

# *City of Kingsville, Texas*

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## **AGENDA CITY COMMISSION**

**MONDAY, JULY 26, 2021**

**REGULAR MEETING**

**CITY HALL**

**HELEN KLEBERG GROVES COMMUNITY ROOM**

**400 WEST KING AVENUE**

**5:00 P.M.**

**Conference Line call: 1 (415) 655-0001 and  
when prompted type access code: 126 210 9951 #**

**OR**

**Live Videostream: <http://www.cityofkingsville.com/webex>**

### **I. Preliminary Proceedings.**

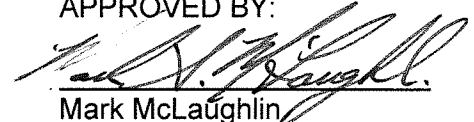
#### **OPEN MEETING**

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

**MINUTES OF PREVIOUS MEETING(S)**

None.

APPROVED BY:

  
Mark McLaughlin  
City Manager

### **II. Public Hearing - (Required by Law).<sup>1</sup>**

1. Public Hearing on the request to rezone Ronning 2, Block 1, Lots 7-12; Lund Addn, Block 5, Lots 10-14, W/2 15, E/2 15-18; Lund Addn, Block 6, Lots 15-28; Penny, Block 2, Lots 22-42; Ronning 2, Block 3, Lots 1-6; Lund Addn, Block 7, Lots 1-9; Lund Addn, Block 8, Lots 1-14; Penny, Block 1, Lots 1-21, Kingsville, Texas, From "R-2" Two Family District to "C-2" Retail Commercial District. (East King Ave. between 15<sup>th</sup> & 17<sup>th</sup> Sts.) (Director of Planning and Development).

2. Public Hearing on the request to rezone KT & I Co, Block 20, Lot Pt 13 (40.95 acres); KT & I Co, Block 20, Lot out NE Cor 13 (2.5 acres); KT & I Co, Block 21, Lot 4.25 acres out of 10, (4.25 acres); KT & I Co, Block 21, Lot 2.41 acres out of 10 (2.41 acres); Reidda Sub, Lot 1 (.236 acres); Reidda Sub, Lot 19 (.235 acres); KT & I Co, Block 21, Lot Pt 9-11 (19.77 acres); KT & I Co, Block 21, Lot out of 11 (9.18 acres); KT & I Co, Block 21, Lot Pt 11 (.45 acres); KT & I Co, Block 21, Lot W Pt 11 (1.15 acres); KT & I Co, Block 21, Lot Pt 11 (4.1 acres); KT & I Co, Block 21, Lot SW Pt 11 (1.0 acre); KT & I Co, Block 21, Lot SW Pt 11 (2.00 acres); KT & I Co, Block 21, Lot SW Pt 11 (1.00 acre), Kingsville, Texas, From "R-1" Single Family District to "C-1" Neighborhood Service District. (South 6<sup>th</sup> St. between Trant & Escondido Sts.) (Director of Planning and Development).

### **III. Reports from Commission & Staff.<sup>2</sup>**

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

#### **IV. Public Comment on Agenda Items.<sup>3</sup>**

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

#### **V.**

##### **Consent Agenda** **Notice to the Public**

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

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

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

1. Motion to approve final passage of an ordinance amending the zoning ordinance by granting a Special Use Permit for Package Liquor Store use at in C2 (Retail District) at 2730 S. Brahma Blvd., Suite 750, Kingsville, Texas (Kingsville Plaza), also known as Walmart Stores, Lot 3; amending the comprehensive plan to account for any deviations from the existing comprehensive plan. (Director of Planning & Development Services).
2. Motion to approve final passage of an ordinance amending the zoning ordinance by granting a Special Use Permit for Commercial Indoor Amusement use in C2 (Retail District) at 900 East Caesar Blk., Kingsville, Texas, also known as 9<sup>th</sup>, Block 19, Lots 17-27, E20' 28'; amending the comprehensive plan to account for any deviations from the existing comprehensive plan. (Director of Planning & Development Services).
3. Motion to approve final passage of an ordinance amending the Fiscal Year 2020-2021 budget to cover additional budget costs for Engineering Department due to increased operating costs. (City Engineer).

4. Motion to consider reappointment of Gloria Bigger-Cantu to the Main Street Advisory Board for a two-year term. (Tourism Director).
5. Motion to consider reappointment of Ryder Takesue to the Main Street Advisory Board for a two-year term. (Tourism Director).
6. Motion to consider reappointment of Daniel Burt to the Historical Development Board for a three-year term. (Director of Planning and Development).

## **REGULAR AGENDA**

### **CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:**

#### **VI. Items for consideration by Commissioners.<sup>4</sup>**

7. Consider appointment of Tito Villarreal to the Main Street Advisory Board to fill an unexpired term ending August 12, 2021 and for a two-year term thereafter. (Tourism Director).
8. Consider introduction of an ordinance by changing the zoning map in reference to Ronning 2, Block 1, Lots 7-12; Lund Addn, Block 5, Lots 10-14, W/2 15, E/2 15-18; Lund Addn, Block 6, Lots 15-28; Penny, Block 2, Lots 22-42; Ronning 2, Block 3, Lots 1-6; Lund Addn, Block 7, Lots 1-9; Lund Addn, Block 8, Lots 1-14; Penny, Block 1, Lots 1-21, Kingsville, Texas, From "R-2" Two Family District to "C-2" Retail Commercial District; amending the comprehensive plan to account for any deviations from the existing comprehensive plan. (East King Ave. between 15<sup>th</sup> & 17<sup>th</sup> Sts.) (Director of Planning and Development).
9. Discussion of an ordinance changing the zoning map in reference to KT & I Co, Block 20, Lot Pt 13 (40.95 acres); KT & I Co, Block 20, Lot out NE Cor 13 (2.5 acres); KT & I Co, Block 21, Lot 4.25 acres out of 10, (4.25 acres); KT & I Co, Block 21, Lot 2.41 acres out of 10 (2.41 acres); Reidda Sub, Lot 1 (.236 acres); Reidda Sub, Lot 19 (.235 acres); KT & I Co, Block 21, Lot Pt 9-11 (19.77 acres); KT & I Co, Block 21, Lot out of 11 (9.18 acres); KT & I Co, Block 21, Lot Pt 11 (.45 acres); KT & I Co, Block 21, Lot W Pt 11 (1.15 acres); KT & I Co, Block 21, Lot Pt 11 (4.1 acres); KT & I Co, Block 21, Lot SW Pt 11 (1.0 acre); KT & I Co, Block 21, Lot SW Pt 11 (2.00 acres); KT & I Co, Block 21, Lot SW Pt 11 (1.00 acre), Kingsville, Texas, From "R-1" Single Family District to "C-1" Neighborhood Service District; amending the comprehensive plan to account for any deviations from the existing comprehensive plan. (South 6<sup>th</sup> St. between Trant & Escondido Sts.) (Director of Planning and Development).
10. Consider introduction of an ordinance amending the Fiscal Year 2020-2021 budget to accept and expend grant funding from the Ed Rachal Foundation Grant for Police Department equipment. (Police Chief).
11. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter III-Administration; providing for revision of Article 1-City Commission, Section 10-Agenda, to provide for electronic submission of comments. (City Attorney).
12. Consider a resolution decommissioning Kenedy Park off 14<sup>th</sup> Street and East Kenedy Street (5<sup>th</sup> Addition, Block 4, Lot 17-32 & E 40' of abandoned S. 13<sup>th</sup> Street) in Kingsville, Texas. (City Manager/ City Attorney).
13. Consider a resolution authorizing staff to proceed with placing for sale the City's real property known as Kenedy Park located off 14<sup>th</sup> Street and East Kenedy Street (5<sup>th</sup> Addition, Block 4, Lots 17-32 & E 40' of abandoned S. 13<sup>th</sup> St.) in Kingsville, Texas, (with all proceeds going into the Chamberlain Park Project north of City Hall). (City Manager/ City Attorney).

## VII. Adjournment.

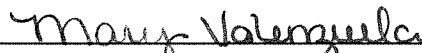
1. No person's comments shall exceed 5 minutes. Cannot be extended by Commission.
2. No person's comments shall exceed 5 minutes without permission of majority of Commission.
3. Comments are limited to 3 minutes per person. May be extended or permitted at other times in the meeting only with 5 affirmative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

### NOTICE

This City of Kingsville and Community Room are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 361/595-8002 or FAX 361/595-8024 or E-Mail [mvalenzuela@cityofkingsville.com](mailto:mvalenzuela@cityofkingsville.com) for further information. Braille Is Not Available. The City Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551-071 (Consultation with Attorney), 551-072 (Deliberations about Real Property), 551-073 (Deliberations about Gifts and Donations), 551-074 (Personnel Matters), 551-076 (Deliberations about Security Devices), 551-086 (Certain Public Power Utilities: Competitive Matters), and 551-087 (Economic Development).

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

July 22, 2021 at 2:00 P.M. and remained so posted continuously for at least 72 hours proceeding the schedule time of said meeting.



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

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

By: \_\_\_\_\_  
City Secretary's Office  
City of Kingsville, Texas



# **PUBLIC HEARING(S)**

# **PUBLIC HEARING #1**

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



## MEMO

**Date:** July 21, 2021

**To:** Mark McLaughlin (City Manager)

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

**Subject:** City of Kingsville, applicant, requesting the rezone of RONNING 2, BLOCK 1, LOTS 7-12; LUND ADDN, BLOCK 5, LOTS 10-14, W/2 15, E/2 15-18; LUND ADDN, BLOCK 6, LOTS 15-28; PENNY, BLOCK 2, LOTS 22-42; RONNING 2, BLOCK 3, LOTS 1-6; LUND ADDN, BLOCK 7, LOTS 1-9; LUND ADDN, BLOCK 8, LOTS 1-14; PENNY, BLOCK 1, LOTS 1-21, Kingsville, Texas from R2 (Two Family) to C2 (Retail).

The Planning and Zoning Commission meeting held as scheduled this evening, July 21, 2021, with 6 members in attendance.

Members deliberated over the issue of granting approval for a re-zone of a number of lots fronting King Avenue between 15<sup>th</sup> to 17<sup>th</sup> Street from R2 – Two Family Residential to C2 – Retail. This action was to complete the commercial land use along a commercial arterial road. Letters were sent out to neighbors and the City received no letters (feedback) pertaining to the application. Commissioners, after deliberations, all voted to approve the recommendation to re-zone the affected properties. A recorded vote of all members present was taken, and Commissioners Larry Garcia, Idotha Battle and Michael Klepac, Bill Aldrich, Debbie Tiffie and the Chairman – Steve Zamora all voted ‘YES’.

The meeting was adjourned by 7.30p.m.

Thank you.

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

Pub. Hrg.

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



## MEMO

**Date:** July 13, 2021  
**To:** Planning and Zoning Commission Members  
**From:** Uche Echeozo (Director of Planning and Development Services)

**Subject:** City of Kingsville, applicant, requesting the rezone of RONNING 2, BLOCK 1, LOTS 7-12; LUND ADDN, BLOCK 5, LOTS 10-14, W/2 15, E/2 15-18; LUND ADDN, BLOCK 6, LOTS 15-28; PENNY, BLOCK 2, LOTS 22-42; RONNING 2, BLOCK 3, LOTS 1-6; LUND ADDN, BLOCK 7, LOTS 1- 9; LUND ADDN, BLOCK 8, LOTS 1-14; PENNY, BLOCK 1, LOTS 1-21, Kingsville, Texas from R2 (Two Family) to C2 (Retail).

Sequel to the discussion held on April 21, 2021, with respect to rezoning parts of the City to introduce/regularize commercial activity within King Avenue and 6<sup>th</sup> Street, the City of Kingsville, currently undergoing positive developmental changes, is requesting to rezone relevant properties from residential to commercial in order to encourage business development in a bid to shore up the economic base of the City.

Specifically, this application is to re-zone certain properties (listed above) on King Avenue from R1 – Single Family Residential, to C2 – Retail. The idea is to regularize commercial activity within a major commercial strip.

Consequently, this application is being submitted for your consideration. It is therefore recommended that you consider and approve the application since it conforms to the planning concept of the emerging comprehensive plan (Neighborhood Concept)

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 See attachment Nearest Intersection king st - 15<sup>th</sup> - 17<sup>th</sup>

(Proposed) Subdivision Name \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Legal Description: See attachment

Existing Zoning Designation R2-Two Family Future Land Use Plan Designation C2- Retail

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent City of kingville Phone 361-595-8055 FAX \_\_\_\_\_

Email Address (for project correspondence only): \_\_\_\_\_

Mailing Address PO Box 1458 City kingville State TX Zip 78364

Property Owner See attachment 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 checked="" type="checkbox"/> Re-zoning Request _____	\$250.00	<input 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

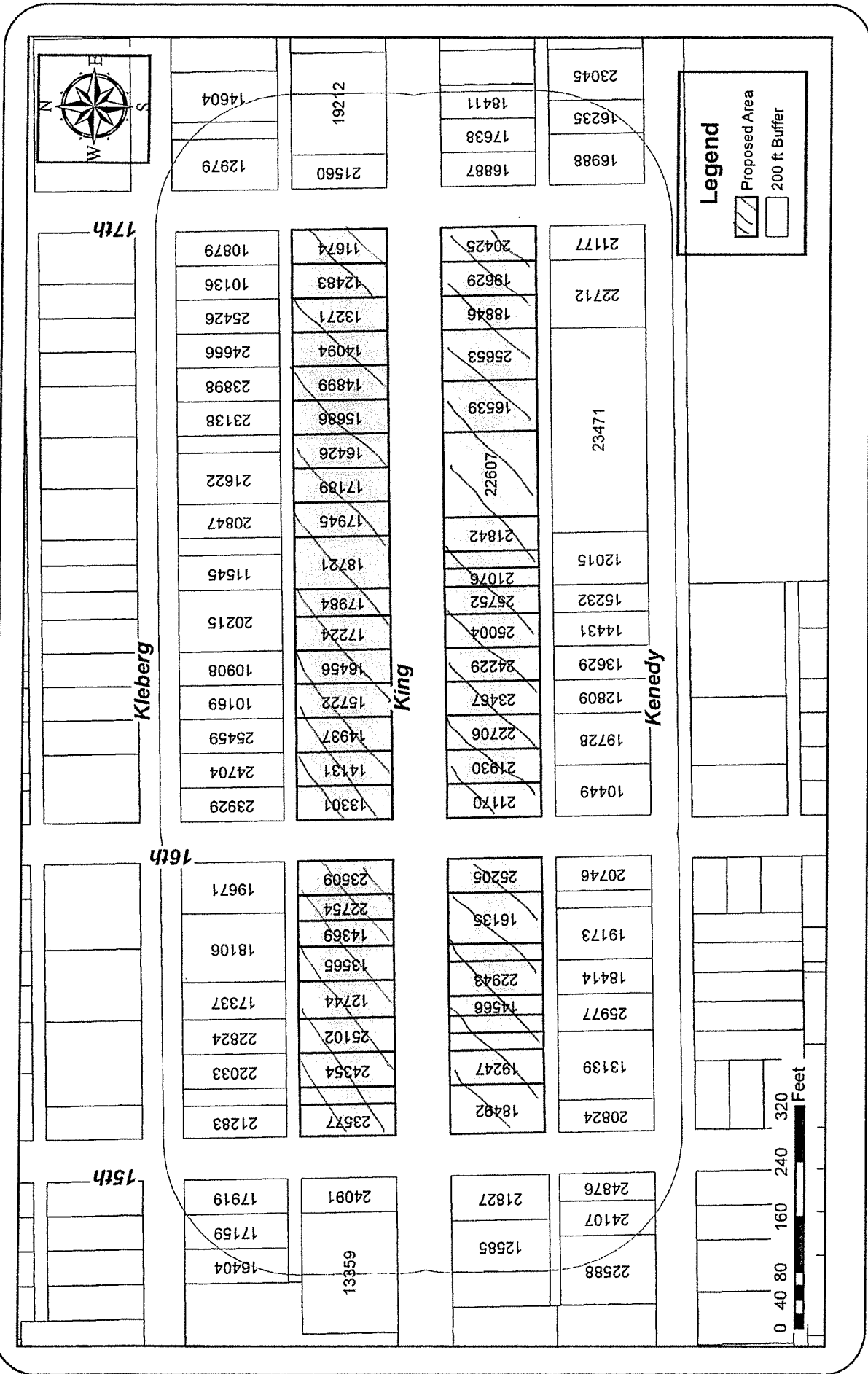
I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit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

Applicant's Signature J. Resendo Date: 7.14.2021

Property Owner's Signature \_\_\_\_\_ Date: \_\_\_\_\_


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

# Map of Proposed Rezoning Properties along King St



Document Path: C:\Users\resendez\Desktop\GIS\Maps\Rezono\_Uche.mxd

**CITY OF KINGSVILLE**  
PLANNING DEPARTMENT  
410 West King  
Kingsville, Texas 78363  
Office: 361-595-8055



**City of Kingsville**

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Drawn By:  
Planning Department

Last Update: 7/6/2021

Note:

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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 FOR ANY INACCURACIES  
HEREIN IS USED FOR ANY DESIGN,  
CONSTRUCTION, PLANNING, BUILDING,  
OR ANY OTHER PURPOSE.

ABEL P GARZA  
4117 JAMLIE AVE  
KINGSVILLE, TX 78363-7421  
#23577

FILEMON ESQUIVEL JR  
1232 E KING AVE  
KINGSVILLE, TX 78363-5934  
#25102, 18721

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

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

MANUEL C CASTANEDA JR EST  
ETUX CARMEN EST  
1216 E KING AVE  
KINGSVILLE, TX 78363-5934  
#15722, 16456

VELMA GARCIA MCLENDON  
1238 E KING AVE  
KINGSVILLE, TX 78363-5934  
#17945

MARIA RITA GUERRA EST  
ETAL  
3418 WILLIE WAY  
SPRING, TX 77380-1264  
#15686

DIDIO TREVINO EST  
ETUX MARIA R  
1260 E KING AVE  
KINGSVILLE, TX 78363-5934  
#13271

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

GUADALUPE B ALVAREZ  
621 N US HWY 77 BYP  
KINGSVILLE, TX 78363  
#25205

GUADALUPE R BENAVIDES JR  
915 E SHELTON  
KINGSVILLE, TX 78363-6350  
#16010

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

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

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

ESMERALDA SALAZAR  
1220 E KING  
KINGSVILLE, TX 78363  
#17224

SAN MIGUEL FIGUEROA ESTER  
3021 BRAUNER PKWY  
CORPUS CHRISTI, TX 78415-  
4937  
#17189

RUBEN ROEL RUIZ  
ETAL  
6410 OAKBROOK DR  
CORPUS CHRISTI, TX 78413-2506  
#14899

RAYMUNDO GUERRA  
ETUX DOLORES  
1266 E KING AVE  
KINGSVILLE, TX 78363-5934  
#12483

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

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

CHRISTINA C ESQUIVEL  
1232 E KING  
KINGSVILLE, TX 78363  
#24354

RODOLFO E RAMOS SR EST  
1418 E KING AVE  
KINGSVILLE, TX 78363-5938  
#13565, 11674

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

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

ANDREA LUNA  
1220 E KING  
KINGSVILLE, TX 78363  
#17984

JAVIER O VILLARREAL  
ETUX LYDIA L  
17603 KRUGERRAND DR  
SAN ANTONIO, TX 78232-2660  
#16426

JUAN MACARENO  
AND RUDY MACARENO  
211 E KLEBERG AVE  
KINGSVILLE, TX 78363-4572  
#14094

ZUMIC INVESTMENTS LLC  
7018 HANNAH  
CORPUS CHRISTI, TX 78413  
#18492, 19247, 20039, 12339,  
14566

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

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

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

MIKE G MATA  
1217 E KING AVE  
KINGSVILLE, TX 78363-5933  
#23467

DANIELLA LOZA  
1705 SANTA MARIA  
KINGSVILLE, TX 78363  
#24229

DEL BOSQUE ANICETO EST  
7321 SAN ANGELO ST  
HOUSTON, TX 77020-7643  
#25004

SANTIAGO BARRAZA EST  
JOSEPHIN EIRENE GRANT (C/D)  
515 E RICHARD AVE  
KINGSVILLE, TX 78363-3840  
#25752

JOSEFINA IRENE GRANT  
1227 ½ E KING AVE  
KINGSVILLE, TX 78363-5933  
#21076

ANASTACIO MARTINEZ JR EST  
% LAURO MARTINEZ  
529 ½ E NETTIE  
KINGSVILLE, TX 78363  
#13393

LCO PROPERTIES LLC  
700 E CORRAL  
KINGSVILLE, TX 78363  
#21842

EDGAR N TELLEZ  
1025 23<sup>RD</sup> ST, APT #4  
CORPUS CHRISTI, TX 78404  
#22607

MARGARITA C AMBRIZ  
1247 ½ E KING  
KINGSVILLE, TX 78363  
#16539

JOSE ANGEL ESPINOZA  
1249 E KING  
KINGAVILLE, TX 78363  
#25653

JUAQUIN A WRIGHT  
ETUX ANNA M  
1251 E KING AVE  
KINGSVILLE, TX 78363-5933  
#18846

JOSE RENE CARRION EST  
1423 E SANTA GERTRUDIS ST  
KINGSVILLE, TX 78363-4804  
#19629

ESMERALDA PEREZ  
1269 E KING AVE  
KINGSVILLE, TX 78363-5933  
#20425



PENDLETON HOLDINGS LLC  
312 N PASADENA  
KINGSVILLE, TX 78363  
#22588

N & D BARNETT LLC  
% NOLAN BARNETT  
202 FALLS DR  
SUNNYVALE, TX 75128  
#12585

LLOYD ZACHARY EK  
ETYX TANJA  
342 DANA  
KINGSVILLE, TX 78363-8858  
#24091

EDNA L GARCIA  
1103 E KLEBERG  
KINGSVILLE, TX 78363-4743  
#21283

ERNAN C GUTIERREZ EST  
307 W CORRAL AVE  
KINGSVILLE, TX 78363  
#17337

GUSTAVO MRS CAVAZOS EST  
% ALICE CAVAZOS GUY  
6611 CARRIE LN  
SAN ANTONIO, TX 78218-3529  
#24704

VELMA SAN MIGUEL  
1217 E KLEBERG AVE  
KINGSVILLE, TX 78363-4744  
#10908

AMADOR MENDIETA EST  
1235 E KLEBERG AVE  
KINGSVILLE, TX 78363-4744  
#12361, 20847

ISABEL G TORRES EST  
% ISAIAS TORRES EST  
1247 E KLEBERG AVE  
KINGSVILLE, TX 78363-4744  
#23138

CARLOS ARELLANO  
ETUX RAWUEL R  
16078 NOVEMBER DR  
HARLIGEN, TX 78552  
#10879

MARGARITA C AMBRIZ  
AND OCTAVIO C AMBRIZ JR  
1247 ½ E KING AVE  
KINGSVILLE, TX 78363-5933  
#24107

JOAQUIN BARRAZA EST  
ALICIA BARRAZA (IND EXEC)  
402 W HENRIETTA AVE  
KINGSVILLE, TX 78363  
#21827

JULIAN JAVIER ALANIZ  
1023 E KLEBERG AVE  
KINGSVILLE, TX 78363-4741  
#16404

FELIX MUNOZ  
1107 E KLEBERG AVE  
KINGSVILLE, TX 78363-4743  
#22033

FRANCISCO J GUERRA  
1123 E KLEBERG ABE  
KINGSVILLE, TX 78363-4743  
#18106, 19671

ROBERT UMBENHAUR  
ETUX ANABELL ABARCA  
14300 PINE CONE LN  
PINE GROVE, CA 95665-9636  
#25459

LEONIREZ CASANOVA  
ETUX SYLVIA B EST  
1507 E JOHNSTON AVE  
KINGSVILLE, TX 78363-6017  
#20215, 10136

SYLVIA HILL  
5485 BUGGYWHIP DR  
CORPUS CHRISTI, TX 78415  
#21622

CARMEN GARCIA  
ETUX CLARITA EST  
1255 E KLEBERG AVE  
KINGSVILLE, TX 78363-4744  
#23898, 24666

JOSE HUERTA JR  
1301 E KLEBERG AVE  
KINGSVILLE, TX 78363-4746  
#12979

JOSE L CRUZ  
1247 E KING AVE  
KINGSVILLE, TX 78363-5933  
#24876

GENE M JONES  
PO DRAWER A  
KINGSVILLE, TX 78364-1603  
#13359

RAYMUNDO GUERRA  
1266 E KING AVE  
KINGSVILLE, TX 78363  
#17159, 17919

JUAN M ABOYTES  
ETUX MARGARITA  
1111 E KLEBERG AVE  
KINGSVILLE, TX 78363-4743  
#22824

ISRAEL REYNA EST  
ETUX TRINIDAD M  
1201 E KLEBERG AVE  
KINGSVILLE, TX 78363-4744  
#23929

JOSUE LOPEZ GARCIA  
PO BOX 1421  
HIDALGO, TX 78577  
#10169

LORIE VILLARREAL  
307 E COUNTY ROAD 1995  
KINGSVILLE, TX 78363-2712  
#11545

RUBEN MATA  
ETUX MARGIE  
1258 E KLEBERG  
KINGSVILLE, TX 78363  
#14764

EUSEBIO REYES EST  
1267 E KLEBERG AVE  
KINGSVILLE, TX 78363-4744  
#25426

JOE S SCRAMUZZA  
109 W SAGE RD  
KINGSVILLE, TX 78363  
#22218

ROBERTO RODRIGUEZ JR  
ETUX MICHELLE  
1311 E KLEBERG  
KINGSVILLE, TX 78363  
#14604

DALIA C SANCHEZ  
7022 BUTTERMILK DR  
CORPUS CHRISTI, TX 78413  
#17638

JORGE A IBANEZ  
1709 S 7<sup>TH</sup> ST  
KINGSVILLE, TX 78363-6735  
#16235

CENTRAL LAIN AMER DIS CHURCH  
OF NAZARENE INC  
1266 E KENEDY AVE  
KINGSVILLE, TX 78363-5931  
#22712

ANA MARIA AGUILAR  
800 GENERAL CAVAZOS BLVD  
APT #1004  
KINGSVILLE, TX 78363  
#15232

JULIA V CONNOR EST  
1218 E KENEDY AVE  
KINGSVILLE, TX 78363-5931  
#12809

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

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

RODOLOFO E RAMOS SR EST  
1418 E KING AVE  
KINGSVILLE, TX 78363-5938  
#21560, 19212

JOSE MARIA MARTINEZ  
627 E MILLER AVE  
KINGSVILLE, TX 78363-6335  
#18411

DALIA SALAZAR  
PO BOX 561  
KINGSVILLE, TX 78364-0561  
#23045

BOY'S CLUB OF KINGSVILLE  
INC  
PO BOX 1181  
KINGSVILLE, TX 78364-1181  
#23471

AMELIA ORTA  
JUAN J GONZALEZ  
2415 E SANTA GERTRUDIS  
TRLR#111  
KINGSVILLE, TX 78363-7253  
#14431

DENNIS LEE GRIGGS  
106 TONKAWA  
KINGSLAND, TX 78639-4143  
#19728

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

MARGARITA SALINAS SAENZ  
560 N COUNTY ROAD 1050  
KINGSVILLE, TX 78363-8833  
#25977, 13139

RICARDO BAZAN  
ROSA MIRELES  
1301 E KING AVE  
KINGSVILLE, TX 78363-5935  
#16887

LUCIANA BAZAN EST  
% RICARDO BAZAN & ROSA MIRELES  
1304 E KENEDY  
KINGSVILLE, TX 78363  
#16988

ISMAEL ALDOPE  
1205 E KENEDY  
KINGSVILLE, TX 78363  
#21177

MARIA E ESPINOZA  
1234 E KENEDY AVE  
KINGSVILLE, TX 783663-5931  
#12015

ESMERALDO CANALES CANTU  
1001 S ED CAREY DR #230  
HARLIGEN, TX 78552  
#13629

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

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

JESUS LOPEZ  
ETUX JENNIGER ARRIAGA  
1102 E KENEDY AVE  
KINGSVILLE, TX 78363-5865  
#20824

### **PUBLIC HEARING NOTICE**

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 21, 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:

**City of Kingsville, applicant, requesting the rezone of RONNING 2, BLOCK 1, LOTS 7-12; LUND ADDN, BLOCK 5, LOTS 10-14, W/2 15, E/2 15-18; LUND ADDN, BLOCK 6, LOTS 15-28; PENNY, BLOCK 2, LOTS 22-42; RONNING 2, BLOCK 3, LOTS 1-6; LUND ADDN, BLOCK 7, LOTS 1- 9; LUND ADDN, BLOCK 8, LOTS 1-14; PENNY, BLOCK 1, LOTS 1-21, Kingsville, Texas from R2 (Two Family) to C2 (Retail).**

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

### **PUBLIC HEARING NOTICE**

The City Commission of the City of Kingsville will hold a Public Hearing Monday, July 26, 2021 at 5:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:

**City of Kingsville, applicant, requesting the rezone of RONNING 2, BLOCK 1, LOTS 7-12; LUND ADDN, BLOCK 5, LOTS 10-14, W/2 15, E/2 15-18; LUND ADDN, BLOCK 6, LOTS 15-28; PENNY, BLOCK 2, LOTS 22-42; RONNING 2, BLOCK 3, LOTS 1-6; LUND ADDN, BLOCK 7, LOTS 1- 9; LUND ADDN, BLOCK 8, LOTS 1-14; PENNY, BLOCK 1, LOTS 1-21, Kingsville, Texas from R2 (Two Family) to C2 (Retail).**

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.

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## ORDINANCE \_\_\_\_\_

**AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING MAP IN REFERENCE TO RONNING 2, BLOCK 1, LOTS 7-12; LUND ADDN, BLOCK 5, LOTS 10-14, W/2 15, E/2 15-18; LUND ADDN, BLOCK 6, LOTS 15-28; PENNY, BLOCK 2, LOTS 22-42; RONNING 2, BLOCK 3, LOTS 1-6; LUND ADDN, BLOCK 7, LOTS 1-9; LUND ADDN, BLOCK 8, LOTS 1-14; PENNY, BLOCK 1, LOTS 1-21, KINGSVILLE, TEXAS, FROM "R-2", TWO FAMILY DISTRICT TO "C-2", RETAIL COMMERCIAL DISTRICT; AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; AND PROVIDING FOR PUBLICATION. (East King Ave. between 15<sup>th</sup> & 17<sup>th</sup> Sts.)**

**WHEREAS**, the Planning Commission has forwarded to the City Commission its reports and recommendations concerning the application of City of Kingsville, applicant, for amendment to the zoning ordinance and zoning map of the City of Kingsville;

**WHEREAS**, with proper notice to the public, public hearings were held on Wednesday, July 21, 2021, during a meeting of the Planning Commission and on Monday, July 26, 2021, during a meeting of the City Commission, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

**WHEREAS**, the item was APPROVED with a 6-0 vote of the Planning Commission regarding the requested rezone with no abstentions; and

**WHEREAS**, the City Commission has determined that this amendment is in conformance with the Master Plan and would best serve public health, necessity, and convenience and the general welfare of the City of Kingsville and its citizens.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:**

**SECTION 1.** That the Zoning Ordinance of the City of Kingsville, Texas, is amended by changing the zoning of Ronning 2, Block 1, Lots 7-12; Lund Addn, Block 5, Lots 10-14, W/2 15, E/2 15-18; Lund Addn, Block 6, Lots 15-28; Penny, Block 2, Lots 22-42; Ronning 2, Block 3, Lots 1-6; Lund Addn, Block 7, Lots 1-9; Lund Addn, Block 8, Lots 1-14; Penny, Block 1, Lots 1-21, Kingsville, Texas, From "R-2" Two Family District to "C-2" Retail Commercial District as more specifically described on the Zone Change Map, attached as Exhibit A.

**SECTION 2.** That the official Zoning Map of the City of Kingsville, Texas, is amended to reflect the amendments to the Zoning Ordinance made by Section 1 of this ordinance.

**SECTION 3.** That the Zoning Ordinance and Zoning Map of the City of Kingsville, Texas, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

**SECTION 4.** That to the extent that these amendments to the Zoning Ordinance represent a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the Zoning Ordinance, as amended by this ordinance.

**SECTION 5.** That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

**SECTION 6.** That publication shall be made in the official publication of the City of Kingsville as required by the City Charter of the City of Kingsville.

**INTRODUCED** on this the 26th day of July, 2021.

**PASSED AND APPROVED** on this the 9th day of August, 2021.

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

**THE CITY OF KINGSVILLE**

\_\_\_\_\_  
Sam R. Fugate, Mayor

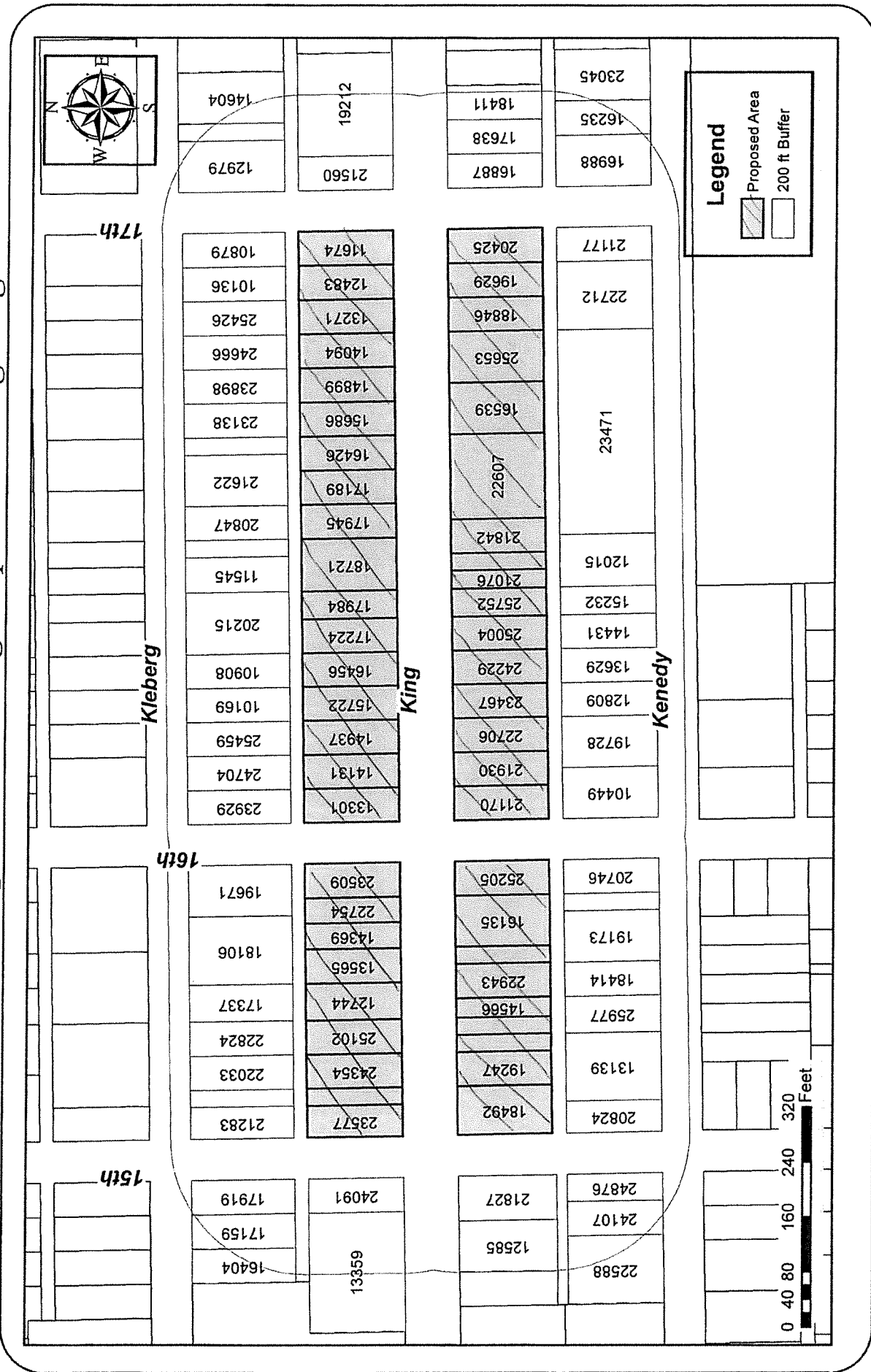
**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED:**

By: \_\_\_\_\_  
Courtney Alvarez, City Attorney

# Map of Proposed Rezoning Properties along King St



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**CITY OF KINGSVILLE**  
PLANNING DEPARTMENT  
410 West King  
Kingsville, Texas 78363  
Office: 361-595-8055

**DISCLAIMER**  
THIS MAP IS FOR VISUAL PURPOSES ONLY.  
THE INFORMATION ON THIS SHEET MAY  
CONTAIN INACCURACIES OR ERRORS.  
THE CITY OF KINGSVILLE ACCEPTS NO  
RESPONSIBILITY FOR THE INFORMATION CONTAINED  
HEREIN IS USED FOR ANY DESIGN,  
CONSTRUCTION, PLANNING, BUILDING,  
OR ANY OTHER PURPOSE.

Drawn By:  
Planning Department

Last Update: 7/6/2021

Note:

Page  
1 / 1

# **PUBLIC HEARING #2**





## MEMO

**Date:** July 21, 2021

**To:** Mark McLaughlin (City Manager)

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

**Subject:** City of Kingsville, applicant, requesting the rezone of KT & I CO, BLOCK 20, LOT PT 13, ACRES 40.95; KT & I CO, BLOCK 20, LOT OUT NE COR 13, ACRES 2.5; KT & I CO, BLOCK 21, LOT 4.25 AC OUT OF 10, ACRES 4.25 ; KT & I CO, BLOCK 21, LOT 2.41 AC OUT OF 10, ACRES 2.41 ; REIDDA SUB, LOT 1, ACRES .236 ; REIDDA SUB, LOT 19, ACRES .235 ; KT & I CO, BLOCK 21, LOT PT 9-11, ACRES 19.77 ; KT & I CO, BLOCK 21, LOT OUT OF 11, ACRES 9.18 ; KT & I CO, BLOCK 21, LOT PT 11, ACRES .45 ; KT & I CO, BLOCK 21, LOT W PT 11, ACRES 1.15 ; KT & I CO, BLOCK 21, LOT PT 11, ACRES 4.1 ; 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; Kingsville, Texas from R1 (Single Family) to C1 (Neighborhood Service).

The Planning and Zoning Commission meeting held as scheduled this evening, July 21, 2021, with 6 members in attendance.

Members deliberated over the issue of granting approval for the re-zone of a number of lots of varying sizes fronting 6<sup>th</sup> Street between Trant Road and Escondido Road from R1 – Single Family Residential to C1 – Neighborhood Service. This rezone action was to introduce some commercial activity along a commercial arterial road that traverses a predominantly residential area. Letters were sent out to neighbors and the City received a number of letters (feedback) pertaining to the application. Affected residents made representations in person with arguments for and against. Commissioners, after deliberations, voted on the matter. Based on the said representations and discussions by Commissioners, it is apparent that there is an urgent need for awareness creation on matters that relate to planning and zoning. Although Staff recommends approval, a recorded vote of all members present was taken, and Commissioners Larry Garcia, Idotha Battle and Michael Klepac voted ‘YES’ whereas Bill Aldrich, Debbie Tiffie and the Chairman – Steve Zamora all voted ‘NO’.

The meeting was adjourned by 7.30p.m.

Thank you.

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

Pub. Hrg.

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



## MEMO

**Date:** July 13, 2021

**To:** Planning and Zoning Commission Members

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

**Subject:** City of Kingsville, applicant, requesting the rezone of KT & I CO, BLOCK 20, LOT PT 13, ACRES 40.95; KT & I CO, BLOCK 20, LOT OUT NE COR 13, ACRES 2.5; KT & I CO, BLOCK 21, LOT 4.25 AC OUT OF 10, ACRES 4.25 ; KT & I CO, BLOCK 21, LOT 2.41 AC OUT OF 10, ACRES 2.41 ; REIDDA SUB, LOT 1, ACRES .236 ; REIDDA SUB, LOT 19, ACRES .235 ; KT & I CO, BLOCK 21, LOT PT 9-11, ACRES 19.77 ; KT & I CO, BLOCK 21, LOT OUT OF 11, ACRES 9.18 ; KT & I CO, BLOCK 21, LOT PT 11, ACRES .45 ; KT & I CO, BLOCK 21, LOT W PT 11, ACRES 1.15 ; KT & I CO, BLOCK 21, LOT PT 11, ACRES 4.1 ; 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; Kingsville, Texas from R1 (Single Family) to C1 (Neighborhood Service).

Sequel to the discussion held on April 21, 2021, with respect to rezoning parts of the City to introduce/regularize commercial activity within King Avenue and 6<sup>th</sup> Street, the City of Kingsville, currently undergoing positive developmental changes, is requesting to rezone relevant properties from residential to commercial in order to encourage business development in a bid to shore up the economic base of the City.

Specifically, this application is to re-zone certain properties (listed above) on 6<sup>th</sup> Street from R1 – Single Family Residential, to C1 – Neighborhood Service. The idea is to encourage subtle commercial activity within a predominantly residential neighborhood.

Consequently, this application is being submitted for your consideration. It is therefore recommended that you consider and approve the application since it conforms to the planning concept of the emerging comprehensive plan (Neighborhood Concept)

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 see attachment Nearest Intersection Trant and Escondido

(Proposed) Subdivision Name \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Legal Description: see attachment

Existing Zoning Designation R1 - Single family Future Land Use Plan Designation C1 - neighbor hood service

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent City of kingsville Phone 361-595-8055 FAX \_\_\_\_\_

Email Address (for project correspondence only): \_\_\_\_\_

Mailing Address PO Box 1458 City kingsville State TX Zip 78364

Property Owner see attachment 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 checked="" type="checkbox"/> Re-zoning Request _____	\$250.00	<input 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

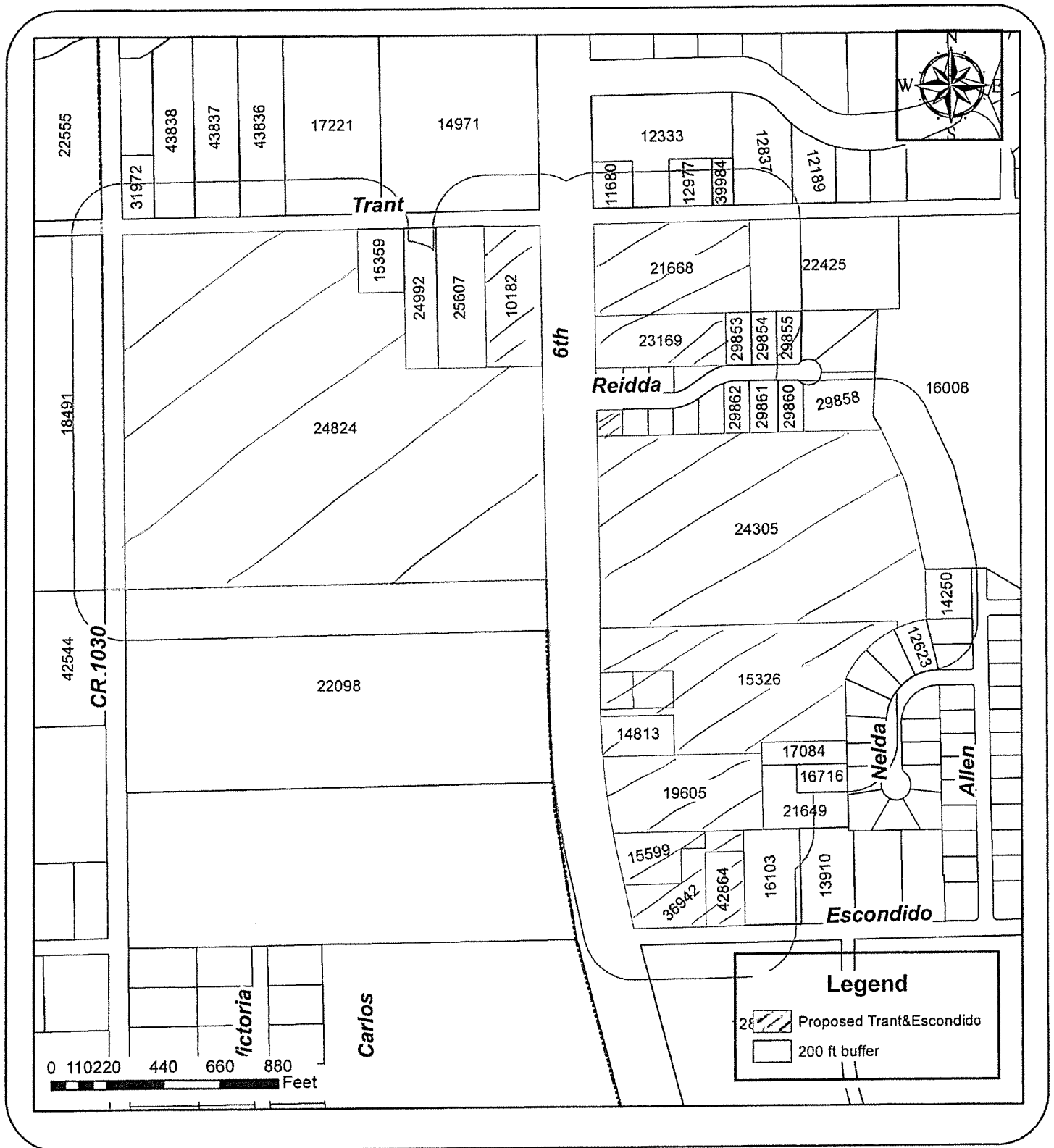
Please provide a basic description of the proposed project:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 S. Rodriguez Date: 7.14.2021  
Property Owner's Signature \_\_\_\_\_ Date: \_\_\_\_\_  
Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

*Map of Proposed Rezoning Properties along Trant and Escondido*



Document Path: C:\Users\sresendez\Desktop\GIS\Maps\Rezone\_Uche.mxd

JAMES D NIX  
419 W TRANT RD  
KINGSVILLE, TX 78363-7800  
#24824

ROBERT R LINTON  
ETUX MARGARET K  
3528 S 6<sup>TH</sup> ST  
KINGSVILLE, TX 78363-7700  
#23169

SFDT LAND HOLDING LLC  
3822 S 6<sup>TH</sup> ST  
KINGSVILLE, TX 78363  
#24305

STACIE R NAIL  
3926 S 6<sup>TH</sup> ST  
KINGSVILLE, TX 78363-7709  
#14813

PATRICIA WOLFE  
203 W TRANT RD  
KINGSVILLE, TX 78363-7802  
#10182

DOLORES CASTANEDA  
100 REIDDA DR  
KINGSVILLE, TX 78363-7703  
#29849

SRE KINGSVILLE 1 LLC  
14493 SPID STE A1434  
CORPUS CHRISTI, TX 78418  
#15326

JOHN SANCHEZ  
ETUX VELINDA  
4100 S 6<sup>TH</sup> ST  
KINGSVILLE, TX 78363  
#19605, 15599, 36942

VELMA VELIZ  
RODOLFO GALVAN JR  
905 E CORRAL AVE  
KINGSVILLE, TX 78363  
#21668

ARTHUR L WASHINGTON JR  
111 REIDDA DR  
KINGSVILLE, TX 78363  
#40203

THOMAS SANFORD JAMES II  
3916 S 6<sup>TH</sup> ST  
KINGSVILLE, TX 78363  
#14040

JOHN SANCHEZ JR  
AMANDA NICOLE ARRIAGA  
SANCHEZ  
4100 S 6<sup>TH</sup> ST  
KINGSVILLE, TX 78363  
#42864

CESAR SILVA  
ETUX MARIA C RODRIGUEZ  
4005 S FRANKLIN ADAMS  
KINGSVILLE, TX 78363  
#42544

LUIS A HERNANDEZ  
ETUX RITA  
440 W TRANT RD  
KINGSVILLE, TX 78363-7805  
#31972

RUBEN SANDOVAL JR  
ETUX LETICIA R  
406 W TRANT RD  
KINGSVILLE, TX 78363  
#43837, 43836

LISA SU  
335 W TRANT RD  
KINGSVILLE, TX 78363  
#15359

ANDREW F BRENNAN  
ETUX JODY L  
204 E TRANT RD  
KINGSVILLE, TX 78363-7321  
#11680, 12977

DAVID VAN FLEET  
ETUX SHAWN  
308 E TRANT RD  
KINGSVILLE, TX 78363  
#12189

JUAN A RODRIGUEZ JR  
ETUX STEPHANIE E  
300 REIDDA DR  
KINGSVILLE, TX 78363-7702  
#29854

JUAN L SOTO  
213 REIDDA DRIVE  
KINGSVILLE, TX 78363  
#29862

GEORGE KAISER  
PO BOX 401  
RIVIERA, TX 78379-0401  
#29858

HUGH P LIECK  
408 NELDA ST  
KINGSVILLE, TX 78363-7417  
#17084

JAMES D NIX  
419 W TRANT RD  
KINGSVILLE, TX 78363-7800  
#18491, 22098

RUBEN SANDOVAL JR  
ETUX LETICIA R  
406 W TRANT RD  
KINGSVILLE, TX 78363  
#43838

EDWARD J UNDERBRINK  
ETUX KAY  
300 W TRANT RD  
KINGSVILLE, TX 78363-7803  
#17221

KELLY WILSON  
ETUX AMANDA BEGHTEL  
303 W TRANT RD  
KINGSVILLE, TX 78363  
#24992

WESTON SILVERBERG  
284 E TRANT RD  
KINGSVILLE, TX 78363  
#39984

MICHAEL E TEWES  
ETUX BONNIE J  
415 E TRANT RD  
KINGSVILLE, TX 78363  
#22425

OSCAR LUNA ROBLES  
ETUX CRISTINA  
11810 RUSTLING COVE DR  
CORPUS CHRISTI, TX 78410  
#29855

KRISTINA V RODRIGUEZ  
ETVIR CIROLDO RODRIGUEZ JR  
301 REIDDA DR  
KINGSVILLE, TX 78363  
#29861

MICHAEL J KRUEGER  
PO BOX 1538  
KINGSVILLE, TX 78364-1538  
#16008

WARREN D RAY  
ETUX CINDI L RAY  
406 NELDA ST  
KINGSVILLE, TX 78363-7417  
#16716

JOHN A WUENSCHKE IV  
ETUX DENA RAE  
429 NELDA ST  
KINGSVILLE, TX 78363-7417  
#22555, 12623

JOSE R GALVAN  
703 W AVE G  
KINGSVILLE, TX 78363  
#43897

RANDAL E NIELSEN  
403 S 6<sup>TH</sup> ST  
KINGSVILLE, TX 78363  
#14971

JESSE RIVERA  
ETUX BELIA T  
PO BOX 525  
KINGSVILLE, TX 78363-0525  
#25607

GARY K CHRISTMAS  
ETUX MARSHA A  
304 E TRANT RD  
KINGSVILLE, TX 78363  
#12837

ROBERT L RECIO  
ETUX HILDA  
212 REIDDA DR  
KINGSVILLE, TX 78363-7701  
#29853

MICHAEL E TEWES  
ETUX BONNIE J  
415 E TRANT RD  
KINGSVILLE, TX 78363  
#22425

ROLANDO SANDOVAL  
ETUX ELIZABETH V  
307 REIDDA DR  
KINGSVILLE, TX 78363  
#29860

E C MCCALL III  
3825 ALLEN DR  
KINGSVILLE, TX 78363-7401  
#14250

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

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

FRANK E PRUKOP  
200 REDDA DR  
KINGSVILLE, TX 78363-7701  
#29851

RYAN A CAVAZOS  
ETUX MERCEDES  
201 REIDDA DR  
KINGSVILLE, TX 78363  
#29865

TODD A LUCAS  
3911 ALLEN DR  
KINGSVILLE, TX 78363-7403  
#21098

BARBARA ANN DEAN  
416 NELDA ST  
KINGSVILLE, TX 78363-7417  
#19534

WARREN D RAY  
ETUX CINDI L RAY  
406 NELDA ST  
KINGSVILLE, TX 78363-7417  
#10281

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

IAN BROWN  
ETUX HEATHER V  
204 REIDDA DR  
KINGSVILLE, TX 78363  
#29852

GUADALUPE V MORENO  
205 REIDDA DR  
KINGSVILLE, TX 78363  
#29864

HIRAM PEREZ  
ETUX LISA  
PO BOX 92  
KINGSVILLE, TX 78364-0092  
#20329

JOHN JOINER  
ETUX ENEDINA  
412 NELDA ST  
KINGSVILLE, TX 78363-7417  
#11029

MOISES MERCADO JR  
ETUX GRACIELA  
104 REIDDA DR  
KINGSVILLE, TX 78363-7703  
#29850

CLINTON EUGENE AUSTN  
ETUX LAURA MARIA  
131 REIDDA DR  
KINGSVILLE, TX 78363  
#29866

SANDRA HICKS  
3903 ALLEN DR  
KINGSVILLE, TX 78363-7403  
#13413

JASON NICHOLE WILSON  
1807 LOUISIANA ST  
KINGSVILLE, TX 78363-6082  
#11821

HUGH P LIECK  
408 NELDA ST  
KINGSVILLE, TX 78363-7417  
#18762



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Texas Emergency Rental Assistance program administered by the Texas Department of Housing and Community Affairs. For more information, visit [www.tdhca.state.tx.us](https://www.tdhca.state.tx.us) or call 1-800-695-8383. Assistance is available in multiple languages. For more information, visit [www.tdhca.state.tx.us](https://www.tdhca.state.tx.us) or call 1-800-695-8383.

## PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 21, 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: City of Kingsville, applicant, requesting the rezoning of KT & I CO, BLOCK 20, LOT PT 13, ACRES 40.95; KT & I CO, BLOCK 20, LOT OUT NE COR 13, ACRES 2.5; KT & I CO, BLOCK 21, LOT 4.25 AC OUT OF 10, ACRES 4.25; KT & I CO, BLOCK 21, LOT 2.41 AC OUT OF 10, ACRES 2.41; REIDDA SUB, LOT 1, ACRES .236; REIDDA SUB, LOT 19, ACRES .235; KT & I CO, BLOCK 21, LOT PT 9-11, ACRES 19.77; KT & I CO, BLOCK 21, LOT OUT OF 11, ACRES 9.18; KT & I CO, BLOCK 21, LOT PT 11, ACRES .45; KT & I CO, BLOCK 21, LOT WPT 11, ACRES 1.15; KT & I CO, BLOCK 21, LOT PT 11, ACRES 4.1; 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; Kingsville, Texas from R1 (Single Family) to C1 (Neighborhood Service).

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

## PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, July 26, 2021 at 5:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard: City of Kingsville, applicant, requesting the rezoning of KT & I CO, BLOCK 20, LOT PT 13, ACRES 40.95; KT & I CO, BLOCK 20, LOT OUT NE COR 13, ACRES 2.5; KT & I CO, BLOCK 21, LOT 4.25 AC OUT OF 10, ACRES 4.25; KT & I CO, BLOCK 21, LOT 2.41 AC OUT OF 10, ACRES 2.41; REIDDA SUB, LOT 1, ACRES .236; REIDDA SUB, LOT 19, ACRES .235; KT & I CO, BLOCK 21, LOT PT 9-11, ACRES 19.77; KT & I CO, BLOCK 21, LOT OUT OF 11, ACRES 9.18; KT & I CO, BLOCK 21, LOT PT 11, ACRES .45; KT & I CO, BLOCK 21, LOT WPT 11, ACRES 1.15; KT & I CO, BLOCK 21, LOT PT 11, ACRES 4.1; 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; Kingsville, Texas from R1 (Single Family) to C1 (Neighborhood Service).

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

**CORPUS CHRISTI FLEET MAINTENANCE AUCTION**  
SATURDAY, JULY 17th, 2021 - 10AM  
5352 AVERS ST - CORPUS CHRISTI, TX  
BID LIVE ON-SITE OR ON-LINE - SEE WEBSITE  
VIEWING: FRIDAY, JULY 16th, 10AM-5PM. SALE DAY: 5-10AM - 10% B.P.  
PARTIAL LISTING: BACKHOES, BULDOZERS, CAT DOZERS, STEEL ROLLERS, CARS,  
PICKUPS, VANS, DUMP TRUCKS, CRANES, TRAILERS, TRUCKS, CARPENTRY  
EQUIPMENT, TOOLS, OILS, TIRE MACHINES, COMPRESSORS, SAWTIES, WELDING  
EQUIPMENT, FENCING, IRON, STEEL, AND A TON OF OTHERS. MAKE AN OFFER  
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## NEED HELP WITH YOUR RETIREMENT PLAN?

If you have questions about your pension, 401(k) or profit sharing plan, call the South Central Pension Rights Project at (800) 445-2528 to get free legal advice. Funded by the U.S. Administration on Aging, SCPRP staff provides free legal assistance to anyone with a question about their retirement plan.

CALL US TODAY 1.800.443.2528

## Diva

CONT'D FROM PAGE 1

your's recipients. Scholarships were awarded to Desiree Castaneda, Jacob Quintanilla, and Stefania Avry Martinez. Desiree, a Santa Gertrudis Academy High School graduate, plans to major in biomedical science with a business minor at Texas A&M College Station. Jacob, a Riviera Junior High School graduate, plans to major in welding at Coastal Bend College. Stefania Avry Martinez, Stillwater High School graduate, plans to major in interdisciplinary studies with a history major and art/music minor. Stefania is also the 2016 Jr. Miss ADIVA. So far today 165 scholarships have been awarded. Nancy Holiday was surprised when named the 2021 Hon-

orary DIVA. An emotional moment was the retirement of Ms. DIVA 2019 of Desiree Sheldin King made by Rev. Idetha Battle. Desiree's photograph was featured on an easel on stage. Finally, after the contestants had showcased their self-expressions, evening wear, talent, and fund-raising efforts, Lewis announced this year's Royal Court for 2021. Braylen Fisher was named Jr. Miss Devon and won the self-expression and best dressed categories. Rev. Jesse Battle was named Mr. Devon and won self-expression, most talented and best dressed honors. La Monae Scott was named Princess DIVA. She also won honors in the self-expression, most talented and best dressed. Ne'Vach Holiday

was named Jr. Ms. DIVA. She also won self-expression, most talented and best dressed honors. Erika Perez was the Jr. Ms. DIVA and won the self-expression honor. Karen Gibson was named Ms. DIVA and best dressed honors. Ms. DIVA runner-up was Tonya Wallace who won self-expression, most talented and best dressed honors. "When God has a plan for you, nobody can alter that plan; we kept praying for a break through and God showed up in the midst," Rev. Idetha said. "I am very proud of the young ladies Beanna and Niki for being the angels who held up my arms and the many who donated on a short notice to help us make our goal."

## Monarch

CONT'D FROM PAGE 1

monarch butterflies, their primary pathway is just to the west of Kingsville in the Hill Country.

However, there is a secondary path that Monarch use along the Gulf of Mexico in Texas. Langschied, Visitor Program Manager at the King Ranch, said he believes we can get more Monarchs in our area as we provide more habitat and help to encourage future generations of Monarchs to come through.

Monarchs have declined in numbers throughout the years, but they are one of the most recognizable butterflies for people. "They represent a species that everyone can relate with," Langschied said. "You can tend to get more people involved in something that they can understand and recognize."

Langschied said there is a program that anyone can use to track their sightings—called iNaturalist.

This website/app also people snap a picture of butterflies or other bugs they see and upload it to the program. Viewers can also see all the sightings that have occurred in a specific area.

With the declining numbers of specific butterflies, Langschied said it is important that butterflies are not collected for a butterfly collection. The goal is to make more people aware of butterflies and to enjoy

nature. "There is a lot of concern about the conservation and declining numbers, but it is one of those things that allows people to join forces," Langschied said. A new event occurring this fall will allow community members to come out and learn more about butterflies.

This October, a butterfly festival will be hosted at Dick Kleberg Park. Participants will be able to engage in educational activities and other fun things. Pollina-

tor gardens will be planted and Langschied will also be hosting butterfly tours.

In addition to the first sighting of the monarch butterfly and the butterfly festival, the Visitor Center has partnered together with Stef and Bees Boutique and Ultra Screen Printing and More to create a butterfly boutique style t-shirt. The shirt is now available for purchase and can be purchased at the Visitor's Center.

## BEEF &amp; BONES

Meat Market!

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INDEPENDENCE  
FROM YOUR  
JULY 4TH  
ROUTINE.**

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City of Kingsville, applicant, requesting the rezoning of R0NNING 2, BLOCK 1, LOTS 7-12; LUND ADDN, BLOCK 5, LOTS 10-14, W/2 15, E/2 15-18; LUND ADDN, BLOCK 6, LOTS 15-28; PENNY, BLOCK 2, LOTS 22-42; R0NNING 2, BLOCK 3, LOTS 1-5; LUND ADDN, BLOCK 7, LOTS 1-9; LUND ADDN, BLOCK 8, LOTS 1-14; PENNY, BLOCK 1, LOTS 1-21; Kingsville, Texas from R2 (Two Family) to C2 (Retail).

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

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

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Experience preferred. Must have DOT physical and be willing to keep logs. No DUIs in last 10 years, clean MVR.

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Drive-Away

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or call 478-642-2023



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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.

**ORDINANCE \_\_\_\_\_**

**AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING MAP IN REFERENCE TO KT & I CO, BLOCK 20, LOT PT 13 (40.95 ACRES); KT & I CO, BLOCK 20, LOT OUT NE COR 13 (2.5 ACRES); KT & I CO, BLOCK 21, LOT 4.25 ACRES OUT OF 10 (4.25 ACRES); KT & I CO, BLOCK 21, LOT 2.41 ACRES OUT OF 10 (2.41 ACRES); REIDDA SUB, LOT 1 (.236 ACRES); REIDDA SUB, LOT 19 (.235 ACRES); KT & I CO, BLOCK 21, LOT PT 9-11 (19.77 ACRES); KT & I CO, BLOCK 21, LOT OUT OF 11 (9.18 ACRES); KT & I CO, BLOCK 21, LOT PT 11 (.45 ACRES); KT & I CO, BLOCK 21, LOT W PT 11 (1.15 ACRES); KT & I CO, BLOCK 21, LOT PT 11 (4.1 ACRES); KT & I CO, BLOCK 21, LOT SW PT 11 (1.0 ACRE); KT & I CO, BLOCK 21, LOT SW PT 11 (2.00 ACRES); KT & I CO, BLOCK 21, LOT SW PT 11 (1.00 ACRE), KINGSVILLE, TEXAS, FROM "R-1", SINGLE FAMILY DISTRICT TO "C-1", NEIGHBORHOOD SERVICE DISTRICT; AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; AND PROVIDING FOR PUBLICATION. (South 6<sup>th</sup> St. between Trant & Escondido Sts.)**

**WHEREAS**, the Planning Commission has forwarded to the City Commission its reports and recommendations concerning the application of City of Kingsville, applicant, for amendment to the zoning ordinance and zoning map of the City of Kingsville;

**WHEREAS**, with proper notice to the public, public hearings were held on Wednesday, July 21, 2021, during a meeting of the Planning Commission and on Monday, July 26, 2021, during a meeting of the City Commission, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

**WHEREAS**, the item was DENIED with a 3-3 vote of the Planning Commission regarding the requested rezone with no abstentions; and

**WHEREAS**, the City Commission has determined that this amendment is in conformance with the Master Plan and would best serve public health, necessity, and convenience and the general welfare of the City of Kingsville and its citizens.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:**

**SECTION 1.** That the Zoning Ordinance of the City of Kingsville, Texas, is amended by changing the zoning of KT & I Co, Block 20, Lot Pt 13 (40.95 acres); KT & I Co, Block 20, Lot out NE Cor 13 (2.5 acres); KT & I Co, Block 21, Lot 4.25 acres out of 10, (4.25 acres); KT & I Co, Block 21, Lot 2.41 acres out of 10 (2.41 acres); Reidda Sub, Lot 1 (.236 acres); Reidda Sub, Lot 19 (.235 acres); KT & I Co, Block 21, Lot Pt 9-11 (19.77 acres); KT & I Co, Block 21, Lot out of 11 (9.18 acres); KT & I Co, Block 21, Lot Pt 11 (.45 acres); KT & I Co, Block 21, Lot W Pt 11 (1.15 acres); KT & I Co, Block 21, Lot Pt

11 (4.1 acres); KT & I Co, Block 21, Lot SW Pt 11 (1.0 acre); KT & I Co, Block 21, Lot SW Pt 11 (2.00 acres); KT & I Co, Block 21, Lot SW Pt 11 (1.00 acre), Kingsville, Texas, From "R-1" Single Family District to "C-1" Neighborhood Service District as more specifically described on the Zone Change Map, attached as Exhibit A.

**SECTION 2.** That the official Zoning Map of the City of Kingsville, Texas, is amended to reflect the amendments to the Zoning Ordinance made by Section 1 of this ordinance.

**SECTION 3.** That the Zoning Ordinance and Zoning Map of the City of Kingsville, Texas, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

**SECTION 4.** That to the extent that these amendments to the Zoning Ordinance represent a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the Zoning Ordinance, as amended by this ordinance.

**SECTION 5.** That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

**SECTION 6.** That publication shall be made in the official publication of the City of Kingsville as required by the City Charter of the City of Kingsville.

**INTRODUCED** on this the 26th day of July, 2021.

**PASSED AND APPROVED** on this the 9th day of August, 2021.

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

**THE CITY OF KINGSVILLE**

\_\_\_\_\_  
Sam R. Fugate, Mayor

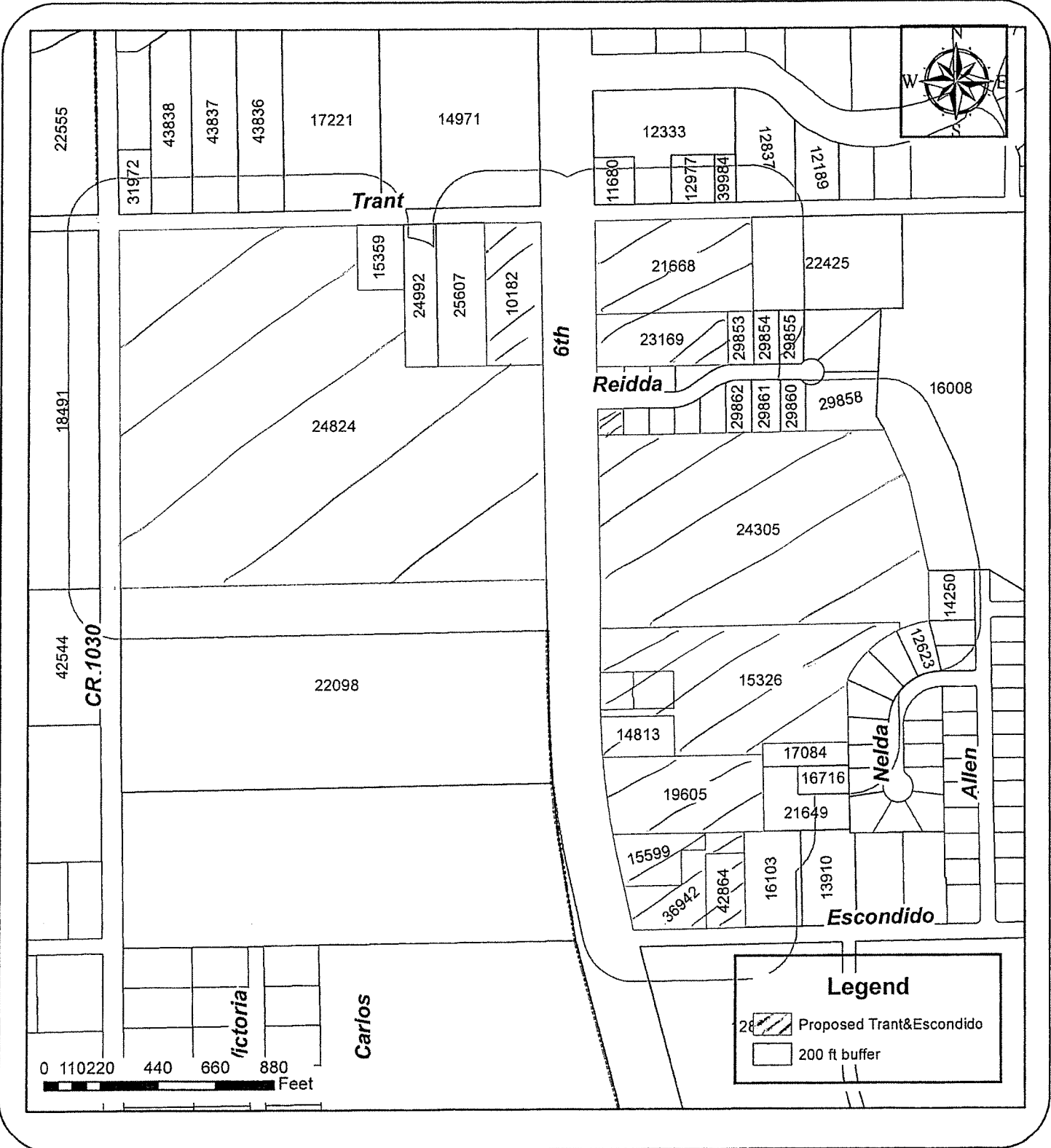
**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED:**

By: \_\_\_\_\_  
Courtney Alvarez, City Attorney

Map of Proposed Rezoning Properties along Trant and Escondido



Document Path: C:\Users\sresendez\Desktop\GIS\Maps\Rezone\_Uche.mxd

# **CONSENT AGENDA**

# **AGENDA ITEM #1**

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



## MEMO

**Date:** July 7, 2021  
**To:** Mark McLaughlin (City Manager)  
**From:** Uche Echeozo (Director of Planning and Development Services)  
**Subject:** **James Byrom, applicant; Kingsville Group LLC, owner; requesting a Special Use Permit for a Package Liquor Store use at WAL-MART STORES, LOT 3, (KINGSVILLE PLAZA) ACRES 1.742 also known as 2730 S. Brahma Blvd., Suite 750, Kingsville, Texas.**

The Planning and Zoning Commission meeting held as scheduled this evening, July 7, 2021, with 4 members in attendance.

Members deliberated over the issue of granting approval for a Special Use Permit to enable the applicant to operate a Package Liquor Store. 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. Letters were sent out to neighbors and the City received neither comments nor letters (feedback) pertaining to the application. Commissioners, after deliberations, voted to approve the recommendation for a Special Use Permit. A recorded vote of all members present was taken and Commissioners Larry Garcia, Debbie Tiffie, Michael Klepac and the Chairman – Steve Zamora all voted 'YES'.

The meeting was adjourned by 6.24p.m.  
Thank you.

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

Action Item

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



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## MEMO

**Date:** June 16, 2021

**To:** Planning and Zoning Commission Members

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

**Subject:** **James Byrom, applicant; Kingsville Group LLC, owner; requesting a Special Use Permit for a Package Liquor Store use at WAL-MART STORES, LOT 3, (KINGSVILLE PLAZA) ACRES 1.742 also known as 2730 S. Brahma Blvd., Suite 750, 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 2730 S. Brahma Blvd., Suite 750 Kingsville, TX. A look at the current zoning for the subject property revealed a C2 (Retail District) use which does not allow for such endeavors except under a Special Use Regime.

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

Thank you.

A handwritten signature in black ink, appearing to read 'Uche Echeozo'.

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



CITY OF KINGSVILLE  
PLANNING AND ZONING DIVISION  
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 2730 S. Byham Blvd Suite 750 Kingsville TX Nearest Intersection 1717 and 1356

(Proposed) Subdivision Name \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Legal Description: WGI-Mart Stores Lot 3, Kingsville Plaza

Existing Zoning Designation C2-Retail Future Land Use Plan Designation \_\_\_\_\_

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent James Byron Phone 936-433-4705 FAX \_\_\_\_\_

Email Address (for project correspondence only): JWbyron@Hotmail.com

Mailing Address P.O. Box 5836 City Kingsville State TX Zip 78364

Property Owner Kaveen Ali Phone 346-280-6856 FAX \_\_\_\_\_

Email Address (for project correspondence only): \_\_\_\_\_

Mailing Address 115405 Wilcrest Blvd City Houston State TX Zip 77099

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:

Box store liquor store

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 [Signature] Date: 6/1/2021

Property Owner's Signature \_\_\_\_\_ Date: \_\_\_\_\_

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

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

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

Project Address \_\_\_\_\_ Nearest Intersection \_\_\_\_\_

(Proposed) Subdivision Name \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Legal Description: \_\_\_\_\_

Existing Zoning Designation \_\_\_\_\_ Future Land Use Plan Designation \_\_\_\_\_

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

Applicant/Authorized Agent \_\_\_\_\_ Phone \_\_\_\_\_ FAX \_\_\_\_\_

Email Address (for project correspondence only): \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Property Owner \_\_\_\_\_ 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 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

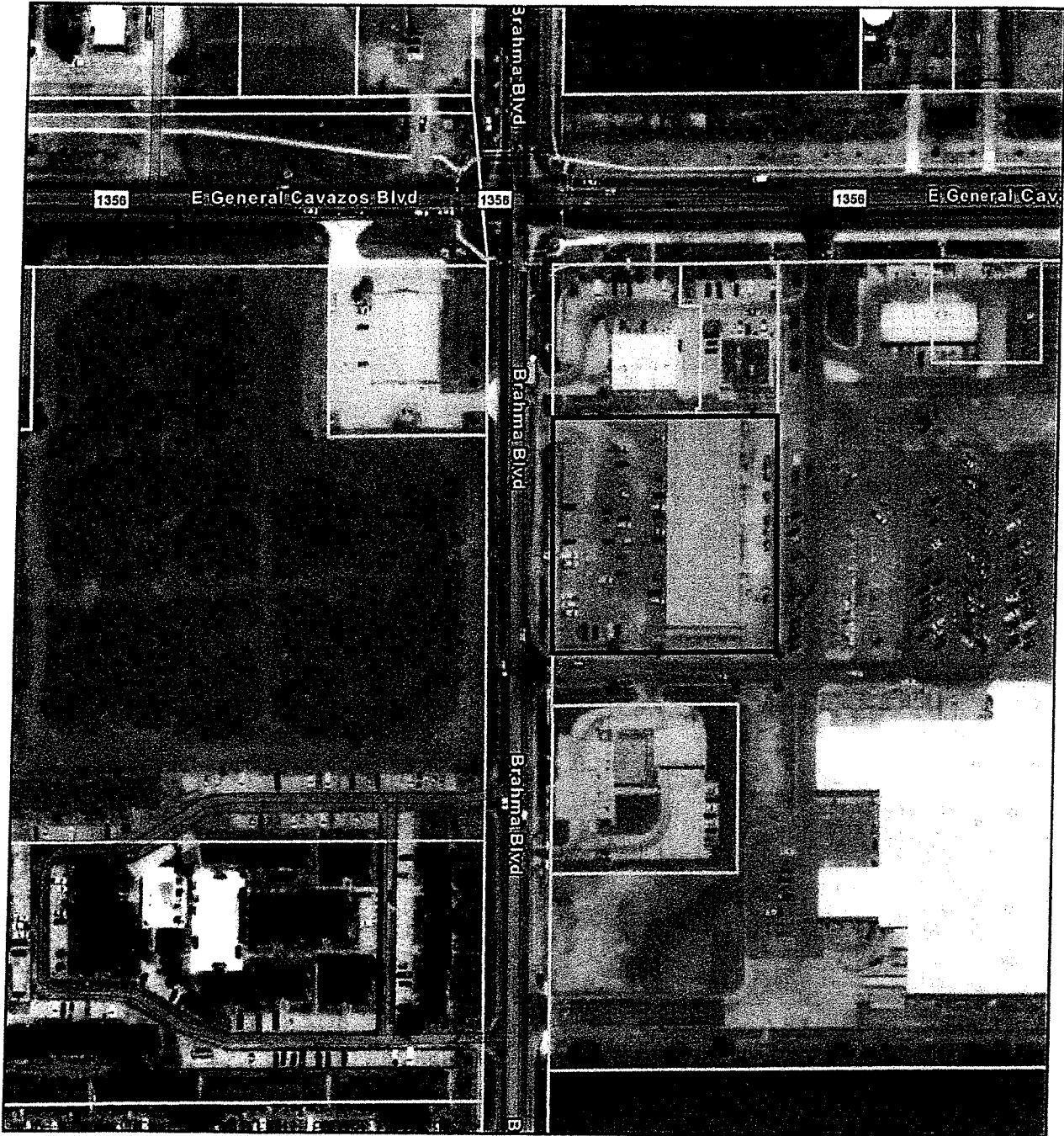
I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit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

Applicant's Signature \_\_\_\_\_ Date: \_\_\_\_\_

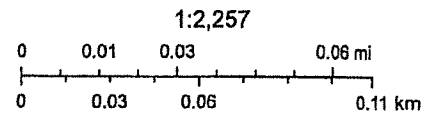
Property Owner's Signature T. [Signature] Date: 06 / 01 / 2021

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

## 2730 S Brahma Blvd

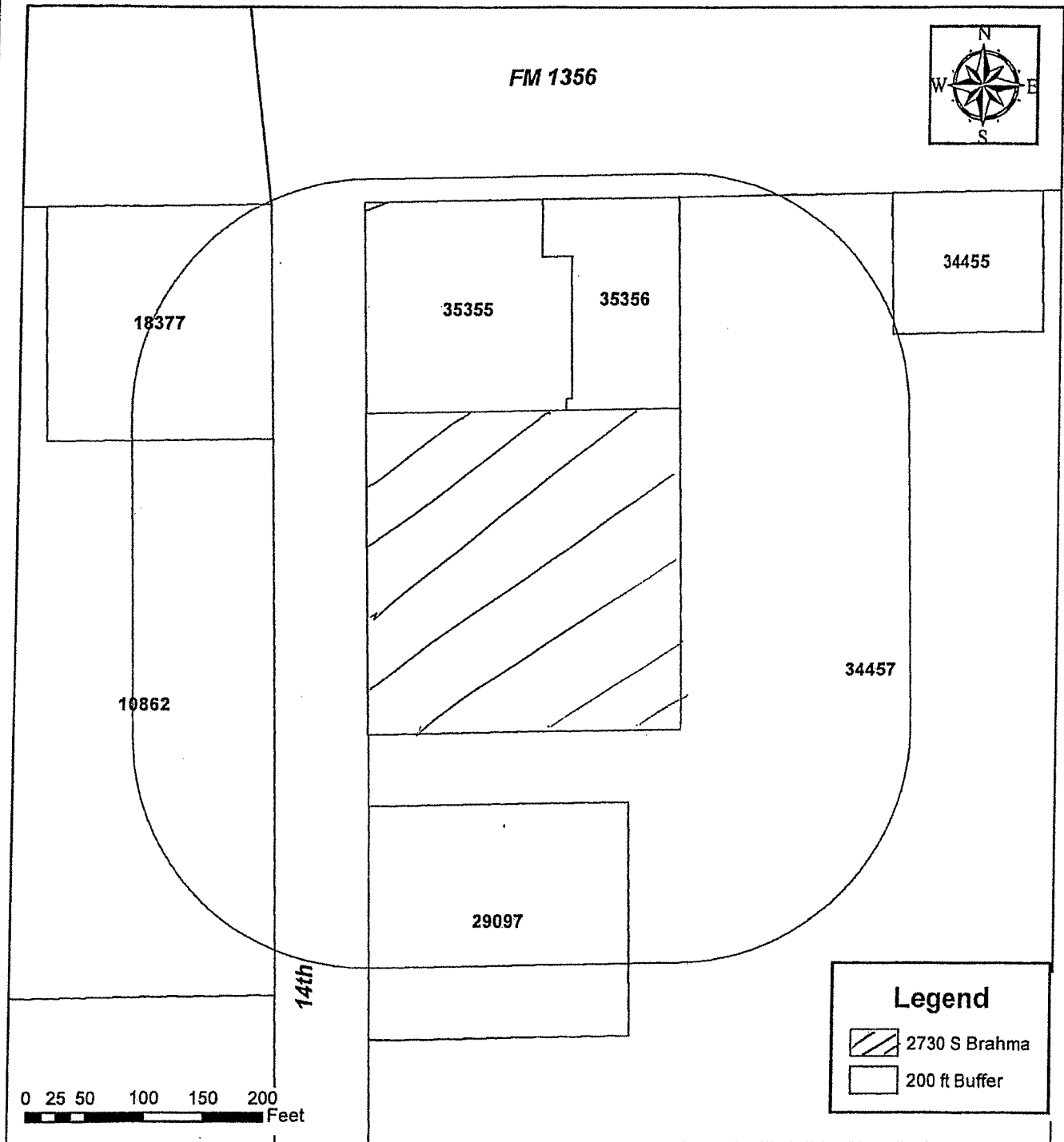


May 17, 2021



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

# 200 ft Buffer Map of 2730 S Brahma



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

Page 1/1	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. 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>CITY OF KINGSVILLE PLANNING DEPARTMENT</p> <p>410 West King Kingsville, Texas 78363 Office: 361-595-8055</p>
	Last Update: 6/14/2021		
	Note:		

COLE AN PORTFOLIO VI LLC  
% MARVIN F POER & COMPANY  
PO BOX 52427  
ATLANTA, GA 30355  
#18377

G-M-K-B LLC  
2700 JAMES ST  
DENTON, TX 76205  
#35356

MURPHY OIL USA INC  
PO BOX 7300  
EL DORADO, AR 71731-7300  
#34455

HUBERT GOLDIA B MARITAL TRUST  
GOLDIA & LAVERENE HUBERT (CO-  
TR)  
870 E FM 772  
RIVIERA, TX 78379  
#10862

NAVY ARMY FEDERAL CREDIT  
UNION  
PO BOX 81349  
CORPUS CHRISTI, TX 78468-1349  
#29097

KINGSVILLE SHOPPING CENTER  
L.C  
3109 NORTH ST MARY'S STREET  
SAN ANTONIO, TX 78212  
#35355

WAL-MART STOES INC #01-0442  
PROPERTY TAX DEPT  
PO BOX 8050  
BENTONVILLE, AR 72712-8055  
#34457

## Kleberg CAD

### Property Search > 29098 KINGSVILLE GROUP LLC for Year 2021

Tax Year: 2021 - Values not available

#### Property

##### Account

Property ID: 29098 Legal Description: WAL-MART STORES, LOT 3, (KINGSVILLE PLAZA), ACRES 1.742  
 Geographic ID: 182100003000192 Zoning:  
 Type: Real Agent Code: 66060  
 Property Use Code:  
 Property Use Description:

##### Location

Address: 2730 S BRAHMA BLVD Mapsco:  
 TX  
 Neighborhood: Map ID: 82-I  
 Neighborhood CD:

##### Owner

Name: KINGSVILLE GROUP LLC Owner ID: 61820  
 Mailing Address: 11540 S WILCREST BLVD % Ownership: 100.000000000000%  
 HOUSTON, TX 77099

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
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

#### Taxing Jurisdiction

Owner: KINGSVILLE GROUP LLC  
 % 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
CKI	CITY OF KINGSVILLE	N/A	N/A	N/A	N/A
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A

SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

**Improvement / Building**

Improvement #1: COMMERCIAL State Code: F1 Living Area: 21250.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SCT2L		2000	21250.0
CN1	CANOPY BASIC (20%)	NV		2000	1250.0
ASP	ASPHALT (100%)	NV		2000	40031.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	1.7420	75881.00	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	\$688,580	\$379,410	0	1,067,990	\$0	\$1,067,990
2019	\$851,490	\$379,410	0	1,230,900	\$0	\$1,230,900
2018	\$1,159,780	\$379,410	0	1,539,190	\$0	\$1,539,190
2017	\$1,159,780	\$379,410	0	1,539,190	\$0	\$1,539,190
2016	\$1,159,780	\$379,410	0	1,539,190	\$0	\$1,539,190
2015	\$1,148,540	\$379,410	0	1,527,950	\$0	\$1,527,950
2014	\$738,480	\$379,410	0	1,117,890	\$0	\$1,117,890
2013	\$369,240	\$189,705	0	558,945	\$0	\$558,945
2012	\$369,240	\$189,705	0	558,945	\$0	\$558,945
2011	\$388,185	\$189,705	0	577,890	\$0	\$577,890
2010	\$388,185	\$189,705	0	577,890	\$0	\$577,890
2009	\$388,185	\$189,705	0	577,890	\$0	\$577,890
2008	\$388,185	\$189,705	0	577,890	\$0	\$577,890
2007	\$776,370	\$379,410	0	1,155,780	\$0	\$1,155,780

**Questions Please Call (361) 595-5775****This year is not certified and ALL values will be represented with "N/A".**

Land Use Chart															
Land Use Description	R1	R2	R2A	R3	R4	MH	C1	C2	C3	C4	I1	I2	Ag		
Mortuary							S	P	P	P	S		S		
Music store							S	P	P	P					
Office, professional, or general business							S	P	P	P	S				
Optical shop or laboratory							S	P	P	P					
Package liquor store							S	S	P	P					
Pawn shop							S	S	P	P					
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					





### **PUBLIC HEARING NOTICE**

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 7, 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:

**James Byrom, applicant; Kingsville Group LLC, owner; requesting a Special Use Permit for Package Liquor Store use at WAL-MART STORES, LOT 3, (KINGSVILLE PLAZA), ACRES 1.742 also known as 2730 S. Brahma Blvd., Suite 750, 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, July 12, 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:

**James Byrom, applicant; Kingsville Group LLC, owner; requesting a Special Use Permit for Package Liquor Store use at WAL-MART STORES, LOT 3, (KINGSVILLE PLAZA), ACRES 1.742 also known as 2730 S. Brahma Blvd., Suite 750, Kingsville, Texas.**

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

**ORDINANCE NO. 2021-\_\_\_\_\_**

**AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR PACKAGE LIQUOR STORE USE IN C2 (RETAIL DISTRICT) AT 2730 S. BRAHMA BLVD., SUITE 750, KINGSVILLE, TEXAS (KINGSVILLE PLAZA), ALSO KNOWN AS WAL-MART STORES, LOT 3; AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; PROVIDING FOR PUBLICATION.**

**WHEREAS**, the Planning Commission has forwarded to the City Commission its reports and recommendations concerning the application of James Byrom (applicant), Kingsville Group, LLC (owner) for amendment to the zoning map of the City of Kingsville;

**WHEREAS**, the property is currently zoned C2-Retail District and it is desired for the area to be used for package liquor store use, while its prior use was a package liquor store;

**WHEREAS**, the City Code of Ordinances, Chapter XV-Land Usage, Appendix A- Land Use Categories states that in C2 a special use permit is required to have a package liquor store use as listed on the SUP application; and

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

**WHEREAS**, with proper notice to the public, public hearings were held on Wednesday, July 7, 2021, during a meeting of the Planning Commission, and on Monday, July 12, 2021, a public hearing was held during a meeting of the City Commission, in the Helen Kleberg Groves Community Room/Commission Chambers, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

**WHEREAS**, a majority of the Planning and Zoning Commission voted 4-0 to APPROVE, with 0 abstentions, the requested special use permit; and

**WHEREAS**, the City Commission has determined that this amendment would best serve public health, necessity, and convenience and the general welfare of the City of Kingsville and its citizens.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:**

**SECTION 1.** That the Zoning Ordinance of the City of Kingsville, Texas, is amended and a Special Use Permit is granted for package liquor store use on the premises known as 2730 S. Brahma Blvd., Suite 750, (in Kingsville Plaza), Kingsville, Texas, also known as Wal-

Mart Stores, Lot 3, Kingsville, Texas, as more specifically describe on site plan attached as Exhibit A.

**SECTION 2.** That the Special Use Permit granted in Section 1 of this Ordinance is subject the following conditions:

1. ALLOWED USE: The only uses authorized by this Special Permit other than the permitted "C2" Retail District use is for package liquor store use.

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

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

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

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

**SECTION 4.** That the Zoning Ordinance and Zoning Map of the City of Kingsville, Texas, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

**SECTION 5.** That to the extent that this amendment to the Zoning Ordinance represents a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the Zoning Ordinance, as amended by this ordinance.

**SECTION 6.** That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

**SECTION 7.** That publication shall be made in the official publication of the City of Kingsville as required by the City Charter of the City of Kingsville.

**INTRODUCED** on this the 12th day of July, 2021.

**PASSED AND APPROVED** on this the 26th day of July, 2021.

Effective Date: \_\_\_\_\_, 2021

**THE CITY OF KINGSVILLE**

\_\_\_\_\_  
Sam R. Fugate, Mayor

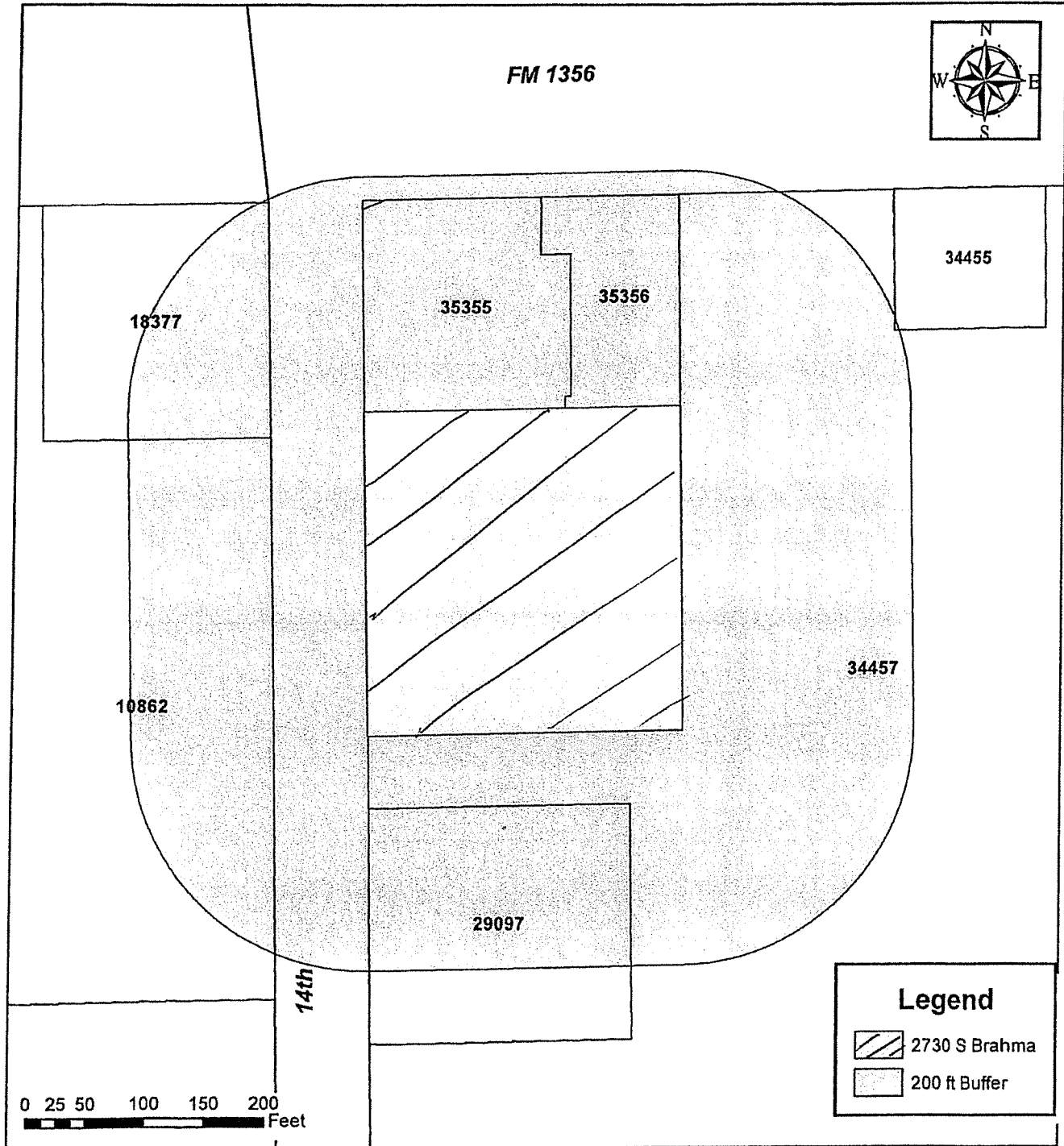
**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

# 200 ft Buffer Map of 2730 S Brahma



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

<div>Page</div> <div>1 / 1</div>	<div>Drawn By:</div> <div>Planning Department</div>	<div>DISCLAIMER</div> <div>THIS MAP IS FOR VISUAL PURPOSES ONLY.</div> <div>THE INFORMATION ON THIS SHEET MAY</div> <div>CONTAIN INACCURACIES OR ERRORS.</div> <div>THE CITY OF KINGSVILLE IS NOT</div> <div>RESPONSIBLE IF THE INFORMATION CONTAINED</div> <div>HEREIN IS USED FOR ANY DESIGN,</div> <div>CONSTRUCTION, PLANNING, BUILDING,</div> <div>OR ANY OTHER PURPOSE.</div>	<div> </div> <div> <b>CITY OF KINGSVILLE</b>  <b>PLANNING DEPARTMENT</b>  <b>410 West King</b>  <b>Kingsville, Texas 78363</b>  <b>Office: 361-595-8055</b> </div>
	<div>Last Update:</div> <div>6/14/2021</div>		
	<div>Note:</div> <div></div>		

## **AGENDA ITEM #2**

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



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## MEMO

**Date:** July 7, 2021

**To:** Mark McLaughlin (City Manager)

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

**Subject:** **Tim Letsom, applicant; Young Lee Hyo & Eun Yong Im, owners; requesting a Special Use Permit for a Commercial Indoor Amusement land use at 9<sup>th</sup>, BLOCK 19, LOTS 17-27, E20' 28' also known as 900 East Caesar Blk., Kingsville, Texas.**

The Planning and Zoning Commission meeting held as scheduled this evening, July 7, 2021, with 4 members in attendance.

Members deliberated over the issue of granting approval for a Special Use Permit to enable the applicant to operate an entertainment business which involves **axe throwing**. 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. Letters were sent out to neighbors and the City received a few comments (feedback) pertaining to the application. One resident on 831 E Caesar had no problem with the indoor establishment so long as it is not too noisy since they are retired and enjoy their quiet neighborhood. There was also a potential traffic congestion concern for that resident. Another resident called in to express his agreement to the development while a third just wanted more information on the type of entertainment. Commissioners, after deliberations, voted to approve the recommendation for a Special Use Permit. A recorded vote of all members present was taken and Commissioners Larry Garcia, Debbie Tiffie, Michael Klepac and the Chairman – Steve Zamora all voted 'YES'.

The meeting was adjourned by 6.24p.m.  
Thank you.



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



Action Item

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



## MEMO

**Date:** June 16, 2021  
**To:** Planning and Zoning Commission Members  
**From:** Uche Echeozo (Director of Planning and Development Services)  
**Subject:** Tim Letsom, applicant; Young Lee Hyo & Eun Yong Im, owners; requesting a Special Use Permit for a Commercial Indoor Amusement land use at 9<sup>th</sup>, BLOCK 19, LOTS 17-27, E20' 28 also known as 900 East Caesar Blk., Kingsville, Texas.

The applicant approached the department because they wanted to open an entertainment business which involves **axe throwing**. This would be classed as a commercial indoor amusement land use. They intend to operate this business at the premises located at 900 E. Caesar Blk., 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 910 E. Caesar aka 900 E Caesar Block Nearest Intersection 14th St

(Proposed) Subdivision Name \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Legal Description: 9th, Block 19, Lot 17-27, E20'28

Existing Zoning Designation C2-Retail Future Land Use Plan Designation \_\_\_\_\_

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Tim Letson Phone 361-488-4844 FAX \_\_\_\_\_

Email Address (for project correspondence only): TimLetson2@gmail.com

Mailing Address 811 S. 13th St City Kingsville State TX Zip 78363

Property Owner Young Lee Phone 361-563-1125 FAX \_\_\_\_\_

Email Address (for project correspondence only): \_\_\_\_\_

Mailing Address 1013 S. 14th St City Kingsville State TX Zip 78368

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:

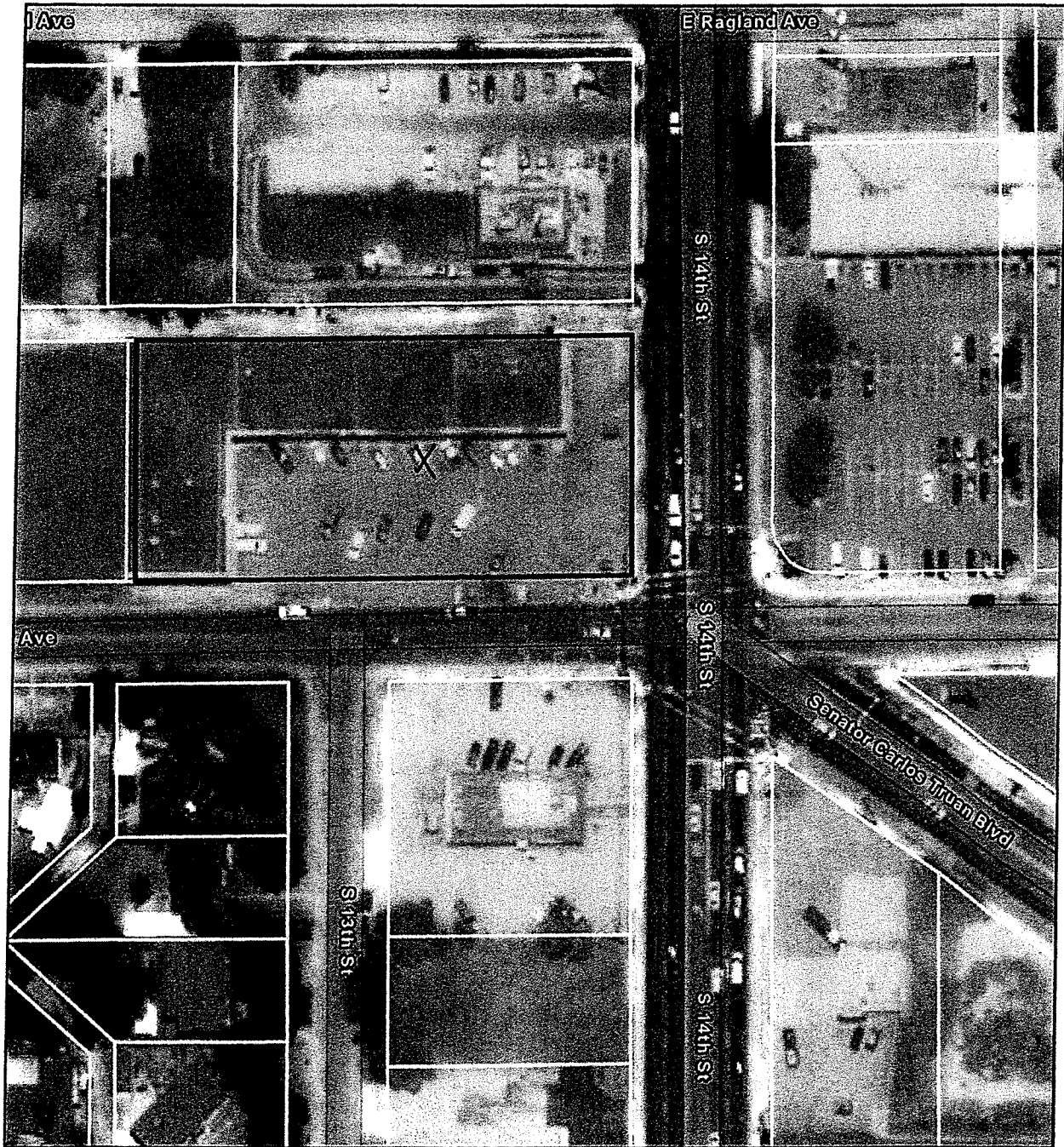
Opening A Place Of Entertainment Axe Throwing

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 Tim Letson Date: 6-20-21

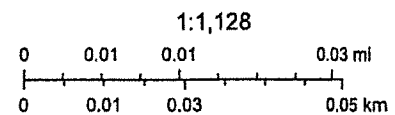
Property Owner's Signature [Signature] Date: 06/02-21

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



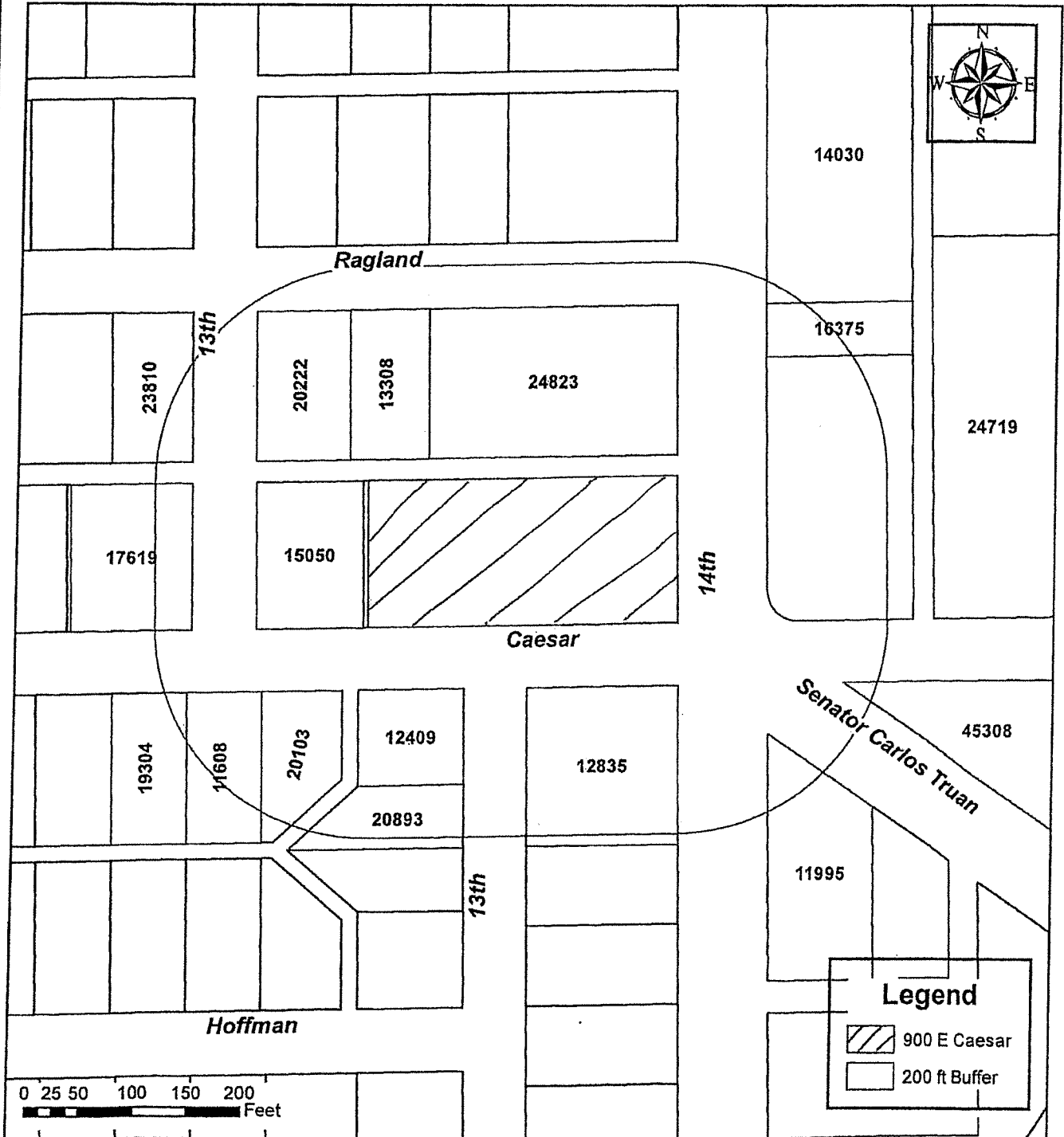
June 2, 2021

x - C2 Retail  
900 E CAESAR



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

# 200 ft Buffer Map of 900 E Caesar Blk



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

Page 1 / 1	Drawn By: Planning Department	<p><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.</p>	<p><b>CITY OF KINGSVILLE</b> <b>PLANNING DEPARTMENT</b> 410 West King Kingsville, Texas 78363 Office: 361-695-8055</p>
	Last Update: 6/14/2021		
	Note:		

ISRAEL NUNEZ JR  
ETUX CHRISTINE R  
774 COUNTY ROAD 314  
VANDERBILT, TX 77991  
#23810

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

SUNDIAL PLAZA LLC  
%JANICE HAGGERTON  
317 TROJAN  
PORT ARANSAS, TX 78373  
#24719

JOE A RIVERA  
ETUX RACHEL M RIVERA  
414 ELIZABETH  
KINGSVILLE, TX 78363  
#19304

VELMA DELAGDO  
915 E CAESAR AVE  
KINGSVILLE, TX 78363-6364  
#12409

CE MONTGOMERY LLC  
1635 ROGERS RD  
FORT WORTH, TX 76107  
#45308

JOE R TREVINO  
708 E CAESAR AVE  
KINGSVILLE, TX 78363-6361  
#20222

HERMAN H OHLENBUSCH  
926 S 14<sup>TH</sup> ST, STE 103  
KINGSVILLE, TX 78363  
#14030, 11995

ANGELA RUHNKE  
120 S 14<sup>TH</sup> ST  
KINGSVILLE, TX 78363-6354  
#17619

SAMMY C URESTI  
ETUX LILLY G  
831 E CAESAR AVE  
KINGSVILLE, TX 78363-6362  
#11608

JOE A RIVERA  
ETUX RACHEL  
1117 S 13<sup>TH</sup> ST  
KINGSVILLE, TX 78363  
#20893

NGUYEN LONG  
ETUX TRINH  
TUYER  
909 E RAGLAND AVE  
KINGSVILLE, TX 78363-6409  
#13308

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

CAVAZOS PROPERTIES  
PO BOX 22444  
DALLAS, TX 75222  
#15050

PATRICIA A CLINE (LIFE EST)  
LAWRENCE J CLINE  
% LARRY CLINE  
PO BOX 940  
BEEVILLE, TX 78104  
#20103

LEILA M SAMADI  
70 S 1TH ST STE A  
KINGSVILLE, TX 78363  
#12835

Land Use Chart													
Land Use Description	R1	R2	R2A	R3	R4	MH	C1	C2	C3	C4	I1	I2	Ag
Utility shops, storage yards, and buildings								S	S	P	P	P	
Water treatment plant	S	S		S	S	S	S	S	S	P	P	P	S
Water well, reservoir, or storage tank	P	P		P	P	P	P	P	P	P	P	P	P
Wind Energy Conversion Systems (WECS)	As per §§ 15-6-194 through 15-6-203: Wind Energy Conversion Systems of the Zoning Ordinance												
Solar Energy Systems	As per §§ 15-6-174 through 15-6-187: Solar Energy Systems of the Zoning Ordinance												
Recreational Uses													
Amusement, commercial outdoor								S	P	P			
Amusement, commercial indoor								S	P	P			
Carnival										S	P	P	P
Temporary carnival (14 days - 200 ft. setback from residential property)								S	P	P			

## Kleberg CAD

### Property Search > 10286 LEE YOUNG HYO for Year 2021

Tax Year: 2021 - Values not available

#### Property

##### Account

Property ID: 10286 Legal Description: 9TH, BLOCK 19, LOT 17-27, E20' 28, (FIVE POINTS CENTER)  
 Geographic ID: 101001917000192 Zoning: C2  
 Type: Real Agent Code:  
 Property Use Code:  
 Property Use Description:

##### Location

Address: 900 E CAESAR BLK Mapsco:  
 Neighborhood: Map ID: C1  
 Neighborhood CD:

##### Owner

Name: LEE YOUNG HYO Owner ID: 52275  
 Mailing Address: ETUX EUN YONG IM % Ownership: 100.0000000000%  
 3042 NECHES DR  
 CORPUS CHRISTI, TX 78414-4413

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
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

#### Taxing Jurisdiction

Owner: LEE YOUNG HYO  
 % Ownership: 100.0000000000%  
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CKI	CITY OF KINGSVILLE	N/A	N/A	N/A	N/A
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A

SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

**Improvement / Building**

Improvement #1: COMMERCIAL State Code: F1 Living Area: 17990.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SCT2A	EW5]EW6	1965	17990.0
ASP	ASPHALT (100%)	NV		1965	20032.0
CN1	CANOPY BASIC (20%)	NV		1965	2493.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	0.9481	41300.00	140.00	295.00	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	\$124,670	\$206,500	0	331,170	\$0	\$331,170
2019	\$137,330	\$206,500	0	343,830	\$0	\$343,830
2018	\$152,630	\$206,500	0	359,130	\$0	\$359,130
2017	\$152,630	\$206,500	0	359,130	\$0	\$359,130
2016	\$189,930	\$206,500	0	396,430	\$0	\$396,430
2015	\$189,930	\$206,500	0	396,430	\$0	\$396,430
2014	\$165,240	\$206,500	0	371,740	\$0	\$371,740
2013	\$165,240	\$206,500	0	371,740	\$0	\$371,740
2012	\$165,240	\$206,500	0	371,740	\$0	\$371,740
2011	\$165,240	\$206,500	0	371,740	\$0	\$371,740
2010	\$165,240	\$206,500	0	371,740	\$0	\$371,740
2009	\$165,240	\$206,500	0	371,740	\$0	\$371,740
2008	\$181,760	\$206,500	0	388,260	\$0	\$388,260
2007	\$191,160	\$206,500	0	397,660	\$0	\$397,660

**Questions Please Call (361) 595-5775****This year is not certified and ALL values will be represented with "N/A".**



## Kingsville Chamber, Whataburger team up to provide meals to first responders, teachers

By TERRY FITZMAHER  
PUBLISHER

The Kingsville Chamber of Commerce is not wasting any time in making its presence felt in downtown Kingsville.

After just two weeks in its new office located at 231 E. Kleberg, the Chamber has announced it is partnering with Whataburger to host a downtown event on Friday, June 11.

According to a state-

ment released by the Chamber, the Kingsville Chamber of Commerce is proud to partner with Whataburger to provide free meals to all first responders and teachers with Kingsville Independent School District and Santa Gertrudis Independent School District.

Whataburger will bring their food truck to downtown Kingsville (corner of 7th and Kleberg) on June 11 from 5 p.m. to 7 p.m.

"Anytime the Cham-



The Kingsville Chamber staff, Whataburger employees, KPD Chief Ricardo Torres and first responders gather for a photo providing Friday event. (Courtesy photo)

ber can partner with one of our members to give back to our first responders and teachers, it is a no brainer," said Manny Salazar, President/CEO of the Kingsville Chamber

of Commerce.

"The Chamber is always happy to work with our members in support of the community, our teachers and first responders work so hard for Kingsville

and this is an easy way to show how much we appreciate their efforts," said Heather Delaup, Membership and Development Coordinator for the Kingsville Chamber

of Commerce. Vouchers have been issued to the first responders and teachers who will be able to get complimentary food from Whataburger at its food truck.

1310 E General Cavazos Blvd G • Kingsville, TX  
(361) 592-9464  
wingstop.com

## Montgomery

CONTINUED FROM PAGE 2

est in me but after thinking about it I decided it was in my interest to accept it," he said. "I'm excited and I'm ready to go."

H.M. King Track Coach Ismael Villa praised Montgomery for his grit, hard work and determination.

"I don't know how many kids could have overcome what he did," Villa said. "I'm really proud of him and happy for his opportunity. It just shows what the Brahman is all about. Work

hard and good things can happen. Like Mike Davila said, Jaydyn always has a home at H.M. King."

"I want to thank everyone for believing in me and giving me the support over the past two years," Jaydyn said. "It meant a lot. Thank you."

Jaydyn, who was born in Kingsville but moved to Dallas before returning, lives with his Aunt and Uncle, Ashley and Travis Montgomery.



Jaydyn Montgomery signs letter of intent to run track in college at the University of the South. (Photo by Terry Fitzmaher)

**COLDWELL BANKER**  
**HOMESTEAD**  
**PROPERTIES, INC.**

Let's make it happen.

515 E. King Ave • Kingsville, Tx  
(361) 592-4343

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 7, 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:

Tim Letson, applicant; Young Lee Hye & Eun Yung Im, owners requesting a Special Use Permit for Amusement, commercial indoor use at 9th, BLOCK 19, LOT 17-27, E20' 28' also known as 900 E Caesar Bk., Kingsville, Texas.

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

### PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, July 12, 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:

Tim Letson, applicant; Young Lee Hye & Eun Yung Im, owners requesting a Special Use Permit for Amusement, commercial indoor use at 9th, BLOCK 19, LOT 17-27, E20' 28' also known as 900 E Caesar Bk., Kingsville, Texas.

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

**Congratulations**

**Javelina**  
**CLASS OF**  
**2021**

TEXAS A&M  
UNIVERSITY  
KINGSVILLE

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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.

**ORDINANCE NO. 2021-\_\_\_\_\_**

**AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR COMMERCIAL INDOOR AMUSEMENT USE IN C2 (RETAIL DISTRICT) AT 900 EAST CAESAR BLK., KINGSVILLE, TEXAS, ALSO KNOWN AS 9<sup>TH</sup>, BLOCK 19, LOTS 17-27, E20' 28"; AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; PROVIDING FOR PUBLICATION.**

**WHEREAS**, the Planning Commission has forwarded to the City Commission it's reports and recommendations concerning the application of Tim Letsom (applicant), Young Lee Hyo & Eun Yong Im (owners) for amendment to the zoning map of the City of Kingsville;

**WHEREAS**, the property is currently zoned C2-Retail District and it is desired for the area to be used for axe throwing business which is a Commercial Indoor Amusement Use, while its prior use was a retail store;

**WHEREAS**, the City Code of Ordinances, Chapter XV-Land Usage, Appendix A- Land Use Categories states that in C2 a special use permit is required to have a Commercial Indoor Amusement Use as listed on the SUP application; and

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

**WHEREAS**, with proper notice to the public, public hearings were held on Wednesday, July 7, 2021, during a meeting of the Planning Commission, and on Monday, July 12, 2021, a public hearing was held during a meeting of the City Commission, in the Helen Kleberg Groves Community Room/Commission Chambers, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

**WHEREAS**, a majority of the Planning and Zoning Commission voted 4-0 to APPROVE, with 0 abstentions, the requested special use permit; and

**WHEREAS**, the City Commission has determined that this amendment would best serve public health, necessity, and convenience and the general welfare of the City of Kingsville and its citizens.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:**

**SECTION 1.** That the Zoning Ordinance of the City of Kingsville, Texas, is amended and a Special Use Permit is granted for Commercial Indoor Amusement Use on the premises

known as 900 East Caesar Blk., Kingsville, Texas, also known as 9<sup>th</sup>, Block 19, Lots 17-27, E20' 28, Kingsville, Texas, as more specifically describe on site plan attached as Exhibit A.

**SECTION 2.** That the Special Use Permit granted in Section 1 of this Ordinance is subject the following conditions:

1. **ALLOWED USE:** The only uses authorized by this Special Permit other than the permitted "C2" Retail District use is for Commercial Indoor Amusement Use.

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

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

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

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

**SECTION 4.** That the Zoning Ordinance and Zoning Map of the City of Kingsville, Texas, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

**SECTION 5.** That to the extent that this amendment to the Zoning Ordinance represents a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the Zoning Ordinance, as amended by this ordinance.

**SECTION 6.** That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

**SECTION 7.** That publication shall be made in the official publication of the City of Kingsville as required by the City Charter of the City of Kingsville.

**INTRODUCED** on this the 12th day of July, 2021.

**PASSED AND APPROVED** on this the 26th day of July, 2021.

Effective Date: \_\_\_\_\_, 2021

**THE CITY OF KINGSVILLE**

\_\_\_\_\_  
Sam R. Fugate, Mayor

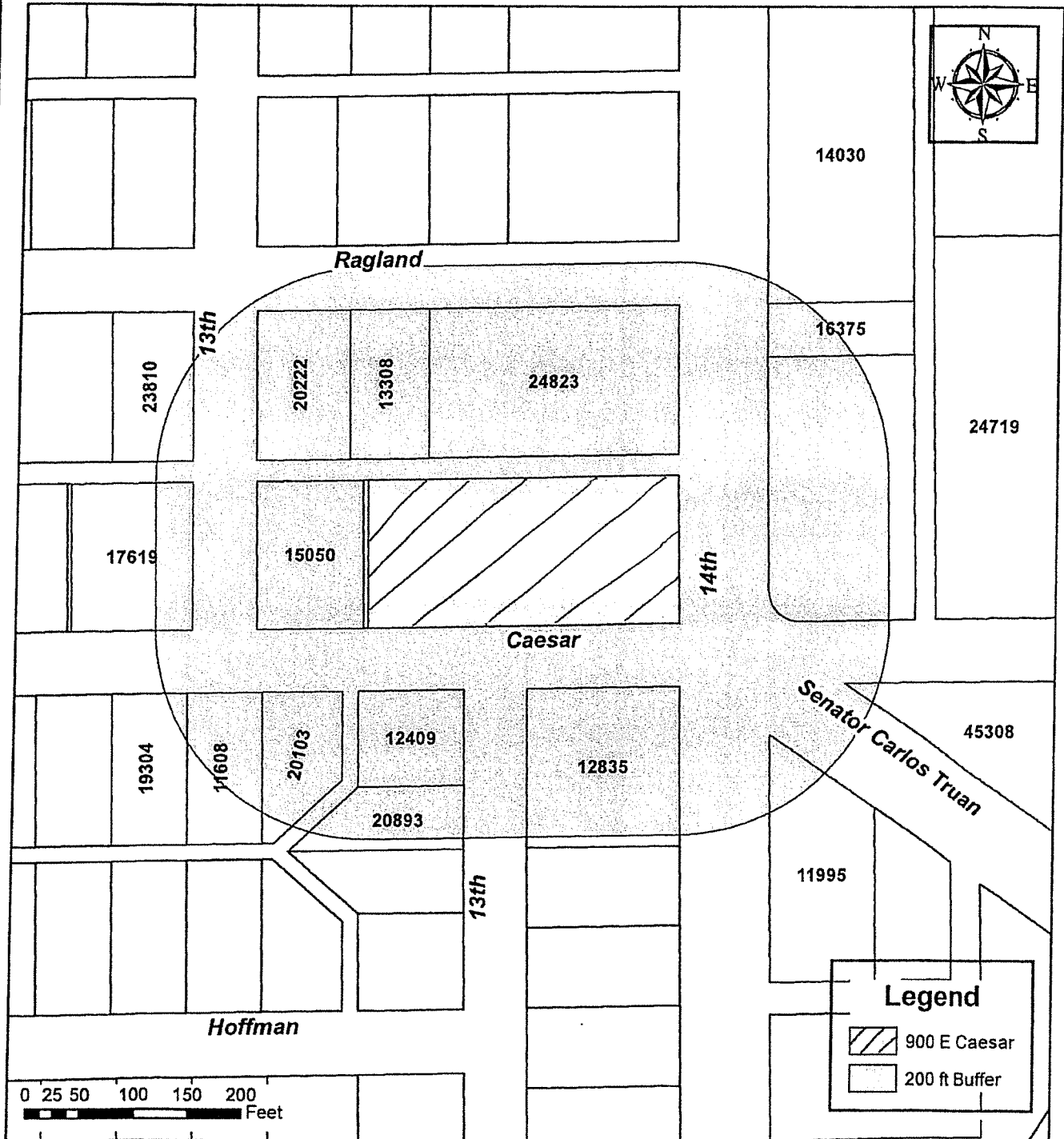
**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary


**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

# 200 ft Buffer Map of 900 E Caesar Blk



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

Page 1/1	Drawn By: Planning Department	<small>DISCLAIMER THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.</small>	 <b>CITY OF KINGSVILLE PLANNING DEPARTMENT</b> 410 West King Kingsville, Texas 78363 Office: 361-695-8055
	Last Update: 6/14/2021		
	Note:		

## **AGENDA ITEM #3**

**City of Kingsville  
Engineering Dept.**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Rutilio P. Mora Jr, P.E., City Engineer

DATE: July 12, 2021

SUBJECT: Consider introduction of an ordinance amending the Fiscal Year 2020-2021 budget to cover operational costs.

---

**Summary:**

The budget Amendment is needed to cover increased operational costs. The operational costs will address the following:

<u>Acc. No.</u>	<u>Account Name</u>	<u>Justification</u>
11100	Salaries & Wages	Determined by Finance.
11200	Overtime	Determined by Finance.
11400	Retirement	Determined by Finance.
11600	Group Health Ins.	Determined by Finance.
11800	Unemployment	Determined by Finance.
21500	Motor Gas & Oil	Additional Driver David Solis (HR Dept).
31500	Printing & Pub.	Cover cost for color map and exhibits.
31660	Travel & Training	PE and CFM license renewal.
31700	Membership & Dues	Cover increased cost to surveying membership.
41400	Vehicle Maint.	Engineering van tires, battery, and catalytic converter.

**Financial Impact:**

The Utility fund will cover the costs of \$33,012.00.

**Recommendation:**

Staff recommends approval of the Budget Amendment.

**Attachments:**

Ordinance No. 2021-\_\_\_\_\_





**ORDINANCE NO. 2021-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE FISCAL YEAR 2020-2021 BUDGET TO COVER ADDITIONAL BUDGET COSTS FOR THE ENGINEERING DEPARTMENT DUE TO INCREASED OPERATING COSTS.**

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

I.

**BE IT ORDAINED** by the City Commission of the City of Kingsville that the Fiscal Year 2020-2021 budget be amended as follows:

CITY OF KINGSVILLE  
DEPARTMENT EXPENSES  
BUDGET AMENDMENT

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
<b>Fund 051 – Utility Fund</b>					
<b>Expenditures - 5</b>					
8000	Engineering	Salaries & Wages	11100	\$13,900.00	
8000	Engineering	Overtime	11200	\$1,000.00	
8000	Engineering	Retirement	11400	\$100.00	
8000	Engineering	Group Health Insurance	11600	\$14,550.00	
8000	Engineering	Unemployment	11800	\$250.00	
8000	Engineering	Motor Gas & Oil	21500	\$400.00	
8000	Engineering	Printing & Publishing	31500	\$125.00	
8000	Engineering	Training & Travel	31660	\$1,563.00	
8000	Engineering	Membership & Dues	31700	\$186.00	
8000	Engineering	Vehicle Maintenance	41400	\$938.00	
		Total Budget Amendment		\$33,012.00	

[To amend the City of Kingsville FY 20-21 Budget to cover additional budget costs for the Engineering Department due to increased operational costs. The funding will come from the unappropriated fund balance.]

II.

**THAT** all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

**THAT** if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

**THAT** this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

**INTRODUCED** on this the 12th day of July 2021.

**PASSED AND APPROVED** on this the 26th day of July 2021.

**EFFECTIVE DATE:** \_\_\_\_\_

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

## **AGENDA ITEM #4**



**Date:** July 16, 2021

**To:** City Commission via City Manager Mark McLaughlin

**CC:** Courtney Alvarez, City Attorney and Mary Valenzuela, City Secretary

**From:** Alicia Tijerina, Interim Downtown Manager

**Summary:** Main Street Advisory Board was created in 2017 by City of Kingsville City Commissioners. The board meets monthly to develop and make recommendations to the City Manager regarding the Main Street District.

All members will be appointed to the board by the City Commission at the recommendation of the City Manager.

Effective July 8, member Gloria Bigger-Cantu's term expired:

City Manager Mark McLaughlin is making the following recommendation for the Main Street Advisory Board appointment:

- Gloria Bigger-Cantu, Resident of Kingsville Representative

Ms. Gloria Bigger-Cantu has agreed to continue to serve an additional two-year term.



## **AGENDA ITEM #5**



Date: July 16, 2021

To: City Commission via City Manager Mark McLaughlin

CC: Courtney Alvarez, City Attorney and Mary Valenzuela, City Secretary

From: Alicia Tijerina, Interim Downtown Manager

**Summary:** The Main Street Advisory Board was created in 2017 by City of Kingsville City Commissioners. The board meets monthly to develop and make recommendations to the City Manager regarding the Main Street District.

All members will be appointed to the board by the City Commission at the recommendation of the City Manager.

Effective August 26, member Ryder Takesue's term will expire:

City Manager Mark McLaughlin is making the following recommendation for the Main Street Advisory Board appointment:

- Ryder Takesue, Historical Downtown District/Merchants Representative

Ryder Takesue has agreed to continue to serve an additional two-year term upon his term expiring in August.



## **AGENDA ITEM #6**

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

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TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Uche Echeozo, Director

DATE: July 20, 2021

SUBJECT: Re-appointment of Historical Development Board Member: – **Daniel Burt.**

---

**Summary:** A member of the Historical Development Board - Daniel Burt - is seeking re-appointment because their tenure would be expiring on August 13, 2021.

**Background:** The Ordinance that established the Historical Development Board makes provision for the filling of positions that have expired in the same manner and under the same terms as the original appointment. The above stated member would have served for three years (by August 13, 2021) and they would be due for either a replacement or reappointment. They wish to be re-appointed and there are no impediments to this prayer at this time.

**Financial Impact:** None.

**Recommendation:** Approve the request to re-appoint the above-mentioned name to the Historical Development Board for another three-year term which will expire in August 2024.





# **REGULAR AGENDA**

# **AGENDA ITEM #7**

# CITY OF KINGSVILLE

---

P. O. BOX 1458 - KINGSVILLE, TEXAS 78364



**Date:** July 16, 2021

**To:** City Commission via City Manager Mark McLaughlin

**CC:** Courtney Alvarez, City Attorney and Mary Valenzuela, City Secretary

**From:** Alicia Tijerina, Interim Downtown Manager

**Summary:** The Main Street Advisory Board was created in 2017 by City of Kingsville City Commissioners. The board meets monthly to develop and make recommendations to the City Manager regarding the Main Street District.

All members will be appointed to the board by the City Commission at the recommendation of the City Manager.

Effective June 4th, member Tom DiFrancesca resigned from the board:

City Manager Mark McLaughlin is making the following recommendation for the Main Street Advisory Board appointment:

- Tito Villarreal, Resident of Kingsville Representative

Tito Villarreal has agreed to serve on the board for the remainder of the vacant position whose term expires on August 12, 2021 and to serve for a two-year term starting August 12, 2021.



## **AGENDA ITEM #8**

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



Action Item

## MEMO

**Date:** July 21, 2021

**To:** Mark McLaughlin (City Manager)

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

**Subject:** **City of Kingsville, applicant, requesting the rezone of RONNING 2, BLOCK 1, LOTS 7-12; LUND ADDN, BLOCK 5, LOTS 10-14, W/2 15, E/2 15-18; LUND ADDN, BLOCK 6, LOTS 15-28; PENNY, BLOCK 2, LOTS 22-42; RONNING 2, BLOCK 3, LOTS 1-6; LUND ADDN, BLOCK 7, LOTS 1- 9; LUND ADDN, BLOCK 8, LOTS 1-14; PENNY, BLOCK 1, LOTS 1-21, Kingsville, Texas from R2 (Two Family) to C2 (Retail).**

The Planning and Zoning Commission meeting held as scheduled this evening, July 21, 2021, with 6 members in attendance.

Members deliberated over the issue of granting approval for a re-zone of a number of lots fronting King Avenue between 15<sup>th</sup> to 17<sup>th</sup> Street from R2 – Two Family Residential to C2 – Retail. This action was to complete the commercial land use along a commercial arterial road. Letters were sent out to neighbors and the City received no letters (feedback) pertaining to the application. Commissioners, after deliberations, all voted to approve the recommendation to re-zone the affected properties. A recorded vote of all members present was taken, and Commissioners Larry Garcia, Idotha Battle and Michael Klepac, Bill Aldrich, Debbie Tiffie and the Chairman – Steve Zamora all voted ‘YES’.

The meeting was adjourned by 7.30p.m.

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

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



## MEMO

**Date:** July 13, 2021  
**To:** Planning and Zoning Commission Members  
**From:** Uche Echeozo (Director of Planning and Development Services)

**Subject:** City of Kingsville, applicant, requesting the rezone of RONNING 2, BLOCK 1, LOTS 7-12; LUND ADDN, BLOCK 5, LOTS 10-14, W/2 15, E/2 15-18; LUND ADDN, BLOCK 6, LOTS 15-28; PENNY, BLOCK 2, LOTS 22-42; RONNING 2, BLOCK 3, LOTS 1-6; LUND ADDN, BLOCK 7, LOTS 1- 9; LUND ADDN, BLOCK 8, LOTS 1-14; PENNY, BLOCK 1, LOTS 1-21, Kingsville, Texas from R2 (Two Family) to C2 (Retail).

Sequel to the discussion held on April 21, 2021, with respect to rezoning parts of the City to introduce/regularize commercial activity within King Avenue and 6<sup>th</sup> Street, the City of Kingsville, currently undergoing positive developmental changes, is requesting to rezone relevant properties from residential to commercial in order to encourage business development in a bid to shore up the economic base of the City.

Specifically, this application is to re-zone certain properties (listed above) on King Avenue from R1 – Single Family Residential, to C2 – Retail. The idea is to regularize commercial activity within a major commercial strip.

Consequently, this application is being submitted for your consideration. It is therefore recommended that you consider and approve the application since it conforms to the planning concept of the emerging comprehensive plan (Neighborhood Concept)

Thank you.

A handwritten signature in black ink, appearing to read 'Uche Echeozo'.

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

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

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

Project Address See attachment Nearest Intersection king st - 15<sup>th</sup> - 17<sup>th</sup>

(Proposed) Subdivision Name \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Legal Description: see attachment

Existing Zoning Designation R2-Two Family Future Land Use Plan Designation C2- Retail

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

Applicant/Authorized Agent City of Kingsville Phone 361-595-8055 FAX \_\_\_\_\_

Email Address (for project correspondence only): \_\_\_\_\_

Mailing Address PO Box 1458 City Kingsville State TX Zip 78364

Property Owner See attachment 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 checked="" type="checkbox"/> Re-zoning Request	\$250.00	<input 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

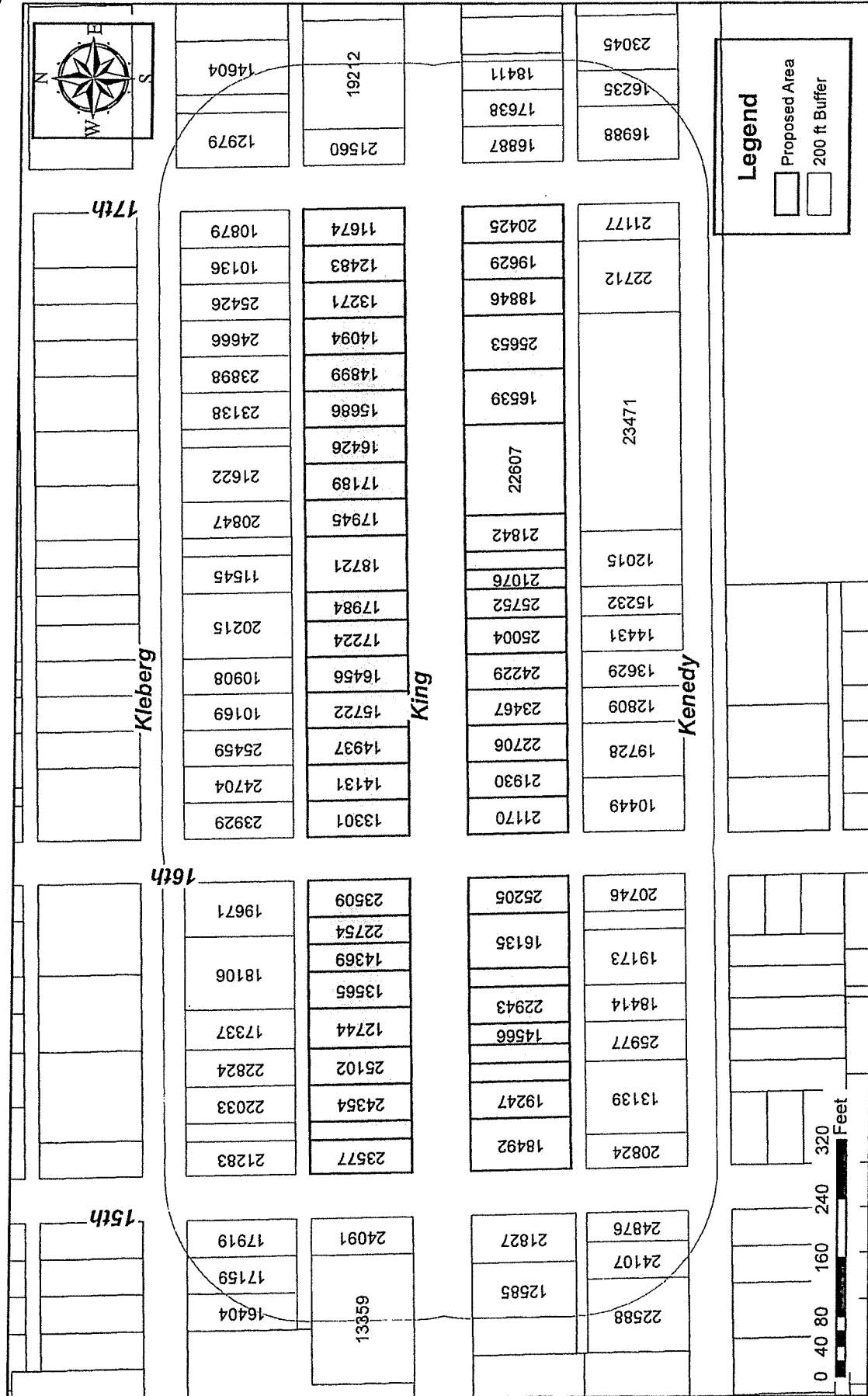
Please provide a basic description of the proposed project:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 J. Resendo Date: 7-14-2021  
Property Owner's Signature \_\_\_\_\_ Date: \_\_\_\_\_  
Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

# Map of Proposed Rezoning Properties along King St



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**Drawn By:**  
Planning Department

**Last Update:** 7/5/2021

**Note:**

**Page**  
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**DISCLAIMER**  
THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE USER OF THIS INFORMATION IS RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.

**CITY OF KINGSVILLE**  
**PLANNING DEPARTMENT**  
410 West King  
Kingsville, Texas 78363  
Office: 361-595-8055



ABEL P GARZA  
4117 JAMLIE AVE  
KINGSVILLE, TX 78363-7421  
#23577

FILEMON ESQUIVEL JR  
1232 E KING AVE  
KINGSVILLE, TX 78363-5934  
#25102, 18721

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

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

MANUEL C CASTANEDA JR EST  
ETUX CARMEN EST  
1216 E KING AVE  
KINGSVILLE, TX 78363-5934  
#15722, 16456

VELMA GARCIA MCLENDON  
1238 E KING AVE  
KINGSVILLE, TX 78363-5934  
#17945

MARIA RITA GUERRA EST  
ETAL  
3418 WILLIE WAY  
SPRING, TX 77380-1264  
#15686

DIDIO TREVINO EST  
ETUX MARIA R  
1260 E KING AVE  
KINGSVILLE, TX 78363-5934  
#13271

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

GUADALUPE B ALVAREZ  
621 N US HWY 77 BYP  
KINGSVILLE, TX 78363  
#25205

GUADALUPE R BENAVIDES JR  
915 E SHELTON  
KINGSVILLE, TX 78363-6350  
#16010

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

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

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

ESMERALDA SALAZAR  
1220 E KING  
KINGSVILLE, TX 78363  
#17224

SAN MIGUEL FIGUEROA ESTER  
3021 BRAUNER PKWY  
CORPUS CHRISTI, TX 78415-  
4937  
#17189

RUBEN ROEL RUIZ  
ETAL  
6410 OAKBROOK DR  
CORPUS CHRISTI, TX 78413-2506  
#14899

RAYMUNDO GUERRA  
ETUX DOLORES  
1266 E KING AVE  
KINGSVILLE, TX 78363-5934  
#12483

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

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

CHRISTINA C ESQUIVEL  
1232 E KING  
KINGSVILLE, TX 78363  
#24354

RODOLFO E RAMOS SR EST  
1418 E KING AVE  
KINGSVILLE, TX 78363-5938  
#13565, 11674

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

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

ANDREA LUNA  
1220 E KING  
KINGSVILLE, TX 78363  
#17984

JAVIER O VILLARREAL  
ETUX LYDIA L  
17603 KRUGERRAND DR  
SAN ANTONIO, TX 78232-2660  
#16426

JUAN MACARENO  
AND RUDY MACARENO  
211 E KLEBERG AVE  
KINGSVILLE, TX 78363-4572  
#14094

ZUMIC INVESTMENTS LLC  
7018 HANNAH  
CORPUS CHRISTI, TX 78413  
#18492, 19247, 20039, 12339,  
14566

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

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

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

MIKE G MATA  
1217 E KING AVE  
KINGSVILLE, TX 78363-5933  
#23467

DANIELLA LOZA  
1705 SANTA MARIA  
KINGSVILLE, TX 78363  
#24229

DEL BOSQUE ANICETO EST  
7321 SAN ANGELO ST  
HOUSTON, TX 77020-7643  
#25004

SANTIAGO BARRAZA EST  
JOSEPHIN EIRENE GRANT (C/D)  
515 E RICHARD AVE  
KINGSVILLE, TX 78363-3840  
#25752

JOSEFINA IRENE GRANT  
1227 ½ E KING AVE  
KINGSVILLE, TX 78363-5933  
#21076

ANASTACIO MARTINEZ JR EST  
% LAURO MARTINEZ  
529 ½ E NETTIE  
KINGSVILLE, TX 78363  
#13393

LCO PROPERTIES LLC  
700 E CORRAL  
KINGSVILLE, TX 78363  
#21842

EDGAR N TELLEZ  
1025 23<sup>RD</sup> ST, APT #4  
CORPUS CHRISTI, TX 78404  
#22607

MARGARITA C AMBRIZ  
1247 ½ E KING  
KINGSVILLE, TX 78363  
#16539

JOSE ANGEL ESPINOZA  
1249 E KING  
KINGAVILLE, TX 78363  
#25653

JUAQUIN A WRIGHT  
ETUX ANNA M  
1251 E KING AVE  
KINGSVILLE, TX 78363-5933  
#18846

JOSE RENE CARRION EST  
1423 E SANTA GERTRUDIS ST  
KINGSVILLE, TX 78363-4804  
#19629

ESMERALDA PEREZ  
1269 E KING AVE  
KINGSVILLE, TX 78363-5933  
#20425

PENDLETON HOLDINGS LLC 312 N PASADENA KINGSVILLE, TX 78363 #22588	MARGARITA C AMBRIZ AND OCTAVIO C AMBRIZ JR 1247 ½ E KING AVE KINGSVILLE, TX 78363-5933 #24107	JOSE L CRUZ 1247 E KING AVE KINGSVILLE, TX 78363-5933 #24876
N & D BARNETT LLC % NOLAN BARNETT 202 FALLS DR SUNNYVALE, TX 75128 #12585	JOAQUIN BARRAZA EST ALICIA BARRAZA (IND EXEC) 402 W HENRIETTA AVE KINGSVILLE, TX 78363 #21827	GENE M JONES PO DRAWER A KINGSVILLE, TX 78364-1603 #13359
LLOYD ZACHARY EK ETYX TANJA 342 DANA KINGSVILLE, TX 78363-8858 #24091	JULIAN JAVIER ALANIZ 1023 E KLEBERG AVE KINGSVILLE, TX 78363-4741 #16404	RAYMUNDO GUERRA 1266 E KING AVE KINGSVILLE, TX 78363 #17159, 17919
EDNA L GARCIA 1103 E KLEBERG KINGSVILLE, TX 78363-4743 #21283	FELIX MUNOZ 1107 E KLEBERG AVE KINGSVILLE, TX 78363-4743 #22033	JUAN M ABOYTES ETUX MARGARITA 1111 E KLEBERG AVE KINGSVILLE, TX 78363-4743 #22824
ERNAN C GUTIERREZ EST 307 W CORRAL AVE KINGSVILLE, TX 78363 #17337	FRANCISCO J GUERRA 1123 E KLEBERG ABE KINGSVILLE, TX 78363-4743 #18106, 19671	ISRAEL REYNA EST ETUX TRINIDAD M 1201 E KLEBERG AVE KINGSVILLE, TX 78363-4744 #23929
GUSTAVO MRS CAVAZOS EST % ALICE CAVAZOS GUY 6611 CARRIE LN SAN ANTONIO, TX 78218-3529 #24704	ROBERT UMBENHAUR ETUX ANABELL ABARCA 14300 PINE CONE LN PINE GROVE, CA 95665-9636 #25459	JOSUE LOPEZ GARCIA PO BOX 1421 HIDALGO, TX 78577 #10169
VELMA SAN MIGUEL 1217 E KLEBERG AVE KINGSVILLE, TX 78363-4744 #10908	LEONIREZ CASANOVA ETUX SYLVIA B EST 1507 E JOHNSTON AVE KINGSVILLE, TX 78363-6017 #20215, 10136	LORIE VILLARREAL 307 E COUNTY ROAD 1995 KINGSVILLE, TX 78363-2712 #11545
AMADOR MENDIETA EST 1235 E KLEBERG AVE KINGSVILLE, TX 78363-4744 #12361, 20847	SYLVIA HILL 5485 BUGGYWHIP DR CORPUS CHRISTI, TX 78415 #21622	RUBEN MATA ETUX MARGIE 1258 E KLEBERG KINGSVILLE, TX 78363 #14764
ISABEL G TORRES EST % ISAIAS TORRES EST 1247 E KLEBERG AVE KINGSVILLE, TX 78363-4744 #23138	CARMEN GARCIA ETUX CLARITA EST 1255 E KLEBERG AVE KINGSVILLE, TX 78363-4744 #23898, 24666	EUSEBIO REYES EST 1267 E KLEBERG AVE KINGSVILLE, TX 78363-4744 #25426
CARLOS ARELLANO ETUX RAWUEL R 16078 NOVEMBER DR HARLIGEN, TX 78552 #10879	JOSE HUERTA JR 1301 E KLEBERG AVE KINGSVILLE, TX 78363-4746 #12979	JOE S SCRAMUZZA 109 W SAGE RD KINGSVILLE, TX 78363 #22218

ROBERTO RODRIGUEZ JR  
ETUX MICHELLE  
1311 E KLEBERG  
KINGSVILLE, TX 78363  
#14604

DALIA C SANCHEZ  
7022 BUTTERMILK DR  
CORPUS CHRISTI, TX 78413  
#17638

JORGE A IBANEZ  
1709 S 7<sup>TH</sup> ST  
KINGSVILLE, TX 78363-6735  
#16235

CENTRAL LAIN AMER DIS CHURCH  
OF NAZARENE INC  
1266 E KENEDY AVE  
KINGSVILLE, TX 78363-5931  
#22712

ANA MARIA AGUILAR  
800 GENERAL CAVAZOS BLVD  
APT #1004  
KINGSVILLE, TX 78363  
#15232

JULIA V CONNOR EST  
1218 E KENEDY AVE  
KINGSVILLE, TX 78363-5931  
#12809

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

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

RODOLOFO E RAMOS SR EST  
1418 E KING AVE  
KINGSVILLE, TX 78363-5938  
#21560, 19212

JOSE MARIA MARTINEZ  
627 E MILLER AVE  
KINGSVILLE, TX 78363-6335  
#18411

DALIA SALAZAR  
PO BOX 561  
KINGSVILLE, TX 78364-0561  
#23045

BOY'S CLUB OF KINGSVILLE  
INC  
PO BOX 1181  
KINGSVILLE, TX 78364-1181  
#23471

AMELIA ORTA  
JUAN J GONZALEZ  
2415 E SANTA GERTRUDIS  
TRLR#111  
KINGSVILLE, TX 78363-7253  
#14431

DENNIS LEE GRIGGS  
106 TONKAWA  
KINGSLAND, TX 78639-4143  
#19728

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

MARGARITA SALINAS SAENZ  
560 N COUNTY ROAD 1050  
KINGSVILLE, TX 78363-8833  
#25977, 13139

RICARDO BAZAN  
ROSA MIRELES  
1301 E KING AVE  
KINGSVILLE, TX 78363-5935  
#16887

LUCIANA BAZAN EST  
% RICARDO BAZAN & ROSA MIRELES  
1304 E KENEDY  
KINGSVILLE, TX 78363  
#16988

ISMAEL ALDOPE  
1205 E KENEDY  
KINGSVILLE, TX 78363  
#21177

MARIA E ESPINOZA  
1234 E KENEDY AVE  
KINGSVILLE, TX 783663-5931  
#12015

ESMERALDO CANALES CANTU  
1001 S ED CAREY DR #230  
HARLIGEN, TX 78552  
#13629

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

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

JESUS LOPEZ  
ETUX JENNIGER ARRIAGA  
1102 E KENEDY AVE  
KINGSVILLE, TX 78363-5865  
#20824

### **PUBLIC HEARING NOTICE**

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 21, 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:

**City of Kingsville, applicant, requesting the rezone of RONNING 2, BLOCK 1, LOTS 7-12; LUND ADDN, BLOCK 5, LOTS 10-14, W/2 15, E/2 15-18; LUND ADDN, BLOCK 6, LOTS 15-28; PENNY, BLOCK 2, LOTS 22-42; RONNING 2, BLOCK 3, LOTS 1-6; LUND ADDN, BLOCK 7, LOTS 1- 9; LUND ADDN, BLOCK 8, LOTS 1-14; PENNY, BLOCK 1, LOTS 1-21, Kingsville, Texas from R2 (Two Family) to C2 (Retail).**

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

### **PUBLIC HEARING NOTICE**

The City Commission of the City of Kingsville will hold a Public Hearing Monday, July 26, 2021 at 5:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:

**City of Kingsville, applicant, requesting the rezone of RONNING 2, BLOCK 1, LOTS 7-12; LUND ADDN, BLOCK 5, LOTS 10-14, W/2 15, E/2 15-18; LUND ADDN, BLOCK 6, LOTS 15-28; PENNY, BLOCK 2, LOTS 22-42; RONNING 2, BLOCK 3, LOTS 1-6; LUND ADDN, BLOCK 7, LOTS 1- 9; LUND ADDN, BLOCK 8, LOTS 1-14; PENNY, BLOCK 1, LOTS 1-21, Kingsville, Texas from R2 (Two Family) to C2 (Retail).**

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.

Apply Online at  
[www.qualitydriveaway.com](http://www.qualitydriveaway.com)

## ORDINANCE \_\_\_\_\_

**AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING MAP IN REFERENCE TO RONNING 2, BLOCK 1, LOTS 7-12; LUND ADDN, BLOCK 5, LOTS 10-14, W/2 15, E/2 15-18; LUND ADDN, BLOCK 6, LOTS 15-28; PENNY, BLOCK 2, LOTS 22-42; RONNING 2, BLOCK 3, LOTS 1-6; LUND ADDN, BLOCK 7, LOTS 1-9; LUND ADDN, BLOCK 8, LOTS 1-14; PENNY, BLOCK 1, LOTS 1-21, KINGSVILLE, TEXAS, FROM "R-2", TWO FAMILY DISTRICT TO "C-2", RETAIL COMMERCIAL DISTRICT; AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; AND PROVIDING FOR PUBLICATION. (East King Ave. between 15<sup>th</sup> & 17<sup>th</sup> Sts.)**

**WHEREAS**, the Planning Commission has forwarded to the City Commission its reports and recommendations concerning the application of City of Kingsville, applicant, for amendment to the zoning ordinance and zoning map of the City of Kingsville;

**WHEREAS**, with proper notice to the public, public hearings were held on Wednesday, July 21, 2021, during a meeting of the Planning Commission and on Monday, July 26, 2021, during a meeting of the City Commission, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

**WHEREAS**, the item was APPROVED with a 6-0 vote of the Planning Commission regarding the requested rezone with no abstentions; and

**WHEREAS**, the City Commission has determined that this amendment is in conformance with the Master Plan and would best serve public health, necessity, and convenience and the general welfare of the City of Kingsville and its citizens.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:**

**SECTION 1.** That the Zoning Ordinance of the City of Kingsville, Texas, is amended by changing the zoning of Ronning 2, Block 1, Lots 7-12; Lund Addn, Block 5, Lots 10-14, W/2 15, E/2 15-18; Lund Addn, Block 6, Lots 15-28; Penny, Block 2, Lots 22-42; Ronning 2, Block 3, Lots 1-6; Lund Addn, Block 7, Lots 1-9; Lund Addn, Block 8, Lots 1-14; Penny, Block 1, Lots 1-21, Kingsville, Texas, From "R-2" Two Family District to "C-2" Retail Commercial District as more specifically described on the Zone Change Map, attached as Exhibit A.

**SECTION 2.** That the official Zoning Map of the City of Kingsville, Texas, is amended to reflect the amendments to the Zoning Ordinance made by Section 1 of this ordinance.

**SECTION 3.** That the Zoning Ordinance and Zoning Map of the City of Kingsville, Texas, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

**SECTION 4.** That to the extent that these amendments to the Zoning Ordinance represent a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the Zoning Ordinance, as amended by this ordinance.

**SECTION 5.** That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

**SECTION 6.** That publication shall be made in the official publication of the City of Kingsville as required by the City Charter of the City of Kingsville.

**INTRODUCED** on this the 26th day of July, 2021.

**PASSED AND APPROVED** on this the 9th day of August, 2021.

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

**THE CITY OF KINGSVILLE**

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED:**

By: \_\_\_\_\_  
Courtney Alvarez, City Attorney



**Legend**

- Proposed Area
- 200 ft Buffer

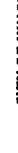
**North Arrow**

**Scale: 0 40 80 160 240 320 Feet**

**Streets:** 17th, 16th, 15th, Kleberg, Kenedy

**Lot Numbers:**

- Along Kleberg Street (from 17th to 15th):** 16887, 17638, 18411, 23045, 16988, 16235, 22712, 21177, 23471, 12015, 15232, 14431, 13629, 12809, 19728, 10449, 21170, 21930, 22706, 23467, 24229, 25004, 25752, 21076, 21842, 22607, 16539, 25653, 18846, 19629, 20425, 13301, 14131, 14937, 15722, 16456, 17224, 17984, 18721, 17945, 17189, 16426, 15686, 14899, 14094, 13271, 12483, 11674, 23929, 24704, 25459, 10169, 10908, 20215, 11545, 20847, 21622, 23138, 23898, 24666, 25426, 10136, 10879.
- Along Kenedy Street (from 17th to 15th):** 23929, 24704, 25459, 10169, 10908, 20215, 11545, 20847, 21622, 23138, 23898, 24666, 25426, 10136, 10879.
- Along 17th Street (from Kleberg to Kenedy):** 16887, 17638, 18411, 23045, 16988, 16235, 22712, 21177, 23471, 12015, 15232, 14431, 13629, 12809, 19728, 10449, 21170, 21930, 22706, 23467, 24229, 25004, 25752, 21076, 21842, 22607, 16539, 25653, 18846, 19629, 20425.
- Along 16th Street (from Kleberg to Kenedy):** 23929, 24704, 25459, 10169, 10908, 20215, 11545, 20847, 21622, 23138, 23898, 24666, 25426, 10136, 10879.
- Along 15th Street (from Kleberg to Kenedy):** 23929, 24704, 25459, 10169, 10908, 20215, 11545, 20847, 21622, 23138, 23898, 24666, 25426, 10136, 10879.

<p>Drawn By: Planning Department</p>	<p>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, OR ANY OTHER PURPOSE.</p>	 <p><b>CITY OF KINGSVILLE</b> <b>PLANNING DEPARTMENT</b> <b>410 West King</b> <b>Kingsville, Texas 78363</b> <b>Office: 361-595-8055</b></p>
<p>Page 1 / 1</p>		

# **AGENDA ITEM #9**

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



## MEMO

**Date:** July 21, 2021

**To:** Mark McLaughlin (City Manager)

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

**Subject:** **City of Kingsville, applicant, requesting the rezone of KT & I CO, BLOCK 20, LOT PT 13, ACRES 40.95; KT & I CO, BLOCK 20, LOT OUT NE COR 13, ACRES 2.5; KT & I CO, BLOCK 21, LOT 4.25 AC OUT OF 10, ACRES 4.25 ; KT & I CO, BLOCK 21, LOT 2.41 AC OUT OF 10, ACRES 2.41 ; REIDDA SUB, LOT 1, ACRES .236 ; REIDDA SUB, LOT 19, ACRES .235 ; KT & I CO, BLOCK 21, LOT PT 9-11, ACRES 19.77 ; KT & I CO, BLOCK 21, LOT OUT OF 11, ACRES 9.18 ; KT & I CO, BLOCK 21, LOT PT 11, ACRES .45 ; KT & I CO, BLOCK 21, LOT W PT 11, ACRES 1.15 ; KT & I CO, BLOCK 21, LOT PT 11, ACRES 4.1 ; 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; Kingsville, Texas from R1 (Single Family) to C1 (Neighborhood Service).**

The Planning and Zoning Commission meeting held as scheduled this evening, July 21, 2021, with 6 members in attendance.

Members deliberated over the issue of granting approval for the re-zone of a number of lots of varying sizes fronting 6<sup>th</sup> Street between Trant Road and Escondido Road from R1 – Single Family Residential to C1 – Neighborhood Service. This rezone action was to introduce some commercial activity along a commercial arterial road that traverses a predominantly residential area. Letters were sent out to neighbors and the City received a number of letters (feedback) pertaining to the application. Affected residents made representations in person with arguments for and against. Commissioners, after deliberations, voted on the matter. Based on the said representations and discussions by Commissioners, it is apparent that there is an urgent need for awareness creation on matters that relate to planning and zoning. Although Staff recommends approval, a recorded vote of all members present was taken, and Commissioners Larry Garcia, Idotha Battle and Michael Klepac voted ‘YES’ whereas Bill Aldrich, Debbie Tiffie and the Chairman – Steve Zamora all voted ‘NO’.

The meeting was adjourned by 7.30p.m.

Thank you.

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

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



## MEMO

**Date:** July 13, 2021

**To:** Planning and Zoning Commission Members

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

**Subject:** City of Kingsville, applicant, requesting the rezone of KT & I CO, BLOCK 20, LOT PT 13, ACRES 40.95; KT & I CO, BLOCK 20, LOT OUT NE COR 13, ACRES 2.5; KT & I CO, BLOCK 21, LOT 4.25 AC OUT OF 10, ACRES 4.25 ; KT & I CO, BLOCK 21, LOT 2.41 AC OUT OF 10, ACRES 2.41 ; REIDDA SUB, LOT 1, ACRES .236 ; REIDDA SUB, LOT 19, ACRES .235 ; KT & I CO, BLOCK 21, LOT PT 9-11, ACRES 19.77 ; KT & I CO, BLOCK 21, LOT OUT OF 11, ACRES 9.18 ; KT & I CO, BLOCK 21, LOT PT 11, ACRES .45 ; KT & I CO, BLOCK 21, LOT W PT 11, ACRES 1.15 ; KT & I CO, BLOCK 21, LOT PT 11, ACRES 4.1 ; 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; Kingsville, Texas from R1 (Single Family) to C1 (Neighborhood Service).

Sequel to the discussion held on April 21, 2021, with respect to rezoning parts of the City to introduce/regularize commercial activity within King Avenue and 6<sup>th</sup> Street, the City of Kingsville, currently undergoing positive developmental changes, is requesting to rezone relevant properties from residential to commercial in order to encourage business development in a bid to shore up the economic base of the City.

Specifically, this application is to re-zone certain properties (listed above) on 6<sup>th</sup> Street from R1 – Single Family Residential, to C1 – Neighborhood Service. The idea is to encourage subtle commercial activity within a predominantly residential neighborhood.

Consequently, this application is being submitted for your consideration. It is therefore recommended that you consider and approve the application since it conforms to the planning concept of the emerging comprehensive plan (Neighborhood Concept)

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 see attachment Nearest Intersection Trant and Escondido

(Proposed) Subdivision Name \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Legal Description: see attachment

Existing Zoning Designation R1 - Single family Future Land Use Plan Designation C1 - neighbor hood service

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

Applicant/Authorized Agent City of kingsville Phone 361-595-8055 FAX \_\_\_\_\_

Email Address (for project correspondence only): \_\_\_\_\_

Mailing Address PO Box 1458 City kingsville State TX Zip 78364

Property Owner see a Hachment 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 checked="" type="checkbox"/> Re-zoning Request	\$250.00	<input 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

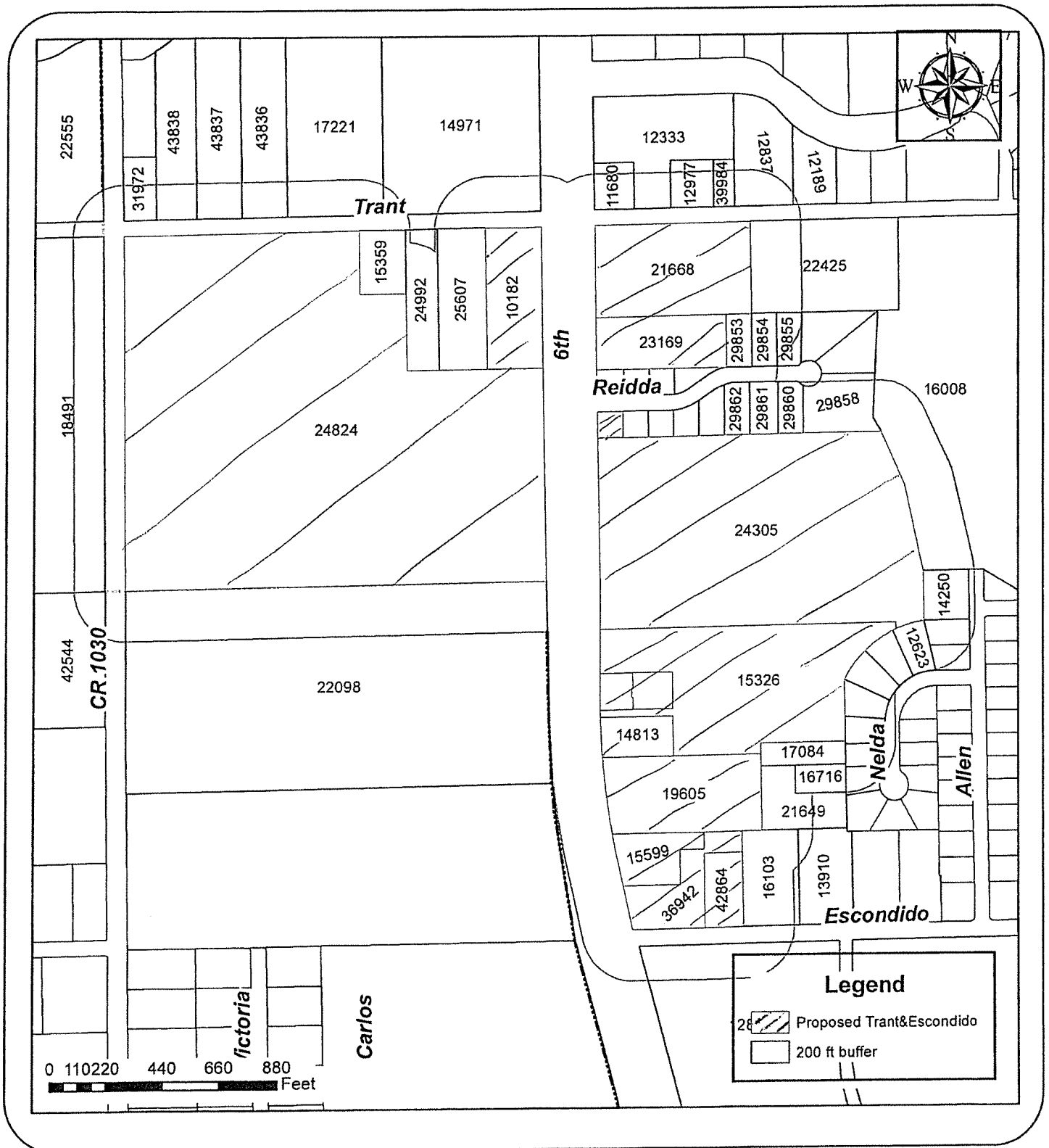
Please provide a basic description of the proposed project:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 S. Retender Date: 7.14.2021  
Property Owner's Signature \_\_\_\_\_ Date: \_\_\_\_\_  
Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

# Map of Proposed Rezoning Properties along Trant and Escondido



Document Path: C:\Users\sresendez\Desktop\GIS\Maps\Rezone\_Uche.mxd

Page 1 / 1	Drawn By: Planning Department	<p><b>DISCLAIMER</b></p> <p>THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.</p>	<p><b>CITY OF KINGSVILLE</b> <b>PLANNING DEPARTMENT</b></p> <p>410 West King Kingsville, Texas 78363 Office: 361-595-8055</p>
	Last Update: 7/6/2021		
	Note:		

JAMES D NIX  
419 W TRANT RD  
KINGSVILLE, TX 78363-7800  
#24824

ROBERT R LINTON  
ETUX MARGARET K  
3528 S 6<sup>TH</sup> ST  
KINGSVILLE, TX 78363-7700  
#23169

SFDT LAND HOLDING LLC  
3822 S 6<sup>TH</sup> ST  
KINGSVILLE, TX 78363  
#24305

STACIE R NAIL  
3926 S 6<sup>TH</sup> ST  
KINGSVILLE, TX 78363-7709  
#14813

PATRICIA WOLFE  
203 W TRANT RD  
KINGSVILLE, TX 78363-7802  
#10182

DOLORES CASTANEDA  
100 REIDDA DR  
KINGSVILLE, TX 78363-7703  
#29849

SRE KINGSVILLE 1 LLC  
14493 SPID STE A1434  
CORPUS CHRISTI, TX 78418  
#15326

JOHN SANCHEZ  
ETUX VELINDA  
4100 S 6<sup>TH</sup> ST  
KINGSVILLE, TX 78363  
#19605, 15599, 36942

VELMA VELIZ  
RODOLFO GALVAN JR  
905 E CORRAL AVE  
KINGSVILLE, TX 78363  
#21668

ARTHUR L WASHINGTON JR  
111 REIDDA DR  
KINGSVILLE, TX 78363  
#40203

THOMAS SANFORD JAMES II  
3916 S 6<sup>TH</sup> ST  
KINGSVILLE, TX 78363  
#14040

JOHN SANCHEZ JR  
AMANDA NICOLE ARRIAGA  
SANCHEZ  
4100 S 6<sup>TH</sup> ST  
KINGSVILLE, TX 78363  
#42864

CESAR SILVA  
ETUX MARIA C RODRIGUEZ  
4005 S FRANKLIN ADAMS  
KINGSVILLE, TX 78363  
#42544

LUIS A HERNANDEZ  
ETUX RITA  
440 W TRANT RD  
KINGSVILLE, TX 78363-7805  
#31972

RUBEN SANDOVAL JR  
ETUX LETICIA R  
406 W TRANT RD  
KINGSVILLE, TX 78363  
#43837, 43836

LISA SU  
335 W TRANT RD  
KINGSVILLE, TX 78363  
#15359

ANDREW F BRENNAN  
ETUX JODY L  
204 E TRANT RD  
KINGSVILLE, TX 78363-7321  
#11680, 12977

DAVID VAN FLEET  
ETUX SHAWN  
308 E TRANT RD  
KINGSVILLE, TX 78363  
#12189

JUAN A RODRIGUEZ JR  
ETUX STEPHANIE E  
300 REIDDA DR  
KINGSVILLE, TX 78363-7702  
#29854

JUAN L SOTO  
213 REIDDA DRIVE  
KINGSVILLE, TX 78363  
#29862

GEORGE KAISER  
PO BOX 401  
RIVIERA, TX 78379-0401  
#29858

HUGH P LIECK  
408 NELDA ST  
KINGSVILLE, TX 78363-7417  
#17084

JAMES D NIX  
419 W TRANT RD  
KINGSVILLE, TX 78363-7800  
#18491, 22098

RUBEN SANDOVAL JR  
ETUX LETICIA R  
406 W TRANT RD  
KINGSVILLE, TX 78363  
#43838

EDWARD J UNDERBRINK  
ETUX KAY  
300 W TRANT RD  
KINGSVILLE, TX 78363-7803  
#17221

KELLY WILSON  
ETUX AMANDA BEGHTEL  
303 W TRANT RD  
KINGSVILLE, TX 78363  
#24992

WESTON SILVERBERG  
284 E TRANT RD  
KINGSVILLE, TX 78363  
#39984

MICHAEL E TEWES  
ETUX BONNIE J  
415 E TRANT RD  
KINGSVILLE, TX 78363  
#22425

OSCAR LUNA ROBLES  
ETUX CRISTINA  
11810 RUSTLING COVE DR  
CORPUS CHRISTI, TX 78410  
#29855

KRISTINA V RODRIGUEZ  
ETVIR CIROLDO RODRIGUEZ JR  
301 REIDDA DR  
KINGSVILLE, TX 78363  
#29861

MICHAEL J KRUEGER  
PO BOX 1538  
KINGSVILLE, TX 78364-1538  
#16008

WARREN D RAY  
ETUX CINDI L RAY  
406 NELDA ST  
KINGSVILLE, TX 78363-7417  
#16716

JOHN A WUENSCH IV  
ETUX DENA RAE  
429 NELDA ST  
KINGSVILLE, TX 78363-7417  
#22555, 12623

JOSE R GALVAN  
703 W AVE G  
KINGSVILLE, TX 78363  
#43897

RANDAL E NIELSEN  
403 S 6<sup>TH</sup> ST  
KINGSVILLE, TX 78363  
#14971

JESSE RIVERA  
ETUX BELIA T  
PO BOX 525  
KINGSVILLE, TX 78363-0525  
#25607

GARY K CHRISTMAS  
ETUX MARSHA A  
304 E TRANT RD  
KINGSVILLE, TX 78363  
#12837

ROBERT L RECIO  
ETUX HILDA  
212 REIDDA DR  
KINGSVILLE, TX 78363-7701  
#29853

MICHAEL E TEWES  
ETUX BONNIE J  
415 E TRANT RD  
KINGSVILLE, TX 78363  
#22425

ROLANDO SANDOVAL  
ETUX ELIZABETH V  
307 REIDDA DR  
KINGSVILLE, TX 78363  
#29860

E C MCCALL III  
3825 ALLEN DR  
KINGSVILLE, TX 78363-7401  
#14250

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



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

FRANK E PRUKOP  
200 REDDA DR  
KINGSVILLE, TX 78363-7701  
#29851

RYAN A CAVAZOS  
ETUX MERCEDES  
201 REIDDA DR  
KINGSVILLE, TX 78363  
#29865

TODD A LUCAS  
3911 ALLEN DR  
KINGSVILLE, TX 78363-7403  
#21098

BARBARA ANN DEAN  
416 NELDA ST  
KINGSVILLE, TX 78363-7417  
#19534

WARREN D RAY  
ETUX CINDI L RAY  
406 NELDA ST  
KINGSVILLE, TX 78363-7417  
#10281

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

IAN BROWN  
ETUX HEATHER V  
204 REIDDA DR  
KINGSVILLE, TX 78363  
#29852

GUADALUPE V MORENO  
205 REIDDA DR  
KINGSVILLE, TX 78363  
#29864

HIRAM PEREZ  
ETUX LISA  
PO BOX 92  
KINGSVILLE, TX 78364-0092  
#20329

JOHN JOINER  
ETUX ENEDINA  
412 NELDA ST  
KINGSVILLE, TX 78363-7417  
#11029

MOISES MERCADO JR  
ETUX GRACIELA  
104 REIDDA DR  
KINGSVILLE, TX 78363-7703  
#29850

CLINTON EUGENE AUSTN  
ETUX LAURA MARIA  
131 REIDDA DR  
KINGSVILLE, TX 78363  
#29866

SANDRA HICKS  
3903 ALLEN DR  
KINGSVILLE, TX 78363-7403  
#13413

JASON NICHOLE WILSON  
1807 LOUISIANA ST  
KINGSVILLE, TX 78363-6082  
#11821

HUGH P LIECK  
408 NELDA ST  
KINGSVILLE, TX 78363-7417  
#18762

**PUBLIC HEARING NOTICE**  
The Commission of the City of Kingsville will hold a Public Hearing on Tuesday, April 21, 2021 at 6:00 p.m. wherein the Commission will discuss the following items and at which time all interested persons may be heard:

Requesting the rezoning of ROBINNING 2, BLOCK 1, LOTS 1-10; R-14, W/2 1/4, W/2 1/4-15; LUND 1, BLOCK 3, LOTS 1-10; PENNY, BLOCK 2, LOTS 1-14; ROBINNING 2, LOTS 1-14; R-14; ROBINNING 2, LUND, BLOCK 7, LOTS 1-9; LUND, ADDN, BLOCK 1, LOTS 1-21; Kingsville, Texas from R2 (Two Family) to R-14.

City Hall, 400 West King, in the Helen Heberg Graves Building  
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 of Kingsville will hold a Public Hearing Meeting Monday, July 19, 2021 at the City Commission will discuss the introduction on the same all interested persons will be heard.

Requesting the rezoning of ROBINNING 2, BLOCK 1, LOTS 1-10; R-14, W/2 1/4, W/2 1/4-15; LUND 1, BLOCK 3, LOTS 1-10; PENNY, BLOCK 2, LOTS 1-14; ROBINNING 2, LOTS 1-14; R-14; ROBINNING 2, LUND, BLOCK 7, LOTS 1-9; LUND, ADDN, BLOCK 1, LOTS 1-21; Kingsville, Texas from R2 (Two Family) to C2 (Retail).

City Hall, 400 West King, Kingsville, Texas in the Helen Heberg Graves Building  
If you have any questions about the items on the City Council Agenda at (361) 595-8002.

### **PUBLIC HEARING NOTICE**

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 21, 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:

**City of Kingsville, applicant, requesting the rezone of KT & I CO, BLOCK 20, LOT PT 13, ACRES 40.95; KT & I CO, BLOCK 20, LOT OUT NE COR 13, ACRES 2.5; KT & I CO, BLOCK 21, LOT 4.25 AC OUT OF 10, ACRES 4.25 ; KT & I CO, BLOCK 21, LOT 2.41 AC OUT OF 10, ACRES 2.41 ; REIDDA SUB, LOT 1, ACRES .236 ; REIDDA SUB, LOT 19, ACRES .235 ; KT & I CO, BLOCK 21, LOT PT 9-11, ACRES 19.77 ; KT & I CO, BLOCK 21, LOT OUT OF 11, ACRES 9.18 ; KT & I CO, BLOCK 21, LOT PT 11, ACRES .45 ; KT & I CO, BLOCK 21, LOT W PT 11, ACRES 1.15 ; KT & I CO, BLOCK 21, LOT PT 11, ACRES 4.1 ; 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; Kingsville, Texas from R1 (Single Family) to C1 (Neighborhood Service).**

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

### **PUBLIC HEARING NOTICE**

The City Commission of the City of Kingsville will hold a Public Hearing Monday, July 26, 2021 at 5:00 p.m. wherein the City Commission will discuss the introduction on the following item and at which time all interested persons will be heard:

**City of Kingsville, applicant, requesting the rezone of KT & I CO, BLOCK 20, LOT PT 13, ACRES 40.95; KT & I CO, BLOCK 20, LOT OUT NE COR 13, ACRES 2.5; KT & I CO, BLOCK 21, LOT 4.25 AC OUT OF 10, ACRES 4.25 ; KT & I CO, BLOCK 21, LOT 2.41 AC OUT OF 10, ACRES 2.41 ; REIDDA SUB, LOT 1, ACRES .236 ; REIDDA SUB, LOT 19, ACRES .235 ; KT & I CO, BLOCK 21, LOT PT 9-11, ACRES 19.77 ; KT & I CO, BLOCK 21, LOT OUT OF 11, ACRES 9.18 ; KT & I CO, BLOCK 21, LOT PT 11, ACRES .45 ; KT & I CO, BLOCK 21, LOT W PT 11, ACRES 1.15 ; KT & I CO, BLOCK 21, LOT PT 11, ACRES 4.1 ; 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; Kingsville, Texas from R1 (Single Family) to C1 (Neighborhood Service).**

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.

## ORDINANCE \_\_\_\_\_

**AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING MAP IN REFERENCE TO KT & I CO, BLOCK 20, LOT PT 13 (40.95 ACRES); KT & I CO, BLOCK 20, LOT OUT NE COR 13 (2.5 ACRES); KT & I CO, BLOCK 21, LOT 4.25 ACRES OUT OF 10 (4.25 ACRES); KT & I CO, BLOCK 21, LOT 2.41 ACRES OUT OF 10 (2.41 ACRES); REIDDA SUB, LOT 1 (.236 ACRES); REIDDA SUB, LOT 19 (.235 ACRES); KT & I CO, BLOCK 21, LOT PT 9-11 (19.77 ACRES); KT & I CO, BLOCK 21, LOT OUT OF 11 (9.18 ACRES); KT & I CO, BLOCK 21, LOT PT 11 (.45 ACRES); KT & I CO, BLOCK 21, LOT W PT 11 (1.15 ACRES); KT & I CO, BLOCK 21, LOT PT 11 (4.1 ACRES); KT & I CO, BLOCK 21, LOT SW PT 11 (1.0 ACRE); KT & I CO, BLOCK 21, LOT SW PT 11 (2.00 ACRES); KT & I CO, BLOCK 21, LOT SW PT 11 (1.00 ACRE), KINGSVILLE, TEXAS, FROM "R-1", SINGLE FAMILY DISTRICT TO "C-1", NEIGHBORHOOD SERVICE DISTRICT; AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; AND PROVIDING FOR PUBLICATION. (South 6<sup>th</sup> St. between Trant & Escondido Sts.)**

**WHEREAS**, the Planning Commission has forwarded to the City Commission its reports and recommendations concerning the application of City of Kingsville, applicant, for amendment to the zoning ordinance and zoning map of the City of Kingsville;

**WHEREAS**, with proper notice to the public, public hearings were held on Wednesday, July 21, 2021, during a meeting of the Planning Commission and on Monday, July 26, 2021, during a meeting of the City Commission, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

**WHEREAS**, the item was DENIED with a 3-3 vote of the Planning Commission regarding the requested rezone with no abstentions; and

**WHEREAS**, the City Commission has determined that this amendment is in conformance with the Master Plan and would best serve public health, necessity, and convenience and the general welfare of the City of Kingsville and its citizens.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:**

**SECTION 1.** That the Zoning Ordinance of the City of Kingsville, Texas, is amended by changing the zoning of KT & I Co, Block 20, Lot Pt 13 (40.95 acres); KT & I Co, Block 20, Lot out NE Cor 13 (2.5 acres); KT & I Co, Block 21, Lot 4.25 acres out of 10, (4.25 acres); KT & I Co, Block 21, Lot 2.41 acres out of 10 (2.41 acres); Reidda Sub, Lot 1 (.236 acres); Reidda Sub, Lot 19 (.235 acres); KT & I Co, Block 21, Lot Pt 9-11 (19.77 acres); KT & I Co, Block 21, Lot out of 11 (9.18 acres); KT & I Co, Block 21, Lot Pt 11 (.45 acres); KT & I Co, Block 21, Lot W Pt 11 (1.15 acres); KT & I Co, Block 21, Lot Pt

11 (4.1 acres); KT & I Co, Block 21, Lot SW Pt 11 (1.0 acre); KT & I Co, Block 21, Lot SW Pt 11 (2.00 acres); KT & I Co, Block 21, Lot SW Pt 11 (1.00 acre), Kingsville, Texas, From "R-1" Single Family District to "C-1" Neighborhood Service District as more specifically described on the Zone Change Map, attached as Exhibit A.

**SECTION 2.** That the official Zoning Map of the City of Kingsville, Texas, is amended to reflect the amendments to the Zoning Ordinance made by Section 1 of this ordinance.

**SECTION 3.** That the Zoning Ordinance and Zoning Map of the City of Kingsville, Texas, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

**SECTION 4.** That to the extent that these amendments to the Zoning Ordinance represent a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the Zoning Ordinance, as amended by this ordinance.

**SECTION 5.** That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

**SECTION 6.** That publication shall be made in the official publication of the City of Kingsville as required by the City Charter of the City of Kingsville.

**INTRODUCED** on this the 26th day of July, 2021.

**PASSED AND APPROVED** on this the 9th day of August, 2021.

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

**THE CITY OF KINGSVILLE**

\_\_\_\_\_  
Sam R. Fugate, Mayor

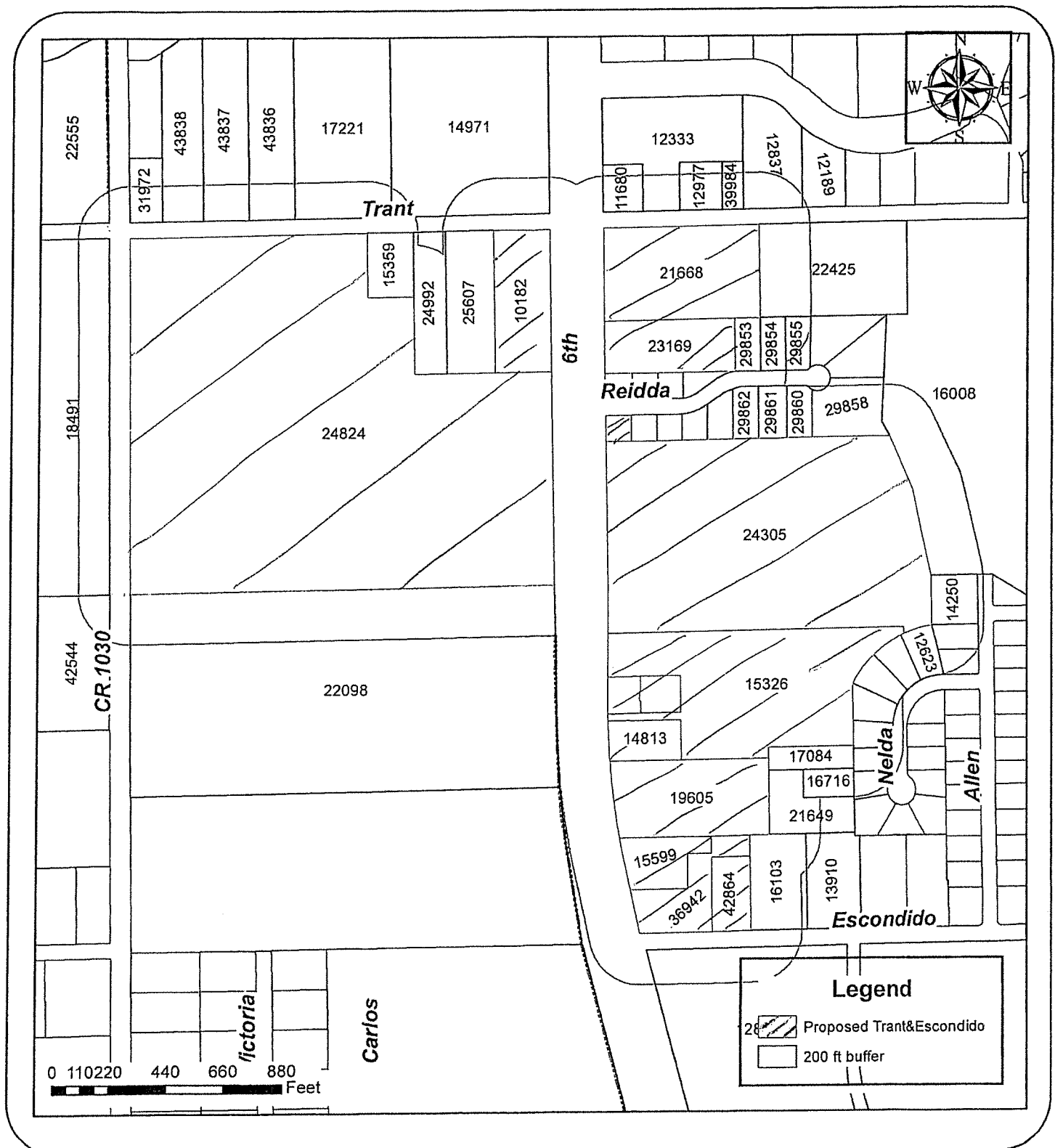
**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED:**

By: \_\_\_\_\_  
Courtney Alvarez, City Attorney

*Map of Proposed Rezoning Properties along Trant and Escondido*



Document Path: C:\Users\sresendez\Desktop\GIS\Maps\Rezone\_Uche.mxd

# **AGENDA ITEM #10**

## City of Kingsville Police Department

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TO: Mayor and City Commissioners

CC: Mark McLaughlin/City Manager

FROM: Ricardo Torres, Chief of Police

DATE: July 7, 2021 (Original Request for grant application sent April 29, 2021)

SUBJECT: Request for resolution to Accept and Expend \$25,000 Donation from the Ed Rachal Foundation for equipment.

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### **Summary:**

The Kingsville Police Department is requesting a budget amendment to accept and expend \$25,000.00 awarded by the Ed Rachal Foundation for equipment.

### **Background:**

The Kingsville Police Department responds to incidents throughout the Coastal Bend as a member of the Coastal Bend COG and because of the existing Memorandum of Understanding to aid other cities and counties in our Coastal Bend Council of Governments. During several of these incidents where our neighbor entities requested assistance with both manpower and equipment, we were able to send both to quash an incident.

### **Financial Impact:**

Critical gear replacement for our tactical team operations will be purchased with this funding. Our current gear is well over seventeen years old. Kingsville SWAT members will be able to enter facilities to halt or secure terrorism related threats and other threats or hazards within our region with multipurpose equipment.

The FM54 by AVON fire hardened Air Purifying Respirator will provide our Operators maximum level of protection to the face, eyes and respiratory tract from Chemical, Biological, Radiological, Nuclear and Environmental (CBRNE), Riot Agents, Toxic Industrial Chemicals (TICs) and Toxic Industrial Materials (TIMs) while maintaining extreme user flexibility as mission profiles change. This essential equipment also comes with a full range of filters to meet a variety of mission profiles along with full range of removable vision outserts to provide additional ballistic protection and comfortable operation. The flexibility also spills over to an optional low-profile voice projection unit with internal microphone that will be purchased because of the need for communications between operators and command in an incident response.

The budget for the equipment is listed below:





**City of Kingsville  
Police Department**

- 14 AVON-70501-697-7\* FM54 Twinport Specialist Responder Kit MED \$820.00 per unit for a total cost of \$11,480.00.
- 13 AVON-602651\* Gen 2 VPU/Mic \$546.87 per unit for a total cost of \$7,109.31.
- 5 AVON ctc50 Riot Agent Filter (pack of 4) \$162.75 per unit for a total cost of \$813.75.
- 3 AVON 50 Series APR DCM Cleaning Kit \$79.31 per unit for a total cost of \$237.93

SWAT is outfitted currently with Colt and Bushmaster AR-15's. We currently do not have any lighting systems on the weapons for responses to mass casualty, CBRNE, barricaded subjects etc. In order to insure that our tactical operators are able to readily identify a target prior to sending a bullet downrange is critical. Especially during this time of scrutiny on police operations and the litigious atmosphere in our nation. Since we do respond on a regional level it will also safeguard other governmental entities from that litigation and insure that we do not injure the innocent.

The budget for the equipment is listed below:

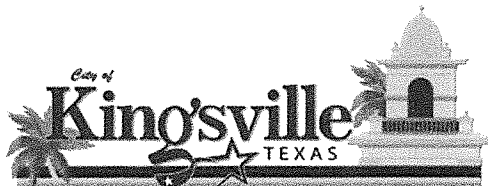
- 14 SR-M640DF-BK-PRO Surefire Scout Light Pro Dual Fuel Black \$259.59 per unit for a total cost of \$3,634.25.
- 14 SF-UE-SR07 Replacement rear cap inc SR07 Switch \$117.57 per unit for a total cost of \$1,645.98.

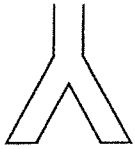
Subtotal	\$24,921.23
Freight	\$60.00
Total	\$24,981.23

This grant does not have a cash match.

**Recommendation:**

We request a budget amendment for acceptance and expense of the \$25,000.00 grant award from the Ed Rachal Foundation.





# ED RACHAL FOUNDATION

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June 30, 2021

Ricardo Torres  
City of Kingsville Police Department  
P.O. Box 1458  
Kingsville, Texas 78363

Dear Ricardo Torres:

I am happy to inform you that the Board of Directors of the Ed Rachal Foundation approved a grant to City of Kingsville Police Department for \$25,000.00. Please execute and return the enclosed Grant Agreement. The grant funds will be forwarded upon our receipt of the completed Original Grant Agreement.

If you have any questions please email myself at [bbillings@edrachal.org](mailto:bbillings@edrachal.org).

Sincerely,

Bettie Billings, Assistant Comptroller  
Enclosure

## GRANT AGREEMENT

Grant Number 2020-139  
Organization City of Kingsville Police Department  
Address P.O. Box 1458  
Amount of Grant \$ 25,000.00 Date of Payment 06/30/21  
Project Name Air Purifying Respirator Project

The following terms are agreed upon as conditions for this grant:

1. The tax-exempt status verified in the proposal is still valid; any changes in the organization that could lead to a change in this status will be reported to the Ed Rachal Foundation immediately.
2. The organization has considered the impact of this grant on its operations and determined that this grant will not affect the organization's public charity status.
3. The organization will keep and maintain records of expenditures adequate to readily verify the use of the grant funds. A report detailing the expenditure of grant funds will be completed and returned to the Ed Rachal Foundation. Please reference the grant number assigned to this award in your report.
4. Grant funds will be used solely for the purposes described in the Grant Application. The organization agrees to repay to the Ed Rachal Foundation any portion of the funds not expended for the purposes outlined in the Grant Application, unless permission to redirect the unused grant funds is authorized by the Ed Rachal Foundation.
5. The grant amount reflected above is the TOTAL extent to which the Ed Rachal Foundation is financially obligated at this time. Should these funds be used for a continuing program, any additional funds must be authorized pursuant to a separate Grant Application.
6. The organization will cooperate fully with the Ed Rachal Foundation's independent auditors in the completion of the Ed Rachal Foundation's annual audit.
7. All funds will be expended within the State of Texas and to the benefit of the residents of Texas. No portion of the funds provided will be used for lobbying or political purposes.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name and Title

# GRANT REPORT

GRANT NUMBER 2020-139

GRANT AMOUNT \$ 25,000.00

ORGANIZATION NAME: City of Kingsville Police Department

PROJECT NAME: Air Purifying Respirator Project

*As per item #3 of the grant agreement: The organization will keep and maintain records of expenditures adequate to readily verify the use of the grant funds. A report detailing the expenditure of grant funds will be completed and returned to the Ed Rachal Foundation.*

To date the grant funds awarded have been spent as described below:

Remaining amount of grant funds \$ \_\_\_\_\_. These remaining funds are expected to be spent by this date \_\_\_\_\_.

Signed by Authorized Person \_\_\_\_\_ Date: \_\_\_\_\_



GT Distributors - Austin  
P.O. Box 16080  
Austin TX 78761  
(512) 451-8298 Ext. 0000

Quote	QTE0128069
Date	7/6/2021
Page:	1

**Bill To:**

Kingsville, City of (TX)  
Attn: Accounts Payable  
P. O. Box 1458  
Kingsville TX 78364

**Ship To:**

Kingsville City of  
1700 East King Ave.  
Attn: Chief R. Torres  
Kingsville TX 78363

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Reg Ship Date	Master No.
210706 AVON	001607	DE		NET 15	0/0/0000	2,230,620
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
14	AVON-70501-697-7*	FM54 Twinport Specialist Responder Kit MED	EA	\$820.00	\$11,480.00	
13	AVON-602651*	Avon Gen 2 VPU/Mic	Each	\$546.87	\$7,109.31	
5	AVON-72606-3*	Avon CTCF50 Riot Agent Filter (pack of 4)	EA	\$162.75	\$813.75	
3	AVON-600844*	Avon 50 Series APR DCM Cleaning Kit	Each	\$79.31	\$237.93	
14	SF-M640DF-BK-PRO*	Surefire Scout Light PRO Dual Fuel Black	EA	\$259.59	\$3,634.26	
14	SF-UE-SR07*	Replacement rear cap inc SR07 switch	Each	\$117.57	\$1,645.98	

All returns must be authorized by GT Distributors. Interest charges on past due invoices at the maximum rate allowed by law.

Your salesperson is Doug Epler. Thank you!  
danielgonzalez@kingsvillepd.us

Subtotal	\$24,921.23
Misc	\$0.00
Tax	\$0.00
Freight	\$60.00
Total	\$24,981.23

**ORDINANCE NO. 2021-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE FISCAL YEAR 2020-2021 BUDGET TO ACCEPT AND EXPEND GRANT FUNDING FROM THE ED RACHAL FOUNDATION GRANT FOR POLICE DEPARTMENT EQUIPMENT.**

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

I.

**BE IT ORDAINED** by the City Commission of the City of Kingsville that the Fiscal Year 2020-2021 budget be amended as follows:

CITY OF KINGSVILLE  
DEPARTMENT EXPENSES  
BUDGET AMENDMENT

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
<b>Fund 124 – Ed Rachal Foundation Grant</b>					
<u>Revenues-4</u>					
0000	Non-Dept	Ed Rachal Grant	72037	\$25,000.00	
<u>Expenditures-5</u>					
2102	Patrol	Minor Equipment	21700	\$25,000.00	

[To amend the City of Kingsville FY 20-21 Budget to accept and expend grant funding from the Ed Rachal Foundation for Police Department equipment. The funding will come from the grant funding.]

II.

**THAT** all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

**THAT** if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission

that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

**THAT** this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

**INTRODUCED** on this the 26th day of July, 2021.

**PASSED AND APPROVED** on this the 9th day of August, 2021.

**EFFECTIVE DATE:** \_\_\_\_\_

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

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Courtney Alvarez, City Attorney

# **AGENDA ITEM #11**



**ORDINANCE # 2021 \_\_\_\_\_**

**AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER III- ADMINISTRATION; PROVIDING FOR REVISION OF ARTICLE 1-CITY COMMISSION, SECTION 10-AGENDA, TO PROVIDE FOR ELECTRONIC SUBMISSION OF COMMENTS; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.**

**WHEREAS**, the City Commission of the City of Kingsville needs to amend its Code of Ordinances from time to time for statutory compliance and to address issues that arise; and

**WHEREAS**, there is an interest in allowing public comments and public hearing comments to be submitted electronically for reading at a meeting during the appropriate time instead of requiring such comments to be made strictly in person;

**WHEREAS**, the provisions herein are necessary to promote and protect the health, safety, and welfare of the public and to comply with State Law.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:**

I.

**THAT** Article 1: City Commission of Chapter III- Administration, of the Code of Ordinances of the City of Kingsville, Texas shall be amended to read as follows:

**Article 1 – City Commission**

**GENERAL PROVISIONS**

...

**RULES BEFORE THE CITY COMMISSION**

**§ 3-1-10. - Agenda.**

(A) The City Manager shall be responsible for preparation of an agenda for each City Commission meeting.

(B) The agenda shall conform to all applicable laws of the state and the following special regulations:

(1) The City Manager, City Attorney, any department head with consent of the City Manager, any member of the City Commission or the City Commission itself may place an item on the agenda; however, unless the City Manager is directed in open session to place an item on the agenda, each agenda item shall reflect the person by name or title who requested that such item be placed on the agenda.

(2) Any resident who wishes to address the City Commission on any matter may do so by notifying the City Secretary in accordance with the Texas Open Meetings Law. Any such address during the Public Comment portion of the agenda shall not exceed three minutes without permission of a majority of the Commission.

(3) Any non-resident wishing to address the Commission shall notify the City Secretary and specify his interests in the matter being considered. The City Secretary shall present such requests to the City Manager for approval before placing the name on the agenda. Any such address during the Public Comment portion of the agenda shall not exceed three minutes without permission of a majority of the Commission.

(4) Prior to considering any item on the agenda which requires deliberation, discussion, action, or consideration by the Commission, a Public Comments section will be on the agenda prior to the agenda items listed to permit persons to comment on the items set out on the agenda. Such comments shall not exceed three minutes without permission of a majority of the Commission. If a member of the public addresses the Commission through a translator, they will be given twice the amount of time as a member of the public who does not require the assistance of a translator. The provisions of this subsection shall have no application in the case of a public hearing required by law where comments shall not exceed five minutes.

(Ord. 96002, passed 1-22-96)

(5) Public testimony for Public Hearing input and for Public Comment at public meetings of the City Commission and its boards shall be provided in written format and presented to the City Secretary and/or designee at least 60 minutes prior to the start of each meeting of the City Commission or the applicable board. This testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary's outdoor public bulletin board at City Hall and on the City website and allow for electronic submission. Comments made by electronic submission must still abide by the applicable time limitation and other rules of this article. The written public testimony shall be provided to members of the City Commission or applicable board prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Government Code section 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law.

(5) After an item has been considered by the City Commission and fails to be approved, the item shall not be considered on an agenda again until 180 days have passed.

...

II.

**THAT** all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

**THAT** if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

**THAT**, as required by the Open Meetings Act, it is officially found and determined that the meeting at which this Ordinance is passed was open to the public and that the public notice of the time, place and purpose was given.

V.

**THAT** this Ordinance shall be codified and become effective on and after adoption and publication as required by law.

**INTRODUCED** on this the 26th day of July, 2021.

**PASSED AND APPROVED** on this the 9th day of August, 2021.

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

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Sam R. Fugate, Mayor

**ATTEST:**

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Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

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Courtney Alvarez, City Attorney

# **AGENDA ITEM #12**

**RESOLUTION #2021-\_\_\_\_\_**

**A RESOLUTION DECOMMISSIONING KENEDY PARK OFF 14<sup>th</sup> STREET AND EAST KENEDY STREET (5<sup>TH</sup> ADDITION, BLOCK 4, LOTS 17-32 & E40' OF ABANDONED SOUTH 13<sup>TH</sup> STREET) IN KINGSVILLE, TEXAS.**

**WHEREAS**, the City of Kingsville owns approximately 1.4141 acres of land off the corner of 14<sup>th</sup> Street and East Kenedy Street known as Kenedy Park (5<sup>th</sup> Addition, Block 4, Lots 17-32 & E40' of abandoned South 13<sup>th</sup> Street), in Kingsville, Texas;

**WHEREAS**, the property was purchased by the City from the Kleberg Town & Improvement Company in 1944;

**WHEREAS**, the Parks Master Plan adopted in 2017 identified Kenedy Park as a location that was not needed as a park property given the proximity of other neighborhood parks that have amenities in them to service the area; and

**WHEREAS**, the land is undeveloped as a park and the City has no future plans for the land;

**WHEREAS**, the City's Master Plan determined there was already a sufficient amount of park land to serve the needs of the residents;

**WHEREAS**, the Texas Parks and Wildlife Code (Chapter 26) and the Texas Local Government Code (Chapter 253) require certain actions be taken prior to the use or taking of park land for non-park purposes;

**WHEREAS**, the City advertised in the Kingsville Record on February 3, 10 & 17, 2019 and in the Corpus Christi Caller-Times on February 3, 10 & 17, 2019 that a public hearing would be held at a City Commission meeting on February 25, 2019 for the purpose of considering decommissioning three pieces of park land, with the above-referenced property being one of those three properties;

**WHEREAS**, the City called for and then held a special election on May 4, 2019 to seek voter approval for the decommissioning of three pieces of park land and the measures were approved by local voters;

**WHEREAS**, the City Commission of the City of Kingsville finds it in the best interest of the citizens of Kingsville that the approximately 1.4141 acres of land off the corner of 14<sup>th</sup> Street and East Kenedy Street known as Kenedy Park (5<sup>th</sup> Addition, Block 4, Lots 17-32 & E40' of abandoned South 13<sup>th</sup> Street), in Kingsville, Texas be decommissioned as park land to allow for it to be placed for sale as authorized by the Texas Local Government Code with any sale proceeds being placed back into the park system;

**WHEREAS**, the City has contacted the King Ranch regarding this proposal and they have no objection and the City desires that the proceeds from the sale of Kenedy Park be used for the development of the Chamberlain Park project to the north of City Hall.

**NOW THEREFORE, BE IT RESOLVED** by the City Commission of the City of Kingsville, Texas:

I.

**THAT** the City Commission of the City of Kingsville finds that all conditions precedent to decommissioning this real property to allow for the future placement of this land for sale have been met and hereby decommissions as park land the City's real property known as Kenedy Park (5<sup>th</sup> Addition, Block 4, Lots 17-32 & E40' of abandoned South 13<sup>th</sup> Street), (approximately 1.4141 acres) in Kingsville, Texas.

II.

**THAT** all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

III.

**THAT** this Resolution shall be and become effective on and after adoption.

**PASSED AND APPROVED** by a majority vote of the City Commission the 26th day of July, 2021.

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Sam Fugate, Mayor

**ATTEST:**

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Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

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Courtney Alvarez, City Attorney

# **AGENDA ITEM #13**

**RESOLUTION #2021-\_\_\_\_\_**

**A RESOLUTION AUTHORIZING STAFF TO PROCEED WITH PLACING FOR SALE THE CITY'S REAL PROPERTY KNOWN AS KENEDY PARK LOCATED OFF 14<sup>TH</sup> STREET AND EAST KENEDY STREET (5<sup>TH</sup> ADDITION, BLOCK 4, LOTS 17-32 & E 40' OF ABANDONED S. 13<sup>TH</sup> ST.) IN KINGSVILLE, TEXAS.**

**WHEREAS**, the City of Kingsville owns approximately 1.4141 acres of land off the corner of 14<sup>th</sup> Street and East Kenedy Street known as Kenedy Park (5<sup>th</sup> Addition, Block 4, Lots 17-32 & E40' of abandoned South 13<sup>th</sup> Street), in Kingsville, Texas;

**WHEREAS**, the property was purchased by the City from the Kleberg Town & Improvement Company in 1944 as recorded in the Kleberg County records office in Volume 64, Page 263, #28529;

**WHEREAS**, the Parks Master Plan adopted in 2017 identified Kenedy Park as a location that was not needed as a park property given the proximity of other neighborhood parks that have amenities in them to service the area; and

**WHEREAS**, due to its size the land is underdeveloped as a park and the City has no future plans for the land;

**WHEREAS**, the City's Master Plan determined there was already a sufficient amount of park land to serve the needs of the residents;

**WHEREAS**, the Texas Parks and Wildlife Code (Chapter 26) and the Texas Local Government Code (Chapter 253) require certain actions be taken prior to the use or taking of park land for non-park purposes;

**WHEREAS**, the City advertised in the Kingsville Record on February 3, 10 & 17, 2019 and in the Corpus Christi Caller-Times on February 3, 10 & 17, 2019 that a public hearing would be held at a City Commission meeting on February 25, 2019 for the purpose of considering decommissioning three pieces of park land, with the above-referenced property being one of those three properties;

**WHEREAS**, the City called for and then held a special election on May 4, 2019 to seek voter approval for the decommissioning of three pieces of park land and the measures were approved by local voters;

**WHEREAS**, the City Commission of the City of Kingsville via Resolution #21-46 on July 26, 2021 found it was in the best interest of the citizens of Kingsville that the approximately 1.4141 acres of land off the corner of 14<sup>th</sup> Street and East Kenedy Street known as Kenedy Park (5<sup>th</sup> Addition, Block 4, Lots 17-32 & E40' of abandoned South 13<sup>th</sup> Street), in Kingsville, Texas be decommissioned as park land to allow for it to be placed for sale as authorized by the Texas Local Government Code with any sale proceeds being placed back into the park system;



**WHEREAS**, the City has contacted the King Ranch regarding this proposal and they have no objection and the City desires that the proceeds from the sale of Kenedy Park be used for the development of the Chamberlain Park project to the north of City Hall;

**WHEREAS**, the City Commission of the City of Kingsville finds it in the best interest of the citizens of Kingsville that the approximately 1.4141 acres of land off the corner of 14<sup>th</sup> Street and East Kenedy Street at 5<sup>th</sup> Addition, Block 4, Lots 17-32 & E 40' of abandoned S. 13<sup>th</sup> St., in Kingsville, Texas be placed for sale as authorized by the Texas Local Government Code;

**WHEREAS**, the City believes that placing the land for sale would place the property back on the tax roll and may allow for future development of the property;

**WHEREAS**, pursuant to the Texas Local Government Code, real property owned by the City can be sold via public auction, sealed bids, or for home-rule cities through a broker, unless an exception is met;

**WHEREAS**, the City finds the property does not meet any of the exceptions to the bidding requirement as set out in Texas Local Government Code Section 272.001, staff recommends the property be sold via a broker as allowed by Texas Local Government Code Section 253.014 with the best offer coming back before the Commission for approval of the sale;

**NOW THEREFORE, BE IT RESOLVED** by the City Commission of the City of Kingsville, Texas:

I.

**THAT** the City Commission of the City of Kingsville finds that all conditions precedent to the placing this land for sale have been met and authorizes staff to proceed with placing for sale via a broker in compliance with the Texas Local Government Code the City's approximately 1.4141 acres of real property off the corner of 14<sup>th</sup> Street and East Kenedy Street at 5<sup>th</sup> Addition, Block 4, Lots 17-32 & E 40' of abandoned S. 13<sup>th</sup> St., in Kingsville, Texas.

II.

**THAT** all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

III.

**THAT** this Resolution shall be and become effective on and after adoption.

**PASSED AND APPROVED** by a majority vote of the City Commission the 26th day of July, 2021.

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Sam Fugate, Mayor

**ATTEST:**

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Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

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Courtney Alvarez, City Attorney