IMPR/PERS MKT VAL	8,880
LAND AGR VALUE		MKT. BEFORE EXEMP	12,880
		LIMITED TXBL VAL	

EXEMPTIONS GRANTED: NONE

FLORES JOSE ROBERTO
DAVID NARVAEZ FLORES
426 E ALICE AVE

KINGSVILLE TX 78363-3855

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2014	411.04	98.66	101.94	611.64
TAXES 2015	419.80	.00	.00	419.80
	830.84	98.66	101.94	1,031.44

ACCT # 1-001-010-19000-192

TOTAL DUE 01/2016	1,031.44
TOTAL DUE 02/2016	1,065.75
TOTAL DUE 03/2016	1,079.07
TOTAL DUE 04/2016	1,092.40

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
KLEBERG COUNTY	200.90	23.02	23.79	247.71
CITY OF KINGSVILLE	216.96	26.04	26.90	269.90
KINGSVILLE ISD	391.26	46.96	48.52	486.74
SOUTH TX WATER AUTH	21.72	2.64	2.73	27.09

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	104.97
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	108.48
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	195.63
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	10.72
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	419.80

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

TaxNetUSA: Kleberg County Property Information Account Number: 18657 GEO Number: 100101019000192

Owner's Name: **FLORES JOSE ROBERTO**

Mailing Address: DAVID NARVAEZ FLORES
426 E ALICE AVE
KINGSVILLE, TX 78363

Location: 426 E ALICE

Legal: ORIG TOWN, BLOCK 10, LOT 19, 20

Data up to date as of 2015-06-10

Entity Code	Entity Name	Tax Rate
GKL	Kleberg County	0.74481000
CKI	Kingsville	0.84220000
SKI	Kingsville ISD	1.51890000
WST	South Texas Water Authority	0.08540900
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	
	Total	3.191319
	*Total Estimated Taxes	411.04

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions.* Tax amount does not include any exemptions.

AGRICULTURAL (1-D-1) HOMESTEAD EXEMPTION FORM PRINTER FRIENDLY REPORT

Property Details

Deed Date	07/17/2007
Deed Volume	368
ed Page	335
Exemptions	
Freeze Ceiling	0.00
Block	10
Tract or Lot	19, 20
Abstract Code	S001

Value Information

Land Value	4,000.00
Improvement Value	8,880.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Value Per MASQFT	N/A
Market Value	12,880.00
Appraised Value	12,880.00
Assessed Value	12,880.00

Improvement Information

Improvement ID	State Category	Homesite	Description	Value
6407	A1	N	RESIDENTIAL	8880.000000

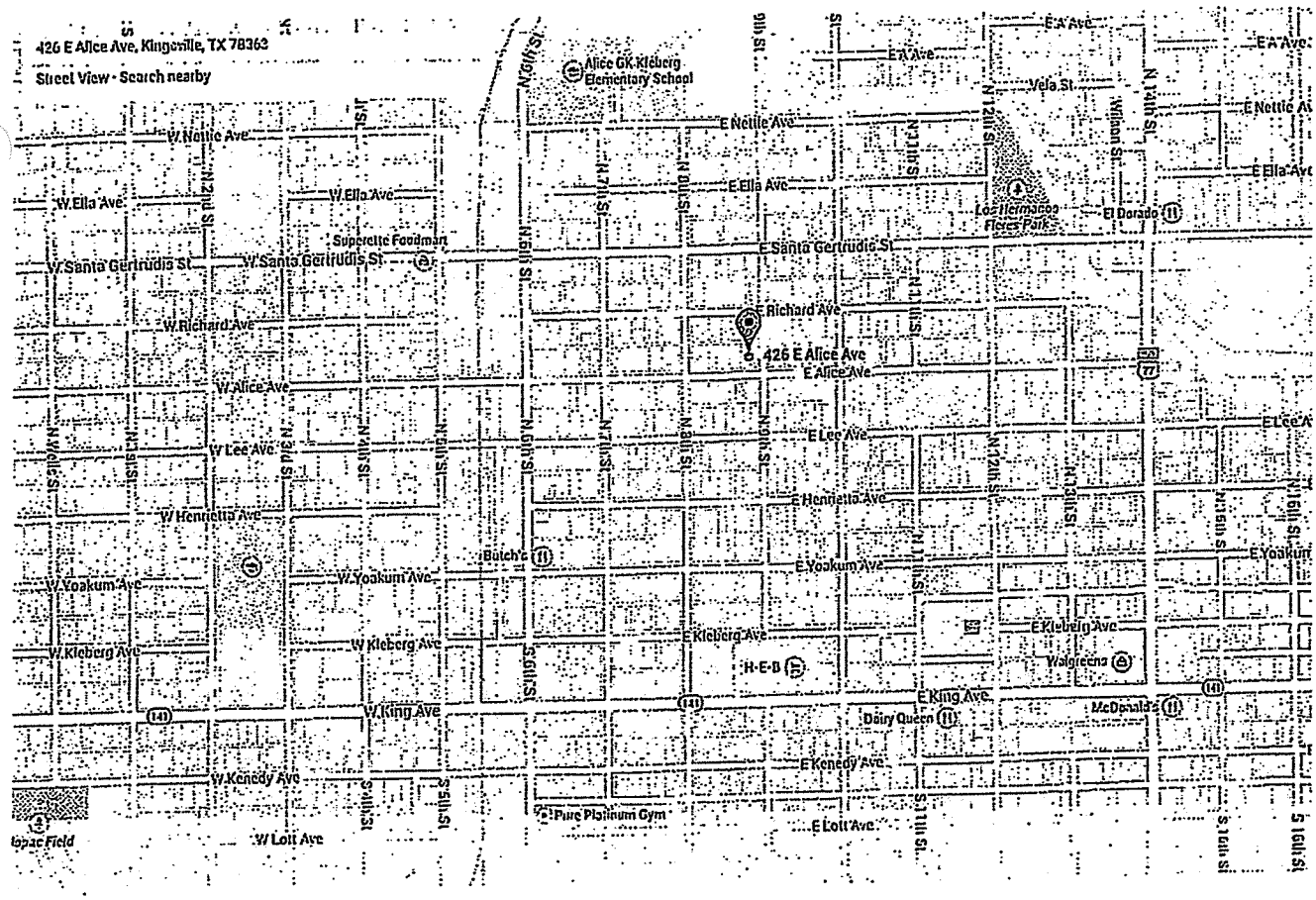
Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Year Built	Effective Year Built	Area	Value
6407	21749	MA	MAIN AREA	FF2	1945	1945	628	8,040
6407	21750	OP1	OPEN PORCH BASIC (20%)	*	1945	1945	60	150
6407	21751	CPL4	CARPORT GABLE (LOW) (W/FL	*	0	0	264	690
6407	21752	SGN	STORAGE (NO VALUE)	NV	0	0	0	0

Total Living Area 628

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft	Value


426 E Alice Ave, Kingsville, TX 78363
Street View - Search nearby
Alice GK Kleberg Elementary School
E Nettie Ave
W Nettie Ave
W Ella Ave
E Ella Ave
Superette Foodman
W Santa Gertrudis St
E Santa Gertrudis St
W Richard Ave
E Richard Ave
426 E Alice Ave
E Alice Ave
W Alice Ave
W Lee Ave
E Lee Ave
W Henrietta Ave
E Henrietta Ave
Butch's
W Yoakum Ave
E Yoakum Ave
W Kleberg Ave
E Kleberg Ave
H-E-B
W King Ave
E King Ave
Dairy Queen
Walgreens
McDonald's
W Kenedy Ave
E Kenedy Ave
Pure Platinum Gym
W Loit Ave
E Loit Ave
Vela St
Wilson St
Los Hermanos Flores Park
El Dorado
N 6th St
N 7th St
N 9th St
N 11th St
N 12th St
N 13th St
S 16th St
Map data ©2015 Google 500 ft

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

MAY 15, 2015

JOSE ROBERTO FLORES AND DAVID NARVAEZ FLORES
426 E ALICE
KINGSVILLE, TX 78363

Re: ORIG TOWN, BLOCK 10, LOT 19, 20 426 E ALICE (HOUSE AND SHED BACK REAR STRUCTURE)

Dear Sir or Madam:

It has been determined that the structure at **426 E ALICE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
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('62 Code, § 4-6-1)

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

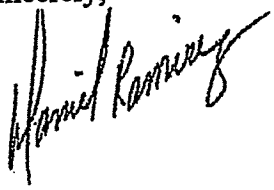
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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

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

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

Sincerely,



Daniel Ramirez
Building Official

ITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

NOVEMBER 13, 2015

JOSE ROBERTO FLORES AND DAVID NAVAREZ FLORES
426 E ALICE AVE
KINGSVILLE, TX 78363

Re: ORIG TOWN, BLOCK 10, LOT 19, 20 426 E ALICE (HOUSE AND BACK REAR STRUCTURE)

Dear Sir or Madam:

It has been determined that the structure at **426 E ALICE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

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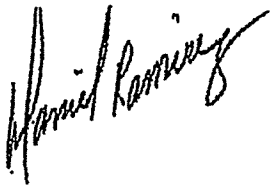
If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,



Daniel Ramirez
Building Official

ITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

NOVEMBER 13, 2015

DAVID NAVAREZ FLORES
426 E ALICE AVE
KINGSVILLE, TX 78363

Re: ORIG TOWN, BLOCK 10, LOT 19, 20 426 E ALICE (HOUSE AND BACK REAR STRUCTURE)

Dear Sir or Madam:

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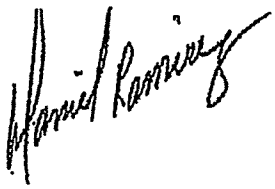

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

CITY OF KINGSVILLE
PHONE: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0003 3833 1308

DECEMBER 17, 2015

JOSE ROBERTO FLORES AND DAVID NARVAEZ FLORES
426 E ALICE
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 426 E ALICE**

Dear Sir or Madam:

On May 15, 2015, a letter was sent from the City of Kingsville stating that your property located at **426 E ALICE** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, JANUARY 25, 2016** at **6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for JANUARY 25, 2016.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

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

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

CITY OF KINGSVILLE
PHONE: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0003 3833 1292

DECEMBER 17, 2015

DAVID NARVAEZ FLORES
426 E ALICE
KINGSVILLE, TX 78363

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Sincerely,

Daniel Ramirez
Building Official

1602

CITY OF KINGSVILLE

7014 0150 0002 0853 4358

64

neopost
05/15/2015
US POSTAGE
$06.48⁹

ZIP 78363
041L11238105

JUL 15 2015

Jose Roberto Flores
David Narvaez Flores
426 E Alice
Kingsville, Tx 78363

NIXIE 782 CC 1 01807/10/15

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

*2193-01602-09-16

City of Kingsville TEXAS

7014 0150 0002 0853 4181

4

neopost
09/21/2015
US POSTAGE
$06.73⁵

ZIP 78363
041L11238105

Lv. 9/22
10/3
10/10

Jose Roberto Flores
David Narvaez Flores

NIXIE 782 CC 1 01810/20/15

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

*2093-11534-20-19

CERTIFIED MAIL

1602

City of Kingsville TEXAS

7011 1570 0003 3833 1254

neopost
11/05/2015
US POSTAGE
$06.73

FIRST-CLASS MAIL

ZIP 78363
041L11238105

NOV 17 2015

David Narvaez Flores
426 E Alice
[illegible]

NIXIE 782 CC 1 0111/13/15

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78363385526 *2093-08671-11-19

78363@385.5

1602

City of Kingsville TEXAS

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

CORPUS CHRISTI
TX 784 1 L
05 NOV 2015

neopost
11/05/2015
US POSTAGE
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FIRST-CLASS MAIL

ZIP 78363
041L11238105

David Narvaez Flores
426 E Alice
[illegible] 78363

NIXIE 782 CC 1 0011/11/15

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78363385526 *0482-08528-05-39

78364@1458

1160.2

City of Kingsville TEXAS

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

423

NOV 28 2015

neopost
11/16/2015
US POSTAGE
$06.73⁵

FIRST-CLASS MAIN

ZIP 78363
041L11238105

9214 8901 0951 5000 0257 7102

INIXIE 782 CC 1 0111/21/15
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
*2093-06505-21-18

Jose Roberto Flores

78363

CERTIFIED MAIL

1160.1

City of Kingsville TEXAS

7011 1570 0003 3833 1223

neopost
11/16/2015
US POSTAGE
$06.73⁵

FIRST-CLASS MAIL

ZIP 78363
041L11238105

Jose Roberto Flores
David Navarez Flores

NOV 28 2015

INIXIE 782 CC 1 0111/23/15
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
*2093-06521-21-18

423

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:

David Narvaez Flores
426 E Alice
Kingsville, TX 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery 12/24

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

3. Service Type
☐ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7011 1570 0003 3833 1292

PS Form 3811, July 2013 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
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and Narvaez Flores
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Kingsville, TX 78363

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X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery 12/24

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

3. Service Type
☐ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

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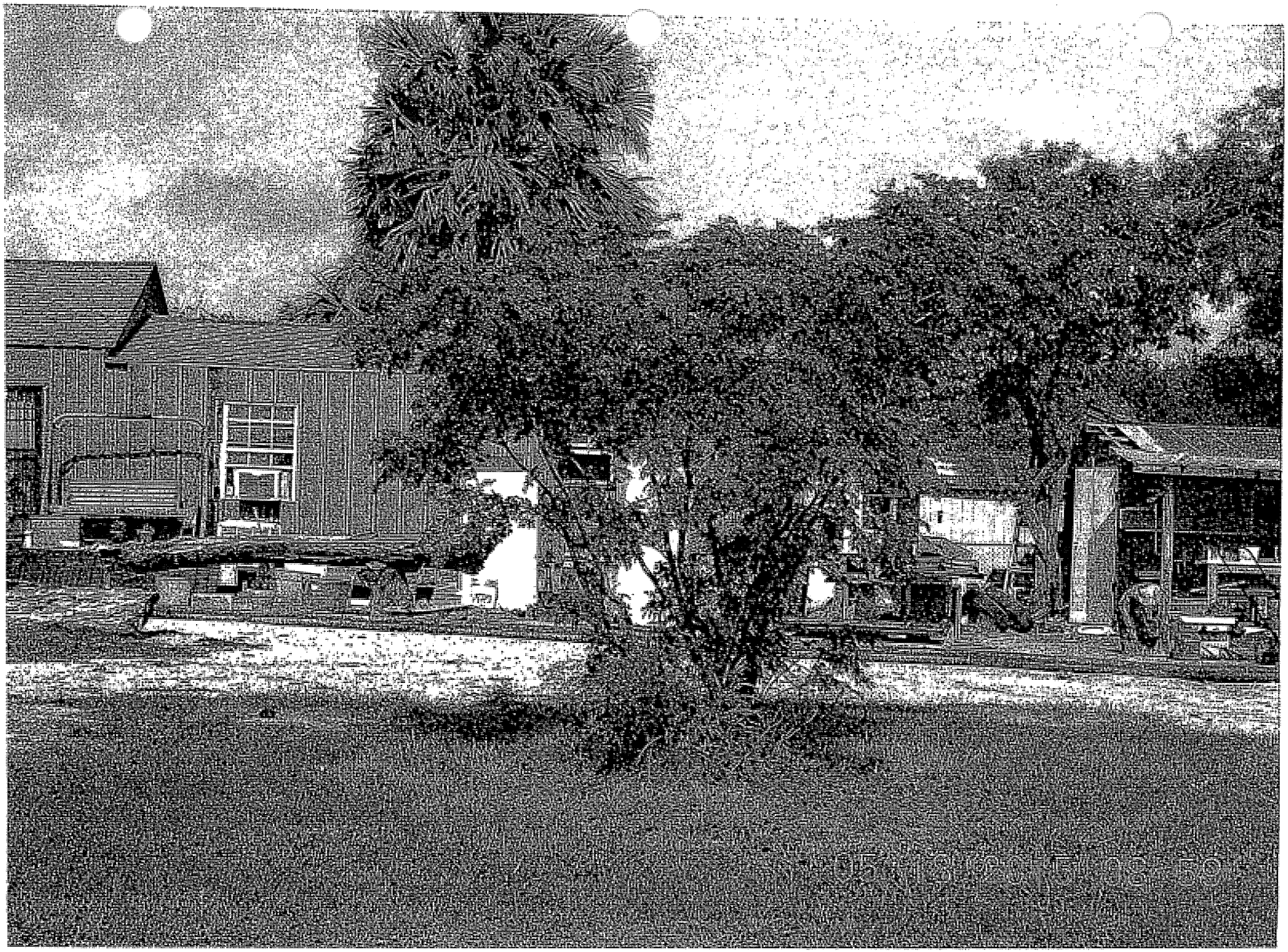
PS Form 3811, July 2013 Domestic Return Receipt

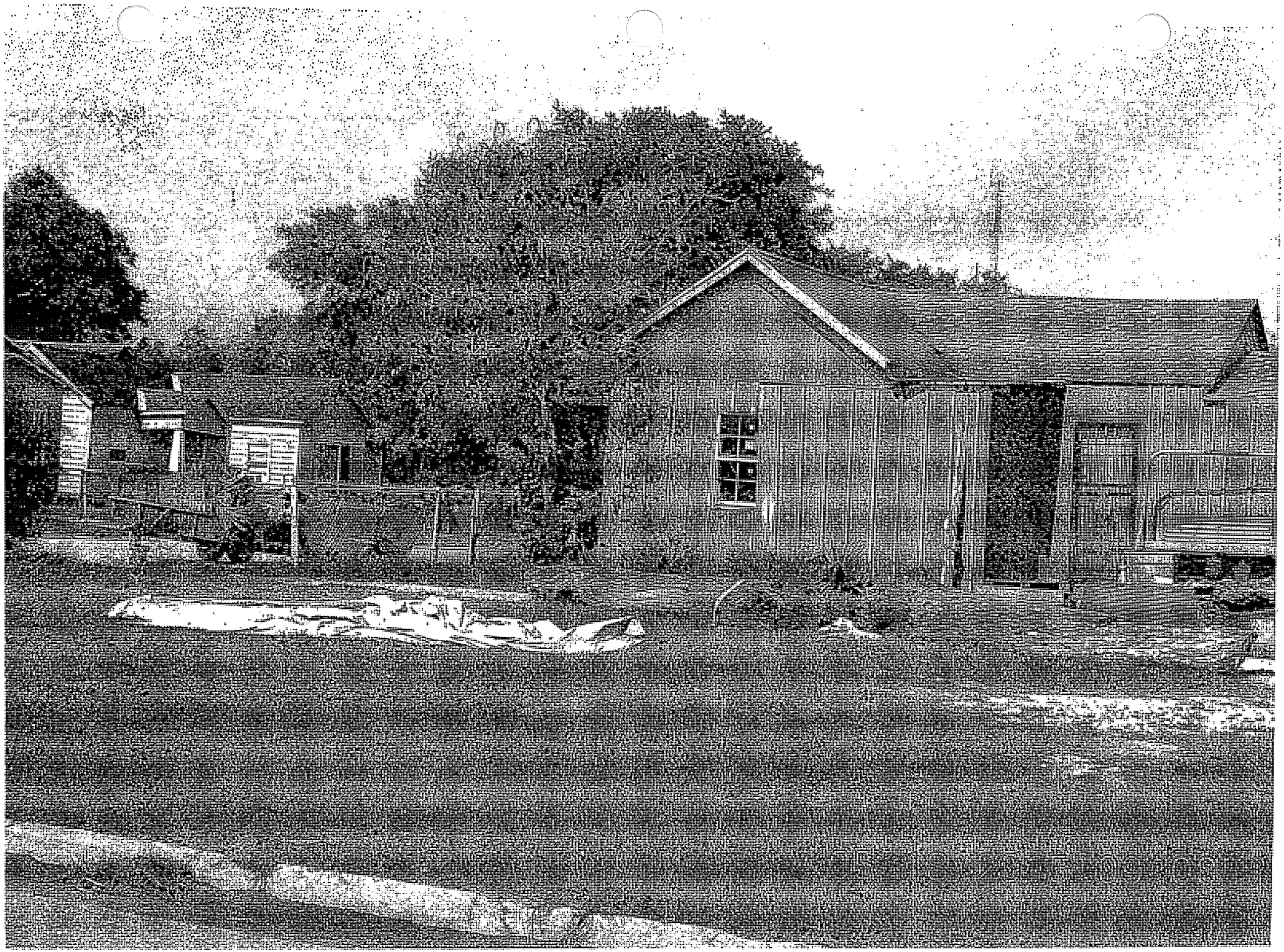
PUBLIC NOTICE

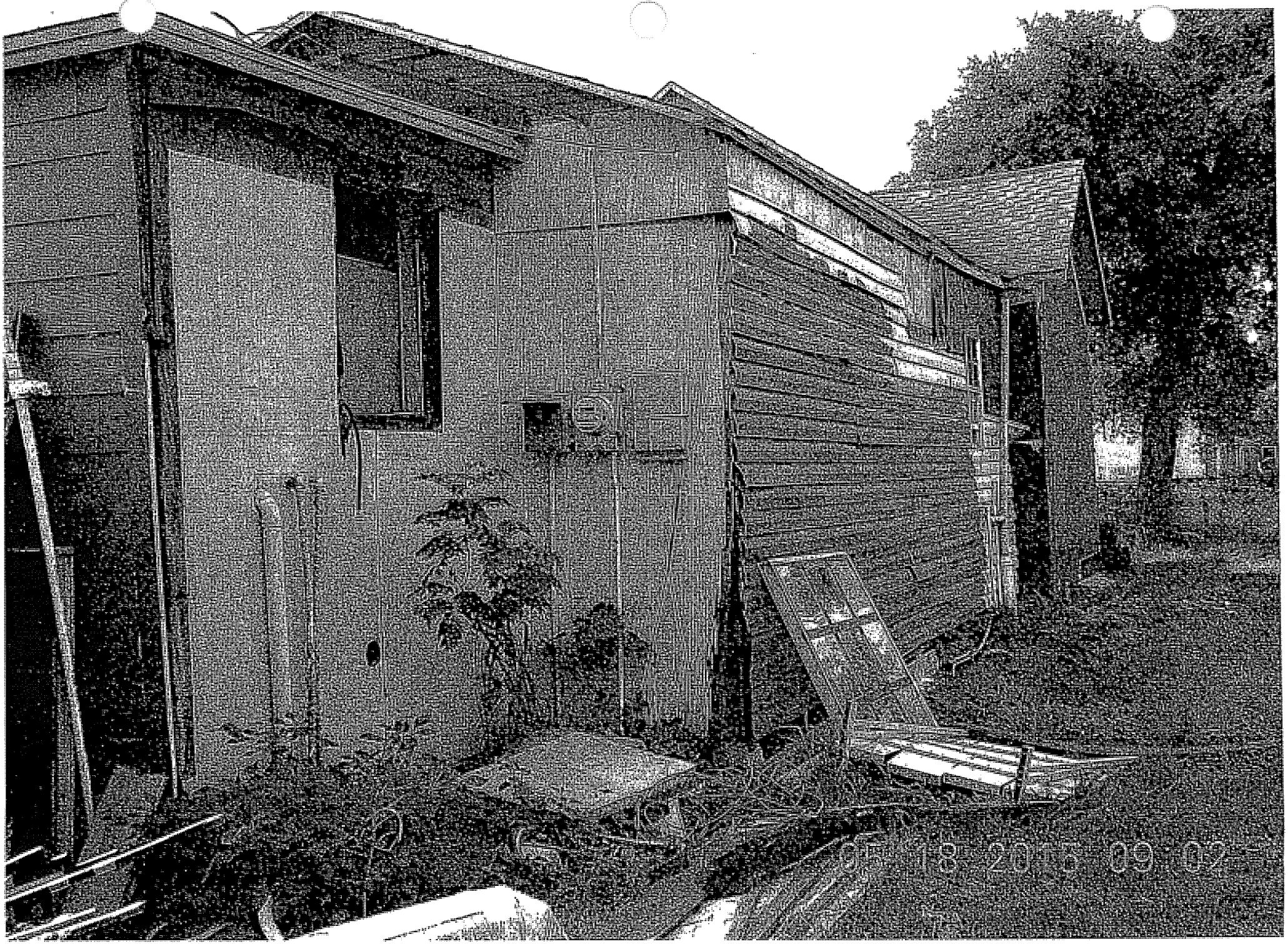
The City Commission will meet on Monday, January 25, 2016 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

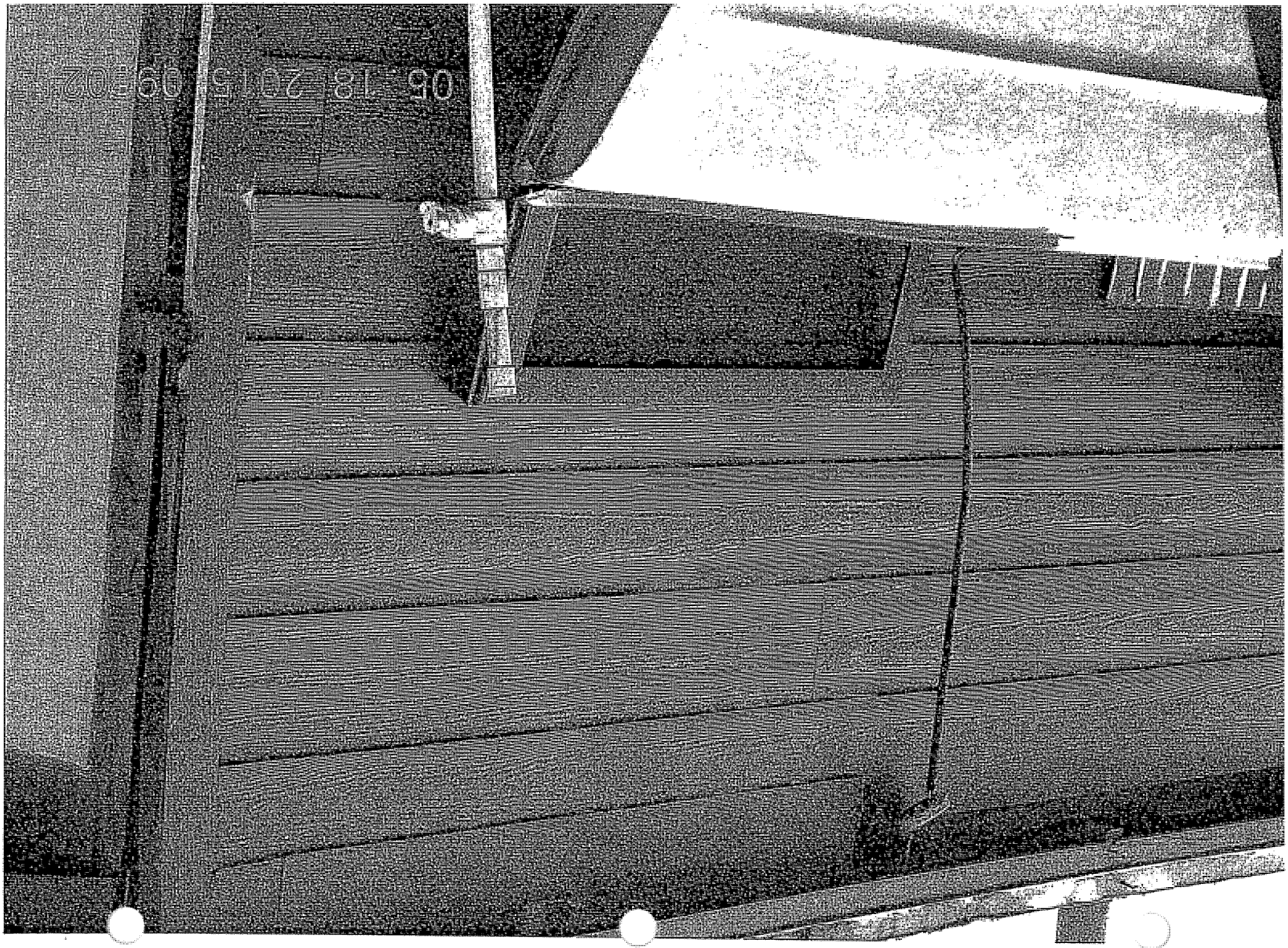
426 E ALICE

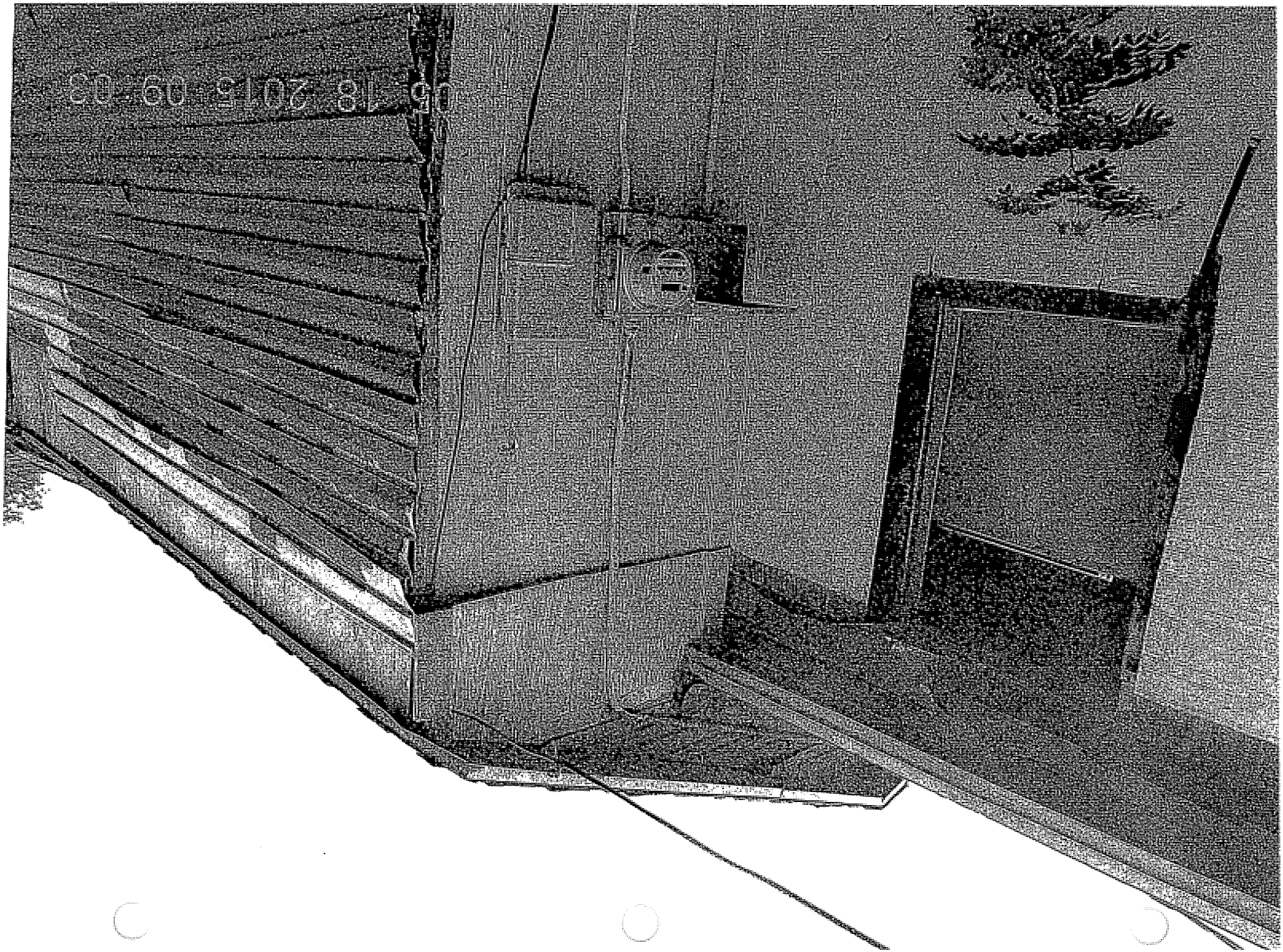
If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 200 E Kleberg, at the City Commission Chambers.
If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

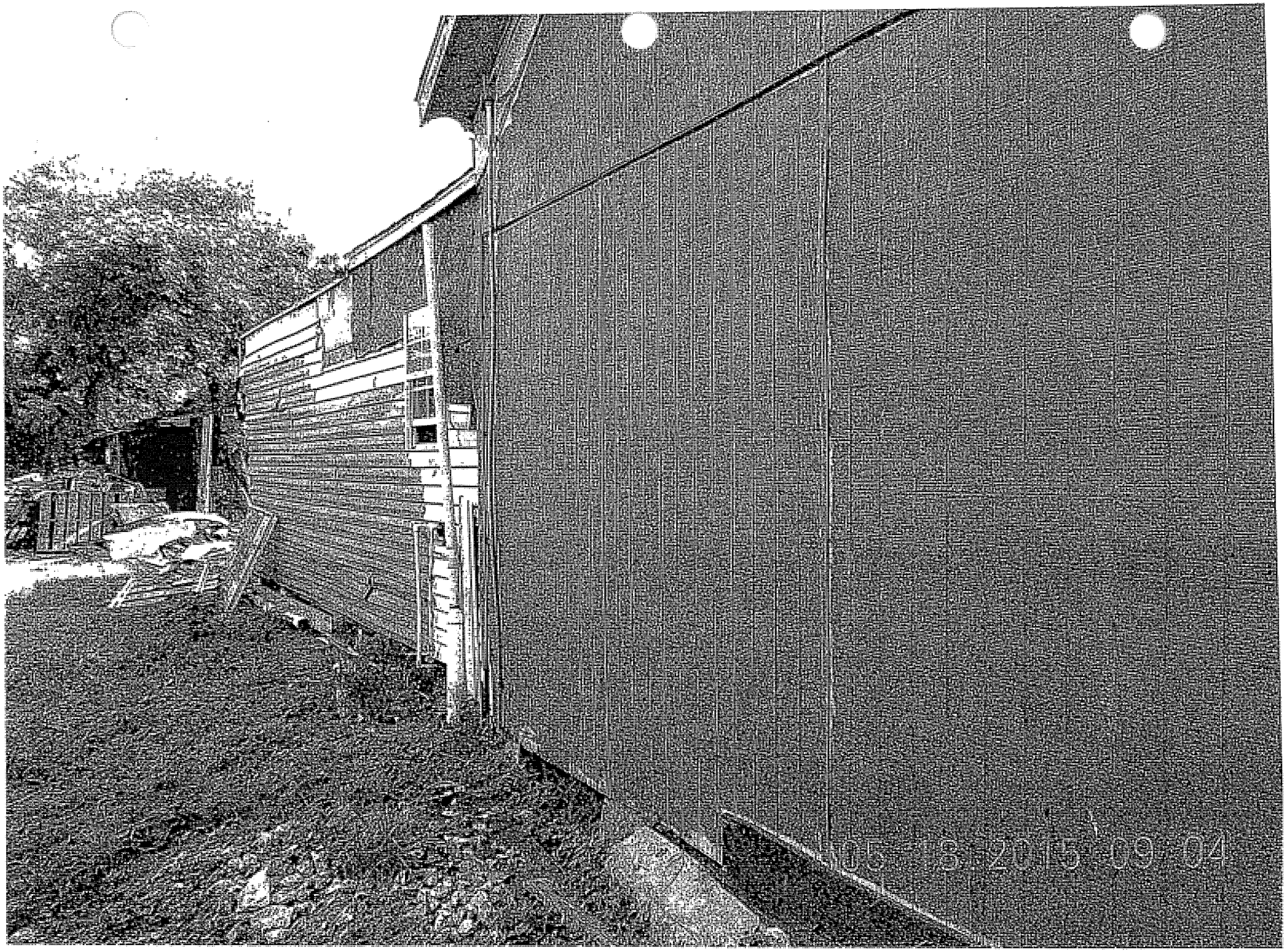




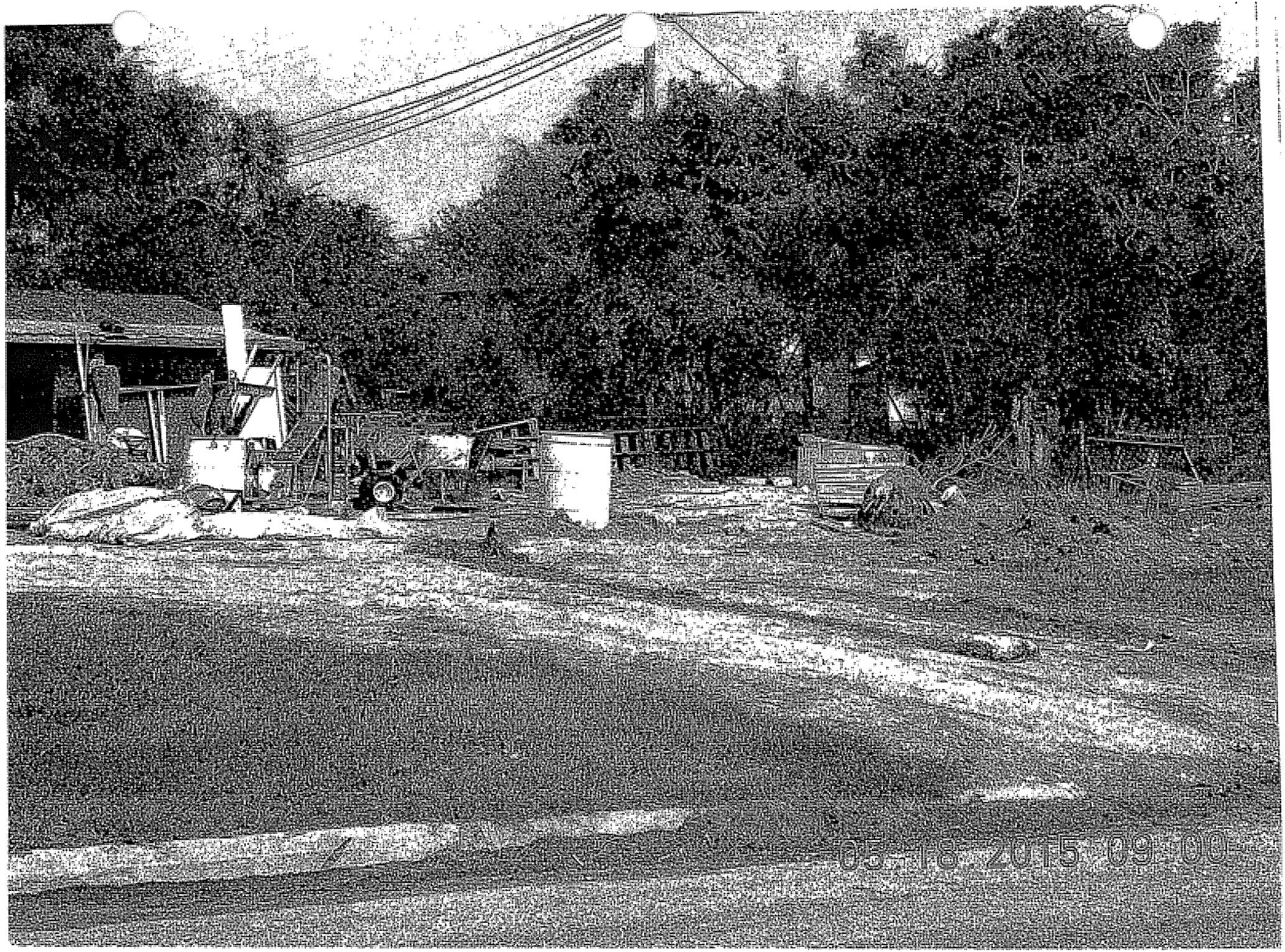








Nov. 15, 1960



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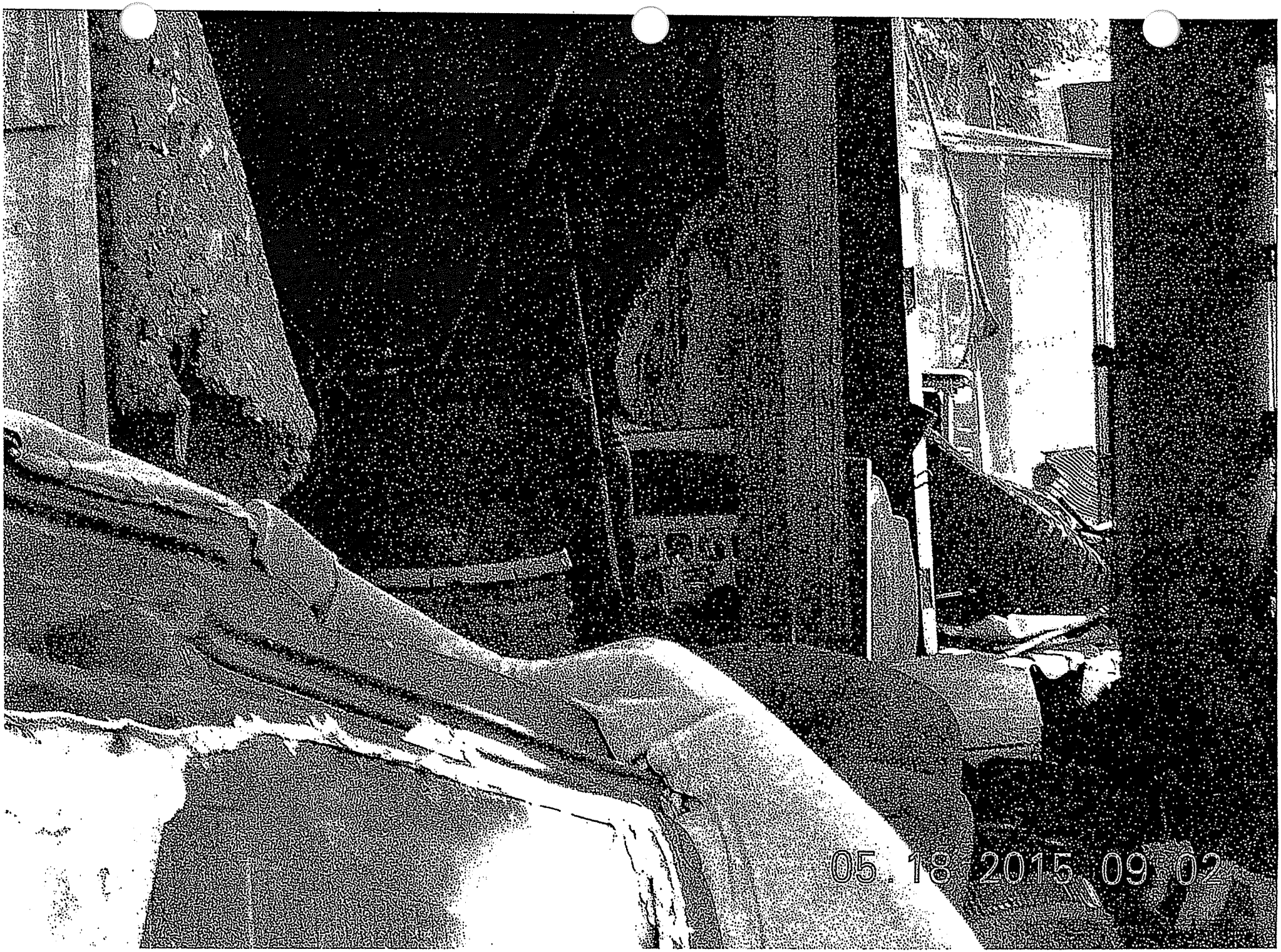
08/30/2015 08:04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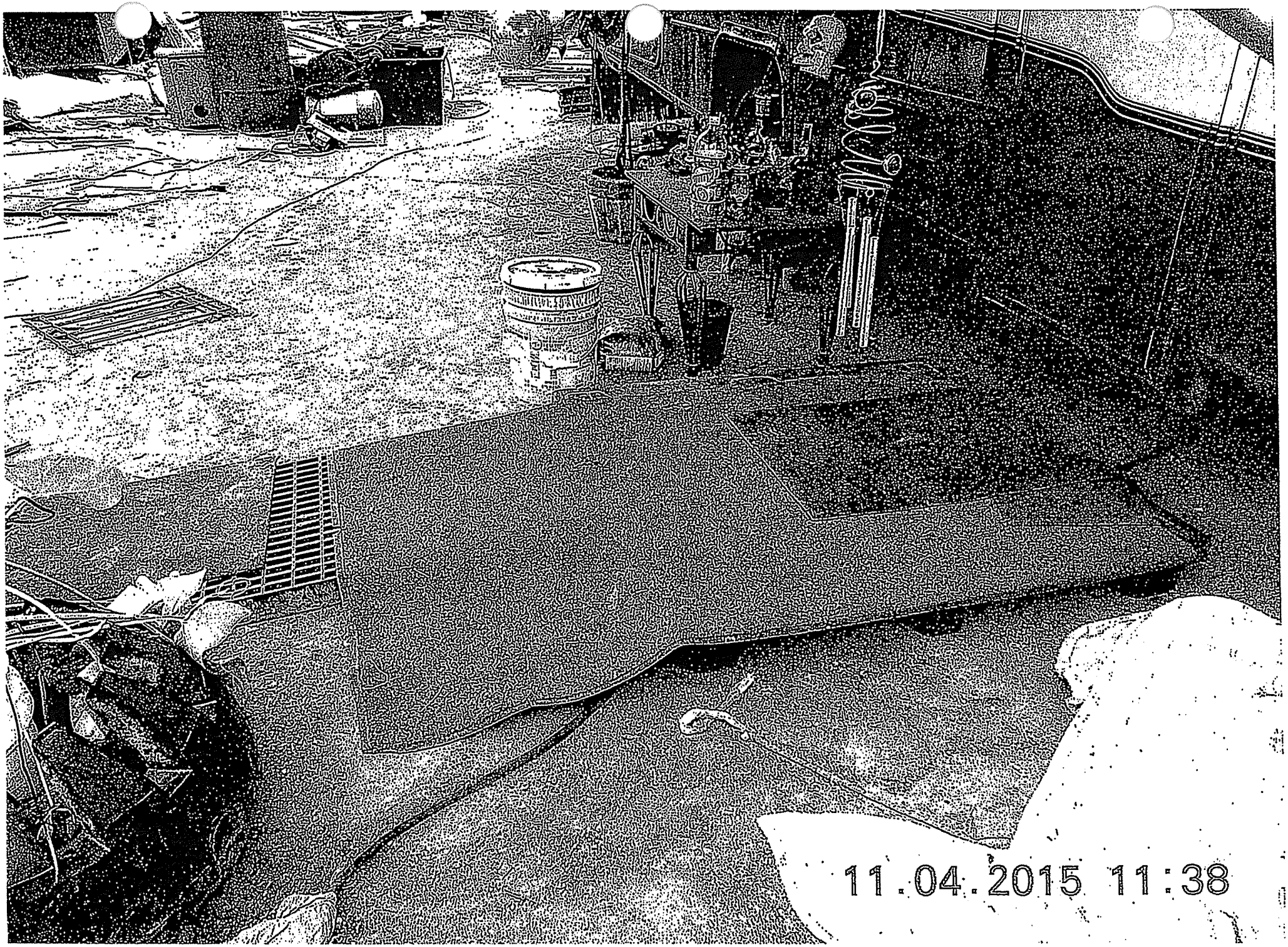
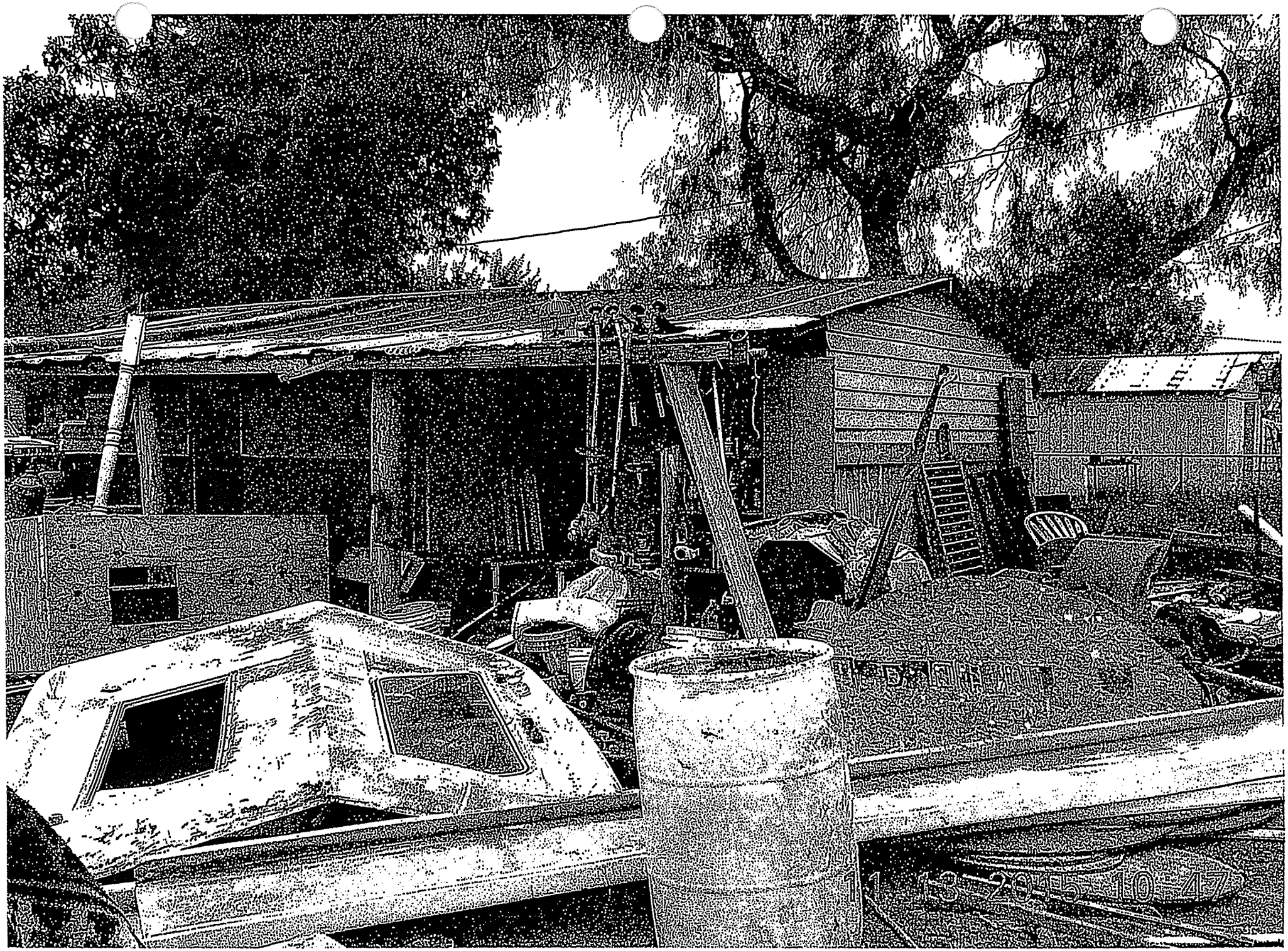
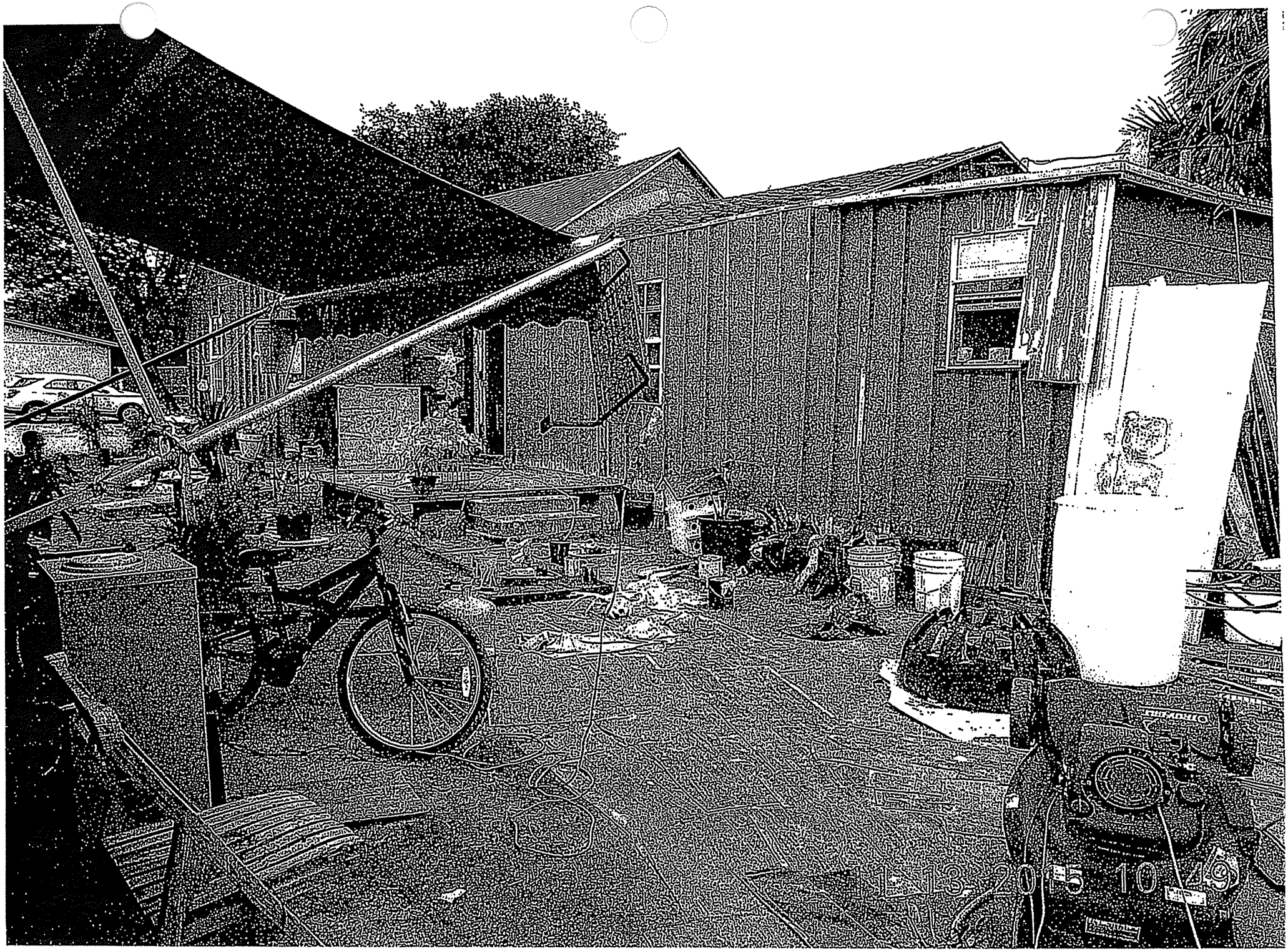
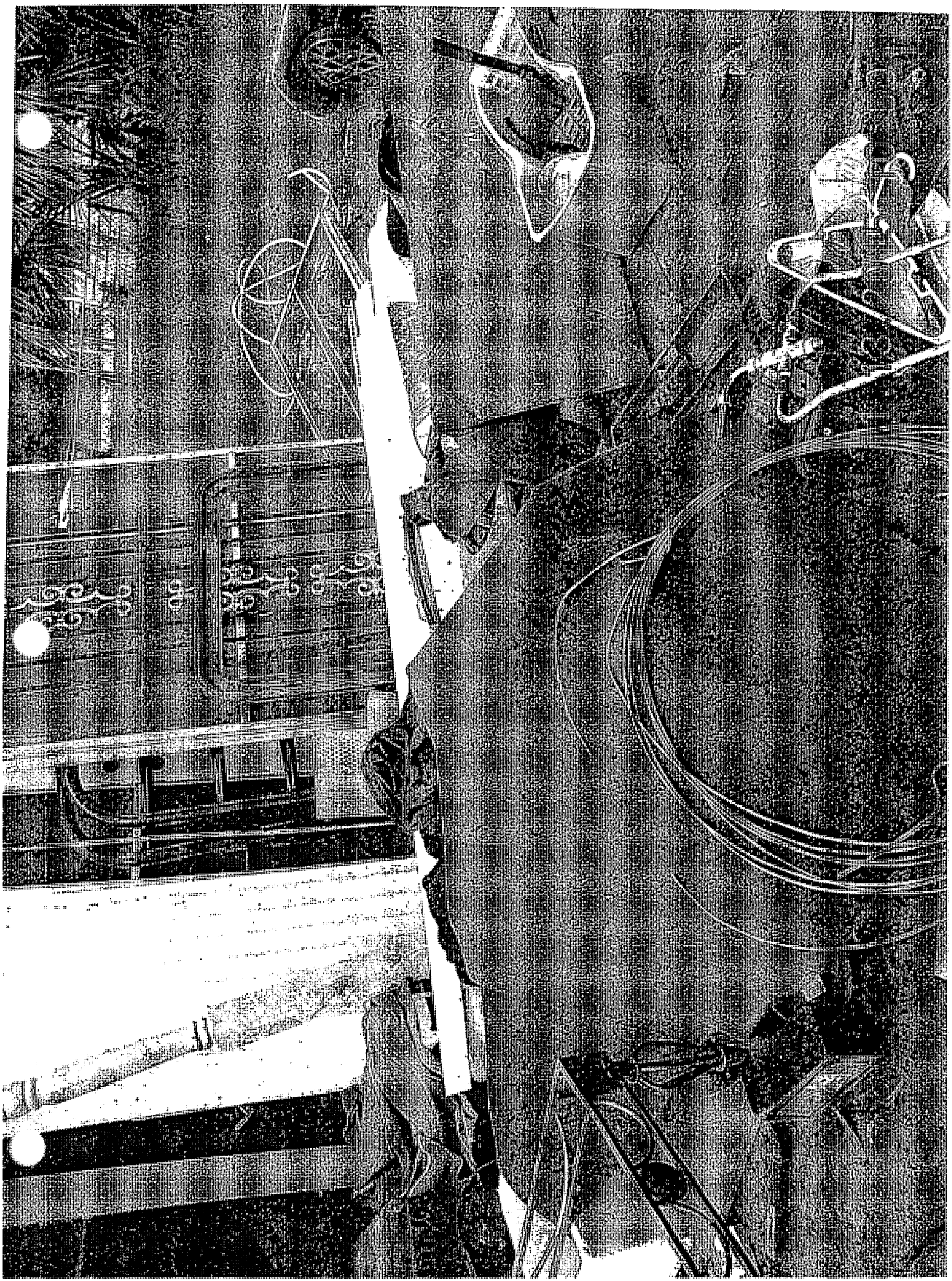

11.04.2015 11:38




JUL 13 2015 10:49

"WOMEN"
3. 2015 10:50



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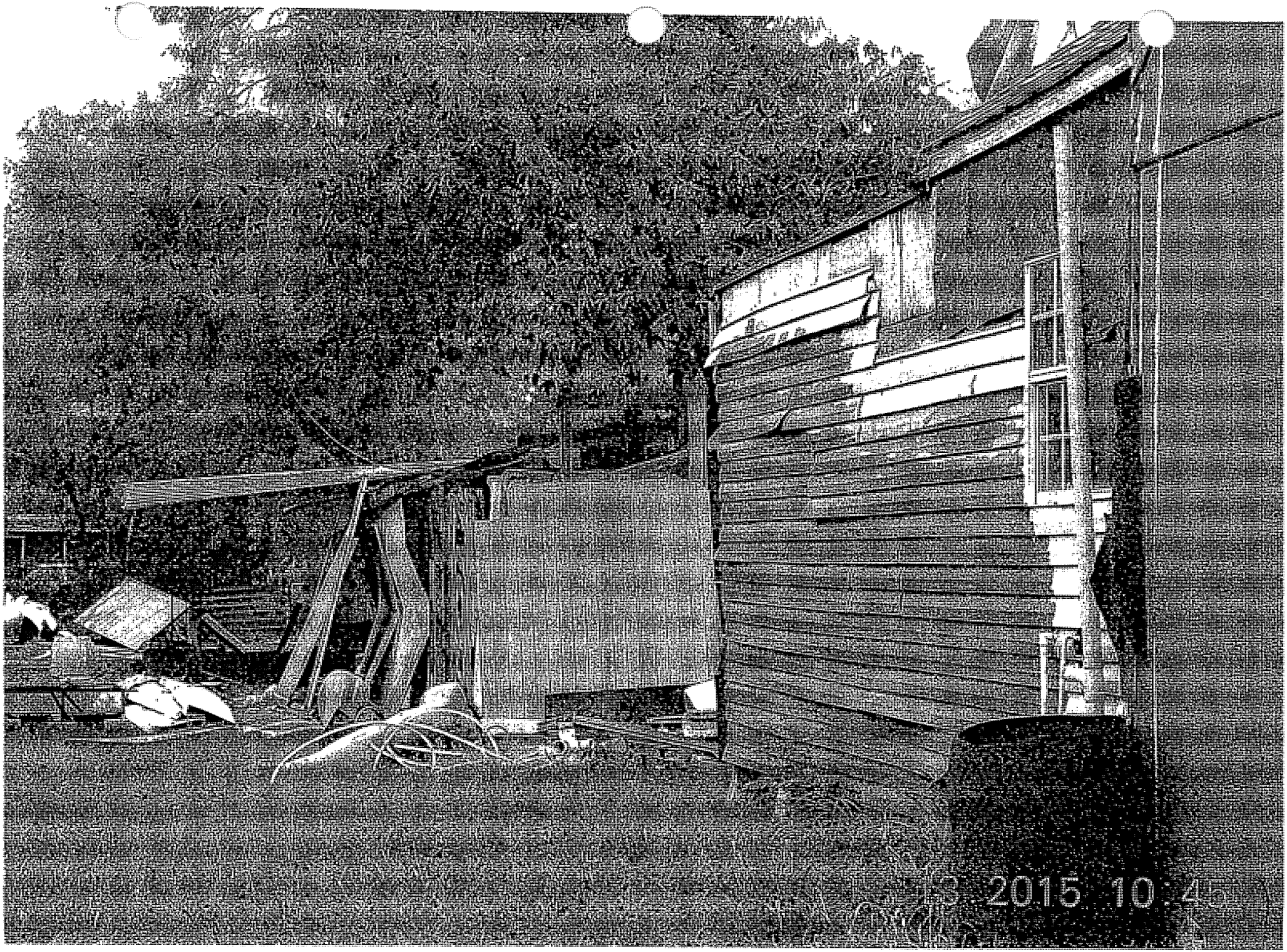
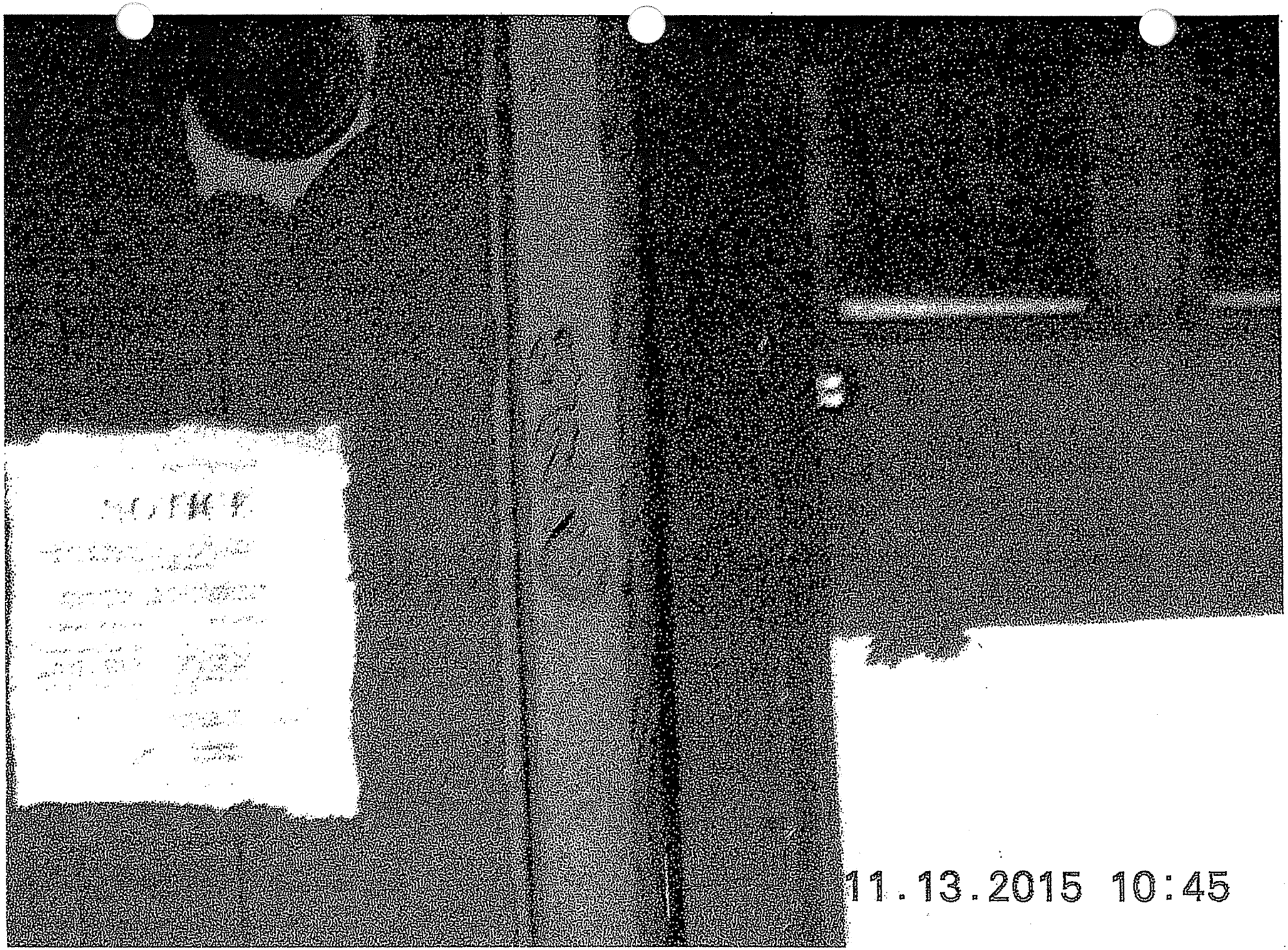

2015 10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83 08 18 08

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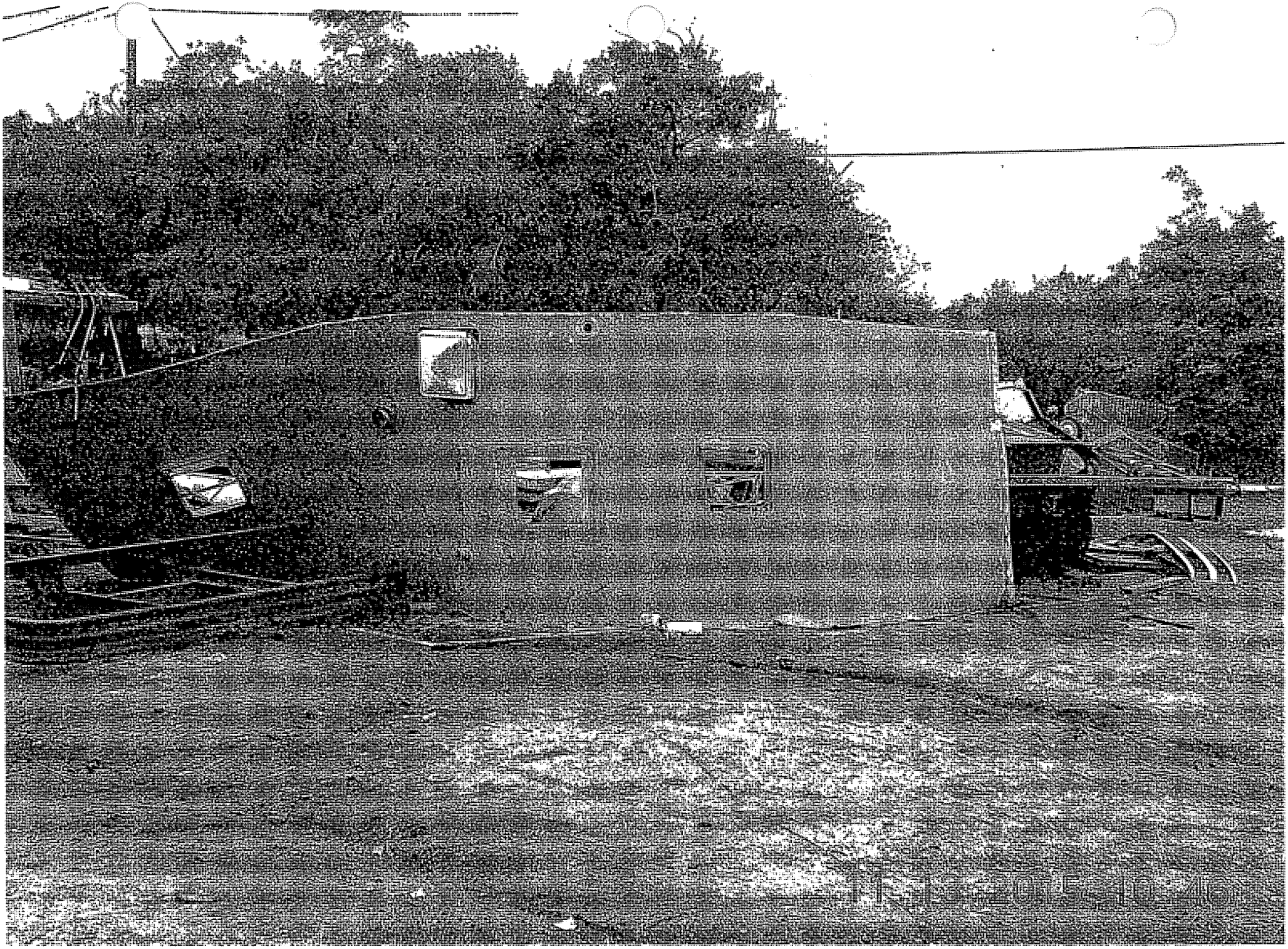
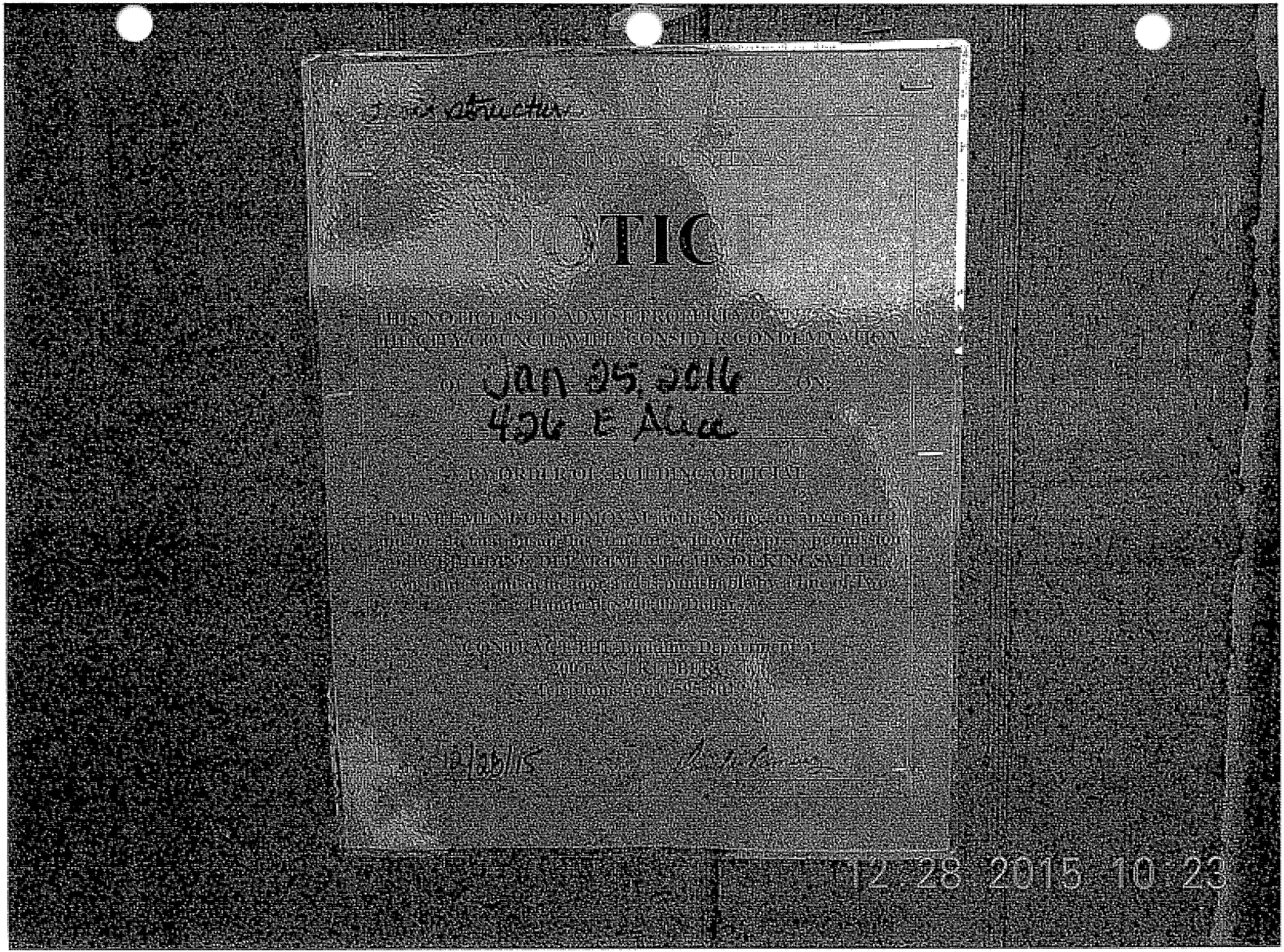
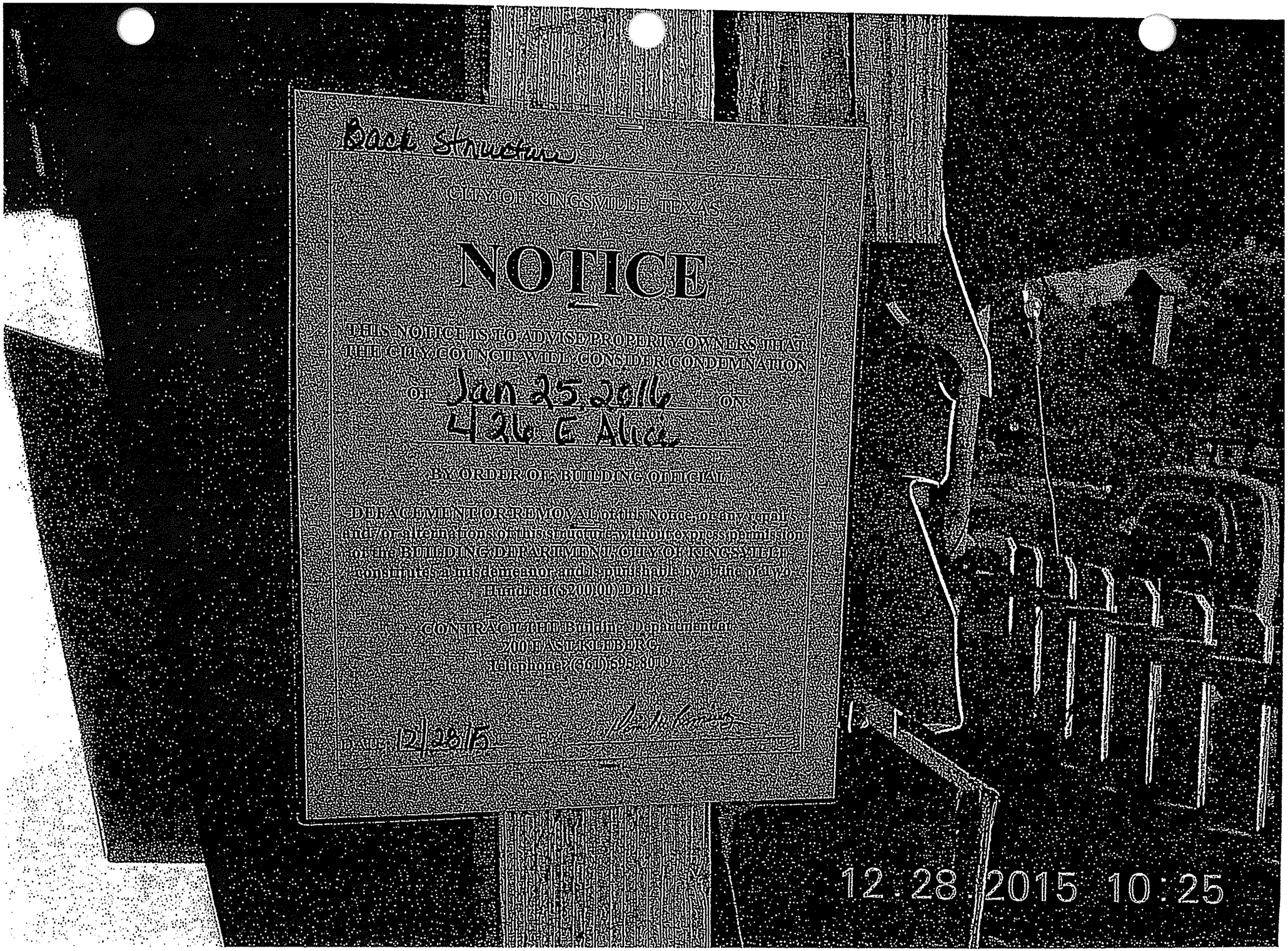
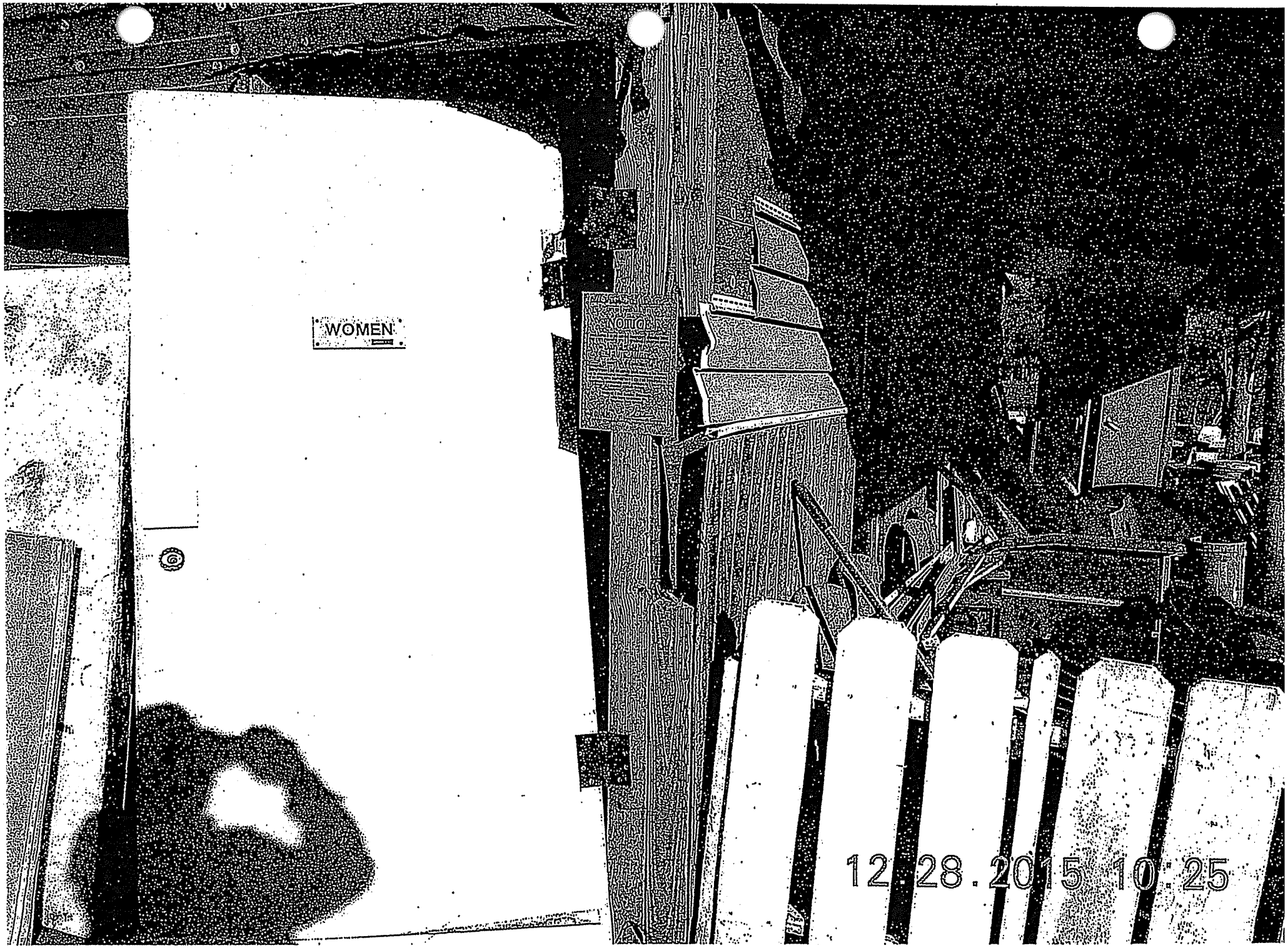



TIC
Jan 25, 2016
436 E Alice
T12-28-2015-10-23


Back Structure
CITY OF KINGSVILLE, TEXAS
NOTICE
THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION
OF Jan 25 2016 ON
426 E Alice
BY ORDER OF BUILDING OFFICIAL
DEFACEMENT OR REMOVAL of this Notice, or any repairs and/or alterations of this structure without express permission of the BUILDING DEPARTMENT, CITY OF KINGSVILLE constitutes a misdemeanor and is punishable by a fine of two Hundred ($200.00) Dollars
CONTACT THE Building Department
700 E ASTER BERG
Telephone (361) 595-8019
DATE 12/28/15
BY
12 28 2015 10:25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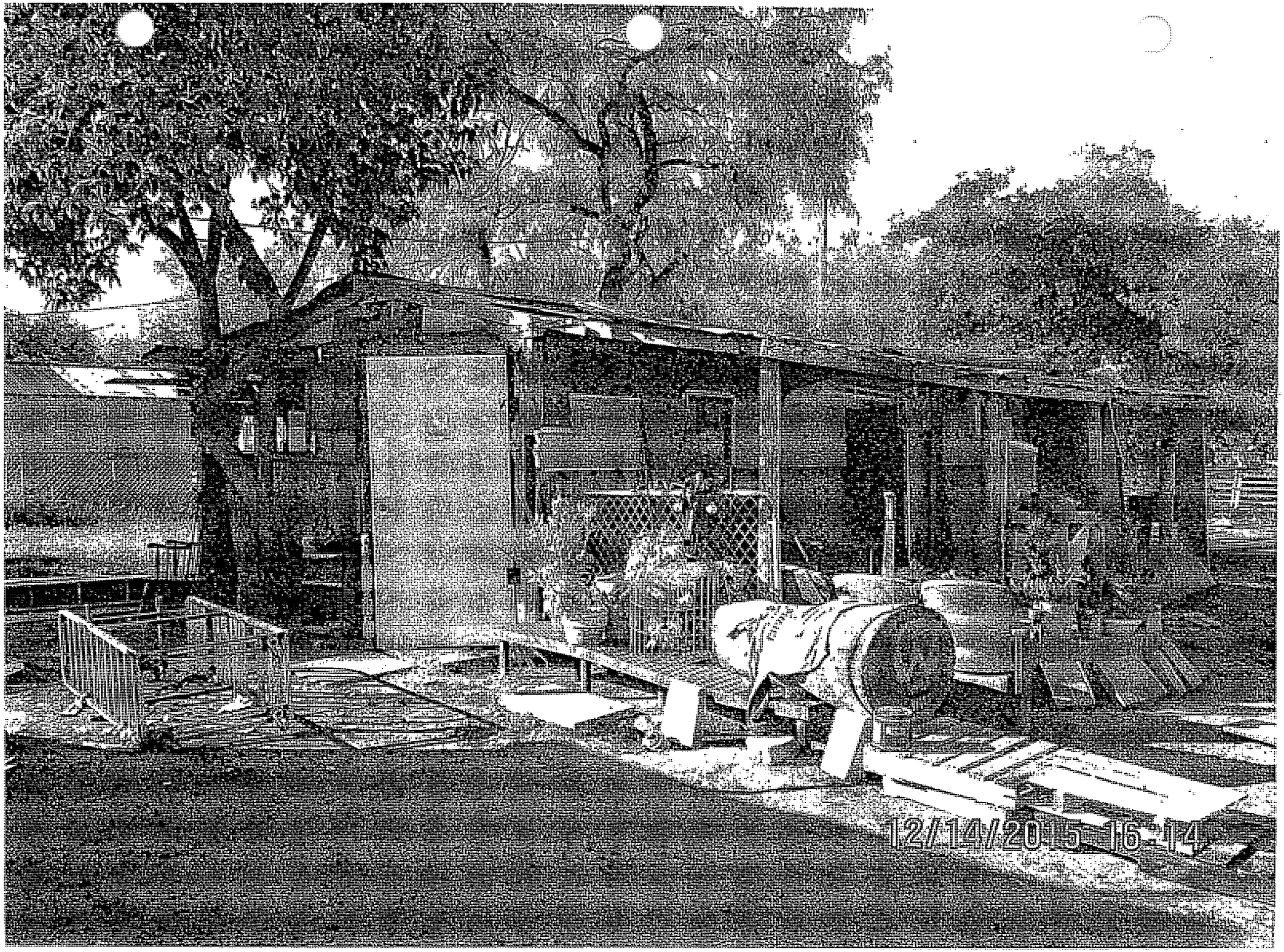
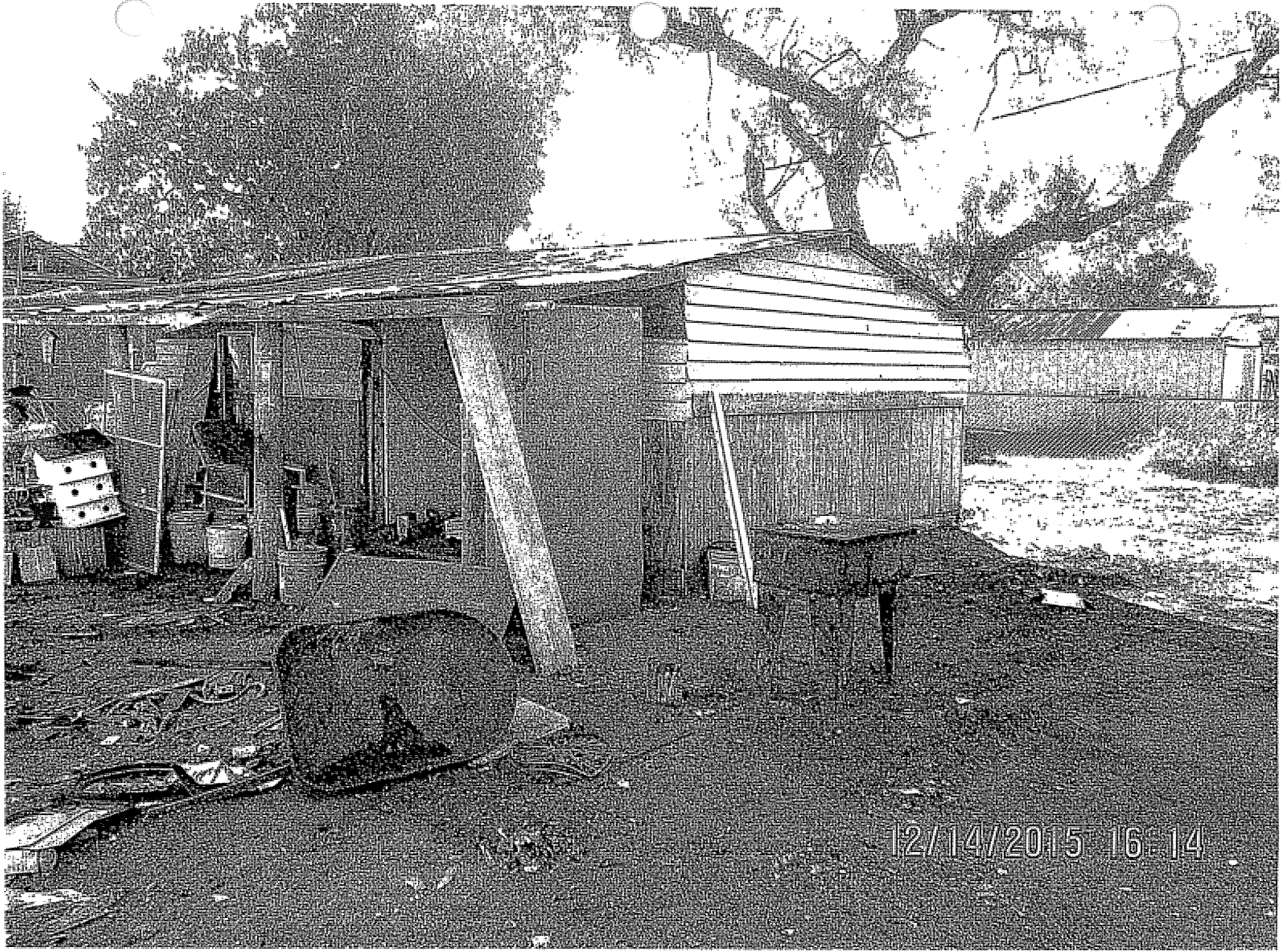

12/14/2015 16:14

12/14/2015 16:14


12/14/2015 16:14

Vital Statistics

Provided by Stephanie G. Garza
Kleberg County Clerk

Births Filed

Destiny Cortez and David Saenz, December 2, 2015, a girl

Salina Marie Barrientes and Jeremiah Barrientes, December 3, 2015, a girl and a boy

Olga Barrera and Enrique Maldonado, December 9, 2015, a girl

Victoria Cavazos and Armando Sanchez III, December 9, a girl

Nancy Clarke and Rick Clarke, December 11, 2015, a boy

Teresa Rojas and Jacob Rojas, December 20, 2015, a girl

Gabriela Lopez and Ezekiel Lopez, December 23, 2015, a girl

Marriage Licenses

Eufracio Perez and Francisca Esmeralda Juarez

Jacob Edward Moseley, Sr. and Samantha Ines Perez

Gerardo Gonzalez and Rosa Thalia Quezada

Joshua Dion Castillo and Alyzabeth Marie Castro

Jose Angel Lopez and Melissa Jean Alegria

Bobby Jack Pyle and Oscar G. Jimenez

Jacob Cochran Peterson and Candice Olga Medina

Joaquin Adriel Elizondo and Mary Kathleen Veasy

Fernando Acevedo and Tammy Lee Longoria

Francisco Resendez and Heather Lynn Cisneros

Zachary Ray Woodall and Michelle Rae Buentello

Jose Alejandro Trevino and Jacquee Lynn Duron

Christopher Edward Babbitt and Ashely Nicole Limerick

Court Cases Filed

Motion to Revoke Probation

The State of Texas vs. Roberto Galindo Huerta, amended to ally driving

The State of Texas vs. Daniel Alvarado Jr., racing on highway

The State of Texas vs. Marcos De La Puente, driving while intoxicated

The State of Texas vs. Antonio Sanchez Jr., poss cs pg 2-A <= 2 oz.

The State of Texas vs. Klassie Olonde, theft prop >=$20<$500 by check

The State of Texas vs. Kelly Tallana Robles, poss marij < 2 oz.

The State of Texas vs. James Andrew Bedford, poss cs pg 2-A <= 2 oz.

The State of Texas vs. Jeffrey Wayne Phillips, escape from custody

The State of Texas vs. Jeffrey Wayne Phillips, poss marij < 2 oz.

New Court Cases Filed

The State of Texas vs. Isaac Perales, poss cs pg 2-A <= 2 oz.

The State of Texas vs. Eric Eli Vera, poss marij < 2 oz.

The State of Texas vs. Michael Paul Thurman, poss marij < 2 oz.

The State of Texas vs. Carlos Ignacio Cisneros, poss marij < 2 oz.

The State of Texas vs. Paula Noemi Llamas, poss marij < 2 oz.

The State of Texas vs. Reynaldo Mata, poss marij < 2 oz.

The State of Texas vs. Kevin Thomas Singer, poss marij < 2 oz.

The State of Texas vs. Joshua Louis De Leon, poss marij < 2 oz.

The State of Texas vs. Robert David Estrada, engage in organized criminal activity

The State of Texas vs. Johnny Ramirez, poss marij < 2 oz.

The State of Texas vs. Jose Luis Solis, poss marij < 2 oz.

The State of Texas vs. James Dwight Barker, poss marij < 2 oz.

The State of Texas vs. Ashley Lene Beaubeau, poss cs pg 3 < 28 g

The State of Texas vs. Albert Jay Zamora, engage in organized criminal activity

The State of Texas vs. Juan Pablo Garcia, poss cs pg 2-A <= 2 oz.

The State of Texas vs. Patrick Andrew Atkinson, assault - family violence

The State of Texas vs. Yesnar Mario Perales, assault - family violence

The State of Texas vs. Joseph Ryan Collins, assault - family violence

The State of Texas vs. Gabriel Juarez, engage in organized criminal activity

The State of Texas vs. Jesus Herrera, engage in organized criminal activity

The State of Texas vs. David Jesse Maldonado, burglary of vehicle

The State of Texas vs. Jesse Arnaldo Arespe, purchase furnish alcoh to a minor

The State of Texas vs. Anthony Lee Gonzalez, fail to id

The State of Texas vs. Joshua Noel Mantz, driving w/lic inv w/prev conv

The State of Texas vs. Ruben Lopez, driving w/lic inv w/prev conv

The State of Texas vs. Thomas Sidney Dubose, driving while intoxicated bac >=0.15

The State of Texas vs. Pedro Carlos Garcia, theft prop >=$50<$500

The State of Texas vs. Salvador Garza Jr., driving w/lic inv w/prev conv

The State of Texas vs. Larry Anthony Rodriguez, resist arrest search or transport

The State of Texas vs. Danny Davila, resist arrest search or transport

The State of Texas vs. Danny Wayne Bynaee, engage in organized criminal activity

The State of Texas vs. Travaun Carlannie Johnson, engage in organized criminal activity

The State of Texas vs. Lalo Zamora, engage in organized criminal activity

The State of Texas vs. Anthony Ray Rodriguez, poss marij < 2 oz.

The State of Texas vs. Trista Renee Suarez, driving w/lic inv w/prev conv

The State of Texas vs. Anayanse M. Ortiz Cantu, use of criminal instrument

The State of Texas vs. Antonio Bravo, theft prop >=$50<$500

The State of Texas vs. Austin Levi West, criminal trespass

The State of Texas vs. Joe Angel Castillo, criminal trespass

The State of Texas vs. Orlando Alicea, driving w/lic inv w/prev conv

The State of Texas vs. Cesar Rivera Cardenas, unl use of criminal instrument

The State of Texas vs. Pedro Carlos Garza, theft prop >=$500<$1,500

The State of Texas vs. Dreuter Dobson Davis, driving while intoxicated

The State of Texas vs. Jose Amadeo Castilla, driving while intoxicated

The State of Texas vs. Arturo Vasquez III, forgery-to defraud or harm of another

The State of Texas vs. Christopher Rodriguez, driving while intoxicated 2nd

The State of Texas vs. Cristina Yvette Cruz, , fraud destroy/ removal/concealment writing

The State of Texas vs. Gody Lynn Ruiz, theft prop>=$50<$500

The State of Texas vs. Robert Thomas Vidal, theft prop >=$100<$750

The State of Texas vs. Victor Remlinger III, theft of serv >=$100<$750

The State of Texas vs. John Ray Mendoza Jr., unlawful restraint

The State of Texas vs. Norberto Rivera, assault-family violence

The State of Texas vs. Eddy Quiroga, speeding - appeal

The State of Texas vs. Pedro Carlos Garza, driving while license invalid

The State of Texas vs. Pedro Carlos Garcia, poss marij < 2 oz.

The State of Texas vs. Victor Alaniz, engage in organized criminal activity

The State of Texas vs. Victor Alaniz, theft prop >=$50<$500

The State of Texas vs. Christina Mendez, driving while intoxicated

The State of Texas vs. Christina Mendez, poss cs pg 3 < 28 g

The State of Texas vs. Christina Mendez, duty on striking unattended vehicle

The State of Texas vs. Teresa Rodriguez Garza, theft prop >=$100<$750

The State of Texas vs. Teresa Rodriguez Garza poss cs pg 3 < 28 g

The State of Texas vs. Juan Jose Linares, interfere w/public duties

The State of Texas vs. Juan Jose Linares, resist arrest

The State of Texas vs. Juanita Franklin, engage in organized criminal activity

The State of Texas vs. Juanita Franklin, theft prop >=$50<$500

The State of Texas vs. Rufus Eugene Rios, criminal trespass

The State of Texas vs. Rufus Eugene Rios, disrupt meeting or procession

The State of Texas vs. David Jesse Maldonado, criminal trespass

The State of Texas vs. David Jesse Maldonado, poss dangerous drug

The State of Texas vs. Kathryn Lynette Ochoa, driving while intoxicated 2nd

The State of Texas vs. Kathryn Lynette Ochoa, driving w/lic inv w/prev conv

The State of Texas vs. Omar Reyes Guzman, driving while intoxicated/open alch cont

The State of Texas vs. Omar Reyes Guzman, poss marij < 2 oz.

The State of Texas vs. Ryan Paul Turcotte, terroristic threat against public servant

The State of Texas vs. Ryan Paul Turcotte, resist arrest search or transport

The State of Texas vs. Leonardo Ramos III, driving while intoxicated bac >=0.15

The State of Texas vs. Leonardo Ramos III, poss dangerous drug

The State of Texas vs. Leonardo Ramos III, poss dangerous drug

The State of Texas vs. Leonardo Ramos III, poss dangerous drug

The State of Texas vs. Leonardo Ramos III, unl carrying of weapon

The State of Texas vs. Justin Fulbright, assault -family violence

The State of Texas vs. Justin Fulbright, interfer w/emergency req for assistance

The State of Texas vs. Justin Fulbright, theft prop >=$500<$1,500

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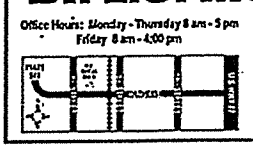
Dr. E.C. McCall III, D.D.S

Office Hours: Monday - Thursday 8 am - 5 pm
Friday 8 am - 4:00 pm



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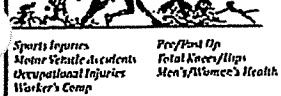

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PUBLIC NOTICE

The City Commission will meet on Monday, January 25, at 6:00 P.M. The following items are set for public hearing and discussion and for action
Request to condemn the unsafe structures located at

426 E. ALICE

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting
The meeting will be held at City Hall, 200 E. Kleberg, at the City Commission Chambers
If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8010 or (361) 595-8020

City of Kingsville
Planning Department

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Cynthia Martin, Downtown Manager

DATE: January 15, 2016

SUBJECT: Historical Development Board review – 426 E Alice

Summary: The Historical Development Board met on January 20, 2016, to evaluate an application to demolish the house and shed at ORIG TOWN, BLOCK 10, LOT 19, 20 also known as 426 E Alice Avenue presented City of Kingsville, Building Official, Daniel Ramirez. A copy of the application for review and related documentation are attached.

Background: Daniel Ramirez, Building Official, found the overall condition of the house and shed to be in a severe and hazardous state of disrepair. The structures are unsecured allowing for easy access for animals and/or vagrants. The house has been without water since 8/16/2011.

Financial Impact: Cost of demolition approx. $5,000 - $6,000 typically borne by the property owner and constituting a lien on the property. Community Appearance has cleaned up this property five times in the last 3-4 years at a total cost of about $10,000. And the property needs cleaning again. Demolition of the structures may or may not break this cycle.

Recommendation: The Historical Development Board recommends approval of this demolition.

Historical Development Board Review Application

Date of Request: 1-29-15 Property is zoned: R-1 - Single Family

Property Location and Description: 426 E Alta

Year Built: _____ Style, Period, Condition, Context or other Comments: _____

Description of Work: Demolition on the front and Back Structure

Applicant: City of Kerrville - Planning Dept.

Address: 200 E Kleberg

Contact: Cell: _____ Office: 895-8020 Home: _____ Email: _____

Contractor: _____

Contact: Cell: _____ Office: 895-8019 Home: _____ Email: _____

Documents Required:		Req'd	Have
1.	Building or Planning Department Application(s)	☐	☑
2.	Sketch, Drawing, Plans, Site Plans, Mock-ups	☐	☑
3.	Photographs (Historic, Current, Surrounding Structures)	☐	☑
4.	Materials List or Samples	☐	☑
5.	Proof of Ownership	☐	☑

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

Print Name: _____ Signature: _____

Hearing Date: _____ Approved ☐ Disapproved with Recommendations ☐ Disapproved ☐

- Meetings are held in the City Hall Commission Chambers, 200 East Kleberg Avenue.
- If the Board disapproves the application with recommended changes, the applicant has 5 days to inform the City if he/she accepts the changes.
- If the application is disapproved or if the applicant does not accept all recommendations, he/she may appeal the Boards decision by informing the City within the 5 day period.
- The Board only hears cases when the owner is present or represented.
- Call 361-592-8516 for information.

.EBERG COUNTY APPRAISAL DISTRICT
ROPERTY 18657 R
igal Description
RIG,TOWN, BLOCK 10, LOT 19, 20

OWNER ID 52314
OWNERSHIP 100.00%

PROPERTY APPRAISAL INFORMATION 2014
FLORES JOSE ROBERTO
DAVID NARVAEZ FLORES
426 E ALICE AVE
KINGSVILLE, TX 78363-3855

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

Values
IMPROVEMENTS 8,880
LAND MARKET + 4,000
MARKET VALUE = 12,880
PRODUCTIVITY LOSS - 0
APPRAISED VALUE = 12,880
HS CAP LOSS - 0
ASSESSED VALUE = 12,880

0101019000192 Ref ID2: R18657 Map ID PLAT

ACRES:
EFF. ACRES:

TUS 426 E ALICE

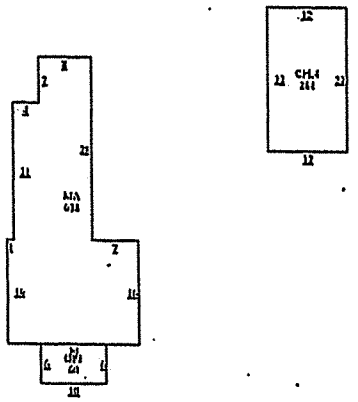
APPR VAL METHOD: Cost

GENERAL

ILITIES		LAST APPR.	IE
OPOGRAPHY	LEVEL	LAST APPR. YR	2013
OAD ACCESS	PAVED,CURB & GUTTER	INSP. DATE	04/17/2013
ONING		NEXT INSP. DATE	
EXT REASON			

EMARKS FOR 2013 ADD FF TABLE FF80D140 PER IE
4/17/13 JO – FOR 2013 NO VAL CHG TO ACCT
PER APPR LR 2/1/13 3/11/13 FOR '10 CORR
LEGAL DESC & VALUE PER MERGED W/ACCT #

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
1/27/2008	REM	0	A	2,600

SALE DT	PRICE	GRANTOR	DEED INFO
7/17/2007	*****	FLORES ELODIA N	WDVL / 368 / 335
1/26/2005	*****	NARVAEZ JOE R	WD / 306 / 939
1/01/1988	*****	UNKNOWN	OT / 11 / 258

UBD: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
MA	MAIN AREA	R	FF2/	628.0	25.61	1	1945	1945	F	16,080	50%	100%	100%	100%	100%	0.50	8,040
OP1	OPEN PORCH B	R	*/	60.0	5.12	1	1945	1945	F	310	50%	100%	100%	100%	100%	0.50	150
CPL4	CARPORT GABL	R	*/	264.0	5.25	1				1,390	50%	100%	100%	100%	100%	0.50	690
SGN	STORAGE (NO	F	NV/		0.00	1					100%	100%	100%	100%	100%	1.00	0
RESIDENTIAL		STCD: A1		952.0		Homesite: N				17,780							8,880

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN4	0
Roof Style		RT2,RM1	0
Flooring	1	FLA	0
Heating/Cooling	1	HA5	0
Plumbing	1	1	0
			0

UBD: S001 100.00% NBHD:

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
A1		FF80D140	A1	N	FF	50X140	80.00	4,000	1.00	1.00	A	4,000	NO			0.00	0
nment: F: 50.0 R: 50.0 FF												4,000					0

Effective Date of Appraisal: January 1 Date Printed: 07/01/2014 10:02:26AM by MARLENEP

True Automation, Inc.

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
426 E . Alice Ave. HOUSE		DANIEL RAMIREZ
LEGAL DESCRIPTION	BLOCK	LOT
Orig. Town	10	19,20
OWNER NAME/JOSE ROBERTO FLORES	OWNER'S ADDRESS	CITY/STATE/ZIP
David Narvaez Flores	426 Alice Ave.	Kingsville, Texas 78363-3855

PROPERTY CONDITION REPORT

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

REASON CODES:

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

COMMENT CODES:

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

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS HAS BEEN WITHOUT WATER SINCE 08/16/2011

SIGNATURE: _____ DATE: 11-13-15

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
426 E Alice Ave. Shed		DANIEL RAMIREZ
LEGAL DESCRIPTION	BLOCK	LOT
Orig. Town	10	19,20
OWNER NAME/JOSE ROBERTO FLORES	OWNER'S ADDRESS	CITY/STATE/ZIP
David Narvaez Flores	426 E. Alice	Kingsville, Texas 78363-3855

PROPERTY CONDITION REPORT

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

REASON CODES:

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

COMMENT CODES:

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

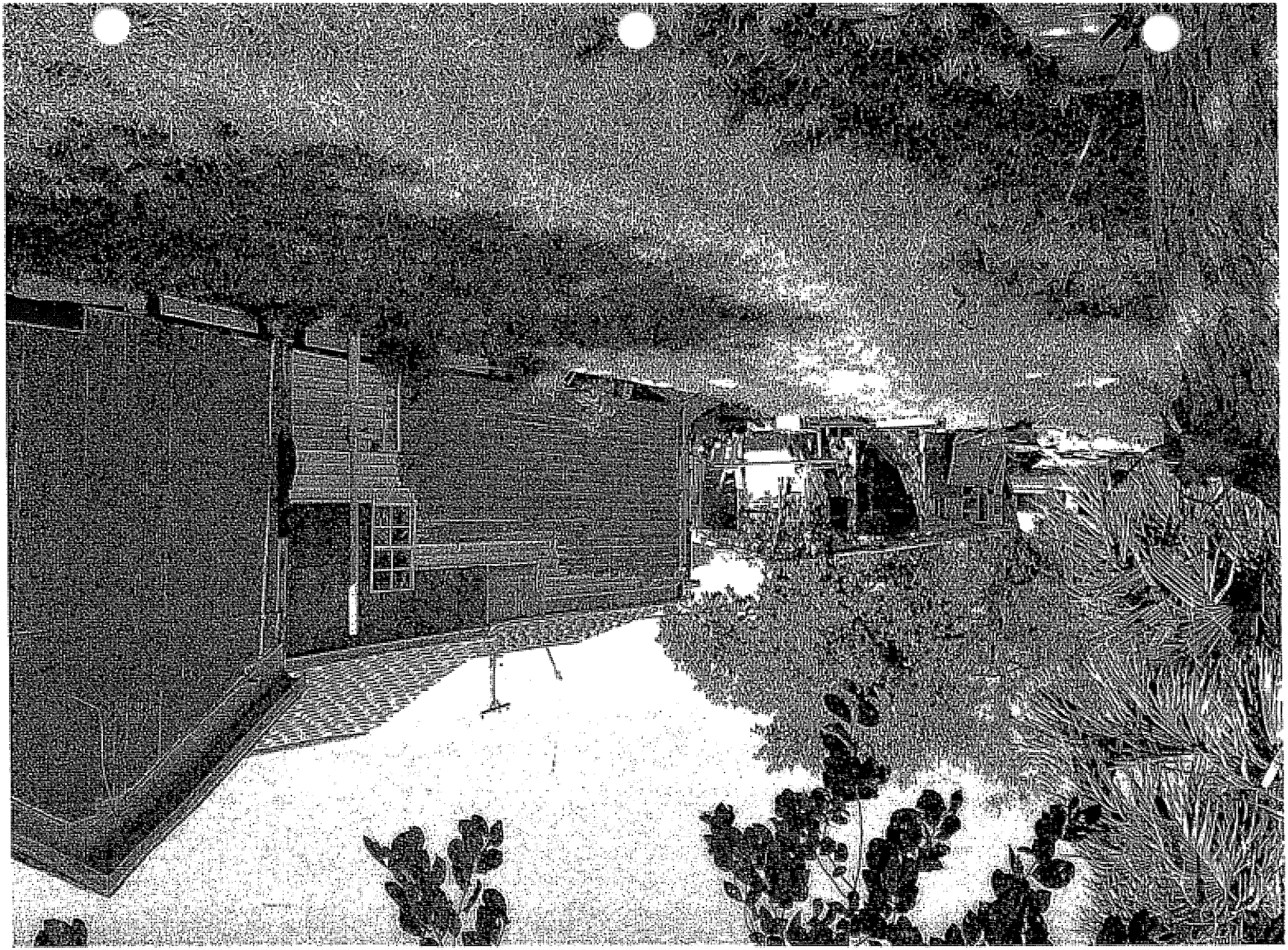
BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS HAS BEEN WITHOUT WATER SINCE 08/16/2011

SIGNATURE: Daniel H. Ramirez DATE: 11-13-15

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

Security
Cameras
In Use



AGENDA ITEM #4

City of Kingsville
Planning and Development Services

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director

DATE: January 21, 2016

SUBJECT: Rezoning of property at 1227 E. Lott from R1 Single Family to C2 Retail for CASA (Court Appointed Special Advocates) to house their office at this address

---

Summary: The CASA offices are currently at the chamber building. The configuration of those offices do not meet the specifications for them conducting business since confidentiality is paramount for them. They have been looking for office space and have found this house that fits their office needs especially for confidentiality of conversations. They have tried in commercial areas, but the price range and configuration of the offices did not meet their approval.

Background: CASA is an organization that works with adopted children. This agency does work in five counties. Included in the packet is a letter from them explaining their operations. One of the requirements for them to follow is the number of parking spaces. The code requires 8 spaces, one for every 200 sq. ft. The house is 1,600 sq. ft. They only have spaces for 6 cars. They will also have board meetings and some training which will require them to park in the street. It would be anticipated that during the day cars will have to be parked in the street. This zoning request could be considered spot zoning since the house is set amongst single family housing, which is reflected on a map in the packet.

Financial Impact: I believe that there would be no financial impact on the city.

City of Kingsville
Planning and Development Services

Recommendation: The planning and zoning commission denied an approval recommendation by the vote of 3 to 2. Staff at that meeting did not have a recommendation but did indicate that parking is an issue. Since that meeting and hearing all of the positives and the negatives, I would concur that this request should be denied. It is no doubt that CASA is a fine organization and does a lot of positive things for the community but this request has two issues, they are parking and spot zoning in a residential neighborhood. We received two phone calls from letters that were sent. One was a neighbor who was concern about his taxes and another citizen who was against it. One citizen did show up at the meeting and was not in favor of the request.

City of Kingsville TEXAS

ORDINANCE #2016-_____

AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING MAP IN REFERENCE TO LOT 1, BLOCK 1, TERRACE VILLAGE, KNOWN AS 1227 E. LOTT ST. FROM R1-SINGLE FAMILY RESIDENTIAL DISTRICT TO C2-RETAIL 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 agent Richard Haass for owner Haass Enterprise LLC, for amendment to the zoning ordinance and zoning map of the City of Kingsville;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, January 20, 2016 during a meeting of the Planning and Zoning Commission, and on Monday, January 25, 2016 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, a majority of the Planning Commission by a 2-3 vote DID NOT APPROVE the requested rezone; 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 Lot 1, Block 1, Terrace Village, known as 1227 E. Lott from R1 Single Family Residential District to C2 Retail 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 January, 2016.

PASSED AND APPROVED on this the 8th day of February, 2016.

THE CITY OF KINGSVILLE

_____
Sam R. Fugate, Mayor

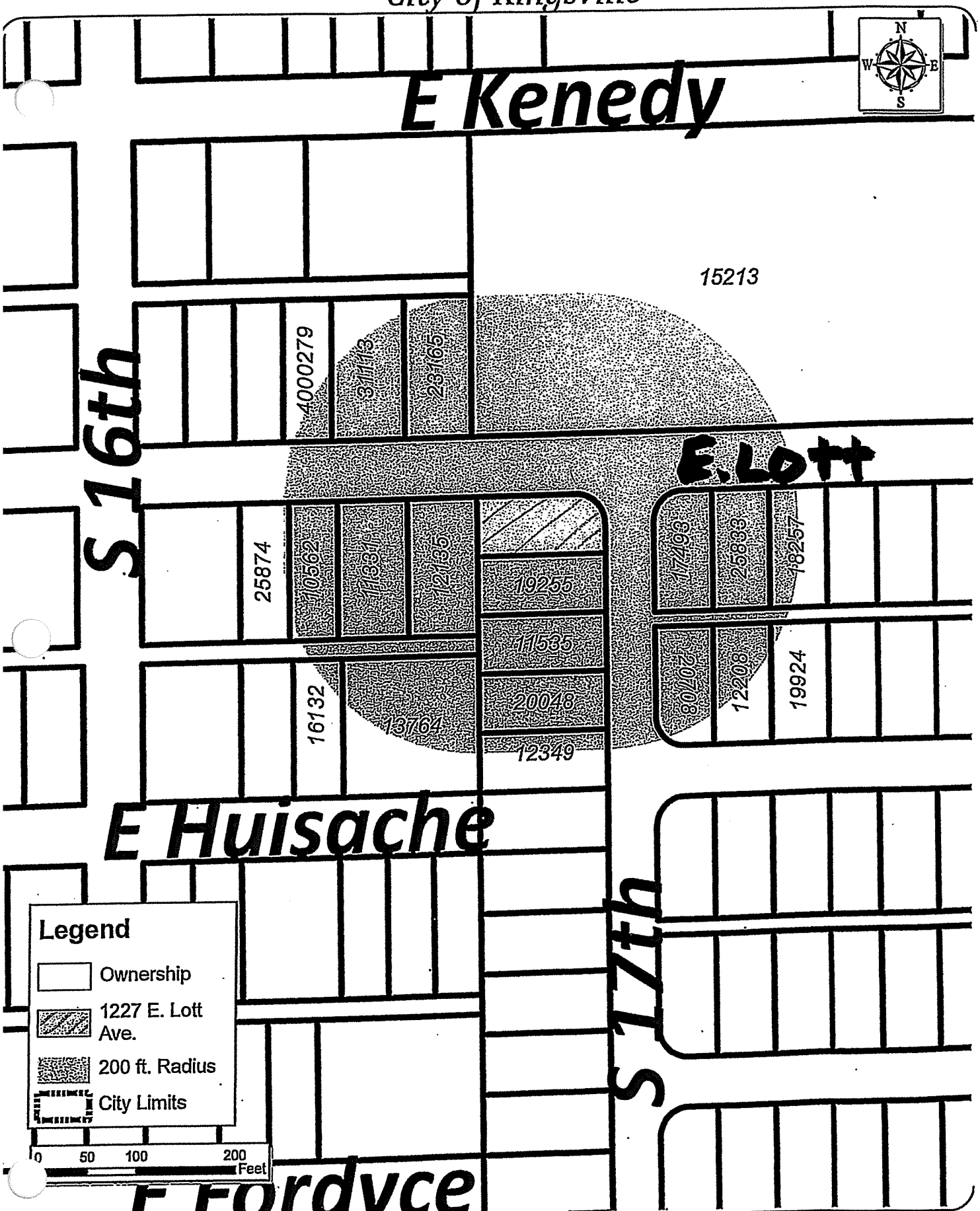
ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED:

_____
Courtney Alvarez, City Attorney

City of Kingsville



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Drawn By: Engineering Department

Last Update: 12/18/2015

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

CITY OF KINGSVILLE
ENGINEERING DEPARTMENT
200 East Kleberg
Kingsville, Texas 78363

To: Planning and Zoning Commission

From: Tom Ginter, Director of Planning and Development Services TG

Date: January 15, 2016

Subject: Agenda Item 1 and 2

Attached are the documents for the rezoning:

Parking: the code requires one space for 200 sq. ft. The main area of the house according to the appraisal district records is 1,657 sq. ft. eight (8) parking spaces will be required. As stated in the memo there is the need for five spaces for cars.
The letter from CASA does a better job that I can explain on what they are, the reason for the request and how they plan to utilize the house.
Currently their offices are located in the Chamber of Commerce office on King Street. It is my understanding that the current offices do not provide the confidentiality that is needed.
I have received two phone calls about the rezoning. One phone call was from a next door neighbor whose concern was his tax rate and if his taxes were going to go up. Frankly, to say if the value of the home is going to go up due to the change in the use it is unlikely. We know that other factors play a part but that was the general answer that I gave him. He was more concerned about that than the actual rezoning to an office use. I received another call from a citizen who was against but will not be able to make the meeting. I suggested to the citizen to send me a letter so her opinion is in the record but as of writing this memo, I have not received is as of yet.

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 1227 E. Lott St. Nearest Intersection Lott & 17th

(Proposed) Subdivision Name _____ Lot _____ Block _____

Legal Description: Lot 1 Block 1 Terrace Village

Existing Zoning Designation R 1 Future Land Use Plan Designation C 2

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Richard Haass Phone (210) 663-0866 FAX (210) 253-5667

Email Address (for project correspondence only): Rick@Haass.com

Mailing Address 19027 La Verita City San Antonio State TX Zip 78258

Property Owner Haass Enterprise, LLC Phone (210) 663-0866 FAX (210) 253-5667

Email Address (for project correspondence only): Rick@Haass.com

Mailing Address 19027 La Verita City San Antonio State TX Zip 78258

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

__ Annexation Request	No Fee	__ Preliminary Plat	Fee Varies
__ Administrative Appeal (ZBA)	$250.00	__ Final Plat	Fee Varies
__ Comp. Plan Amendment Request	$250.00	__ Minor Plat	$100.00
✓ Re-zoning Request	$250.00	__ Re-plat	$250.00
__ SUP Request/Renewal	$250.00	__ Vacating Plat	$50.00
__ Zoning Variance Request (ZBA)	$250.00	__ Development Plat	$100.00
__ PUD Request	$250.00	__ Subdivision Variance Request	$25.00 ea

Please provide a basic description of the proposed project:
Change zoning to allow for CASA office

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 RC// Date: 12/16/2015

Property Owner's Signature _____ Date: _____

Accepted by: Adela Barrientes Date: 12-14-15

JOSE GRAVELEY
343 W COUNTY ROAD 2170
KINGSVILLE, TX 78363-2720
#[illegible]32

JOSE GARCIA
PO BOX 1431
LA JOYA, TX 78560-1431
#4000279

WILLIAM HORAK
1301 E LOTT
KINGSVILLE, TX 78363
#17493

KISD
PO BOX 871
KINGSVILLE, TX 78363
#15213

RAY DE LA GARZA
421 S 17TH
KINGSVILLE, TX 78363
#[illegible]048

PAUL DUARTE
421 PETER
ALICE, TX 78332
#20708

CARLOS GALVAN
1215 E LOTT
KINGSVILLE, TX 78363
#10562

NOE RAMIREZ
146 E FM 118
KINGSVILLE, TX 78363
#11331

DAVIE BRADLEY
1220 E LOTT
KINGSVILLE, TX 78363
#31113

VETERANS AFFAIRS
6900 ALMEDA RD
HOUSTON, TX 77030-4200
#25833

SALVADOR BARRERA
409 S 17TH
KINGSVILLE, TX 78363
#19255

OCTAVIO CANALES
427 S 17TH
KINGSVILLE, TX 78363
#12349

RENE ACUNA
1302 E HUISACHE
KINGSVILLE, TX 78363
#12208

CHURCH OF GOD OF PHOPHECY
1225 E LOTT
KINGSVILLE, TX 78363
#12135

WAYNE MUNOZ
1226 E LOTT
KINGSVILLE, TX 78363
#23165

GEORGE HERNANDEZ
BENJAMIN CASTILLO
716 S 16TH
KINGSVILLE, TX 78363
#18257

ROBERT SANCHEZ
3718 RACHAL LN
ROBSTOWN, TX 78380
#11535

WAYNE PATTERSON
1230 E HUISACHE
KINGSVILLE, TX 78363
#13764

OREN WESTERMANN
PO BOX 733
WOODSBORO, TX 78393
#19924

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, January 20, 2016 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.

Haass Enterprise LLC owner, Richard Haass agent, requesting the rezone of TERRACE VILLAGE, BLOCK 1, LOT 1 also known as 1227 E. Lott from (R1) Single Family to (C2) Retail, in order for CASA (Court Appointed Special Advocates) to house their office at this address.

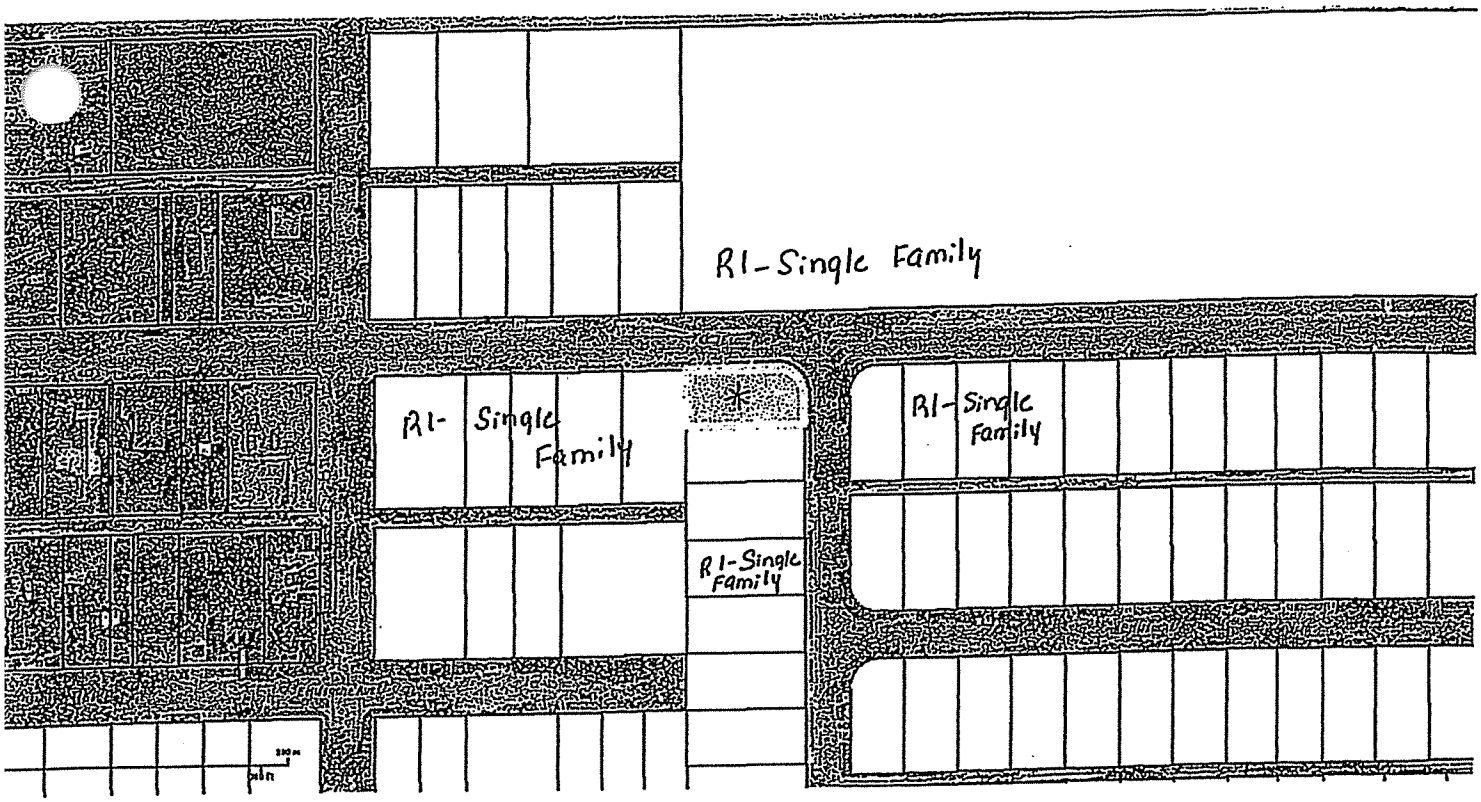
The meeting will be held at City Hall, 200 East Kleberg, in the City Commission Chambers. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, January 25, 2016 at 6:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard.

Haass Enterprise LLC owner, Richard Haass agent, requesting the rezone of TERRACE VILLAGE, BLOCK 1, LOT 1 also known as 1227 E. Lott from (R1) Single Family to (C2) Retail, in order for CASA (Court Appointed Special Advocates) to house their office at this address.

The meeting will be held at City Hall, 200 East Kleberg, in the City Commission Chambers. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.



1227 E. Lott

North
South
East
West
} R1- Single Family of 1227 E. Lott

	R1	R2	R3	R4	MH	C1	C2	C3	C4	I1	I2	Ag
Kennel									S	P	P	P
Handicraft and art object sale						S	P	P	P	S		
Hardware store							P	P	P	S		
Hobby shop						S	P	P	P			
Laboratory medical or dental						S	P	P	P			
Lawnmower, small engine repair/sales							P	P	P			
Locksmith or key shop						P	P	P	P			
Medical appliance fitting or sale						P	P	P	P			
Mortuary						S	P	P	P	S		S
Music store						S	P	P	P			
* Office, professional, or general business						S	P	P	P	S		
Optical shop or laboratory						S	P	P	P			
Package liquor store						S	S	P	P			
Pawn shop						S	S	P	P			
Pet shop for small animals birds, fish						P	P	P	P			
Personal custom services such as tailor, milliner, and the like						P	P	P	P			
Repair of appliances, T.V., radio, and similar equipment						P	P	P	P			

CASA
Court Appointed Special Advocates
FOR CHILDREN

A Member of the National CASA Association & Texas CASA

635 E. King St. • Ste. 110 • P.O. Box 1658 • Kingsville, TX 78364
Phone: 361.595.7233 • Facsimile: 361.595.7241
www.brushcountrycasa.org
brushcountrycasa@sbcglobal.net

Brush Country CASA, Court Appointed Special Advocates, is a national non-profit organization that operates on local levels. CASA was started by Superior Court Judge David Soukup of Seattle, Washington almost 30 years ago.

CASA of Kleberg County is the 52nd CASA program established in Texas since 1988. In 1999, Kleberg County Court Judge Martin Chiuminatto, who had previously tried to organize a CASA program in the community made another attempt. This attempt was prompted by the tragic death of a 12 year-old boy murdered by his father and step-mother. The shocked community became aware of the need for a system of checks and balances to protect abused/neglected children in Kleberg County.

Community meetings began in October, 2000, and with the involvement and support of the community, CASA of Kleberg County was officially formed on March 12, 2001. The first two volunteers were trained with CASA of Nueces County and were sworn in by Judge Chiuminatto on October 23, 2001 exactly one year after the community began the effort. CASA of Kleberg County assumed the name **Brush Country CASA** and began providing services to children in the four new counties in March 2005.

Brush Country CASA is unique. The program and services provided are not duplicated by any other program, agency, or governmental social service agency in the service area. The community and client base of children and families directly benefit through Brush Country CASA in several ways. First, the children have a constant, steady advocate who helps the child work his/her way through the complicated and often scary judicial system in a timely manner. Second, the judicial system, as well as, CPS have an additional resource to call upon to serve the children and families in need. Third, through CASA's public speaking efforts and media outreach, the community is becoming better educated about the factors involved in child abuse and neglect and how to prevent it.

Brush Country CASA consists of 5 employees, one Executive Director, one Administrative Assistant, one Volunteer Recruiter/Trainer and two Volunteer Supervisors.

The purpose of the property is to provide offices for the Supervisors and the Executive Director. In order for Brush Country CASA to remain in compliance with National CASA and Texas CASA, it is required that each employee have an office in order to maintain confidentiality of the children that we serve. The office hours consist of: Monday – Friday 8:00 AM – 5:00 PM. During these hours, Brush Country CASA should have no more than 5 cars parked at the office, aside from our Board Meetings and Volunteer Training. Brush Country CASA is not a daycare, nor is it a child residence. Brush Country CASA advocates for children outside of this home. These children may reside with their relatives, Foster homes or Residential Treatment Centers. There will be no one living in the home.

Brush Country CASA is excited and looking forward to expanding our office space. It is really important for us that the re-zoning get approved and we are able to provide the necessary changes in order to better serve the children in our community. Thank you for your support in helping make this possible for Brush Country CASA.

Sincerely,

Jennifer Martinez
Executive Director
Brush Country CASA

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, January 20, 2016 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:

Haass Enterprise LLC owner, Richard Haass agent, requesting the rezone of TERRACE VILLAGE, BLOCK 1, LOT 1 also known as 1227 E. Lott from (R1) Single-Family to (C2) Retail, in order for CASA (Court Appointed Special Advocates) to house their office at this address.

The meeting will be held at City Hall, 200 East Kleberg, in the City Commission Chambers. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, January 25, 2016 at 6:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:

Haass Enterprise LLC owner, Richard Haass agent, requesting the rezone of TERRACE VILLAGE, BLOCK 1, LOT 1 also known as 1227 E. Lott from (R1) Single-Family to (C2) Retail, in order for CASA (Court Appointed Special Advocates) to house their office at this address.

The meeting will be held at City Hall, 200 East Kleberg, in the City Commission Chambers. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

AGENDA ITEM #5

City of Kingsville
Planning and Development Services

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Tom Ginter, Director

DATE: January 21, 2016

SUBJECT: Special Use permit request from Seferino Perez, agent for a recreational vehicle park located at ABINCO IND Park1 Lot 2 Highway 77, 6.07 acres also known as 3430 South US Highway 77 Bypass

---

Summary: This is the location of the La Hacienda restaurant with the ground that is behind the restaurant. The current zoning of the property is C4 so according to our land use categories all is needed is a special use permit. The applicant feels that this is the best use of the property.

Background: The purchase of the ground by Mr. Perez is contingent upon the results of the special use permit. Included in the packet is a picture of the ground and the ordinance we have covering the construction of a recreational vehicle park. Mr. Perez is aware that he will have to build it according to the ordinance and it will be reviewed by staff.

Financial Impact: At this time we know of no financial impact on the city.

Recommendation: Since it is a special use permit, there is the thought that this is a good use but because of that use a review prior to building is necessary. Staff believes that it is a good location with it being near commercial and recreational opportunities. Staff recommended approval of the request. The planning and zoning commission approved the special use permit request by a 5 to 0 vote.

ORDINANCE NO. 2016-_____

AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR 3430 S. U.S. HWY 77 BYPASS (6.07 ACRES AT LOT 2, ABINCO IND PARK 1 (AMENDED REPLAT)) (A/K/A HWY 77 ONE STOP) FOR RECREATIONAL VEHICLE PARK; 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 owner Lakshmi LTD, by agent Seferino Perez, for amendment to the zoning map of the City of Kingsville;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, January 20, 2016, during a meeting of the Planning Commission, and on Monday, January 25, 2016, during a meeting of the City Commission, in the 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 C4-Commercial District and an recreational vehicle park is allowed by special use perm it in a C4 zoned area; 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 recreational vehicle park on the premises known as 3430 S. US Hwy. 77 Bypass (6.07 acres at Lot 2, Abinco Ind Park 1 (amended replat)), as more specifically describe on site plan attached as Exhibit A.

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

1. ALLOWED USE: The only uses authorized by this Special Permit other than the permitted "C4" Commercial District uses is as a recreational vehicle park.

2. TIME LIMIT: This Special Permit is good for the duration of the business 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, or (c)

there is a change in ownership of the business.

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 for the recreational vehicle park. (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 January, 2016.

PASSED AND APPROVED on this the 8th day of February, 2016.

THE CITY OF KINGSVILLE

_____
Sam R. Fugate, Mayor

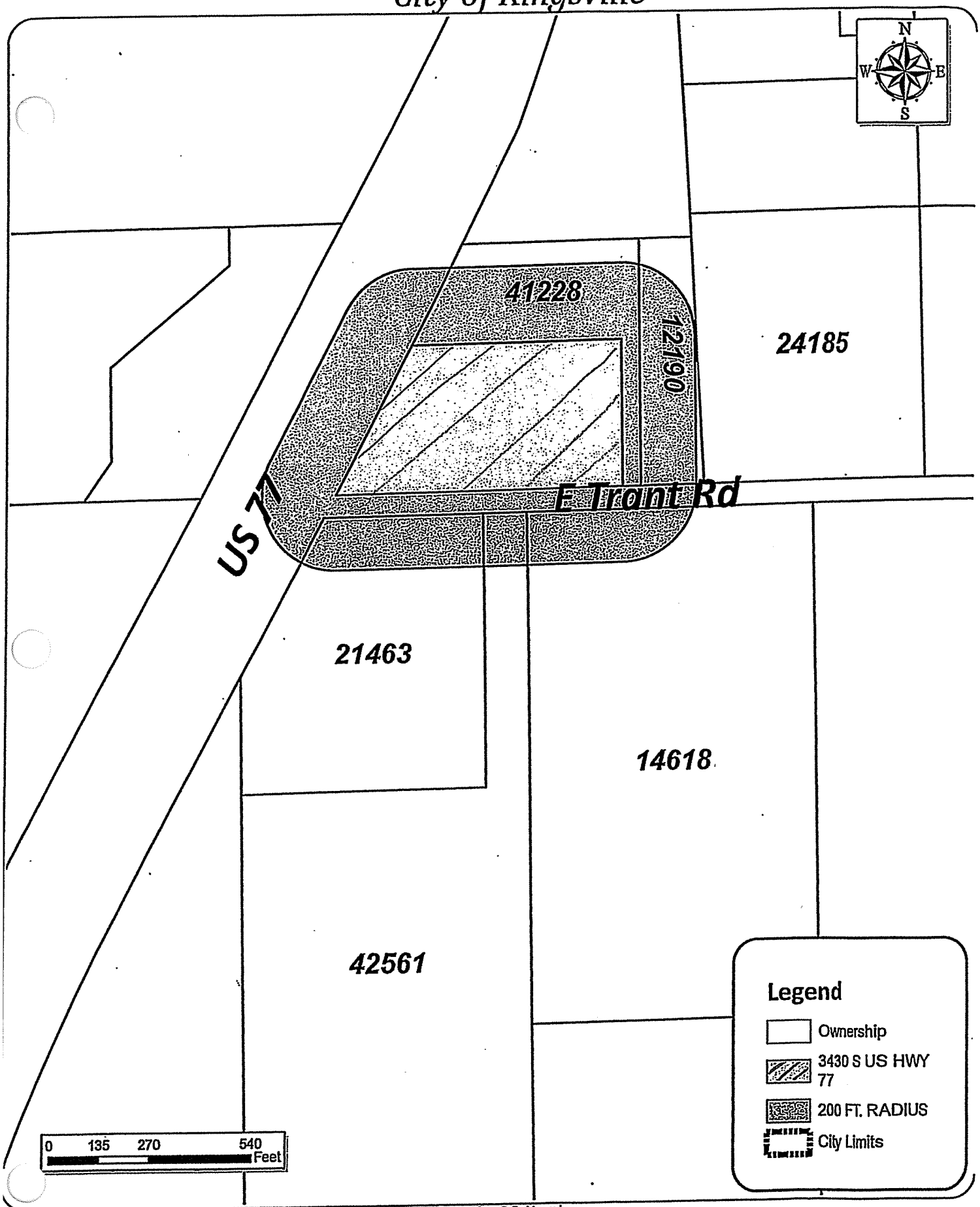
ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

City of Kingsville



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Page 1 / 1

Drawn By: Engineering Department

Last Update: 12/29/2015

Note:

DISCLAIMER
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CITY OF KINGSVILLE
ENGINEERING DEPARTMENT
200 East Kleberg
Kingsville, Texas 78363

To: Planning and Zoning Commission

From: Tom Ginter, Director of Planning and Development Services TG

Date: January 15, 2016

Subject: Agenda Item 3 and 4

Included in the packet is the information that you need for review.

A. Application
B. Land Use Category
C. Picture of ground
D. Appraisal District record
E. Ordinance governing RV Parks

At the time of writing this memo I do not have any details concerning the rv park that he wants to develop.

CITY OF KINGSVILLE

200 E. Kleberg Avenue
Planning & Development Services Dept.
Planning & Zoning Division
Kingsville, Texas 78363
Phone: (361) 595-8055
Fax: (361) 595-8065

Master Land Use Application

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 3430 S. Hwy 77 Located in the City_____ ETJ_____

(Proposed) Subdivision Name 77 RV Park Total number of Lots _____

Legal Description: _____

Existing Zoning Designation C4 Future Land Use Designation R.V. Park

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Sefelino Perez Phone 956 522.6671 FAX _____

Email Address (for project correspondence only): Onestoj Hwy 77.@yahoo

Mailing Address 3430 S. Hwy 77 City Kingsville State TX Zip 78363

Property Owner Lakshmi LTD Phone 592-5453 FAX _____

Email Address (for project correspondence only): Same

Mailing Address Same City _____ State _____ Zip _____

Select appropriate request(s) for which approval is sought. Attach appropriate checklist(s) with this application.

__Annexation Request.....No Fee	__Preliminary Plat.....Fee Varies
__Administrative Appeal (ZBA).....$250.00	__Final Plat.....Fee Varies
__Comp. Plan Amendment Request.....$250.00	__Minor Plat.....$100.00
__Re-zoning Request.....$250.00	__Re-plat.....$200.00
__SUP Request/Renewal.....$250.00	__Vacating Plat.....$50.00
__Zoning Variance Request (ZBA).....$250.00	__Conceptual Development Plat.....$100.00
__PUD Request.....$250.00	__Subdivision Variance Request.....$25.00 ea
__Lot Line Adjustment Plat.....$100.00	__Amending Plat.....$100.00

Please provide a basic description of the proposed project:

RV Park

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: _____ Date: 08-06-15

Property Owner's Signature: _____ Date: 08-06-15

Date: 12-30-15

MANGLAM DATTA
HOSPITALITY LLC
5725 RICHFIELD PARK
P[illegible]HARON, TX 77583-2035
[illegible]228

RICHARD CUMBERLAND
1206 OAKMERE LAKE CT
SPRING, TX 77379
#21463

JOHN CUMBERLAND
378 E FM 1118
KINGSVILLE, TX 78363-2617
#14618

SMITH & SULLIVAN INC
4527 RUSSETT PL N
PEARLAND, TX 77584
#12190

Jan. 3, 2016 - paper

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, January 20, 2016 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: **Lakshmi LTD owner, Seferino Perez agent, requesting a special use permit for a recreational vehicle park located at ABINCO IND PARK 1 (AMENDED REPLAT), LOT 2, (HWY 77 ONE STOP), ACRES 6.07 (HWY 77 ONE STOP) also known as 3430 South US HWY 77 Bypass.**

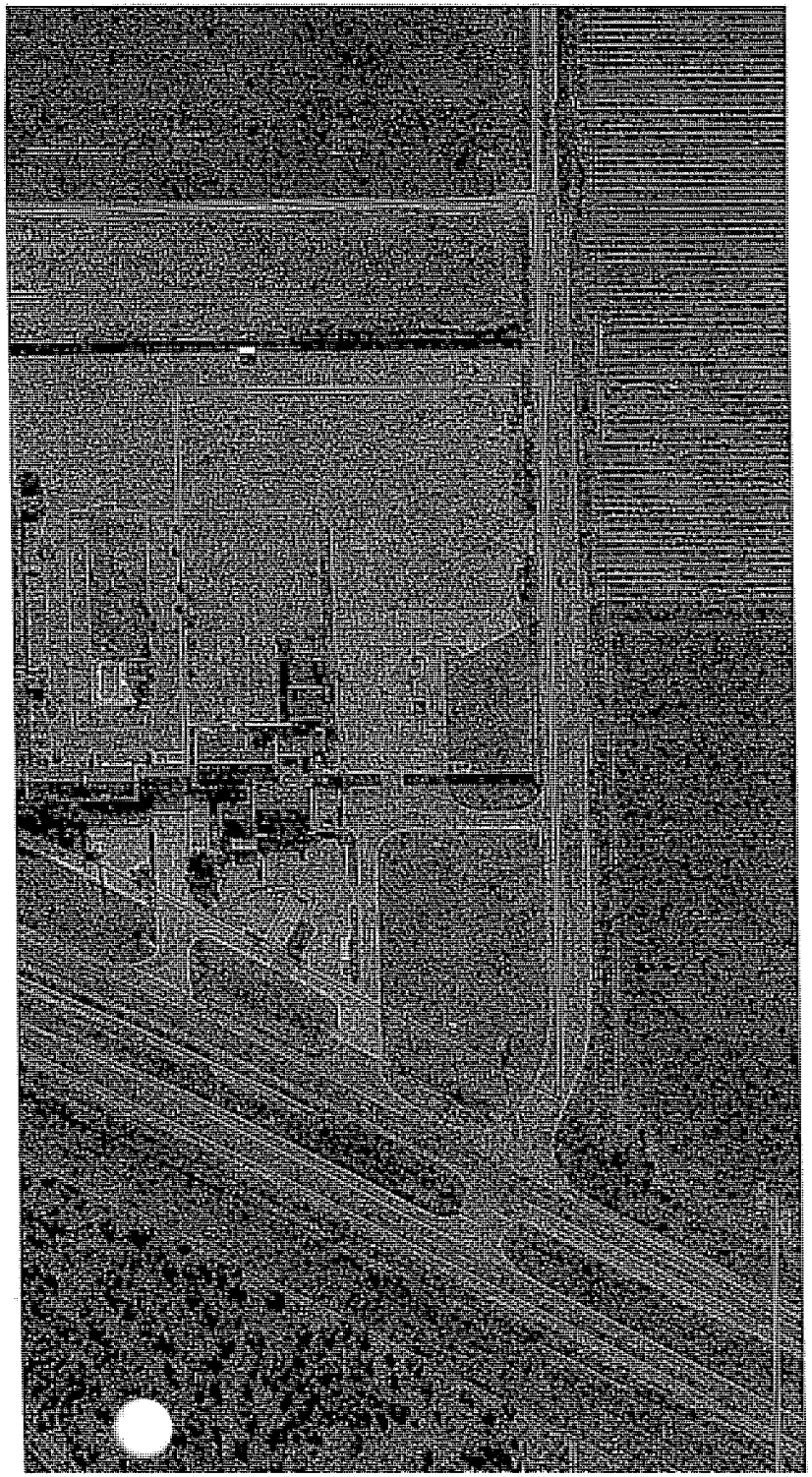
The meeting will be held at City Hall, 200 East Kleberg, in the City Commission Chambers. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, January 25, 2016 at 6:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard: **Lakshmi LTD owner, Seferino Perez agent, requesting a special use permit for a recreational vehicle park located at ABINCO IND PARK 1 (AMENDED REPLAT), LOT 2, (HWY 77 ONE STOP), ACRES 6.07 (HWY 77 ONE STOP) also known as 3430 South US HWY 77 Bypass.**

The meeting will be held at City Hall, 200 East Kleberg, in the City Commission Chambers. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

	R1	R2	R3	R4	MH	C1	C2	C3	C4	I1	I2	I3
Mobile home/manufactured home park or mobile home/manufactured home on lot	S[1]	S[1]	S[1]	S[1]	P					S	S	S
Recreational vehicle park					P		S		S			
Secondary res. structure				P	P		S	S		S	S	S
Other residential accessory and incidental uses	S	S	S	S	S					S	S	
Accessory building	P	P	P	P	P	P	P	P	P	P	P	P
Community center (private)	S	S	S	S	S	P	P	P				
Accessory farm building				P	P	P	P	P	P	P	P	P
Off-street parking incidental to main use	P	P	P	P	P	P	P	P	P	P	P	P
Private swimming pool	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation	P	P	P	P	P							P
Apartment or secondary residence for servants or family members	S	P	P	P	P	P	S	P				P
Institutional and Special Service												
Airport, heliport		S	S	S	S	S	S	S	S	S	S	S
Cemetery, mausoleum	S	S	S	S			S					S



Kleberg County Appraisal District

TaxNetUSA
The Source for Property Tax Information
502 E. Kleberg St. Kingsville, TX 78363-9998

TaxNetUSA: Kleberg County Property Information Account Number: 41227 GEO Number: 101400002000192

Owner's Name	LAKSHMI LTD
Mailing Address	2004 ALEXANDRA DR WESLACO, TX 78596
Location	3430 S US HWY 77 BYP
Legal	ABINCO IND PARK 1 (AMENDED REPLAT), LOT 2, (HWY 77 ONE STOP), ACRES 6.07 (HWY 77 ONE STOP)

Data up to date as of 2015-06-10

Entity Code	Entity Name	Tax Rate
GKL	Kleberg County	0.74481000
CKI	Kingsville	0.84220000
SKI	Kingsville ISD	1.51890000
WST	South Texas Water Authority	0.08540900
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	
	Total	3.191319
	*Total Estimated Taxes	16,318.49

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions.* Tax amount does not include any exemptions.

AGRICULTURAL (1-D-1) HOMESTEAD EXEMPTION FORM PRINTER FRIENDLY REPORT

Property Details

Deed Date	N/A
Deed Volume	
Deed Page	
Exemptions	
Freeze Ceiling	0.00
Block	
Tract or Lot	2
Abstract Code	S014

Value Information

Land Value	191,920.00
Improvement Value	319,420.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Value Per MASQFT	N/A
Market Value	511,340.00
Appraised Value	511,340.00
Assessed Value	511,340.00

Improvement Information

Improvement ID	State Category	Homesite	Description	Value
91997	F1	N	COMMERCIAL	150720.000000
91998	F1	N	COMMERCIAL	168700.000000
91999	F1	N	COMMERCIAL	0.000000
92000	F1	N	COMMERCIAL	0.000000

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Year Built	Effective Year Built	Area	Value
91997	6768	MA	MAIN AREA	RE2A	1983	1983	5,866	144,090
91997	6769	PO	PATIO (SPECIAL PRICE)	SP	1983	1983	55	40
91997	6770	PO	PATIO (SPECIAL PRICE)	SP	1983	1983	66	50
91997	6771	OP1	OPEN PORCH BASIC (20%)	*	1983	1983	66	330
91997	6772	OP1	OPEN PORCH BASIC (20%)	*	1983	1983	125	610
91997	6773	EP1	ENCLOSED PORCH FINISHED (	*	1983	1983	462	4,540
91997	6774	FZC	FREEZER COOLER	SP	1983	1983	176	1,060
91998	6775	MA	MAIN AREA	CS2A	1980	1990	3,993	165,910
91998	6776	OP1	OPEN PORCH BASIC (20%)	*	1980	1990	336	2,790
91999	6778	MA	MAIN AREA	OF2A	1980	1980	2,460	0

91999	6779	MA	MAIN AREA	OF2A	1980	1980	675	0
92000	47531	CON	CONCRETE	SP	0	0	43,200	0
92000	47532	ASP	ASPHALT (100%)	SP	0	0	119,400	0
92000	47533	PRK	PARKING	FV	0	0	163,700	0
						Total Living Area	12,994	

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft	Value
138918	F1	F1	F	1.3131	0	0	57,200	57,200
138919	F1	F1	F	4.7580	0	0	207,258	134,720

SB 541, effective September 1, 2005, provides that appraisal district websites cannot display photographs, sketches, or floor plans of an improvement to real property that is designed primarily for use as a human residence. Likewise, aerial photography of residential property will also be unavailable unless the photo depicts five or more separately owned buildings.

Kleberg County Appraisal District has taken the position that it will not provide any sketches or photographs of improvements of any type of property due to the possibility of residential improvements being part of a background, therefore, placing the appraisal district out of compliance with Senate Bill 541. Please be informed however, that you will still be able to obtain or view the information in our office located at 502 E. Kleberg in Kingsville, Texas.

OPERATION REQUIREMENTS

Sec. 15-2-27. - Location.

No recreational vehicle parks, manufactured home parks or manufactured home subdivisions shall be located within the corporate limits of the city except in a Class MH Zone as set forth in the Zoning ordinance of the city. All parks already in existence and operation at the time of passage of this article shall be treated as a nonconforming use insofar as the requirements of this subsection are concerned, therefore shall not increase in size or usage without complying with this article.

(1962 Code, § 5-9-20; Ord. 2003-09, § 15-2-27, passed 4-28-03)

Cross reference— Penalty, see § 1-1-99.

Sec. 15-2-28. - Special use recreational vehicle park; recreational vehicle spaces.

(A) When associated with hotels/motels, a recreational vehicle park shall maintain a minimum space width of 20 feet with a total space area of at least 1,000 square feet. The total number of spaces shall not exceed 50% of the number of guest rooms customarily available. Minimum acreage requirements for recreational and total space areas are not required. However, all other requirements of Article 2 of this chapter this article shall be satisfied prior to site plan approval.

(B) Site plans may contain a limited number of spaces designed to accommodate overnight or short-term rentals in recreational or mobile home parks not withstanding the requirements of Article 2 of this chapter this article. The total number of such spaces shall not exceed 50% of the number of conventionally sized spaces within the park. The minimum size for overnight and short-term use shall be 1,000 square feet. The minimum space width for such spaces shall be 20 feet.

(C) Recreational vehicle parks are a permitted use in Class MH Zoning, and are allowed by special use permit in Class C-2 and Class C-4 zones as referenced in Appendix A, Land Use Chart.

(Ord. 2003-09, § 15-2-28, passed 4-28-03)

Sec. 15-2-29. - Site plan requirements for manufactured home parks.

(A) The application for a license to operate a manufactured home park shall be accompanied by ten copies of a site plan, drawn at a minimum scale of 1 inch equals 100 feet, and shall provide a legal description and map clearly setting out the following:

(1) The area and dimensions of the tract of land, with identification and boundaries;

(2) The location, width, and specification of driveways, roadways, and internal streets;

(3) The number, location and size of all manufactured home and manufactured home spaces;

(4) Location and specifications of water and sewer utility connections and riser pipes. The water and sewer systems for a recreational vehicle park, manufactured home park or subdivision shall be constructed in accordance with the city's adopted Plumbing Code;

(5) Plan of sewage disposal;

(6) Method and plan of garbage removal;

(7) The location of all water lines and utility connections, including fire mains, the size of hydrants, and any other equipment which may be provided;

(8) The location and details of electric lighting;

(9) Plan of gas distribution system;

(10) Plan of telephone and TV cable distribution systems;

(11) Existing and proposed topography of the recreational vehicle park, manufactured home park or subdivision and proposed drainage facilities;

(12) The location and specifications of all buildings constructed or to be constructed on-site within the park;

(13) Such other information as municipal reviewing officials may reasonably require.

(B) All park sites in the city or in the area extraterritorial jurisdiction shall be platted as a one-lot subdivision and be accompanied by a site plan of the manufactured home park. The site plan does not replace or supersede the subdivision plat required by the state law to be recorded in the county plat records, after review and approval by the Planning and Zoning Commission and City Commission.

(Ord. 2003-09, § 15-2-29, passed 4-28-03)

Sec. 15-2-30. - Site design standards for manufactured home parks.

All manufactured home parks established after the effective date of this section shall comply herewith and shall conform to the following requirements:

(A) Drainage. The ground surface in all parts of the park shall be graded and equipped to drain all surface water in a safe and efficient manner.

(B) Setbacks and open space requirements. Manufactured home spaces shall be provided, consisting of a minimum area of 4,800 square feet for each space, shall be at least 40 feet wide and 120 feet in length and clearly defined. Manufactured homes shall be so harbored on each space that there shall be at least 20 feet clearance between each manufactured home; provided, however, that with respect to manufactured homes parked end to end, the end to end clearance between each manufactured home may not be less than 20 feet. The minimum front yard setback shall be 20 feet from the front line of the manufactured home space. No manufactured home shall be closer than 20 feet to the property line adjoining a public or internal street. All existing park spaces nonconforming to setbacks and spacing requirements must comply with this section as travel trailers, mobile homes, and/or manufactured homes are moved out and spaces become vacant.

(C) Driveways. All manufactured home spaces shall abut upon a driveway of not greater than 22 feet in width which shall have unobstructed access to a public or internal street, alley or highway. All driveways shall be hard surfaced, well marked in the daytime, and lighted at night and shall have adequate length to provide for off-street parking for at two vehicles. All existing park spaces not meeting the requirements for driveways must comply with this section as travel trailers, mobile homes, and/or manufactured homes are moved out and spaces become vacant.

(D) Electricity. Each manufactured home park and manufactured home space shall comply with the National Electrical Code as set forth by § 15-1-65 of this chapter or as hereafter amended.

(E) Exposed sewer taps. All exposed sanitary sewer taps, connections, or risers shall be protected with a tight-fitting lock-type cap that shall be kept in place until a manufactured home is connected thereto. Surface drainage shall be diverted away from the riser.

(F) Playgrounds. One or more playgrounds shall be provided which are easily accessible without encountering traffic hazards, and which shall have a minimum area of 150 square provided, however, this requirement may be waived when the manufactured home park is adjacent to or within 450 feet of a public park or recreational area.

(G) Area regulations. Each recreational vehicle park, manufactured home park or subdivision established after the effective date of this subsection shall have a minimum area of five acres; provided, however that the provisions of this subsection shall not apply to manufactured home parks already in existence and operation at the time of passage of this article; and such existing and operating parks shall be treated as a nonconforming use insofar as the requirements of this subsection are concerned. Existing manufactured home parks shall not increase in size or usage (number or trailers) without complying with this article.

(H) Parking lots. All parking lots shall be paved to suppress dust and shall meet the minimum requirements listed in § 15-3-48 of this chapter.

(I) Streets. Internal streets in recreational vehicle, mobile home or manufactured home park and subdivisions shall be privately owned, built and maintained. Streets shall be designed and constructed to city specifications and meet the requirements of §§ 15-3-33, et seq. See § 15-2-34 of this article for additional criteria for internal streets.

(J) Sewage disposal. An adequate and safe sewage system shall be provided in all manufactured home parks and subdivision for conveying and disposing of all sewage. The sewer system for a park shall constructed in accordance with the city's adopted Plumbing Code.

(K) Natural gas. Occupants of all parks shall connect to natural gas where it is available. All natural gas lines will be provided with a cutoff valve at each manufactured home lot and a main cutoff valve in appropriate locations at the main line running through the park.

(L) Telephone and TV cable systems. All telephone and cable TV distribution systems shall be under ground and in accordance with applicable codes and regulations.

(M) Landscaping. A strip of 15 feet in width around the outside boundary of the manufactured home park which is planted with shrubs and trees and is fenced, as recommended by the City Planner and approved by the Planning and Zoning Commission in site plan approval.

(Ord. 2003-09, § 15-2-30, passed 4-28-03)

Sec. 15-2-31. - Access, traffic circulation and parking for manufactured home parks.

(A) Streets generally. Internal streets in manufactured home parks shall be designed and constructed to city specifications for safe and convenient access to all spaces and to facilities for common use of park residents. Internal streets shall be kept open and free of obstruction in order that police and fire vehicles may have access to any area of the park. The Police Department shall be authorized to remove and impound offending vehicles.

(B) No parking signs. On all sections of internal streets on which parking is prohibited under this article, the owner of agent shall erect metal signs prohibiting parking. The sign type, size, height and location shall be approved by the city prior to installation.

(C) Construction. All internal streets shall be constructed to specifications established by the city and shall be maintained by the owner of agent free of cracks, holes, and other hazards. Internal streets shall be designed by a registered professional engineer and designs shall be approved by the city.

(D) Street dimensions. An internal street of common access route shall be provided to each manufactured home space. Such street shall have a minimum paved width of 32 feet. On-street parking shall be permitted on only one side of the street. The internal streets shall be continuous and connect with other internal streets of with public streets, or shall be provided with a cul-de-sac having a cul-de-sac shall exceed 600 feet in length.

(E) Parking spaces. At least two off-street parking spaces shall be provided for each recreational vehicle or manufactured home space.

(F) Street names; lot numbers. Within each manufactured home park or subdivision, all streets shall be named, and manufactured home lots numbered to conform with block numbers on adjacent public

streets. All street name signs and house numbers shall be of reflective material. Street signs for internal streets shall be of a color and size contrasting with those public streets so that there is no confusion regarding which are private and which are public streets. These signs and numbers shall be of standard size and placement to facilitate location by emergency vehicles.

(G) Location of public street intersections. Interior streets shall intersect adjoining public streets at approximately 90 degrees and at locations which will eliminate or minimize interference with traffic on those public streets.

(H) Parking vehicles in spaces only. No vehicle may be parked on any manufactured home site except on a hard surfaced, off-street parking space.

(Ord. 2003-09, § 15-2-31, passed 4-28-03)

Sec. 15-2-32. - Office building.

Each recreational vehicle park, mobile home or manufactured home park or subdivision shall be provided with a building to be known as the office in which shall be kept copies of all records pertaining to the management and supervision of the park, as well as rules and regulations of the park, and such records, rules and regulations to be available for inspection by law enforcement officers, public health officials and other officials whose duties necessitate acquisition of the information contained therein.

(1962 Code, § 5-9-9; Ord. 2003-09, § 15-2-32, passed 4-28-03)

Cross reference— Penalty, see § 1-1-99.

Sec. 15-2-33. - Rules and regulations for park.

(A) It shall be the duty of the owner, his agent, representative or manager to prescribe rules and regulations for management of the park; to make adequate provisions for the enforcement of such rules; and to subscribe to any and all subsequent rules and regulations which may be adopted for the management of such park. Copies of all such rules and regulations shall be furnished to the City Planning Department.

(B) In addition thereto, it shall be the duty of the owner, his agent, representative or manager to comply strictly with the following:

(1) Provide for at least an annual inspection of the water and sanitary conveniences by the City Plumbing Inspector;

(2) Provide for the collection and removal of garbage and other solid waste materials;

(3) Prohibit the placing or storage of unsightly material or junked vehicles of any kind;

(4) Provide for adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition;

(5) Take such other measures as may be deemed to be necessary by the city to preserve the health, comfort and safety of all persons residing in the park and the general public;

(6) Report to the City-County Health Department, within 24 hours, all cases of communicable diseases or suspected cases of communicable diseases affecting any guest or employee of the park;

(7) Report immediately to the Police Department of the city all acts of disorderly character committed by any person or persons inside of the park;

(8) See that copies of all rules and regulations are prepared and posted in conspicuous locations throughout the park;

(9) Require that all mobile homes and manufactured homes placed on individual lots are skirted, anchored, and tied down in accordance with the Texas Manufactured Housing Standards Act, Tex. Occupations Code, §§ 1201.001 et seq. and the City of Kingsville Code of Ordinances.

(1962 Code, § 5-9-10; Ord. 2003-09, § 15-2-33, passed 4-28-03)

Cross reference— Penalty, see § 1-1-99.

Sec. 15-2-34. - Management of park.

Each manufactured home park shall be under the direct management of the owner or his agent or representative, for whose acts he or they shall be fully responsible. The name of the person entrusted with the direct management of a park shall be filed for reference with the Planning Department.

(1962 Code, § 5-9-11; Ord. 2003-09, § 15-2-34, passed 4-28-03)

Sec. 15-2-35. - Register of occupants.

(A) It shall be the duty of the licensee to keep a register containing a record of all mobile home and manufactured home owners and occupants located within the park. The register shall contain the following information:

(1) Name and address of park tenant;

(2) The make, model and year of all automobiles and mobile or manufactured home;

(3) License number and owner of each recreational vehicle and automobile by which it is towed;

(4) Mobile home or manufactured home or recreational vehicle registration data, including make, length and width;

(5) The date of arrival and of departure of each mobile home, manufactured home or recreational vehicle;

(6) Whether or not each recreational vehicle is an independent or dependent trailer.

(B) The park shall keep the register available for inspection, at all times, by law enforcement officers, public health officials and other officials whose duties necessitate acquisition of the information contained in the register. The register shall be retained on the premises and shall not be destroyed for at least two years following the date of retirement of the register. Registers shall be available for inspection at all reasonable times by an official of the city whose duties may necessitate access to the information contained therein.

(1962 Code, § 5-9-15; Ord. 2003-09, § 15-2-35, passed 4-28-03)

Cross reference— Penalty, see § 1-1-99.

Sec. 15-2-36. - Supervision.

A responsible attendant or caretaker, owner or operator shall be in charge at all times to keep the recreational vehicle park, mobile or manufactured home park or subdivision, its facilities and equipment in a clean, orderly and sanitary condition, and he shall be answerable, with the licensee, for any violation of the provisions of this article.

(1962 Code, § 5-9-16; Ord. 2003-09, § 15-2-36, passed 4-28-03)

Cross reference— Penalty, see § 1-1-99.

Sec. 15-2-37. - Water supply.

An adequate supply of pure water for drinking and domestic purposes shall be supplied to meet the requirements of this article and other applicable City codes and ordinances. Each space shall be provided with a water connection.

(1962 Code, § 5-9-7; Ord. 2003-09, § 15-2-37, passed 4-28-03)

Cross reference— Penalty, see § 1-1-99.

Sec. 15-2-38. - Sanitary sewer.

Each manufactured home park shall be provided with sanitary sewer service. Service may be provided by connection to the city's sanitary sewer system or a package wastewater treatment plant approved by the Texas Commission on Environmental Quality (TCEQ) and City Engineer. Facilities within the park shall comply with the city's adopted Plumbing Code as set forth by § 15-1-21 of this chapter or as hereafter amended.

(1962 Code, § 5-9-8; Ord. 89049, passed 11-27-89; Ord. 2003-09, § 15-2-38, passed 4-28-03)

Sec. 15-2-39. - Garbage receptacles.

Garbage receptacles shall be provided in quantities adequate to permit disposal of all solid waste. Garbage receptacles shall be located not further than 200 feet from any manufactured home space. The receptacles shall be kept in sanitary condition at all times. Garbage receptacles shall be placed at a convenient location to be designated by the city for garbage pickup.

(1962 Code, § 5-9-12; Ord. 2003-09, § 15-2-39, passed 4-28-03)

Cross reference— Penalty, see § 1-1-99; garbage, see §§ 5-1-1 et seq.

Sec. 15-2-40. - Fire protection.

Every park shall provide fire hydrants and an adequate water distribution system to comply with the adopted fire prevention code for fire protection. No recreational vehicle or manufactured home space shall be more than 500 feet, in a direct line, from the nearest fire hydrant. Any with more than one fire hydrant shall be looped. The minimum size for any main supplying a fire hydrant shall be eight inches.

(1962 Code, § 5-9-13; Ord. 89049, passed 11-27-89; Ord. 2003-09, § 15-2-40, passed 4-28-03)

Cross reference— Penalty, see § 1-1-99.

Sec. 15-2-41. - Fuel.

Bottled gas for cooking purposes shall not be used at individual recreational vehicle or manufactured home spaces unless the containers are properly connected by copper or other suitable metallic tubing. Bottled gas cylinders shall be securely fastened in place. No cylinder containing bottled gas shall be located in a recreational vehicle or mobile home or within five feet of a door thereof. State and local regulations applicable to the handling of bottled gas and fuel oil must be followed.

(1962 Code, § 5-9-14; Ord. 2003-09, § 15-2-41, passed 4-28-03)

Cross reference— Penalty, see § 1-1-99.

Sec. 15-2-42. - Area for travel trailers.

A specific area may be designated by the owners or operators of mobile home or manufactured home parks for overnight parking and use by travel trailers and the provisions herein provided for mobile home or manufactured home spaces shall not apply to the area, provided the plans for such area have been approved by the city. Travel trailers or recreational vehicles which are park owned shall be limited to a tenancy of six consecutive months. Travel trailers and recreational vehicles which are privately owned shall have no time limit restriction. All existing park spaces occupying travel trailers outside of a designated recreational vehicle parking area must comply with this section as travel trailers are moved out and spaces become vacant.

(1962 Code, § 5-9-22; Ord. 2003-09, § 15-2-42, passed 4-28-03)

Statutory reference—Municipal penalties, see Tex. Loc. Gov't Code, § 54.001.

Sec. 15-2-43. - Penalty.

(A) Whenever in this code or in any ordinance of the city an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in such code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, and no specific penalty is provided therefore, the violation of any such provision of this code or any such ordinance shall be punished by:

(1) A fine not to exceed $2,000.00 in all cases arising under municipal ordinances that govern fire safety, zoning and public health and sanitation;

(2) A fine not to exceed $2,000.00 if a motor vehicle is used in illegal dumping or an offense under the law or city ordinance violated by the illegal dumping;

(3) A fine not to exceed $500.00 in a other cases.

(B) Each day any violation of this code or any ordinance shall continue shall constitute a separate offense.

(Ord. 2003-09, § 15-2-43, passed 4-28-03)

AGENDA ITEM #6

City of Kingsville
Engineering/Public Works

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Charlie Cardenas, P.E., City Engineer/Director of Public Works

DATE: January 14, 2016

SUBJECT: LNV Task Order 13, 3MGD Wastewater treatment plant, copper sampling

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Summary:
This item authorizes the approval of LNV, Inc. Engineering's Task Order number 13, to provide professional services for the evaluation effluent copper limitations at the 3MGD Wastewater treatment plant.

Background:
In September 2015, the City received a notice of violations letter from the Texas Commission on Environmental Quality (TCEQ). Violations included Entercocci, two-hour peak flow and copper. The majority effluent exceedances were Total Copper, measured as daily average concentration, daily maximum concentration and daily average loading. The City's existing permit was issued July 2, 2010, which included effluent limitations and monitoring requirements for two phases: Interim phase and final phase. The total copper daily average effluent limit decreased significantly from 0.05 mg/L to 0.007 mg/L. Since September through November, city staff has mitigated the copper levels through a chemical drip system.

Financial Impact:
The cost for professional services for this Task Order (Number 13) is $29,100.00 from account the Utility Fund.

Recommendation:
Staff recommends entering into this task order to continue sampling and evaluation of the copper source. Mitigating the copper source will in return reduce the need for additional expenses in the chemical drip system.

RESOLUTION #2016-_____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES BETWEEN CITY OF KINGSVILLE AND LNV, INC. FOR ENGINEERING SERVICES FOR TASK ORDER NO. 13- TO EVALUATE EFFLUENT COPPER LIMITATIONS AT THE 3 MGD WWTP; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Kingsville desires to have engineering work done to evaluate effluent copper limitation at the 3 MGD wastewater treatment plant (WWTP) in order to obtain short-term and long-term compliance with water quality-based effluent limitations for copper and the City has secured funding for this contract via a budget amendment in the Utility Fund, approved on January 25, 2016;

WHEREAS, the City Commission on October 11, 2010 approved a master agreement with LNV, Inc. relating to engineering services for water and wastewater departments via Resolution #2010-45 and this agreement would arise under that one;

WHEREAS, the City and LNV, Inc. have worked to prepare a Contract for Professional Services between the City of Kingsville and LNV, Inc. for New Forcemain Improvements for the extension of a sewer line from the North 3MGD waste water treatment plant to NASK.

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

I.

THAT the City Manager is authorized and directed as an act of the City of Kingsville, Texas to enter into a Contract for Professional Services between the City of Kingsville and LNV, Inc. for engineering services for Task Order No. 13- to evaluate effluent copper limitations at the 3 MGD WWTP 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 January, 2016.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

CITY OF KINGSVILLE – GENERAL ENGINEERING PROGRAM

TASK ORDER NO. 13

CITY OF KINGSVILLE, TEXAS

AND

LNV, INC.

This Task Order is issued by the ENGINEER and accepted by the OWNER pursuant to the mutual promises, covenants and conditions contained in the Agreement between the above named parties dated the _____ day of December, 2015, in connection with the City of Kingsville, Texas (OWNER) General Engineering Program.

PURPOSE

The purpose of this Task Order is to provide a summary of services proposed to be performed by LNV, Inc. (ENGINEER) to evaluate effluent copper limitations at the 3 MGD WWTF in order to obtain short-term and long-term compliance with water quality-based effluent limitations for copper. The Project will be funded through City of Kingsville Purchase Order.

BACKGROUND

The City of Kingsville (City) owns and operates the 3 MGD Wastewater Treatment Facility (WWTF), also known as the North Plant, which is authorized to discharge treated domestic wastewater under Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0010696001. The 3 MGD WWTF receives and treats domestic wastewater for the northern portion of the City. Beginning in March 2015, the City also began accepting wastewater from the Naval Air Station (NAS) Kingsville, which previously treated domestic wastewater at an on-site, permitted WWTF.

In September 2015, the City received a notice of violations letter (NOV) from the Texas Commission on Environmental Quality (TCEQ) for ten (10) exceedances of effluent water quality limits from August 2014 to June 2015. During this 10-month period, violations included Enterococci, two-hour peak flow, and copper. The majority of effluent exceedances were for Total Copper, measured as daily average concentration, daily maximum concentration, and daily average loading. Additionally, based on Discharge Monitoring Reports (DMR) data and discussions with City wastewater staff, effluent copper concentrations have continued to exceed permitted limits for the months of August, September, and October.

The City's existing permit was issued July 2, 2010, which included effluent limitations and monitoring requirements for two phases: Interim Phase and Final Phase. The following table summarizes effluent copper limits for the two phases. As demonstrated in the table, the total copper daily average effluent limit decreased significantly from 0.05 mg/L to 0.007 mg/L in the Interim and Final Phases, respectively.

Accordingly, the Other Requirements section of the existing permit also included provisions for copper, which included a schedule to attain water quality-based copper limitations and quarterly progress reports. While the permit states that the lower limitations are water quality-based, the impetus for the substantially lower copper limits and compliance schedule is unclear.

Kingsville 3 MGD WWTF TPDES Permit, Issued July 2010 Copper Effluent Limitations						
Phase	Effluent Characteristic	Daily Avg (mg/L)	Daily Avg (lbs/day)	7-day Avg (mg/L)	Daily Max (mg/L)	Single Grab (mg/L)
Interim Phase (July 2, 2010 to July 2, 2013)	Total Copper	0.05	1.3	0.11	0.15	0.20
Final Phase (July 3, 2013 to present)	Total Copper	0.007	0.17	0.021	0.016	0.028

Consistent compliance with substantially lower copper limitations has proved challenging during the two years of implementation. Based on DMR data, there was one (1) copper exceedance during the preceding 44 months when the daily average limit was 0.05 mg/L; whereas, there were nine (9) exceedances of the daily average copper limit in the 27 months since the lower limit of 0.007 mg/L was implemented. Of the 9 exceedances, five (5) have occurred since the 3 MGD WWTF began accepting wastewater from the NAS Kingsville. While it is unclear whether this additional wastewater is contributing to the copper limitation non-compliance, review of area industries and their industrial processes and discharges is necessary to identify the cause(s) of copper limitations exceedances.

With continued non-compliance with copper limitations, the City must identify the cause(s) of exceedances, develop control options, and implement corrective action(s) to attain effluent limitations as soon as practicable. Additionally, determining the cause of the stringent effluent limitations and identifying options for raising the copper limitations will provide the City long-term relief and cost-savings. This information may be valuable if the City chooses to pursue a permit amendment in the future. The City retained LNV, Inc., to evaluate existing data and documents in order to identify and recommend approaches to consistently meet permitted effluent limits. The following sections summarize services to accomplish this project.

ENGINEER'S SERVICES

1. Evaluation of Cause(s) for Copper Exceedances

a. Obtain and review available data and documents.
   i. ENGINEER will obtain and/or request data and documents in order to evaluate potential contributors of copper from wastewater system. Data and documents may include, but are not limited to, influent and effluent water quality data, septic waste water quality data, and collection system water quality data.
b. Perform evaluation to identify cause(s) of exceedances. If additional data are required, a sampling plan to obtain water quality data from the collection system, influent, and industries may be necessary. If necessary, a sampling plan may be recommended, as described in Phase 2 below.
c. Develop control options and recommend implementation of corrective actions.

2. Sampling Plan Preparation (if necessary)

a. If necessary, ENGINEER will prepare a sampling plan to assist in Identification of cause(s) for copper exceedances. A sampling plan will provide an organized, experimental design for obtaining reliable, accurate, and defensible results. The sampling plan may include, but is not limited to, sampling schedule, materials and sampling methods, analytical methods, and other logistics.

2. Regulatory Assessment of Copper Limitations

a. Obtain and review available data and documents.
   i. ENGINEER will obtain and/or request data and documents in order to perform regulatory assessment. Data and documents may include, but are not limited to, influent and effluent water quality data, TCEQ technical memoranda, and permit files, such as the fact sheet.
   ii. If necessary, ENGINEER will obtain data and documents from the TCEQ Central and/or Regional offices.
b. Perform assessment to identify cause and origin for more stringent permit limitations for copper.
c. Prepare technical memorandum that summarizes results of the regulatory assessment and provides recommended regulatory options to potentially ease effluent limitations in the long-term. Potential solutions may include, but are not limited to, excluding impacts to oyster waters, revising mixing zone, developing a copper water effect ratio (WER).

FEES TO ENGINEER
Fees to ENGINEER will be made in accordance with the following:

Fees for Services: CITY will pay ENGINEER a fixed fee as outlined in the table below for providing all additional services. The total fees for services will not exceed the amount identified below and will be full and total compensation for all services outlined in this Task Order under "Engineer's Services."

ENGINEER'S SERVICES FEES

1.	Evaluation of Cause(s) of Copper Exceedances	$ 8,500
2.	Sampling Plan Preparation (if necessary)	$ 11,100
3.	Regulatory Review of Copper Limitations	$ 9,500
	TOTAL FEE	**$ 29,100**

Logan Burton 12/4/15

LNV, Inc. **Date**
Logan Burton, P.E.,
Vice President

Client Representative **Date**

AGENDA ITEM #7

RESOLUTION #2016-_____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS, AUTHORIZING THE TEXAS COALITION FOR AFFORDABLE POWER, INC. (TCAP) TO NEGOTIATE AN ELECTRIC SUPPLY AGREEMENT FOR FIVE YEARS FOR DELIVERIES OF ELECTRICITY EFFECTIVE JANUARY 1, 2018; AUTHORIZING TCAP TO ACT AS AN AGENT ON BEHALF OF THE CITY TO ENTER INTO A CONTRACT FOR ELECTRICITY; AUTHORIZING SAM R. FUGATE or JESUS A. GARZA or JAY DOEGEY TO EXECUTE AN ELECTRIC SUPPLY AGREEMENT FOR DELIVERIES OF ELECTRICITY EFFECTIVE JANUARY 1, 2018 AND COMMITTING TO BUDGET FOR ENERGY PURCHASES IN 2018 THROUGH 2022 AND TO HONOR THE CITY'S COMMITMENTS TO PURCHASE POWER FOR ITS ELECTRICAL NEEDS IN 2018 THROUGH 2022 THROUGH TCAP.

1. **WHEREAS,** the City of Kingsville, Texas (City) is a member of Texas Coalition For Affordable Power, Inc. (TCAP), a non-profit, political subdivision corporation dedicated to securing electric power for its more than 170 members in the competitive retail market; and

2. **WHEREAS,** TCAP has unique rights under Texas law to negotiate directly in the wholesale market and arrange separate contracts for power supply and retail services which provides TCAP leverage to achieve contract provisions that single city negotiations with a Retail Electric Provider (REP) would be unlikely to produce; and

3. **WHEREAS,** TCAP's geographic diversity across all four ERCOT zones produces an aggregated peak load that is lower than the total of individual peak loads of the individual TCAP members, allowing price benefits in the wholesale market that are not likely to be available to any given TCAP member alone; and

4. **WHEREAS,** TCAP and its predecessor organizations, Cities Aggregation Power Project, Inc. (CAPP) and South Texas Aggregation Project, Inc. (STAP), negotiated favorable

contract terms that resulted in rebates from the wholesale supplier and reasonable commodity prices for delivered electricity since 2002 resulting in stable budgets for electricity for members; and

5. **WHEREAS,** commodity prices for electricity experienced significant volatility between 2002 and 2009, with prices ranging from 4 cents to over 13 cents per kWh, causing CAPP and STAP members to welcome a five year contractual commitment that came close to cutting the 2008 prices in half, with that contract being extended until December 31, 2017, with a negotiated price reduction of about 1 cent per kWh; and

6. **WHEREAS,** TCAP has become a forceful voice for consumer protections and market reform to benefit the public and well as cities and other political subdivisions; and

7. **WHEREAS,** TCAP is owned by its members and distributes monetary and other resources according to relative load size of members and is controlled by a 15 member Board of Directors, all of whom must be city employees of members who represent diversity in size and geography; and

8. **WHEREAS,** wholesale power prices within the deregulated Texas market are largely determined by the NYMEX gas futures prices for natural gas which are currently low and relatively stable, but which change daily; and

9. **WHEREAS,** daily price changes require retail customers to execute a contract immediately upon receipt of a favorable offer; and

10. **WHEREAS,** pursuant to Texas Local Government Code Section 252.022(a)(15) expenditures for electricity are exempt from competitive bidding requirements; and

11. **WHEREAS,** on any given day, TCAP is able to capture a favorable wholesale price for any period of time, comparable to or better than any given REP or broker; and

12. **WHEREAS,** TCAP intends to continue to contract with its current wholesale supplier, NextEra, because the relationship with NextEra is such that NextEra is willing, after it knows the size of a given load, to execute a contract at or below prescribed price and terms; and

13. **WHEREAS,** the City desires to execute a contract for electricity for the period beyond the expiration of its current contract on December 31, 2017, that locks-in favorable wholesale prices under one of three different supply options:

Option 1 - fixed-price, full-requirements at a price not to exceed 4.1 cents per kWh for the North and West zones or 4.25 cents per kWh for the South and Houston zones;

Option 2 - fixed price for on-peak hours and variable spot market prices for off-peak hours;

Option 3 - block energy at a fixed price to cover the base load hours, a fixed price for solar energy to cover mid-day peak hours (approximately 10% of total load) and variable spot market prices for all remaining consumption; and

14. **WHEREAS,** TCAP will allow members six weeks from receipt of this resolution to consider whether to participate in this second opportunity to contract for post-2017 electrical supply, and thereafter allow NextEra until June 30, 2016 to contact for power for five years at a price not to exceed 4.1 cents per kWh in the North and West zones and a price not to exceed 4.25 cents per kWh in the South and Houston zones for Option 1, so long as the aggregated load for any of the three supply options reaches at least 50 megawatts; and

15. **WHEREAS,** wholesale suppliers demand assurance that TCAP will pay for all contracted load; and

16. **WHEREAS,** the City needs to assure TCAP that it will sign a Commercial Electric Supply Agreement (CESA) reflecting the contract extension and budget for energy

purchases for the post-2017 period and honor its commitment to purchase power for its electrical needs for 2018 through 2022 through TCAP,

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

Section 1:
That the TCAP Board of Directors and its consultants and advisors are agents authorized to negotiate for the City's electricity needs as a member of TCAP for the period 2018 through 2022 at a price not to exceed 4.1 cents per kWh for the North and West zones and a price not to exceed 4.25 cents per kWh in the Houston and South zones for supply Option 1;

Section 2:
The City prefers to participate in supply Option 1 with the following understanding: a) while supply Option 1 is a full-requirements, fixed-price option, Options 2 (fixed price on-peak, variable spot prices for off-peak usage) and 3 (fixed price for base load, fixed price for a portion of peak load, and variable spot market for remainder) have variable price components and savings over Option 1 cannot be guaranteed, and b) if there is insufficient desire among members to achieve a 50 MW threshold for either Option 2 or 3, the member selecting the inadequately subscribed option will be placed in the Option 1 category. If no option is selected, TCAP will assume that a passed Resolution approves of Option 1.

Section 3:
Assuming this resolution is passed before February 25, 2016 and the combined load of TCAP members passing this resolution exceeds 50 megawatts for the preferred Option and NextEra is able to provide TCAP an opportunity prior to June 30, 2016 to contract for power to be delivered to members at a price not to exceed 4.1 cents per kWh for the North and West zones and not to exceed 4.25 cents per kWh in the Houston and South zones for supply Option 1 for the period January 1, 2018 through December 31, 2022, any one of the following individuals is hereby authorized to sign an electric supply agreement for the City within 24 hours of receipt of a contract that has been approved and recommended by the TCAP Board of Directors: Sam R. Fugate or Jesus A. Garza or Jay Doegey.

Section 4:
That the City will commit to purchase power to meet all of its electricity needs eligible for competition pursuant to the TCAP approved supply agreement and approve funds necessary to pay electricity costs proportionate to the City's load under the supply agreement (whether wholesale or retail) arranged by TCAP and signed by TCAP's Executive Director or President or other TCAP representatives authorized by the TCAP Board.

Section 5:
That a copy of this resolution shall be sent to Jay Doegey, Executive Director, TCAP, 15455 Dallas Parkway, Suite 600, Addison, Texas 75001 and Geoffrey M. Gay, legal counsel to TCAP at 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

Section 6:

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

PRESENTED AND PASSED on this the 25th day of January, 2016, by a vote of _____ ayes and _____ nays at a regular meeting of the City Commission of Kingsville, Texas.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM

_____
Courtney Alvarez, City Attorney

3137/10/4975879

City of Kingsville
Legal Department

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Courtney Alvarez, City Attorney

DATE: December 31, 2015

SUBJECT: TCAP- New Electric Supply Agreement

Summary: The City is a member of the Texas Coalition for Affordable Power, Inc. (TCAP), a non-profit, political subdivision corporation dedicated to securing electric power for its more than 170 members in the competitive retail market. TCAP has unique rights under Texas law to negotiate directly in the wholesale market and arrange separate contracts for power supply and retail services, which provides TCAP leverage to achieve contract provisions that single city negotiations with a Retail Electric Provider (REP) would be unlikely to produce. Pursuant to Texas Local Government Code Section 252.022(a)(15) expenditures for electricity are exempt from competitive bidding requirements. The City's existing contract expires at the end of 2017 but the electric provider needs to negotiate a rate for the new contract now. The City previously approved a similar resolution for the existing electric agreement.

Background: See the details below.

Financial Impact: None initially. When the current electric supply contract ends, assuming the stated conditions are met and an electric supply agreement is executed, the City would have a new, lower, stable electric rate for five years from January 1, 2018 through December 31, 2022.

Recommendation: Authorize TCAP to procure electricity for the City for 2018-2022 if the stated conditions are met and authorize the Mayor (Fugate), the City Manager (Garza), and the TCAP Executive Director (Doegey) to execute an electric supply agreement if the stated conditions are met.

City of Kingsville
Legal Department

Staff Report to Support Resolution
Authorizing TCAP to Procure Electricity for 2018-2022

This resolution is designed to support the second of several opportunities for TCAP members to contract for electricity for the post-2017 time period. If interested in contracting for a five-year term (2018-2022) during 2016, the authorizing resolution must be passed by the governing body of the interested TCAP member by February 25, 2016. The deadline will allow definition of the load to be served under each of three different electric supply options, which must be at least a minimum of 50 megawatts. Also, the deadline will give the wholesale provider ample opportunity to lock a fixed-price, equal to or less than a specific benchmark for each ERCOT zone, before June 30, 2016. When that supply scenario is locked, each member that passed the authorizing resolution must immediately sign a contract for that power.

Explanation of Whereas Clauses:

What is TCAP?

As reflected in the fourth and seventh Whereas clauses, TCAP is a non-profit, political subdivision corporation, owned and controlled by its 171 political subdivision members, the vast majority of whom are cities. TCAP was formed in 2011 from the merger of Cities Aggregation Power Project ("CAPP") and South Texas Aggregation Project ("STAP"), both of which were created in 2001, shortly before retail deregulation became effective on January 1, 2002. TCAP is governed by a 15 member board of directors, all of whom must be city employees or elected city officials. Typically, board members have been mayors, city managers, assistant city managers, finance directors or city attorneys.

Market Benefits of TCAP

An individual city, citizen or commercial customer can only purchase power directly from a Retail Electric Provider ("REP") which under Texas law exists to give the impression of a competitive market. REPs cannot generate electricity, nor can they own wires. REPs are unnecessary middlemen between the wholesale and retail markets. As reflected in the second and fourth Whereas clauses, TCAP, as a political subdivision corporation, uniquely can go directly to the wholesale market. CAPP and STAP, prior to their merger into TCAP, separated contracts between a wholesale supplier and an independent REP, providing TCAP consultants with greater insight into the margins of various market participants than would be possible for most consumers. A broker or a REP would hand a form contract to an individual consumer. In the case of TCAP, no form contract is acceptable and, because of the size of TCAP's load, both wholesale suppliers and REPs are willing to negotiate contract terms that are beneficial to TCAP members, enabling the refunds members have consistently received, special terms for adds and

deletes, including an ability to add new loads at current market prices even if the market price is lower than the price of the master agreement.

TCAP's benefits regarding pricing

TCAP's membership consumes approximately 1.4 billion kWh annually which amounts to approximately $100 million in revenue for the wholesale provider at current contract prices. The value of the aggregated load is extremely appealing to wholesale market participants, enabling TCAP to get the market competitive pricing at any particular moment. As reflected in the third Whereas clause, in addition to the size of its load, TCAP derives benefit from geographic diversity. TCAP members reside in all four ERCOT zones and are spread between the entire length and breadth of Texas, from Wichita Falls to Harlingen and Fort Stockton to Palestine. Since consumption is influenced by weather and since weather conditions are seldom the same across all of Texas, it is unlikely that all TCAP members are reaching peak consumption simultaneously. If the peaks of all TCAP members were totaled, the sum would equal 313.1 MW. But a wholesale supplier looks at the peak consumption of TCAP as an aggregated load rather than the sum of the peaks of all members. TCAP's peak demand is 246.9 MW. That reduction in peak is a specific and unique benefit of aggregation. And unlike other aggregation groups that accept counties and school districts as members, TCAP has focused its membership on cities and other political subdivisions that have a relationship with cities to maintain the very favorable load factor of cities with high off peak consumption from street lights which provides favorable pricing terms.

History of CAPP, STAP, TCAP pricing

As reflected in the fifth and eighth Whereas clauses, aggregated cities have historically been interested in flat, fixed-price, full-requirements contracts and price stability. The resolution under consideration maintains that goal for a five-year period at a price much lower than the current contract price. In 2002, CAPP and STAP were able to obtain prices for energy at 4 cents per kWh. Very quickly after retail deregulation was implemented, natural gas prices started to rise, and they continued on an upward trend until late 2008. In late 2008, CAPP cities were paying approximately 13.5 cents per kWh. Fear that natural gas price volatility would continue to result in high electricity rates, CAPP cities were excited to lock-in long term rates beginning in 2009 that were significantly lower than prices experienced in the 2007-2008 time frame. STAP cities experienced their highest rate in 2006 at slightly more than 9 cents per kWh. STAP cities saw prices drop to around 7.8 cents per kWh in 2008 and were happy to find a contract that would stabilize prices in the 7 to 8 cent range for an extended period. When CAPP and STAP members signed new contacts in late 2008, no one could have predicted that the economy was about to enter a multi-year recession and that fracking would bring a glut of natural gas to a market with reduced demand, putting natural gas and electricity prices into a downward trend.

Fortunately, gas prices have continued to drop and now TCAP members have an opportunity to again capture rates in the range of, and hopefully below, 4 cents per kWh.

Contract Requirements

As explained in the tenth Whereas clause, there is no legal requirement that a city engage in a competitive bidding process prior to contracting for electricity. The primary expectation of contracting for wholesale energy in a deregulated energy market is that a purchaser sign a contract accepting a particular offered price within 24 hours of receipt of the offer. NYMEX gas futures prices change daily, and since gas prices drive electricity prices, it is unlikely that any given price quote for wholesale electricity during a given period will remain open for more than a day. As explained in the ninth Whereas clause, TCAP members are expected to immediately execute a contract once TCAP's supplier is able to lock in a price at or below the benchmark prices specified in the resolutions for a five-year period commencing January 1, 2018. That is why Section 2 of the resolution requires the naming of specific individuals with whom TCAP can correspond and provide a contract for signing when appropriate.

Resolution's Objective

As explained in the eleventh thru fourteenth Whereas clauses, after the size of the load for the 2015 contract opportunity is defined by February 25, 2016, TCAP's supplier will look for an opportunity to lock prices for the five-year term at or below specified benchmarks (4.1 – 4.25 cents per kWh). That may happen by the second week of March, but if it appears that prices are trending downward, TCAP will direct its designated supplier, NextEra, to daily monitor the market to hopefully capture a price under lower than benchmarked prices. The window of opportunity for capturing a reasonable price at or below the benchmarks will expire by June 30, 2016. TCAP will develop another supply opportunity in the Fall of 2016 for any members not contracting in this offering.

TCAP benefits to the consuming public

Whereas clause six references TCAP becoming a forceful voice for consumer protections and market reform to benefit the public as well as political subdivisions. When CAPP and STAP merged in 2011, one of the guiding principles established in meetings with members and through subsequent board priority-setting meetings was that TCAP should advocate for reforms in the market that would enhance competition and benefit the general public. TCAP has become the closest thing to a consumer advocate that exists in the deregulated marketplace on both the wholesale and retail sides of the business. TCAP membership not only provides political subdivisions with resources to monitor markets, capture reasonable prices and best available terms, stabilize budgets, address problems with invoices and help with governmental reports,

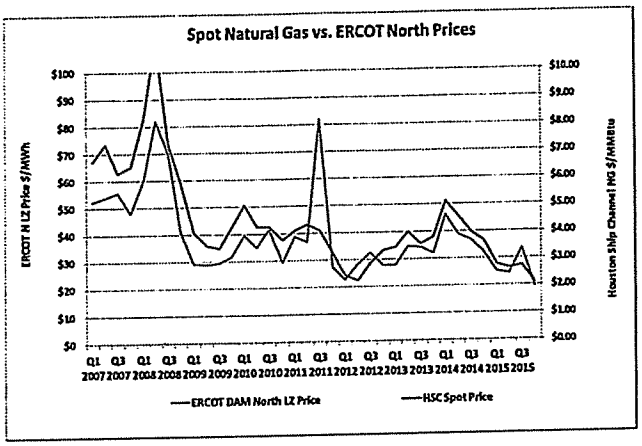
provide best of class portals to understand consumption patterns, membership also affords an opportunity to represent to constituents that they have an advocate on their behalf.

CHOICE OF SUPPLY OPTION

Whereas Clause 13 identifies three different supply options that TCAP has arranged as choices for each member. Option 1 is a fixed price for all consumption regardless of time of day. The price will not exceed 4.1 cents per kWh in the North and West ERCOT zones. It will not exceed 4.25 cents per kWh in the Houston and South zones. The actual price is likely to be less than the benchmark prices. The prices will become effective January 1, 2018. Given that these prices are to be locked in 2016 and will not expire until December 31, 2022, they are reflective of the lowest prices for electricity experienced since the retail market was deregulated January 1, 2002. Generally speaking, there ought to be an expectation that the price of energy will climb marginally for each year of the contract term beyond two years. The possibility of locking-in energy prices at or below 4 cents per kWh for a period that terminates in seven years is truly remarkable based upon the history of deregulation.

In the Spring of 2015, TCAP consultants received indicative fixed-prices around 4.5 cents per kWh. They then developed two supply options to the fixed price full requirements contract that offered attractive savings opportunities. Both Options 2 and 3 have variable components related to the energy spot market. While the average spot price in the past three years has been $32.14/Mwh (2013), $38.50/Mwh (2014), $25.53/Mwh (2015), respectively, it is important to note that spot market prices can change every 15 minutes, therefore it is impossible to provide members a precise price for Options 2 and 3. While they provide an opportunity for savings off of the benchmarked prices for Option 1, savings cannot be guaranteed, and thus Option 2 and 3 involve risk to that does not exist with Option 1. A TCAP member that is completely risk adverse should select Option 1.

Option 2 fixes a price for the peak usage period and then turns to the spot market for all off-peak usage. When TCAP was developing these products in 2014, there was a large enough gap between fixed price options and spot prices that this option looked very attractive. Now, with market prices at historic recent term lows, both spot prices and fixed prices have fallen and their price differential has shrunk to the point that future savings from the spot market may not be as great as the risk of future price increases. The following graph shows how low current spot market prices have gone.



Option 2 was developed with the anticipation that spot prices during the off peak period would be in the range of $10/MWh to $40/MWh ($0.01-$0.04/kWh) over time for spot purchases. Our latest quotes for fully fixed priced products (Option 1) includes off peak pricing fixed at under $20/MWh. These low Option 1 fixed prices for off peak usage may make it harder for future off peak spot prices to create additional savings under Option 2 over time even though the customer will be incurring market price risk.

Option 3 begins with the purchase of a block of power to cover the base use of all members who commit to this option. Block power, since it is a firm commitment 24 hours a day, is the cheapest form of energy available in the wholesale market. Daytime peak consumption will be partly covered by a fixed price for solar power with all other consumption supplied by the spot market.

In considering Option 2, TCAP consultants would tell you that with current prices about a half cent less than the price that existed when Option 2 was conceptualized last Spring, it will be difficult for Option 2 to generate savings sufficient to justify its selection. Option 3 with its majority reliance on the cheapest form of energy has a greater probability than Option 2 of producing savings over Option 1. But again, with such low Option 1 fixed priced products now available to TCAP members, and since there are no guarantees that Options 2 or 3, which utilize spot market pricing, will remain as attractive as they were even a few months ago.

EXPLANATION OF "BE IT RESOLVED" SECTIONS

Section 1. **Authorizes TCAP to submit the members load, along with the load of other authorizing members, to be aggregated into a pool by TCAP's wholesale supplier for a contract commencing January 1, 2018 and terminating December 31, 2022 with the understanding that the fixed, full-requirements**

price under Option 1 must not exceed 4.1 cents per kWh in the North and West zones and must not exceed 4.25 cents in the Houston and South zones.

Section 2. Sets conditions precedent that the aggregated load exceed 50 MW, that the resolution be passed before February 25, 2016, and that NextEra has until June 3, 2016 to lock in a fixed price for the aggregated load that does not exceed benchmark prices. It also requires the designation of a specific individual, by name or title, who are authorized to sign a contract within 24 hours of submittal, assuming the conditions have been met.

Section 3. Consistent with the last two Whereas clauses, this section commits the member to budget for and approve funds necessary to pay for the member's proportionate share of the aggregated load that TCAP commits to with NextEra. TCAP will contract with NextEra based upon representations of authorizing members, each of whom will be provided with a Commercial Electric Service Agreement ("CESA") with GEXA, the current REP, that extends current retail service terms with the lower wholesale price arranged with NextEra for the 2018-2020 time period.

Section 4. In order for TCAP to be informed of the passage of the resolution so that the member's load can be aggregated by NextEra, this section specifies that a copy of the resolution should be sent to TCAP's Executive Director and General Counsel.

3137/10/5098893

AGENDA ITEM #8

RESOLUTION # 2016-_____

A RESOLUTION OF THE CITY COMMISSION OF KINGSVILLE, TEXAS, DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL DOCUMENTS AND DOCUMENTS FOR REQUESTING FUNDS PERTAINING TO THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (TXCDBG) CONTRACT NUMBER 7215270.

WHEREAS, the City Commission of the City of Kingsville desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, the City of Kingsville has applied for and received a 2015 Texas Community Development Block Grant award to provide Water Improvements; and

WHEREAS, it is necessary to appoint persons to execute contractual documents and documents requesting funds from the Texas Department of Agriculture; and

WHEREAS, an original signed copy of the TxCDBG Depository/Authorized Signatories Designation Form (Form A202) is to be submitted with a copy of this Resolution; and

WHEREAS, the City of Kingsville acknowledges that in the event that an authorized signatory of the City changes (elections, illness, resignations, etc.) the City must provide TxCDBG with the following:

- a resolution stating who the new authorized signatory is (not required if this original resolution names only the title and not the name of the signatory); and
- a revised TxCDBG *Depository/ Authorized Signatories Designation Form* **(Form A202).**

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

I.

THAT the Mayor and City Manager be authorized to execute contractual documents between the Texas Department of Agriculture and the City for the 2015 Texas Community Development Block Grant Program.

II.

THAT the Mayor, City Manager, and City Engineer be authorized to execute the *State of Texas Purchase Voucher* and *Request for Payment Form* documents required for requesting funds approved in the 2015 Texas Community Development Block Grant Program.

III.

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

IV.

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

PASSED AND APPROVED by a majority vote of the City Commission the 25th day of January, 2016.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #9

RESOLUTION # 2016-_____

A RESOLUTION OF THE CITY OF KINGSVILLE, TEXAS, REGARDING CITIZEN PARTICIPATION PLAN (TXCDBG) AND POLICIES FOR EXCESSIVE FORCE, CIVIL RIGHTS, NON-DISCRIMINATION, AND FAIR HOUSING FOR TXCDBG COMPLIANCE.

WHEREAS, the City of Kingsville, Texas, (hereinafter referred to as "City of Kingsville") has been awarded Texas Community Development Block Grant (hereinafter referred to as "TxCDBG") funding through a TxCDBG grant from the Texas Department of Agriculture (hereinafter referred to as "TDA");

WHEREAS, the City of Kingsville, in accordance with Section 109 of the Title I of the Housing and Community Development Act. (24 CFR 6); the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107); and Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and for construction contracts greater than $10,000, must take actions to ensure that no person or group is denied benefits such as employment, training, housing, and contracts generated by the CDBG activity, on the basis of race, color, religion, sex, national origin, age, or disability;

WHEREAS, the City of Kingsville, in consideration for the receipt and acceptance of federal funding for the Contract, agrees to comply with all federal rules and regulations including those rules and regulations governing citizen participation and civil rights protections;

WHEREAS, the City of Kingsville, in accordance with Section 3 of the Housing and Urban Development Act of 1968, as amended, and 24 CFR Part 135, is required, to the greatest extent feasible, to provide training and employment opportunities to lower income residents and contract opportunities to businesses in the TxCDBG project area;

WHEREAS, the City of Kingsville, in accordance with Section 104(1) of the Housing and Community Development Act, as amended, and State's certification requirements at 24 CFR 91.325(b)(6), must adopt an excessive force policy that prohibits the use of excessive force against non-violent civil rights demonstrations;

WHEREAS, the City of Kingsville, in accordance with Section 504 of the Rehabilitation Act of 1973, does not discriminate on the basis of disability and agrees to ensure that qualified individuals with disabilities have access to programs and activities that receive federal funds; and

WHEREAS, the City of Kingsville, in accordance with Section 808(e)(5) of the Fair Housing Act (42 USC 3608(e)(5)) that requires HUD programs and activities be administered in a manner affirmatively to further the policies of the Fair Housing Act, agrees to conduct at least one activity during the contract period, to affirmatively further fair housing;

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

1. Citizen Participation Plan and Grievance Procedures (Form A1013);
2. Section 3 Policy (Form A1002);
3. Excessive Force Policy (Form A1003)
4. Section 504 Policy and Grievance Procedures (Form A1004); and
5. Fair Housing Policy (Exhibit 1015).

I.

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

II.

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

PASSED AND APPROVED by a majority vote of the City Commission the 25th day of January, 2016.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM

_____
Courtney Alvarez, City Attorney

A1013

CITIZEN PARTICIPATION PLAN
City of Kingsville
TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

COMPLAINT PROCEDURES

These complaint procedures comply with the requirements of the Texas Department of Agriculture's Texas Community Development Block Grant (TxCDBG) Program and Local Government Requirements found in 24 CFR §570.486 (Code of Federal Regulations). Citizens can obtain a copy of these procedures at the City of Kingsville, 200 E. Kleberg Ave, PO Box 1458, Kingsville, TX 78364-1458, (361) 595-8001 during regular business hours.

Below are the formal complaint and grievance procedures regarding the services provided under the TxCDBG project.

1. A person who has a complaint or grievance about any services or activities with respect to the TxCDBG project, whether it is a proposed, ongoing, or completed TxCDBG project, may during regular business hours submit such complaint or grievance, in writing to the City Manager, at City of Kingsville, PO Box 1458, Kingsville, TX 78364-1458 (Mailing Address) or may call (361) 595-8002.
2. A copy of the complaint or grievance shall be transmitted by the City Manager to the entity that is the subject of the complaint or grievance and to the City Attorney within five (5) working days after the date of the complaint or grievance was received.
3. The City Manager shall complete an investigation of the complaint or grievance, if practicable, and provide a timely written answer to person who made the complaint or grievance within ten (10) days.
4. If the investigation cannot be completed within ten (10) working days per 3. above, the person who made the grievance or complaint shall be notified, in writing, within fifteen (15) days where practicable after receipt of the original complaint or grievance and shall detail when the investigation should be completed.
5. If necessary, the grievance and a written copy of the subsequent investigation shall be forwarded to the TxCDBG for their further review and comment.
6. If appropriate, provide copies of grievance procedures and responses to grievances in both English and Spanish, or other appropriate language.

TECHNICAL ASSISTANCE

When requested, the City shall provide technical assistance to groups that are representative of persons of low- and moderate-income in developing proposals for the use of TxCDBG funds. The City, based upon the specific needs of the community's residents at the time of the request, shall determine the level and type of assistance.

PUBLIC HEARING PROVISIONS

For each public hearing scheduled and conducted by the City, the following public hearing provisions shall be observed:

1. Public notice of all hearings must be published at least seventy-two (72) hours prior to the scheduled hearing. The public notice must be published in a local newspaper. Each public notice must include the date, time, location, and topics to be considered at the public hearing. A published newspaper article can also be used to meet this requirement so long as it meets all content and timing requirements. Notices should also be prominently posted in public buildings and distributed to local Public Housing Authorities and other interested community groups.
2. When a significant number of non-English speaking residents are a part of the potential service area of the TxCDBG project, vital documents such as notices should be published in the predominant language of these non-English speaking citizens.
3. Each public hearing shall be held at a time and location convenient to potential or actual beneficiaries and will include accommodation for persons with disabilities. Persons with disabilities must be able to attend the hearings and the City must make arrangements for individuals who require auxiliary aids or services if contacted at least two days prior to the hearing.
4. A public hearing held prior to the submission of a TxCDBG application must be held after 5:00 PM on a weekday or at a convenient time on a Saturday or Sunday.
5. When a significant number of non-English speaking residents can be reasonably expected to participate in a public hearing, an interpreter should be present to accommodate the needs of the non-English speaking residents.

The City shall comply with the following citizen participation requirements for the preparation and submission of an application for a TxCDBG project:

1. At a minimum, the City shall hold at least one (1) public hearing to prior to submitting the application to the Texas Department of Agriculture.
2. The City shall retain documentation of the hearing notice(s), a listing of persons attending the hearing(s), minutes of the hearing(s), and any other records concerning the proposed use of funds for three (3) years from closeout of the grant to the state. Such records shall be made available to the public in accordance with Chapter 552, Texas Government Code.
3. The public hearing shall include a discussion with citizens as outlined in the applicable TxCDBG application manual to include, but is not limited to, the development of housing and community development needs, the amount of funding available, all eligible activities under the TxCDBG program, and the use of past TxCDBG contract funds, if applicable. Citizens, with particular emphasis on persons of low- and moderate-income who are residents of slum and blight

areas, shall be encouraged to submit their views and proposals regarding community development and housing needs. Citizens shall be made aware of the location where they may submit their views and proposals should they be unable to attend the public hearing.

4. When a significant number of non-English speaking residents can be reasonably expected to participate in a public hearing, an interpreter should be present to accommodate the needs of the non-English speaking residents.

The City must comply with the following citizen participation requirements in the event that the City receives funds from the TxCDBG program:

1. The City shall also hold a public hearing concerning any substantial change, as determined by TxCDBG, proposed to be made in the use of TxCDBG funds from one eligible activity to another again using the preceding notice requirements.
2. Upon completion of the TxCDBG project, the City shall hold a public hearing and review its program performance including the actual use of the TxCDBG funds.
3. When a significant number of non-English speaking residents can be reasonably expected to participate in a public hearing, for either a public hearing concerning substantial change to the TxCDBG project or for the closeout of the TxCDBG project, publish notice in both English and Spanish, or other appropriate language and provide an interpreter at the hearing to accommodate the needs of the non-English speaking residents..
4. The City shall retain documentation of the TxCDBG project, including hearing notice(s), a listing of persons attending the hearing(s), minutes of the hearing(s), and any other records concerning the actual use of funds for a period of three (3) years three (3) years from closeout of the grant to the state. Such records shall be made available to the public in accordance with Chapter 552, Texas Government Code.

SAM R. FUGATE, MAYOR **DATE**

SECTION 3 POLICY

In accordance with 12 U.S.C. 1701u, (Section 3), the City of Kingsville agrees to implement the following steps, which, to the *greatest extent feasible*, will provide job training, employment and contracting opportunities for Section 3 residents and Section 3 businesses of the areas in which the program/project is being carried out.

A. Introduce and pass a resolution adopting this plan as a policy to strive to attain goals for compliance to Section 3 regulations by increasing opportunities for employment and contracting for Section 3 residents and businesses.

B. Assign duties related to implementation of this plan to the designated Civil Rights Officer.

C. Notify Section 3 residents and business concerns of potential new employment and contracting opportunities as they are triggered by grant awards through the use of: Public Hearings and related advertisements; public notices; bidding advertisements and bid documents; notification to local business organizations such as the Chamber(s) of Commerce or the Urban League; local advertising media including public signage; project area committees and citizen advisory boards; local HUD offices; regional planning agencies; and all other appropriate referral sources. Include Section 3 clauses in all covered solicitations and contracts.

D. Maintain a list of those businesses that have identified themselves as Section 3 businesses for utilization in grant funded procurements, notify those businesses of pending contractual opportunities, and make this list available for general Grant Recipient procurement needs.

E. Maintain a list of those persons who have identified themselves as Section 3 residents and contact those persons when hiring/training opportunities are available through either the Grant Recipient or contractors.

F. Require that all Prime contractors and subcontractors with contracts over $100,000 commit to this plan as part of their contract work. Monitor the contractors' performance with respect to meeting Section 3 requirements and require that they submit reports as may be required by HUD or TDA to the Grant Recipient.

G. Submit reports as required by HUD or TDA regarding contracting with Section 3 businesses and/or employment as they occur; and submit reports within 20 days of calendar year end which identify and quantify Section 3 businesses and employees.

H. Maintain records, including copies of correspondence, memoranda, etc., which document all actions taken to comply with Section 3 regulations.

As officers and representatives of the City of Kingsville, we the undersigned have read and fully agree to this plan, and become a party to the full implementation of this program.

Sam R. Fugate, Mayor **Date**

A1003

Excessive Force Policy

In accordance with 24 CFR 91.325(b)(6), the City of Kingsville hereby adopts and will enforce the following policy with respect to the use of excessive force:

1. It is the policy of the City of Kingsville to prohibit the use of excessive force by the law enforcement agencies within its jurisdiction against any individual engaged in non-violent civil rights demonstrations;

2. It is also the policy of the City of Kingsville to enforce applicable State and local laws against physically barring entrance to or exit from a facility or location that is the subject of such non-violent civil rights demonstrations within its jurisdiction.

3. The City of Kingsville will introduce and pass a resolution adopting this policy.

As officers and representatives of the City of Kingsville, we the undersigned have read and fully agree to this plan, and become a party to the full implementation of this program.

Sam R. Fugate

Signature

Mayor

Date

Section 504 Policy against Discrimination based on Handicap and Grievance Procedures

In accordance with 24 CFR Section 8, Nondiscrimination based on Handicap in federally assisted programs and activities of the Department of Housing and Urban Development, Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), and Section 109 of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5309), City of Kingsville hereby adopts the following policy and grievance procedures:

1. Discrimination prohibited. No otherwise qualified individual with handicaps in the United States shall, solely by reason of his or her handicap, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance from the Department of Housing and Urban Development (HUD).

2. City of Kingsville does not discriminate on the basis of handicap in admission or access to, or treatment or employment in, its federally assisted programs and activities.

3. City of Kingsville's recruitment materials or publications shall include a statement of this policy in 1. above.

4. City of Kingsville shall take continuing steps to notify participants, beneficiaries, applicants and employees, including those with impaired vision or hearing, and unions or professional organizations holding collective bargaining or professional agreements with the recipients that it does not discriminate on the basis of handicap in violation of 24 CFR Part 8.

5. For hearing and visually impaired individuals eligible to be served or likely to be affected by the TxCDBG program, City of Kingsville shall ensure that they are provided with the information necessary to understand and participate in the TxCDBG program.

6. Grievances and Complaints

   a. Any person who believes she or he has been subjected to discrimination on the basis of disability may file a grievance under this procedure. It is against the law for City of Kingsville to retaliate against anyone who files a grievance or cooperates in the investigation of a grievance.

   b. Complaints should be addressed to the City Manager, PO Box 1458, Kingsville, TX, 78364-1458 or call (361) 595-8002, who has been designated to coordinate Section 504 compliance efforts.

   c. A complaint should be filed in writing or verbally, contain the name and address of the person filing it, and briefly describe the alleged violation of the regulations.

   d. A complaint should be filed within thirty (30) working days after the complainant becomes aware of the alleged violation.

   e. An investigation, as may be appropriate, shall follow a filing of a complaint. The investigation will be conducted by the City Manager. Informal but thorough investigations will afford all interested persons and their representatives, if any, an opportunity to submit evidence relevant to a complaint.

f. A written determination as to the validity of the complaint and description of resolution, if any, shall be issued by City Manager, and a copy forwarded to the complainant with fifteen (15) working days after the filing of the complaint where practicable.

g. The Section 504 coordinator shall maintain the files and records of the City of Kingsville relating to the complaints files.

h. The complainant can request a reconsideration of the case in instances where he or she is dissatisfied with the determination/resolution as described in f. above. The request for reconsideration should be made to the City of Kingsville within ten working days after the receipt of the written determination/resolution.

i. The right of a person to a prompt and equitable resolution of the complaint filed hereunder shall not be impaired by the person's pursuit of other remedies such as the filing of a Section 504 complaint with the U.S. Department of Housing and Urban Development. Utilization of this grievance procedure is not a prerequisite to the pursuit of other remedies.

j. These procedures shall be construed to protect the substantive rights of interested persons, to meet appropriate due process standards and assure that the City of Kingsville complies with Section 504 and HUD regulations.

Sam R. Fugate, Mayor **Date**

A1015

Fair Housing Policy

In accordance with Fair Housing Act, the City of Kingsville hereby adopts the following policy with respect to Affirmatively Furthering Fair Housing:

1. The City of Kingsville agrees to affirmatively further fair housing choice for all seven protected classes (race, color, religion, sex, disability, familial status, and national origin).

2. The City of Kingsville agrees to plan at least one activity during the contract term to affirmatively further fair housing.

3. The City of Kingsville will introduce and pass a resolution adopting this policy.

As officers and representatives of the City of Kingsville, we the undersigned have read and fully agree to this plan, and become a party to the full implementation of this program.

Sam R. Fugate

_____ _____

Signature Mayor

_____

Date

A1007

PROCLAMATION OF APRIL AS FAIR HOUSING MONTH

WHEREAS, Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination in housing and declares it a national policy to provide, within constitutional limits, for fair housing in the United States; and

WHEREAS, the principle of Fair Housing is not only national law and national policy, but a fundamental human concept and entitlement for all Americans; and

WHEREAS, the National Fair Housing Law, during the month of April, provides an opportunity for all Americans to recognize that complete success in the goal of equal housing opportunity can only be accomplished with the help and cooperation of all Americans.

NOW, THEREFORE, we, the City Commission of the City of Kingsville, do proclaim April as Fair Housing Month in the City of Kingsville and do hereby urge all the citizens of this locality to become aware of and support the Fair Housing law.

Passed and adopted by the City Commission of the City of Kingsville, Kleberg County, State of Texas, on the 25th day of January, 2016.

APPROVED:

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

AGENDA ITEM #10

City of Kingsville
Parks & Recreation Department

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Susan Ivy, Parks Manager

DATE: January 13, 2016

SUBJECT: Resolution Supporting TPWD Community Outdoor Outreach Grant Application

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Summary:
Texas Parks & Wildlife has a Grant program entitled Community Outdoor Outreach Program (COOP) which provided funding for educational and recreational programming that teaches and encourages outdoor activities and education and the mission of TPWD which is to manage and conserve the natural and cultural resources of Texas and to provide hunting, fishing, and outdoor recreation opportunities for the use and enjoyment of present and future generations. Kingsville Parks Department is currently finalizing an application to submit for the February 1, 2016 cycle. The application requires a resolution from Kingsville City Commission supporting the application and confirming any matching funds provided by the City.

Background:
While under the management of Kleberg County, the Parks Department received an award through this grant program. The grant provided funds for outdoor activities held in and around Kleberg County such as kayaking and fishing at Kaufer Park, wildlife identification and photography equipment, rock wall climbing, senior wildlife viewing trips, outdoor cooking, trips to State Parks, World Birding Center, transportation costs and staffing assistance. This grant requires no match but providing a match adds extra scoring points, so incorporating partners into our programming maximized our potential extra scoring point for a possible funding award. Kleberg Kenedy County Agri Life Extension Service has always partnered with us providing some manpower and funding assistance and the Brookshire Foundation has provided funding assistance as well. Our goal with this grant funding is to provide equipment that will allow us to carry on outdoor activities in future years, assist with the cost of taking kids to out of town educational/recreational places that they might not otherwise get to experience and to introduce them to recreational opportunities and facilities in our own community and County.

City of Kingsville
Parks & Recreation Department

Financial Impact:
Our grant application will be requesting funding in the amount of $ 45,885.50 with matching cash funds by the City of Kingsville of $10,000.00 (to come from within our existing budget) and potentially $2,998.50 from Kleberg County (approval pending at this time of this memo). Additional in kind offerings include staffing from Kleberg Kenedy County AgriLife Extension and 4H. Attached you will find a budget for the Grant detailing sources of revenue and expenditures for this portion of our programming.

If the grant funding does not come through, then the matching funds will be used for summer and recreational parks programs. If grant funding is awarded, then the funds will be used to enhance and expand summer and recreational parks programs.

Recommendation:
I am asking that you approve the resolution authorizing the application to Texas Parks & Wildlife Community Outdoor Outreach Program and name Parks Manager, Susan Ivy, as Project Official.

Budget Summary of Project Costs
City of Kingsville
Healthy Family Wet & Wild Adventures, 2016/2017 Program Year

Overhead Expenses		Sponsor	Total
	$ -		$ -
Advertising/printing	$ -	$ 2,000.00	$ 2,000.00
Office Supplies	$ -	$ 100.00	$ 100.00
Service Delivery Costs - Youth Project Wild Camps			
Wet N Wild T Shirts for Workers and neon lanyards & nametags	$ 300.00	$ 200.00	$ 500.00
Project Wild Books x 5, Growing up Wild x 5 @ 25.00,fly x 3		$ 325.00	$ 325.00
Wildlife photography equipment 10 camera pkg @ 250.00	$ 2,500.00	$ -	$ 2,500.00
Wildlife ID supplies (50 binoculars & books @ $25 each)	$ 1,250.00	$ -	$ 1,250.00
Photo paper, printing and craft supplies growing up & project wild	$ -	$ 500.00	$ 500.00
Field trip to world birding center in Brownsville 2 trips 100 kids 20ad	$ 100.00	$ -	$ 100.00
snacks, drinks box lunches $10.00 per person plus driver	$ 240.00		$ 240.00
Same field trip goes to Gladys Porter Zoo after Birding center	$ 876.00		$ 876.00
Music Circle Instruments for project wild nature songs 4 X 81.88	$ -	$ 400.00	$ 400.00
Food & cooking supplies (60 peo x $5/per x 4 cookouts plus $200 paper goods) we will use equipment already purchased	$ 1,400.00	$ -	$ 1,400.00
Program Staff 1@@12.00, 6 @$10.00= $72.00/hr x 109 hours	$ 3,924.00	$ 3,924.00	$ 7,848.00
3d Archery Targets for Course 2200 shipped	$ 2,200.00		$ 2,200.00
Archery/Skeet supplies & instruction (Flat fee for 50 peo x 6 trips)	$ 1,600.00	$ -	$ 1,600.00
First Aid Kits (2 x $50)	$ -	$ 100.00	$ 100.00
enclosed trailer to carry equipment to campsites/parks & outreach	$ 3,500.00		$ 3,500.00
Service Delivery Costs - Youth Coastal Camps			
kayaks and trailer	$ 3,000.00		$ 3,000.00
trailer	$ 1,500.00	$ -	$ 1,500.00
Life jackets (25 x$48)	$ 1,200.00	$ -	$ 1,200.00
Rock wall climbing activities x 2 rentals	$ 5,000.00	$ -	$ 5,000.00
Salt water fishing poles/tackle (50 poles x $25 plus $250 tackle)	$ 1,500.00	$ -	$ 1,500.00
goose island state park	$ 2,500.00	$ -	$ 2,500.00
Water testing kits and seines	$ 500.00	$ -	$ 500.00
Marine plant & animal ID kits (50 kits @ $50 each)	$ 2,500.00		$ 2,500.00
Staff certification for kayak	$ 525.00		$ 525.00
Transportation 2 fishing trips, and 2 to 1state park,	$ 3,000.00		$ 3,000.00
Program Staff 1@@12.00, 6 @$10.00= $72.00/hr x 73 hours	$ 2,190.50	$ 3,065.50	$ 5,256.00
Service Delivery Costs - Living Green			
Program safety/educational materials (4 classes x $62.50 each)	$ 250.00	$ 250.00	$ 500.00
Service Delivery Costs - Adult Programming			
King Ranch wildlife nature tours (120 people x $10 each)	$ 600.00	$ 600.00	$ 1,200.00
Senior fishing/kayaking (120 people x $10 each) supplies/refresh	$ 300.00	$ 300.00	$ 600.00
skeet/archery x 3 days supplies and instruction	$ 465.00	$ 465.00	$ 930.00
Womens Day at the Range x 3 supplies and instruction	$ 465.00	$ 465.00	$ 930.00
program staff 1 @ $12.00, 2 x $10.00 = 32.00/hr x 72	$ 2,000.00	$ 304.00	$ 2,304.00
Service Project - Trail maintenance and enhancements at Dick Kleb	$ 500.00		$ 500.00
Sub Total	**$ 45,885.50**	**$ 12,998.50**	**$ 58,884.00**
		In Kind	
City of Kingsville Parks Staffing & Cash Match	$ -	$ 10,000.00	$ 10,000.00
Kleberg County Cash Match	$ -	$ 2,998.50	$ 2,998.50
Texas AgriLife staff (1 x $400/wk x 11 wks)	$ -	$ 4,400.00	$ 4,400.00
Sub Total		**$ 17,398.50**	**$ 17,398.50**
Requested State Assistance	$ 45,885.50		
Sponsor/In Kind Share City 3000. county 2905.00		$ 12,998.50	
Total Project Cost			$ 76,282.50

- **Budget Summary must be broken out in the above format.**
- **TPWD's Column = Amount you are requesting that the CO-OP grant funds will cover.**
- **Sponsor's Column = Amount that the organization applying for the grant will contribute. This includes in-kind contributions.**

RESOLUTION # 2016-_____

A RESOLUTION AUTHORIZING THE CITY TO SUBMIT AN APPLICATION TO THE TEXAS PARKS & WILDLIFE DEPARTMENT FOR THE PURPOSE OF REQUESTING GRANT FUNDING FOR KINGSVILLE YOUTH WET & WILD ADVENTURE PROGRAMS FOR THE KINGSVILLE PARKS DEPARTMENT WITH AN ANTICIPATED CASH MATCH; AUTHORIZING THE CITY PARK MANAGER TO ACT ON THE CITY'S BEHALF WITH SUCH GRANT PROGRAM.

WHEREAS, the Texas Parks & Wildlife Department has made available and offered state financial aid monies for the purpose of funding Kingsville Youth Wet & Wild Adventure Programs; and

WHEREAS, the City of Kingsville, Texas (hereinafter "City") wishes to participate in the aforementioned state financial aid grant; and

WHEREAS, the City acknowledges and approves the local match of funds in the amount of $10,000.00; and

WHEREAS, the Kingsville Parks Department would like to apply for approximately $45,885.50 in funding through the program and has identified a funding source *within its budget* for the approximately $10,000.00 cash match and a potential cash match of $2,998.50 from Kleberg County; and

WHEREAS, the City acknowledges the program implementation date cannot begin until funding is approved on or around May 15, 2016 and the program must be completed in approximately one year; and

WHEREAS, the City Commission of the City of Kingsville through this resolution has authorized the City Parks Manager to submit the grant.

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

I.

THAT the City Parks Manager is hereby authorized and directed to sign and act on the City's behalf in all matters pertaining to the Texas Parks & Wildlife Department grant (for Kingsville Youth Wet & Wild Adventure Programs) including any certifications, amendments or representations stipulated therein and that the City Parks Manager, as the authorized grant official, will administer the program and execute and submit all certifications, reports, or contracts necessary for the administration and expenditure of such program.

II.

THAT the City Commission approves the submission of the grant application for the Kingsville Youth Wet & Wild Adventure Programs for the Kingsville Parks Department to the Texas Parks & Wildlife Department on the City's behalf with a de facto *anticipated* cash match of approximately $10,000.00, or $13,000.00 (if County funds are included).

III.

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

IV.

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

PASSED AND APPROVED by a majority vote of the City Commission the 25th day of January, 2016. The foregoing Resolution was lawfully and duly adopted by the City of Kingsville, Texas, City Commission by a vote of ____ members for and ____ members opposed.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #11

RESOLUTION #2016-_____

A RESOLUTION AUTHORIZING THE CITY PARKS MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH COASTAL BEND WELLNESS FOUNDATION FOR PRJECT TURNAROUND; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Kingsville Parks Department has a healthy family initiative and the Coastal Bend Wellness Foundation has established a Project Turnaround that would fit within the Department's initiative; and

WHEREAS, Project Turnaround is a prevention program to address health and wellness to school aged children and adults by enhancing protective factors that increase knowledge, skills, and attitudes for making healthy choices concerning alcohol, tobacco, and other drugs; and

WHEREAS, Project Turnaround is funded by the Department of State Health Services and is offered at no cost to participating schools and organizations; and

WHEREAS, the Coastal Bend Wellness Foundation has submitted a Memorandum of Understanding to the Kingsville Parks Department for Project Turnaround; and

WHEREAS, it is mutually deemed sound, desirable, practicable, and beneficial for the parties to enter into the agreement attached hereto.

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

I.

THAT the City Parks Manager is authorized and directed as an act of the City of Kingsville, Texas to enter into a Memorandum of Understanding for Project Turnaround Between the City of Kingsville and Coast Bend Wellness Foundation 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 January, 2016.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

COASTAL BEND WELLNESS FOUNDATION
EDUCATION AWARENESS ADVOCACY

PROJECT TURNAROUND
prevention education to every youth

Memorandum of Understanding

This memorandum of understanding is between the Coastal Bend Wellness Foundation – Project Turnaround and City of Kingsville Texas Parks and Recreation in Kleberg County. The purpose of this agreement is to establish a collaboration to implement the Project Turnaround prevention program, to address health and wellness to school aged children and adults by enhancing protective factors that increase knowledge, skills, and attitudes for making healthy choices concerning alcohol, tobacco, and other drugs. Project Turnaround is funded by the Department of State Health Services (DSHS) and is offered at **no charge** to participating schools and organizations.

Fiscal Year of Service:

- March 1, 2016-August 31, 2016

Project Turnaround will:

- Provide trained Prevention Specialists to deliver alcohol, tobacco, and other drug (ATOD) presentations and alternative activities.
- Provide 30-45 minute ATOD evidence-based curriculum in class room settings once a week for ten weeks.
- Provide curriculum and presentation materials/supplies.
- Provide pre/post surveys for student to measure increase in knowledge.
- Provide presentations to teachers, counselors and parents, as requested.
- Provide prevention education material at school activities and community health fairs, as requested.

City of Kingsville Texas Parks and Recreation will:

- Provide a contact person to assist with scheduling and programming at each school, typically the school counselor.
- Provide class rosters, if participants are unable to sign the sign-in sheet.
- Provide adequate time and access to implement evidence-based curriculum in class room settings.
- Provide notification of all school events/health fairs appropriate for Project Turnaround to provide prevention material distribution.
- Provide school personnel (teacher, teacher's aide, coach, etc.) in the classroom while Project Turnaround is delivering the curriculum and/or presentation.
- Provide exit diagrams conspicuously throughout sites (except in one-story buildings where all exits are clearly designated).

Lisa Lopez	
Representative	**Representative**
Signature	**Signature**
Director of Youth Programs	
Title	**Title**
Date	**Date**
Coastal Bend Wellness Foundation	
Organization	**Organization**

COASTAL BEND
WELLNESS FOUNDATION
EDUCATION AWARENESS ADVOCACY

January 13, 2016

Susan Ivy
Parks Manager
501 E. Escondido Road
Kingsville, TX 78364

Dear Ms. Ivy:

The Coastal Bend Wellness Foundation's (CBWF) Youth Prevention—Universal program, Project Turnaround is applying for a Department of State Health Services expansion grant to service Kleberg County. The expansion grant is due Friday, January 29, 2016. DSHS will announce on Wednesday, February 24, 2016 which agencies will be awarded the expansion grant. If CBWF is selected the grant funds will be ready to use on Tuesday, March 1, 2016.

A requirement for the expansion grant is to submit 10 Memorandum of Understandings (MOU) signed by community partners in Kleberg County that would utilize our services. We would like to collaborate with the City of Kingsville—Parks & Recreation to provide prevention education groups, presentations, and activities at no cost.

In addition, Project Turnaround can attend health fairs and other community events to provide information dissemination on alcohol, tobacco, and other drugs, along with any helpful information to keep the community safe.

If you need additional information please call me at the number below.

Sincerely,

Lisa Lopez
Director of Youth Programs

PROJECT TURNAROUND

5633 So. Staples, Suite 700 • Corpus Christi, TX 78411 • Tel 361.814.2001 • Fax 361.883.1998
www.cbwellness.org

COASTAL BEND
WELLNESS FOUNDATION
EDUCATION AWARENESS ADVOCACY

Purpose

Project Turnaround (PT) strives to provide universal prevention education to promote a proactive process to address health and wellness for individuals, families, and communities by enhancing protective factors that increase knowledge, skills, and attitudes for making healthy choices. Enhancing protective factors are essential to averting and precluding negative factors that place individuals at risk for substance abuse.

PT currently services the Coastal Bend community in the following counties: **Nueces, San Patricio, Jim Wells, Brooks, Live Oak, and Bee.** Each grant year, PT educates thousands of children and families in the community on various substance abuse issues by using an evidenced-based curriculum, providing prevention education presentations, and hosting community events.

Evidenced-Based Curriculum

Trained Prevention Specialists administer an evidenced-based curriculum, *Too Good for Drugs (TGFD),* for 1st-12th graders. The TGFD curriculum is implemented through classroom sessions, ranging from 30 to 45 minutes, once a week for 10 weeks or during summer, twice a week for 5 weeks. Every lesson focuses on increasing positive social behavior, while providing prevention education on tobacco, alcohol, and other drugs. Topics discussed with youth include the following: decision making, good communication skills, goal setting, positive self-esteem, peer pressure avoidance, anti-bullying, and drug awareness.

Prevention Education Presentations

Prevention Specialists are also able to provide single presentations and public speaking engagements. Each presentation focuses on: increasing awareness and knowledge of tobacco, alcohol, and other drugs; their use, abuse, and addiction; and their harmful effects on individuals, families, and communities. To help meet the communities' needs, Prevention Specialists can create presentations with adequate time notice.

Community Events

Through collaborative efforts with schools and community members, Project Turnaround provides and participates in various prevention events (i.e. Break the Norm, PETEY's Back to School Bash, health fairs, PTA meetings, school carnivals, etc.). These events serve to increase community involvement, commitment, and the prevention of alcohol, tobacco, and other drug use by youth. Alternative activities are also provided to promote a sense of belonging with peers, family, and community.

ALL SERVICES ARE FREE & CONFIDENTIAL

Lisa Lopez, Program Director
lisal@cbwellness.org / (361) 814-2001 ext. 231

Michaela Flores, Prevention Coordinator
michaelaf@cbwellness.org / (361) 814-2001 ext. 233

facebook.com/cbwfyouthprograms

Funded by Department of State Health Services

5633 South Staples Street, Suite 700 • Corpus Christi • Texas 78411

AGENDA ITEM #12

City of Kingsville
Parks & Recreation Department

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Susan Ivy, Parks Manager

DATE: January 15, 2016

SUBJECT: Donation from Kleberg County Sheriff's Department

Summary:
I am requesting the authorization of the receipt of a $2500.00 donation from the Kleberg County Sheriff's Department to be used for Drug Free/Alcohol Free Family Recreational Events.

Background:
The Kingsville Parks & Recreation Department is in the planning process for the upcoming spring and summer youth and family events. We have requested funding assistance for a series of recreational youth and family events from all the local law enforcement agencies forfeiture funds which can be used for anti-drug and alcohol educational activities. Our spring break and summer programming has always included an Anti-Drug, Alcohol and Bullying element. We have also received donations from the Kingsville Task Force and the Kleberg County District Attorney each in the amounts of $2500.00. Our Healthy Family series of events this year will concentrate on physical activity and nutrition, Nature and Outdoor Education and recreation and enjoying local assets.

Financial Impact:
This donation will provide an additional $2500.00 to the Parks & Recreation budget for programming. Indicating that we have these partners in our programming may also assist us with increased scoring points in our upcoming TPWD Community Outdoor Outreach Grant application.

Recommendation:
I would like to recommend that this donation be approved and received by the Kingsville City Commission for the benefit of the community.

City of Kingsville TEXAS

AGENDA ITEM #13

ORDINANCE NO. 2016-_____

AN ORDINANCE AMENDING THE CITY OF KINGSVILLE FISCAL YEAR 2015-2016 GENERAL FUND BUDGET TO ACCEPT AND EXPEND DONATION FOR THE PARKS DEPARTMENT.

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

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2015-2016 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
Fund 001 General Fund					
Revenues					
4-4503	Parks	Park Donations	58003	$2,500	
				$2,500	
Expenses					
5-4503	Parks	Recreation Programs	31499	$2,500	
					$2,500

[To amend the City of Kingsville FY 15-16 General Fund Budget to accept and expend donation from the Kleberg County Sheriff's Department for the Park's Healthy Family Recreational Programs as per the attached memo from the Parks Manager.]

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 25th day of January, 2016.

PASSED AND APPROVED on this the 8th day of February, 2016.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

City of Kingsville
Parks & Recreation Department

TO: Mayor and City Commissioners

CC: Jesus A. Garza, City Manager

FROM: Susan Ivy, Parks Manager

DATE: January 15, 2016

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City of Kingsville TEXAS