# City of Kingsville, Texas

# AGENDA
# CITY COMMISSION
## MONDAY, JULY 27, 2020
## REGULAR MEETING

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

***Conference Line call: 1 (415) 655-0001 and***
***when prompted type access code: 126 210 9951 #***
***OR***
***Live Videostream:*** http://www.cityofkingsville.com/webex

**I. Preliminary Proceedings.**

**OPEN MEETING**

**INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)**

**MINUTES OF PREVIOUS MEETING(S)**

Regular Meeting – July 13, 2020

APPROVED BY:
Mark McLaughlin
City Manager

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

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

1. Public Hearing on ordinance amending the zoning ordinance by granting a special use permit for general business use in C1 (Neighborhood Service District) at 1131 E. King Ave. (a/k/a 201 S. 16th Street), Kingsville, Texas, also known as Lund Addition, Block 7, Lots 8-9. Jacklyn Gonzalez (applicant), Guadalupe Alvarez (owner). (Director of Planning & Development Services).

2. Public hearing regarding condemnation proceeding for structure (auxiliary building) located at 626 N. 6th Street, Kingsville, Texas. (Director of Planning & Development Services).

3. Public hearing regarding condemnation proceeding for structures located at 429 E. Mesquite, Kingsville, Texas. (Director of Planning & Development Services).

## III. Reports from Commission & Staff.[2]

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

## IV. **Public Comment on Agenda Items.[3]

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

## V. Consent Agenda

### Notice to the Public

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

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

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

1. Motion to approve the reappointments of Mr. Octavio Alvarez and Dr. Carol Tipton to the Library Board for three-year terms. (Library Director).
2. Motion to approve final passage of an ordinance amending the FY19-20 Budget to accept and expend the DEAAG Grant reimbursement for land purchased near NAS Kingsville. (Finance Director).

## REGULAR AGENDA

## CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

### VI. Items for consideration by Commissioners.[4]

3. Consider the appointment of Mrs. Jeri Morey to the Historical Development Board for a three-year term. (Downtown Manager).
4. Consider introduction of an ordinance amending the zoning ordinance by granting a special use permit for general business use in C1 (Neighborhood Service District) at 1131 E. King Ave. (a/k/a 201 S. 16th Street), Kingsville, Texas, also known as Lund Addition, Block 7, Lots 8-9, amending the comprehensive plan to account for any deviations from the existing comprehensive plan. (Director of Planning & Development Services).
5. Consider condemnation of structure (auxiliary building) located at 626 N. 6th Street, Kingsville, Texas. (Director of Planning & Development Services).
6. Consider condemnation of structure(s) located at 429 E. Mesquite, Kingsville, Texas. (Director of Planning & Development Services).
7. Presentation and discussion on the review of the Master Plan/Production of a Comprehensive Plan. (Director of Planning & Development Services).
8. Executive Session: Pursuant to Section 551.074, of the Texas Open Meetings Act, the City Commission shall convene in executive session to deliberate the evaluation & duties of the City Attorney and Municipal Court Judge. (Mayor Fugate).

### VII. Adjournment.

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

NOTICE

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

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

July 23, 2020 at 2:00 P.M. and remained so posted continuously for at least 72 hours proceeding the schedule time of said meeting.

Mary Valenzuela

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

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

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

# MINUTES OF PREVIOUS MEETING(S)

**A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, JULY 13, 2020 IN THE HELEN KLEBERG GROVES COMMUNITY ROOM, 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 5:00 P.M.**

**CITY COMMISSION PRESENT:**
Sam R. Fugate, Mayor
Hector Hinojosa, Commissioner
Dianne Leubert, Commissioner
Arturo Pecos, Commissioner

**CITY COMMISSION ABSENT:**
Edna Lopez, Commissioner

**CITY STAFF PRESENT:**
Mark McLaughlin, City Manager
Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
Kyle Benson, IT Manager
Derek Williams, IT
Ricardo Torres, Police Chief
Janine Reyes, Tourism Director

**STAFF PRESENT VIA CONFERENCE CALL OR VIDEOSTREAM**
Bill Donnell, Public Works Director
Emilio Garcia, Health Director
Diana Gonzalez, Human Resources Director
Deborah Balli, Finance Director
Cynthia Martin, Downtown Manager

## I. Preliminary Proceedings.

**OPEN MEETING**
Mayor Fugate opened the meeting at 5:00 p.m. with four Commission members present. Commissioner Lopez absent.

**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)**

**Regular Meeting – June 8, 2020**

**Regular Meeting – June 22, 2020**

**Motion made by Commissioner Pecos to approve the minutes of June 8, 2020 and June 22, 2020 as presented, seconded by Commissioner Leubert. The motion was passed and approved by the following vote: Hinojosa, Leubert, Pecos, Fugate voting "FOR".**

****AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE CITY COMMISSION. To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and City Commission. Public testimony and public hearing input for Public Comment and all items on the agenda at public**

**meetings of the City Commission shall be provided in written format and presented to the City Secretary and/or designee prior to the start of each meeting of the City Commission. This testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary's outdoor public bulletin board at City Hall and on the City website and allow for electronic submission. The written public testimony shall be provided to members of the City Commission prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Government Code section 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference; and, if so conducted, the public may participate remotely by following the instructions of the City Secretary which would be posted on the City Secretary's outdoor public bulletin at City Hall and on the City website**.

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

1. None.

**III. Reports from Commission & Staff.[2]**

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

Mr. Mark McLaughlin, City Manager reported that street project on E. Miller Ave. will begin July 14, 2020. The street crew will be working on E. Miller Ave. from 11th Street to 14th Street. McLaughlin further reported that the City had orientation for five new employees on July 13, 2020.

Mrs. Courtney Alvarez, City Attorney reported that the next City Commission meeting is scheduled for July 27, 2020, with an agenda deadline to staff of July 15, 2020.

Commissioner Leubert commented that she recently received the City's Valued Water Utility Customer brochure which gives the information on no longer using Payment Service Network. She then asked if citizens were made aware of the transaction fee that is being charged when paying a utility bill with a credit card.

Mr. McLaughlin responded that this is something that he would need to verify this with the Finance Director, as he is not aware if notification is printed on the utility bill.

Commissioner Leubert commented that notification is not listed on the bill, as she did not see it on her utility bill. She further asked for staff to verify it and provide her with an update.

Mayor Fugate reported that the City and County had a press conference on COVID-19 today. They were joined by the CEO and Head nurse in Charge of Christus Spohn Kleberg Hospital. They spoke about the importance of taking every precaution against this virus (COVID-19).

Commissioner Leubert asked Chief of Police, Rick Torres as to how the police department was making sure that all citizens were abiding by the rule of having to wear a mask in public places.

Chief Torres responded that his department has been working diligently on making sure that everyone is abiding by the mandatory mask rule while in public locations. He further stated that they are also keeping track of those who have received a first warning so that if the citizen moves on to a different store or is in violation of the mask rule, then they would be given a citation.

Commissioner Leubert further thanked Janine Reyes, Tourism Director and her staff for all their hard work on the COVID-19 pandemic. Mrs. Reyes and her staff have worked long hours in making sure that the COVID-19 test sites are prepared and those individuals from the test site are fed as well as making sure that the public is updated daily on COVID-19 information and numbers.

## IV. **Public Comment on Agenda Items.[3]

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

Mrs. Mary Valenzuela, City Secretary read a public comment received from Edward Barrientes of Palito Blanco. The comment reads as followed:

"Let's talk about our schools starting in the Fall. Our government, the government that people voted for, they want to send our kids to a safety hazard environment since the pandemic is rising. That is why they closed restaurants and bars. If the schools open the kids can bring home the virus from others causing parents or grandparents to get sick. We are trying to lower the number of people who get the pandemic yet so many people come in contact with the kids. This will endanger more lives causing more sickness. The government needs to give out doses of vaccine or pills to all. Why not bring out the medicine to all and get it over with, then letting the pandemic rise. We have a better chance of getting the medicine than dying from COVID-19. We all know it's a process for all but at the same time you want ot open schools without any vaccine or medicine for anyone." Signed by Edward Barrientes of Palito Blanco.

## V. Consent Agenda

## Notice to the Public

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**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 Leubert to approve the reappointment of Lupita Perez to the Historical Development Board for a three-year term, seconded by Commissioner Pecos. The motion was passed and approved by the following vote: Leubert, Pecos, Hinojosa, Fugate voting "FOR".**

1. **Motion to approve reappointment of Lupita Perez to the Historical Development Board for a three-year term. (Downtown Manager).**

## REGULAR AGENDA

## CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

**VI. Items for consideration by Commissioners.[4]**

2. **Consider a resolution authorizing Professional Service Provider selection for Community Development Block Grant-Mitigation (CDBG-MIT) programs through the Texas General Land Office (GLO).**

Mr. McLaughlin stated that this is for the drainage projects that are under a mitigation grant that the City has applied for. Part of the process is to selection a grant administrator. The Grant Administration Services was advertised in the local paper and an email was sent to 8 Grant Administrators on June 18, 2020. The deadline to submit was July 2nd. Only one RFP was received which was from GrantWorks Inc. McLaughlin further stated that the city has worked with GrantWorks in the past therefore it is staff's recommendation to select GrantWorks.

Commissioner Hinojosa commented that he has a concern regarding GrantWorks. He stated that they haven't done a good job in the last few bids as they have made some mistakes that caused a re-bid of at least one project. Hinojosa asked if the bids could be submitted to companies the city knows that do this kind of work? He also commented that by only having one submittal, it makes it difficult for the Commission, especially knowing that GrantWorks has made some mistakes in the past.

Mrs. Alvarez commented that City staff has complied with the purchasing law that they did advertise it in the newspaper as required to do. In addition to advertising it in the newspaper they also sent out notices to 8 different grant administration entities but only received one response. She further commented that GrantWorks has done several grant administrations projects for the city in the past. She believes that there was a newer staff member in GrantWorks that resulted in the re-bid that Commission Hinojosa has mentioned. This is the only instance that she is aware of that caused a re-bid.

Mayor Fugate asked if staff received any explanation as to why only one response was received?

Mr. McLaughlin responded that he did not receive an explanation, but he was surprised as well to have only received one response. He further commented that for the next time, he will be working with the Engineering Department that sets all this up in order to understand where these bids are being sent out as we don't have to only limit it to this area only.

**Motion made by Commissioner Leubert to approve the resolution authorizing Professional Service Provider selection for Community Development Block Grant-Mitigation (CDBG-MIT) programs through the Texas General Land Office, seconded by Commissioner Pecos.**

Mayor Fugate asked staff to make GrantWorks aware of Commissioner Hinojosa's concerns as it is costing the city money, they need to do a better job. Fugate further asked if this was a clerical mistake that occurred?

Mrs. Alvarez responded that the only situation she is aware of is where there was supposed to be a 15-day gap between the advertisement and the opening but it ended up being a 14 day gap the way it was counted.

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

3. **Consider authorizing staff to move forward with a waterline extension proposal for TAMUK on West Escondido, with them paying expenses. (Public Works Director).**

   **Motion made by Commissioner Leubert to authorize staff to move forward with a waterline extension proposal for TAMUK on West Escondido, with them paying expenses, seconded by Commissioner Pecos. The motion was passed and approved by the following vote: Hinojosa, Leubert, Pecos, Fugate voting "FOR".**

4. **Consider introduction of an ordinance amending the FY19-20 Budget to accept and expend the DEAAG Grant reimbursement for land purchased near NAS Kingsville. (Finance Director).**

   Introduction item.

5. **Consider a resolution authorizing the sale of a restrictive use easement on the City's approximately 9.40 acres of land near NAS Kingsville. (City Manager).**

   Mr. McLaughlin stated that this is part of the encroachment control program that they have for the US Navy to limit what can be built in the accident potential zone and the clear zone. He further stated that the Navy wants a restrictive easement and will pay the City $44,100 for the 9.40 acres.

   Mayor Fugate asked how the Navy will be coming up with this money? Mr. McLaughlin responded through the Federal Government which sends down to the Department of Defense funding to be used for easement as such. Mayor Fugate further asked if the city would receive extra points in a BRAC situation if the city decided to gift the property to the Navy.

   Mr. McLaughlin responded that what this does for the city, when you are trying to BRAC proofing the Naval Base, the more control you have, especially in these accident potential zones, that you have kept them clear of incompatible development, you will score a lot better when being ranked amongst other military bases.

   **Motion made by Commission Pecos approve the resolution authorizing the sale of a restrictive use easement on the City's approximately 9.40 acres of land near NAS Kingsville, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Leubert, Pecos, Hinojosa, Fugate voting "FOR".**

6. **Consider final passage of an ordinance amending the City of Kingsville Code of Ordinances Chapter VII, Article 6, Traffic Control Devices, providing for a University Residential Parking District. (Director of Planning & Development Services).**

   Commissioner Leubert stated that this item is ok with her except for a section that is mentioned in the memo coming from the Director of Planning & Development which states, after 12 months, look towards making the visitor hangtags (placards) a paid item with a suggested price tag of $10.00. Leubert asked what the city is charging someone that lives in the area to park in front of their own home.

Mrs. Alvarez commented that the existing ordinance that is up for final passage does not contain this requirement. She further stated that you will get three to four visitor tags free. This is only a suggestion coming from the Planning Director which would require and ordinance amendment that would need Commission approval before this suggestion could be implemented.

Commissioner Leubert asked why this would be on there as she is not comfortable with this item being on here and would like it stricken from the document.

Mrs. Alvarez commented that it is only a suggestion listed on the memo and has no authority on what the Commission would be approving tonight.
Commissioner Hinojosa stated that his concern with this ordinance is the penalty fee of up to $500, which comes from Section 1-1-99. He further stated that he knows that the Judge doesn't cite the highest amount, but to him, the penalty of $500 is too high, he would like for the penalty to be $200. He also stated that he would like to see a permit sticker rather than a hangtag which could eliminate the resident from forgetting to place the hangtag on the vehicle.

Mayor Fugate asked why not just do the permit sticker rather than the hangtag.

Mrs. Alvarez responded that it is her understanding that the Planning Director is planning on having stickers for the residents and hangtags for the visitors.

Commissioner Leubert commented that she agrees with Commissioner Hinojosa regarding the penalty fee. Leubert further asked Mrs. Alvarez, if the Commission makes a motion to approve as presented but change the penalty fee from $500 to $200, is that a motion that can be done.

Mrs. Alvarez responded that section 1-1-99, that Commissioner Hinojosa referred to, in Subpart C states a fine not to exceed $500. She further stated that the Municipal Court Judge has the discretion to determine what amount he would impose for a conviction or a plea of guilt in a particular circumstance. She also stated that all the traffic offenses that are within the city's code of ordinances fall under Section 1-1-99 (a)(3). Alvarez further commented that she has yet to see the Judge impose the maximum amount, especially for a parking violation.

Commissioner Leubert stated that if it's a maximum fine up to $500 it may work; in the event you have repeaters that violate the ordinance.

Mrs. Alvarez commented that the Chief of Police has trained his police officers to try and issue warnings for their first offense and if a second offense occurs then a citation will be given which the judge could determine the amount of the fine. She further stated that section 7-6-2, schedule 2, parking restricted on certain streets, these are all the streets that are identified in the University Parking District which all have restricted parking on both sides of the street from 7:00 a.m. to 5:00 p.m. Monday through Friday. She further stated that if someone came in and parked in front of their house such that wasn't a delivery truck or a vehicle needing to unload something then it would be helpful to either have the resident sticker or the visitor placard.

Mayor Fugate asked if the University has been given a copy of this ordinance. Mrs. Alvarez responded that not to her knowledge. Fugate further asked if staff didn't think that the University may have an interest in this. Mrs. Alvarez responded that the parking restriction is already in place since 2011. This is only adding a benefit to the residents in this area. If this is approved tonight, then staff would notify them so that they can

educate their students that just because there may be cars parked there, you still can't park there unless you have the sticker or the placard.

Commissioner Leubert asked if the city will have to place additional signs within this area showing that it is parking with permit only.

Mrs. Alvarez commented that the only thing that was discussed with staff was maybe adding something to the existing signs stating residential parking permit only.

Commissioner Hinojosa commented that he understands the judge having the discretion of giving a fine of $500, but he would like to see it at $200.

Mayor Fugate asked Mrs. Alvarez if the existing ordinance sets it at $500. Mrs. Alvarez responded that this particular ordinance, section 7-6-3 under Subpart C of the ordinance talks about penalties, states that a person that commits any other violation against the provisions of this section is subject to the penalties provided for in Section 1-1-99.

Commissioner Hinojosa commented that he would still like to amend the ordinance to state that the violation would not exceed $200.

Commissioner Leubert asked Mrs. Alvarez if the ordinance could be amended. Mrs. Alvarez responded that the Commission could make a motion stating approve with the amendment to Section C, Subpart A, so that it reads, a person that commits any other violation against the provisions of this section is subject to a fine not to exceed $200.

**Motion made by Commissioner Hinojosa to approve this ordinance with the amendment of Section C, Subpart A, so that it reads, a person that commits any other violation against the provisions of this section is subject to a fine not to exceed $200, seconded by Commissioner Leubert. The motion was passed and approved by the following vote: Hinojosa, Leubert, Fugate voting "FOR". Pecos voting "AGAINST".**

7. **Consider a resolution authorizing the sale of a restrictive use easement on the City's approximately 5.018 acres of land near NAS Kingsville. (City Manager).**

   Mr. McLaughlin stated that this is just like item #5, but a separate parcel with 5.018 acres.

   **Motion made by Commissioner Pecos to approve the resolution authorizing the sale of a restrictive use easement on the City's approximately 5.018 acres of land near NAS Kingsville, seconded by Commissioner Leubert. The motion was passed and approved by the following vote: Hinojosa, Leubert, Pecos, Fugate voting "FOR".**

**Adjournment.**

There being no further business to come before the City Commission, the meeting was adjourned at 5:40 P.M.

_____
Sam R. Fugate, Mayor

**ATTEST:**

_____
Mary Valenzuela, TRMC, CMC, City Secretary

# PUBLIC HEARING(S)

# PUBLIC HEARING #1

Public Hrg.

# City of Kingsville
## Planning and Development Services Department

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TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Uche Echeozo, Director

DATE: July 15, 2020

SUBJECT: Special Use Permit for General Business Use in C1 (Neighborhood Services) for Jacklyn Gonzalez (Applicant), Guadalupe Alvarez (Owner)

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**Summary:** The applicant - Jacklyn Gonzalez, together with the property owner (Guadalupe Alvarez) are requesting a Special Use Permit for a General Business in C1 (Neighborhood Service) at LUND ADDN, BLOCK 7, LOT 8, 9, located at 201 S 16th Street, Kingsville, Texas.

**Background:** The applicant approached the department because they wanted to carry out several business endeavors including; cooking classes, nutrition shakes, Spa parties, women empowerment and weight loss challenges. A look at the current zoning of the property revealed a C1 (Neighborhood Service) which does not allow for such endeavors except under a Special Permit regime. Notices were sent to relevant neighbors and the Planning Department received only one citizen feedback who was for the proposal. The Planning and Zoning Commission has reviewed the application and voted unanimously (6-0, with one absence) for the Special Use Permit.

**Financial Impact:** None. The establishment is replacing old car wash business.

**Recommendation:** Approve the Special Use Permit as requested.

Public Hrg

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

# MEMO

**Date:** July 7, 2020

**To:** Planning and Zoning Commission Members

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

**Subject:** Special Use Permit for General Business Use in C1 (Neighborhood Service) for Jacklyn Gonzalez (Applicant), Guadalupe Alvarez (Owner).

The applicant approached the department because they wanted to carry out several business endeavors including; cooking classes, nutrition shakes, Spa parties, Women empowerment and Weight loss challenges. A look at the current zoning of the property revealed a C1 (Neighborhood Service) which does not allow for such endeavors except under a Special Permit regime.

Consequently, a Special Use Permit application is being submitted for your consideration. Therefore, it is recommended that you consider the said application and approve same since the use is in conformity with the zoning ordinance of the City of Kingsville.

Thank you.

**Uche Echeozo**
Director of Planning and
Development Services

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

**PROPERTY INFORMATION:** (Please PRINT or TYPE)

Project Address 1131 E KING or 201 S 16th St Nearest Intersection KING & 16TH

(Proposed) Subdivision Name _____ Lot _____ Block _____

Legal Description: LUND ADDN, Block 7, Lots 8, 9

Existing Zoning Designation _____ Future Land Use Plan Designation _____

**OWNER/APPLICANT INFORMATION:** (Please PRINT or TYPE)

Applicant/Authorized Agent Jacklyn E. Gonzalez Phone 361 207 5455 FAX _____

Email Address (for project correspondence only): _____

Mailing Address 775 Co. 89 City Bishop State TX Zip 78343

Property Owner Lupe B. Alvarez Phone 361 592 8228 FAX _____

Email Address (for project correspondence only): _____

Mailing Address 621 N. US Hwy 77 Byp City Kingsville State TX Zip 7836[illegible]

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

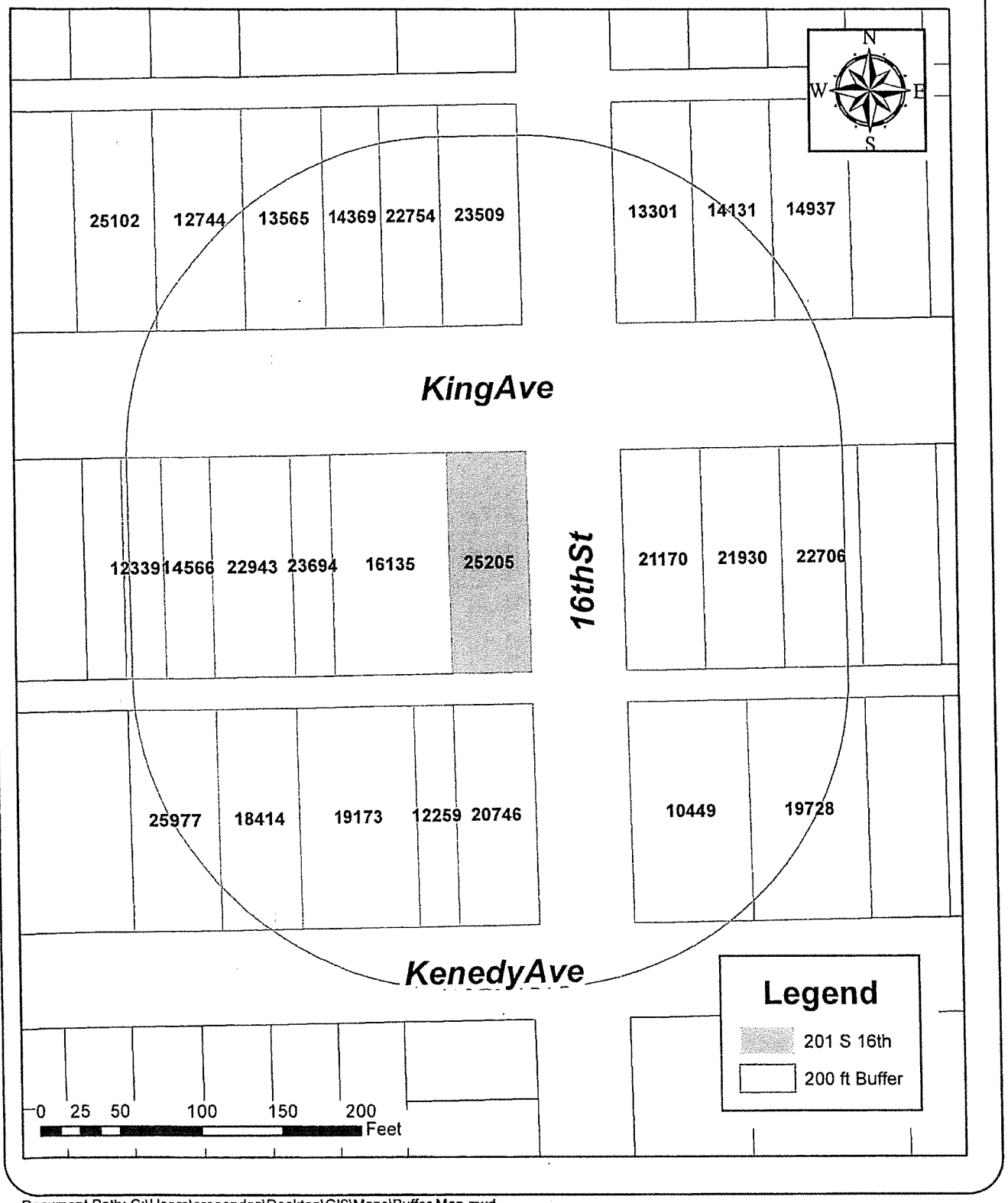
| | | | |
|---|---|---|---|
| __Annexation Request | No Fee | __Preliminary Plat | Fee Varies |
| __Administrative Appeal (ZBA) | $250.00 | __Final Plat | Fee Varies |
| __Comp. Plan Amendment Request | $250.00 | __Minor Plat | $100.00 |
| __Re-zoning Request | $250.00 | __Re-plat | $250.00 |
| __SUP 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:
Nutrition shakes, Cooking classes, Spa packages, Shake parties, Women empowerment, Fit camps (out side), Weight loss challenges

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: 6-17-20
Property Owner's Signature _____ Date: 6-11-20
Accepted by: _____ Date: _____

# *200 ft Buffer Map of 201 S 16th*

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| | | | |
|---|---|---|---|
| Page 1 / 1 | Drawn By: Planning Department<br>Last Update: 6/22/2020<br>Note: | DISCLAIMER<br>THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE. | *CITY OF KINGSVILLE PLANNING DEPARTMENT*<br>**410 West King**<br>**Kingsville, Texas 78363**<br>**Office: 361-595-8055** |

FILEMON ESQUIVEL JR
1232 E KING AVE
KINGSVILLE, TX 78363-5934
#25102

RAUL GONZALEZ
ABEL GONZALEZ
PO BOX 180
KINGSVILLE, TX 78364-0180
#14369

EVA M SERNA EST
1204 E KING AVE
KINGSVILLE, TX 78363-5934
#13301

ROY E DAVIS
DIANA DELIA MENDOZA (LIFE EST)
PO BOX 663
KINGSVILLE, TX 78364-0663
#12339, 14566

RICARDO ALVAREZ
621 N US HIGHWAY 77 BYP
KINGSVILLE, TX 78363-4826
#16135

JESSIE PEREZ
1209 E KING AVE
KINGSVILLE, TX 78363
#22706

BALDEMAR PEREZ
ETUX ADELITA
1126 E KENEDY
KINGSVILLE, TX 78363
#19173

ARGELIO D ALANIS
523 E ANGLE ROAD
KINGSVILLE, TX 78363
#10449

SARA SALINAS
1116 E KING AVE
UNIT A
KINGSVILLE, TX 78363-5871
#12744

ANITA G PENA
1316 FM 1717
KINGSVILLE, TX 78363
#22754

SIMON DIAZ
ETAL
1325 E RICHARD AVE
KINGSVILLE, TX 78363-4820
#14131

CYNTHIA ANN GONZALES
907 W KLEBERG AVE
KINGSVILLE, TX 78363-4220
#22943

GILBERT C GUERRA
19540 CRYSTAL OAK
SAN ANTONIO, TX 78258-3001
#21170

MARGARITA SALINAS SAENZ
560 N COUNTY RD 1050
KINGSVILLE, TX 78363-8833
#25977

ALWAYS A WAY LLC
PO BOX 828
SEGUIN, TX 78156
#12259

DENNIS LEE GRIGGS
1208 E KENEDY AVE
KINGSVILLE, TX 78363-5931
#19728

RODOLFO E RAMOS SR
1418 E KING
KINGSVILLE, TX 78363-5938
#13565

GUADALUPE B ALVAREZ
621 N US HWY 77 BYP
KINGSVILLE, TX 78363
#23509

GILBERTO M ARGUIJO EST
ETUX AURORA A ARGUIJO EST
801 S 15TH ST
KINGSVILLE, TX 78363-6425
#14937

FRANCIS CISNEROS
1119 E KING AVE
KINGSVILLE, TX 78363-5870
#23694

ROGELIO S MARTINEZ
ETUX VIRGINIA G
5703 WISDOM CREEK DR
DALLAS, TX 75249-2314
#21930

LAURO JIMENEZ
MARCELO JIMENEZ JR
899 S COUNTY RD 1120
RIVIERA, TX 78379-3524
#18414

DELFINO DE LEON G
1132 E KENEDY AVE
KINGSVILLE, TX 78363-5865
#20746




June 17, 2020

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

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

| Land Use Chart | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Land Use Description | R1 | R2 | R2A | R3 | R4 | MH | C1 | C2 | C3 | C4 | I1 | I2 | Ag |
| 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 | | | |
| Mobile Food Court | | | | S3 | S3 | P | P | P | S3 | P | P | P | P |
| Mobile Food Vendor | | | | S3 | S3 | P | P | P | S3 | 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 | | | |

7/27 Agenda



# EDC presents vision for future growth—if funded

Terry Fitzwater
Editor and Publisher

*(Editor's note: This is the fifth story in a series of articles detailing economic development issues in Kingsville and how the EDC and Chamber is trying to bring jobs and companies to the area.)*

Kingsville Economic Development Corporation (EDC) executive director Manny Salazar has taken his case for funding to the Kingsville City Commission.



Manny Salazar

Earlier in June, Salazar gave a 10-minute presentation on what the EDC does and what it hopes to do with adequate funding to help Kingsville grow and compete in the national and global market.

"We have all the ingredients to be really successful in Kingsville, but we are not going to be able to do it if we do not go out and compete in the marketplace," Salazar told the commission. "But first, we have to get sites ready, collect data and identify targets of opportunity."

During his presentation before the commission, Salazar gave a slide presentation on what EDC's do, how they operate, and how they can be effective tools and weapons in economic growth and job retention in the communities they serve.

"It is important that we take on this mission of development and try to grow our job base," Salazar said. "The numbers we are seeing clearly dictate we are facing serious issues right now, and they will only get worse if we don't start the process of investing in development now."

He pointed out that Kingsville has lost over 2,300 jobs in the last 15 years and that the population has "flatlined", or has stayed the same or even shrunk in the last decade while the rest of the state has seen growth.

"We have all the assets right here that can help us move forward," Salazar pointed out. "We are located right off the highway and future I-69 corridor, we have Texas A&M-Kingsville and all their resources, NAS-Kingsville, Celanese, the historic King Ranch. We can sell these assets in our effort to attract new commercial or industrial jobs to this area. We have government that understands and wants to grow.

"Now all we need is funding to help us achieve that goal."

Salazar offered ideas on funding, and suggested the city help fund up to $425,000 for economic development related expenditures on an annual basis.

According to Salazar, the funding would help him hire staff to do research, plan and target customers along with helping business retention and growth. In addition, the funds would be used to help hire site selectors, attend trade shows where businesses looking to relocate are, and develop local sites for development including an industrial park.

"When you look at spending city tax dollars on the future development of Kingsville, the ROI (return on investment) the EDC can bring to the city is higher than any other aspect of city government," Salazar said. "We have the plan in place to start, but I am a one-man show at the EDC and Chamber and I need resources if we are going to grow and make Kingsville the place people and companies want to do business in."

# *Kingsville ISD cancels summer school, speed camp*

Frank Cardenas
Reporter

The Kingsville Independent School District has cancelled summer school effective immediately, officials said on Thursday afternoon.

In a phone interview on Thursday, KISD Interim Superintendent Kamara Adams said she made the decision this morning due to safety concerns involving increased COVID-19 cases, and is "not taking the decision lightly."

"I don't feel like I can look directly into a parents eyes and say 'I can keep your kids safe,'" Adams said. "When we bring the kids back, we want to make sure we can do it right, while keeping the kids completely safe. It seems like now is not the right time to have the kids on campus."

Adams said the KISD "has a few different ideas," to begin instruction for the upcoming school year, but still needs to work on the details to ensure all students have access to any materials that may be required for whatever plan they choose.

"We are working on acquiring all the technology and other resources needed for students," she said. "When we have a plan in place and have everything we need, we will inform parents of the plan of action."

On Monday, Adams relayed the decision to the KISD Board of Trustees, including a decision made by Athletic Director Mike Davila to cancel speed camp for athletics.

Davila provided a statement to the Kingsville Record earlier in the week about the decision to cancel the camp.

"KISD Athletics has decided to shut down the summer strength and conditioning program until further notice," Davila said. "We do not have any cases or anyone with symptoms, we are simply being proactive to the current situation with COVID-19. The safety and health of all of our student-athletes is our number one priority and we want all of our kids to be able to compete when the fall rolls around.

"We will continue to post workouts and follow our student-athletes via emails and reminds to continue on the work that they have started this past week."

**TO ALL INTERESTED PERSONS AND PARTIES:**

Ticona Polymers, Inc., has applied to the Texas Commission on Environmental Quality (TCEQ) for: Amendment to Air Quality Permit Number 46560, which would authorize modification of the Ticona Polymers Bishop Site located at 5738 County Road 4, Bishop, Nueces County, Texas 78343. This application was processed in an expedited manner, as allowed by the commission's rules in 30 Texas Administrative Code, Chapter 101, Subchapter J. Additional information concerning this application is contained in the public notice section of this newspaper.

**Sarita Elementary School of the Kenedy County-Wide Common School District is accepting student transfer applications for the 2020-2021 school year. Applications may be found online at www.saritaschool.net**

- Pre-K3 through 6th grade
- Small Class Sizes
- Highly-Qualified, Experienced Teachers
- After-School Care
- Complimentary School Supplies and Meals
- Music and Technology classes
- Flag Football – Volleyball – Basketball – UIL
- "Met Standard" District – "B" Rating
- 20 miles south of Kingsville down Highway 77
- Transportation will be provided.

**PUBLIC HEARING NOTICE**

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 15, 2020, 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:
Jacklyn Gonzalez, applicant, Guadalupe Alvarez, owner, requesting a Special Use Permit for general business use in C1 (Neighborhood Service) at LUND ADDN, BLOCK 7, LOT 8, 9, located at 201 S 16th Street, Kingsville, Texas.
The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

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**Epiphany Montessori School**
120 N. Third Street • Kingsville • 361-592-2871
www.epiphanyschoolkingsville.org epiphanyschool78363@yahoo.com

CITY OF KINGSVILLE

**TRASH-OFF DAY**

The City of Kingsville will be hosting a Trash-Off Day.
Citizens can dump their Trash for FREE!

**Saturday, June 27, 2020 from 8:**
*** Weather Permi

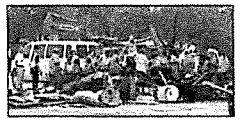
Located at 6th
Two blocks NO
You must
Contac
NO CO
y bill.
361.595.8093
E RESIDENTS ONLY!

CANCELLED DUE TO THE RISE IN COVID-19 CASES AS PER CITY MANAGER

Keep Kingsville beautiful

We will NOT Accept:
- Hazardous Waste
- Refrigerators or Freezers
- Concrete
- Household Garbage
- Sheetrock or Roofing Scraps

No tractors or semi-trucks



**Volunteers Needed!!**
*Hand sanitizer and face mask will be provided*

**Please stay home if you are feeling sick or have a fever.**

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**CITY OF KINGSVILLE**

**ORDINANCE NO. 2020-_____**

**AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR GENERAL BUSINESS USE IN C1 (NEIGHBORHOOD SERVICE DISTRICT) AT 1131 E. KING AVE. (A/K/A 201 S. 16TH STREET), KINGSVILLE, TEXAS, ALSO KNOWN AS LUND ADDITION, BLOCK 7, LOTS 8-9; AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; PROVIDING FOR PUBLICATION.**

**WHEREAS,** the Planning Commission has forwarded to the City Commission it's reports and recommendations concerning the application of Chad Davis, applicant, for amendment to the zoning map of the City of Kingsville;

**WHEREAS,** the property is currently zoned C1-Neighborhood District and it is desired for the area to be used for general business uses (such as nutrition shakes, cooking classes, spa parties, fitness services), while its prior use was a car wash business;

**WHEREAS**, the City Code of Ordinances, Chapter XV-Land Usage, Appendix A- Land Use Categories states that in C1 a special use permit is required to have a general business use as listed on the SUP application; and

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

**WHEREAS,** with proper notice to the public, public hearings were held on Wednesday, July 15, 2020, during a meeting of the Planning Commission, and on Monday, July 27, 2020, a public hearing was held during a meeting of the City Commission, in the Helen Kleberg Groves Community Room/Commission Chambers, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

**WHEREAS,** a majority of the Planning and Zoning Commission voted 6-0 to APPROVE, with 0 abstentions and one absence, the requested special use permit; 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 general business uses (such as nutrition shakes, cooking classes, spa parties, fitness services) on the premises known as 1131 E. King Ave. (and as

201 S. 16th Street), Kingsville, Texas, (Lund Addition, Block 7, Lots 8-9), as more specifically describe on site plan attached as Exhibit A.

**SECTION 2.** That the Special Use 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 "C1" Neighborhood District use is for general business uses (such as nutrition shakes, cooking classes, spa parties, fitness services).

2. STATE LICENSE: The premises or operator will be licensed or registered by the State of Texas, if needed, to have such a storage facility.

3. TIME LIMIT: This Special Permit is good for the duration of the business from the date of this ordinance unless the property is not being used for the purpose outlined in Condition 1 or any other conditions have not been complied with.

4. SPECIAL CONDITION: The applicant shall obtain all required background checks, business licenses and have and cooperate with all annual fire safety, health, and sanitation inspections, or other inspections required for this type of use by the City of Kingsville or any State or Federal requirement, in order to maintain compliance with federal, state and city regulations for the facility.

**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.

**INTRODUCED** on this the 27th day of July, 2020.

**PASSED AND APPROVED** on this the 10th day of August, 2020.

Effective Date: _____, 2020

**THE CITY OF KINGSVILLE**

_____
Sam R. Fugate, Mayor

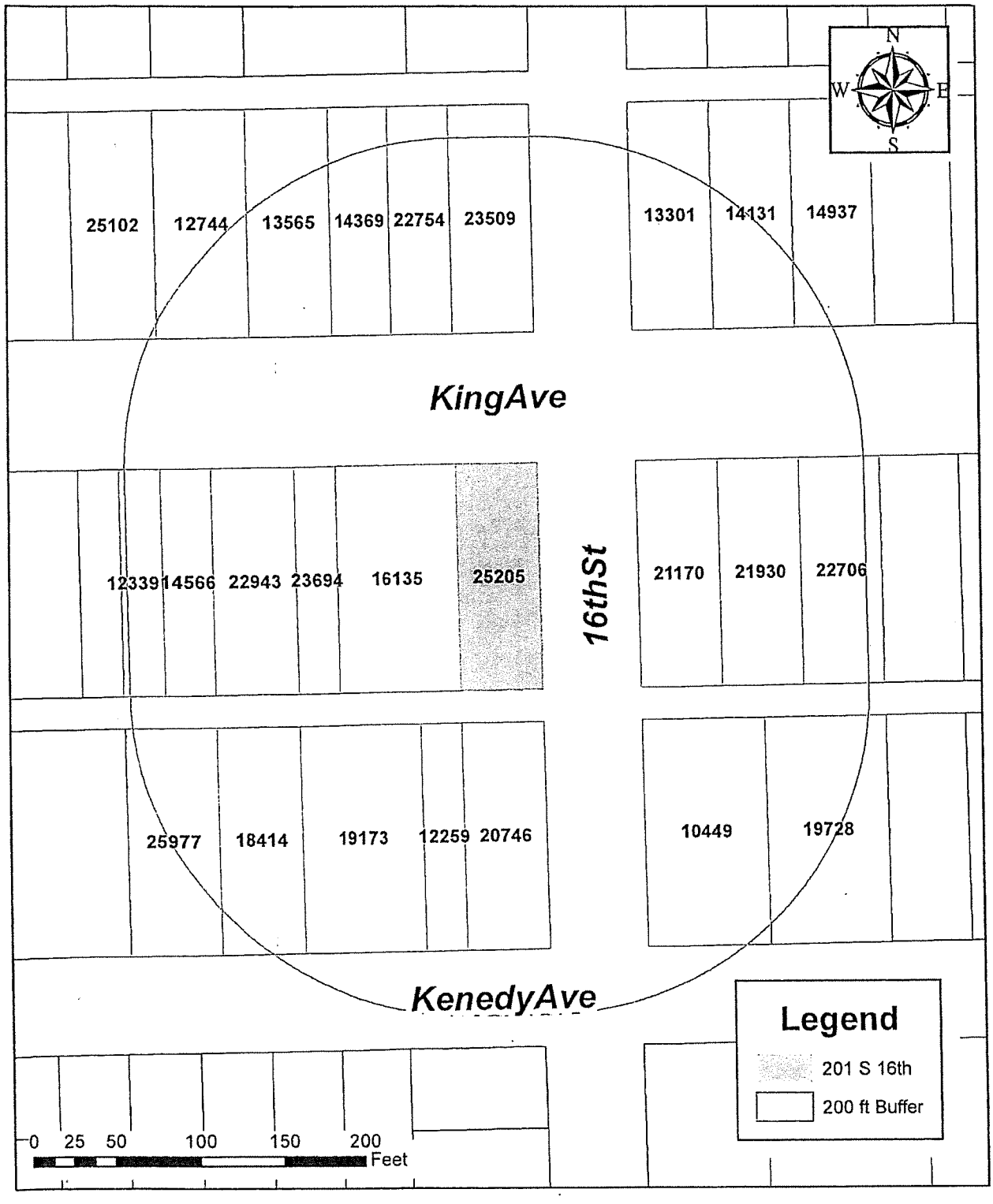
**ATTEST:**

_____
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

_____
Courtney Alvarez, City Attorney

# *200 ft Buffer Map of 201 S 16th*

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| Page 1 / 1 | Drawn By: Planning Department<br>Last Update: 6/22/2020<br>Note: | DISCLAIMER<br>THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE. | Kingsville<br>*CITY OF KINGSVILLE PLANNING DEPARTMENT*<br>410 West King<br>Kingsville, Texas 78363<br>Office: 361-595-8055 |

# PUBLIC HEARING #2

Pub. Hrg

# CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

| REPORT ADDRESS | | INSPECTOR |
|---|---|---|
| 626 N 6th | | Maryann Trejo |
| **LEGAL DESCRIPTION** | **BLOCK** | **LOT** |
| Orig Town | 5 | 1, 2 |
| **OWNER NAME** | **OWNER'S ADDRESS** | **CITY/STATE/ZIP** |
| Hortencia M Est Etal | 626 N 6th | Kingsville, TX 78363 |

## PROPERTY CONDITION REPORT

| | Y OR N | ACCEPTABLE | | | REASON CODE | COMMENT CODES |
|---|---|---|---|---|---|---|
| PICTURES TAKEN: | Y | YES | NO | N/A | | |
| **Building** | | | X | | AB,B,C,D,H,L,MI | 1,2,5 |
| Condition | | | | | | |
| **Yard** | | | X | | OV,H | |
| Condition | | | | | | |
| **Utilities** | | | | | | |
| Electric | | | X | | | |
| Gas | | | X | | | |
| Water | | | X | | | |
| **Roof** | | | | | | |
| Covering | | | X | | | |
| **Walls** | | | | | | |
| Exterior | | | X | | AB,B,C,D,H,L,MI | |
| Interior | | | | X | | |
| Ceilings | | | X | | AB,B,C,D,H,L,MI | |
| **Windows/Doors** | | | | | | |
| Secured | | | X | | AB,B,C,D,H,L,MI | |
| Condition | | | X | | | |
| **Foundation** | | | | | | |
| Exterior | | | X | | AB,B,C,D,H,L,MI | |
| Interior | | | | X | | |
| **Plumbing** | | | X | | | |
| **Electrical** | | | X | | | |

**REASON CODES:**

| | | | | |
|---|---|---|---|---|
| AB-Abandoned | C-Collapsed | I-Incomplete | MO-Mold | NR-Needs Repair |
| 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 theoverall condition to be in severe and hazardous state of disrepair. It is unsecured and very dangerous allowing easy access for animals, vagrants and criminal acativity

HAS BEEN WITHOUT WATER SINCE no such address AND ELECTRICAL SINCE no such address

SIGNATURE: _____ DATE: 2-26-2020

*CITY OF KINGSVILLE BUILDING OFFICIAL*

Kingsville

# DILAPIDATED STRUCTURES

## PRELIMINARY VISUAL INSPECTION CHECKLIST

Owner: Hortencia M Flores Est Etal  Date View: 6/12/2020

Address: 626 N 6th  Kingsville, TX 78363

Legal Description: Orig Town, Block 5, Lot 1,2

**Exterior Condition of Structure as Viewed from Right-of-Way:**

| | Yes | No | Comments |
|---|---|---|---|
| Exterior Walls | X | | Bent, falling |
| Roof | X | | Falling or missing |
| Windows | | X | |
| Active Gas Svc | | X | |
| Active Water Meter | | X | No such address in their system |
| Active Electrical | | X | No such address in their system |

**Overall Condition of Premises:**

| | Yes | No | Comments |
|---|---|---|---|
| Grass | X | | High weeds |
| Debris | X | | Fallen metal sheets |
| Vehicles | | X | |
| Mail/Mail Box | | X | |
| Fence | | X | |

Maryann Izo

Code Enforcement Officer

# CONDEMNATION CHECKLIST

Property Address: 626 N 6th Phone: _____

Property Owner: Hortencia M Flores est etal Phone: _____

Owner's Address: 626 N 6th Fax: _____
Kingsville, TX 78363

| PLANNED DATE | ACTUAL DATE | ACTION |
|---|---|---|
| ☐ 2-26-2020 | 2-26-2020 | 1. Identify structure unfit for human habitation. |
| ☐ 2-25-2020 | 2-25-2020 | 2. Inspect Property. (Building Official) |
| | | ☐ a. Prepare inspection report and date. |
| | | ☐ b. Photograph property with date stamp. |
| ☐ 2-26-2020 | 2-26-2020 | 3. Determine ownership from county assessment & tax collection record. |
| ☐ 2-26-2020 | 2-26-2020 | 4. Obtain legal description. |
| ☐ 2-26-2020 | 2-26-2020 | 5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc. |
| ☐ 3-12-2020 | 3-12-2020 | 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. |
| ☐ | | 7. 2nd Notice Sent. (10 day response) (Optional) |
| ☐ 6-12-2020 | 6-12-2020 | 8. If response is not received or is not adequate, proceed as follows: |
| ☐ 6-12-2020 | 6-12-2020 | 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. |
| ☐ 6-15-2020 | 6-15-2020 | 1) Post affidavit in newspaper twice a week for one week |
| ☐ 6-12-2020 | 6-12-2020 | 10. Post sign on property advising date the City |

| | | |
|---|---|---|
| ☐ | 6-17-2020 | 6-17-2020 |
| ☐ | 6-12-2020 | 6-12-2020 |
| ☐ | 7-2-2020 | 7-2-2020 |
| ☐ | _____ | _____ |
| ☐ | _____ | _____ |
| ☐ | _____ | _____ |
| ☐ | _____ | _____ |
| ☐ | _____ | _____ |
| ☐ | _____ | _____ |
| ☐ | _____ | _____ |
| ☐ | _____ | _____ |
| ☐ | _____ | _____ |

Council will consider condemnation of structure.

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

☐ c. Demolition costs

☐ d. Landfill tipping fees

☐ e. Filing fees

☐ f. Administrative fees

☐ g. Any documentation miscellaneous costs

☐ _____ _____

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

| Prop ID | Owner | % | Legal Description | Values |
|---|---|---|---|---|
| **24582** | 20020 | 100.00 R | **Geo: 100100416000192** | Effective Acres: 0.000000 |
| ORR TERESA ANN | | | ORIG TOWN, BLOCK 4, LOT 16-18, W/2 19-22 | Imp HS: 18,220 Market: 30,240 |
| 208 W RICHARD AVE | | | | Imp NHS: 0 Prod Loss: 0 |
| KINGSVILLE, TX 78363-4472 | | | | Land HS: 12,020 Appraised: 30,240 |
| | | | Acres: | 0.0000 Land NHS: 0 Cap: 0 |
| | | | State Codes: A | Map ID: C1 Prod Use: 0 Assessed: 30,240 |
| | | | Situs: 208 W RICHARD | 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 | | | 30,240 | 0 | 30,240 | 0.830000 | 250.99 |

| | | | | |
|---|---|---|---|---|
| **17753** | 12899 | 100.00 R | **Geo: 100100419000192** | Effective Acres: 0.000000 |
| SOLIZ JUAN A | | | ORIG TOWN, BLOCK 4, LOT E/2 19-22 | Imp HS: 0 Market: 5,670 |
| 714 S 18TH ST | | | | Imp NHS: 0 Prod Loss: 0 |
| KINGSVILLE, TX 78363-6447 | | | | Land HS: 0 Appraised: 5,670 |
| | | | Acres: | 0.0000 Land NHS: 5,670 Cap: 0 |
| | | | State Codes: C1 | Map ID: C1 Prod Use: 0 Assessed: 5,670 |
| | | | Situs: 204 W 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 | | | 5,670 | 0 | 5,670 | 0.830000 | 47.06 |

| | | | | |
|---|---|---|---|---|
| **19282** | 53554 | 100.00 R | **Geo: 100100423000192** | Effective Acres: 0.000000 |
| GARZA FRANCISCO | | | ORIG TOWN, BLOCK 4, LOT 23, 24 | Imp HS: 36,940 Market: 41,440 |
| ETUX MARIA OLGA | | | | Imp NHS: 0 Prod Loss: 0 |
| 210 W RICHARD AVE | | | | Land HS: 4,500 Appraised: 41,440 |
| KINGSVILLE, TX 78363-4472 | | | Acres: | 0.0000 Land NHS: 0 Cap: 0 |
| | | | State Codes: A | Map ID: C1 Prod Use: 0 Assessed: 41,440 |
| | | | Situs: 210 W RICHARD AVE TX | Mtg Cd: Prod Mkt: 0 Exemptions: HS, OV65 |
| | | | | DBA: |

| Entity | Description | Xref Id | Freeze: (Year) Ceiling | Assessed | Exemptions | Taxable | Tax Rate | Est. Tax |
|---|---|---|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | | | 41,440 | 8,400 | 33,040 | 0.830000 | 274.23 |

| | | | | |
|---|---|---|---|---|
| **10297** | 65893 | 100.00 R | **Geo: 100100425010192** | Effective Acres: 0.000000 |
| VAUGHN MICHAEL ANTHONY | | | ORIG TOWN, BLOCK 4, LOT 25, 26 | Imp HS: 32,820 Market: 37,320 |
| MARIE VANESSA VAUGHN | | | | Imp NHS: 0 Prod Loss: 0 |
| 218 W RICHARD | | | | Land HS: 4,500 Appraised: 37,320 |
| KINGSVILLE, TX 78363 | | | Acres: | 0.0000 Land NHS: 0 Cap: 0 |
| | | | State Codes: A | Map ID: C1 Prod Use: 0 Assessed: 37,320 |
| | | | Situs: 218 W RICHARD TX | Mtg Cd: Prod Mkt: 0 Exemptions: HS, OV65 |
| | | | | DBA: |

| Entity | Description | Xref Id | Freeze: (Year) Ceiling | Assessed | Exemptions | Taxable | Tax Rate | Est. Tax |
|---|---|---|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | | | 37,320 | 8,400 | 28,920 | 0.830000 | 240.04 |

| | | | | |
|---|---|---|---|---|
| **20868** | 46290 | 100.00 R | **Geo: 100100427000192** | Effective Acres: 0.000000 |
| RANGEL CRUZ A | | | ORIG TOWN, BLOCK 4, LOT 27, 28, ACRES .0 | Imp HS: 0 Market: 18,270 |
| ETUX HERMILA RANGEL | | | | Imp NHS: 13,770 Prod Loss: 0 |
| 3144 JUNIPER ST | | | | Land HS: 0 Appraised: 18,270 |
| SAN DIEGO, CA 92104-5624 | | | Acres: | 0.0000 Land NHS: 4,500 Cap: 0 |
| | | | State Codes: A | Map ID: C1 Prod Use: 0 Assessed: 18,270 |
| | | | Situs: 222 W RICHARD TX | Mtg Cd: Prod Mkt: 0 Exemptions: |
| | | | | DBA: |

| Entity | Description | Xref Id | Freeze: (Year) Ceiling | Assessed | Exemptions | Taxable | Tax Rate | Est. Tax |
|---|---|---|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | | | 18,270 | 0 | 18,270 | 0.830000 | 151.64 |

| | | | | |
|---|---|---|---|---|
| **21641** | 62901 | 100.00 R | **Geo: 100100429000192** | Effective Acres: 0.000000 |
| HERNANDEZ VICTOR | | | ORIG TOWN, BLOCK 4, LOT 29-32 | Imp HS: 54,910 Market: 63,910 |
| MANUEL JR | | | | Imp NHS: 0 Prod Loss: 0 |
| 232 W RICHARD | | | | Land HS: 9,000 Appraised: 63,910 |
| KINGSVILLE, TX 78363 | | | Acres: | 0.0000 Land NHS: 0 Cap: 0 |
| | | | State Codes: A | Map ID: C1 Prod Use: 0 Assessed: 63,910 |
| | | | Situs: 232 W RICHARD | 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 | | | 63,910 | 0 | 63,910 | 0.830000 | 530.45 |

| | | | | |
|---|---|---|---|---|
| **17407** | 60062 | 100.00 R | **Geo: 100100501000192** | Effective Acres: 0.000000 |
| FLORES HORTENCIA M EST | | | ORIG TOWN, BLOCK 5, LOT 1, 2 | Imp HS: 0 Market: 27,710 |
| ETAL | | | | Imp NHS: 24,210 Prod Loss: 0 |
| 626 N 6TH ST | | | | Land HS: 0 Appraised: 27,710 |
| KINGSVILLE, TX 78363-4504 | | | Acres: | 0.0000 Land NHS: 3,500 Cap: 0 |
| | | | State Codes: A | Map ID: C1 Prod Use: 0 Assessed: 27,710 |
| | | | Situs: 626 N 6TH ST TX | Mtg Cd: Prod Mkt: 0 Exemptions: |
| | | | | DBA: |

| Entity | Description | Xref Id | Freeze: (Year) Ceiling | Assessed | Exemptions | Taxable | Tax Rate | Est. Tax |
|---|---|---|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | | | 27,710 | 0 | 27,710 | 0.830000 | 229.99 |

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY **18034** R
**Legal Description**
ORIG TOWN, BLOCK 5, LOT 1, 2, (IMP ONLY)

**OWNER ID** 60062
**OWNERSHIP** 100.00%

**PROPERTY APPRAISAL INFORMATION 2019**
FLORES HORTENCIA M EST
ETAL
626 N 6TH ST
KINGSVILLE, TX 78363-4504

**Entities**

| | |
|---|---|
| CAD | 100% |
| CKI | 100% |
| GKL | 100% |
| SKI | 100% |
| WST | 100% |

**Values**

| | | |
|---|---|---|
| IMPROVEMENTS | | 4,020 |
| LAND MARKET | + | 0 |
| MARKET VALUE | = | 4,020 |
| PRODUCTIVITY LOSS | - | 0 |
| APPRAISED VALUE | = | 4,020 |
| HS CAP LOSS | - | 0 |
| ASSESSED VALUE | = | 4,020 |

Ref ID2: R18034
**100100501001192** Map ID C1

**ACRES:**
**EFF. ACRES:**

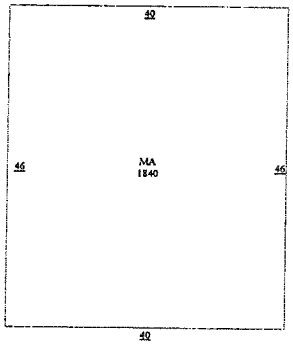
**SITUS** 626 N 6TH ST 1/2 TX

**APPR VAL METHOD:** Cost

**GENERAL**

| | | |
|---|---|---|
| UTILITIES | LAST APPR. | CT |
| TOPOGRAPHY | LAST APPR. YR | 2019 |
| ROAD ACCESS | LAST INSP. DATE | 01/08/2019 |
| ZONING | NEXT INSP. DATE | |
| BUILDER | | |
| NEXT REASON | | |
| REMARKS | FOR '19 UPDATE APPRAISALS WITH SCHEDULES PER SITE INSP – APPR CT 1/8/19 3/8/19 MMG -- FOR '16 UNFLAT IMP & ADD IMP TYPE OF FGUP - ADD 55% PHY PER NEEDS TO | |

**SKETCH for Improvement #1 (COMMERCIAL)**




**EXEMPTIONS**

**PICTURE**



**BUILDING PERMITS**

| ISSUE DT | PERMIT TYPE | PERMIT AREA | ST | PERMIT VAL |
|---|---|---|---|---|

| SALE DT | PRICE | GRANTOR | DEED INFO |
|---|---|---|---|
| 07/10/2014 | | FLORES HORTENCIA | DEATH / / |
| | | UNKNOWN | OT / / |

SUBD: S001 100.00% NBHD:

**IMPROVEMENT INFORMATION**

| I# | TYPE | DESCRIPTION | MTHD | CLASS/SUBCL | AREA | UNIT PRICE | UNITS | BUILT | EFF YR | COND. | VALUE | DEPR | PHYS | ECON | FUNC | COMP | ADJ | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | MA | MAIN AREA | C | WH3L/ | 1,840.0 | 19.86 | 1 | 1950 | 1950 | * | 36,540 | 20% | 55% | 100% | 100% | 100% | 0.11 | 4,020 |
| 1. | COMMERCIAL | | STCD: F1 | | 1,840.0 | Homesite: N | | | | | 36,540 | | | | | | | 4,020 |

**IMPROVEMENT FEATURES**

| | | | |
|---|---|---|---|
| Foundation | 1 | FD1 | 0 |
| Exterior Wall | 1 | EWB | 0 |
| Interior Finish | 1 | IN3 | 0 |
| Roof Style | | RT2,RM8 | 0 |
| Flooring | 1 | FL3 | 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



Effective Date of Appraisal: January 1 Date Printed: 02/26/2020 11:47:33AM by VICKI

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY 17407 R
**Legal Description**
ORIG TOWN, BLOCK 5, LOT 1, 2

OWNER ID 60062
OWNERSHIP 100.00%

**PROPERTY APPRAISAL INFORMATION 2019**
FLORES HORTENCIA M EST
ETAL
626 N 6TH ST
KINGSVILLE, TX 78363-4504

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

| Values | | |
|---|---|---|
| IMPROVEMENTS | | 24,210 |
| LAND MARKET | + | 3,500 |
| MARKET VALUE | = | 27,710 |
| PRODUCTIVITY LOSS | - | 0 |
| APPRAISED VALUE | = | 27,710 |
| HS CAP LOSS | - | 0 |
| ASSESSED VALUE | = | 27,710 |

100100501000192 Ref ID2: R17407 Map ID C1

ACRES:
EFF. ACRES:

SITUS 626 N 6TH ST TX

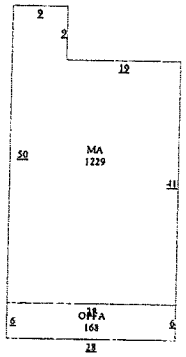
APPR VAL METHOD: Cost

**GENERAL**

| | | | |
|---|---|---|---|
| UTILITIES | | LAST APPR. | CT |
| TOPOGRAPHY | | LAST APPR. YR | 2019 |
| ROAD ACCESS | PC | LAST INSP. DATE | 01/08/2019 |
| ZONING | | NEXT INSP. DATE | |
| BUILDER | | | |
| NEXT REASON | | | |

REMARKS FOR 2019 UPDATE APPRAISALS WITH SCHEDULES PER SITE INSP - APPR CT 1/8/19
3/7/19 MMG -- FOR '16 ADD EFF YR BLT 1971 - ADJ DEPR TO 45% PER PHYS INSP - APPRS

**SKETCH for Improvement #1 (RESIDENTIAL)**




**EXEMPTIONS**

**PICTURE**



**BUILDING PERMITS**

| ISSUE DT | PERMIT TYPE | PERMIT AREA | ST | PERMIT VAL |
|---|---|---|---|---|

| SALE DT | PRICE | GRANTOR | DEED INFO |
|---|---|---|---|
| 07/10/2014 | | FLORES HORTENCIA | DEATH / / |
| 01/01/1984 | | UNKNOWN | OT / 450 / 59 |

SUBD: S001 100.00% NBHD:

**IMPROVEMENT INFORMATION**

| I# | TYPE | DESCRIPTION | MTHD | CLASS/SUBCL | AREA | UNIT PRICE | UNITS | BUILT | EFF YR | COND. | VALUE | DEPR | PHYS | ECON | FUNC | COMP | ADJ | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | MA | MAIN AREA | R | FF3/ | 1,229.0 | 54.80 | 1 | 1945 | 1971 | * | 67,350 | 35% | 100% | 100% | 100% | 100% | 0.35 | 23,570 |
| | OPFA | OPEN PORCH F | R | */ | 168.0 | 10.96 | 1 | 1945 | 1971 | * | 1,840 | 35% | 100% | 100% | 100% | 100% | 0.35 | 640 |
| 1. | RESIDENTIAL | | | STCD: A1 | 1,397.0 | | Homesite: N | | | | 69,190 | | | | | | | 24,210 |

**IMPROVEMENT FEATURES**

| | | | |
|---|---|---|---|
| Foundation | 1 | FD3 | 0 |
| Exterior Wall | 1 | EW1 | 0 |
| Interior Finish | 1 | IN4 | 0 |
| Roof Style | | RT2,RM1 | 0 |
| Flooring | 1 | FL7 | 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 | | FF70D140 | A1 | N | FF | 50X140 | 70.00 | 3,500 | 1.00 | 1.00 | A | 3,500 | NO | | | 0.00 | 0 |
| Comment: F: 50.0 R: 50.0 FF | | | | | | | | | | | | | 3,500 | | | | | 0 |



Effective Date of Appraisal: January 1 Date Printed: 02/26/2020 11:47:32AM by VICKI

# STATEMENT OF ALL TAXES DUE

ACCT # 1-001-005-01000-192
DATE 02/26/2020
SD

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

**Property Description**

ORIG TOWN, BLOCK 5, LOT 1, 2

PROP TYPE-A1A1
PCT OWNER-

TOWN -
ACRES - .160

LOCATION- 626 N 6TH ST

**Values**

LAND MKT VALUE 3,500
LAND AGR VALUE

IMPR/PERS MKT VAL 24,210
MKT. BEFORE EXEMP 27,710
LIMITED TXBL VAL

EXEMPTIONS GRANTED: NONE

SUIT NO. 8084C

FLORES HORTENCIA M EST
ETAL
626 N 6TH ST

KINGSVILLE TX 78363-4504

| | LEVY | P&I | ATTY FEES | AMT DUE |
|---|---|---|---|---|
| TAXES 2015 | 267.79 | 163.36 | 86.23 | 517.38 |
| TAXES 2016 | 873.86 | 428.19 | 260.40 | 1,562.45 |
| TAXES 2018 | 858.95 | 214.74 | 214.74 | 1,288.43 |
| TAXES 2019 | 894.58 | 62.60 | 143.57 | 1,100.75 |
| | 2,895.18 | 868.89 | 704.94 | 4,469.01 |

ACCT # 1-001-005-01000-192

| | |
|---|---|
| TOTAL DUE 02/2020 | 4,469.01 |
| TOTAL DUE 03/2020 | 4,513.69 |
| TOTAL DUE 04/2020 | 4,558.23 |
| TOTAL DUE 05/2020 | 4,602.78 |

**BREAKDOWN OF TAX DUE BY JURISDICTION**

| JURISDICTION | LEVY | P&I | ATT FEES | TOTAL |
|---|---|---|---|---|
| KLEBERG COUNTY | 710.13 | 216.36 | 173.88 | 1,100.37 |
| CITY OF KINGSVILLE | 752.05 | 224.32 | 182.63 | 1,159.00 |
| KINGSVILLE ISD | 1,356.80 | 405.71 | 329.98 | 2,092.49 |
| SOUTH TX WATER AUTH | 76.20 | 22.50 | 18.45 | 117.15 |

| | |
|---|---|
| TAX LEVY FOR THE CURRENT ROLL YEAR: 137 | 213.23 |
| TAX LEVY FOR THE CURRENT ROLL YEAR: CITY | 236.38 |
| TAX LEVY FOR THE CURRENT ROLL YEAR: KISD | 420.89 |
| TAX LEVY FOR THE CURRENT ROLL YEAR: STWA | 24.08 |
| TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR ..... | 894.58 |

ATTY DAT 04/29/2019

YOU MAY PAY YOUR TAXES ONLINE AT www.texasonlinerecords.com
A PROCESSING FEE OF 2.95% WILL BE APPLIED TO CREDIT CARD PAYMENTS

ND811-LRKC

# Kleberg CAD

## Property Search > 17407 FLORES HORTENCIA M EST for Year 2020

Tax Year: 2020 - Values not available

### Property

#### Account

| | | | |
|---|---|---|---|
| Property ID: | 17407 | Legal Description: | ORIG TOWN, BLOCK 5, LOT 1, 2 |
| Geographic ID: | 100100501000192 | Zoning: | |
| Type: | Real | Agent Code: | |
| Property Use Code: | | | |
| Property Use Description: | | | |

#### Location

| | | | |
|---|---|---|---|
| Address: | 626 N 6TH ST<br>TX | Mapsco: | 18034 |
| Neighborhood: | | Map ID: | C1 |
| Neighborhood CD: | | | |

#### Owner

| | | | |
|---|---|---|---|
| Name: | FLORES HORTENCIA M EST | Owner ID: | 60062 |
| Mailing Address: | ETAL<br>626 N 6TH ST<br>KINGSVILLE, TX 78363-4504 | % Ownership: | 100.0000000000% |
| | | **Exemptions:** | |

### Values

| | | | |
|---|---|---|---|
| (+) Improvement Homesite Value: | + | N/A | |
| (+) Improvement Non-Homesite Value: | + | N/A | |
| (+) Land Homesite Value: | + | N/A | |
| (+) Land Non-Homesite Value: | + | N/A | Ag / Timber Use Value |
| (+) Agricultural Market Valuation: | + | N/A | N/A |
| (+) Timber Market Valuation: | + | N/A | N/A |
| (=) Market Value: | = | N/A | |
| (–) Ag or Timber Use Value Reduction: | – | N/A | |
| (=) Appraised Value: | = | N/A | |
| (–) HS Cap: | – | N/A | |
| (=) Assessed Value: | = | N/A | |

### Taxing Jurisdiction

| | |
|---|---|
| Owner: | FLORES HORTENCIA M EST |
| % Ownership: | 100.0000000000% |
| Total Value: | N/A |

# Kleberg CAD

## Property Search > 17407 FLORES HORTENCIA M EST for Year 2020

Tax Year: 2020 - Values not available

### Property

#### Account

| | | | |
|---|---|---|---|
| Property ID: | 17407 | Legal Description: | ORIG TOWN, BLOCK 5, LOT 1, 2 |
| Geographic ID: | 100100501000192 | Zoning: | |
| Type: | Real | Agent Code: | |
| Property Use Code: | | | |
| Property Use Description: | | | |

#### Location

| | | | |
|---|---|---|---|
| Address: | 626 N 6TH ST<br>TX | Mapsco: | 18034 |
| Neighborhood: | | Map ID: | C1 |
| Neighborhood CD: | | | |

#### Owner

| | | | |
|---|---|---|---|
| Name: | FLORES HORTENCIA M EST | Owner ID: | 60062 |
| Mailing Address: | ETAL<br>626 N 6TH ST<br>KINGSVILLE, TX 78363-4504 | % Ownership: | 100.0000000000% |
| | | **Exemptions:** | |

### Values

| | | | | |
|---|---|---|---|---|
| (+) Improvement Homesite Value: | + | N/A | | |
| (+) Improvement Non-Homesite Value: | + | N/A | | |
| (+) Land Homesite Value: | + | N/A | | |
| (+) Land Non-Homesite Value: | + | N/A | Ag / Timber Use Value | |
| (+) Agricultural Market Valuation: | + | N/A | | N/A |
| (+) Timber Market Valuation: | + | N/A | | N/A |
| (=) Market Value: | = | N/A | | |
| (–) Ag or Timber Use Value Reduction: | – | N/A | | |
| (=) Appraised Value: | = | N/A | | |
| (–) HS Cap: | – | N/A | | |
| (=) Assessed Value: | = | N/A | | |

### Taxing Jurisdiction

| | |
|---|---|
| Owner: | FLORES HORTENCIA M EST |
| % Ownership: | 100.0000000000% |
| Total Value: | N/A |

| | | | | | |
|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | N/A | N/A | N/A | N/A |
| SKI | KINGSVILLE I.S.D. | N/A | N/A | N/A | N/A |
| | Total Tax Rate: | N/A | | | |

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

## Improvement / Building

**Improvement #1:** RESIDENTIAL **State Code:** A1 **Living Area:** 1229.0 sqft **Value:** N/A

| Type | Description | Class CD | Exterior Wall | Year Built | SQFT |
|---|---|---|---|---|---|
| MA | MAIN AREA | FF3 | EW1 | 1945 | 1229.0 |
| OPFA | OPEN PORCH FRAME AVERAGE | * | | 1945 | 168.0 |

## Land

| # | Type | Description | Acres | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|---|---|---|---|---|---|---|---|
| 1 | A1 | A1 | 0.1607 | 7000.00 | 50.00 | 140.00 | N/A | N/A |

## Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|---|---|---|---|---|---|---|
| 2020 | N/A | N/A | N/A | N/A | N/A | N/A |
| 2019 | $24,210 | $3,500 | 0 | 27,710 | $0 | $27,710 |
| 2018 | $23,200 | $3,500 | 0 | 26,700 | $0 | $26,700 |
| 2017 | $23,200 | $3,500 | 0 | 26,700 | $0 | $26,700 |
| 2016 | $23,200 | $3,500 | 0 | 26,700 | $0 | $26,700 |
| 2015 | $25,780 | $3,500 | 0 | 29,280 | $0 | $29,280 |
| 2014 | $25,780 | $3,500 | 0 | 29,280 | $0 | $29,280 |
| 2013 | $25,780 | $3,500 | 0 | 29,280 | $0 | $29,280 |
| 2012 | $25,780 | $3,500 | 0 | 29,280 | $0 | $29,280 |
| 2011 | $25,780 | $3,500 | 0 | 29,280 | $0 | $29,280 |
| 2010 | $25,780 | $3,500 | 0 | 29,280 | $0 | $29,280 |
| 2009 | $25,780 | $3,500 | 0 | 29,280 | $0 | $29,280 |
| 2008 | $25,780 | $3,500 | 0 | 29,280 | $0 | $29,280 |
| 2007 | $25,780 | $3,500 | 0 | 29,280 | $1,329 | $27,951 |
| 2006 | $21,910 | $3,500 | 0 | 25,410 | $0 | $25,410 |

## Deed History - (Last 3 Deed Transactions)

| # | Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Deed Number |
|---|---|---|---|---|---|---|---|---|
| 1 | 7/10/2014 | DEATH | DEATH - ADD EST TO OWNERSHIP | FLORES HORTENCIA M | FLORES HORTENCIA M EST | | | |
| 2 | | OT | Other | UNKNOWN | FLORES HORTENCIA M | 450 | 59 | |

## Tax Due

Property Tax Information as of 02/26/2020

Amount Due if Paid on:

| Year | Taxing Jurisdiction | Taxable Value | Base Tax | Base Taxes Paid | Base Tax Due | Discount / Penalty & Interest | Attorney Fees | Amount Due |
|---|---|---|---|---|---|---|---|---|

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 595-5775

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.31

Database last updated on: 2/24/2020 8:17 PM

© N. Harris Computer Corporation

Google Maps 626 N 6th St



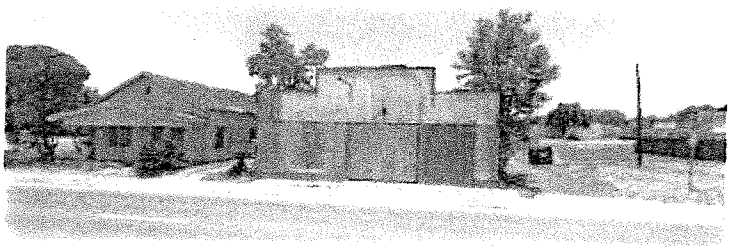



# 626 N 6th St

Kingsville, TX 78363

Directions Save Nearby Send to your phone Share

## Photos



CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

MARCH 12, 2020

HORTENCIA M FLORES EST ETAL
626 N 6TH
KINGSVILLE, TX 78364

**Re: ORIG TOWN, BLOCK 5, LOT 1, 2 626 N 6TH ST**

Dear Sir or Madam:

It has been determined that the structure at **626 N 6TH ST** 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.

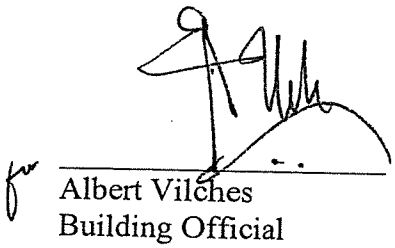
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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,



Albert Vilches
Building Official

City of Kingsville TEXAS

7011 1570 0003 3833 1421

78364

Hortencia M Flores
et al

NIXIE 787 DE 1 0203/25/22

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC MANUAL PROC REQ *0793-07835-24-25

160.2

City of Kingsville TEXAS

**CITY OF KINGSVILLE**

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

Hortencia M Flores
et al

NIXIE 782 DC 1 0903/18/22

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC BC: 78364145858 *2193-01538-18-32
78364>1458

# PUBLIC NOTICE

The City Commission will meet on Monday, July 27, 2020 at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

626 N 6TH
429 E MESQUITE

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, 400 West King, at the Helen Kleberg Groves Community Room.

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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higher in 12 or more semester hours taken for a letter grade during the spring semester.

David Langscheid has been named to the prestigious President's Honor Roll at Sam Houston State University in Huntsville. President's Honorees are undergraduates who have achieved a perfect 4.0 grade point average in all work attempted while enrolled in not less than 12 semester hours. The university is proud to recognize Langscheid for earning the honor in the Spring 2020 semester.

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# BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7018 1130 0001 7041 3759

JUNE 12, 2020

HORTENCIA M FLORES EST ETAL
626 N 6TH
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 626 N 6th**

Dear Sir or Madam:

On March 12, 2020, a letter was sent from the City of Kingsville stating that your property located at **626 N 6th** 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.

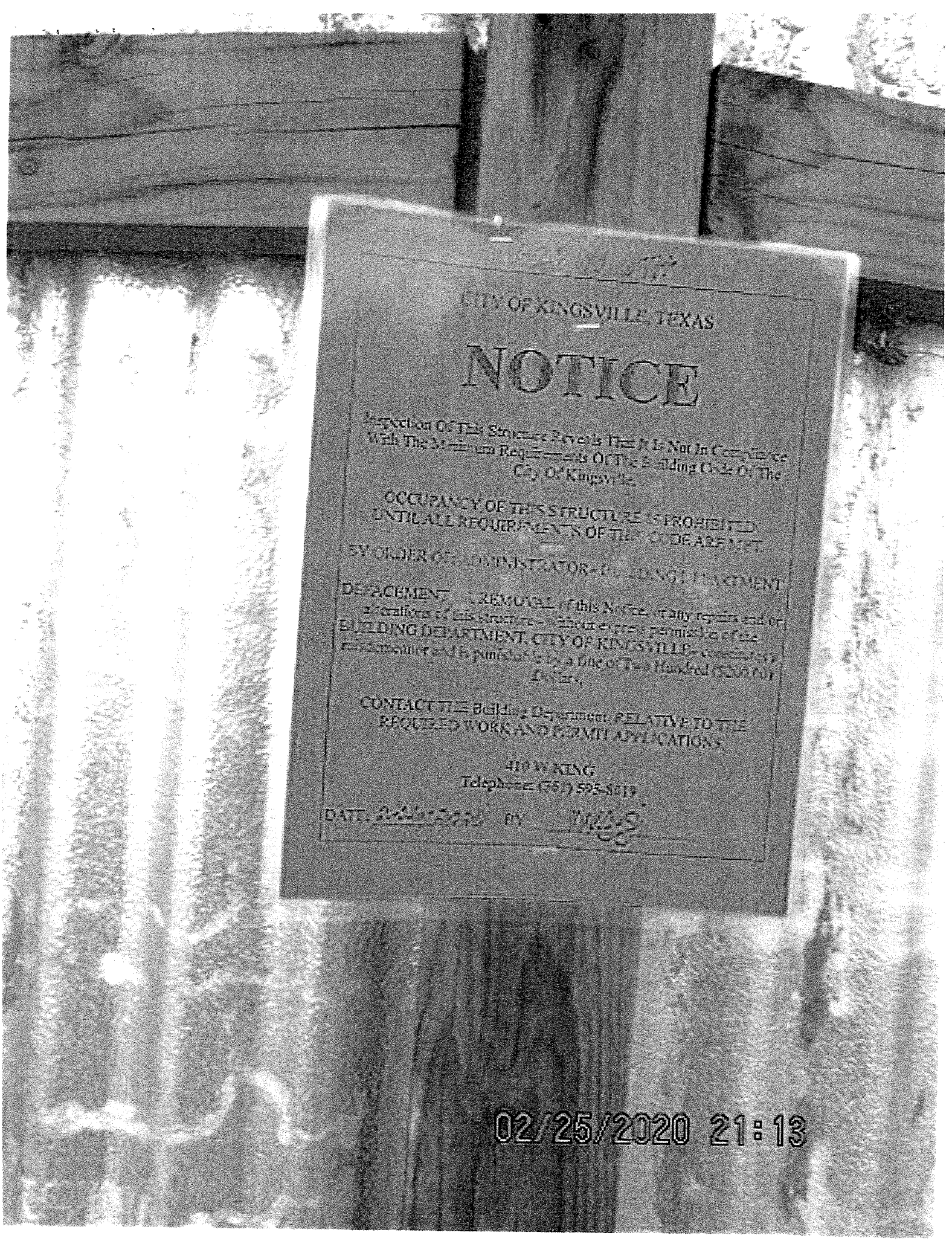
You are hereby cited to appear before the City Commission at a public hearing on **Monday, JULY 27, 2020** at **5:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope 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 **JULY 27, 2020**.

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, 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,

George Martinez
Building Official


CITY OF KINGSVILLE, TEXAS
NOTICE
Inspection Of This Structure Reveals That It Is Not In Conformance
With The Minimum Requirements Of The Building Code Of The
City Of Kingsville.
OCCUPANCY OF THIS STRUCTURE IS PROHIBITED
UNTIL ALL REQUIREMENTS OF THIS DEPARTMENT
BUILDING DEPARTMENT, CITY OF KINGSVILLE
CONTACT THE Building Department RELATIVE TO THE
REQUIRED WORK AND PERMIT APPLICATIONS
410 W KING
Telephone (361) 595-8019
02/25/2020 21:13


02/25/2020 21:12


02/25/2020 21:12

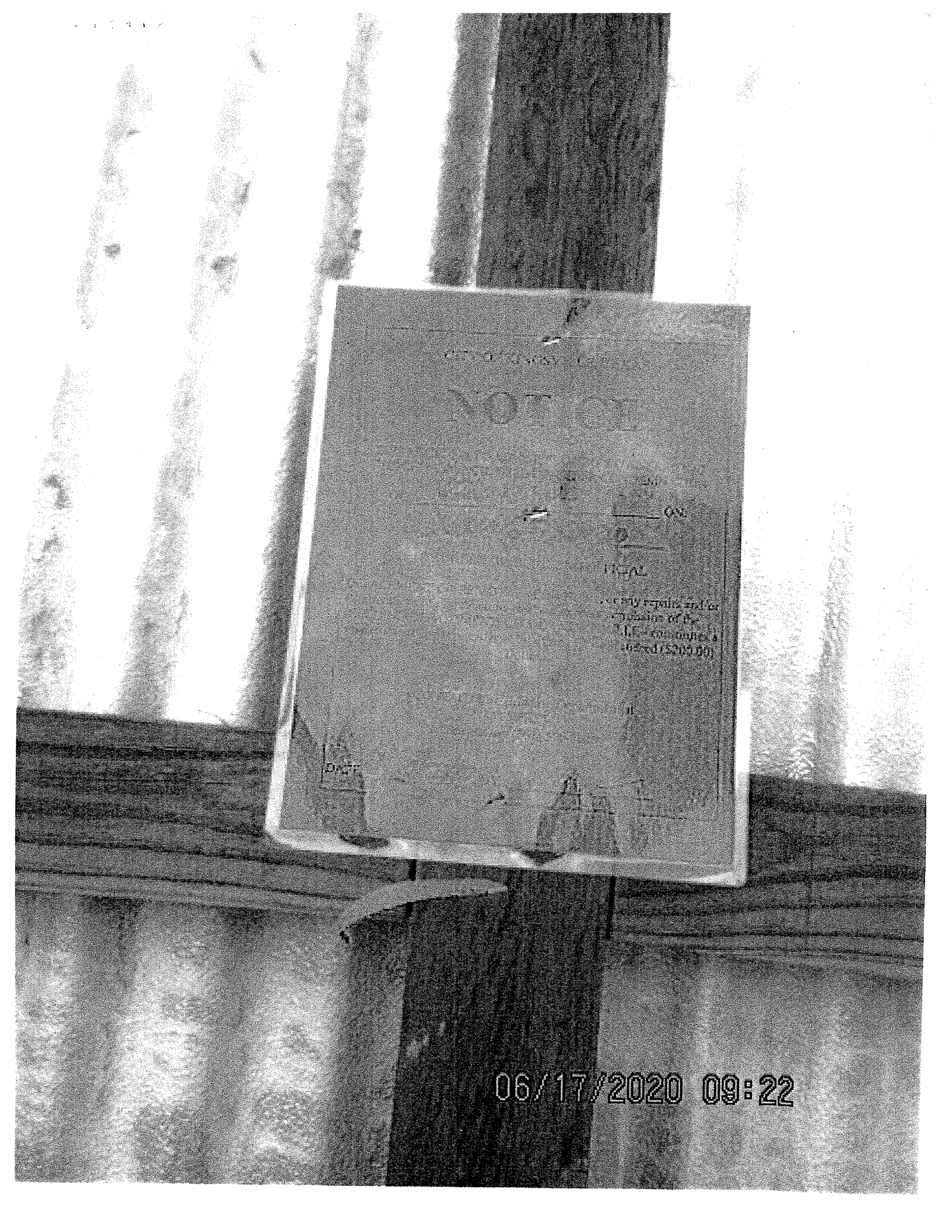

02/25/2020 21:12

02/25/2020 21:13

02.25.2020 21:13

02/25/2020 21:13


02/25/2020 21:14


06/17/2020 09:22


06/17/2020 09:23

# PUBLIC HEARING #3

Pub. Hrg.

# CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

| REPORT ADDRESS | | INSPECTOR | |
|---|---|---|---|
| 429 E Mesquite | | Maryann Trejo | |
| **LEGAL DESCRIPTION** | **BLOCK** | | **LOT** |
| Col Mex | 6 | | 13-15 |
| **OWNER NAME** | **OWNER'S ADDRESS** | | **CITY/STATE/ZIP** |
| Alonzo Charles | 720 W Ave H | | Kingsville, TX 78363 |

## PROPERTY CONDITION REPORT

| | Y OR N | ACCEPTABLE | | | REASON CODE | COMMENT CODES |
|---|---|---|---|---|---|---|
| PICTURES TAKEN: | Y | YES | NO | N/A | | |
| **Building** | | | X | | AB,B,C,D,H,L,MI | 1,2,5 |
| Condition | | | | | | |
| **Yard** | | | X | | OV,H | |
| Condition | | | | | | |
| **Utilities** | | | | | | |
| Electric | | | X | | | |
| Gas | | | X | | | |
| Water | | | X | | | |
| **Roof** | | | | | | |
| Covering | | | X | | | |
| **Walls** | | | | | | |
| Exterior | | | X | | AB,B,C,D,H,L,MI | |
| Interior | | | | X | | |
| Ceilings | | | X | | AB,B,C,D,H,L,MI | |
| **Windows/Doors** | | | | | | |
| Secured | | | X | | AB,B,C,D,H,L,MI | |
| Condition | | | X | | | |
| **Foundation** | | | | | | |
| Exterior | | | X | | AB,B,C,D,H,L,MI | |
| Interior | | | | X | | |
| **Plumbing** | | | X | | | |
| **Electrical** | | | X | | | |

**REASON CODES:**

| | | | | |
|---|---|---|---|---|
| AB-Abandoned | C-Collapsed | I-Incomplete | MO-Mold | NR-Needs Repair |
| 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 theoverall condition to be in severe and hazardous state of disrepair. It is unsecured and very dangerous allowing easy access for animals, vagrants and criminal acativity

HAS BEEN WITHOUT WATER SINCE 11/1992 AND ELECTRICAL SINCE active service

SIGNATURE: _____ DATE: 2-28-2020

*CITY OF KINGSVILLE BUILDING OFFICIAL*

# DILAPIDATED STRUCTURES

# PRELIMINARY VISUAL INSPECTION CHECKLIST

Owner: Charles Alonzo  Date View: 6/12/2020

Address: 429 E Mesquite  Kingsville, TX 78363

Legal Description: Col Mex, Block 6, Lot 13-15

**Exterior Condition of Structure as Viewed from Right-of-Way:**

| | Yes | No | Comments |
|---|---|---|---|
| Exterior Walls | X | | Fallen metal sheets, bent and dismantled |
| Roof | X | | Fallen in, bent and dismantled |
| Windows | X | | Broken or missing |
| Active Gas Svc | | X | |
| Active Water Meter | | X | No such address in their system |
| Active Electrical | | X | No such address in their system |

**Overall Condition of Premises:**

| | Yes | No | Comments |
|---|---|---|---|
| Grass | X | | High weeds |
| Debris | X | | Wood, mattresses, metal and debris |
| Vehicles | | X | |
| Mail/Mail Box | | X | |
| Fence | | X | |

Maryann Leg

Code Enforcement Officer

# CONDEMNATION CHECKLIST

Property Address: 429 E Mesquite Phone: _____

Property Owner: Alonzo Charles Phone: _____

Owner's Address: 730 W Ash Fax: _____
Kingsville TX 78363

| PLANNED DATE | ACTUAL DATE | ACTION |
|---|---|---|
| ☐ 2-26-2020 | 2-26-2020 | 1. Identify structure unfit for human habitation. |
| ☐ 2-25-2020 | 2-25-2020 | 2. Inspect Property. (Building Official) |
| | | ☐ a. Prepare inspection report and date. |
| | | ☐ b. Photograph property with date stamp. |
| ☐ 2-26-2020 | 2-26-2020 | 3. Determine ownership from county assessment & tax collection record. |
| ☐ 2-26-2020 | 2-26-2020 | 4. Obtain legal description. |
| ☐ 2-26-2020 | 2-26-2020 | 5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc. |
| ☐ 2-26-2020 | 2-26-2020 | 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. |
| ☐ _____ | _____ | 7. 2nd Notice Sent. (10 day response) (Optional) |
| ☐ June 12, 2020 | June 12, 2020 | 8. If response is not received or is not adequate, proceed as follows: |
| ☐ June 12, 2020 | June 12, 2020 | 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. |
| ☐ June 15, 2020 | June 15, 2020 | 1) Post affidavit in newspaper twice a week for one week |
| ☐ June 12, 2020 | June 12, 2020 | 10. Post sign on property advising date the City |

Council will consider condemnation of structure.

☐ _____ _____ 11. Within the Historical District. Meeting date to be heard by the Historical Development Board.

☐ 6-12-2020 6-12-2020 12. Photograph posted sign with date stamp.

☐ July 2, 2020 July 7, 2020 13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of

☐ a. Location Map

☐ b. Photographs of the structure with date stamp

☐ c. Inspection report

☐ d. Pre-condemnation notice

☐ e. Condemnation resolution

☐ _____ _____ 14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.

☐ _____ _____ 15. City Council adopts condemnation resolution.

☐ _____ _____ 16. File Notice of Condemnation with the County Clerk.

☐ _____ _____ 17. Send owner(s) & other vested interests the following:

☐ a. Copy of the City Council resolution.

☐ b. 45-day order to demolish

☐ _____ _____ 18. Post 45-day Order to Demolish on structure.

☐ a. Take photo with date stamp

☐ _____ _____ 19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.

☐ _____ _____ 20. Photograph posted notice with date stamp.

☐ _____ _____ 21. Notify utility companies to disconnect & remove services from structure for safe demolition.

☐ _____ _____ 22. Issue Notice to Proceed to Public Works Director and Demolition Crew.

☐ _____ _____ 23. Prepare demolition cost statement consisting of:

☐ a. Mailing fees

☐ b. Publication fees

☐ c. Demolition costs

☐ d. Landfill tipping fees

☐ e. Filing fees

☐ f. Administrative fees

☐ g. Any documentation miscellaneous costs

☐ _____ _____

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

| Prop ID | Owner | % | Legal Description | | | Values | | |
|---|---|---|---|---|---|---|---|---|
| **18880** | 18279 | 100.00 R | **Geo: 119100613000192** | Effective Acres: 0.000000 | Imp HS: | 0 | Market: | 12,800 |
| CHARLES ALONZO | | | COL MEX, BLOCK 6, LOT 13-15, (PREV: MARCOS PEREZ LUMBER CO) | | Imp NHS: | 8,300 | Prod Loss: | 0 |
| 720 W H AVE | | | (VICTORY OUTREACH) | | Land HS: | 0 | Appraised: | 12,800 |
| KINGSVILLE, TX 78363-3049 | | | | Acres: | 0.0000 Land NHS: | 4,500 | Cap: | 0 |
| | | | State Codes: F1 | Map ID: | A1 Prod Use: | 0 | Assessed: | 12,800 |
| | | | Situs: 429 E MESQUITE | 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 | | | 12,800 | 0 | 12,800 | 0.830000 | 106.24 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **11939** | 11347 | 100.00 R | **Geo: 119100616000192** | Effective Acres: 0.000000 | Imp HS: | 0 | Market: | 9,000 |
| OCHOA JOSE ROLANDO | | | COL MEX, BLOCK 6, LOT 16-21 | | Imp NHS: | 0 | Prod Loss: | 0 |
| ETUX MARIA LUISA | | | | | Land HS: | 0 | Appraised: | 9,000 |
| 134 W FM 772 | | | | Acres: | 0.0000 Land NHS: | 9,000 | Cap: | 0 |
| KINGSVILLE, TX 78363-2735 | | | State Codes: C1 | Map ID: | A1 Prod Use: | 0 | Assessed: | 9,000 |
| | | | Situs: E AVE D TX | Mtg Cd: | Prod Mkt: | 0 | Exemptions: | |
| | | | | DBA: | | | | |

| Entity | Description | Xref Id | Freeze: (Year) Ceiling | Assessed | Exemptions | Taxable | Tax Rate | Est. Tax |
|---|---|---|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | | | 9,000 | 0 | 9,000 | 0.830000 | 74.70 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **14375** | 65703 | 100.00 R | **Geo: 119100622000192** | Effective Acres: 0.000000 | Imp HS: | 0 | Market: | 21,950 |
| VELA JOSE MARTIN EST | | | COL MEX, BLOCK 6, LOT 22, 23 | | Imp NHS: | 18,950 | Prod Loss: | 0 |
| ETAL | | | | | Land HS: | 0 | Appraised: | 21,950 |
| 420 E AVE D | | | | Acres: | 0.0000 Land NHS: | 3,000 | Cap: | 0 |
| KINGSVILLE, TX 78363 | | | State Codes: A | Map ID: | A1 Prod Use: | 0 | Assessed: | 21,950 |
| | | | Situs: 420 E AVE D | 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 | | | 21,950 | 0 | 21,950 | 0.830000 | 182.19 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **15179** | 65797 | 100.00 R | **Geo: 119100624000192** | Effective Acres: 0.000000 | Imp HS: | 0 | Market: | 47,760 |
| VELA JUAN MANUEL JR | | | COL MEX, BLOCK 6, LOT 24, 25 | | Imp NHS: | 44,760 | Prod Loss: | 0 |
| 1123 CIRCLE DR | | | | | Land HS: | 0 | Appraised: | 47,760 |
| KINGSVILLE, TX 78363 | | | | Acres: | 0.0000 Land NHS: | 3,000 | Cap: | 0 |
| | | | State Codes: A | Map ID: | A1 Prod Use: | 0 | Assessed: | 47,760 |
| | | | Situs: 414 E AVE D TX | Mtg Cd: | Prod Mkt: | 0 | Exemptions: | |
| | | | | DBA: | | | | |

| Entity | Description | Xref Id | Freeze: (Year) Ceiling | Assessed | Exemptions | Taxable | Tax Rate | Est. Tax |
|---|---|---|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | | | 47,760 | 0 | 47,760 | 0.830000 | 396.41 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **15952** | 29551 | 100.00 R | **Geo: 119100626000192** | Effective Acres: 0.000000 | Imp HS: | 16,470 | Market: | 19,470 |
| FERNANDEZ JOSUE F | | | COL MEX, BLOCK 6, LOT 26,27 | | Imp NHS: | 0 | Prod Loss: | 0 |
| 410 E AVE D | | | | | Land HS: | 3,000 | Appraised: | 19,470 |
| KINGSVILLE, TX 78363 | | | | Acres: | 0.0000 Land NHS: | 0 | Cap: | 0 |
| | | | State Codes: A | Map ID: | A1 Prod Use: | 0 | Assessed: | 19,470 |
| | | | Situs: 410 E AVE D | Mtg Cd: | Prod Mkt: | 0 | Exemptions: HS | |
| | | | | DBA: | | | | |

| Entity | Description | Xref Id | Freeze: (Year) Ceiling | Assessed | Exemptions | Taxable | Tax Rate | Est. Tax |
|---|---|---|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | | | 19,470 | 0 | 19,470 | 0.830000 | 161.60 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **16700** | 58943 | 100.00 R | **Geo: 119100628000192** | Effective Acres: 0.000000 | Imp HS: | 0 | Market: | 13,220 |
| ARREDONDO MARCELO III | | | COL MEX, BLOCK 6, LOT 28, 29 | | Imp NHS: | 10,220 | Prod Loss: | 0 |
| ENCARNACION & GUADALUPE | | | | | Land HS: | 0 | Appraised: | 13,220 |
| % SUSANA REYES ARIAS | | | | Acres: | 0.0000 Land NHS: | 3,000 | Cap: | 0 |
| PO BOX 686 | | | State Codes: A | Map ID: | A1 Prod Use: | 0 | Assessed: | 13,220 |
| KINGSVILLE, TX 78364-0686 | | | Situs: 408 E AVE D | Mtg Cd: | Prod Mkt: | 0 | Exemptions: | |
| | | | | DBA: | | | | |

| Entity | Description | Xref Id | Freeze: (Year) Ceiling | Assessed | Exemptions | Taxable | Tax Rate | Est. Tax |
|---|---|---|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | | | 13,220 | 0 | 13,220 | 0.830000 | 109.73 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **17465** | 30841 | 100.00 R | **Geo: 119100630000192** | Effective Acres: 0.000000 | Imp HS: | 0 | Market: | 13,210 |
| ALVARADO SALVADOR T III | | | COL MEX, BLOCK 6, LOT 30 | | Imp NHS: | 11,710 | Prod Loss: | 0 |
| 6013 PINEHURST DR | | | | | Land HS: | 0 | Appraised: | 13,210 |
| CORPUS CHRISTI, TX 78413-27 | | | | Acres: | 0.0000 Land NHS: | 1,500 | Cap: | 0 |
| | | | State Codes: A | Map ID: | A1 Prod Use: | 0 | Assessed: | 13,210 |
| | | | Situs: 404 E AVE D | Mtg Cd: | Prod Mkt: | 0 | Exemptions: | |
| | | | | DBA: | | | | |

| Entity | Description | Xref Id | Freeze: (Year) Ceiling | Assessed | Exemptions | Taxable | Tax Rate | Est. Tax |
|---|---|---|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | | | 13,210 | 0 | 13,210 | 0.830000 | 109.64 |

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY **18880** R

**Legal Description**
COL MEX, BLOCK 6, LOT 13-15, (PREV: MARCOS PEREZ LUMBER CO) (VICTORY OUTREACH)

**OWNER ID** 18279

**OWNERSHIP** 100.00%

**PROPERTY APPRAISAL INFORMATION 2019**

CHARLES ALONZO
720 W H AVE
KINGSVILLE, TX 78363-3049

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

| Values | | |
|---|---|---|
| IMPROVEMENTS | | 8,300 |
| LAND MARKET | + | 4,500 |
| MARKET VALUE | = | 12,800 |
| PRODUCTIVITY LOSS | - | 0 |
| APPRAISED VALUE | = | 12,800 |
| HS CAP LOSS | - | 0 |
| ASSESSED VALUE | = | 12,800 |

Ref ID2: R18880
**119100613000192** Map ID A1

**ACRES:**
**EFF. ACRES:**

**SITUS** 429 E MESQUITE

**APPR VAL METHOD:** Cost

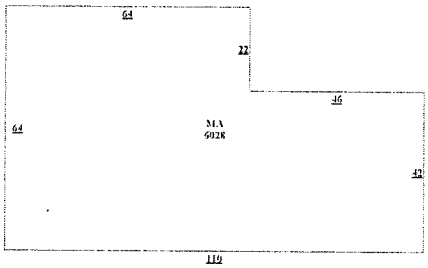
**EXEMPTIONS**

**GENERAL**

| | | | |
|---|---|---|---|
| UTILITIES | | LAST APPR. | IE |
| TOPOGRAPHY | | LAST APPR. YR | 2019 |
| ROAD ACCESS | | LAST INSP. DATE | 05/10/2019 |
| ZONING | C4 | NEXT INSP. DATE | |
| BUILDER | | | |
| NEXT REASON | | | |

REMARKS: FOR 2019 UPDATE ACCT PER APPR IE 5/10/19
5/15/19 MMG -- FOR '18 CHG TYPE FROM MISC IMPR TO COMM - APPR IE 10/4/17 1/3/17 MMG -- FOR '17 CORRECT SKETCH PER IE 5/19/17

**SKETCH for Improvement #1 (COMMERCIAL)**




**PICTURE**



**BUILDING PERMITS**

| ISSUE DT | PERMIT TYPE | PERMIT AREA | ST | PERMIT VAL |
|---|---|---|---|---|

| SALE DT | PRICE | GRANTOR | DEED INFO |
|---|---|---|---|
| 11/28/2001 | ***** | CORPUS CHRISTI O | WD / 226 / 018 |
| 08/07/1997 | ***** | CORPUS CHRISTI O | CS / 148 / 505 |
| 10/06/1995 | ***** | KLEBERG COUNTY TTXRS | / 122 / 451 |

SUBD: S191 100.00% NBHD:

**IMPROVEMENT INFORMATION**

| I# | TYPE | DESCRIPTION | MTHD | CLASS/SUBCL | AREA | UNIT PRICE | UNITS | BUILT | EFF YR | COND. | VALUE | DEPR | PHYS | ECON | FUNC | COMP | ADJ | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | MA | MAIN AREA | C | WH3L/ | 6,028.0 | 19.86 | 1 | 1940 | 1992 | * | 119,720 | 30% | 20% | 100% | 100% | 100% | 0.06 | 7,180 |
| | CON | CONCRETE SLA | C | */ | 1,788.0 | 3.14 | 1 | 1980 | 1992 | * | 5,610 | 20% | 100% | 100% | 100% | 100% | 0.20 | 1,120 |
| 1. | COMMERCIAL | | STCD: F1 | | 7,816.0 | | Homesite: N | | | | 125,330 | | | | | | | 8,300 |

**IMPROVEMENT FEATURES**

SUBD: S191 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. | F1 | | FF60D140 | F1 | N | FF | 75X140 | 60.00 | 4,500 | 1.00 | 1.00 | A | 4,500 | NO | | | 0.00 | 0 |
| Comment: F: 75 R: 75 D: 140 FF | | | | | | | | | | | | | 4,500 | | | | | 0 |



Effective Date of Appraisal: January 1 Date Printed: 06/19/2019 10:21:54AM by NORMAA

# STATEMENT OF ALL TAXES DUE

ACCT # 1-191-006-13000-192
DATE 02/26/2020
SD

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

**Property Description**

COL MEX, BLOCK 6, LOT 13-15, (PREV: MARCOS PEREZ L UMBER CO) (VICTORY OUTREACH)

PROP TYPE-F1F1
PCT OWNER-

TOWN -
ACRES - .241

LOCATION- 429 E MESQUITE

**Values**

| | | | |
|---|---|---|---|
| LAND MKT VALUE | 4,500 | IMPR/PERS MKT VAL | 8,300 |
| LAND AGR VALUE | | MKT. BEFORE EXEMP | 12,800 |
| | | LIMITED TXBL. VAL | |

EXEMPTIONS GRANTED: NONE

CHARLES ALONZO

720 W H AVE

KINGSVILLE TX 78363-3049

| | LEVY | P&I | ATTY FEES | AMT DUE |
|---|---|---|---|---|
| TAXES 2019 | .00 | .00 | .00 | .00 |
| | .00 | .00 | .00 | .00 |

ACCT # 1-191-006-13000-192

| | |
|---|---|
| TOTAL DUE 02/2020 | .00 |
| TOTAL DUE 03/2020 | .00 |
| TOTAL DUE 04/2020 | .00 |
| TOTAL DUE 05/2020 | .00 |

**BREAKDOWN OF TAX DUE BY JURISDICTION**

| JURISDICTION | LEVY | P&I | ATT FEES | TOTAL |
|---|---|---|---|---|
| KLEBERG COUNTY | .00 | .00 | .00 | .00 |
| CITY OF KINGSVILLE | .00 | .00 | .00 | .00 |
| KINGSVILLE ISD | .00 | .00 | .00 | .00 |
| SOUTH TX WATER AUTH | .00 | .00 | .00 | .00 |

| | |
|---|---|
| TAX LEVY FOR THE CURRENT ROLL YEAR: 137 | 98.50 |
| TAX LEVY FOR THE CURRENT ROLL YEAR: CITY | 109.19 |
| TAX LEVY FOR THE CURRENT ROLL YEAR: KISD | 194.42 |
| TAX LEVY FOR THE CURRENT ROLL YEAR: STWA | 11.12 |
| TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR ..... | 413.23 |

YOU MAY PAY YOUR TAXES ONLINE AT www.texasonlinerecords.com
A PROCESSING FEE OF 2.95% WILL BE APPLIED TO CREDIT CARD PAYMENTS

ND811-LRKC

# Kleberg CAD

## Property Search > 18880 CHARLES ALONZO for Year 2020

Tax Year: 2020 - Values not available

### Property

#### Account

| | | | |
|---|---|---|---|
| Property ID: | 18880 | Legal Description: | COL MEX, BLOCK 6, LOT 13-15, ( PREV: MARCOS PEREZ LUMBER CO) (VICTORY OUTREACH) |
| Geographic ID: | 119100613000192 | Zoning: | C4 |
| Type: | Real | Agent Code: | |
| Property Use Code: | | | |
| Property Use Description: | | | |

#### Location

| | | | |
|---|---|---|---|
| Address: | 429 E MESQUITE | Mapsco: | |
| Neighborhood: | | Map ID: | A1 |
| Neighborhood CD: | | | |

#### Owner

| | | | |
|---|---|---|---|
| Name: | CHARLES ALONZO | Owner ID: | 18279 |
| Mailing Address: | 720 W H AVE<br>KINGSVILLE, TX 78363-3049 | % Ownership: | 100.0000000000% |
| | | **Exemptions:** | |

### Values

| | | | |
|---|---|---|---|
| (+) Improvement Homesite Value: | + | N/A | |
| (+) Improvement Non-Homesite Value: | + | N/A | |
| (+) Land Homesite Value: | + | N/A | |
| (+) Land Non-Homesite Value: | + | N/A | Ag / Timber Use Value |
| (+) Agricultural Market Valuation: | + | N/A | N/A |
| (+) Timber Market Valuation: | + | N/A | N/A |
| (=) Market Value: | = | N/A | |
| (–) Ag or Timber Use Value Reduction: | – | N/A | |
| (=) Appraised Value: | = | N/A | |
| (–) HS Cap: | – | N/A | |
| (=) Assessed Value: | = | N/A | |

### Taxing Jurisdiction

Owner: CHARLES ALONZO

% Ownership: 100.0000000000%
Total Value: N/A

| Entity | Description | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | N/A | N/A | N/A | N/A |
| SKI | KINGSVILLE I.S.D. | N/A | N/A | N/A | N/A |
| | Total Tax Rate: | N/A | | | |
| | | | | Taxes w/Current Exemptions: | N/A |
| | | | | Taxes w/o Exemptions: | N/A |

## Improvement / Building

**Improvement #1:** COMMERCIAL **State Code:** F1 **Living Area:** 6028.0 sqft **Value:** N/A

| Type | Description | Class CD | Exterior Wall | Year Built | SQFT |
|---|---|---|---|---|---|
| MA | MAIN AREA | WH3L | | 1940 | 6028.0 |
| CON | CONCRETE SLAB COMMERCIAL | * | | 1980 | 1788.0 |

## Land

| # | Type | Description | Acres | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|---|---|---|---|---|---|---|---|
| 1 | F1 | F1 | 0.2410 | 10500.00 | 75.00 | 140.00 | N/A | N/A |

## Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|---|---|---|---|---|---|---|
| 2020 | N/A | N/A | N/A | N/A | N/A | N/A |
| 2019 | $8,300 | $4,500 | 0 | 12,800 | $0 | $12,800 |
| 2018 | $7,180 | $4,500 | 0 | 11,680 | $0 | $11,680 |
| 2017 | $4,150 | $4,500 | 0 | 8,650 | $0 | $8,650 |
| 2016 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |
| 2015 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |
| 2014 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |
| 2013 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |
| 2012 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |
| 2011 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |
| 2010 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |
| 2009 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |
| 2008 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |
| 2007 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |
| 2006 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |

Questions Please Call (361) 595-5775

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.3.1.31 Database last updated on: 2/26/2020 8:17 PM © N. Harris Computer Corporation

# Kleberg CAD

## Property Search > 18880 CHARLES ALONZO for Year 2020

Tax Year: 2020 - Values not available

### Property

#### Account

| | | | |
|---|---|---|---|
| Property ID: | 18880 | Legal Description: | COL MEX, BLOCK 6, LOT 13-15, ( PREV: MARCOS PEREZ LUMBER CO) (VICTORY OUTREACH) |
| Geographic ID: | 119100613000192 | Zoning: | C4 |
| Type: | Real | Agent Code: | |
| Property Use Code: | | | |
| Property Use Description: | | | |

#### Location

| | | | |
|---|---|---|---|
| Address: | 429 E MESQUITE | Mapsco: | |
| Neighborhood: | | Map ID: | A1 |
| Neighborhood CD: | | | |

#### Owner

| | | | |
|---|---|---|---|
| Name: | CHARLES ALONZO | Owner ID: | 18279 |
| Mailing Address: | 720 W H AVE<br>KINGSVILLE, TX 78363-3049 | % Ownership: | 100.0000000000% |
| | | **Exemptions:** | |

### Values

| | | | | |
|---|---|---|---|---|
| (+) Improvement Homesite Value: | + | N/A | | |
| (+) Improvement Non-Homesite Value: | + | N/A | | |
| (+) Land Homesite Value: | + | N/A | | |
| (+) Land Non-Homesite Value: | + | N/A | Ag / Timber Use Value | |
| (+) Agricultural Market Valuation: | + | N/A | N/A | |
| (+) Timber Market Valuation: | + | N/A | N/A | |
| (=) Market Value: | = | N/A | | |
| (–) Ag or Timber Use Value Reduction: | – | N/A | | |
| (=) Appraised Value: | = | N/A | | |
| (–) HS Cap: | – | N/A | | |
| (=) Assessed Value: | = | N/A | | |

### Taxing Jurisdiction

Owner: CHARLES ALONZO

Google Maps 429 E Mesquite Ave




Map data ©2020 500 ft



# 429 E Mesquite Ave

Kingsville, TX 78363

Directions Save Nearby Send to your phone Share

## Photos



CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

FEBRUARY 26, 2020

ALONZO CHARLES
720 W AVE H
KINGSVILLE, TX 78363

**Re: COL MEX, BLOCK 6, LOT 13 -15 (PREV. MARCOS PEREZ LUMBER CO) (VICTORY OUTREACH) 429 E MESQUITE**

Dear Sir or Madam:

It has been determined that the structure at **429 E MESQUITE** 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.

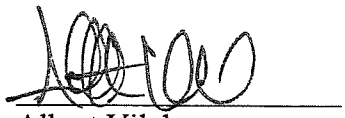
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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.

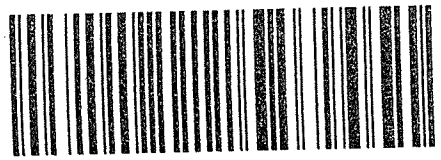
If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,



Albert Vilches
Building Official





King's

7018 1830 0000 9352 6881

SVILLE, TEXAS 78364

LN
3·6·20
1:20pm

3-17
3-23

Alonzo Charles
[illegible]

NIXIE 782 CC 1 9103/26/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

.9400922093085090 UNC BC: 78364 *1310-08914-04-49

I ALONZO CHARLES agree to have my Ware house Demolished and hauled away on our own account My Grandson Aaron Vela will be incharge of getting the work Done with Contractor

Alonzo Charles

429 E Mesquite 3-12-20 7:10 am

# BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0003 3833 1476

JUNE 12, 2020

ALONZO CHARLES
720 W AVE H
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 429 E MESQUITE**

Dear Sir or Madam:

On February 26, 2020, a letter was sent from the City of Kingsville stating that your property located at **429 E MESQUITE** 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, JULY 27, 2020** at **5:00 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 **JULY 27, 2020.**

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, 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,

George Martinez
Building Official

# PUBLIC NOTICE

The City Commission will meet on Monday, July 27, 2020 at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

626 N 6TH
429 E MESQUITE

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, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

# PUBLIC NOTICE

The City Commission will meet on Monday, July 27, 2020 at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

**626 N. 6TH**
**429 E. MESQUITE**

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The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

**If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.**

higher in 12 or more semester hours taken for a letter grade during the spring semester.

David Langscheid has been named to the prestigious President's Honor Roll at Sam Houston State University in Huntsville. President's Honorees are undergraduates who have achieved a perfect 4.0 grade point average in all work attempted while enrolled in not less than 12 semester hours. The university is proud to recognize Langscheid for earning the honor in the Spring 2020 semester.

## PUBLIC NOTICE

The City Commission will meet on Monday, July 27, 2020 at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

**626 N. 6TH**
**429 E. MESQUITE**

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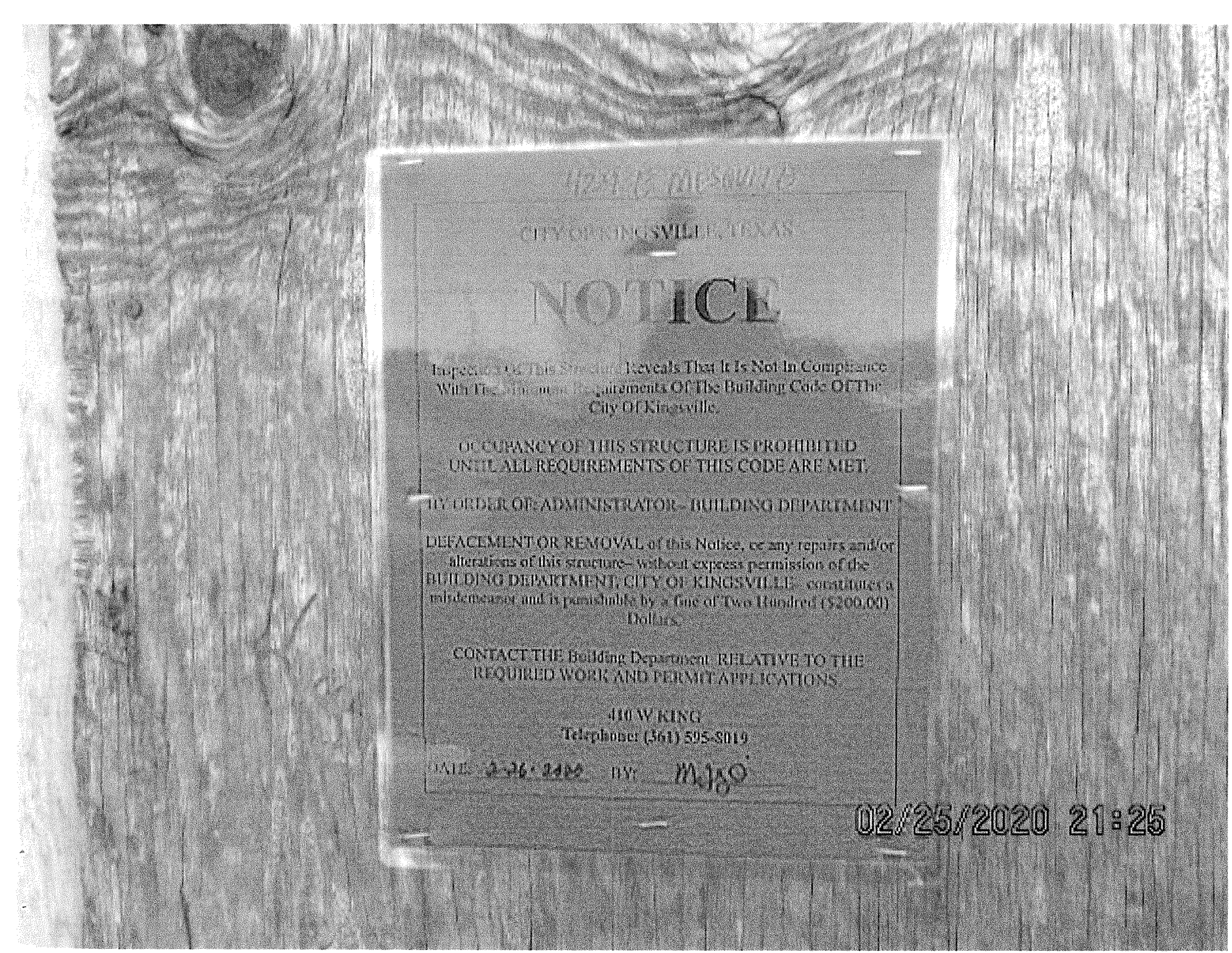
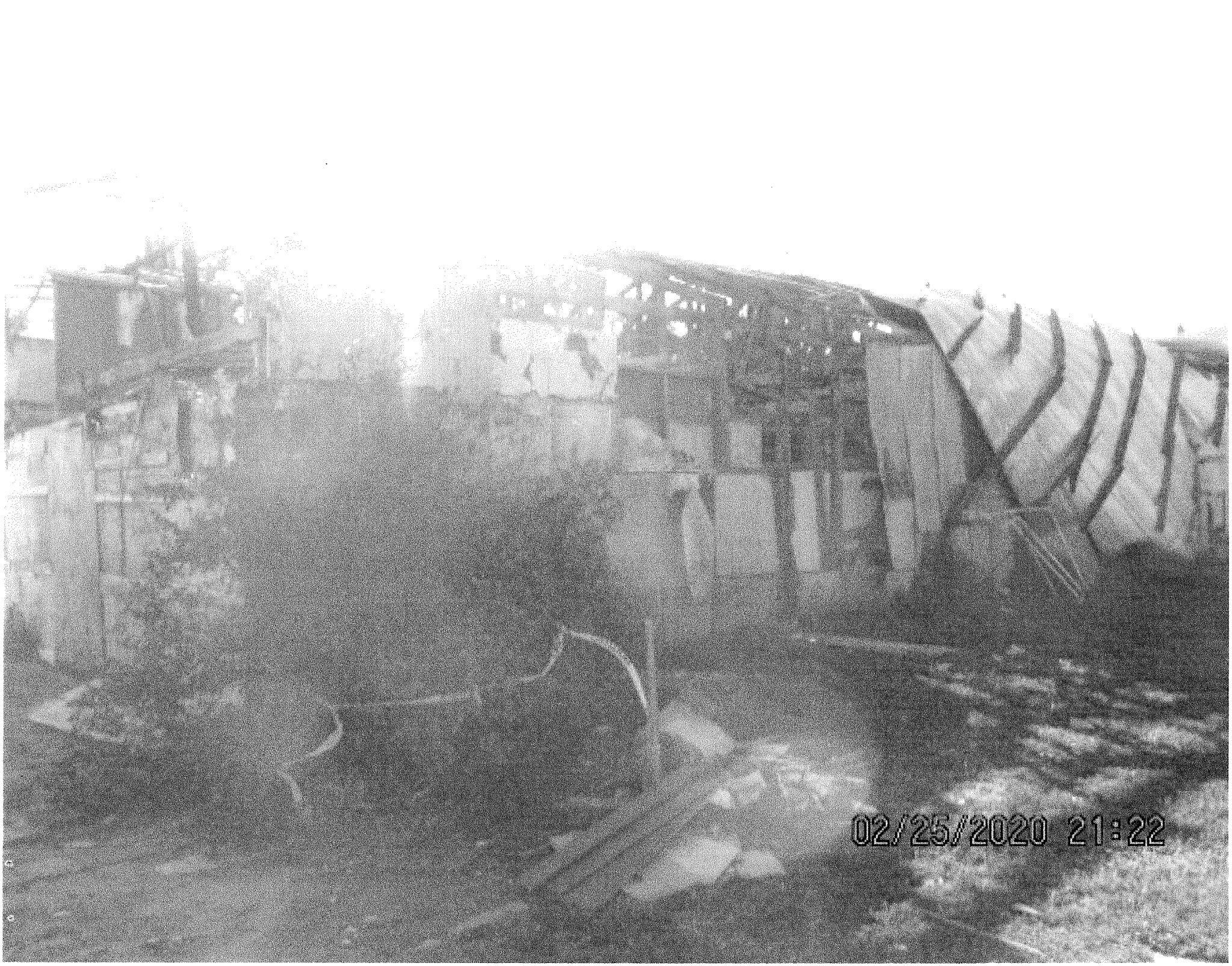
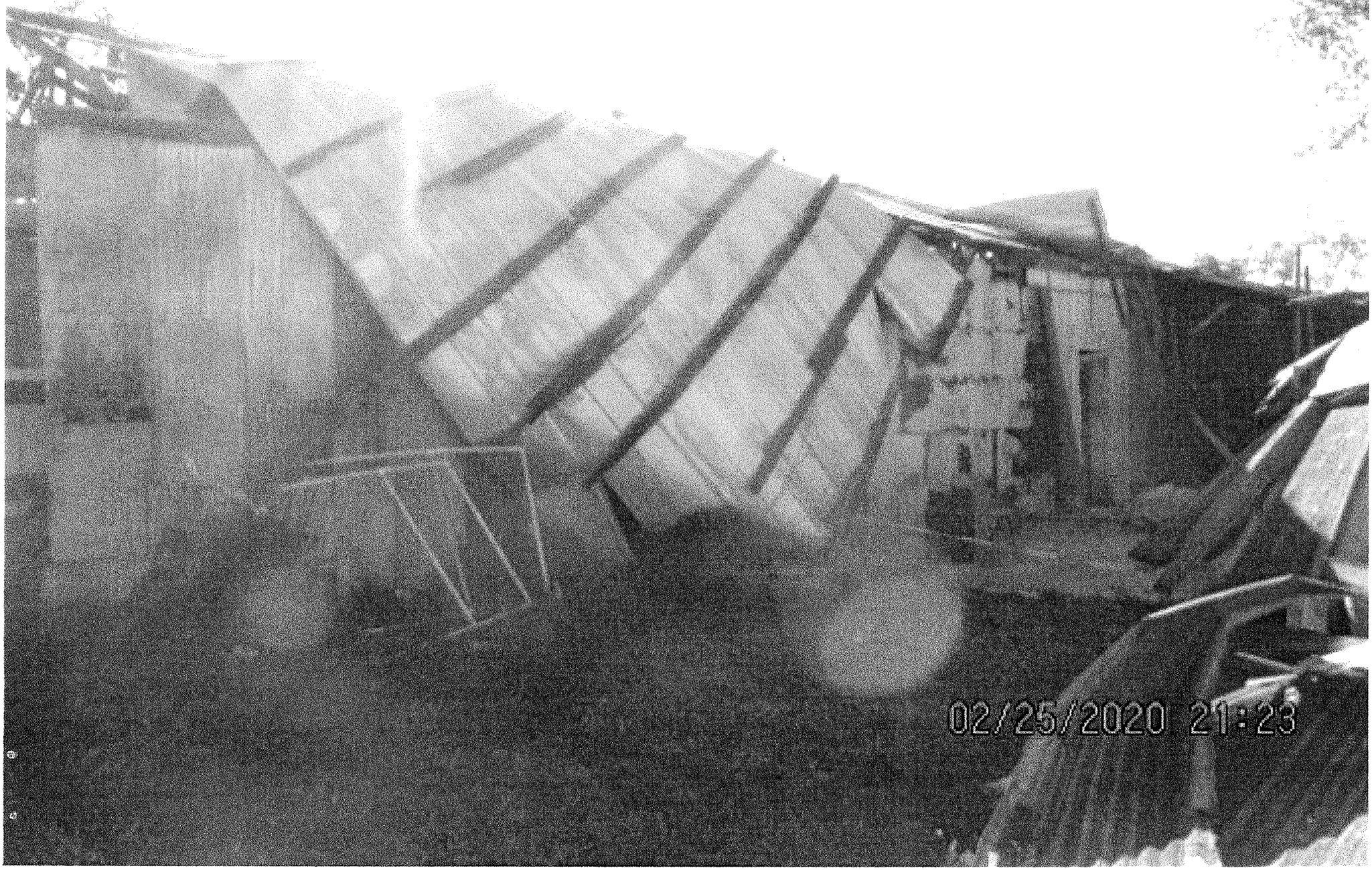

CITY OF KINGSVILLE, TEXAS
NOTICE
Inspection Of This Structure Reveals That It Is Not In Compliance With The Requirements Of The Building Code Of The City Of Kingsville.
OCCUPANCY OF THIS STRUCTURE IS PROHIBITED UNTIL ALL REQUIREMENTS OF THIS CODE ARE MET.
BY ORDER OF: ADMINISTRATOR - BUILDING DEPARTMENT
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 RELATIVE TO THE REQUIRED WORK AND PERMIT APPLICATIONS.
400 W KING
Telephone: (361) 595-8019
DATE: 3-16-2020 BY:
02/25/2020 21:25


02/25/2020 21:22


02/25/2020 21:22


02/25/2020 21:22


02/25/2020 21:23

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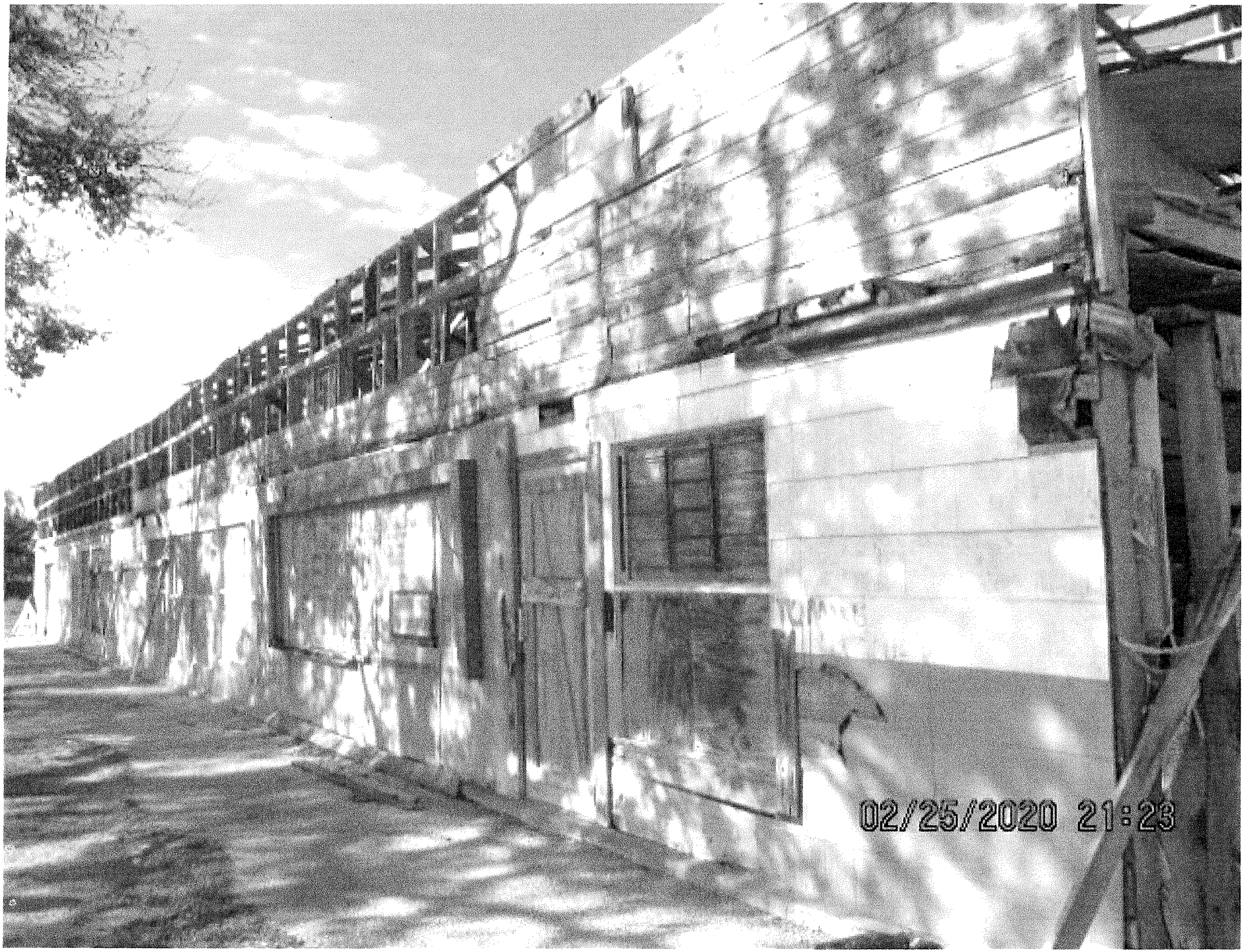
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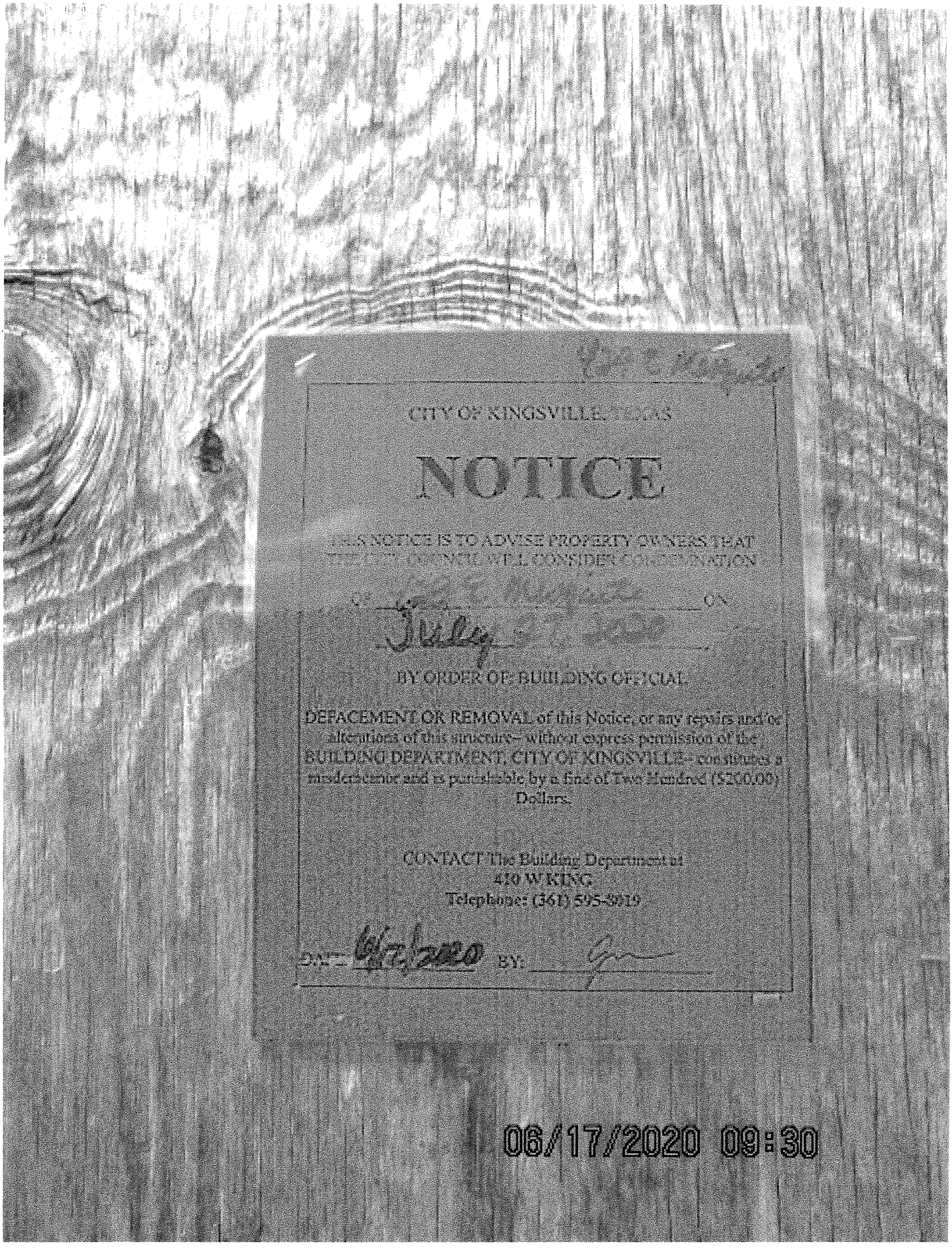


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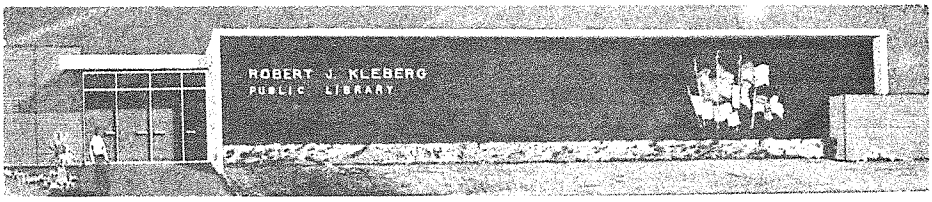
# CONSENT AGENDA

# AGENDA ITEM #1




220 N. 4TH STREET • KINGSVILLE, TEXAS 78363 • (361) 592-6381

# Memorandum

**Date:** July 14, 2020

**To:** Mark McLaughlin, City Manager

**From:** Robert Rodriguez, Library Director

**RE:** Library Board Reappointments

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Please be advised library board membership terms for Mr. Octavio Alvarez and Dr. Carol Tipton expire on July 24, 2020. I have spoken to both Mr. Alvarez and Dr. Tipton, and they both have agreed to remain on the board.

It is my recommendation that they each be reappointed for an additional three-year term. I am requesting that the City Commission consider their reappointment at the next Regular Commission meeting.

Thank you,

Robert Rodriguez,
Library Director

# AGENDA ITEM #2

**City of Kingsville**
**Finance Department**

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TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Deborah Balli, Finance Director

DATE: June 16, 2020

SUBJECT: DEAAG Grant Fund Land Purchase Reimbursement

---

**Summary:**
The City of Kingsville received a DEAAG Grant for land purchases around the NAS Kingsville.

**Background:**
This fiscal year, the city received the final reimbursement in the amount of $34,078.

**Financial Impact:**
This budget amendment is for the acceptance of the grant reimbursement for the final land purchase.

**Recommendation:**
Staff recommends the approval of the budget amendment to cover the land purchase with the grant reimbursement.

**ORDINANCE NO. 2020-_____**

**AN ORDINANCE AMENDING THE FISCAL YEAR 2019-2020 BUDGET TO ACCEPT AND EXPEND THE DEAAG GRANT REIMBURSEMENT FOR LAND PURCHASED NEAR NAS KINGSVILLE.**

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

I.

**BE IT ORDAINED** by the City Commission of the City of Kingsville that the Fiscal Year 2019-2020 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

| Dept No. | Dept Name | Account Name | Account Number | Budget Increase | Budget Decrease |
|---|---|---|---|---|---|
| **FUND 084 – DEAAG Grant Fund** | | | | | |
| Revenues – 4 | | | | | |
| 0000 | Non Dept | State Grants | 72010 | ($34,078) | |
| | | | | | |
| Expenditures - 5 | | | | | |
| 1030 | City Special | Land Purchase | 71405 | $34,078 | |
| | | | | | |

[To amend the City of Kingsville FY 19-20 Budget to accept and expend the DEAAG Grant reimbursement for land that was purchased by the City near NAS Kingsville pursuant to the DEAAG grant.]

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 13th day of July, 2020.

**PASSED AND APPROVED** on this the 27th day of July, 2020.

**EFFECTIVE DATE:**_____

_____
Sam R. Fugate, Mayor

**ATTEST**:

_____
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM**:

_____
Courtney Alvarez, City Attorney

# REGULAR AGENDA

# AGENDA ITEM #3

# City of Kingsville
# Planning Department

---

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Cynthia Martin, Downtown Manager

DATE: July 14, 2020

SUBJECT: Historical Development Board Appointment

---

**Summary:** Mrs. Jeri Morey is seeking appointment to the Historical Development Board.

**Background**: Mrs. Morey is an Architect and resident of Kingsville's historic district. In an email accompanying her attached resume, Mrs. Morey wrote " I guess my strongest interest in serving is that I look around and see a several properties that appear to be historic but are not being well maintained. I do recognize that to preserve the property, there also needs to be a use for it, so I also favor upgrading energy conservation, windstorm resistance, and fire safety when that can be done without any obvious damage to the exterior historic materials and appearance."

The City's historic preservation ordinance states that "the members of the Board, if possible, shall include nine members representing the following professions or organizations: history, business, attractions, economic development, architectural, engineering, education, and the like." Currently, we have no representation from the architectural profession. This is a good opportunity to fill that gap.

**Financial Impact:** NA

**Recommendation:** It is recommended that Mrs. Jeri Morey be appointed to the Historical Development Board for a three-year term.



Jeri L. S. Morey, Architect
724 W. Henrietta Ave.
Kingsville, TX 78363
(361)866-8923
jmorey@interconnect.net

# Curriculum Vitae

UNIVERSITY EDUCATION

Ss 1961-3, Texas Tech University
1961-1967, University of Texas, B. of Arch. w/ Honors; enough math hrs. for B.S. in math
1968, Univ. of Omaha, grad. math course
1977-1979 Florida Atlantic Univ., MBA Executive program, 3.8 GPA, (no degree by choice)
1988, Texas A & I University, courses in Real Estate Appraisal and Soils Engineering

CONTINUING EDUCATION, courses include topics on

Fire Science and Fire Protection Engineering
Architectural Project Management
Understanding and Managing Risk
Value Engineering
Historic Preservation
Building Performance
Building Codes and the Performance Code
Architectural Ethics
Windstorm Design
Building Envelope Design
Texas Accessibility Design Standards
Green/Sustainable Design
Expert Witness Process

LICENSES AND CERTIFICATIONS

Reg. Archt., TX, 1973-present
ICC Certified Building Plans Examiner, 2004-present

PROFESSIONAL AFFILIATIONS AND COMMITTEE WORK

Member or Affiliate Member SFPE, 2002 - present; serving on SFPE's international Performance Based Design Standards Committee and their Members and Chapter Relation Committee; served 3 terms on Austin/San Antonio Chapter's Board of Directors; Attended the 2018 - 12th International Conference on Performance-Based Codes and Fire Safety Design Methods, in Honolulu. Toured Terminal D of DFW airport with the Dallas/Fr. Worth Chpt. & the performance-based design fire protection engineer.

Prof. member, Southern Building Code Congress Int./International Code Council, 1994-present; served on ICC's 2012, 2015, and 2018 Existing Building Code Development Committee; studied ICC's Performance Code.

From 2001-present ±, lobbied the Texas Board of Architectural Examiners to require architects to fully comply with building codes (re fire safety) or else hire fire protection engineers for Performance-Based Design

Member, American Institute of Architects, 1973 - 2010 (assoc. m. 1968-1973; except 1987)
Committee work in 1980/s/1990's for AIA region (TSA) and chapter (AIA CCC) levels include TAC chair for chapter, 2 yrs. and served on TSA's Building Codes Committee, 2 yrs., and

Chapter treasurer, 1 yr.
Member, Kingsville Planning and Zoning Commission, 5 years (1 yr. as chair) in the 1980's

CODE DEVELOPMENT EXPERIENCE

1997-2016 (In addition to service listed above): Attendance at 10± national code development public hearings, for the creation of and revisions to the International Building Code, International Performance Code, and the International Existing Building Code. Offered a few encouragements, cautions, and suggested improvements.

ARCHITECTURAL WORK EXPERIENCE

Bill Stalter, Architect 1968-69
Richard Colley Architect, 1969-1970
Wisznia & Peterson Architects, 1971-1976
Bennett Martin & Solka Architects, 1976-77
PSP Professional Corporation, 1979
Les Mabrey Designs, 1979-1980
Jeri L. S. Morey, Architect, 1980-present

Representative Projects include
(employment)
Corpus Christi Bank & Trust (now Wells Fargo) Tower, $10M
contract doc. + project archt. for tenant design
Nueces County Courthouse, $15M
assist. w/ some contract doc.
5 Renovation projects, Driscoll Foundation Children's Hospital
project manager for contract doc. & construction administration
First National Bank in Falfurrias,
construction doc. + construction administration
Sam Kane Meat Packing, offices and modifications to manufacturing facility
assisted w/ contract documents; construction administration
HEB Tennis Center, assist. const. doc.
Holly Dental Clinic, some const. doc.
NAS Beeville Dispensary and Dental Clinic, some contract doc.
Parking Garage for Pan American Bank, Brownsville, some contract. doc.
First State Bank of Mathis, construction administration

(self-employment)
Elena Suess Kenedy Family Life Center in Sarita; $3/4M; project combined parish hall, rectory living quarters, classrooms, and church offices around a new courtyard
Kingsville City Hall, Remodeling for Handicapped Access
11 Remodeling projects for Housing Authority of the City of Kingsville (2 w/Alpha Eng.)
11 Remodeling projects for Texas A & I/A & M Univ.- Kingsville
3 Fire restoration projects, 2 w/ losses of $100K each; 1 person died, 2 were hospitalized
King Bowl
Drive-In Groceries for Stop & Shop
Western Sizzler Steak House
Choir Room for First United Methodist Church of Kingsville
Foster Hall Women's Rest Room for Good Shepherd Episcopal Church of Corpus Christi
many single family homes

LITIGATION EXPERIENCE

Heritage Construction Co. v. Knights of Columbus Council (Kleberg Co.)
Role: Litigation consultant for the contractor's attorney, re issues of paving, masonry and windstorm resistant construction. Helped locate engineering expert witness and organize the technical side of the case.

Patrick Lee Murphy v. R & R Apartments, Inc., et al. (Aransas Co.)
Role: Litigation consultant for a person with a disability's attorney, re issues of slip and fall, building code compliance, and handicapped access design.

Indiana Lumbermen's Mutual v. Helio Perez, Jr. (Nueces Co.)
Role: Expert and factual witness for the bonding company's attorney, re issues of contractor performance on a paving contract.

Dennis Michael Odell . . . v. City Skates, et al. (Nueces Co.)
Role: Expert witness for attorney representing parent of an injured child, re issue of basketball-related construction safety.

City of Corpus Christi v. Manhattan Construction Company, et. al. (Nueces Co.)
Role: From my role as licensing board Complainant, in a case linked to this architect, I reviewed all the court documents, 10 expert witness reports, related construction documents, and found 4 errors made by the architect of record which had not been identified by other experts and which were material to the case. I based my assessment on personal knowledge, duties I had performed on my projects about the same time, objective standards of professional conduct, architectural ethics, and service needed to be suitable for the purpose. I shared my findings with the attorney for the plaintiff.

OTHER EXPERIENCE

Testified before the Sunset Commission of the Texas Legislature, re changes needed for the renewal of the Architectural Practice Act., in 2001

Testified before the City Commission of the City of Corpus Christi, for the adoption of the International Building Code., in 2003

Filed complaints with and made public statements to the Texas Board of Architectural Examiners and the City of Corpus Christi, to upgrade building code compliance. Knowledge of the science and norms of architecture, building codes, Common law and case law applicable to architecture and construction, and fire protection engineering combined to show how, when each of these groups functions in its best mode, society is beautifully integrated.

Presented cases before Kingsville's Planning and Zoning Commission and Zoning Bd. of Adjustment, and to the City of Corpus Christi's Planning and Zoning Commission and then to City Council.

# AGENDA ITEM #4

Action Item

# City of Kingsville
## Planning and Development Services Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Uche Echeozo, Director

DATE: July 15, 2020

SUBJECT: Special Use Permit for General Business Use in C1 (Neighborhood Services) for Jacklyn Gonzalez (Applicant), Guadalupe Alvarez (Owner)

**Summary:** The applicant - Jacklyn Gonzalez, together with the property owner (Guadalupe Alvarez) are requesting a Special Use Permit for a General Business in C1 (Neighborhood Service) at LUND ADDN, BLOCK 7, LOT 8, 9, located at 201 S 16th Street, Kingsville, Texas.

**Background:** The applicant approached the department because they wanted to carry out several business endeavors including; cooking classes, nutrition shakes, Spa parties, women empowerment and weight loss challenges. A look at the current zoning of the property revealed a C1 (Neighborhood Service) which does not allow for such endeavors except under a Special Permit regime. Notices were sent to relevant neighbors and the Planning Department received only one citizen feedback who was for the proposal. The Planning and Zoning Commission has reviewed the application and voted unanimously (6-0, with one absence) for the Special Use Permit.

**Financial Impact:** None. The establishment is replacing old car wash business.

**Recommendation:** Approve the Special Use Permit as requested.

Action Item

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

# MEMO

**Date:** July 7, 2020

**To:** Planning and Zoning Commission Members

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

**Subject:** Special Use Permit for General Business Use in C1 (Neighborhood Service) for Jacklyn Gonzalez (Applicant), Guadalupe Alvarez (Owner).

The applicant approached the department because they wanted to carry out several business endeavors including; cooking classes, nutrition shakes, Spa parties, Women empowerment and Weight loss challenges. A look at the current zoning of the property revealed a C1 (Neighborhood Service) which does not allow for such endeavors except under a Special Permit regime.

Consequently, a Special Use Permit application is being submitted for your consideration. Therefore, it is recommended that you consider the said application and approve same since the use is in conformity with the zoning ordinance of the City of Kingsville.

Thank you.

**Uche Echeozo**
Director of Planning and
Development Services

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 1131 E KING or 201 S 16th St Nearest Intersection KING & 16TH

(Proposed) Subdivision Name _____ Lot _____ Block _____

Legal Description: LUND ADDN, Block 7, Lots 8, 9

Existing Zoning Designation _____ Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Jacklyn E. Gonzalez Phone 361 207 5455 FAX _____

Email Address (for project correspondence only): _____

Mailing Address 775 Co. 89 City Bishop State TX Zip 78343

Property Owner Lupe B. Alvarez Phone 361 592 8228 FAX _____

Email Address (for project correspondence only): _____

Mailing Address 621 N. US Hwy 77 Byp City Kingsville State TX Zip 7836[illegible]

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

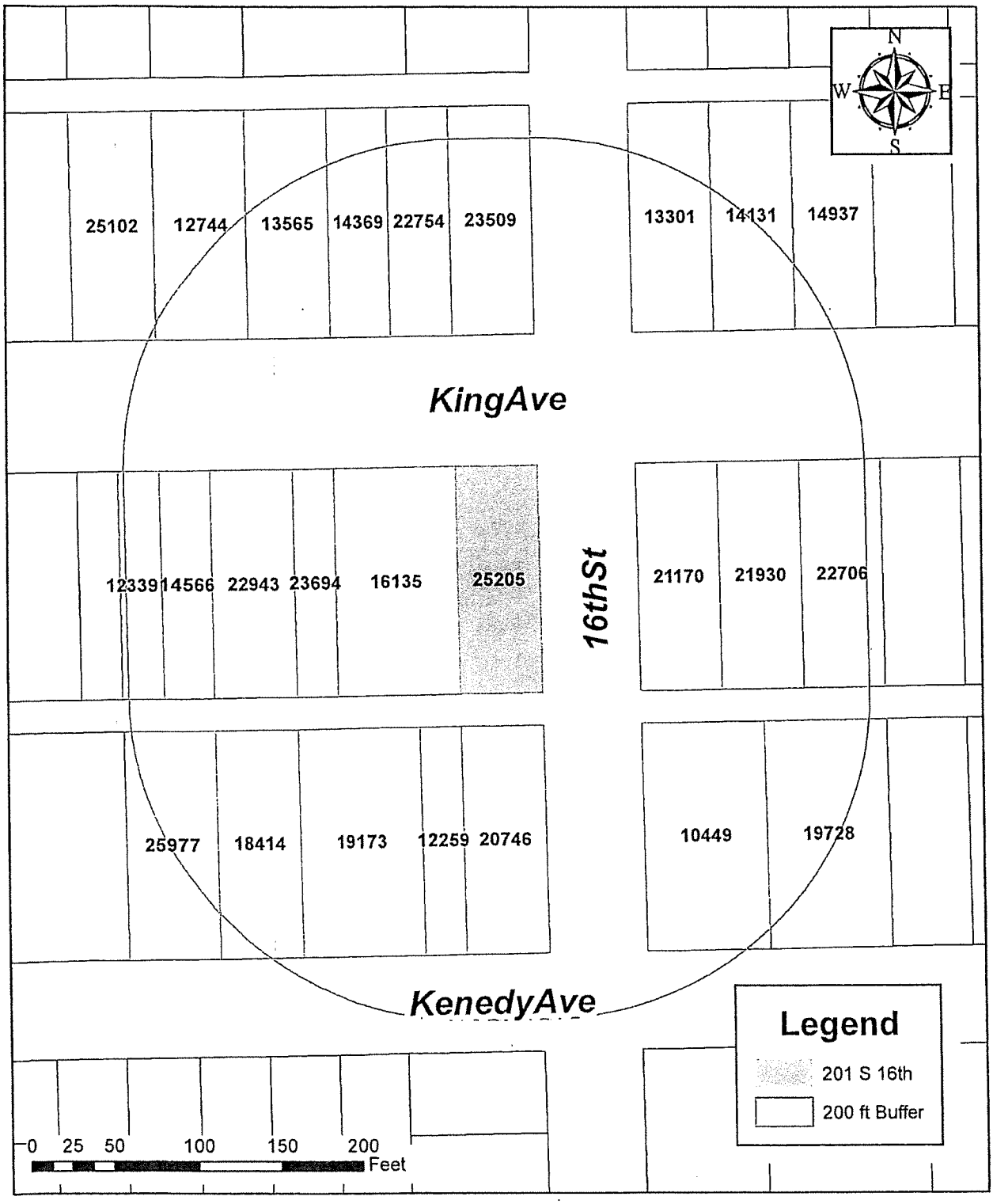
| | | | |
|---|---|---|---|
| __Annexation Request | No Fee | __Preliminary Plat | Fee Varies |
| __Administrative Appeal (ZBA) | $250.00 | __Final Plat | Fee Varies |
| __Comp. Plan Amendment Request | $250.00 | __Minor Plat | $100.00 |
| __Re-zoning Request | $250.00 | __Re-plat | $250.00 |
| __SUP 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:
Nutrition shakes, cooking classes, Spa parties, shake parties, women empowerment, Fit camps (out sides), weight loss challenges

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: 10-17-20
Property Owner's Signature _____ Date: 10-11-20
Accepted by: _____ Date: _____

# 200 ft Buffer Map of 201 S 16th

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| Page 1 / 1 | Drawn By: Planning Department<br>Last Update: 6/22/2020<br>Note: | DISCLAIMER<br>THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE. | Kingsville<br>*CITY OF KINGSVILLE*<br>*PLANNING DEPARTMENT*<br>410 West King<br>Kingsville, Texas 78363<br>Office: 361-595-8055 |

FILEMON ESQUIVEL JR
1232 E KING AVE
KINGSVILLE, TX 78363-5934
#25102

RAUL GONZALEZ
ABEL GONZALEZ
PO BOX 180
KINGSVILLE, TX 78364-0180
#14369

EVA M SERNA EST
1204 E KING AVE
KINGSVILLE, TX 78363-5934
#13301

ROY E DAVIS
DIANA DELIA MENDOZA (LIFE EST)
PO BOX 663
KINGSVILLE, TX 78364-0663
#12339, 14566

RICARDO ALVAREZ
621 N US HIGHWAY 77 BYP
KINGSVILLE, TX 78363-4826
#16135

JESSIE PEREZ
1209 E KING AVE
KINGSVILLE, TX 78363
#22706

BALDEMAR PEREZ
ETUX ADELITA
1126 E KENEDY
KINGSVILLE, TX 78363
#19173

ARGELIO D ALANIS
523 E ANGLE ROAD
KINGSVILLE, TX 78363
#10449

SARA SALINAS
1116 E KING AVE
UNIT A
KINGSVILLE, TX 78363-5871
#12744

ANITA G PENA
1316 FM 1717
KINGSVILLE, TX 78363
#22754

SIMON DIAZ
ETAL
1325 E RICHARD AVE
KINGSVILLE, TX 78363-4820
#14131

CYNTHIA ANN GONZALES
907 W KLEBERG AVE
KINGSVILLE, TX 78363-4220
#22943

GILBERT C GUERRA
19540 CRYSTAL OAK
SAN ANTONIO, TX 78258-3001
#21170

MARGARITA SALINAS SAENZ
560 N COUNTY RD 1050
KINGSVILLE, TX 78363-8833
#25977

ALWAYS A WAY LLC
PO BOX 828
SEGUIN, TX 78156
#12259

DENNIS LEE GRIGGS
1208 E KENEDY AVE
KINGSVILLE, TX 78363-5931
#19728

RODOLFO E RAMOS SR
1418 E KING
KINGSVILLE, TX 78363-5938
#13565

GUADALUPE B ALVAREZ
621 N US HWY 77 BYP
KINGSVILLE, TX 78363
#23509

GILBERTO M ARGUIJO EST
ETUX AURORA A ARGUIJO EST
801 S 15TH ST
KINGSVILLE, TX 78363-6425
#14937

FRANCIS CISNEROS
1119 E KING AVE
KINGSVILLE, TX 78363-5870
#23694

ROGELIO S MARTINEZ
ETUX VIRGINIA G
5703 WISDOM CREEK DR
DALLAS, TX 75249-2314
#21930

LAURO JIMENEZ
MARCELO JIMENEZ JR
899 S COUNTY RD 1120
RIVIERA, TX 78379-3524
#18414

DELFINO DE LEON G
1132 E KENEDY AVE
KINGSVILLE, TX 78363-5865
#20746




June 17, 2020

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

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

| Land Use Chart | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Land Use Description | R1 | R2 | R2A | R3 | R4 | MH | C1 | C2 | C3 | C4 | I1 | I2 | Ag |
| 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 | | | |
| Mobile Food Court | | | | S 3 | S 3 | P | P | P | S 3 | P | P | P | P |
| Mobile Food Vendor | | | | S 3 | S 3 | P | P | P | S 3 | 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 | | | |

7/27 Agenda

# EDC presents vision for future growth—if funded

Terry Fitzwater
Editor and Publisher

*(Editor's note: This is the fifth story in a series of articles detailing economic development issues in Kingsville and how the EDC and Chamber is trying to bring jobs and companies to the area.)*

Kingsville Economic Development Corporation (EDC) executive director Manny Salazar has taken his case for funding to the Kingsville City Commission.

Earlier in June, Salazar



Manny Salazar

gave a 10-minute presentation on what the EDC does and what it hopes to do with adequate funding to help Kingsville grow and compete in the national and global market.

"We have all the ingredients to be really successful in Kingsville, but we are not going to be able to do it if we do not go out and compete in the marketplace," Salazar told the commission. "But first, we have to get sites ready, collect data and identify targets of opportunity."

During his presentation before the commission, Salazar gave a slide presentation on what EDC's do, how they operate, and how they can be effective tools and weapons in economic growth and job retention in the communities they serve.

"It is important that we take on this mission of development and try to grow our job base," Salazar said. "The numbers we are seeing clearly dictate we are facing serious issues right now, and they will only get worse if we don't start the process of investing in development now."

He pointed out that Kingsville has lost over 2,300 jobs in the last 15 years and that the population has "flatlined", or has stayed the same or even shrunk in the last decade while the rest of the state has seen growth.

"We have all the assets right here that can help us move forward," Salazar pointed out. "We are located right off the highway and future I-69 corridor, we have Texas A&M-Kingsville and all their resources, NAS-Kingsville, Celanese, the historic King Ranch. We can sell these assets in our effort to attract new commercial or industrial jobs to this area. We have government that understands and wants to grow.

"Now all we need is funding to help us achieve that goal."

Salazar offered ideas on funding, and suggested the city help fund up to $425,000 for economic development related expenditures on an annual basis.

According to Salazar, the funding would help him hire staff to do research, plan and target customers along with helping business retention and growth. In addition, the funds would be used to help hire site selectors, attend trade shows where businesses looking to relocate are, and develop local sites for development including an industrial park.

"When you look at spending city tax dollars on the future development of Kingsville, the ROI (return on investment) the EDC can bring to the city is higher than any other aspect of city government." Salazar said. "We have the plan in place to start, but I am a one-man show at the EDC and Chamber and I need resources if we are going to grow and make Kingsville the place people and companies want to do business in."

# *Kingsville ISD cancels summer school, speed camp*

Frank Cardenas
Reporter

The Kingsville Independent School District has cancelled summer school effective immediately, officials said on Thursday afternoon.

In a phone interview on Thursday, KISD Interim Superintendent Kamora Adams said she made the decision this morning due to safety concerns involving increased COVID-19 cases, and is "not taking the decision lightly."

"I don't feel like I can look directly into a parents eyes and say 'I can keep your kids safe,'" Adams said. "When we bring the kids back, we want to make sure we can do it right, while keeping the kids completely safe. It seems like now is not the right time to have the kids on campus."

Adams said the KISD "has a few different ideas," to begin instruction for the upcoming school year, but still needs to work on the details to ensure all students have access to any materials that may be required for whatever plan they choose.

"We are working on acquiring all the technology and other resources needed for students," she said. "When we have a plan in place and have everything we need, we will inform parents of the plan of action."

On Monday, Adams relayed the decision to the KISD Board of Trustees, including a decision made by Athletic Director Mike Davila to cancel speed camp for athletics.

Davila provided a statement to the Kingsville Record earlier in the week about the decision to cancel the camp.

"KISD Athletics has decided to shut down the summer strength and conditioning program until further notice," Davila said. "We do not have any cases or anyone with symptoms, we are simply being proactive to the current situation with COVID-19. The safety and health of all of our student-athletes is our number one priority and we want all of our kids to be able to compete when the fall rolls around.

"We will continue to post workouts and follow our student-athletes via emails and reminds to continue on the work that they have started this past week."


**TO ALL INTERESTED PERSONS AND PARTIES:**

Ticona Polymers, Inc., has applied to the Texas Commission on Environmental Quality (TCEQ) for: Amendment to Air Quality Permit Number 46560, which would authorize modification of the Ticona Polymers Bishop Site located at 5738 County Road 4, Bishop, Nueces County, Texas 78343. This application was processed in an expedited manner, as allowed by the commission's rules in 30 Texas Administrative Code, Chapter 101, Subchapter J. Additional information concerning this application is contained in the public notice section of this newspaper.



Sarita Elementary School
of the Kenedy County-Wide
Common School District
is accepting student transfer
applications
for the 2020-2021 school year.
Applications may be found online at
www.saritaschool.net

- Pre-K3 through 6th grade
- Small Class Sizes
- Highly-Qualified,Experienced Teachers
- After-School Care
- Complimentary School Supplies and Meals
- Music and Technology classes
- Flag Football – Volleyball – Basketball – UIL
- "Met Standard" District – "B" Rating
- 20 miles south of Kingsville down Highway 77
- Transportation will be provided.


**PUBLIC HEARING NOTICE**

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 15, 2020, 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:
Jacklyn Gonzalez, applicant, Guadalupe Alvarez, owner, requesting a Special Use Permit for general business use in C1 (Neighborhood Service) at LUND ADDN, BLOCK 7, LOT 8, 9, located at 201 S 16th Street, Kingsville, Texas.
The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

**PUBLIC HEARING NOTICE**

The City Commission of the City of Kingsville will hold a Public Hearing Monday, July 27, 2020 at 5:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:
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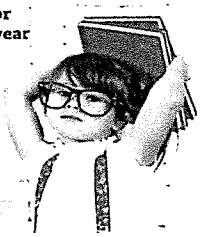
We are now enrolling for the 2020-2021 school year

Be part of the inaugural class in our new location.

Scholarships Available

Unlocking a Love of learning



EPIPHANY MONTESSORI SCHOOL
120 N. Third Street • Kingsville • 361-592-2871



CITY OF KINGSVILLE

TRASH-OFF DAY

The City of Kingsville will be hosting a Trash-Off Day.
Citizens can dump their Trash for FREE!

Saturday, June 27, 2020 from 8:

Located at 6th
Two blocks NO
You must
Contac
NO CO

CANCELLED DUE TO THE RISE IN COVID-19 CASES AS PER CITY MANAGER

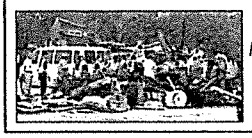
361.595.8093
E RESIDENTS ONLY!

We will NOT Accept:
- Hazardous Waste
- Refrigerators or Freezers
- Concrete
- Household Garbage
- Sheetrock or Roofing Scraps

No tractors or semi-trucks

Keep Kingsville beautiful

Vehicle)
standard automobile tires.



Volunteers Needed!!

*Hand sanitizer and face mask will be provided*

Please stay home if you are feeling sick or have a fever.

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CITY OF KINGSVILLE

**ORDINANCE NO. 2020-_____**

**AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR GENERAL BUSINESS USE IN C1 (NEIGHBORHOOD SERVICE DISTRICT) AT 1131 E. KING AVE. (A/K/A 201 S. 16TH STREET), KINGSVILLE, TEXAS, ALSO KNOWN AS LUND ADDITION, BLOCK 7, LOTS 8-9; AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; PROVIDING FOR PUBLICATION.**

**WHEREAS,** the Planning Commission has forwarded to the City Commission it's reports and recommendations concerning the application of Chad Davis, applicant, for amendment to the zoning map of the City of Kingsville;

**WHEREAS,** the property is currently zoned C1-Neighborhood District and it is desired for the area to be used for general business uses (such as nutrition shakes, cooking classes, spa parties, fitness services), while its prior use was a car wash business;

**WHEREAS**, the City Code of Ordinances, Chapter XV-Land Usage, Appendix A- Land Use Categories states that in C1 a special use permit is required to have a general business use as listed on the SUP application; and

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

**WHEREAS,** with proper notice to the public, public hearings were held on Wednesday, July 15, 2020, during a meeting of the Planning Commission, and on Monday, July 27, 2020, a public hearing was held during a meeting of the City Commission, in the Helen Kleberg Groves Community Room/Commission Chambers, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

**WHEREAS,** a majority of the Planning and Zoning Commission voted 6-0 to APPROVE, with 0 abstentions and one absence, the requested special use permit; 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 general business uses (such as nutrition shakes, cooking classes, spa parties, fitness services) on the premises known as 1131 E. King Ave. (and as

201 S. 16th Street), Kingsville, Texas, (Lund Addition, Block 7, Lots 8-9), as more specifically describe on site plan attached as Exhibit A.

**SECTION 2.** That the Special Use 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 "C1" Neighborhood District use is for general business uses (such as nutrition shakes, cooking classes, spa parties, fitness services).

2. STATE LICENSE: The premises or operator will be licensed or registered by the State of Texas, if needed, to have such a storage facility.

3. TIME LIMIT: This Special Permit is good for the duration of the business from the date of this ordinance unless the property is not being used for the purpose outlined in Condition 1 or any other conditions have not been complied with.

4. SPECIAL CONDITION: The applicant shall obtain all required background checks, business licenses and have and cooperate with all annual fire safety, health, and sanitation inspections, or other inspections required for this type of use by the City of Kingsville or any State or Federal requirement, in order to maintain compliance with federal, state and city regulations for the facility.

**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.

**INTRODUCED** on this the 27th day of July, 2020.

**PASSED AND APPROVED** on this the 10th day of August, 2020.

Effective Date: _____, 2020

**THE CITY OF KINGSVILLE**

_____

Sam R. Fugate, Mayor

**ATTEST:**

_____

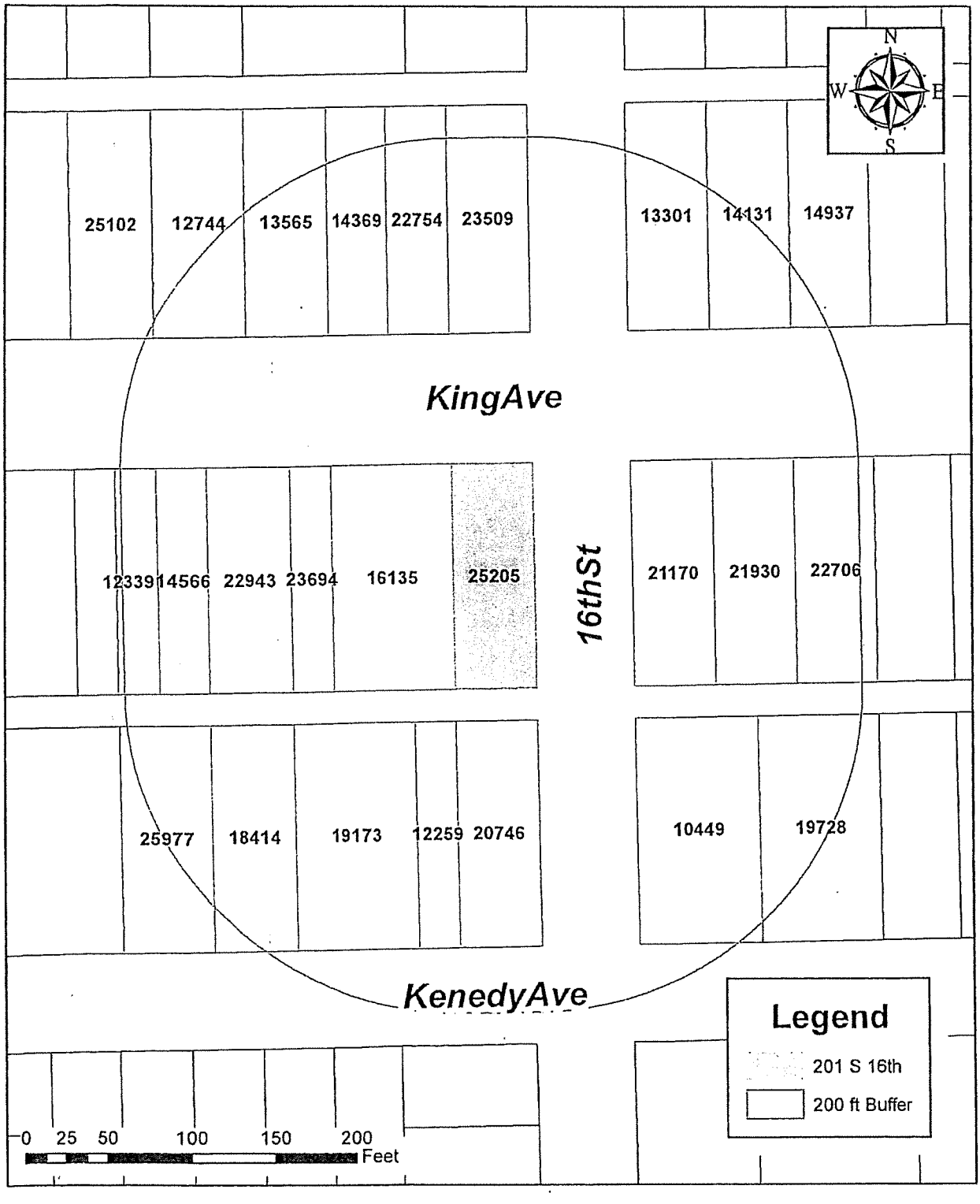
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

_____

Courtney Alvarez, City Attorney

# 200 ft Buffer Map of 201 S 16th




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

| | | | |
|---|---|---|---|
| Page 1 / 1 | Drawn By: Planning Department<br>Last Update: 6/22/2020<br>Note: | DISCLAIMER<br>THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE. | CITY OF KINGSVILLE<br>PLANNING DEPARTMENT<br>410 West King<br>Kingsville, Texas 78363<br>Office: 361-595-8055 |

# AGENDA ITEM #5

Action Item

# CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

| REPORT ADDRESS | | INSPECTOR |
|---|---|---|
| 626 N 6th | | Maryann Trejo |
| **LEGAL DESCRIPTION** | **BLOCK** | **LOT** |
| Orig Town | 5 | 1, 2 |
| **OWNER NAME** | **OWNER'S ADDRESS** | **CITY/STATE/ZIP** |
| Hortencia M Est Etal | 626 N 6th | Kingsville, TX 78363 |

## PROPERTY CONDITION REPORT

| | Y OR N | ACCEPTABLE | | | REASON CODE | COMMENT CODES |
|---|---|---|---|---|---|---|
| PICTURES TAKEN: | Y | YES | NO | N/A | | |
| **Building** | | | X | | AB,B,C,D,H,L,MI | 1,2,5 |
| Condition | | | | | | |
| **Yard** | | | X | | OV,H | |
| Condition | | | | | | |
| **Utilities** | | | | | | |
| Electric | | | X | | | |
| Gas | | | X | | | |
| Water | | | X | | | |
| **Roof** | | | | | | |
| Covering | | | X | | | |
| **Walls** | | | | | | |
| Exterior | | | X | | AB,B,C,D,H,L,MI | |
| Interior | | | | X | | |
| Ceilings | | | X | | AB,B,C,D,H,L,MI | |
| **Windows/Doors** | | | | | | |
| Secured | | | X | | AB,B,C,D,H,L,MI | |
| Condition | | | X | | | |
| **Foundation** | | | | | | |
| Exterior | | | X | | AB,B,C,D,H,L,MI | |
| Interior | | | | X | | |
| **Plumbing** | | | X | | | |
| **Electrical** | | | X | | | |

**REASON CODES:**

| | | | | |
|---|---|---|---|---|
| AB-Abandoned | C-Collapsed | I-Incomplete | MO-Mold | NR-Needs Repair |
| 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 theoverall condition to be in severe and hazardous state of disrepair. It is unsecured and very dangerous allowing easy access for animals, vagrants and criminal acativity

HAS BEEN WITHOUT WATER SINCE no such address AND ELECTRICAL SINCE no such address

SIGNATURE: _____ DATE: 2-26-2020

*CITY OF KINGSVILLE BUILDING OFFICIAL*

Kingsville

# DILAPIDATED STRUCTURES

## PRELIMINARY VISUAL INSPECTION CHECKLIST

Owner: Hortencia M Flores Est Etal  Date View: 6/12/2020

Address: 626 N 6th  Kingsville, TX 78363

Legal Description: Orig Town, Block 5, Lot 1,2

**Exterior Condition of Structure as Viewed from Right-of-Way:**

| | Yes | No | Comments |
|---|---|---|---|
| Exterior Walls | X | | Bent, falling |
| Roof | X | | Falling or missing |
| Windows | | X | |
| Active Gas Svc | | X | |
| Active Water Meter | | X | No such address in their system |
| Active Electrical | | X | No such address in their system |

**Overall Condition of Premises:**

| | Yes | No | Comments |
|---|---|---|---|
| Grass | X | | High weeds |
| Debris | X | | Fallen metal sheets |
| Vehicles | | X | |
| Mail/Mail Box | | X | |
| Fence | | X | |

Maryann Lg

Code Enforcement Officer

# CONDEMNATION CHECKLIST

Property Address: 626 N 6th Phone: _____

Property Owner: Herencia M Flores estate Phone: _____

Owner's Address: 626 N 6th Fax: _____
Kingsville TX 78363

| PLANNED DATE | ACTUAL DATE | ACTION |
|---|---|---|
| ☐ 2-26-2020 | 2-26-2020 | 1. Identify structure unfit for human habitation. |
| ☐ 2-25-2020 | 2-25-2020 | 2. Inspect Property. (Building Official) |
| | | ☐ a. Prepare inspection report and date. |
| | | ☐ b. Photograph property with date stamp. |
| ☐ 2-26-2020 | 2-26-2020 | 3. Determine ownership from county assessment & tax collection record. |
| ☐ 2-26-2020 | 2-26-2020 | 4. Obtain legal description. |
| ☐ 2-26-2020 | 2-26-2020 | 5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc. |
| ☐ 3-12-2020 | 3-12-2020 | 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. |
| ☐ _____ | _____ | 7. 2nd Notice Sent. (10 day response) (Optional) |
| ☐ 6-12-2020 | 6-12-2020 | 8. If response is not received or is not adequate, proceed as follows: |
| ☐ 6-12-2020 | 6-12-2020 | 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. |
| ☐ 6-15-2020 | 6-15-2020 | 1) Post affidavit in newspaper twice a week for one week |
| ☐ 6-18-2020 | 6-12-2020 | 10. Post sign on property advising date the City |

| | | |
|---|---|---|
| ☐ | 6-17-2020 | 6-17-2020 |
| ☐ | 6-12-2020 | 6-12-2020 |
| ☐ | 7-2-2020 | 7-2-2020 |
| ☐ | | |
| ☐ | | |
| ☐ | | |
| ☐ | | |
| ☐ | | |
| ☐ | | |
| ☐ | | |
| ☐ | | |
| ☐ | | |
| ☐ | | |
| ☐ | | |

Council will consider condemnation of structure.

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

☐ c. Demolition costs

☐ d. Landfill tipping fees

☐ e. Filing fees

☐ f. Administrative fees

☐ g. Any documentation miscellaneous costs

☐ _____ _____

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

| Prop ID | Owner | % | Legal Description | | | Values | | |
|---|---|---|---|---|---|---|---|---|
| **24582** | 20020 | 100.00 R | **Geo: 100100416000192** | Effective Acres: | 0.000000 | Imp HS: | 18,220 | Market: 30,240 |
| ORR TERESA ANN | | | ORIG TOWN, BLOCK 4, LOT 16-18, W/2 19-22 | | | Imp NHS: | 0 | Prod Loss: 0 |
| 208 W RICHARD AVE | | | | | | Land HS: | 12,020 | Appraised: 30,240 |
| KINGSVILLE, TX 78363-4472 | | | | Acres: | | 0.0000 Land NHS: | 0 | Cap: 0 |
| | | | State Codes: A | Map ID: | | C1 Prod Use: | 0 | Assessed: 30,240 |
| | | | Situs: 208 W RICHARD | 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 | | | 30,240 | 0 | 30,240 | 0.830000 | 250.99 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **17753** | 12899 | 100.00 R | **Geo: 100100419000192** | Effective Acres: | 0.000000 | Imp HS: | 0 | Market: 5,670 |
| SOLIZ JUAN A | | | ORIG TOWN, BLOCK 4, LOT E/2 19-22 | | | Imp NHS: | 0 | Prod Loss: 0 |
| 714 S 18TH ST | | | | | | Land HS: | 0 | Appraised: 5,670 |
| KINGSVILLE, TX 78363-6447 | | | | Acres: | | 0.0000 Land NHS: | 5,670 | Cap: 0 |
| | | | State Codes: C1 | Map ID: | | C1 Prod Use: | 0 | Assessed: 5,670 |
| | | | Situs: 204 W 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 | | | 5,670 | 0 | 5,670 | 0.830000 | 47.06 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **19282** | 53554 | 100.00 R | **Geo: 100100423000192** | Effective Acres: | 0.000000 | Imp HS: | 36,940 | Market: 41,440 |
| GARZA FRANCISCO | | | ORIG TOWN, BLOCK 4, LOT 23, 24 | | | Imp NHS: | 0 | Prod Loss: 0 |
| ETUX MARIA OLGA | | | | | | Land HS: | 4,500 | Appraised: 41,440 |
| 210 W RICHARD AVE | | | | Acres: | | 0.0000 Land NHS: | 0 | Cap: 0 |
| KINGSVILLE, TX 78363-4472 | | | State Codes: A | Map ID: | | C1 Prod Use: | 0 | Assessed: 41,440 |
| | | | Situs: 210 W RICHARD AVE TX | Mtg Cd: | | Prod Mkt: | 0 | Exemptions: HS, OV65 |
| | | | | DBA: | | | | |

| Entity | Description | Xref Id | Freeze: (Year) Ceiling | Assessed | Exemptions | Taxable | Tax Rate | Est. Tax |
|---|---|---|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | | | 41,440 | 8,400 | 33,040 | 0.830000 | 274.23 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **10297** | 65893 | 100.00 R | **Geo: 100100425010192** | Effective Acres: | 0.000000 | Imp HS: | 32,820 | Market: 37,320 |
| VAUGHN MICHAEL ANTHONY | | | ORIG TOWN, BLOCK 4, LOT 25, 26 | | | Imp NHS: | 0 | Prod Loss: 0 |
| MARIE VANESSA VAUGHN | | | | | | Land HS: | 4,500 | Appraised: 37,320 |
| 218 W RICHARD | | | | Acres: | | 0.0000 Land NHS: | 0 | Cap: 0 |
| KINGSVILLE, TX 78363 | | | State Codes: A | Map ID: | | C1 Prod Use: | 0 | Assessed: 37,320 |
| | | | Situs: 218 W RICHARD TX | Mtg Cd: | | Prod Mkt: | 0 | Exemptions: HS, OV65 |
| | | | | DBA: | | | | |

| Entity | Description | Xref Id | Freeze: (Year) Ceiling | Assessed | Exemptions | Taxable | Tax Rate | Est. Tax |
|---|---|---|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | | | 37,320 | 8,400 | 28,920 | 0.830000 | 240.04 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **20868** | 46290 | 100.00 R | **Geo: 100100427000192** | Effective Acres: | 0.000000 | Imp HS: | 0 | Market: 18,270 |
| RANGEL CRUZ A | | | ORIG TOWN, BLOCK 4, LOT 27, 28, ACRES .0 | | | Imp NHS: | 13,770 | Prod Loss: 0 |
| ETUX HERMILA RANGEL | | | | | | Land HS: | 0 | Appraised: 18,270 |
| 3144 JUNIPER ST | | | | Acres: | | 0.0000 Land NHS: | 4,500 | Cap: 0 |
| SAN DIEGO, CA 92104-5624 | | | State Codes: A | Map ID: | | C1 Prod Use: | 0 | Assessed: 18,270 |
| | | | Situs: 222 W RICHARD TX | Mtg Cd: | | Prod Mkt: | 0 | Exemptions: |
| | | | | DBA: | | | | |

| Entity | Description | Xref Id | Freeze: (Year) Ceiling | Assessed | Exemptions | Taxable | Tax Rate | Est. Tax |
|---|---|---|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | | | 18,270 | 0 | 18,270 | 0.830000 | 151.64 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **21641** | 62901 | 100.00 R | **Geo: 100100429000192** | Effective Acres: | 0.000000 | Imp HS: | 54,910 | Market: 63,910 |
| HERNANDEZ VICTOR | | | ORIG TOWN, BLOCK 4, LOT 29-32 | | | Imp NHS: | 0 | Prod Loss: 0 |
| MANUEL JR | | | | | | Land HS: | 9,000 | Appraised: 63,910 |
| 232 W RICHARD | | | | Acres: | | 0.0000 Land NHS: | 0 | Cap: 0 |
| KINGSVILLE, TX 78363 | | | State Codes: A | Map ID: | | C1 Prod Use: | 0 | Assessed: 63,910 |
| | | | Situs: 232 W RICHARD | 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 | | | 63,910 | 0 | 63,910 | 0.830000 | 530.45 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **17407** | 60062 | 100.00 R | **Geo: 100100501000192** | Effective Acres: | 0.000000 | Imp HS: | 0 | Market: 27,710 |
| FLORES HORTENCIA M EST | | | ORIG TOWN, BLOCK 5, LOT 1, 2 | | | Imp NHS: | 24,210 | Prod Loss: 0 |
| ETAL | | | | | | Land HS: | 0 | Appraised: 27,710 |
| 626 N 6TH ST | | | | Acres: | | 0.0000 Land NHS: | 3,500 | Cap: 0 |
| KINGSVILLE, TX 78363-4504 | | | State Codes: A | Map ID: | | C1 Prod Use: | 0 | Assessed: 27,710 |
| | | | Situs: 626 N 6TH ST TX | Mtg Cd: | | Prod Mkt: | 0 | Exemptions: |
| | | | | DBA: | | | | |

| Entity | Description | Xref Id | Freeze: (Year) Ceiling | Assessed | Exemptions | Taxable | Tax Rate | Est. Tax |
|---|---|---|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | | | 27,710 | 0 | 27,710 | 0.830000 | 229.99 |

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY **18034** R
**Legal Description**
ORIG TOWN, BLOCK 5, LOT 1, 2, (IMP ONLY)

**OWNER ID** 60062
**OWNERSHIP** 100.00%

**PROPERTY APPRAISAL INFORMATION 2019**
FLORES HORTENCIA M EST
ETAL
626 N 6TH ST
KINGSVILLE, TX 78363-4504

**Entities**

| | |
|---|---|
| CAD | 100% |
| CKI | 100% |
| GKL | 100% |
| SKI | 100% |
| WST | 100% |

**Values**

| | | |
|---|---|---|
| IMPROVEMENTS | | 4,020 |
| LAND MARKET | + | 0 |
| MARKET VALUE | = | 4,020 |
| PRODUCTIVITY LOSS | - | 0 |
| APPRAISED VALUE | = | 4,020 |
| HS CAP LOSS | - | 0 |
| ASSESSED VALUE | = | 4,020 |

**100100501001192** Ref ID2: R18034 Map ID C1

**ACRES:**
**EFF. ACRES:**

**SITUS** 626 N 6TH ST 1/2 TX

**APPR VAL METHOD:** Cost

**GENERAL**

| | | |
|---|---|---|
| UTILITIES | LAST APPR. | CT |
| TOPOGRAPHY | LAST APPR. YR | 2019 |
| ROAD ACCESS | LAST INSP. DATE | 01/08/2019 |
| ZONING | NEXT INSP. DATE | |
| BUILDER | | |
| NEXT REASON | | |

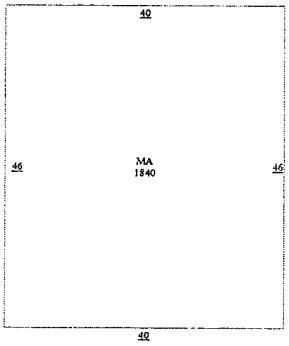
REMARKS FOR '19 UPDATE APPRAISALS WITH SCHEDULES PER SITE INSP – APPR CT 1/8/19
3/8/19 MMG -- FOR '16 UNFLAT IMP & ADD IMP TYPE OF FGUP - ADD 55% PHY PER NEEDS TO

**BUILDING PERMITS**

| ISSUE DT | PERMIT TYPE | PERMIT AREA | ST | PERMIT VAL |
|---|---|---|---|---|

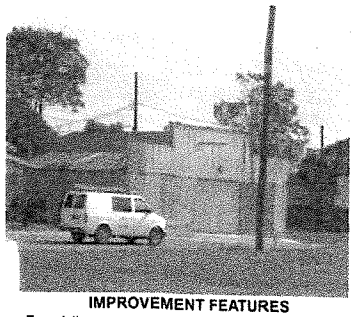
| SALE DT | PRICE | GRANTOR | DEED INFO |
|---|---|---|---|
| 07/10/2014 | | FLORES HORTENCIA UNKNOWN | DEATH / / OT / / |

**SKETCH for Improvement #1 (COMMERCIAL)**




**EXEMPTIONS**

**PICTURE**



SUBD: S001 100.00% NBHD:

**IMPROVEMENT INFORMATION**

| I# | TYPE | DESCRIPTION | MTHD | CLASS/SUBCL | AREA | UNIT PRICE | UNITS | BUILT | EFF YR | COND. | VALUE | DEPR | PHYS | ECON | FUNC | COMP | ADJ | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | MA | MAIN AREA | C | WH3L/ | 1,840.0 | 19.86 | 1 | 1950 | 1950 | * | 36,540 | 20% | 55% | 100% | 100% | 100% | 0.11 | 4,020 |
| 1. | COMMERCIAL | | STCD: F1 | | 1,840.0 | Homesite: N | | | | | 36,540 | | | | | | | 4,020 |

**IMPROVEMENT FEATURES**

| | | | |
|---|---|---|---|
| Foundation | 1 | FD1 | 0 |
| Exterior Wall | 1 | EWB | 0 |
| Interior Finish | 1 | IN3 | 0 |
| Roof Style | | RT2,RM8 | 0 |
| Flooring | 1 | FL3 | 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



Effective Date of Appraisal: January 1 Date Printed: 02/26/2020 11:47:33AM by VICKI

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY **17407** R
**Legal Description**
ORIG TOWN, BLOCK 5, LOT 1, 2

**PROPERTY APPRAISAL INFORMATION 2019**

**OWNER ID** 60062
FLORES HORTENCIA M EST
ETAL
626 N 6TH ST
KINGSVILLE, TX 78363-4504

**OWNERSHIP** 100.00%

Ref ID2: R17407
**100100501000192** Map ID C1

**ACRES:**
**EFF. ACRES:**

**SITUS** 626 N 6TH ST TX

**APPR VAL METHOD:** Cost

**Entities**

| | |
|---|---|
| CAD | 100% |
| CKI | 100% |
| GKL | 100% |
| SKI | 100% |
| WST | 100% |

**Values**

| | | |
|---|---|---|
| IMPROVEMENTS | | 24,210 |
| LAND MARKET | + | 3,500 |
| MARKET VALUE | = | 27,710 |
| PRODUCTIVITY LOSS | - | 0 |
| APPRAISED VALUE | = | 27,710 |
| HS CAP LOSS | - | 0 |
| ASSESSED VALUE | = | 27,710 |

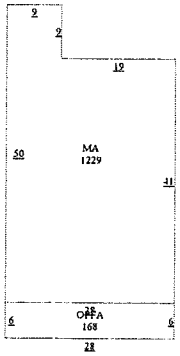
**EXEMPTIONS**

## GENERAL

| | | | |
|---|---|---|---|
| UTILITIES | | LAST APPR. | CT |
| TOPOGRAPHY | | LAST APPR. YR | 2019 |
| ROAD ACCESS | PC | LAST INSP. DATE | 01/08/2019 |
| ZONING | | NEXT INSP. DATE | |
| BUILDER | | | |
| NEXT REASON | | | |

REMARKS: FOR 2019 UPDATE APPRAISALS WITH SCHEDULES PER SITE INSP - APPR CT 1/8/19
3/7/19 MMG -- FOR '16 ADD EFF YR BLT 1971 - ADJ DEPR TO 45% PER PHYS INSP - APPRS

**SKETCH for Improvement #1 (RESIDENTIAL)**




**PICTURE**



## BUILDING PERMITS

| ISSUE DT | PERMIT TYPE | PERMIT AREA | ST | PERMIT VAL |
|---|---|---|---|---|

| SALE DT | PRICE | GRANTOR | DEED INFO |
|---|---|---|---|
| 07/10/2014 | | FLORES HORTENCIA | DEATH / / |
| 01/01/1984 | | UNKNOWN | OT / 450 / 59 |

SUBD: S001 100.00% NBHD:

**IMPROVEMENT INFORMATION**

| I# | TYPE | DESCRIPTION | MTHD | CLASS/SUBCL | AREA | UNIT PRICE | UNITS | BUILT | EFF YR | COND. | VALUE | DEPR | PHYS | ECON | FUNC | COMP | ADJ | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | MA | MAIN AREA | R | FF3/ | 1,229.0 | 54.80 | 1 | 1945 | 1971 | * | 67,350 | 35% | 100% | 100% | 100% | 100% | 0.35 | 23,570 |
| | OPFA | OPEN PORCH F | R | */ | 168.0 | 10.96 | 1 | 1945 | 1971 | * | 1,840 | 35% | 100% | 100% | 100% | 100% | 0.35 | 640 |
| 1. | RESIDENTIAL | | | STCD: A1 | 1,397.0 | | Homesite: N | | | | 69,190 | | | | | | | 24,210 |

**IMPROVEMENT FEATURES**

| | | | |
|---|---|---|---|
| Foundation | 1 | FD3 | 0 |
| Exterior Wall | 1 | EW1 | 0 |
| Interior Finish | 1 | IN4 | 0 |
| Roof Style | | RT2,RM1 | 0 |
| Flooring | 1 | FL7 | 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 | | FF70D140 | A1 | N | FF | 50X140 | 70.00 | 3,500 | 1.00 | 1.00 | A | 3,500 | NO | | | 0.00 | 0 |
| Comment: F: 50.0 R: 50.0 FF | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | 3,500 | | | | | 0 |



Effective Date of Appraisal: January 1 Date Printed: 02/26/2020 11:47:32AM by VICKI

# STATEMENT OF ALL TAXES DUE

ACCT # 1-001-005-01000-192
DATE 02/26/2020
SD

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

**Property Description**

ORIG TOWN, BLOCK 5, LOT 1, 2

PROP TYPE-A1A1
PCT OWNER-

TOWN -
ACRES - .160

LOCATION- 626 N 6TH ST

**Values**

| | | | |
|---|---|---|---|
| LAND MKT VALUE | 3,500 | IMPR/PERS MKT VAL | 24,210 |
| LAND AGR VALUE | | MKT. BEFORE EXEMP | 27,710 |
| | | LIMITED TXBL. VAL | |
| EXEMPTIONS GRANTED: | NONE | SUIT NO. 8084C | |

FLORES HORTENCIA M EST
ETAL
626 N 6TH ST

KINGSVILLE TX 78363-4504

| | LEVY | P&I | ATTY FEES | AMT DUE |
|---|---|---|---|---|
| TAXES 2015 | 267.79 | 163.36 | 86.23 | 517.38 |
| TAXES 2016 | 873.86 | 428.19 | 260.40 | 1,562.45 |
| TAXES 2018 | 858.95 | 214.74 | 214.74 | 1,288.43 |
| TAXES 2019 | 894.58 | 62.60 | 143.57 | 1,100.75 |
| | 2,895.18 | 868.89 | 704.94 | 4,469.01 |

ACCT # 1-001-005-01000-192

| | |
|---|---|
| **TOTAL DUE 02/2020** | **4,469.01** |
| TOTAL DUE 03/2020 | 4,513.69 |
| TOTAL DUE 04/2020 | 4,558.23 |
| TOTAL DUE 05/2020 | 4,602.78 |

**BREAKDOWN OF TAX DUE BY JURISDICTION**

| JURISDICTION | LEVY | P&I | ATT FEES | TOTAL |
|---|---|---|---|---|
| KLEBERG COUNTY | 710.13 | 216.36 | 173.88 | 1,100.37 |
| CITY OF KINGSVILLE | 752.05 | 224.32 | 182.63 | 1,159.00 |
| KINGSVILLE ISD | 1,356.80 | 405.71 | 329.98 | 2,092.49 |
| SOUTH TX WATER AUTH | 76.20 | 22.50 | 18.45 | 117.15 |

| | |
|---|---|
| TAX LEVY FOR THE CURRENT ROLL YEAR: 137 | 213.23 |
| TAX LEVY FOR THE CURRENT ROLL YEAR: CITY | 236.38 |
| TAX LEVY FOR THE CURRENT ROLL YEAR: KISD | 420.89 |
| TAX LEVY FOR THE CURRENT ROLL YEAR: STWA | 24.08 |
| TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR ..... | 894.58 |

ATTY DAT 04/29/2019

YOU MAY PAY YOUR TAXES ONLINE AT www.texasonlinerecords.com
A PROCESSING FEE OF 2.95% WILL BE APPLIED TO CREDIT CARD PAYMENTS

ND811-LRKC

# Kleberg CAD

## Property Search > 17407 FLORES HORTENCIA M EST for Year 2020

Tax Year: 2020 - Values not available

### Property

#### Account

| | | | |
|---|---|---|---|
| Property ID: | 17407 | Legal Description: | ORIG TOWN, BLOCK 5, LOT 1, 2 |
| Geographic ID: | 100100501000192 | Zoning: | |
| Type: | Real | Agent Code: | |
| Property Use Code: | | | |
| Property Use Description: | | | |

#### Location

| | | | |
|---|---|---|---|
| Address: | 626 N 6TH ST<br>TX | Mapsco: | 18034 |
| Neighborhood: | | Map ID: | C1 |
| Neighborhood CD: | | | |

#### Owner

| | | | |
|---|---|---|---|
| Name: | FLORES HORTENCIA M EST | Owner ID: | 60062 |
| Mailing Address: | ETAL<br>626 N 6TH ST<br>KINGSVILLE, TX 78363-4504 | % Ownership: | 100.0000000000% |
| | | **Exemptions:** | |

### Values

| | | | |
|---|---|---|---|
| (+) Improvement Homesite Value: | + | N/A | |
| (+) Improvement Non-Homesite Value: | + | N/A | |
| (+) Land Homesite Value: | + | N/A | |
| (+) Land Non-Homesite Value: | + | N/A | Ag / Timber Use Value |
| (+) Agricultural Market Valuation: | + | N/A | N/A |
| (+) Timber Market Valuation: | + | N/A | N/A |
| (=) Market Value: | = | N/A | |
| (–) Ag or Timber Use Value Reduction: | – | N/A | |
| (=) Appraised Value: | = | N/A | |
| (–) HS Cap: | – | N/A | |
| (=) Assessed Value: | = | N/A | |

### Taxing Jurisdiction

| | |
|---|---|
| Owner: | FLORES HORTENCIA M EST |
| % Ownership: | 100.0000000000% |
| Total Value: | N/A |

# Kleberg CAD

## Property Search > 17407 FLORES HORTENCIA M EST for Year 2020

Tax Year: 2020 - Values not available

### Property

#### Account

| | | | |
|---|---|---|---|
| Property ID: | 17407 | Legal Description: | ORIG TOWN, BLOCK 5, LOT 1, 2 |
| Geographic ID: | 100100501000192 | Zoning: | |
| Type: | Real | Agent Code: | |
| Property Use Code: | | | |
| Property Use Description: | | | |

#### Location

| | | | |
|---|---|---|---|
| Address: | 626 N 6TH ST<br>TX | Mapsco: | 18034 |
| Neighborhood: | | Map ID: | C1 |
| Neighborhood CD: | | | |

#### Owner

| | | | |
|---|---|---|---|
| Name: | FLORES HORTENCIA M EST | Owner ID: | 60062 |
| Mailing Address: | ETAL<br>626 N 6TH ST<br>KINGSVILLE, TX 78363-4504 | % Ownership: | 100.0000000000% |
| | | **Exemptions:** | |

### Values

| | | | |
|---|---|---|---|
| (+) Improvement Homesite Value: | + | N/A | |
| (+) Improvement Non-Homesite Value: | + | N/A | |
| (+) Land Homesite Value: | + | N/A | |
| (+) Land Non-Homesite Value: | + | N/A | Ag / Timber Use Value |
| (+) Agricultural Market Valuation: | + | N/A | N/A |
| (+) Timber Market Valuation: | + | N/A | N/A |
| (=) Market Value: | = | N/A | |
| (–) Ag or Timber Use Value Reduction: | – | N/A | |
| (=) Appraised Value: | = | N/A | |
| (–) HS Cap: | – | N/A | |
| (=) Assessed Value: | = | N/A | |

### Taxing Jurisdiction

| | |
|---|---|
| Owner: | FLORES HORTENCIA M EST |
| % Ownership: | 100.0000000000% |
| Total Value: | N/A |

| | | | | | |
|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | N/A | N/A | N/A | N/A |
| SKI | KINGSVILLE I.S.D. | N/A | N/A | N/A | N/A |
| | Total Tax Rate: | N/A | | | |

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

## Improvement / Building

**Improvement #1:** RESIDENTIAL **State Code:** A1 **Living Area:** 1229.0 sqft **Value:** N/A

| Type | Description | Class CD | Exterior Wall | Year Built | SQFT |
|---|---|---|---|---|---|
| MA | MAIN AREA | FF3 | EW1 | 1945 | 1229.0 |
| OPFA | OPEN PORCH FRAME AVERAGE | * | | 1945 | 168.0 |

## Land

| # | Type | Description | Acres | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|---|---|---|---|---|---|---|---|
| 1 | A1 | A1 | 0.1607 | 7000.00 | 50.00 | 140.00 | N/A | N/A |

## Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|---|---|---|---|---|---|---|
| 2020 | N/A | N/A | N/A | N/A | N/A | N/A |
| 2019 | $24,210 | $3,500 | 0 | 27,710 | $0 | $27,710 |
| 2018 | $23,200 | $3,500 | 0 | 26,700 | $0 | $26,700 |
| 2017 | $23,200 | $3,500 | 0 | 26,700 | $0 | $26,700 |
| 2016 | $23,200 | $3,500 | 0 | 26,700 | $0 | $26,700 |
| 2015 | $25,780 | $3,500 | 0 | 29,280 | $0 | $29,280 |
| 2014 | $25,780 | $3,500 | 0 | 29,280 | $0 | $29,280 |
| 2013 | $25,780 | $3,500 | 0 | 29,280 | $0 | $29,280 |
| 2012 | $25,780 | $3,500 | 0 | 29,280 | $0 | $29,280 |
| 2011 | $25,780 | $3,500 | 0 | 29,280 | $0 | $29,280 |
| 2010 | $25,780 | $3,500 | 0 | 29,280 | $0 | $29,280 |
| 2009 | $25,780 | $3,500 | 0 | 29,280 | $0 | $29,280 |
| 2008 | $25,780 | $3,500 | 0 | 29,280 | $0 | $29,280 |
| 2007 | $25,780 | $3,500 | 0 | 29,280 | $1,329 | $27,951 |
| 2006 | $21,910 | $3,500 | 0 | 25,410 | $0 | $25,410 |

## Deed History - (Last 3 Deed Transactions)

| # | Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Deed Number |
|---|---|---|---|---|---|---|---|---|
| 1 | 7/10/2014 | DEATH | DEATH - ADD EST TO OWNERSHIP | FLORES HORTENCIA M | FLORES HORTENCIA M EST | | | |
| 2 | | OT | Other | UNKNOWN | FLORES HORTENCIA M | 450 | 59 | |

## Tax Due

Property Tax Information as of 02/26/2020

Amount Due if Paid on:

| Year | Taxing Jurisdiction | Taxable Value | Base Tax | Base Taxes Paid | Base Tax Due | Discount / Penalty & Interest | Attorney Fees | Amount Due |
|---|---|---|---|---|---|---|---|---|

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 595-5775

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.31

Database last updated on: 2/24/2020 8:17 PM

© N. Harris Computer Corporation

Google Maps 626 N 6th St




Map data ©2020 200 ft

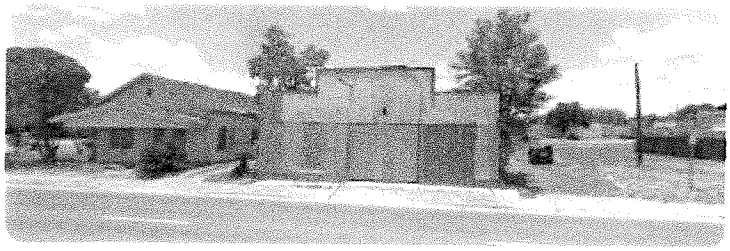


# 626 N 6th St

Kingsville, TX 78363

Directions Save Nearby Send to your phone Share

## Photos



CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

MARCH 12, 2020

HORTENCIA M FLORES EST ETAL
626 N 6TH
KINGSVILLE, TX 78364

**Re: ORIG TOWN, BLOCK 5, LOT 1, 2 626 N 6TH ST**

Dear Sir or Madam:

It has been determined that the structure at **626 N 6TH ST** 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.

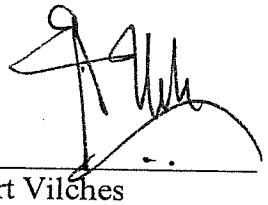
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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,



for Albert Vilches
Building Official

Kingsville TEXAS

7011 1570 0003 3833 1421

78364

Hortencia M Flores
est Etal

NIXIE 787 CE 1 6205/26/23

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC MANUAL PROC REQ #0793-07855-24-25

56998>9999
7836384504 CC

160.2

Kingsville TEXAS

**CITY OF KINGSVILLE**

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

Hortencia M Flores
est Etal
626 N 6th

NIXIE 782 DC 1 0903/18/23

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC BC: 78364145858 #2193-01358-18-32

78364>1458

# PUBLIC NOTICE

The City Commission will meet on Monday, July 27, 2020 at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

626 N 6TH
429 E MESQUITE

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, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

# PUBLIC NOTICE

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higher in 12 or more semester hours taken for a letter grade during the spring semester.

David Langscheid has been named to the prestigious President's Honor Roll at Sam Houston State University in Huntsville. President's Honorees are undergraduates who have achieved a perfect 4.0 grade point average in all work attempted while enrolled in not less than 12 semester hours. The university is proud to recognize Langscheid for earning the honor in the Spring 2020 semester.

## PUBLIC NOTICE

The City Commission will meet on Monday, July 27, 2020 at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

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**429 E. MESQUITE**

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# BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7018 1130 0001 7041 3759

JUNE 12, 2020

HORTENCIA M FLORES EST ETAL
626 N 6TH
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 626 N 6th**

Dear Sir or Madam:

On March 12, 2020, a letter was sent from the City of Kingsville stating that your property located at **626 N 6th** 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.

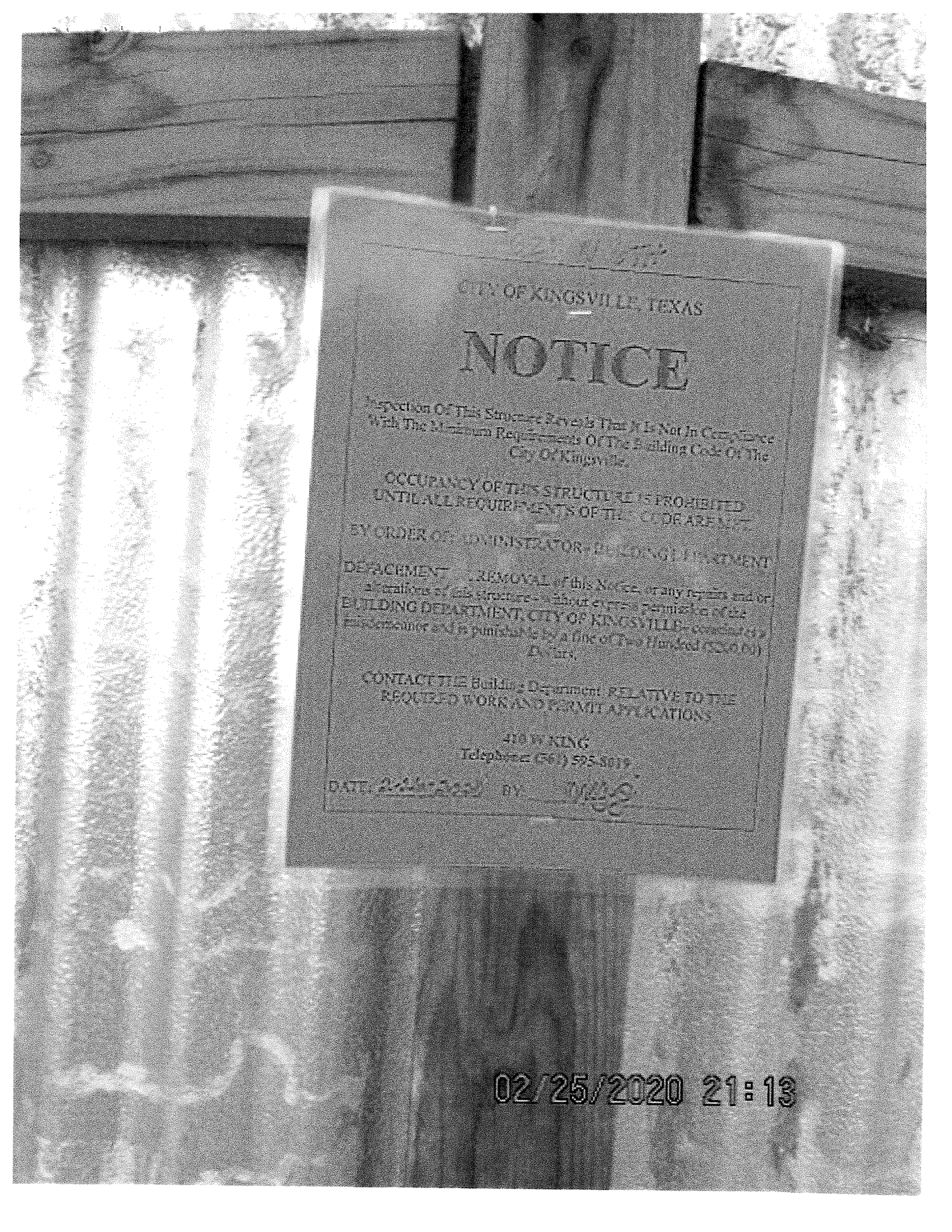
You are hereby cited to appear before the City Commission at a public hearing on **Monday, JULY 27, 2020** at **5:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope 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 **JULY 27, 2020**.

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, 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,

George Martinez
Building Official


CITY OF KINGSVILLE, TEXAS
NOTICE
Section Of This Structure Reveals That It Is Not In Compliance
With The Minimum Requirements Of The Building Code Of The
City Of Kingsville.
OCCUPANCY OF THIS STRUCTURE IS PROHIBITED
UNTIL ALL REQUIREMENTS OF THE CITY OF ARE MET
BY ORDER OF THE ADMINISTRATOR OF THE CITY DEPARTMENT
DEFACEMENT, REMOVAL of this Notice, or any repairs and/or
alterations of this structure without written 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 RELATIVE TO THE
REQUIRED WORK AND PERMIT APPLICATIONS
400 E. KING
Telephone (361) 595-8019
DATE: 2/25/2020 BY:
02/25/2020 21:13


02/25/2020 21:12


02/25/2020 21:12

02/25/2020 21:12

02/25/2020 21:13

02/25/2020 21:13

02/25/2020 21:13


02/25/2020 21:14


06/17/2020 09:22

08/17/2020 08:23

# AGENDA ITEM #6

Action Item

# CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

| REPORT ADDRESS | | INSPECTOR |
|---|---|---|
| 429 E Mesquite | | Maryann Trejo |
| **LEGAL DESCRIPTION** | **BLOCK** | **LOT** |
| Col Mex | 6 | 13-15 |
| **OWNER NAME** | **OWNER'S ADDRESS** | **CITY/STATE/ZIP** |
| Alonzo Charles | 720 W Ave H | Kingsville, TX 78363 |

## PROPERTY CONDITION REPORT

| | Y OR N | ACCEPTABLE | | | REASON CODE | COMMENT CODES |
|---|---|---|---|---|---|---|
| PICTURES TAKEN: | Y | YES | NO | N/A | | |
| **Building** | | | X | | AB,B,C,D,H,L,MI | 1,2,5 |
| Condition | | | | | | |
| **Yard** | | | X | | OV,H | |
| Condition | | | | | | |
| **Utilities** | | | | | | |
| Electric | | | X | | | |
| Gas | | | X | | | |
| Water | | | X | | | |
| **Roof** | | | | | | |
| Covering | | | X | | | |
| **Walls** | | | | | | |
| Exterior | | | X | | AB,B,C,D,H,L,MI | |
| Interior | | | | X | | |
| Ceilings | | | X | | AB,B,C,D,H,L,MI | |
| **Windows/Doors** | | | | | | |
| Secured | | | X | | AB,B,C,D,H,L,MI | |
| Condition | | | X | | | |
| **Foundation** | | | | | | |
| Exterior | | | X | | AB,B,C,D,H,L,MI | |
| Interior | | | | X | | |
| **Plumbing** | | | X | | | |
| **Electrical** | | | X | | | |

**REASON CODES:**

| | | | | |
|---|---|---|---|---|
| AB-Abandoned | C-Collapsed | I-Incomplete | MO-Mold | NR-Needs Repair |
| 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 theoverall condition to be in severe and hazardous state of disrepair. It is unsecured and very dangerous allowing easy access for animals, vagrants and criminal acativity

HAS BEEN WITHOUT WATER SINCE 11/1992 AND ELECTRICAL SINCE active service

SIGNATURE: _____ DATE: 2-28-2020

*CITY OF KINGSVILLE BUILDING OFFICIAL*

Kingsville

# DILAPIDATED STRUCTURES

# PRELIMINARY VISUAL INSPECTION CHECKLIST

Owner: Charles Alonzo Date View: 6/12/2020

Address: 429 E Mesquite Kingsville, TX 78363

Legal Description: Col Mex, Block 6, Lot 13-15

**Exterior Condition of Structure as Viewed from Right-of-Way:**

| | Yes | No | Comments |
|---|---|---|---|
| Exterior Walls | X | | Fallen metal sheets, bent and dismantled |
| Roof | X | | Fallen in, bent and dismantled |
| Windows | X | | Broken or missing |
| Active Gas Svc | | X | |
| Active Water Meter | | X | No such address in their system |
| Active Electrical | | X | No such address in their system |

**Overall Condition of Premises:**

| | Yes | No | Comments |
|---|---|---|---|
| Grass | X | | High weeds |
| Debris | X | | Wood, mattresses, metal and debris |
| Vehicles | | X | |
| Mail/Mail Box | | X | |
| Fence | | X | |

Maryann Leo

Code Enforcement Officer

# CONDEMNATION CHECKLIST

Property Address: 429 E Mesquite Phone: _____

Property Owner: Alonzo Charles Phone: _____

Owner's Address: 730 W Ave H Fax: _____
Kingsville TX 78363

| PLANNED DATE | ACTUAL DATE | ACTION |
|---|---|---|
| ☐ 2-26-2020 | 2-26-2020 | 1. Identify structure unfit for human habitation. |
| ☐ 2-25-2020 | 2-25-2020 | 2. Inspect Property. (Building Official) |
| | | ☐ a. Prepare inspection report and date. |
| | | ☐ b. Photograph property with date stamp. |
| ☐ 2-26-2020 | 2-26-2020 | 3. Determine ownership from county assessment & tax collection record. |
| ☐ 2-26-2020 | 2-26-2020 | 4. Obtain legal description. |
| ☐ 2-26-2020 | 2-26-2020 | 5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc. |
| ☐ 2-26-2020 | 2-26-2020 | 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. |
| ☐ _____ | _____ | 7. 2nd Notice Sent. (10 day response) (Optional) |
| ☐ June 12, 2020 | June 12, 2020 | 8. If response is not received or is not adequate, proceed as follows: |
| ☐ June 12, 2020 | June 12, 2020 | 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. |
| ☐ June 15, 2020 | June 15, 2020 | 1) Post affidavit in newspaper twice a week for one week |
| ☐ June 12, 2020 | June 12, 2020 | 10. Post sign on property advising date the City |

Council will consider condemnation of structure.

☐ _____ _____ 11. Within the Historical District. Meeting date to be heard by the Historical Development Board.

☐ 6-12-2020 6-12-2020 12. Photograph posted sign with date stamp.

☐ July 2, 2020 July 7, 2020 13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of

☐ a. Location Map

☐ b. Photographs of the structure with date stamp

☐ c. Inspection report

☐ d. Pre-condemnation notice

☐ e. Condemnation resolution

☐ _____ _____ 14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.

☐ _____ _____ 15. City Council adopts condemnation resolution.

☐ _____ _____ 16. File Notice of Condemnation with the County Clerk.

☐ _____ _____ 17. Send owner(s) & other vested interests the following:

☐ a. Copy of the City Council resolution.

☐ b. 45-day order to demolish

☐ _____ _____ 18. Post 45-day Order to Demolish on structure.

☐ a. Take photo with date stamp

☐ _____ _____ 19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.

☐ _____ _____ 20. Photograph posted notice with date stamp.

☐ _____ _____ 21. Notify utility companies to disconnect & remove services from structure for safe demolition.

☐ _____ _____ 22. Issue Notice to Proceed to Public Works Director and Demolition Crew.

☐ _____ _____ 23. Prepare demolition cost statement consisting of:

☐ a. Mailing fees

☐ b. Publication fees

☐ c. Demolition costs

☐ d. Landfill tipping fees

☐ e. Filing fees

☐ f. Administrative fees

☐ g. Any documentation miscellaneous costs

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

| Prop ID | Owner | % | Legal Description | Values |
|---|---|---|---|---|
| **18880** | 18279 | 100.00 R | **Geo: 119100613000192** | Effective Acres: 0.000000 |
| CHARLES ALONZO | | | COL MEX, BLOCK 6, LOT 13-15, (PREV: MARCOS PEREZ LUMBER CO) | Imp HS: 0 Market: 12,800 |
| 720 W H AVE | | | (VICTORY OUTREACH) | Imp NHS: 8,300 Prod Loss: 0 |
| KINGSVILLE, TX 78363-3049 | | | | Land HS: 0 Appraised: 12,800 |
| | | | Acres: | 0.0000 Land NHS: 4,500 Cap: 0 |
| | | | State Codes: F1 Map ID: | A1 Prod Use: 0 Assessed: 12,800 |
| | | | Situs: 429 E MESQUITE 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 | | | 12,800 | 0 | 12,800 | 0.830000 | 106.24 |

| Prop ID | Owner | % | Legal Description | Values |
|---|---|---|---|---|
| **11939** | 11347 | 100.00 R | **Geo: 119100616000192** | Effective Acres: 0.000000 |
| OCHOA JOSE ROLANDO | | | COL MEX, BLOCK 6, LOT 16-21 | Imp HS: 0 Market: 9,000 |
| ETUX MARIA LUISA | | | | Imp NHS: 0 Prod Loss: 0 |
| 134 W FM 772 | | | | Land HS: 0 Appraised: 9,000 |
| KINGSVILLE, TX 78363-2735 | | | | Acres: 0.0000 Land NHS: 9,000 Cap: 0 |
| | | | State Codes: C1 Map ID: | A1 Prod Use: 0 Assessed: 9,000 |
| | | | Situs: E AVE D TX Mtg Cd: | Prod Mkt: 0 Exemptions: |
| | | | DBA: | |

| Entity | Description | Xref Id | Freeze: (Year) Ceiling | Assessed | Exemptions | Taxable | Tax Rate | Est. Tax |
|---|---|---|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | | | 9,000 | 0 | 9,000 | 0.830000 | 74.70 |

| Prop ID | Owner | % | Legal Description | Values |
|---|---|---|---|---|
| **14375** | 65703 | 100.00 R | **Geo: 119100622000192** | Effective Acres: 0.000000 |
| VELA JOSE MARTIN EST | | | COL MEX, BLOCK 6, LOT 22, 23 | Imp HS: 0 Market: 21,950 |
| ETAL | | | | Imp NHS: 18,950 Prod Loss: 0 |
| 420 E AVE D | | | | Land HS: 0 Appraised: 21,950 |
| KINGSVILLE, TX 78363 | | | | Acres: 0.0000 Land NHS: 3,000 Cap: 0 |
| | | | State Codes: A Map ID: | A1 Prod Use: 0 Assessed: 21,950 |
| | | | Situs: 420 E AVE D 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 | | | 21,950 | 0 | 21,950 | 0.830000 | 182.19 |

| Prop ID | Owner | % | Legal Description | Values |
|---|---|---|---|---|
| **15179** | 65797 | 100.00 R | **Geo: 119100624000192** | Effective Acres: 0.000000 |
| VELA JUAN MANUEL JR | | | COL MEX, BLOCK 6, LOT 24, 25 | Imp HS: 0 Market: 47,760 |
| 1123 CIRCLE DR | | | | Imp NHS: 44,760 Prod Loss: 0 |
| KINGSVILLE, TX 78363 | | | | Land HS: 0 Appraised: 47,760 |
| | | | Acres: | 0.0000 Land NHS: 3,000 Cap: 0 |
| | | | State Codes: A Map ID: | A1 Prod Use: 0 Assessed: 47,760 |
| | | | Situs: 414 E AVE D TX Mtg Cd: | Prod Mkt: 0 Exemptions: |
| | | | DBA: | |

| Entity | Description | Xref Id | Freeze: (Year) Ceiling | Assessed | Exemptions | Taxable | Tax Rate | Est. Tax |
|---|---|---|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | | | 47,760 | 0 | 47,760 | 0.830000 | 396.41 |

| Prop ID | Owner | % | Legal Description | Values |
|---|---|---|---|---|
| **15952** | 29551 | 100.00 R | **Geo: 119100626000192** | Effective Acres: 0.000000 |
| FERNANDEZ JOSUE F | | | COL MEX, BLOCK 6, LOT 26,27 | Imp HS: 16,470 Market: 19,470 |
| 410 E AVE D | | | | Imp NHS: 0 Prod Loss: 0 |
| KINGSVILLE, TX 78363 | | | | Land HS: 3,000 Appraised: 19,470 |
| | | | Acres: | 0.0000 Land NHS: 0 Cap: 0 |
| | | | State Codes: A Map ID: | A1 Prod Use: 0 Assessed: 19,470 |
| | | | Situs: 410 E AVE D Mtg Cd: | Prod Mkt: 0 Exemptions: HS |
| | | | DBA: | |

| Entity | Description | Xref Id | Freeze: (Year) Ceiling | Assessed | Exemptions | Taxable | Tax Rate | Est. Tax |
|---|---|---|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | | | 19,470 | 0 | 19,470 | 0.830000 | 161.60 |

| Prop ID | Owner | % | Legal Description | Values |
|---|---|---|---|---|
| **16700** | 58943 | 100.00 R | **Geo: 119100628000192** | Effective Acres: 0.000000 |
| ARREDONDO MARCELO III | | | COL MEX, BLOCK 6, LOT 28, 29 | Imp HS: 0 Market: 13,220 |
| ENCARNACION & GUADALUPE | | | | Imp NHS: 10,220 Prod Loss: 0 |
| % SUSANA REYES ARIAS | | | | Land HS: 0 Appraised: 13,220 |
| PO BOX 686 | | | | Acres: 0.0000 Land NHS: 3,000 Cap: 0 |
| KINGSVILLE, TX 78364-0686 | | | State Codes: A Map ID: | A1 Prod Use: 0 Assessed: 13,220 |
| | | | Situs: 408 E AVE D Mtg Cd: | Prod Mkt: 0 Exemptions: |
| | | | DBA: | |

| Entity | Description | Xref Id | Freeze: (Year) Ceiling | Assessed | Exemptions | Taxable | Tax Rate | Est. Tax |
|---|---|---|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | | | 13,220 | 0 | 13,220 | 0.830000 | 109.73 |

| Prop ID | Owner | % | Legal Description | Values |
|---|---|---|---|---|
| **17465** | 30841 | 100.00 R | **Geo: 119100630000192** | Effective Acres: 0.000000 |
| ALVARADO SALVADOR T III | | | COL MEX, BLOCK 6, LOT 30 | Imp HS: 0 Market: 13,210 |
| 6013 PINEHURST DR | | | | Imp NHS: 11,710 Prod Loss: 0 |
| CORPUS CHRISTI, TX 78413-27 | | | | Land HS: 0 Appraised: 13,210 |
| | | | Acres: | 0.0000 Land NHS: 1,500 Cap: 0 |
| | | | State Codes: A Map ID: | A1 Prod Use: 0 Assessed: 13,210 |
| | | | Situs: 404 E AVE D Mtg Cd: | Prod Mkt: 0 Exemptions: |
| | | | DBA: | |

| Entity | Description | Xref Id | Freeze: (Year) Ceiling | Assessed | Exemptions | Taxable | Tax Rate | Est. Tax |
|---|---|---|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | | | 13,210 | 0 | 13,210 | 0.830000 | 109.64 |

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY **18880** R

**Legal Description**
COL MEX, BLOCK 6, LOT 13-15, (PREV: MARCOS PEREZ LUMBER CO) (VICTORY OUTREACH)

**1191006130000192**

Ref ID2: R18880
Map ID A1

**SITUS** 429 E MESQUITE

**OWNER ID** 18279

**OWNERSHIP** 100.00%

## PROPERTY APPRAISAL INFORMATION 2019

CHARLES ALONZO
720 W H AVE
KINGSVILLE, TX 78363-3049

**ACRES:**
**EFF. ACRES:**

**APPR VAL METHOD:** Cost

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

| Values | | |
|---|---|---|
| IMPROVEMENTS | | 8,300 |
| LAND MARKET | + | 4,500 |
| MARKET VALUE | = | 12,800 |
| PRODUCTIVITY LOSS | - | 0 |
| APPRAISED VALUE | = | 12,800 |
| HS CAP LOSS | - | 0 |
| ASSESSED VALUE | = | 12,800 |

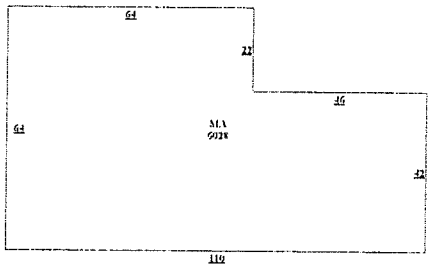
**EXEMPTIONS**

### GENERAL

| | | | |
|---|---|---|---|
| UTILITIES | | LAST APPR. | IE |
| TOPOGRAPHY | | LAST APPR. YR | 2019 |
| ROAD ACCESS | | LAST INSP. DATE | 05/10/2019 |
| ZONING | C4 | NEXT INSP. DATE | |
| BUILDER | | | |
| NEXT REASON | | | |

REMARKS: FOR 2019 UPDATE ACCT PER APPR IE 5/10/19
5/15/19 MMG -- FOR '18 CHG TYPE FROM MISC IMPR TO COMM - APPR IE 10/4/17 1/3/17 MMG -- FOR '17 CORRECT SKETCH PER IE 5/19/17

**SKETCH for Improvement #1 (COMMERCIAL)**




**PICTURE**



### BUILDING PERMITS

| ISSUE DT | PERMIT TYPE | PERMIT AREA | ST | PERMIT VAL |
|---|---|---|---|---|

| SALE DT | PRICE | GRANTOR | DEED INFO |
|---|---|---|---|
| 11/28/2001 | ***** | CORPUS CHRISTI O | WD / 226 / 018 |
| 08/07/1997 | ***** | CORPUS CHRISTI O | CS / 148 / 505 |
| 10/06/1995 | ***** | KLEBERG COUNTY TTXRS | / 122 / 451 |

SUBD: S191 100.00% NBHD:

### IMPROVEMENT INFORMATION

**IMPROVEMENT FEATURES**

| I# | TYPE | DESCRIPTION | MTHD | CLASS/SUBCL | AREA | UNIT PRICE | UNITS | BUILT | EFF YR | COND. | VALUE | DEPR | PHYS | ECON | FUNC | COMP | ADJ | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | MA | MAIN AREA | C | WH3L/ | 6,028.0 | 19.86 | 1 | 1940 | 1992 | * | 119,720 | 30% | 20% | 100% | 100% | 100% | 0.06 | 7,180 |
| | CON | CONCRETE SLA | C | */ | 1,788.0 | 3.14 | 1 | 1980 | 1992 | * | 5,610 | 20% | 100% | 100% | 100% | 100% | 0.20 | 1,120 |
| 1. | COMMERCIAL | | STCD: F1 | | 7,816.0 | Homesite: N | | | | | 125,330 | | | | | | | 8,300 |

SUBD: S191 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. | F1 | | FF60D140 | F1 | N | FF | 75X140 | 60.00 | 4,500 | 1.00 | 1.00 | A | 4,500 | NO | | | 0.00 | 0 |
| | | | | | | | | | | | | | 4,500 | | | | | 0 |

Comment: F: 75 R: 75 D: 140 FF



Effective Date of Appraisal: January 1 Date Printed: 06/19/2019 10:21:54AM by NORMAA

# STATEMENT OF ALL TAXES DUE

ACCT # 1-191-006-13000-192
DATE 02/26/2020
SD

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

**Property Description**

COL MEX, BLOCK 6, LOT 13-15, (PREV: MARCOS PEREZ L UMBER CO) (VICTORY OUTREACH)

PROP TYPE-F1F1
PCT OWNER-

TOWN -
ACRES - .241

LOCATION- 429 E MESQUITE

**Values**

| | | | |
|---|---|---|---|
| LAND MKT VALUE | 4,500 | IMPR/PERS MKT VAL | 8,300 |
| LAND AGR VALUE | | MKT. BEFORE EXEMP | 12,800 |
| | | LIMITED TXBL. VAL | |

EXEMPTIONS GRANTED: NONE

CHARLES ALONZO

720 W H AVE

KINGSVILLE TX 78363-3049

| | LEVY | P&I | ATTY FEES | AMT DUE |
|---|---|---|---|---|
| TAXES 2019 | .00 | .00 | .00 | .00 |
| | .00 | .00 | .00 | .00 |

ACCT # 1-191-006-13000-192

| | |
|---|---|
| TOTAL DUE 02/2020 | .00 |
| TOTAL DUE 03/2020 | .00 |
| TOTAL DUE 04/2020 | .00 |
| TOTAL DUE 05/2020 | .00 |

**BREAKDOWN OF TAX DUE BY JURISDICTION**

| JURISDICTION | LEVY | P&I | ATT FEES | TOTAL |
|---|---|---|---|---|
| KLEBERG COUNTY | .00 | .00 | .00 | .00 |
| CITY OF KINGSVILLE | .00 | .00 | .00 | .00 |
| KINGSVILLE ISD | .00 | .00 | .00 | .00 |
| SOUTH TX WATER AUTH | .00 | .00 | .00 | .00 |

| | |
|---|---|
| TAX LEVY FOR THE CURRENT ROLL YEAR: 137 | 98.50 |
| TAX LEVY FOR THE CURRENT ROLL YEAR: CITY | 109.19 |
| TAX LEVY FOR THE CURRENT ROLL YEAR: KISD | 194.42 |
| TAX LEVY FOR THE CURRENT ROLL YEAR: STWA | 11.12 |
| TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR ..... | 413.23 |

YOU MAY PAY YOUR TAXES ONLINE AT www.texasonlinerecords.com
A PROCESSING FEE OF 2.95% WILL BE APPLIED TO CREDIT CARD PAYMENTS

ND811-LRKC

# Kleberg CAD

## Property Search > 18880 CHARLES ALONZO for Year 2020

Tax Year: 2020 - Values not available

### Property

#### Account

| | | | |
|---|---|---|---|
| Property ID: | 18880 | Legal Description: | COL MEX, BLOCK 6, LOT 13-15, ( PREV: MARCOS PEREZ LUMBER CO) (VICTORY OUTREACH) |
| Geographic ID: | 119100613000192 | Zoning: | C4 |
| Type: | Real | Agent Code: | |
| Property Use Code: | | | |
| Property Use Description: | | | |

#### Location

| | | | |
|---|---|---|---|
| Address: | 429 E MESQUITE | Mapsco: | |
| Neighborhood: | | Map ID: | A1 |
| Neighborhood CD: | | | |

#### Owner

| | | | |
|---|---|---|---|
| Name: | CHARLES ALONZO | Owner ID: | 18279 |
| Mailing Address: | 720 W H AVE<br>KINGSVILLE, TX 78363-3049 | % Ownership: | 100.0000000000% |
| | | Exemptions: | |

### Values

| | | | | |
|---|---|---|---|---|
| (+) Improvement Homesite Value: | + | N/A | | |
| (+) Improvement Non-Homesite Value: | + | N/A | | |
| (+) Land Homesite Value: | + | N/A | | |
| (+) Land Non-Homesite Value: | + | N/A | Ag / Timber Use Value | |
| (+) Agricultural Market Valuation: | + | N/A | | N/A |
| (+) Timber Market Valuation: | + | N/A | | N/A |
| (=) Market Value: | = | N/A | | |
| (–) Ag or Timber Use Value Reduction: | – | N/A | | |
| (=) Appraised Value: | = | N/A | | |
| (–) HS Cap: | – | N/A | | |
| (=) Assessed Value: | = | N/A | | |

### Taxing Jurisdiction

Owner: CHARLES ALONZO

% Ownership: 100.0000000000%

Total Value: N/A

| Entity | Description | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | N/A | N/A | N/A | N/A |
| SKI | KINGSVILLE I.S.D. | N/A | N/A | N/A | N/A |
| | Total Tax Rate: | N/A | | | |

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

## Improvement / Building

**Improvement #1:** COMMERCIAL **State Code:** F1 **Living Area:** 6028.0 sqft **Value:** N/A

| Type | Description | Class CD | Exterior Wall | Year Built | SQFT |
|---|---|---|---|---|---|
| MA | MAIN AREA | WH3L | | 1940 | 6028.0 |
| CON | CONCRETE SLAB COMMERCIAL | * | | 1980 | 1788.0 |

## Land

| # | Type | Description | Acres | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|---|---|---|---|---|---|---|---|
| 1 | F1 | F1 | 0.2410 | 10500.00 | 75.00 | 140.00 | N/A | N/A |

## Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|---|---|---|---|---|---|---|
| 2020 | N/A | N/A | N/A | N/A | N/A | N/A |
| 2019 | $8,300 | $4,500 | 0 | 12,800 | $0 | $12,800 |
| 2018 | $7,180 | $4,500 | 0 | 11,680 | $0 | $11,680 |
| 2017 | $4,150 | $4,500 | 0 | 8,650 | $0 | $8,650 |
| 2016 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |
| 2015 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |
| 2014 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |
| 2013 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |
| 2012 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |
| 2011 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |
| 2010 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |
| 2009 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |
| 2008 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |
| 2007 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |
| 2006 | $4,500 | $4,500 | 0 | 9,000 | $0 | $9,000 |

Questions Please Call (361) 595-5775

This year is not certified and ALL values will be reappraised with "N/A".

Website version: 1.2.1.31 Database last updated on: 2/24/2020 8:17 PM © N. Harris Computer Corporation

# Kleberg CAD

## Property Search > 18880 CHARLES ALONZO for Year 2020

Tax Year: 2020 - Values not available

### Property

#### Account

| | | | |
|---|---|---|---|
| Property ID: | 18880 | Legal Description: | COL MEX, BLOCK 6, LOT 13-15, ( PREV: MARCOS PEREZ LUMBER CO) (VICTORY OUTREACH) |
| Geographic ID: | 119100613000192 | Zoning: | C4 |
| Type: | Real | Agent Code: | |
| Property Use Code: | | | |
| Property Use Description: | | | |

#### Location

| | | | |
|---|---|---|---|
| Address: | 429 E MESQUITE | Mapsco: | |
| Neighborhood: | | Map ID: | A1 |
| Neighborhood CD: | | | |

#### Owner

| | | | |
|---|---|---|---|
| Name: | CHARLES ALONZO | Owner ID: | 18279 |
| Mailing Address: | 720 W H AVE<br>KINGSVILLE, TX 78363-3049 | % Ownership: | 100.0000000000% |
| | | **Exemptions:** | |

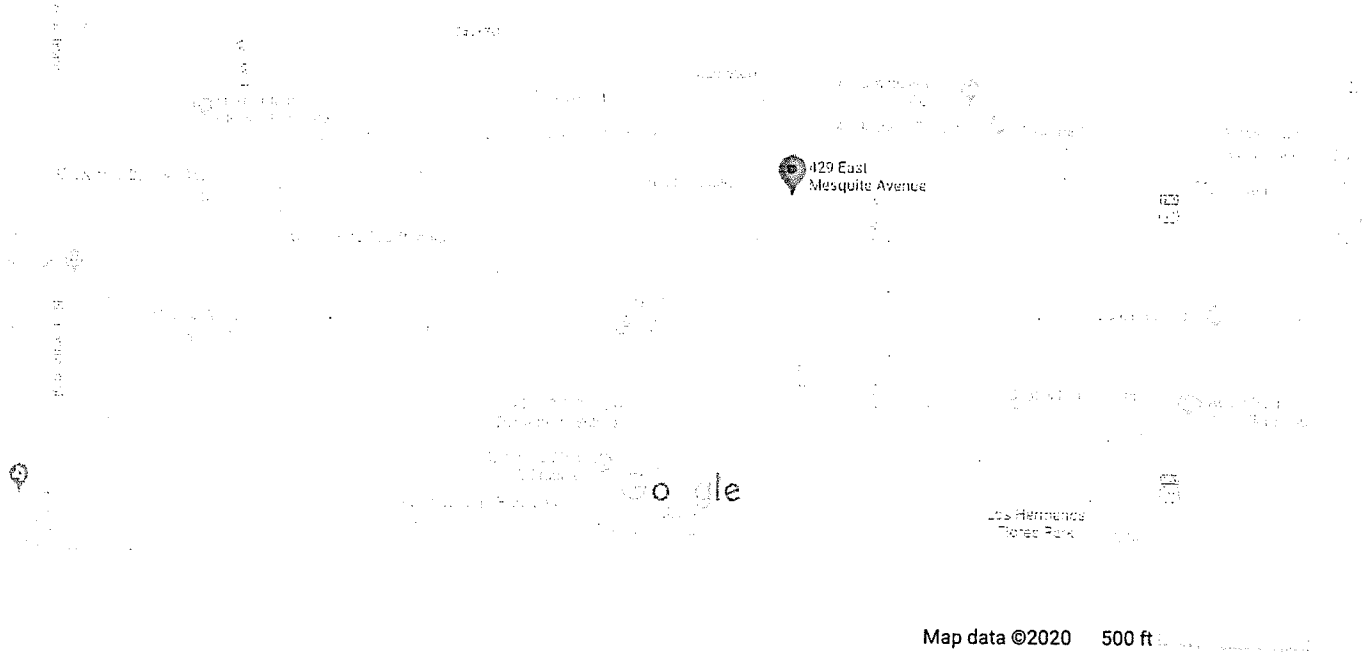
### Values

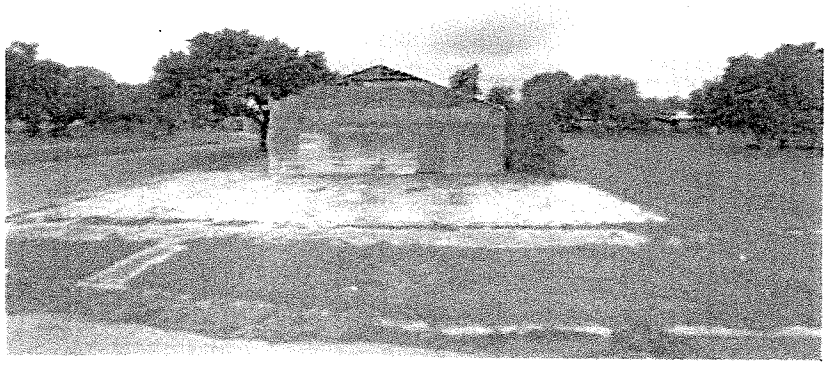
| | | | | |
|---|---|---|---|---|
| (+) Improvement Homesite Value: | + | N/A | | |
| (+) Improvement Non-Homesite Value: | + | N/A | | |
| (+) Land Homesite Value: | + | N/A | | |
| (+) Land Non-Homesite Value: | + | N/A | Ag / Timber Use Value | |
| (+) Agricultural Market Valuation: | + | N/A | | N/A |
| (+) Timber Market Valuation: | + | N/A | | N/A |
| (=) Market Value: | = | N/A | | |
| (–) Ag or Timber Use Value Reduction: | – | N/A | | |
| (=) Appraised Value: | = | N/A | | |
| (–) HS Cap: | – | N/A | | |
| (=) Assessed Value: | = | N/A | | |

### Taxing Jurisdiction

Owner: CHARLES ALONZO

Google Maps 429 E Mesquite Ave



# 429 E Mesquite Ave

Kingsville, TX 78363

Directions Save Nearby Send to your phone Share

## Photos



CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

FEBRUARY 26, 2020

ALONZO CHARLES
720 W AVE H
KINGSVILLE, TX 78363

**Re: COL MEX, BLOCK 6, LOT 13 -15 (PREV. MARCOS PEREZ LUMBER CO) (VICTORY OUTREACH) 429 E MESQUITE**

Dear Sir or Madam:

It has been determined that the structure at **429 E MESQUITE** 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.

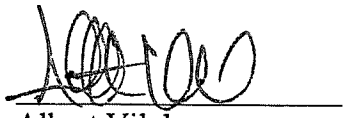
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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.

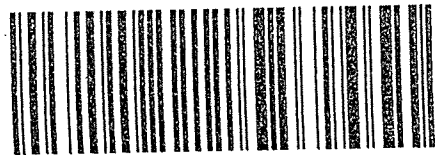
If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,



Albert Vilches
Building Official





King's

7018 1830 0000 9352 6881

ISVILLE, TEXAS 78364

LN
3·6·20
1:20pm

3-17
3-23

Alonzo Charles
[illegible]

NIXIE 782 CC 1 0103/26/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

.. 9400922093085090 UNC BC: 78364 *1310-08914-04-49

I ALONZO CHARLES agree to have my Ware house Demolished and hauled away on our own account My Grandson Aaron Vela will be incharge of getting the work Done with Contractor

Alonzo Charles

429 E Mesquite 3-12-20 7:10 am

# BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0003 3833 1476

JUNE 12, 2020

ALONZO CHARLES
720 W AVE H
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 429 E MESQUITE**

Dear Sir or Madam:

On February 26, 2020, a letter was sent from the City of Kingsville stating that your property located at **429 E MESQUITE** 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, JULY 27, 2020** at **5:00 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 **JULY 27, 2020.**

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, 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,

George Martinez
Building Official

# PUBLIC NOTICE

The City Commission will meet on Monday, July 27, 2020 at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

626 N 6TH
429 E MESQUITE

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, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

# PUBLIC NOTICE

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Request to condemn the unsafe structures located at:

**626 N. 6TH**
**429 E. MESQUITE**

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The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

**If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.**

higher in 12 or more semester hours taken for a letter grade during the spring semester.

David Langscheid has been named to the prestigious President's Honor Roll at Sam Houston State University in Huntsville. President's Honorees are undergraduates who have achieved a perfect 4.0 grade point average in all work attempted while enrolled in not less than 12 semester hours. The university is proud to recognize Langscheid for earning the honor in the Spring 2020 semester.

## PUBLIC NOTICE

The City Commission will meet on Monday, July 27, 2020 at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

**626 N. 6TH**
**429 E. MESQUITE**

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.
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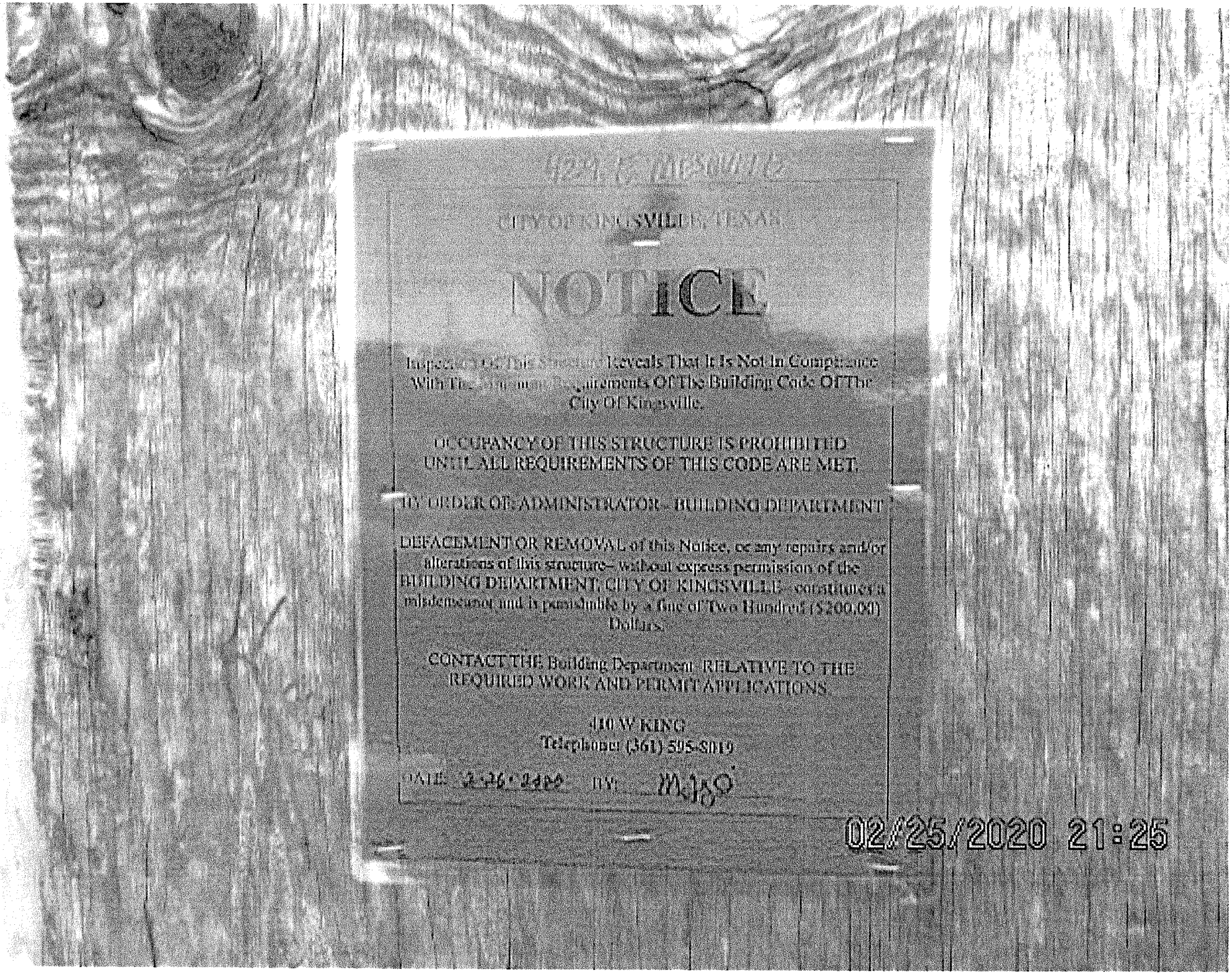
**If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.**

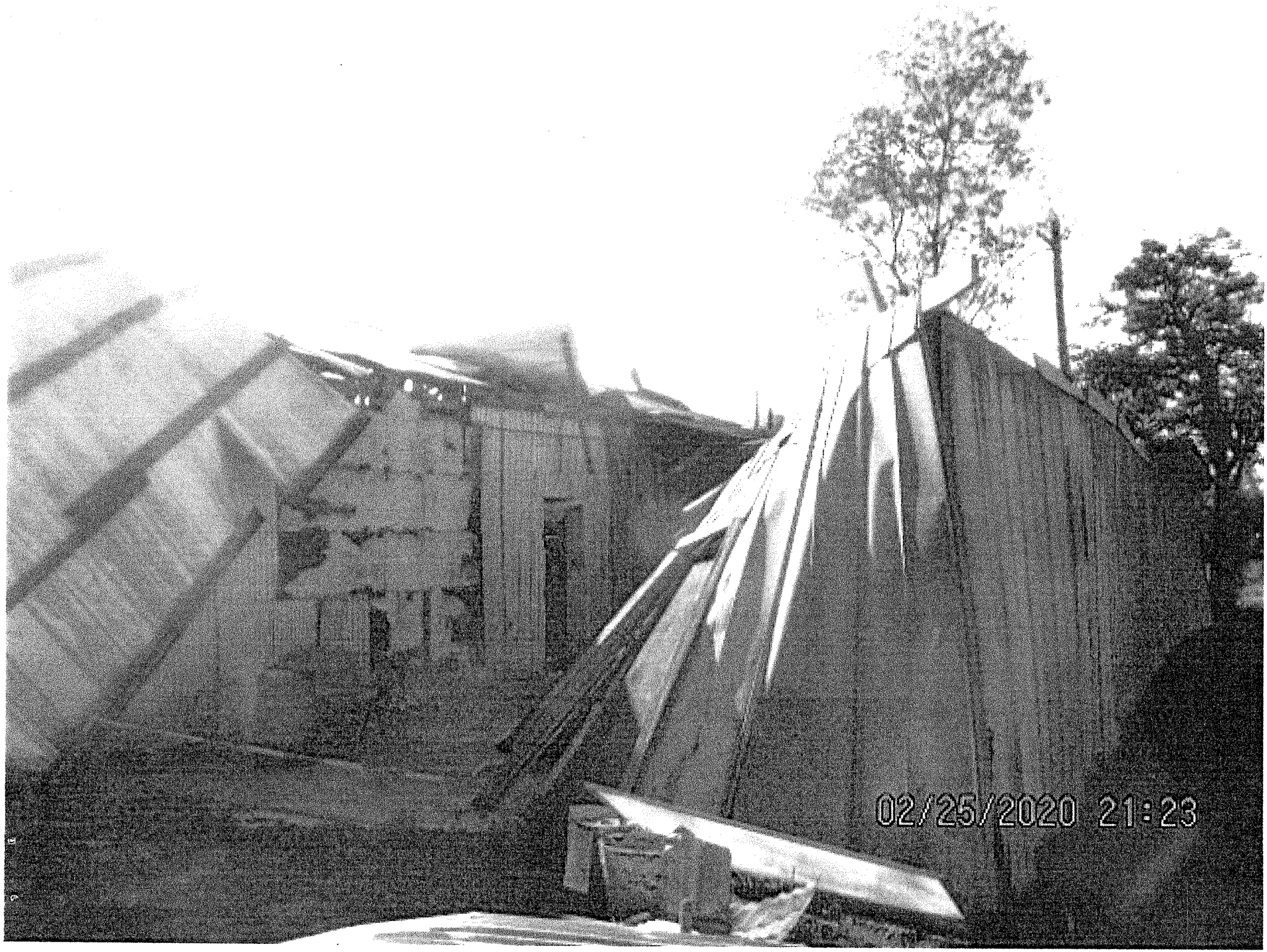

CITY OF KINGSVILLE, TEXAS
NOTICE
Inspection Of This Structure Reveals That It Is Not In Compliance With The Provisions And Requirements Of The Building Code Of The City Of Kingsville.
OCCUPANCY OF THIS STRUCTURE IS PROHIBITED UNTIL ALL REQUIREMENTS OF THIS CODE ARE MET.
BY ORDER OF: ADMINISTRATOR – BUILDING DEPARTMENT
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 RELATIVE TO THE REQUIRED WORK AND PERMIT APPLICATIONS.
400 W KING
Telephone (361) 595-8019
DATE: 2-26-2020 BY:
02/25/2020 21:25


02/25/2020 21:22


02/25/2020 21:22

02/25/2020 21:22

02/25/2020 21:23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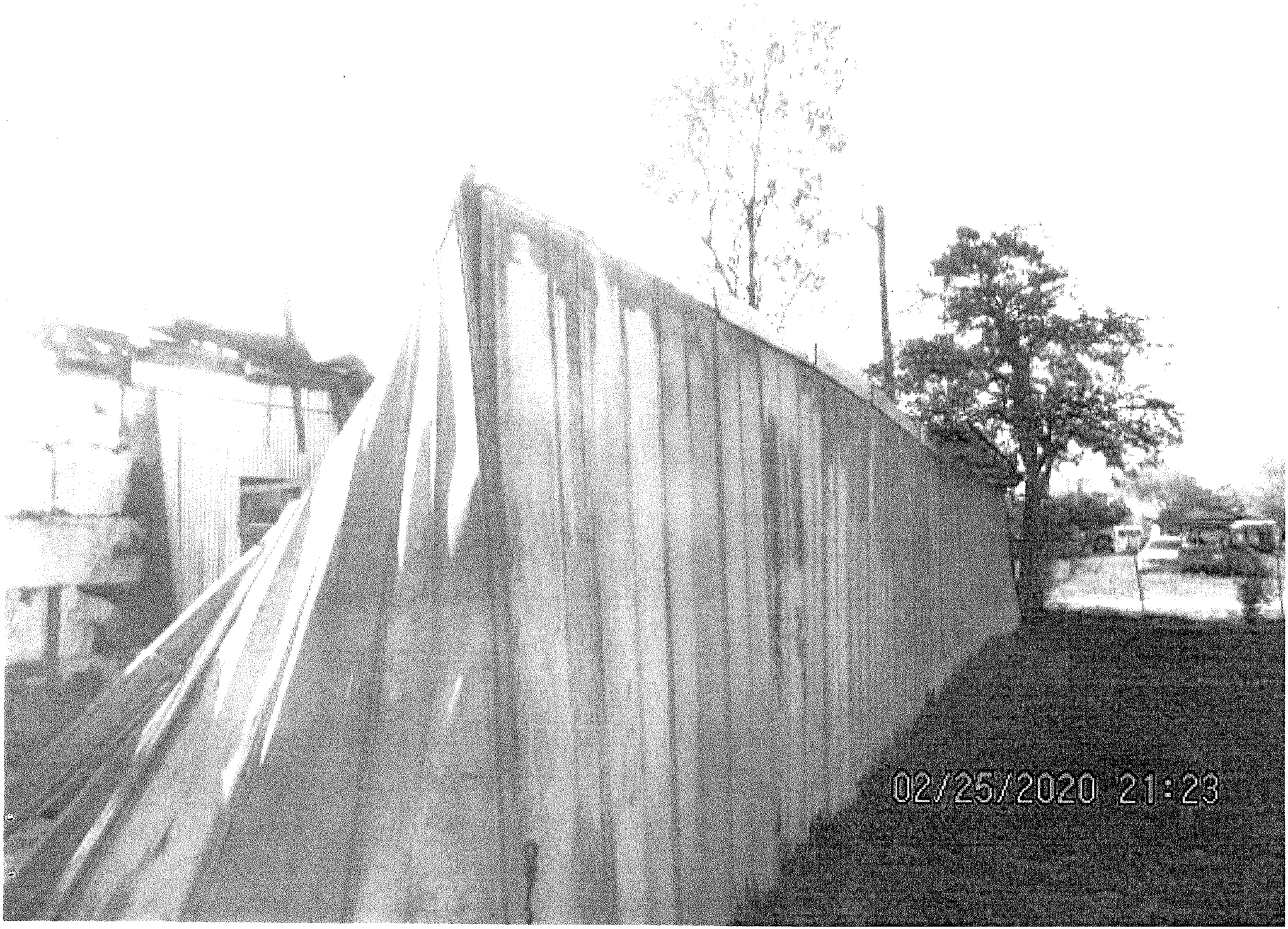
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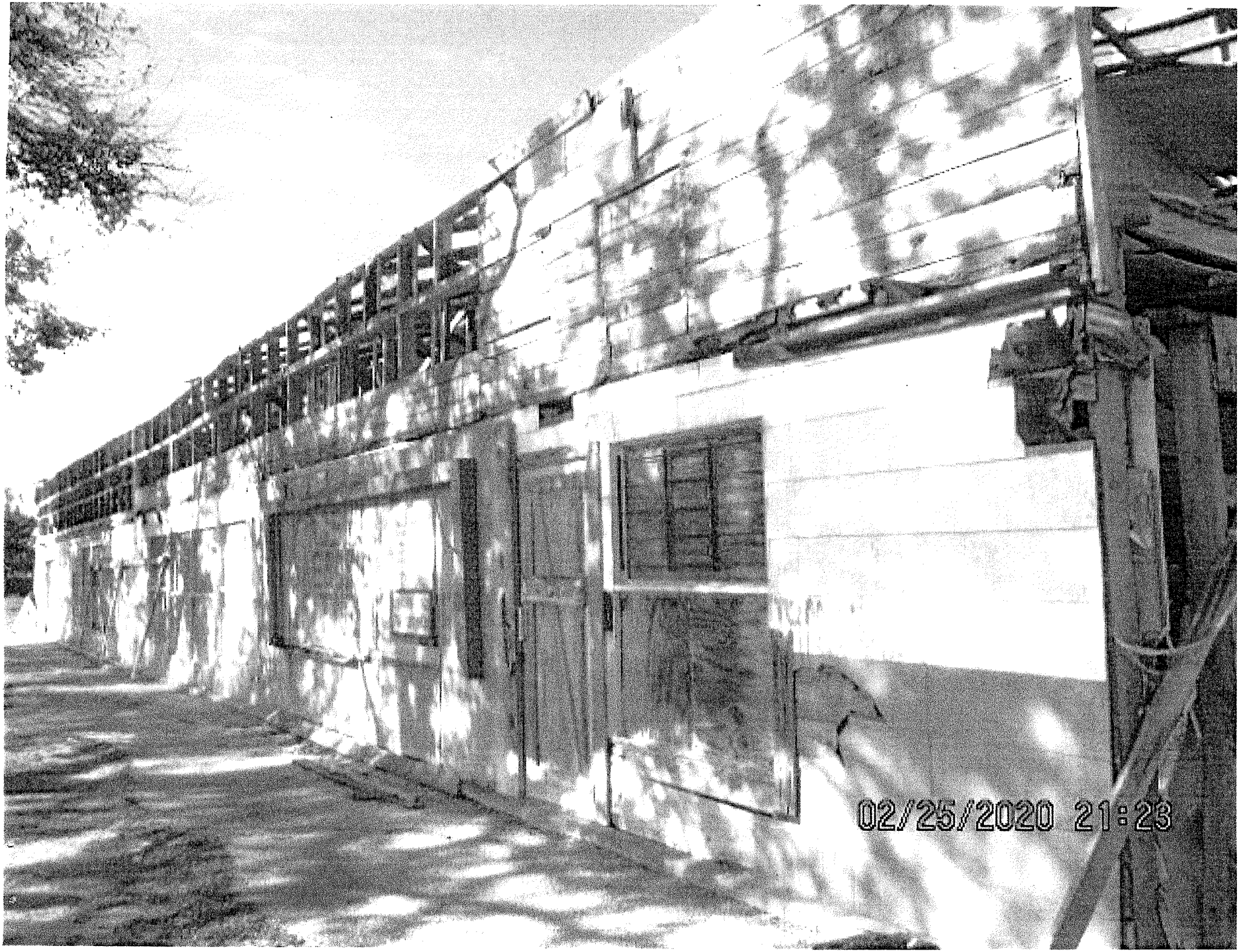
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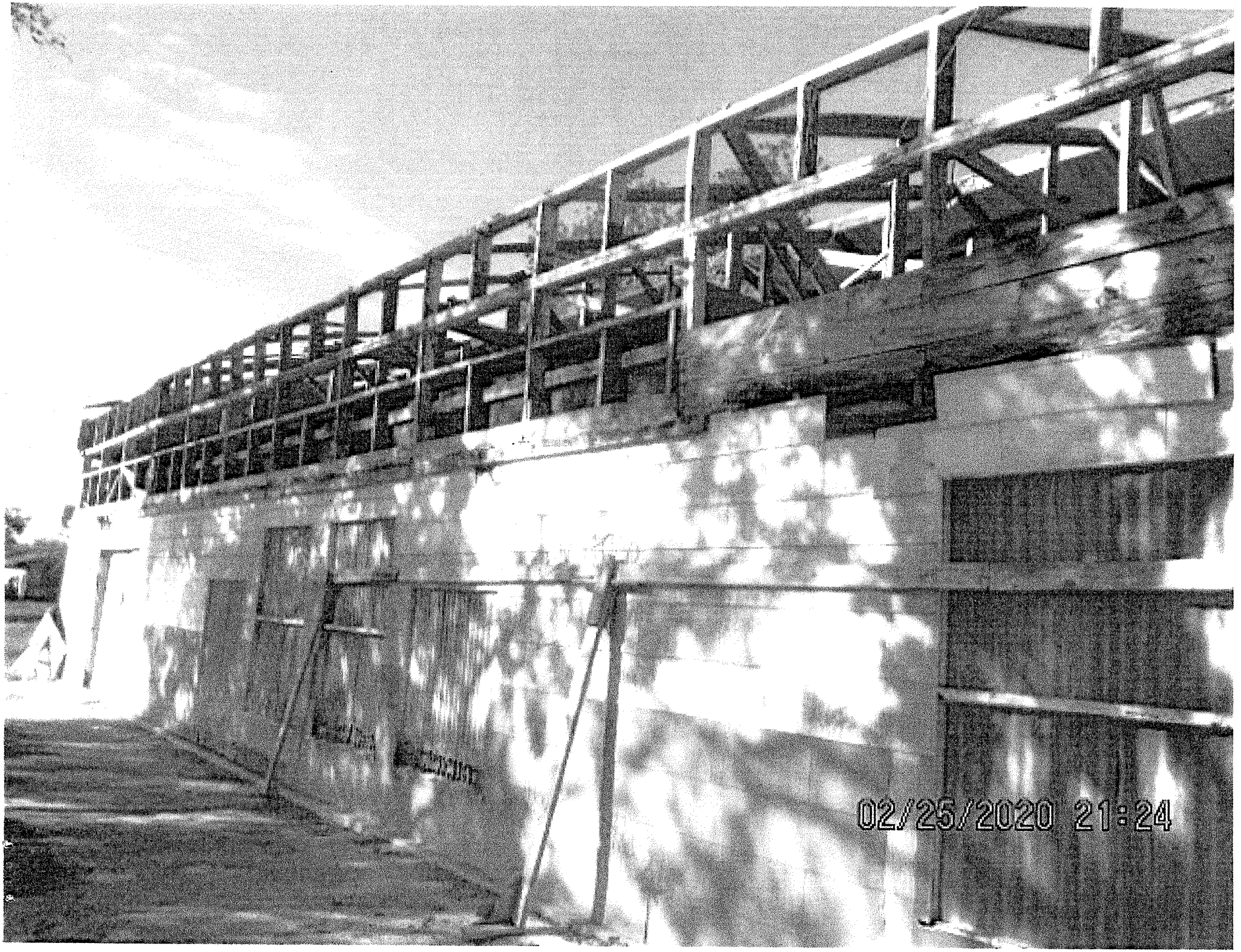
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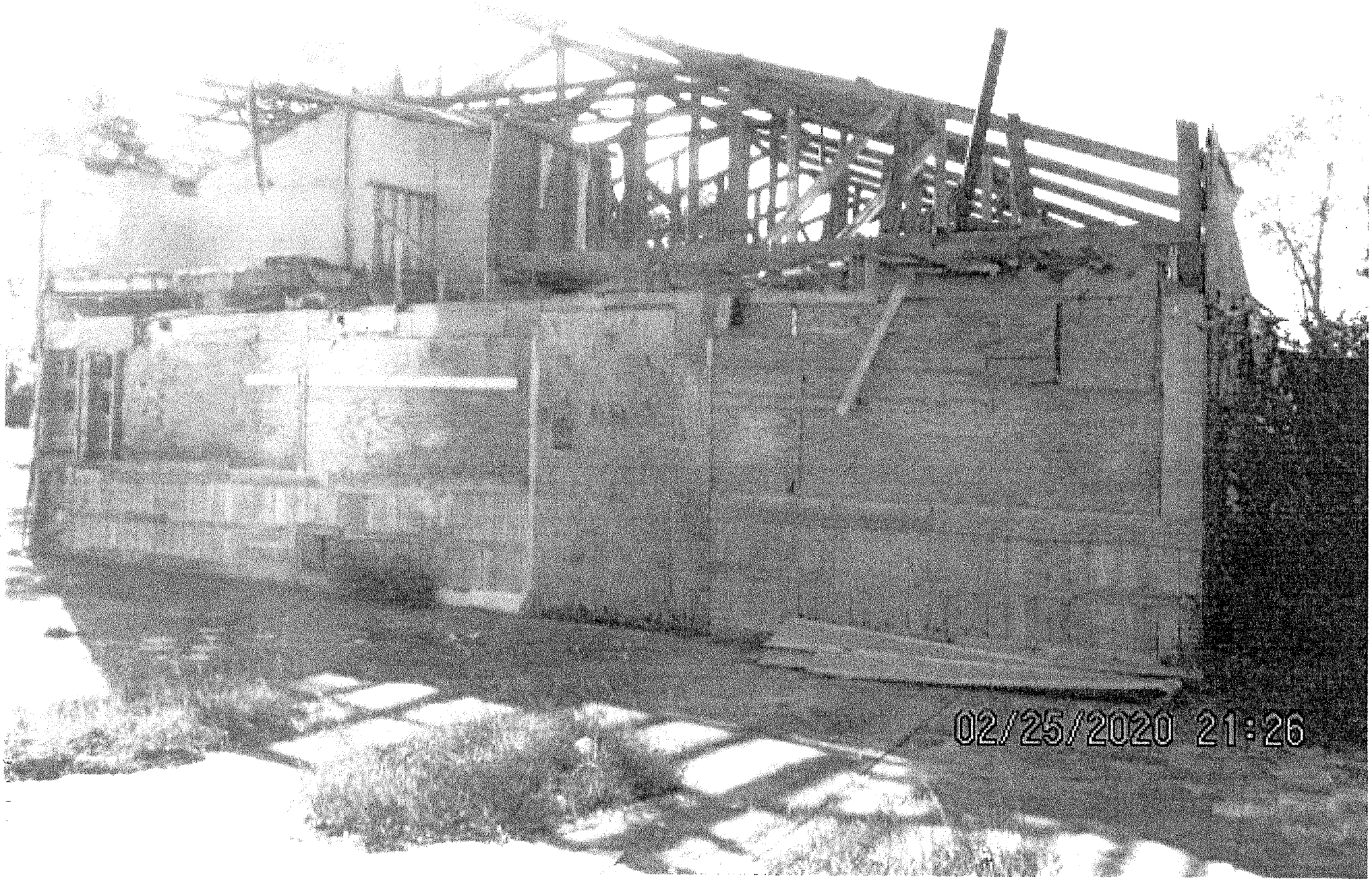
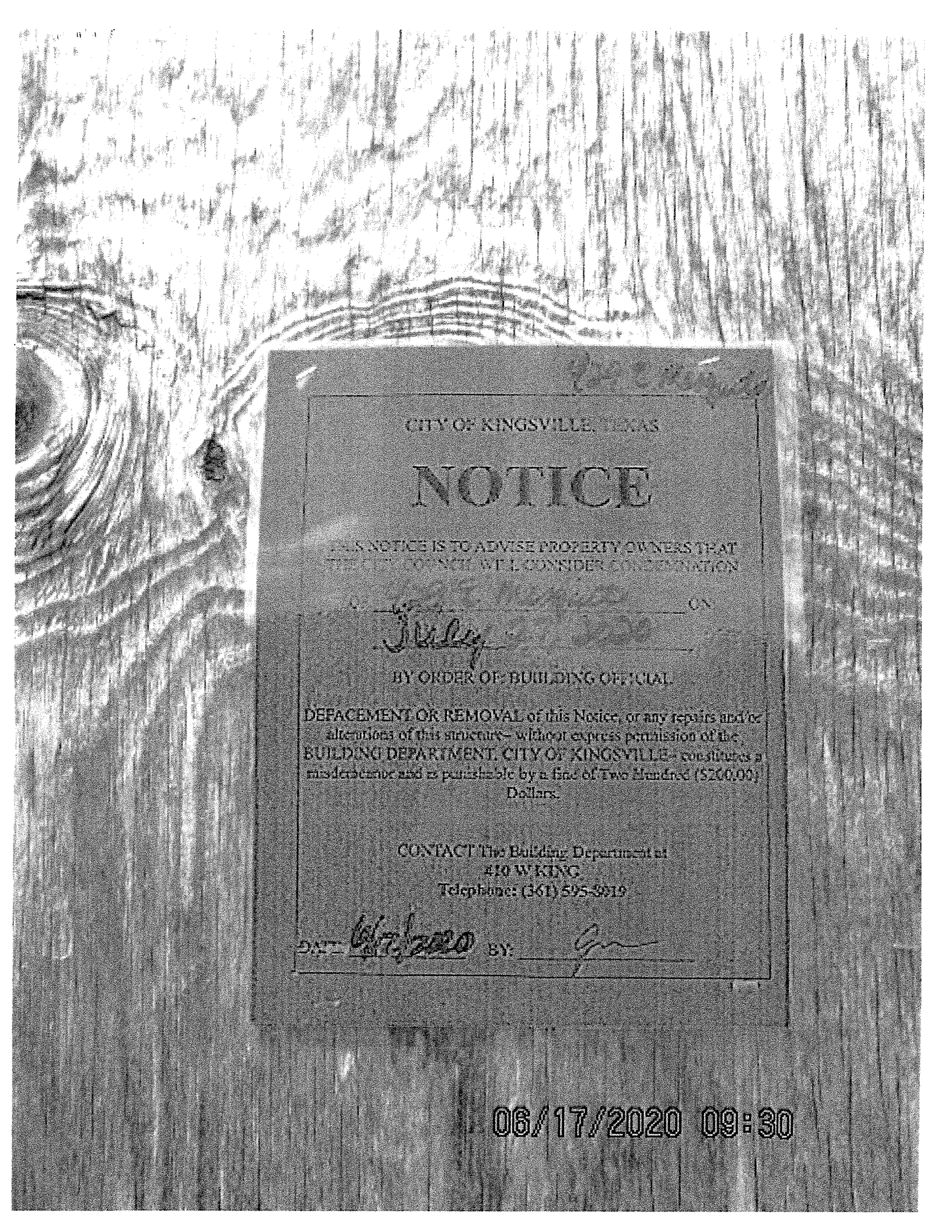

02/25/2020 21:26


CITY OF KINGSVILLE, TEXAS
NOTICE
THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT
THE CITY COUNCIL WILL CONSIDER CONDEMNATION
ON
BY ORDER OF: BUILDING OFFICIAL
DEFACEMENT OR REMOVAL of this Notice, or any repairs and/or alterations of this structure, without express permission of the BUILDING DEPARTMENT, CITY OF KINGSVILLE, constitutes a misdemeanor and is punishable by a fine of Two Hundred ($200.00) Dollars.
CONTACT The Building Department at
#10 W KING
Telephone: (361) 595-8019
DATE
BY:
06/17/2020 09:30

08/17/2020 09:30

# AGENDA ITEM #7

**City of Kingsville**
**Planning and Development Services Department**

---

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Uche Echeozo, Director

DATE: July 15, 2020

SUBJECT: Presentation on the City's Master Plan Review/Production of a Comprehensive Plan for the City of Kingsville

---

**Summary:** The Planning and Development Services Department is carrying out a review of the City's Master Plan that has been overdue for an update and ultimately prepare a Comprehensive Plan for the City. Consequently, the department is looking at making a presentation on the Comprehensive Plan Process.

**Background:** The City of Kingsville adopted the current Master Plan on the 24th of April 2008. This is more than 10 years ago. Similarly, in 2012, the City adopted a Comprehensive Housing Plan. Five years later, there was the Parks Master Plan and also, a Vision Plan for Downtown. This presents a scenario that suggests some form of incremental planning whereby bits of plans seem to evolve in a rather organic fashion without proper comprehensive thinking and eventual integration into the overall master plan. Typically, a good plan is reviewed or updated every 5 years. The current Master Plan provides for a Bi-annual amendment process as well as a five-year update. It is in line with these directives and the need to integrate all the various bits of plans into a comprehensive one that the department seeks to carry out this review and ultimately produce a befitting comprehensive plan for the City of Kingsville.

**Financial Impact:** None. This is just a presentation to sensitize the Commission and the general public

**Recommendation:** To produce a Comprehensive Plan

# AGENDA ITEM #8