

PLANNING & ZONING COMMISSION AGENDA

Wednesday, June 2, 2021 6:00 p.m.

Regular Meeting

Helen Kleberg Groves Community Room,
1st Floor – City Hall, 400 W. King Ave., Kingsville, Texas

Conference Line Call: 1 (415) 655-0001 and when prompted type access code:

126 210 9951 #

OR

Live Videostream: <https://cityofkingsville.my.webex.com>

Meeting ID: 126 210 9951

. PLANNING & ZONING COMMISSION SEATING ARRANGEMENT

COMMISSION MEMBERS

Mike Klepac

Brian Coufal

Idotha Battle

Steve Zamora,

Chairman

COMMISSION MEMBERS

Debbie Tiffie

Bill Aldrich

Larry Garcia

CITY STAFF

Stephannie Resendez,
Administrative Assistant II

Uchekukwu Echeozo
Director of Planning
& Development Services

The following rules of conduct have been adopted by this Commission:

1. Give your name and complete address.
2. No one may speak more than twice on the same item.
3. No one may speak more than 5 minutes at a time without permission from the Chairman.
4. No one may speak a second time on a question until every person who wants to speak has done so.
5. All submissions of evidence, i.e., photos, drawings, will be retained by the Planning & Zoning Commission and will become a part of the permanent file.

A COPY OF CHAPTER 15 “LAND USAGE”, FROM THE CITY OF KINGSVILLE CODE OF ORDINANCES, IS AVAILABLE.

AGENDA

- CALL TO ORDER
- ROLL CALL
- APPROVAL OF MINUTES OF PREVIOUS MEETING(S) – April 21, 2021

*****AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE CITY BOARDS. 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 Boards. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the City***

Boards shall be provided in written format and presented to the Board Secretary and/or designee prior to the start of each meeting of the Planning and Zoning Commission. This testimony and/or public input shall be in accordance with the Board Secretary's instructions, which shall be posted on the Board 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 Boards prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the Board 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 Board Secretary which would be posted on the Board Secretary's outdoor public bulletin at City Hall and on the City website.

- PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS
- POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA
- OLD BUSINESS – *None.*
- NEW BUSINESS –

ITEM #1 - Public Hearing on the request from Saul Figueroa, applicant; Ronald Ripps owner; requesting a Special Use Permit for Light manufacturing processes which do not emit detectable dust, odor, fumes, or gas beyond the boundary of the property or noises above the ambient level and are not classified as hazardous use (Recycling Center) at 4TH, BLOCK 2, LOT 1-3 also known as 708 South 6th Street, Kingsville, Texas.

ITEM #2 - Discuss and Consider Action on the request from Saul Figueroa, applicant; Ronald Ripps owner; requesting a Special Use Permit for Light manufacturing processes which do not emit detectable dust, odor, fumes, or gas beyond the boundary of the property or noises above the ambient level and are not classified as hazardous use (Recycling Center) at 4TH, BLOCK 2, LOT 1-3 also known as 708 South 6th Street, Kingsville, Texas.

MISCELLANEOUS: Any topic may be discussed but no action may be taken at this time.

- **ADJOURNMENT**

Please call the CITY SECRETARY at 595-8002 to obtain definitive and final City Commission Hearing Date.

It is the intention of the City of Kingsville to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or to observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the Planning Secretary, 361-595-8055, at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

I certify that this agenda was posted at least seventy-two (72) hours before the commencement of the Planning and Zoning Commission Meeting scheduled for Wednesday, June 2, 2021.



Uchechukwu Echeozo
Director of Planning & Development Services

Posted @ <u>4:30 pm</u> On <u>5.28.2021</u> By <u>S. Rejendy</u>

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

By: _____
Kingsville Planning and Development Services

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
April 21, 2021**

Planning and Zoning Members Present

Citizens Present

**Robert Coleman
Weldon Ross West**

Staff Present

**Uche Echeozo, Director of Planning and Development Services
Stephannie Resendez, Administrative Assistant II
Mark McLaughlin, City Manager**

1. **The meeting was called to order at 6:03 p.m.**
2. **Discuss and take action on the meeting minutes of last meeting.**
Debbie Tiffée made a motion to approve the minutes from the March 17, 2021 and April 7, 2021 meetings as presented. Mike Klepac seconded. All in favor; none opposed. Motion Carried.
3. **Miscellaneous/Public Comments on or off the agenda.**
4. **Old Business/Postponements – None.**
5. **New Business –**
6. **Public Hearing on the request from Robert D. Coleman MGT LLC, applicant and owner, requesting a replat of K T & I CO, BLOCK 22, LOT PT 8 also known as Property ID 20581, Kingsville, Texas.**
Steve Zamora opened the public hearing at 6:06 PM
Uche Echeozo told the board that this was the second step in the development process. The rezoning of the property was brought before the board to be rezoned to R1-Single Family. The applicant is replating it for residential development. Mr. Zamora asked the applicant if he was going to divide the property into four lots? The applicant replied that was correct. Steve Zamora closed the public hearing at 6:10 PM
7. **Discuss and Consider Action on the request from Robert D. Coleman MGT LLC, applicant and owner, requesting a replat of K T & I CO, BLOCK 22, LOT PT 8 also known as Property ID 20581, Kingsville, Texas.**
Brian Coufal asked the applicant if each of the four lots would have access to 3220, the applicant replied that they each will have access to Golf Course Road. Mr. Coufal then asked Stephannie Resendez if there were any comments by any citizens? Ms. Resendez replied no. Mr. Zamora asked if there were any comments for or against the item? Ms. Resendez replied no.
Debbie Tiffée made the motion to approve the request from Robert D. Coleman MGT LLC on the replat of KT&I CO, BLOCK 22, LOT PT 8 also known as Property ID 20581. Brian Coufal seconded. All in favor; none opposed. Motion Carried.

8. Public Hearing on the request from Weldon Ross West, authorized agent and owner, requesting a Special Use Permit for general business use at CORRAL, BLOCK 3, LOT 10-13 (EL CAMPO PROCESS PLANT) also known as 1400 E Corral, Kingsville, Texas.

Steve Zamora opened the public hearing at 6:13 PM

Mr. Echeozo told the board the Special Use Permit is for general business which includes the sale of fishing and hunting gear as well as guns. Currently the permit wouldn't go with the current zoning, Light Industrial but they can go for a special use permit to enable him to carry on the business. Mr. Zamora asked if it was going to be a new building or do it within the existing building? The applicant replied and stated that they are going to operate in the existing building. Mr. Zamora asked the applicant to state his name and address, the applicant stated that his name was Ross West and his address is 1400 E Corral. Mr. Klepac asked if it was the business that's located there now? The applicant replied yes, the one located at 1400 E Corral, which is the El Campo Game Processing but there's a business within called Westican Outdoors. Mr. Zamora asked if the meat processing was going to continue or if it was going to get shut down. The applicant replied no, that part will still continue but within the offices they're going to sell outdoor gear and firearms.

Steve Zamora closed the public hearing at 6:18 PM

9. Discuss and Consider Action on the request from Weldon Ross West, authorized agent and owner, requesting a Special Use Permit for general business use at CORRAL, BLOCK 3, LOT 10-13 (EL CAMPO PROCESS PLANT) also known as 1400 E Corral, Kingsville, Texas.

Mr. Zamora told the board that they have a memo in the packet stating that staff approves the item.

Mike Klepac made the motion to approve the Special Use Permit for general business use at COORAL, BLOCK 3, LOT 10-13 (EL CAMPO PROCESS PLANT) also known as 1400 E Corral. Debbie Tiffée seconded. All in favor; none opposed. Motion Carried.

10. Discussion of City initiated re-zoning of properties from 6th to 8th Street on King Street, 15th to 17th Street on King Street to C2 (Retail District) and from Trant Road to Escondido Road, on 6th Street, Kingsville, Texas to C1 (Neighborhood Service)

Mr. Zamora asked if they were going to be zoned C1 and C2 and are right now residential? Mr. Echeozo stated that he'd like to make an amendment, the one on King Street between 6th and 8th, that one will not, on the South side of King Street will possibly be rezoned to C2 but on the North side, it's already C3 so they don't have to do anything to that because it's already commercial. The emphasis is in the properties that are currently residential on those major roads. Anything that is currently a commercial land use will remain but the ones with residential land use, those are the ones they are looking at changing to commercial because of the nature of the road. Mr. Zamora asked how many residential because basically they got mostly businesses there, is that a residential area, mostly from 6th St to 8th. The bank is on one side and the motor bank on the other side. Mr. Klepac asked if there were apartments there?

Mr. Echeozo stated that the fact that they are changing them, they're not pushing the people already living there away. They will remain but it's the land use zoning that is changing. If it's an apartment that is there currently, the apartments will still remain. Mr. Zamora asked if there

were apartments in the area from 6th Street to 8th? Mr. Coufal replied no. Mr. Echeozo stated that he doesn't recall any apartments. On 15th to 17th, there's a lot of residential there on both sides. Mark McLaughlin, City Manager, told the board that if they look at the Zoning Map, King Street, from the interstate to the King Ranch driveway west of town is almost entirely commercial on both sides of the road, except for a very small area between 15th and 17th Street which has R2 Residential on both sides. The City Manager added that there isn't much residential left in that area, they are not kicking them out but what's happening is people are coming to town, they want to start a business on King Street. They are trying to buy up the land in those residential areas and they have to keep changing the zoning lot by lot. The City Manager stated that he asked Mr. Echeozo why they just rezone the whole street commercial and if they're residential, they can stay there. If they want to give up their residential and turn commercial, it's already zoned commercial. Mr. Zamora stated that that's a good plan and asked about Trant Road to Escondido Road on 6th. Mr. Echeozo stated that in that area, the nature of the comprehensive plan staff is trying to create. The planning concept is known as Neighborhood Planning. He wants Kingsville to be defined as neighborhoods that way it will be easier to manage and administer planning programs, neighborhood by neighborhood. It gives it more of a personal touch. When they look at that area that Mr. Echeozo is emphasizing now, it does not have any commercial endeavor, it's all residential, especially at the tail end. If someone wants to do some shopping, they have to drive all the way to Walmart, and it doesn't go well with the neighborhood. Mr. Echeozo commented that he went with the lowest category of the commercial zoning, C1 – Neighborhood Service so that it's not quite heavy. Mr. Coufal asked a question regarding Trant Road and Escondido, he began by stating that there are large plots of land in the area. He understands what Mr. Echeozo is trying to do and does not have an issue with that. Mr. Coufal asked if a developer came in and wanted to do residential in the area, could they do it? Mr. Echeozo replied no, there is already residential in some of those lots, they are not all empty. Mr. Echeozo stated that he would have to check the land use chart because some of the zonings accept what Mr. Coufal was describing.

The City Manager stated that he has the Land Use Chart in front of him, right now, the area between Trant Road and Escondido on the East side of 6th Street is zoned R1 – Single Family Residential. If it were to change to C2, it does not prohibit development housing in C1. In C1, they are already permitted for Single Family and Multi-Family.

11. Miscellaneous: - None.

12. Adjournment - Meeting adjourned at 6:36 PM

ITEMS 1&2



MEMO

Date: May 27, 2021

To: Planning and Zoning Commission Members

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

Subject: **Saul Figueroa, applicant; Ronald Ripps, owner; requesting a Special Use Permit for a Light Manufacturing process (land use) which does not emit detectable dust, odor, fumes, or gas beyond the boundary of the property or noises above the acceptable ambient level and is not classified as hazardous use (Recycling Center) 4TH, CADILLAC BLOCK 2, LOTS 1-3, also known as 708 S. 6th Street, Kingsville, Texas.**

The applicant approached the department sequel to a Code Enforcement correspondence, because they wanted to carry out the business of operating a Recycling Center at the premises located at 708 S. 6th Street, Kingsville, TX. A look at the current zoning for the subject property revealed a C4 (Commercial District) use which does not allow for such endeavors except under a Special Use Regime.

To establish some background to this application, some other entity – ABC Recycling – got a similar Special Use Permit for the same type of business more than 10 years ago with certain conditions including putting up an eight-foot fence and maintaining a tidy environment. There was also a requirement (City Ordinance) to pay an annual fee of \$500 and not to operate beyond 5pm (Monday – Saturday).

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 (with the conditions) since the proposed use will be in conformity with the zoning ordinance of the City of Kingsville.

Thank you.

A handwritten signature in black ink, appearing to read "Uche Echeozo", with a long horizontal stroke extending to the right.

Uche Echeozo
Director of Planning and
Development Services

CITY OF KINGSVILLE
 PLANNING AND ZONING DIVISION
 MASTER APPLICATION

kingsville
 Recycling

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 708 S. 6th Nearest Intersection 6th & 3rd

(Proposed) Subdivision Name _____ Lot _____ Block _____

Legal Description: Lot 1, 2, 3 Block 2, 4 addition

Existing Zoning Designation C4-Commercial Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Saul Figueroa Phone 956-372-0800 FAX _____

Email Address (for project correspondence only): kingsvillerecycling@yahoo.com

Mailing Address 708 S 6th St. City Kingsville State Tx. Zip 78363

Property Owner Ronald Ripps Phone 210-410-1500 FAX _____

Email Address (for project correspondence only): kingsvillerecycling@yahoo.com

Mailing Address 708 S 6th St. City Kingsville State Tx. Zip 78363

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

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

Please provide a basic description of the proposed project:

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 Saul F. Date: 4/27/21
 Property Owner's Signature _____ Date: _____
 Accepted by: _____ Date: _____

956-372-0800

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

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 708 S. 6th Nearest Intersection _____

(Proposed) Subdivision Name _____ Lot _____ Block _____

Legal Description: LOTS 1,2,3 BLOCK 2, 4 ADDITION

Existing Zoning Designation _____ Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent RONALD RIPPS Phone 210 410-1500 FAX _____

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

Mailing Address 247 TUXEDO City SAN ANTONIO State TX Zip 78209

Property Owner RONALD RIPPS Phone 210 410-1500 FAX _____

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

Mailing Address 247 TUXEDO City SAN ANTONIO State TX Zip 78209

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

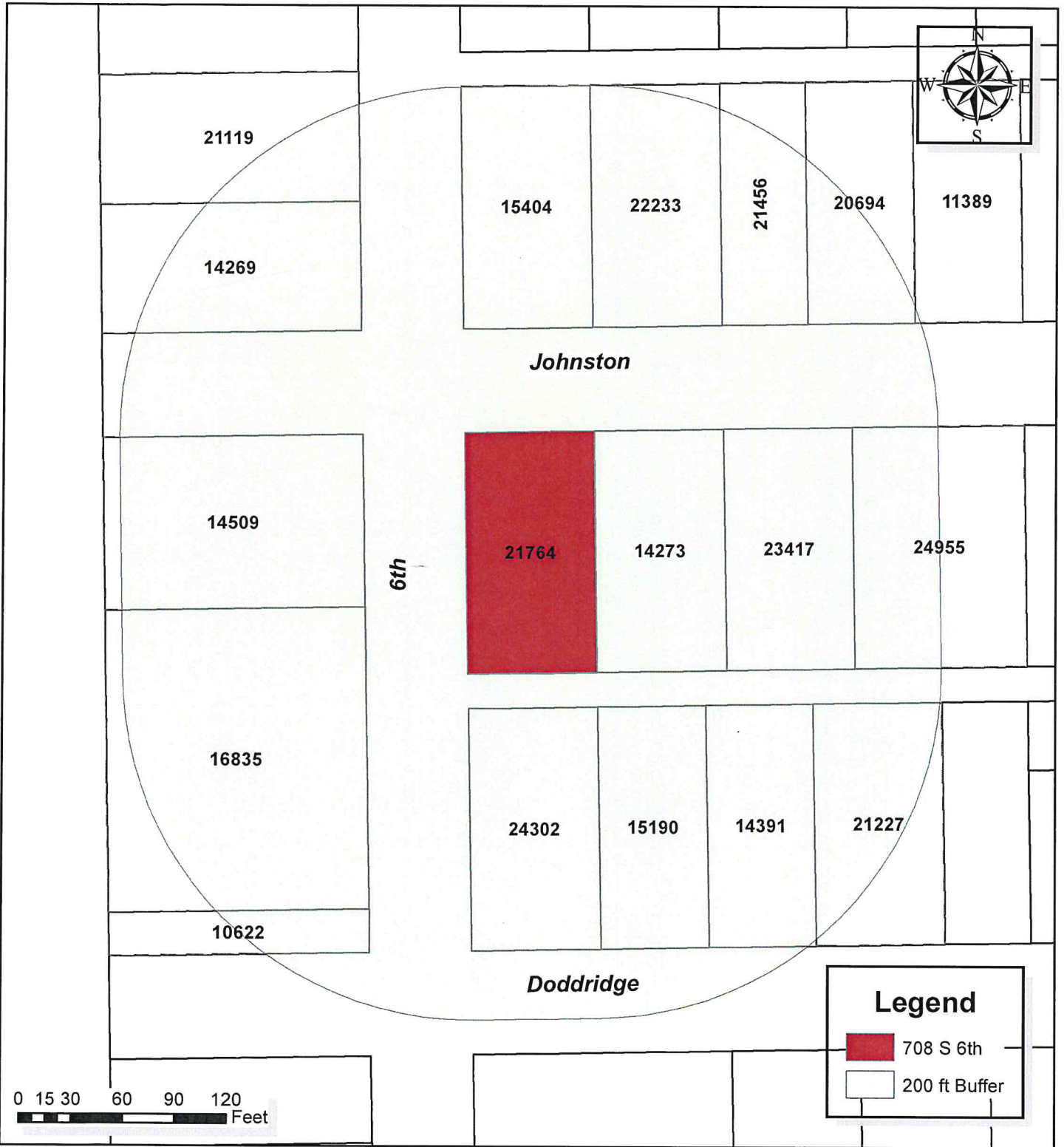
<input type="checkbox"/> Annexation Request _____	No Fee	<input type="checkbox"/> Preliminary Plat _____	Fee Varies
<input type="checkbox"/> Administrative Appeal (ZBA) _____	\$250.00	<input type="checkbox"/> Final Plat _____	Fee Varies
<input type="checkbox"/> Comp. Plan Amendment Request _____	\$250.00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

Please provide a basic description of the proposed project:


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: _____
 Property Owner's Signature Ronald Ripps Date: 4-27-21
 Accepted by: _____ Date: _____

200 ft Buffer Map of 708 S. 6th



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

Page 1 / 1	Drawn By: Planning Department	DISCLAIMER THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.		CITY OF KINGSVILLE PLANNING DEPARTMENT
	Last Update: 5/14/2021			410 West King Kingsville, Texas 78363
	Note:			Office: 361-595-8055

TOMMIE D KILLION
502 E KENEDY AVE
KINGSVILLE, TX 78363-5665
#21119

JASSO TRINIDAD III
ETUX CYNTHIA G
600 S FITZHERALD ST
FALFURRIAS, TX 78355
#16835

DAGOBERTO V CAVAZOS EST
208 E JOHNSTON AVE
KINGSVILLE, TX 78363-5555
#22233

CAROL LYNN ROGERS
209 E JOHNSTON AVE
KINGSVILLE, TX 78363-5554
#14273

CAROLYN HOEHN
AKA CAROLYN JOHNSON
210 E DODDRIDGE AVE
KINGSVILLE, TX 78363-5506
#15190

SILVA & CUMBERLAND INC
629 S 6TH ST
KINGSVILLE, TX 78363-5522
#14269

JUAQUIN WRIGHT
721 S 6TH ST
KINGSVILLE, TX 78363
#10622

JOSE HUGO FERNANDEZ
214 E JOHNSTON
KINGSVILLE, TX 78363
#21456, 11389

JONATHAN DAVID SHEETS
ETUX JESSICA ESTHER
632 COUNTY ROAD 81A
BISHOP, TX 78343-3233
#23417

SAN JUANA ESTRADA
228 N CR 1026
KINGSVILLE, TX 78363
#14391

JUAQUIN ARTURO WRIGHT
ANNA MARIA WRIGHT
204 E DODDRIDGE
KINGSVILLE, TX 78363
#14509, 24302

ARCELIA G BALBOA
DBA SHEAR ELEGANCE
COIFFURES SALON
622 S 6TH ST
KINGSVILLE, TX 78363
#15404

JOSE B GOMEZ
218 E JOHNSTON
KINGSVILLE, TX 78363
#20694

JAVIER BARBA JR
ERICA SANCHEZ
225 E JOHNSTON
KINGSVILLE, TX 78363
#24955

ERNESTO CANTU
ETUX SULEMA CANTU
220 E DODDRIDGE AVE
KINGSVILLE, TX 78363-5506
#21227

ORDINANCE 2010- 19

AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR THE OPERATION OF A RECYCLING COLLECTION CENTER AND PLACEMENT OF A RECYCLING TRAILER AT 708 SOUTH SIXTH STREET FOR ABC RECYCLING LLC; AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; PROVIDING FOR PUBLICATION;

WHEREAS, the Planning and Zoning Commission has forwarded to the City Commission its reports and recommendations concerning the application of Larry Lopez on behalf of ABC Recycling LLC for amendment to the zoning map of the City of Kingsville;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, June 16, 2010, during a meeting of the Planning and Zoning Commission, and on Monday, June 28, 2010, during a meeting of the City Commission, in the Commission Chambers, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

WHEREAS, 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 the operation of a recycling collection center and placement of a recycling trailer for ABC Recycling LLC at 708 S. 6th Street as more specifically described on the 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:** That the Zoning Ordinance of the City of Kingsville, Texas, is amended and a Special Use Permit is granted for the operation of a recycling collection center and the placement of a recycling trailer for ABC Recycling LLC at 708 S. 6th Street. as more specifically describe on site plan attached as Exhibit A. ABC Recycling LLC will collect for recycling aluminum cans & scrap, brass, copper, steel and iron.

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

3. **REMOVAL OF TRAILER AND COLLECTED ITEMS:** The recycling trailer and all collected items will be removed from the site of the special use permit no later than fifteen (15) days of the expiration of the time limit.

4. MISCELANEOUS: No one shall live/reside at the property. The size of the trailer shall not be larger than 60 feet by 12 feet. Landscaping shall be installed and maintained for the duration of the special use permit. Trash pick-up shall be coordinated with the City of Kingsville Solid Waste Management Supervisor. Water and Sewer service shall be in compliance with the City of Kingsville Code of Ordinances. All City Ordinances shall be complied with. On-premises customer parking shall be made available at the site. Location of the recycling trailer must meet all location setbacks. All items collected for recycling at this collection site shall not be visible from adjacent public or private property. Screening shall be installed onto the existing chain link fence subject to review and approval of the Building Department. A landscaping plan shall be reviewed and approved by the Planning Department and all approved landscaping must be installed prior to issuance of a Certificate of Occupancy. An eight foot high fence or screen shall be installed on the rear property line adjacent to the existing residence on Johnston Street to provide screening between the proposed business and the existing residence. Hours of operation shall be within 9am to 5pm Monday through Saturday. A directional low level sign shall be installed at the corner of Johnston & 6th Streets to show customers where to enter for drop offs.

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

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

SECTION 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 28th day of June, 2010.

PASSED AND APPROVED on this the 12th day of July, 2010.

THE CITY OF KINGSVILLE



Sam R. Fugate, Mayor

ATTEST:



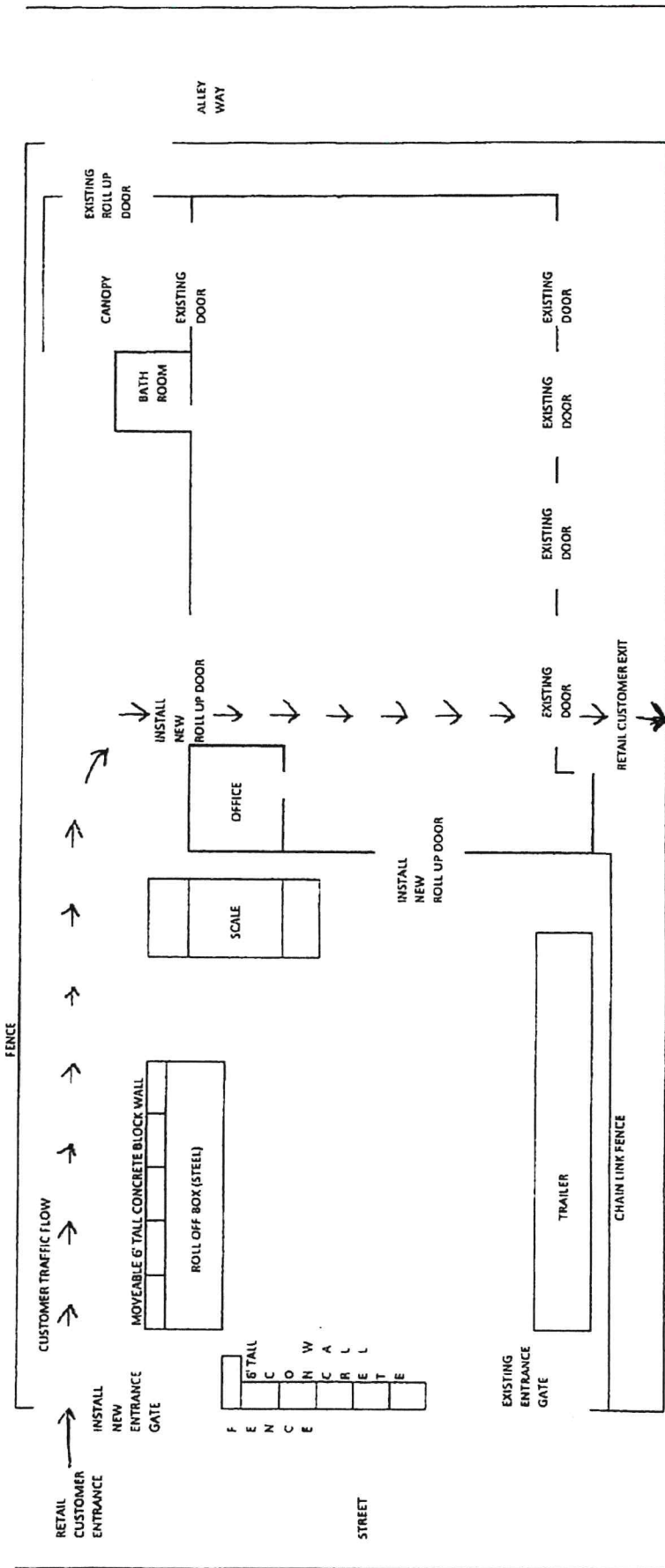
Edna Lopez, City Secretary

APPROVED:



Courtney Alvarez, City Attorney

EFFECTIVE DATE: July 28, 2010



Kleberg CAD

Property Search > 21764 RIPPS RONALD L for Year 2021

Tax Year: 2021 - Values not available

Property

Account

Property ID: 21764 Legal Description: 4TH, BLOCK 2, LOT 1-3, (ABC RECYCLING)
 Geographic ID: 100600201001192 Zoning: C4
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 708 S 6TH ST Mapsco:
 Neighborhood: Map ID: C1
 Neighborhood CD:

Owner

Name: RIPPS RONALD L Owner ID: 11550
 Mailing Address: 247 TUXEDO AVE % Ownership: 100.0000000000%
 SAN ANTONIO, TX 78209-3714

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: RIPPS RONALD L
 % Ownership: 100.0000000000%
 Total Value: N/A

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

Total Tax Rate: N/A

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

Improvement / Building

Improvement #1: **COMMERCIAL** State Code: **F1** Living Area: **2906.0 sqft** Value: **N/A**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	WH3A	EWB	1965	2416.0
MAAD	ADDN (INC W/MAIN FOR SF PRICING)	WH3A		0	490.0
ASP	ASPHALT (100%)	*		1965	1427.0

Improvement #2: **COMMERCIAL** State Code: **F1** Living Area: **sqft** Value: **N/A**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	ASPHALT (100%)	*		0	5208.0

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
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$41,190	\$12,000	0	53,190	\$0	\$53,190
2019	\$29,040	\$12,000	0	41,040	\$0	\$41,040
2018	\$27,680	\$12,000	0	39,680	\$0	\$39,680
2017	\$21,600	\$12,000	0	33,600	\$0	\$33,600
2016	\$16,010	\$12,000	0	28,010	\$0	\$28,010
2015	\$16,010	\$12,000	0	28,010	\$0	\$28,010
2014	\$16,010	\$12,000	0	28,010	\$0	\$28,010
2013	\$16,010	\$12,000	0	28,010	\$0	\$28,010
2012	\$16,010	\$12,000	0	28,010	\$0	\$28,010
2011	\$16,010	\$16,120	0	32,130	\$0	\$32,130
2010	\$16,010	\$16,120	0	32,130	\$0	\$32,130
2009	\$16,010	\$16,120	0	32,130	\$0	\$32,130
2008	\$16,010	\$16,120	0	32,130	\$0	\$32,130
2007	\$16,010	\$16,120	0	32,130	\$0	\$32,130

Questions Please Call (361) 595-5775

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

Land Use Chart													
Land Use Description	R1	R2	R2A	R3	R4	MH	C1	C2	C3	C4	I1	I2	Ag
Wholesale office, storage, sales not elsewhere listed										P	P	P	
Climate-controlled self-storage							S		P	P	P		
Milk depot							S	S	P	P	P		
<i>Industrial and Related Uses</i>													
X Light manufacturing processes which do not emit detectable dust, odor, fumes, or gas beyond the boundary of the property or noises above the ambient level and are not classified as hazardous									S	S	P	P	
Storage of sand, gravel, stone, minerals, gas, petroleum or other substances										P	S	P	
Extraction of soil, sand, gravel, stone, minerals, gas, petroleum or other substances											S	S	S

Butcher shop brings local products to the community

By LAURA NEWMAN
REPORTER

Kingsville residents finally have a place to purchase freshly butchered meats, locally grown produce, local seasonings and sauces and treats for the pup.

A family owned butcher shop, Beef and Bones, located on 14th Street between Bray's and Pizza Hut opened their doors to the public on April 15.

Owners Lorette and Charles Williams said the turn out thus far has been nothing short of amazing.

"We have been so overwhelmed by the response and we are so very grateful. In the three weeks we have been open, we have had repeat customers; It's just so nice to be able to talk to them. Lorette Williams said.

"Personally, I feel more connected to my community, owning a small business because you see people come in and you create relationships with them when you may have never had that opportunity—that to me is the most exciting thing."



Beef & Bones now open

Charles and Lorette Williams, owners of Beef and Bones, opened the doors to the only butcher shop in Kingsville on April 15. They sell everything from meats to homemade dog treats. (Photo by Laura Newman)

Charles Williams was born in Kingsville, but grew up in the Valley. He came back from the Valley to Kingsville more than 20 years ago.

Williams spent more than 20 years in the oil and gas industry until he was laid off due to the

COVID-19 Pandemic.

Williams continued to look for a job in the oil and gas industry, but did not have any success finding a job.

He and his wife decided to try something different. When Williams was younger, he was a

butcher and it was something he has always enjoyed doing—along with cooking and learning about different meats.

While Charles and Lorette Williams are both the owners, Charles Williams is mainly running the shop.

Lorette Williams is an Executive Director of Communications and Marketing at Del Mar College, but spends her free time on the weekends helping out at the shop.

Beef and Bones is open from 10 a.m. to 6 p.m. Tuesday through Saturday and they sell everything from meats to dog treats—hints their name.

Customers have a variety of different cuts of meats to choose from, locally grown produce, Texas based seasonings and sauces and even treats for the pup.

Buck and Belle's Corner is where customers can find items for their pups, such as, homemade treats, custom made dog bowl stands and beds. The corner is named after their dogs, Buck and Belle.

The idea and goal for this shop is to provide local products to the community. As of right now, the meats come from different sources, but are mainly North Dakota and Iowa cattle.

However, the Williams are currently looking into

getting locally grown cattle for their shop. Produce is locally grown and they plan to continue to partner with local farmers to bring in their produce.

All sauces and seasonings are Texas based, but most of them are from the Valley area. The dog bowl stands and beds are hand crafted right here in Bish-
op.

Lorette Williams said people have even come in and made request on certain items and they have been able to stock their shelves with those items.

Charles Williams said the community has been supportive and he has even been told by their customers how much they appreciate them being in town.

"I'm grateful for the city's response to our store, we have had several hundred customers and I have not experienced one customer that has been difficult to deal with, Charles Williams said.

"They are just grateful and supportive and it makes our jobs easier, especially as new business owners."

Commissioner's approve Vietnam Wall to come to Kingsville

By LAURA NEWMAN
REPORTER

Sheriff Richard Kirkpatrick presented the reclassification of the

Captain position to the Kleberg County Commissioners Court at Monday afternoon's meeting.

Kirkpatrick wants to

reclassify the Captain position to an Assistant Chief Jail Administrator, who will oversee and help run the jail. The salary will remain

the same for this position.

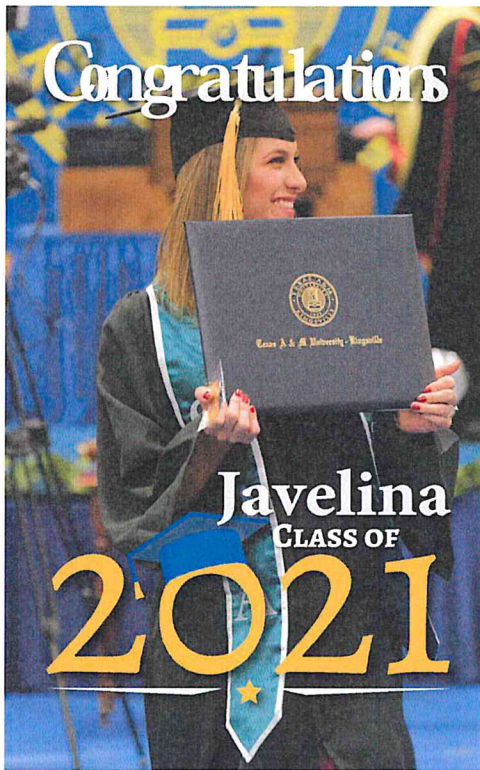
The Sheriff's Department is in search of a candidate to fill this position after the passing of Capt. Alberto Castillo. Kirkpatrick said the candidate must have a

minimum of three years

working in the jail. Commissioner's also approved to bring the Vietnam Wall to Kingsville and allow Commissioner Jerry Martinez to seek donations for this project. The Viet-

nam Wall project will cost more than \$4,500.

The Vietnam Wall has enough names to circle around the courthouse. Martinez said there are names from Korean War, Afghanistan, Iraq and September 11.





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PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, June 2, 2021 at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

Saul Figueroa, applicant; Ronald Rippis owner; requesting a Special Use Permit for Light manufacturing processes which do not emit detectable dust, odor, fumes, or gas beyond the boundary of the property or noises above the ambient level and are not classified as hazardous use (Recycling Center) at 4TH, BLOCK 2, LOT 1-3 also known as 708 South 6th Street, Kingsville, Texas.

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

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, June 14, 2021 at 5:00 p.m. wherein the City Commission will discuss and act on the following item and at which time all interested persons will be heard:

Saul Figueroa, applicant; Ronald Rippis owner; requesting a Special Use Permit for Light manufacturing processes which do not emit detectable dust, odor, fumes, or gas beyond the boundary of the property or noises above the ambient level and are not classified as hazardous use (Recycling Center) at 4TH, BLOCK 2, LOT 1-3 also known as 708 South 6th Street, Kingsville, Texas.

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