

PLANNING & ZONING COMMISSION AGENDA

Wednesday, May 19, 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

Steve Zamora,

COMMISSION MEMBERS

Mike Klepac

Chairman

Debbie Tiffie

Brian Coufal

Bill Aldrich

Idotha Battle

Larry Garcia

CITY STAFF

Stephannie Resendez,
Administrative Assistant II

Uchechukwu 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 Patel & Smith, LLC, applicant; Sundial Plaza LLC, owner; requesting a Special Use Permit for Package Liquor Store use at CADILLAC TERRACE, BLOCK 1, LOTS 8-17, SOUTH 10’ OF LOT 7, AND PART ALLEY, (SUNDIAL PLAZA) also known as 1010 S. 14th St., Kingsville, Texas.

ITEM #2 - Discuss and Consider Action on the request from Patel & Smith, LLC, applicant; Sundial Plaza LLC, owner; requesting a Special Use Permit for Package Liquor Store use at CADILLAC TERRACE, BLOCK 1, LOTS 8-17, SOUTH 10’ OF LOT 7, AND PART ALLEY, (SUNDIAL PLAZA) also known as 1010 S. 14th St., Kingsville, Texas.

ITEM #3 - Public Hearing on the request from John and Velinda Sanchez, applicant and owner, requesting the replat of KT&I CO, BLOCK 21, LOT SW PT 11, ACRES 1.0; KT&I CO, BLOCK 21, LOT SW PT 11, ACRES 2.00, KT&I CO, BLOCK 21, LOT SW PT 11, ACRES 1.00 also known as 4100 S. 6th Street, PROP ID 36942 and 268 E Escondido Road, Kingsville, Texas (off East Escondido Road near South 6th St. across from Dick Kleberg Park).

ITEM #4 - Discuss and Consider Action on the request from John and Velinda Sanchez, applicant and owner, requesting the replat of KT&I CO, BLOCK 21, LOT SW PT 11, ACRES 1.0; KT&I CO, BLOCK 21, LOT SW PT 11, ACRES 2.00, KT&I CO, BLOCK 21, LOT SW PT 11, ACRES 1.00 also known as 4100 S. 6th Street, PROP ID 36942 and 268 E Escondido Road, Kingsville, Texas (off East Escondido Road near South 6th St. across from Dick Kleberg Park).

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, May 19, 2021.



Uchechukwu Echeozo
Director of Planning & Development Services

Posted
@ 10:00am
On 5.14.2021
By S. Rejendy

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 Tiffie 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 Tiffie 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 Manger 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 Manger 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

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



MEMO

Date: May 6, 2021

To: Planning and Zoning Commission Members

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

Subject: **Patel & Smith, LLC, applicant; Sundial Plaza LLC, owner; requesting a Special Use Permit for a Package Liquor Store use at CADILLAC TERRACE, BLOCK 1, LOTS 8-17, SOUTH 10' OF LOT 7, AND PART ALLEY, (SUNDIAL PLAZA) also known as 1010 S. 14th Street, Kingsville, Texas.**

The applicant approached the department because they wanted to carry out the business of operating a Package Liquor Store at the premises located at 1010 S. 14th Street, Kingsville, TX. A look at the current zoning for the subject property revealed a C2 (Retail District) use which does not allow for such endeavors except under a Special Use 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 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".

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 1010 S. 14th St., Kingsville, TX Nearest Intersection E. Ceasar Ave & S. 14th St.

(Proposed) Subdivision Name _____ Lot _____ Block _____

Legal Description: S. 10' of Lot 7, all of Lots 8-17, Block 1, Cadillac Terrace, Kingsville, Kleberg County, TX

Existing Zoning Designation C-2 Retail Future Land Use Plan Designation Special Use Permit

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Patel & Smith, LLC Phone 361-888-9201 FAX 361-888-8353

Email Address (for project correspondence only): dog@wbwpc.com

Mailing Address 202 S. Vineyard City Sinton State TX Zip 78387

Property Owner Sundial Plaza, L.L.C. Phone 361-701-2800 FAX _____

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

Mailing Address 317 Trojan City Port Aransas State TX Zip 78373


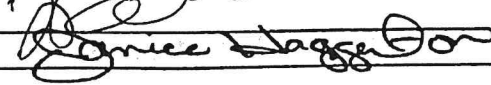
Select appropriate process for which approval is sought. Attach completed checklists with this application.

<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

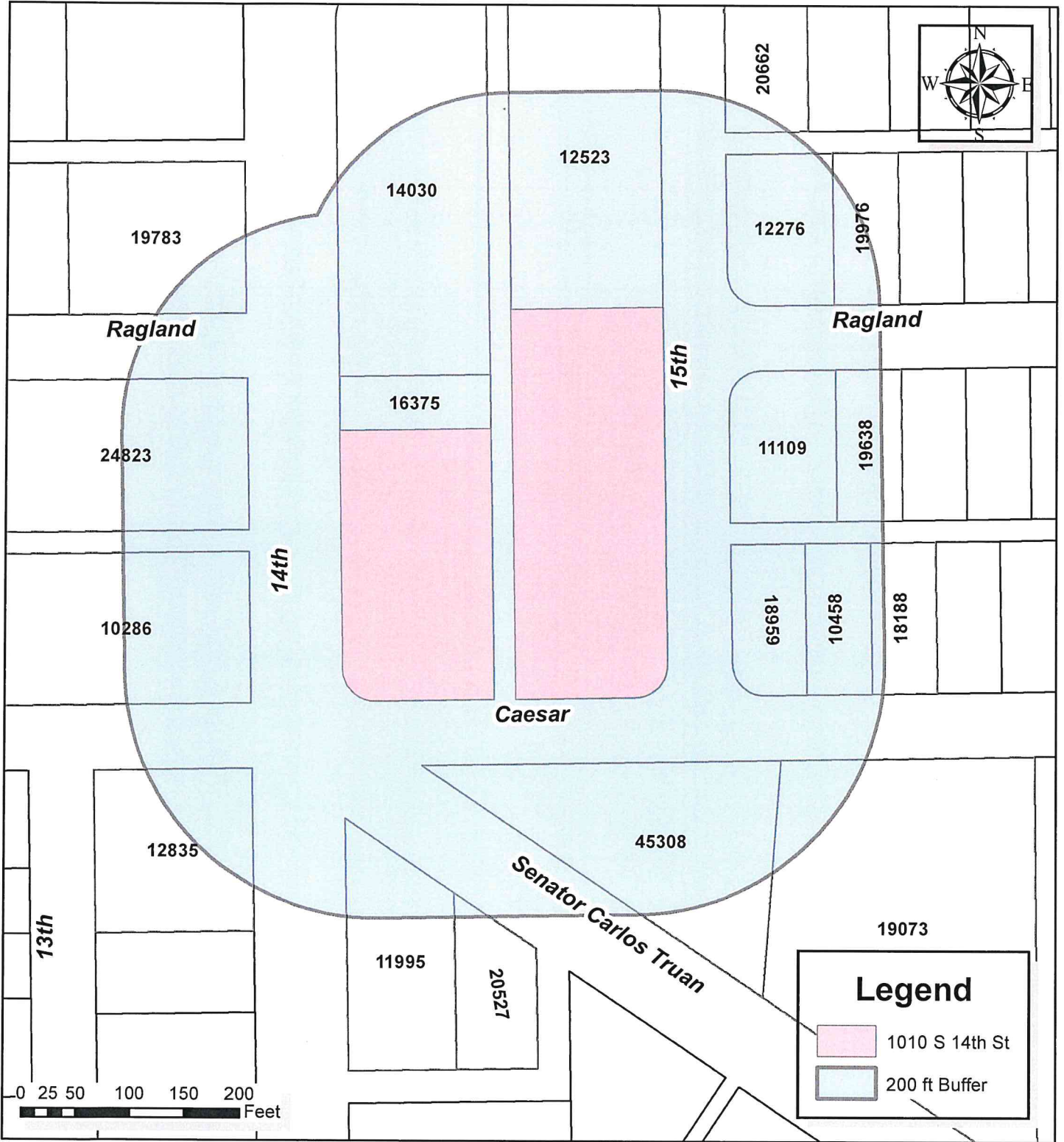
Please provide a basic description of the proposed project:

Applicant seeks a Special Use Permit to operate a package liquor store at the premises located at 1010 S. 14th St., Kingsville, Texas.

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: 4/14/21
 Property Owner's Signature  Date: 4/14/2021
 Accepted by: _____ Date: _____


200 ft Buffer Map of 1010 S 14th



Legend

- 1010 S 14th St
- 200 ft Buffer

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

Page 1 / 1	Drawn By: Planning Department	<p style="font-size: small;">DISCLAIMER THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.</p>	 CITY OF KINGSVILLE PLANNING DEPARTMENT 410 West King Kingsville, Texas 78363 Office: 361-595-8055
	Last Update: 4/26/2021		
	Note:		

LOJON PROPERTY LLC
%LONG JOHN SILVER'S #5203 ATTN:
R MACNEILL
10350 ORMSBY PARK PL STE 300
LOUISVILLE, KY 40223-6177
#19783

LEILA M SAMADI
700 S 14TH ST STE A
KINGSVILLE, TX 78363
#12835

JOSE ALFREDO ALFARO
1031 E WARREN AVE
KINGSVILLE, TX 78363-6468
#20662

LAZARO PAREDEZ JR
ETUX ASHLEY
3765 AMANDA LN
ROBSTOWN, TX 78380
#11109

GUADALUPE A FERNANDEZ
LEONOR G FERNANDEZ
PO BOX 1795
KINGSVILLE, TX 78364-1795
#10458

HALEIGH RENTALS LLC
218 S 14TH ST
KINGSVILLE, TX 78363-5839
#19073

SOUTHERN MULTIFOODS INC
101 E CHEROKEE ST
JACKSONVILLE, TX 75766-4807
#24823

HERMAN H OHLENBUSCH
926 S 14TH ST, STE 103
KINGSVILLE, TX 78363
#14030, 12523, 11995, 20527

AUGUSTINE RUIZ JR
1032 E RAGLAND AVE
KINGSVILLE, TX 78363-6478
#12276

FREDDIE D PIERCE
ETUX MONICA
1103 E RAGLAND AVE
KINGSVILLE, TX 78363-6465
#19638

BERNARD E BRYANT
1106 E CAESAR AVE
KINGSVILLE, TX 78363-6613
#18188

LEE YOUNG HYO
ETUX EUN YON IM
3042 NECHES DR
CORPUS CHRISTI, TX 78414-4413
#10286

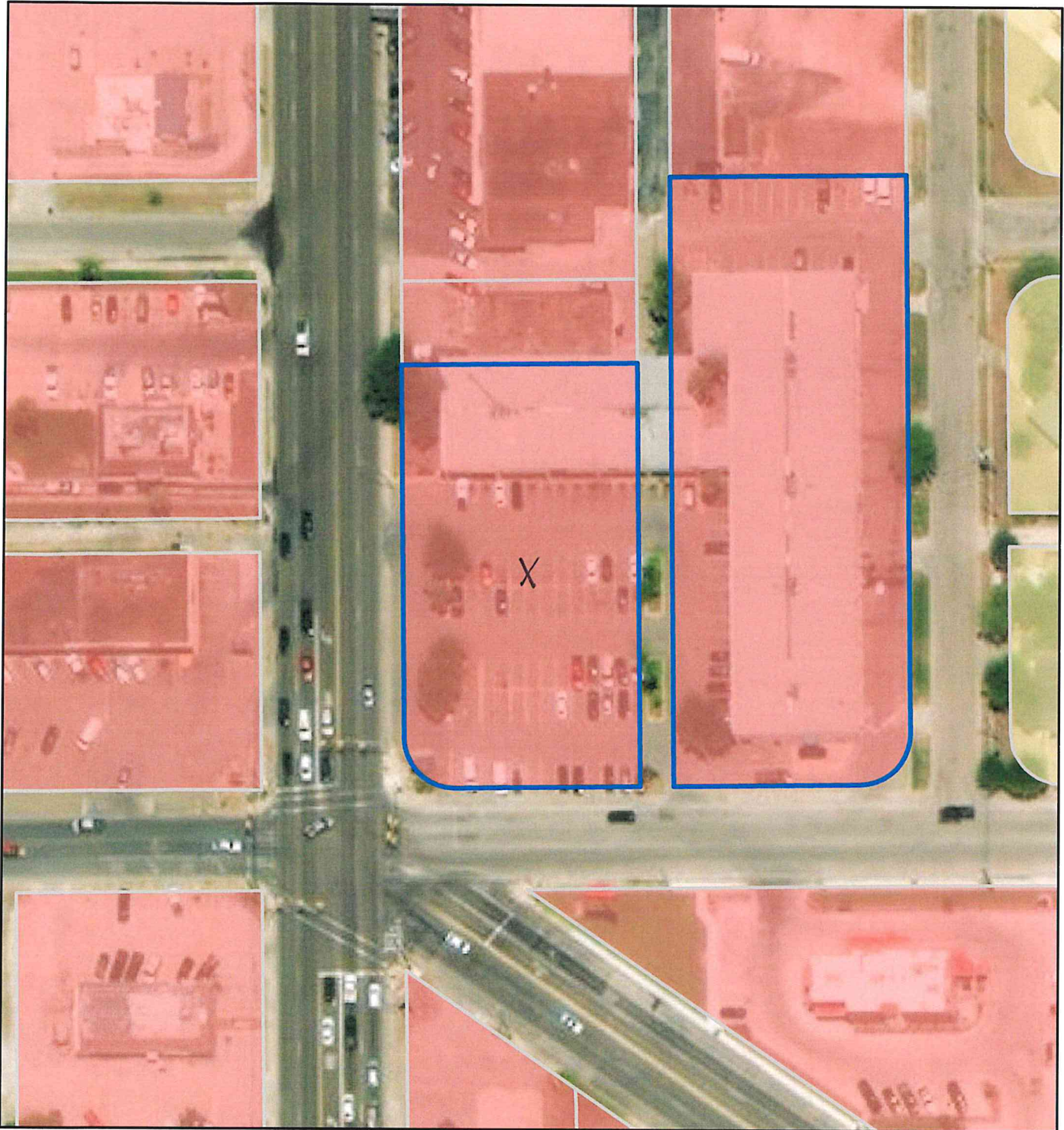
FELIZ HERRERA JR
DBA: ABC TV CENTER
1002 S 14TH ST
KINGSVILLE, TX 78363-6422
#16375

RENE R PEREZ
1104 E RAGLAND AVE
KINGSVILLE, TX 78363-6466
#19976

MARIA E CLEMMONS
1032 E CEASAR AVE
KINGSVILLE, TX 78363
#18959

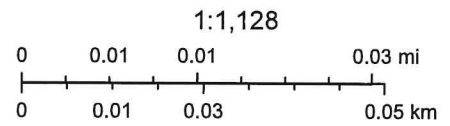
TAMC ENTERPRISES LLC
1635 ROGERS RD
FORT WORTH, TX 76107
#45308

1010 S. 14th



April 14, 2021

X-1010 S 14th
C2-Retail Zoning



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Land Use Chart													
Land Use Description	R1	R2	R2A	R3	R4	MH	C1	C2	C3	C4	I1	I2	Ag
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			
<u>Package liquor store</u>							S	S	P	P			
Pawn shop							S	S	P	P			
Pet shop for small animals birds, fish							P	P	P	P			
Personal custom services such as tailor, milliner, and the like							P	P	P	P			
Repair of appliances, T.V., radio, and similar equipment							P	P	P	P			
Shoe, boot, saddle, or other leather goods sale and repair							S	P	P	P	P	P	
Studio, photographer, artist, music, dance, drama							S	P	P	P			

Kleberg CAD

Property Search > 24719 SUNDIAL PLAZA LLC for Year 2021 Tax Year: 2021 - Values not available

Property

Account

Property ID:	24719	Legal Description:	CAD TERR, BLOCK 1, LOT S10'7, 8-17, PT ALLEY, (SUNDIAL PLAZA)
Geographic ID:	107700108000192	Zoning:	C2
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	1010 S 14TH ST TX	Mapsc0:	
Neighborhood:		Map ID:	B1-I
Neighborhood CD:			

Owner

Name:	SUNDIAL PLAZA LLC	Owner ID:	28002
Mailing Address:	% JANICE HAGGERTON 317 TROJAN PORT ARANSAS, TX 78373	% 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: SUNDIAL PLAZA LLC
 % 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
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: **27435.0 sqft** Value: **N/A**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SCT2A		1984	8700.0
MA	MAIN AREA	SCT2A		1984	18735.0
CNC	CONCRETE SLAB RESIDENTIAL	FV		1984	1131.0
ASP	ASPHALT (100%)	FV		1984	49855.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	0.8609	37500.00	250.00	150.00	N/A	N/A
2	F1	F1	1.2397	54000.00	360.00	150.00	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	\$632,760	\$320,250	0	953,010	\$0	\$953,010
2019	\$963,710	\$320,250	0	1,283,960	\$0	\$1,283,960
2018	\$932,650	\$320,250	0	1,252,900	\$0	\$1,252,900
2017	\$932,650	\$320,250	0	1,252,900	\$0	\$1,252,900
2016	\$932,650	\$320,250	0	1,252,900	\$0	\$1,252,900
2015	\$585,120	\$320,250	0	905,370	\$0	\$905,370
2014	\$473,590	\$320,250	0	793,840	\$0	\$793,840
2013	\$473,590	\$320,250	0	793,840	\$0	\$793,840
2012	\$473,590	\$320,250	0	793,840	\$0	\$793,840
2011	\$473,590	\$320,250	0	793,840	\$0	\$793,840
2010	\$473,590	\$320,250	0	793,840	\$0	\$793,840
2009	\$473,590	\$320,250	0	793,840	\$0	\$793,840
2008	\$520,950	\$183,000	0	703,950	\$0	\$703,950
2007	\$473,590	\$183,000	0	656,590	\$0	\$656,590

Questions Please Call (361) 595-5775

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

ITEMS 3&4



MEMO

Date: May 6, 2021

To: Planning and Zoning Commission Members

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

Subject: **John and Velinda Sanchez, applicant and owner, requesting a replat of K T & I CO, BLOCK 21, LOT SW PT 11, ACRES 1.00; KT&I CO, BLOCK 21, LOT SW PT 11, ACRES 2.00, KT&I CO, BLOCK 21, LOT SW PT 11, ACRES 1.00 also known as 4100 S. 6th Street, PROP ID 36942 and 268 E. Escondido Road, Kingsville, Texas (off East Escondido Road near South 6th Street across from Dick Kleberg Park).**

The applicant approached the department because they wanted to carry out a replat of the properties KT&I CO BLOCK 21, LOT SW PT 11, ACRES 1.00; KT&I CO, BLOCK 21, LOT SW PT 11, ACRES 2.00, KT&I CO, BLOCK 21, LOT SW PT 11, ACRES 1.00 also known as 4100 S. 6th Street, PROP ID 36942 and 268 E. Escondido Road, Kingsville, Texas and currently zoned R1(Single Family Residential). At the moment, the three properties (owned by the same persons) are not regularly shaped as shown in the attached map. They would like to subdivide the three lots into three more regular lots. This would enable a more orderly development.

Consequently, this application is being submitted for your consideration. Therefore, it is recommended that you consider the said application and approve same since this will encourage and enable a more orderly development within the City of Kingsville.

Thank you.

A handwritten signature in black ink, appearing to read "Uche Echeozo", with a stylized flourish at the end.

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 4100 S. 6th St. / 268 E. Escondido Rd Nearest Intersection Walt St + Escondido Rd Property ID 36942
 (Proposed) Subdivision Name _____ Lot SW P11 Block 21
 Legal Description: KT & J Co.
 Existing Zoning Designation R1 Future Land Use Plan Designation C1

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent John + Velinda Sanchez Phone 361-455-3948 FAX _____
361-455-1167
 Email Address (for project correspondence only): JohnVelinda@yahoo.com
 Mailing Address 4100 S. Walt St City Kingsville State TX Zip 78363
 Property Owner John + Velinda Sanchez Phone _____ FAX _____
 Email Address (for project correspondence only): _____
 Mailing Address _____ City _____ State _____ Zip _____

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 checked="" type="checkbox"/> Re-plat	\$250.00
<input type="checkbox"/> SUP Request/Renewal	\$250.00	<input type="checkbox"/> Vacating Plat	\$50.00
<input type="checkbox"/> Zoning Variance Request (ZBA)	\$250.00	<input type="checkbox"/> Development Plat	\$100.00
<input type="checkbox"/> PUD Request	\$250.00	<input type="checkbox"/> Subdivision Variance Request	\$25.00 ea

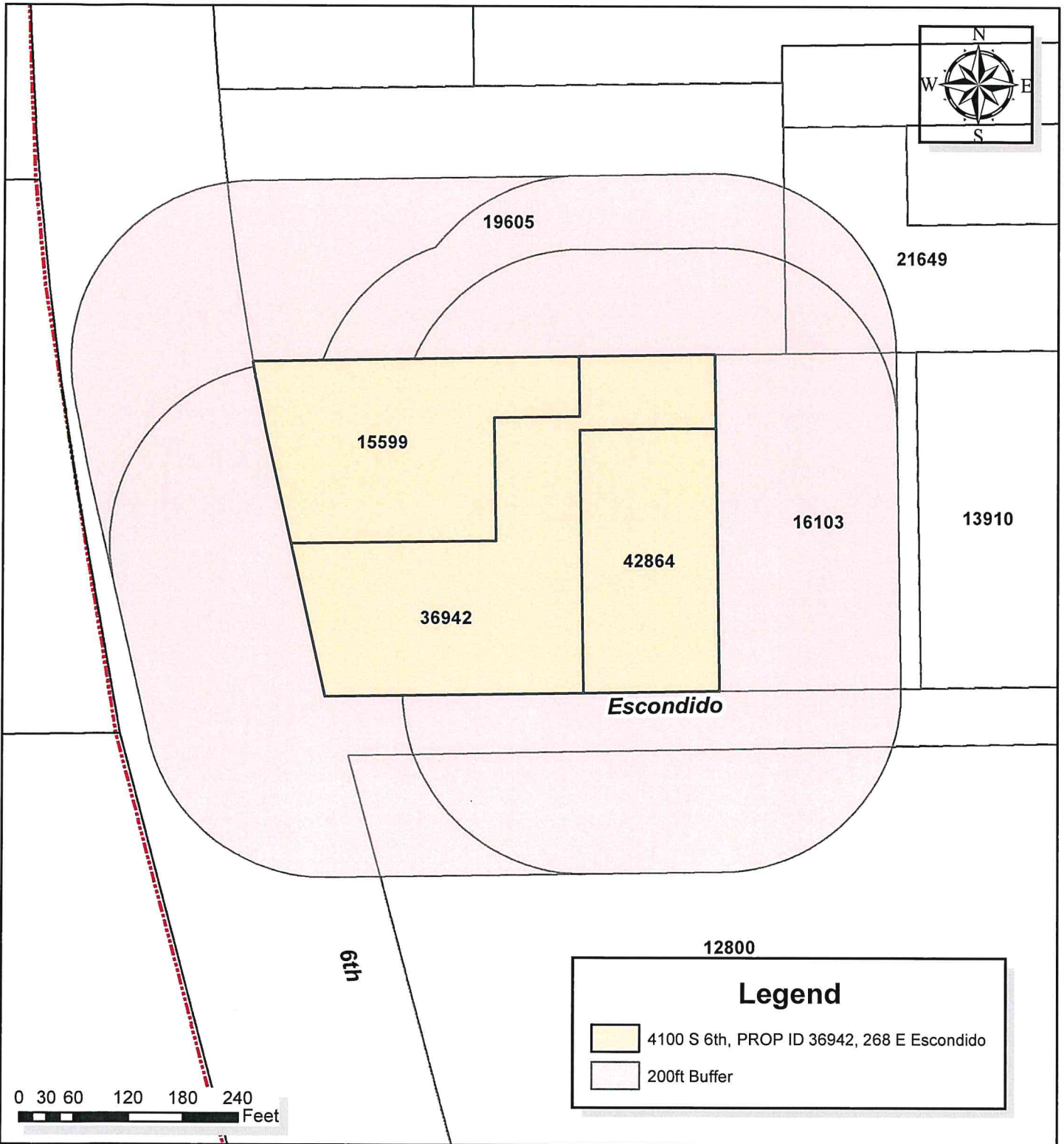
Please provide a basic description of the proposed project:

Request to replat property


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 John Sanchez Date: 4-26-21
 Property Owner's Signature Velinda Sanchez Date: 4-26-21
 Accepted by: _____ Date: _____

200 ft Buffer Map of 4100 S 6th, PROP ID 36942. 268 E Escondido



Document Path: C:\Users\sresendez\Desktop\GISMaps\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 410 West King Kingsville, Texas 78363 Office: 361-595-8055
	Last Update: 4/29/2021		
	Note:		

JOHN SANCHEZ
ETUX VELINDA
234 E TRANT RD
KINGSVILLE, TX 78363-7321
#19605

MARIA ELMA SALDANA
AKA MARIA ELMA ZAMORA
320 E ESCONDIDO RD
KINGSVILLE, TX 78363-7447
#13910

LEONEL OMAR GONZALEZ
ETUX MARGIE YBARRA
402 NELDA ST
KINGSVILLE, TX 78363-7417
#21649

KLEBERG COUNTY PARK
PO BOX 72
KINGSVILLE, TX 78364-0072
#12800

DEMETRIA MONTES
310 E ESCONDIDO RD
KINGSVILLE, TX 78363
#16103

Briester Surveying
 202 South Loop West, Suite 310
 Houston, Texas 77058
 Office: 281.536.1100
 Fax: 281.536.1111
 Internet: info@briestersurvey.com
 Firm Registration No. 007290

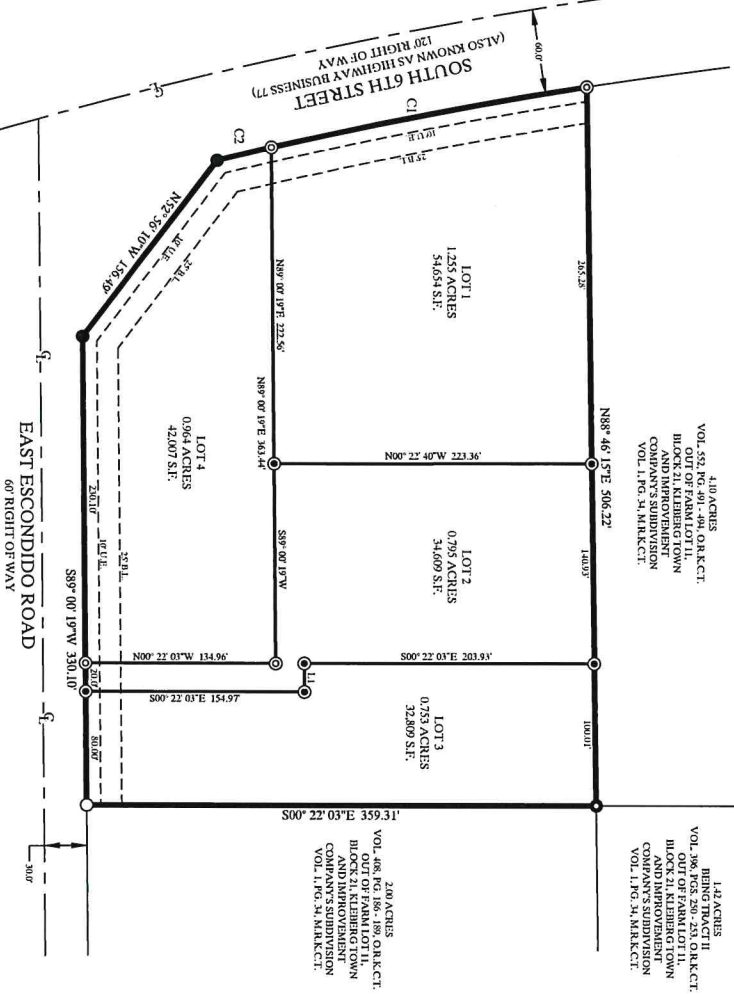


GRAPHIC SCALE
 (IN FEET)
 1 inch = 60 ft

BEING A REPLAT OF 3.767 ACRES OUT OF FARM LOT 11, SECTION 21, KLEBERG TOWN AND IMPROVEMENT COMPANY'S SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN VOLUME 1, PAGE 34, MAP RECORDS OF KLEBERG COUNTY, TEXAS, SAID 3.767 ACRE TRACT BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 968, PAGES 229 - 231, OFFICIAL RECORDS OF KLEBERG COUNTY, TEXAS.

SANCHEZ ADDITION
 LOTS 1 - 4

PRELIMINARY



PRELIMINARY

- = SET 5/8" RE-BAR
- = FOUND 5/8" RE-BAR
- ⊙ = FOUND 1" IRON PIPE
- = FOUND 2" IRON PIPE
- = FOUND CONCRETE MONUMENT

LEGEND:
 B.L. = BUILDING LINE
 C.L. = CENTERLINE
 O.R.K.C.T. = OFFICIAL RECORDS OF KLEBERG COUNTY, TEXAS
 P.C. = PAGE
 S.E. = SQUARE FEET
 U.L. = UTILITY EMBARKMENT
 VOL. = VOLUME

NOTES:
 1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48276 0305 E, WHICH BEARS AN EFFECTIVE DATE OF MARCH 17, 2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 2. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (99) 4265 DATUM.
 3. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRIESTER SURVEYING.
 4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRIESTER SURVEYING.
 5. THE TOTAL PLATTED AREAS IS 3.767 ACRES.

STATE OF TEXAS
 COUNTY OF KLEBERG

WE, JOHN AND YEINDA SANCHEZ, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THE FOREGOING MAP, THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2021

JOHN SANCHEZ, OWNER _____

YEINDA SANCHEZ, OWNER _____

STATE OF TEXAS
 COUNTY OF KLEBERG

HERNANDEZ ME, JOHN SANCHEZ, ON THIS DAY PERSONALLY APPEARED TO THE CLERK OF THE COUNTY OF KLEBERG, TEXAS, AND HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2021

NOTARY PUBLIC _____

STATE OF TEXAS
 COUNTY OF KLEBERG

HERNANDEZ ME, YEINDA SANCHEZ, ON THIS DAY PERSONALLY APPEARED TO THE CLERK OF THE COUNTY OF KLEBERG, TEXAS, AND HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2021

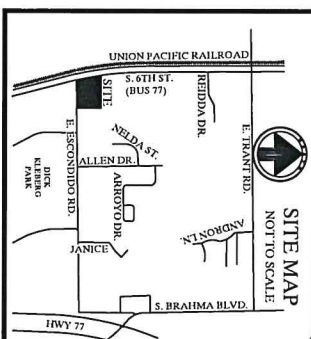
NOTARY PUBLIC _____

STATE OF TEXAS
 COUNTY OF KLEBERG

HERNANDEZ ME, JOHN SANCHEZ, ON THIS DAY PERSONALLY APPEARED TO THE CLERK OF THE COUNTY OF KLEBERG, TEXAS, AND HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2021

NOTARY PUBLIC _____



STATE OF TEXAS
 COUNTY OF KLEBERG

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DIRECTOR OF PLANNING FOR THE CITY OF KINGSVILLE, TEXAS.

THIS THE _____ DAY OF _____, 2021

DIRECTOR OF PLANNING _____

STATE OF TEXAS
 COUNTY OF KLEBERG

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE MAYOR AND THE CITY COMMISSION OF KINGSVILLE, TEXAS.

THIS THE _____ DAY OF _____, 2021

MAYOR _____

CITY SECRETARY _____

STATE OF TEXAS
 COUNTY OF KLEBERG

CLERK OF THE COUNTY COURT IN AND FOR KLEBERG COUNTY, TEXAS, I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2021, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE OF THE CLERK OF THE COUNTY OF KLEBERG, TEXAS, ON THIS _____ DAY OF _____, 2021 AT _____ O'CLOCK _____ M.

NO. _____ FILED FOR RECORD

STATE OF TEXAS
 COUNTY OF KLEBERG

BY: _____ DEPUTY: _____

COUNTY CLERK _____

KLEBERG COUNTY, TEXAS

AT _____ O'CLOCK _____ M

STATE OF TEXAS
 COUNTY OF KLEBERG

I, RONALD E. BRIESTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRIESTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE _____ DAY OF _____, 2021

RONALD E. BRIESTER
 REGISTERED PROFESSIONAL LAND SURVEYOR

Kleberg CAD

Property Search > 15599 SANCHEZ JOHN for Year 2021

Tax Year: 2021 - Values not available

Property

Account

Property ID:	15599	Legal Description:	K T & I CO, BLOCK 21, LOT SW PT 11, ACRES 1.0
Geographic ID:	290002111000118	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	4100 S 6TH ST	Mapsc0:	
Neighborhood:		Map ID:	A3
Neighborhood CD:			

Owner

Name:	SANCHEZ JOHN	Owner ID:	52313
Mailing Address:	ETUX VELINDA 234 E TRANT RD KINGSVILLE, TX 78363-7321	% Ownership:	100.0000000000%
		Exemptions:	HS, DP

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: SANCHEZ JOHN
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
	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: 2741.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF5	EW1	1950	2741.0
PCFA	PATIO COVERED FRAME AVERAGE	*		1950	280.0
OPFA	OPEN PORCH FRAME AVERAGE	*		1950	468.0
DGFU	DETACHED GARAGE FRAME UNFINISHED	*		1950	420.0
STPP	STORAGE (CONSIDERED PP)	NV		0	384.0
STGG	STORAGE FRAME (GOOD)	*		0	360.0

Improvement #2: RESIDENTIAL State Code: A1 Living Area: 736.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EW1	1950	576.0
OPFA	OPEN PORCH FRAME AVERAGE	*		2011	16.0
MADF	MAIN ADDITION FRAME	*		2011	160.0
CPFA	CARPORNT FRAME AVERAGE	*		2011	120.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	1.0000	43560.00	0.00	0.00	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	\$209,480	\$25,000	0	234,480	\$24,315	\$210,165
2019	\$209,480	\$25,000	0	234,480	\$43,421	\$191,059
2018	\$148,690	\$25,000	0	173,690	\$0	\$173,690
2017	\$148,690	\$25,000	0	173,690	\$0	\$173,690
2016	\$148,690	\$25,000	0	173,690	\$0	\$173,690
2015	\$148,690	\$25,000	0	173,690	\$0	\$173,690
2014	\$148,690	\$25,000	0	173,690	\$0	\$173,690
2013	\$148,690	\$25,000	0	173,690	\$0	\$173,690
2012	\$127,330	\$25,000	0	152,330	\$0	\$152,330
2011	\$127,330	\$25,000	0	152,330	\$0	\$152,330
2010	\$127,330	\$25,000	0	152,330	\$0	\$152,330
2009	\$127,330	\$40,000	0	167,330	\$0	\$167,330
2008	\$124,800	\$40,000	0	164,800	\$0	\$164,800
2007	\$124,800	\$40,000	0	164,800	\$27,981	\$136,819

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/17/2007	WDVL	WARRANTY DEED W/VENDOR'S LEIN	NORRIS ELVIA M	SANCHEZ JOHN	368	229	
2	1/1/2005	PROB	PROBATE	NORRIS ROBERT E DR EST	NORRIS ELVIA M			5282
3	10/12/2004	PROB	PROBATE	NORRIS ROBERT E DR EST	NORRIS ROBERT E DR EST			5282

Tax Due

Property Tax Information as of 04/19/2021

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
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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".

Kleberg CAD

Property Search > 36942 SANCHEZ JOHN for Year 2021

Tax Year: 2021 - Values not available

Property

Account

Property ID: 36942 Legal Description: K T & I CO, BLOCK 21, LOT SW PT 11, ACRES 2.00
 Geographic ID: 290002111010118 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: ESCONDIDO RD Mapsco:
 TX
 Neighborhood: Map ID: A3
 Neighborhood CD:

Owner

Name: SANCHEZ JOHN Owner ID: 52313
 Mailing Address: ETUX VELINDA % Ownership: 100.0000000000%
 234 E TRANT RD
 KINGSVILLE, TX 78363-7321
 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: SANCHEZ JOHN
 % 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
	Total Tax Rate:	N/A			

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions:

N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	EO	EO	2.0000	87120.00	0.00	0.00	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	\$0	\$10,000	0	10,000	\$0	\$10,000
2019	\$0	\$10,000	0	10,000	\$0	\$10,000
2018	\$0	\$10,000	0	10,000	\$0	\$10,000
2017	\$0	\$10,000	0	10,000	\$0	\$10,000
2016	\$0	\$10,000	0	10,000	\$0	\$10,000
2015	\$0	\$10,000	0	10,000	\$0	\$10,000
2014	\$0	\$15,000	0	15,000	\$0	\$15,000
2013	\$0	\$15,000	0	15,000	\$0	\$15,000
2012	\$0	\$15,000	0	15,000	\$0	\$15,000
2011	\$0	\$15,000	0	15,000	\$0	\$15,000
2010	\$0	\$15,000	0	15,000	\$0	\$15,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Tax Due

Property Tax Information as of 04/19/2021

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".

Kleberg CAD

Property Search > 42864 SANCHEZ JOHN JR for Year 2021

Tax Year: 2021 - Values not available

Property

Account

Property ID: 42864 Legal Description: K T & I CO, BLOCK 21, LOT SW PT 11, ACRES 1.00
 Geographic ID: 290002111015118 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 268 E ESCONDIDO RD Mapsco:
 TX
 Neighborhood: Map ID: A3
 Neighborhood CD:

Owner

Name: SANCHEZ JOHN JR Owner ID: 60915
 Mailing Address: AMANDA NICOLE ARRIAGA SANCHEZ % Ownership: 100.0000000000%
 4100 S 6TH ST
 KINGSVILLE, TX 78363

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: SANCHEZ JOHN JR
 % 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
	Total Tax Rate:	N/A			

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions:

N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	E0	E0	1.0000	43560.00	0.00	0.00	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	\$0	\$5,000	0	5,000	\$0	\$5,000
2019	\$0	\$5,000	0	5,000	\$0	\$5,000
2018	\$0	\$5,000	0	5,000	\$0	\$5,000
2017	\$0	\$5,000	0	5,000	\$0	\$5,000
2016	\$0	\$5,000	0	5,000	\$0	\$5,000
2015	\$0	\$5,000	0	5,000	\$0	\$5,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/23/2015	WDVL	WARRANTY DEED W/VENDOR'S LEIN	SANCHEZ JOHN	SANCHEZ JOHN JR	528	640	

Tax Due

Property Tax Information as of 04/26/2021

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".**