

# PLANNING & ZONING COMMISSION AGENDA

Wednesday, June 16, 2021 6:00 p.m.

Regular Meeting

Helen Kleberg Groves Community Room,  
1<sup>st</sup> 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) – *None.*

***\*\*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, June 16, 2021.



\_\_\_\_\_  
Uchechukwu Echeozo  
Director of Planning & Development Services

Posted  
@ 10:00am  
On 06.11.2021  
By S. Resendy

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

# ITEMS 1&2





## 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. 14<sup>th</sup> 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. 14<sup>th</sup> 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", 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 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

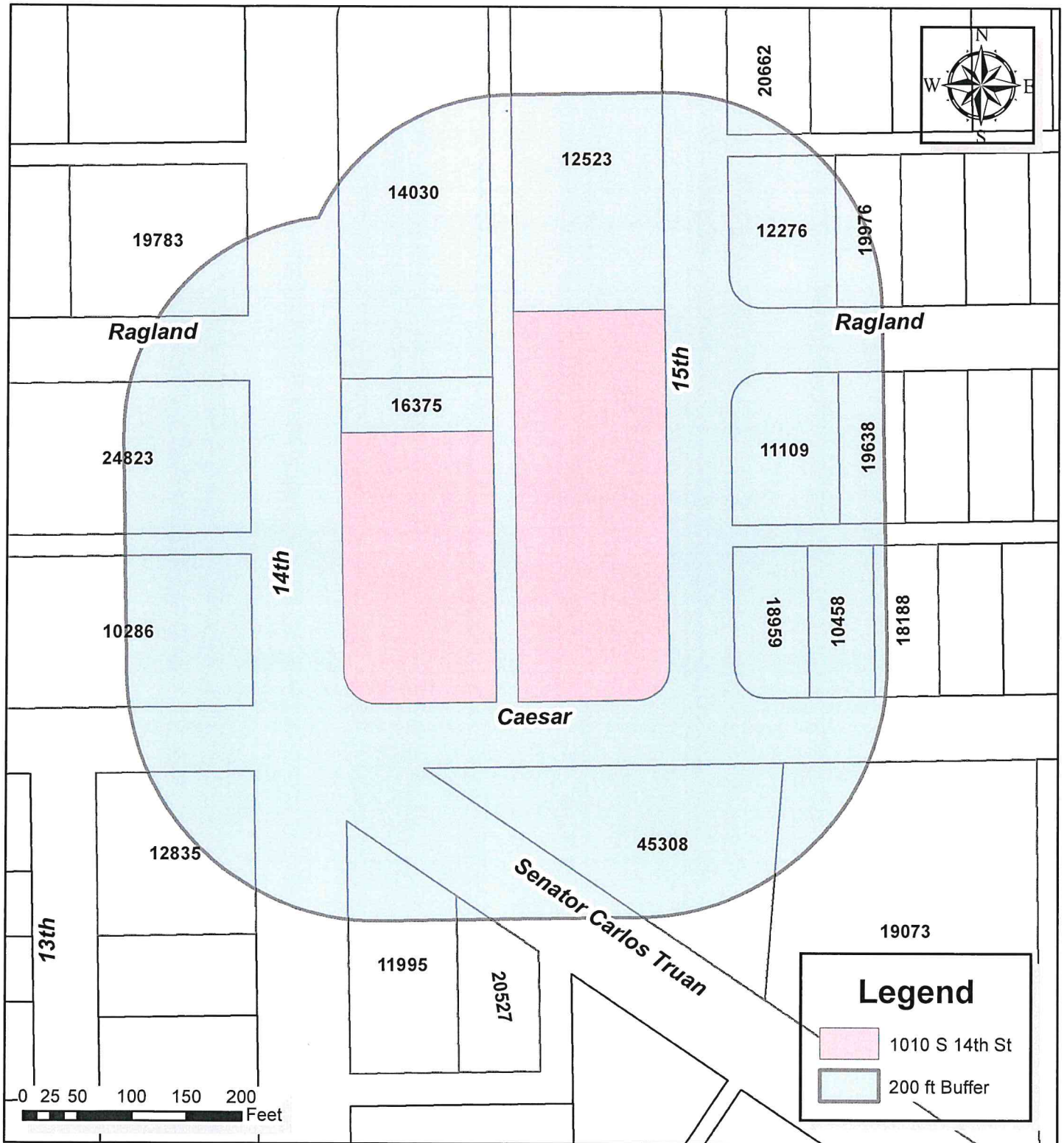
Property Owner's Signature \_\_\_\_\_

Date: 4/14/2021


Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

# 200 ft Buffer Map of 1010 S 14th



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

<div> <div>11</div> <div>Page</div> </div>	Drawn By: Planning Department	<p>DISCLAIMER</p> <p>THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS.</p> <p>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>	 <p><b>CITY OF KINGSVILLE</b> <b>PLANNING DEPARTMENT</b></p> <p><b>410 West King</b> <b>Kingsville, Texas 78363</b> <b>Office: 361-595-8055</b></p>
	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 14<sup>TH</sup> 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 14<sup>TH</sup> ST  
KINGSVILLE, TX 78363-5839  
#19073

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

HERMAN H OHLENBUSCH  
926 S 14<sup>TH</sup> 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 HYU  
ETUX EUN YON IM  
3042 NECHES DR  
CORPUS CHRISTI, TX 78414-4413  
#10286

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

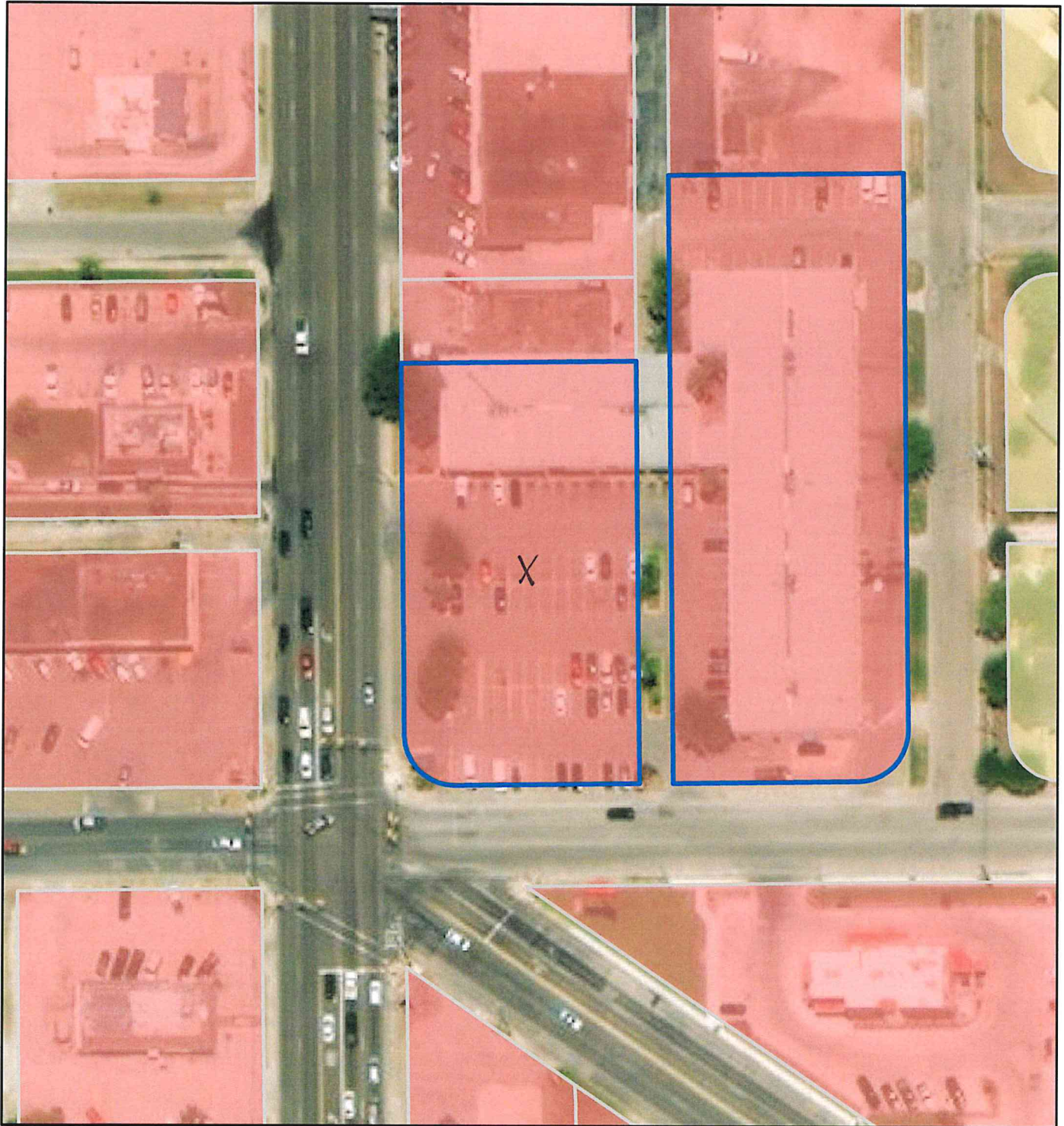
RENE R PEREZ  
1104 E RAGLAND AVE  
KINGSVILLE, TX 78363-6466  
#19976

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

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

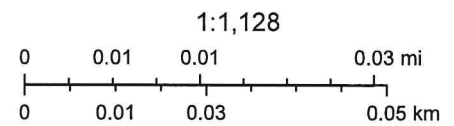


1010 S. 14th



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".**



# Spice Station makes Top 100 places to eat in Texas

LAURA NEWMAN  
REPORTER

You may know them for their Chicken 65, Spinach Chicken, Butter Chicken or their spice, but everyone knows them for their great customer service.

The famous Kingsville Indian cuisine, Spice Station located on E. Lott Avenue made Yelp's Top 100 Places to Eat in Texas.

Yelp released the list last Wednesday and Spice Station came out at number 36, which is 50 points higher than the last time in 2020.

Spice Station is a family owned and operated restaurant that is most known for their delicious flavors and excellent customer service.

Spice Station is owned by Rabila Charania (mother and recipe creator), Muhammad Iqbal Charania (father), Zohair Charania and Hassan Charania. Hassan and Zohair are two of three brothers and the main operator of Spice Station. Their youngest brother,

Roohan Charania works when he is not at school.

Zohair said they all rely on one another and that family always shows up and contributes to making the restaurant a better place.

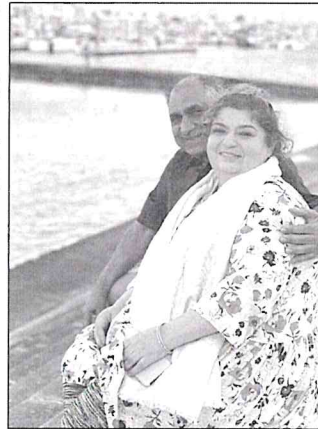
Husna Charania, Hassan's wife, is the creator of one of their most popular menu items, Butter Chicken.

Family values and treating people how you want to be treated is important to this family and it shines through their restaurant.

Hassan Charania said that all of their customers and employees are treated like family and that is something they were taught to do at a young age.

When Yelp released their list, both brothers were in shock and thankful to see they shot up 50 points and to see their restaurant on the list.

Zohair said when he found out he text his mom, his dad, his brother and his wife, and instantly started to think of ways to improve and get



Muhammad Iqbal & Rabila Charania

even higher on the list next time.

"At first I thought, we don't deserve this, I thought how? We don't deserve this," Hassan said.

"It just keeps us motivated. It makes us think, okay, how can we do bet-

ter reviews with more than hundreds of reviews across all major reviewing platforms; Facebook, Yelp and Google. They said their secret is great customer service and never serving something they wouldn't eat themselves.

Zohair said for example, if food has been sitting out for 45 minutes, they pack it up and donate it.

Both brothers believe they got to where they are now because of their customer service. They said it is all about how you interact with people and correcting unpleasant experiences.

They said they always ask customers how their meal was the last time they were in, if it wasn't good, they fix it and make it right.

Samples are always something that they have done, because they want to make sure their customers get what they like. Zohair said samples are the first connection with their customers.

Spice Station has five

out in their apartment; it started to become popular and their parking lot was always full.

In 2014, they opened in a gas station and after a few years they became popular. Zohair said the parking lot was always full and the line was out the door.

Their location in the gas station only had two tables and in 2017, they decided to expand to their current location.

Zohair said they rented the building at first, but in 2019 they were able to purchase the building and make it their own.

They are always looking for areas of improvements and are currently experimenting with new menu items and looking for ways to become more eco-friendly.

They are very thankful for all of their staff and especially thankful for Emily Garcia, Juan Garcia and Mitchell Wolven-ton, who are all at the front of the house and hold true to their motto—treating others how you want to be treated.

## PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, June 16, 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:

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).

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 28, 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:

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).

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# Wanted!



**\$250 reward**  
for information leading to this person's conviction!

**Information for the arrest and conviction of the person who has stolen two head stones from The Monument Place over the course of the past few weeks.**

**To report information, call The Monument Place of the City of Kingsville Police Department.**



**City Sanitation, City Hall and other Administrative Offices will be closed on Monday, May 31, 2021 in observance of Memorial Day.**

**The City Sanitation garbage pick-up schedule will temporarily change for the week of May 31 through June 4, 2021.**

## Residential Sanitation Schedule

**Monday/Thursday service will be done on Tuesday/Thursday**

**Tuesday/Friday service will be done Wednesday/Friday**

## Commercial Sanitation Schedule

**Monday/Tuesday service will be done Thursday**

**The schedule will resume to its normal schedule on June 7, 2021.**

**SUBSCRIBE**

(361)

**345-1333**

## Rates:

Mail (in county)

Mail (out of county)

6 months - \$26.00

6 months - \$29.00

1 year - \$48.00

1 year - \$55.00

Online Only: \$45.00

## \* Military Discount:

*Thank You For Your Service*

Mail (in county)

Mail (out of county)

6 months - \$20.00

6 months - \$25.00

1 year - \$40.00

1 year - \$50.00

Online Only: \$40.00

# 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. 6<sup>th</sup> Street, PROP ID 36942 and 268 E. Escondido Road, Kingsville, Texas (off East Escondido Road near South 6<sup>th</sup> 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. 6<sup>th</sup> 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 6th St + Escondido Rd Property ID 36942

(Proposed) Subdivision Name \_\_\_\_\_ Lot S10 P11 Block 21

Legal Description: KT & I 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. 6th 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

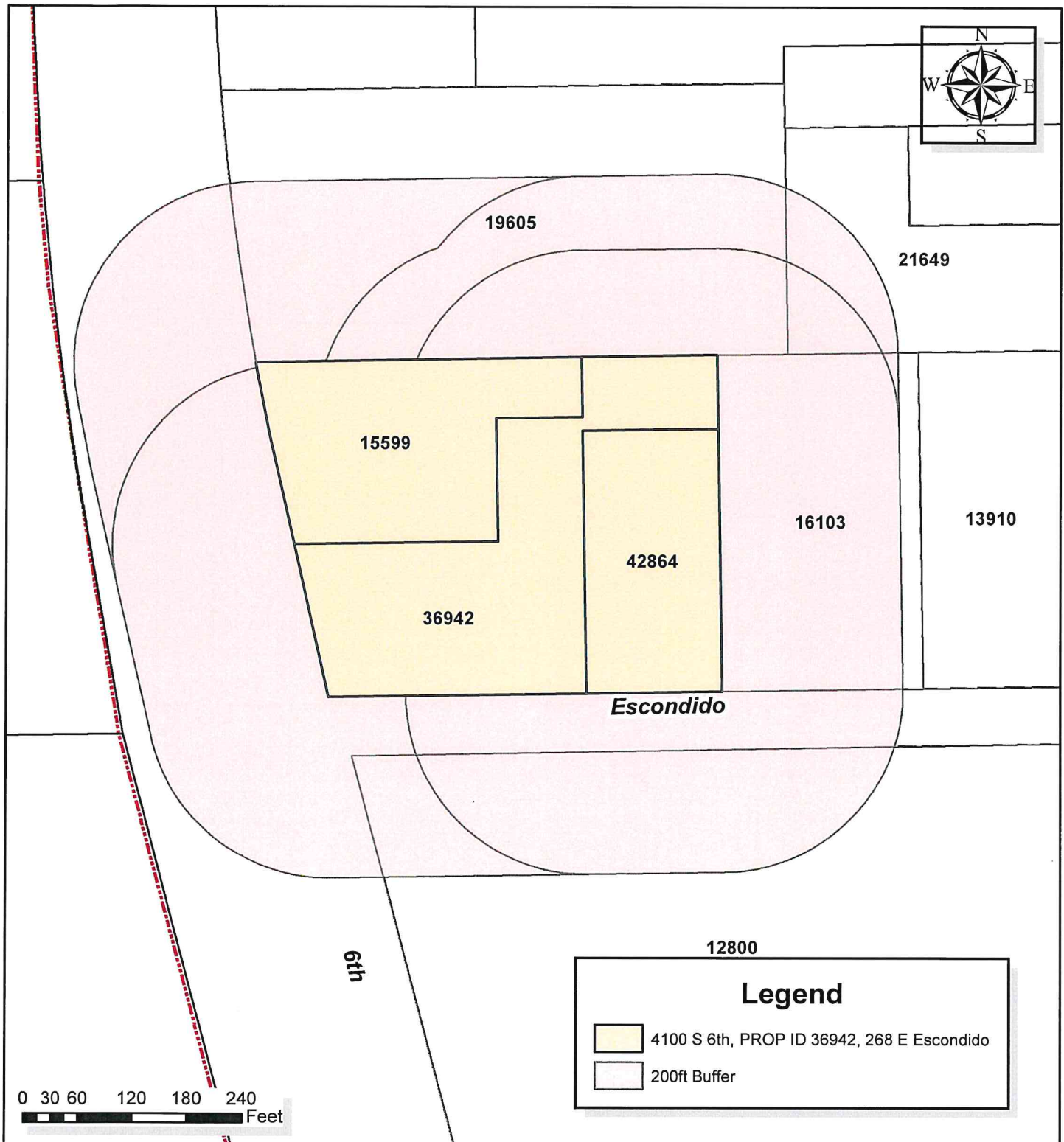
I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit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

Page 1 / 1	Drawn By: Planning Department	<b>DISCLAIMER</b> 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.	 <b>CITY OF KINGSVILLE</b> <b>PLANNING DEPARTMENT</b> 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





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	CARPORT 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
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

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: 1.2.2.33

Database last updated on: 4/18/2021 8:17 PM

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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 TX	Mapsc:	
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:	

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	E0	E0	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
---	-----------	------	-------------	---------	---------	--------	------	-------------

**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".**

Website version: 1.2.2.33

Database last updated on: 4/18/2021 8:17 PM

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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 TX	Mapsc0:	
Neighborhood:		Map ID:	A3
Neighborhood CD:			

Owner

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

## Spice Station makes Top 100 places to eat in Texas

LAURA NEWMAN  
REPORTER

You may know them for their Chicken 65, Spinach Chicken, Butter Chicken or their spice, but everyone knows them for their great customer service.

The famous Kingsville Indian cuisine, Spice Station located on E. Lott Avenue made Yelp's Top 100 Places to Eat in Texas.

Yelp released the list last Wednesday and Spice Station came out at number 36, which is 50 points higher than the last time in 2020.

Spice Station is a family owned and operated restaurant that is most known for their delicious flavors and excellent customer service.

Spice Station is owned by Rahila Charania (mother and recipe creator), Muhammad Iqbal Charania (father), Zohair Charania and Hassan Charania. Hassan and Zohair are two of three brothers and the main operator of Spice Station. Their youngest brother,

Rohan Charania works when he is not at school.

Zohair said they all rely on one another and that family always shows up and contributes to making the restaurant a better place.

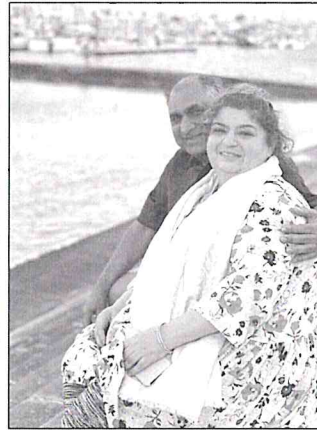
Husna Charania, Hassan's wife, is the creator of one of their most popular menu items, Butter Chicken.

Family values and treating people how you want to be treated is important to this family and it shines through their restaurant.

Hassan Charania said that all of their customers and employees are treated like family and that is something they were taught to do at a young age.

When Yelp released their list, both brothers were in shock and thankful to see they shot up 50 points and to see their restaurant on the list.

Zohair said when he found out he text his mom, his dad, his brother and his wife, and instantly started to think of ways to improve and get



Muhammad Iqbal & Rahila Charania

even higher on the list next time.

"At first I thought, we don't deserve this. I thought how? We don't deserve this," Hassan said.

"It just keeps us motivated. It makes us think, okay, how can we do bet-

ter reviews with more than hundreds of reviews across all major reviewing platforms; Facebook, Yelp and Google. They said their secret is great customer service and never serving something they wouldn't eat themselves.

Zohair said for example, if food has been sitting out for 45 minutes, they pack it up and donate it.

Both brothers believe they got to where they are now because of their customer service. They said it is all about how you interact with people and correcting unpleasant experiences.

They said they always ask customers how their meal was the last time they were in, if it wasn't good, they fix it and make it right.

Samples are always something that they have done, because they want to make sure their customers get what they like. Zohair said samples are the first connection with their customers.

Spice Station has five

out in their apartment; it started to become popular and their parking lot was always full.

In 2014, they opened in a gas station and after a few years they became popular. Zohair said the parking lot was always full and the line was out the door.

Their location in the gas station only had two tables and in 2017, they decided to expand to their current location.

Zohair said they rented the building at first, but in 2019 they were able to purchase the building and make it their own.

They are always looking for areas of improvements and are currently experimenting with new menu items and looking for ways to become more eco-friendly.

They are very thankful for all of their staff and especially thankful for Emily Garcia, Juan Garcia and Mitchell Wolverton, who are all at the front of the house and hold true to their motto—treating others how you want to be treated.

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, June 16, 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:

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).

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 28, 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:

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).

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.

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, June 16, 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:

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.

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

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

## Wanted!

**\$250 reward**  
for information leading to this person's conviction!

Information for the arrest and conviction of the person who has stolen two head stones from The Monument Place over the course of the past few weeks.

To report information, call The Monument Place of the City of Kingsville Police Department.



City Sanitation, City Hall and other Administrative Offices will be closed on Monday, May 31, 2021 in observance of Memorial Day.

The City Sanitation garbage pick-up schedule will temporarily change for the week of May 31 through June 4, 2021.

### Residential Sanitation Schedule

Monday/Thursday service will be done on Tuesday/Thursday  
Tuesday/Friday service will be done Wednesday/Friday

### Commercial Sanitation Schedule

Monday/Tuesday service will be done Thursday

The schedule will resume to its normal schedule on June 7, 2021.

**SUBSCRIBE**

(361)  
345-1333

### Rates:

Mail (in county)	Mail (out of county)
6 months - \$26.00	6 months - \$29.00
1 year - \$48.00	1 year - \$55.00

Online Only: \$45.00

### \* Military Discount:

Mail (in county)	Mail (out of county)
6 months - \$20.00	6 months - \$25.00
1 year - \$40.00	1 year - \$50.00

Online Only: \$40.00