PLANNING & ZONING COMMISSION AGENDA

Wednesday, June 16, 2021 6:00 p.m.
Regular Meeting
Helen Kleberg Groves Community Room,
1st Floor – City Hall, 400 W. King Ave., Kingsville, Texas

<u>Conference Line Call: 1 (415) 655-0001 and when prompted type access code:</u> 126 210 9951

OR

<u>Live Videostream: https://cityofkingsville.my.webex.com</u> <u>Meeting ID: 126 210 9951</u>

. PLANNING & ZONING COMMISSION SEATING ARRANGEMENT

COMMISSION MEMBERS

Steve Zamora,

COMMISSION MEMBERS

Mike Klepac

Chairman

Debbie Tiffee

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 On06:11:2021 ByS. Reservely

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

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:

t: 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, Kinggwille, Taylor

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.

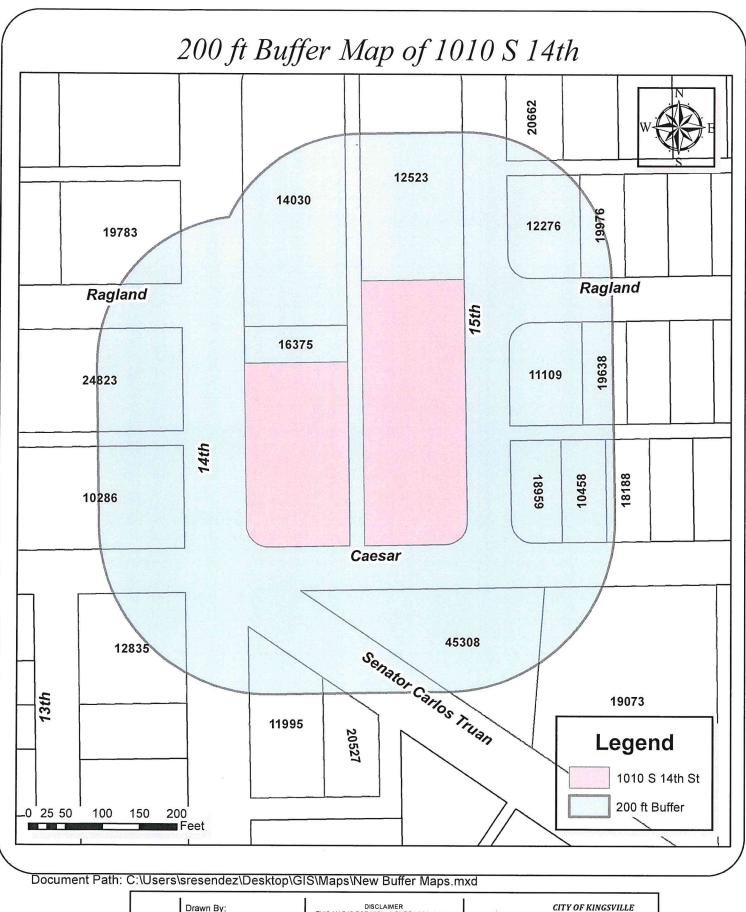
Thank you.

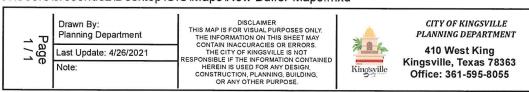
Uche Echeozo

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 NameLotBlock								
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):ianicehaggerton@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.								
Annexation Request								
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 Property Owner's Signature Accepted by: Date: Date:								





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

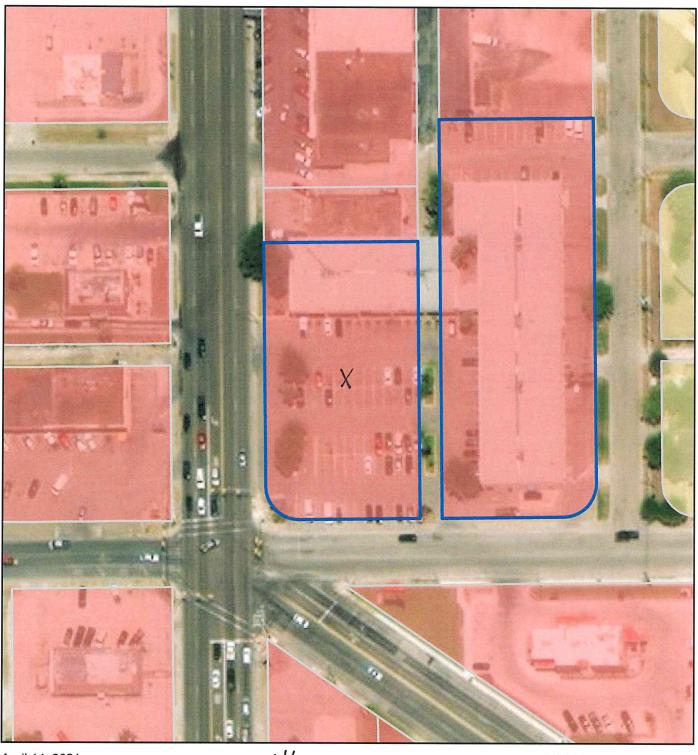
FELIZ HERRERA JR DBA: ABC TV CENTER 1002 S 14TH ST KINGSVILLE, TX 78363-6422 #16375

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

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

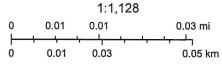
TAMC ENTERPRISES LLC 1635 ROGERS RD FORT WORTH, TX 76107 #45308

1010 S. 14th



April 14, 2021

x-1010 s 14th C2-Retail Zoning



Land Use Chart													
Land Use Description	R1	R2	R2A	R3	R4	МН	C1	C2	С3	C4	l1	12	Ag
Mortuary							S	Р	Р	Р	S		S
Music store							S	Р	Р	Р			
Office, professional, or general business							S	Р	Р	Р	S		
Optical shop or laboratory							S	Р	Р	Р			
Package liquor store							S	S	Р	Р			
Pawn shop					±		S	S	Р	Р		×	
Pet shop for small animals birds, fish							Р	Р	Р	Р			
Personal custom services such as tailor, milliner, and the like							Р	Р	Р	Р			
Repair of appliances, T.V., radio, and similar equipment		e					Р	Р	Р	Р			
Shoe, boot, saddle, or other leather goods sale and repair							S	Р	Р	Р	Р	Р	
Studio, photographer, artist, music, dance, drama			,				S	Р	Р	Р			

Kleberg CAD

Property Search > 24719 SUNDIAL PLAZA LLC for Year 2021

Tax Year: 2021 - Values not available

Property

Account

Property ID:

24719

Real

Legal Description: CAD TERR, BLOCK 1, LOT S10'7, 8-17, PT ALLEY, (SUNDIAL

Geographic ID:

107700108000192

Zoning:

Agent Code:

C2

Type:

Property Use Code:

Property Use Description:

Location

Address:

1010 S 14TH ST

Mapsco:

TX

Neighborhood:

Map ID:

B1-I

Neighborhood CD:

Owner

Name:

SUNDIAL PLAZA LLC

Owner ID:

28002

Mailing Address:

% JANICE HAGGERTON

% Ownership:

100.0000000000%

317 TROJAN

PORT ARANSAS, TX 78373

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: (+) Timber Market Valuation:

N/A N/A N/A N/A

(=) Market Value: (–) Ag or Timber Use Value Reduction:

N/A N/A

(=) Appraised Value:

N/A

(-) HS Cap:

N/A

(=) Assessed Value:

N/A

Taxing Jurisdiction

Owner:

SUNDIAL PLAZA LLC

% Ownership: 100.000000000%

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

Imp	roveme	nt #1: COMMERCIAL State Co	de: 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
AND A PROPERTY OF	The second secon	THE RESERVE THE PROPERTY OF THE PARTY OF THE		THE RESIDENCE OF THE PARTY AND		THE RESIDENCE OF THE PARTY OF T

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: 4/13/2021 8:17 PM

© N. Harris Computer Corporation

Spice Station makes Top 100 places to eat in Texas

LAURA NEWMAN

You may know them for their Chicken 65, Spinach Chicken, Butter Chicken or their spice, but everyone knows them for their great cus-

Indian cuisine, Spice Sta-tion 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 cus-

tomer 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

Roohan Charania works when he is not at school.

Zohair said they all on one another and that family always shows up and contributes to making the restaurant a better place. Husna Charania, Has-

tomer service. san's wife, is the creator
The famous Kingsville of one of their most popular menu items, Butter Chicken

> treating people how you want to be treated is im-portant 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 thank-ful 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 brothbrothers and the main er and his wife; and in-operator of Spice Station. stantly started to think of Their youngest brother, ways to improve and get



Muhammad Iqbal & Rahila Charania

even higher on the list ter.

next time "At first I thought, off of restaurants ratings we don't deserve this. I and food critics who

The Yelp list is based thought how? We don't come out to try the food. deserve this, Hassan They look for things like said. quality/quantity of food, "It just keeps us moti- flavor and customer ser-

vice. Spice Station has five

star reviews with more than hundreds of reviews across all major lar and their parking lot reviewing platforms; Facebook, Yelp and Goo-In 2014, they opened in views across all major reviewing platforms; Facebook, Yelp and Goo-gle. They said their secret is great customer service and never serving some-

ple, if food has been sitting out for 45 minutes, they pack it up and do-

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 make it their own. and correcting unpleasant experiences.

ask customers how their experimenting with new meal was the last time menu items and looking 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 hold true to their mot-

out in their apartment; it started to become popu-

a gas station and after a few years they became popular. Zohair said the thing they wouldn't eat themselves.

Zohair said for examthe 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

They are always look-ing for areas of improve-They said they always ments and are currently 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 with their customers. to—treating others how Spice Station started 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 1.00 and Commission of the Comm

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

Knigsvine, Texas (oil East Escondido Roda near south 6th 3t. across from Dick Kleberg Park). The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Growes Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Mon-day, 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'84 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

eting 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

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

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:

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 genda, please contact the City Secretary at (361) 595-8002.



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 fews 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 31through 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.



ITEMS 3&4

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:

t: 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.

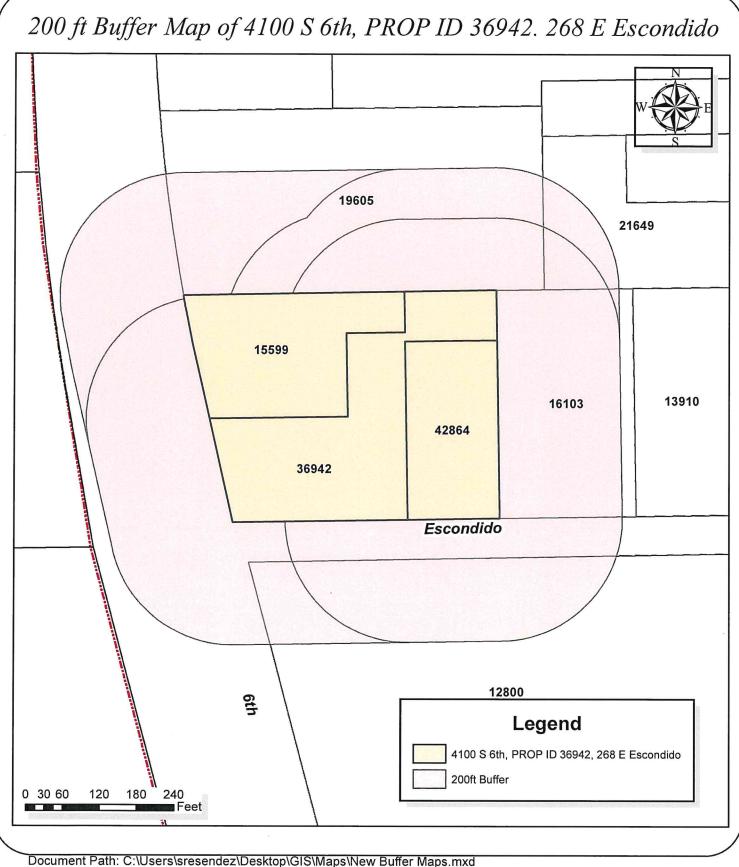
Thank you.

Uche Echeozo

Director of Planning and Development Services

CITY OF KINGSVILLE PLANNING AND ZONING DIVISION MASTER APPLICATION

1 10000 17 70 00000
Project Address 4100 5. 6 th St. / 368 E. ES Nearest Intersection all St. + Est mediclo Rel
(Proposed) Subdivision NameLot Sw PTIL Block 2(
Legal Description: KT+T CO.
Existing Zoning Designation Future Land Use Plan Designation
OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)
Applicant/Authorized Agent John + Velin Da Sanolez Phone 361-455-3948 FAX
Email Address (for project correspondence only): Tohn Ve In Oak yakoo com
Mailing Address 41005 laly St. City Kingeville State 6 Zip 78363
Property Owner Tohn + Velin Oo Sanche = 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.
Annexation RequestNo FeePreliminary PlatFee Varies
Administrative Appeal (ZBA) \$250.00 Final Plat Fee Varies Comp. Plan Amendment Request \$250.00 Minor Plat \$100.00 Re-zoning Request \$250.00 ✓Re-plat \$250.00 SUP Request/Renewal \$250.00 Vacating Plat \$50.00 Zoning Variance Request (ZBA) \$250.00 Development Plat \$100.00 PUD Request \$250.00 Subdivision Variance Request \$25.00 ea
Administrative Appeal (ZBA) \$250.00 Final Plat Fee Varies Comp. Plan Amendment Request \$250.00 Minor Plat \$100.00 Re-zoning Request \$250.00 Re-plat \$250.00 SUP Request/Renewal \$250.00 Vacating Plat \$50.00 Zoning Variance Request (ZBA) \$250.00 Development Plat \$100.00



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 Drawn By: Planning Department PLANNING DEPARTMENT 410 West King Last Update: 4/29/2021 Kingsville, Texas 78363 Note: Office: 361-595-8055

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

SOUTH 6TH STREET (TO STAND BUSINESS 717) (TO STAND BUSINESS 717) (TO STAND BUSINESS 717) Brister Surveying 435 South Fader Listand Drive Suite 51 Compared Christ, Texas 73-11 Office 264-550-1800 Fax 361-350-1800 LOT 1 1.255 ACRES 54,654 S.F. f GRAPHIC SCALE N89" 00' 19"E 363.4 (IN FEET) I inch = 60 ft. N88° 46' 15"E 506.22" 4.10 ACRES VOL. 52, PG. 491 - 494, O.R.K.CT. OUT OF FARM LOT II, BLOCK 21, KLEBERG TOWN AND IMPROVEMENT COMPANYS SUBDIVISION VOL. 1, PG. 34, M.R.K.C.T. LOT 4 0.964 ACRES 42,007 S.F. EAST ESCONDIDO ROAD LOT 2 0.795 ACRES 34,609 S.F. TOUE S89° 00' 19"W 330.10 BEING A REPLAT OF 3.767 ACRES OUT OF FARM LOT 11, SECTION 21, KLEBERG TOWN AND IMPROVEMENT COMPANYS SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN VOLUME 1, PAGE 34, 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 368, PAGES 229 - 233, OFFICIAL RECORDS OF KLEBERG COUNTY, TEXAS. LOT 3 0.753 ACRES 32,809 S.F.

S. 6TH ST. (BUS 77) KLEBERG PARK SITE MAP NOT TO SCALE S. BRAHMA BLVD

SANCHEZ ADDITION

LOTS 1 - 4

1.42 ACRES
BEING TRACT!!
VOL 396, PGS. 251, O.R.K.C.T.
OUT OF FARM LOT II,
BLOCK 2.1, KLEBERG TOWN
AND IMPROVEMENT
COMPANYS SUBDIVISION
VOL 1, PG. 34, M.R.K.C.T. ELIMINARY

STATE OF TEXAS COUNTY OF KLEBERG

WE, JOHN AND VELINDA SANCHEZ, DO HEREBY CERTIFY
THAT WE ARE THE OWNERS OF SANCHEZ ADDITION, THE
PROPERTY SHOWN HEREDAY, WE HAVE HAD SAID LAND
SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP
HAS BEEN REPARKED FOR THE PURPOSE OF DESCRIPTION
AND DEDICATION.

THISTHE _DAY OF

JOHN SANCHEZ, OWNER

VELINDA SANCHEZ, OWNER

2.00 ACRES

VOL 488, PG. 188-. 189, OR K.C.T.

OUT OF FARM LOT II.

BLOCK 21, KLEBERG TOWN
AND IMPROVEMENT
COMPANY'S SUBDIVISION
VOL 1, PG. 34, M.R.K.C.T.

STATE OF TEXAS COUNTY OF KLEBERG

BEFORE ML; JOIN SANCHEZ ON THIS DAY PERSONALLY APPEARAID THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID I AND SO SUBJECTATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

THIS THE DAYOF

, 2021

GIVEN UNDER MY HAND AND SEAL OF OFFICE

NOTARY PUBLIC

STATE OF TEXAS COUNTY OF KLEBERG

BEFORE ME, VELINDA SANCHEZ, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE KAME IS SUBSCRIBED TO THE FORECOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME AS THE ACT AND DEED OF SAND LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

30.0

, 2021

NOTARY PUBLIC

NOTES:

BL = BUILDING LINE

CL = CENTIBILINE

CL = CENTIBILINE

MAR KCCI = AND RECORDS OF KLEBERG COUNTY, TEXAS

OR KCCI = O'FICHAL RECORDS OF KLEBERG COUNTY, TEXAS

FO = FOGE

CL = SOUAGE FIEET

UE = SOUAGE FIEET

VOL = VOLLINE

VOL = VOLLINE LIM GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "Y" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 8271C 0805 E, WHICH BEARS AN EFFECTIVE DATE OF MARCH 17, 2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.

SET 5.6" RE-BAR
 S= FOUND 5.5" RE-BAR
 FOUND 1" IRON PIPE
 FOUND 2" IRON PIPE
 FOUND CONCRETE MONUMENT

C1 R = 3.214.607 L = 225.93* TAN = 113.01* \(\Delta = 04^{\circ} 01^{\circ} \) \(\Delta = 04^{\circ} 01^{\circ} \) \(\Delta = 04^{\circ} \) \(\D

C2 R = 3.214.607 L = 39.44* TAN = 19.72 A = 00° 42' H* CB = N13° 38' 29"W. 39.44*

L1 = N89° 00' 19°E 20.00'

. SET 5/6" RE-BAR = STEEL, RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

S. THE TOTAL PLATTED AREA IS 3.767 ACRES

	-
~	\simeq

DIRECTOR OF PLANNING THIS THE DAY OF

, 2021

STATE OF TEXAS COUNTY OF KLEBERG

, 2021

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

CITY SECRETARY

MAYOR

STATE OF TEXAS COUNTY OF KLEBERG

, CLERK OF THE COUNTY COURT IN AND FOR KLEBBERG COUNTY, TIEKAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF MITHER THAT THE DAY OF STRUMENT DAY OF MITHERITICATION WAS FILED FOR RECORD IN MY OFFICE THE DAY OF DAY OF MAP

OCLOCK, MIN SAID COUNTY IN VOLUME _____ FAGE:____ MAP

FILED FOR RECORD

COUNTY CLERK
KLEBERG COUNTY, TEXAS

DEPUTY:

STATE OF TEXAS COUNTY OF NUECES

AT

O'CLOCK_M

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. I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE

THIS THE DAYOF

RONALD E BRISTER
REGISTERED PROFESSIONALIAND SURVEYOR

DATE OF MAP: 29 MARCH 2021

Kleberg CAD

Property Search > 15599 SANCHEZ JOHN for Year 2021 Tax Year: 2021 - Values not available

Property

Account

Property ID: Geographic ID: 15599

Legal Description: KT&ICO, BLOCK 21, LOT SW PT 11, ACRES 1.0

Zoning:

Type:

Real

Agent Code:

Property Use Code:

Property Use Description:

Location

Address:

4100 S 6TH ST

290002111000118

Mapsco:

Map ID: A3

Neighborhood CD:

Neighborhood:

Owner

Name:

Mailing Address:

SANCHEZ JOHN

Owner ID:

52313

ETUX VELINDA

% Ownership:

100.0000000000%

234 E TRANT RD

KINGSVILLE, TX 78363-7321

Exemptions:

HS, DP

Values

(+) Improvement Homesite Value:

+ N/A

(+) Improvement Non-Homesite Value: +

N/A N/A

(+) Land Homesite Value:

N/A Ag / Timber Use Value

(+) Land Non-Homesite Value: +
(+) Agricultural Market Valuation: +

N/A

N/A

(+) Timber Market Valuation:

N/A

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:

Taxing Jurisdiction

Owner:

SANCHEZ JOHN

% Ownership: 100.000000000%

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

KLEBERG COUNTY APPRAISAL DISTRICT N/A

N/A

Total Tax Rate: N/A

N/A

Taxes w/o Exemptions:

Taxes w/Current 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

Туре	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	Ì
1	A1	A1	1.0000	43560.00	0.00	0.00	N/A	N/A	ĺ

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	Name and Address of the Owner, where
------	------------------------	------------------	-------------	-----------------------	-----------------	----------------------------------	------------------	---------------	--------------------------------------

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

© N. Harris Computer Corporation

Kleberg CAD

Property Search > 36942 SANCHEZ JOHN for Year 2021

Tax Year: 2021 - Values not available

Property

Type:

Account

Property ID:

36942 290002111010118 Legal Description: KT&ICO, BLOCK 21, LOT SW PT 11, ACRES 2.00

Geographic ID:

Real

Zoning: Agent Code:

Property Use Code:

Property Use Description:

Location

Address:

ESCONDIDO RD

Mapsco:

Map ID:

A3

Neighborhood CD:

Neighborhood:

Owner

Name:

SANCHEZ JOHN

Owner ID:

52313

Mailing Address:

ETUX VELINDA 234 E TRANT RD % Ownership:

100.0000000000%

KINGSVILLE, TX 78363-7321

+

Exemptions:

Values

(+) Improvement Homesite Value:

(+) Improvement Non-Homesite Value: +

N/A N/A

(+) Land Non-Homesite Value:

(+) Land Homesite Value:

N/A Ag / Timber Use Value

(+) Agricultural Market Valuation: (+) Timber Market Valuation:

N/A N/A

N/A

N/A N/A

(=) Market Value:

(–) Ag or Timber Use Value Reduction:

N/A 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 **Appraised Value** Tax Rate CAD KLEBERG COUNTY APPRAISAL DISTRICT N/A

N/A

Taxable Value **Estimated Tax** 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	į
1	EO	EO	2.0000	87120.00	0.00	0.00	N/A	N/A	ŀ

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

© N. Harris Computer Corporation

Kleberg CAD

Tax Year: 2021 - Values not available Property Search > 42864 SANCHEZ JOHN JR for Year 2021

Property

Account

Property ID:

42864

Legal Description: KT & I CO, BLOCK 21, LOT SW PT 11, ACRES 1.00

Geographic ID: Type:

Real

Agent Code:

Zoning:

Property Use Code: Property Use Description:

Location

Address:

268 E ESCONDIDO RD

290002111015118

Mapsco:

Neighborhood:

Map ID:

А3

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

N/A (+) Improvement Homesite Value:

(+) 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: 100.000000000%

Total Value: N/A

Entity **Estimated Tax** Description Tax Rate Appraised Value Taxable Value 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	į
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".

Website version: 1.2.2.33

Database last updated on: 4/25/2021 8:17 PM

© N. Harris Computer Corporation

Spice Station makes Top 100 places to eat in Texas

LAURA NEWMAN

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

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

Spice Station is in the last time in 2020.

Spice Station is in the last time in 2020.

ily 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 cre-ful to see they shot up 50 ator), Muhammad Iqabi Charania (father), Zohair Charania (father), Zohair restaurant on the list.
Charania and Hassan
Charania. Hassan and Hassan dound out he text his
Zohair said when he found out he text his
Tothers and the main operator of Spice Station.
Their youngest brother, ways to improve and get

restaurant on the list.
When don't deserve this, I don't deserve this, Hassan mom, his dad, his brothstrother and the wife; and intransfer wife and intransfer wife wife and intransfer wife in thought how? We don't deserve this, I deserve this, I don't deserve this, I don't deserve this, I don't deserve this, I deserve this, I

Roohan Charania works

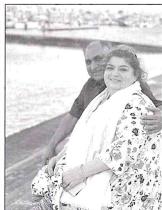
when he is not at school. Zohair said they all rely on one another and that family always shows up and contributes to making the restaurant a better place. Husna Charania, Has-

san's wife, is the creator of one of their most pop-ular menu items, Butter

Family values and treating people how you want to be treated is im-

treated like family and that is something they were taught to do at a

avors and excellent cus-omer service. When Yelp released Spice Station is owned their list, both brothers



Muhammad Iqbal & Rahila Charania

even higher on the list ter.' next time.

.. The Yelp list is based "At first I thought, we don't deserve this, I and food critics who thought how? We don't deserve this, Hassan They look for things like quality/quantity of food, flavor and customer ser-

vice. Spice Station has five

star reviews with more out in their apartment; it than hundreds of re-views across all major reviewing platforms; Facebook, Yelp and Goo-gle. They said their secret is great customer service and never serving some-thing they wouldn't cat

themselves. Zohair said for example, if food has been sit-ting out for 45 minutes, they pack it up and do-nate 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 unpleas-

meal was the last time they were in, if it wasn't good, they fix it and make it right.

with their customers.

started to become popu-lar and their parking lot was always full.

was atways 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 look ant experiences.

They said they always ask customers how their experimenting with new menu items and looking for ways to become more eco-friendly.

spool, they his that make it right.

Samples are aslways something that they chare done, because they Emily Garcia, Juan Garwant to make sure their cia and Mitchell Wolverhave done, because they Emity Garcia, Juan Gar-want to make sure their cia and Mitchell Wolver-customers get what they ton, who are all at the like Zohair said samples front of the house and are the first connection hold true to their motvith their customers. to—treating others how Spice Station started 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 interest-ed 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 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 th items on the agenda, please contact the Planning Department at (361) 595-

PUBLIC HEARING NOTICE

The City Commission of the City of Kingwille will hold a Public Hearing Mon-day, 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 KT84 CO, BLOCK 21, LOT SW PT 11, ACRES 10, KT84 CO, BLOCK 21, LOT SW PT 11, ACRES 2.00, KT84 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

Neueric Fans.

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 Hear-ing 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

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

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:

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, Tex

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.



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 fews 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 31through 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.



345-1333

Rates:

Online Only: \$45.00

Mail (in county)

Mail (out of county) 6 months - \$29.00

1 year - \$55.00

6 months - \$26.00 1 year - \$48.00

* Military Discount: That International

Mail (in county) 6 months - \$20.00

Mail (out of county) 6 months - \$25.00

1 year - \$40.00

1 year - \$50.00

Online Only: \$40.00