

City of Kingsville, Texas

AGENDA CITY COMMISSION

MONDAY, JULY 12, 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)

Regular Meeting - June 28, 2021

APPROVED BY:

Mark McLaughlin by m
Mark McLaughlin
City Manager

****AUDIENCE AND PRESENTER SOCIAL DISTANCING
AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT
AT PUBLIC MEETINGS OF THE CITY COMMISSION. To**

reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and City Commission. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the City Commission shall be provided in written format and presented to the City Secretary and/or designee prior to the start of each meeting of the City Commission. 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. The written public testimony shall be provided to members of the City Commission 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. The meeting may be held telephonically or via videoconference; and, if so conducted, the public may participate remotely by following the instructions of the City Secretary which would be posted on the City Secretary's outdoor public bulletin at City Hall and on the City website.

II. Public Hearing - (Required by Law).¹

1. Public Hearing on a request for the replat of 5th Addition, Block 1, Lots 8-16, (pt of Chamber of Commerce), (Exempt) also known as 635 E. King Ave., Kingsville, Texas. Ampler Development LLC, applicant/authorized agent; Kingsville Chamber of Commerce, owner. (Director of Planning & Development Services).
2. Public Hearing on a request for a Special Use Permit for Package Liquor Store use at Walmart Stores, Lot 3, (Kingsville Plaza), acres 1.742, also known as 2730 S. Brahma Blvd., Suite 750, Kingsville, Texas. James Byrom, applicant; Kingsville Group LLC, owner. (in C2 Retail District) (Director of Planning & Development Services).
3. Public Hearing on a request for a Special Use Permit for Amusement, Commercial Indoor use at 9th, Block 19, Lots 17-27, E20' 28", also known as 900 E. Caesar Blk., Kingsville, Texas. Young Lee Hyo & Eun Yong Im, owners. (in C2 Retail District) (Director of Planning & Development Services).
4. Public Hearing on the Downtown Improvement projects completed using the Main Street Grant Contract No.7219012 from the Texas Department of Agriculture as part of the Texas Community Development Block Grant Program. (Director of Planning & Development Services).

III. Reports from Commission & Staff.²

"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.³

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 Cadillac Terrace, Block 1, Lots 8-17, South 10' of Lot 7, and Part Alley, (Sundial Plaza) also known as 1010 S. 14th St., Kingsville, Texas. (in C2 Retail District) (Director of Planning & Development Services).
2. Motion to approve final passage of an ordinance amending the Fiscal Year 2020-2021 budget to accept and expend donations from the B.C. & Addie Brookshire Foundation for assistance with recreational programming and equipment for the Parks Department. (Parks Director).
3. Motion to approve final passage of an ordinance amending the Fiscal Year 2020-2021 budget to cover additional health care costs for staffing changes. (Parks Director).
4. Motion to approve final passage of an ordinance amending the Fiscal Year 2020-2021 budget to accept and expend in-kind services from Big House Burgers for TABC expenditures of \$2,700 for the Sip and Shop event and Stef and Bec's Boutique along with Ultra Screen Printing for Merchandise costs of \$1,137 for custom shirts. (Tourism Director).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

5. Consider a request for the replat of 5th Addition, Block 1, Lots 8-16, (pt of Chamber of Commerce), (Exempt) also known as 635 E. King Ave., Kingsville, Texas. (Director of Planning & Development Services).
6. Consider introduction 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).
7. Consider introduction 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 9th, 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).
8. Consider awarding RFQ #21-08 North and South Wastewater Treatment Plant Performance Evaluation. (City Engineer).
9. Consider introduction 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).

10. Consider a resolution ending the local state of disaster that was extended on March 23, 2020. (City Attorney).

11. Discussion on the July 4th concert and events. (Tourism Director).

12. Consider a resolution authorizing the Mayor to execute an Employment Agreement for the position of City Manager with Mark McLaughlin. (Mayor Fugate).

13. Discussion regarding budget preparation update and workshop regarding draft budget for FY21-22. (City Manager).

VII. Adjournment.

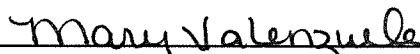
1. No person's comments shall exceed 5 minutes. Cannot be extended by Commission.
2. No person's comments shall exceed 5 minutes without permission of majority of Commission.
3. Comments are limited to 3 minutes per person. May be extended or permitted at other times in the meeting only with 5 affirmative 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 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 8, 2021 at 4:45 P.M. and remained so posted continuously for at least 72 hours proceeding the schedule time of said meeting.



Mary Valenzuela, TRMG, 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

MINUTES OF PREVIOUS MEETING(S)

JUNE 28, 2021

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, JUNE 28, 2021 IN THE HELEN KLEBERG GROVES COMMUNITY ROOM, 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 5:00 P.M.

CITY COMMISSION PRESENT:

Sam R. Fugate, Mayor
Hector Hinojosa, Commissioner
Norma N. Alvarez, Commissioner
Edna Lopez, Commissioner
Ann Marie Torres, Commissioner

CITY STAFF PRESENT:

Mark McLaughlin, City Manager
Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
Kyle Benson, IT Manager
Derek Williams, IT
Bill Donnell, Public Works Director
Diana Gonzales, Human Resources Director
Rudy Mora, Engineer
Uchechukwu Echeozo, Director of Planning & Development Services
Ricardo Torres, Chief of Police
Susan Ivy, Director of Parks & Recreation
Debra Balli, Finance Director
Alicia Tijerina, Interim Downtown Manager

STAFF PRESENT VIA CONFERENCE CALL OR VIDEO STREAM

Emilio Garcia, Health Director

I. Preliminary Proceedings.

OPEN MEETING

Mayor Fugate opened the meeting at 5:00 p.m. with all five Commission members present.

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

The invocation was delivered by Ms. Courtney Alvarez, City Attorney, followed by the Pledge of Allegiance and the Texas Pledge.

MINUTES OF PREVIOUS MEETING(S)

Regular Meeting-June 14, 2021

Mrs. Mary Valenzuela, City Secretary stated that a correction needed to be made to the minutes of June 14, 2021. Page 3, last paragraph second line, Commissioner Lopez comment should read as “doing illegal acts would not happen”. The word “not” was omitted accidentally from her comment.

Motion made by Commissioner Lopez to approve the minutes of June 14, 2021, with the correction mentioned, seconded by Commissioner Hinojosa and Commissioner Torres. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Torres, Fugate voting "FOR".

****AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE CITY COMMISSION.**

To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of the Community, City Staff, and

City Commission. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the City Commission shall be provided in written format and presented to the City Secretary and/or designee prior to the start of each meeting of the City Commission. 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. The written public testimony shall be provided to members of the City Commission 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. The meeting may be held telephonically or via videoconference; and, if so conducted, the public may participate remotely by following the instructions of the City Secretary which would be posted on the City Secretary's outdoor public bulletin at City Hall and on the City website.

II. Public Hearing - (Required by Law).¹

1. Public Hearing on a request for a Special Use Permit for Package Liquor Store use at Cadillac Terrace, Block 1, Lots 8-17, South 10' of Lot 7, and Part Alley, (Sundial Plaza) also known as 1010 S. 14th St., Kingsville, Texas. Patel & Smith, LLC, applicant; Sundial Plaza LLC, owner. (in C2 Retail District) (Director of Planning & Development Services).

Mayor Fugate read and opened this public hearing at 5:03 p.m.

Mr. Uchechukwu Echeozo, Director of Planning & Development Services stated that a request was received for a Special Use Permit for Package Liquor Store at this location. After looking at the current zoning for this location, it was revealed that the property is zoned C2, Retail District, which does not allow for such business except under a Special Use Permit. The Planning & Zoning Commission has met on this item on June 16, 2021, where they approved the recommendation for a Special Use Permit. No complaints were received from those who received notice.

Mayor Fugate announced that this is a public hearing and if anyone would like to speak on behalf of this item may do so now with a five-minute time limit. Additional time cannot be extended by City Commission.

Mr. Daniel Gonzales, 5509 Banaza Drive, Corpus Christi, TX, Attorney representing the business commented that this will be a benefit to the Community.

There being no further comments, Mayor Fugate closed this public hearing at 5:06 p.m.

2. Public Hearing on request to replat KT&I Co., Block 21, SW Pt Lot 11, acres 1.0; KT&I Co., Block 21, SW Pt Lot 11, acres 2.0; KT&I Co., Block 21, SW Pt Lot 11, acres 1.0 also known as 4100 S. 6th Street, Property ID 36942, and 268 E. Escondido Rd., Kingsville, Texas (off Escondido Road near South 6th St. across from Dick Kleberg Park). John and Velinda Sanchez applicants/owners. (Director of Planning & Development Services).

Mayor Fugate read and opened this public hearing at 5:06 p.m.

Mr. Uchechukwu Echeozo stated that the applicant approached his department asking to replat several properties zoned at R1, Single Family Residential. At this time, the three properties, which are owned by the same owner, are not regularly shaped. The applicant would like to subdivide the three lots into three more regular lots, which will allow them to enable a more orderly development. The Planning & Zoning Commission met on this item on June 16, 2021, where they voted unanimously to approve the recommendation for a replat.

Mayor Fugate asked if there were any complaints received from the surrounding properties.

Mr. Echeozo responded that no complaints were received.

Mayor Fugate announced that this is a public hearing and if anyone would like to speak on behalf of this item may do so now with a five-minute time limit. Additional time cannot be extended by City Commission.

There being no further comments, Mayor Fugate closed this public hearing at 5:08 p.m.

III. Reports from Commission & Staff.²

"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."

Mr. Mark McLaughlin, City Manager reported that the waterline on West Sage Road has been completed and is currently in disinfection mode. After that process, the cross-connects will be done for the five drops. He further reported that the Street Department is currently working on pothole blitz and catching up on some mowing throughout the city. Mr. McLaughlin further stated that the 2020 Annual Water Quality Report will be mailed to citizens in the next few days.

Commissioner Lopez asked if staff had a date as to when they would be mowing Caesar's ditch, as the ditch is overgrown.

Mr. McLaughlin responded that as of today there is no date as to when that will be done, as the staff is using the same mower at this time for the ditch by Texas A&M University-Kingsville.

Mr. William Donnell, Public Works Director commented that his staff may be able to get to it sometime this week.

Commissioner Torres asked if staff had a list of street repairs and of mowing areas, that could be provided to the City Commission so that when they receive a call from a citizen, they already have that information.

Mr. McLaughlin responded that it is not as easy as saying that certain ditches will be mowed on certain days, as there are miles of right-of-way that the city has to mow.

Mr. Donnell stated that his staff tries to mow everything as quickly as possible, but there are a lot of rights-of-way that are mowed including the creeks. He further stated that his staff tries to focus on the highest pedestrian traffic areas first, but with the rain received today and what is being predicted to be received tomorrow, staff may not be able to do any mowing.

Commissioner Lopez asked if staff needs to rent the machinery that is used when they block off Caesar Street.

Mr. Donnell responded that is a long reach trackhoe that is used to clean the ditch, but staff will not be renting this machine at this time.

Mr. McLaughlin commented that the city does have a boom shredder that can hand off the edge, which is what staff uses to mow with, but it just received some repairs.

Commissioner Lopez further stated that the reason she is asking is that once staff mows, all the clippings will be going into the ditch which will not allow the water to flow properly.

Commissioner Torres asked if staff is mailing notices to citizens that have overgrown grass?

Mr. McLaughlin responded that is something that is taken care of by the Code Enforcement Department, and they do send those types of notices out. He further commented that two weeks ago Code Enforcement mailed out 180 notices in just one week.

Commissioner Alvarez asked about the ditch on Sage Road west, is that the city's obligation to mow that ditch? Mr. Donnell responded that the ditch is the city's responsibility to maintain that ditch.

Mayor Fugate commented that he has lived in Kingsville his entire life and he has never seen this much rain received as we have received this year alone. He further commented to Mr. Donnell that he and his staff are doing a great job in trying to keep up with everything that is going on this year.

Commissioner Lopez commented that yes, the staff is doing a good job, but she receives a lot of questions and wants to make sure that she has the answers for those questions.

Mrs. Courtney Alvarez, City Attorney reported that city offices will be closed on Monday, July 5th in observance of the 4th of July holiday. She further stated that the next scheduled Commission meeting is for July 12th with a deadline for staff to submit their agenda items by Friday, July 2nd. Mrs. Alvarez further announced that a correction on agenda item #14 needs to be mentioned. The dollar amount noted should read as \$1,137.00.

Commissioner Alvarez asked when it is being anticipated to open the City Commission meetings to the public in person. Is this something that would need to be placed on the agenda for Commission approval?

Mrs. Alvarez responded that part of the emergency resolution that was approved in March 2020, involved following the Governor's order that he has had in place and is being renewed monthly about having part of the Texas Open Meetings Act suspended so that people may participate virtually. If the Commission desires to change part of the emergency resolution, then it would require an amendment to the current resolution.

Commissioner Hinojosa asked that if a citizen comes into the meeting, they will not be turned away?

Mrs. Alvarez responded that staff has not turned anyone away when attending the meeting, and we have had some that show up and are allowed to stay.

Mayor Fugate commented that it is up to the Commission to decide, but he has no feeling of it one way or the other. He further stated that the resolution can be revised and brought forward to the Commission at the next meeting for consideration.

IV. Public Comment on Agenda Items.³

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

No public comments were made or received.

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)

Motion made by Commissioner Lopez to approve the consent agenda as presented, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Alvarez, Lopez, Torres, Hinojosa, Fugate voting "FOR".

1. Motion to approve final passage of an ordinance amending the zoning ordinance by granting a Special Use Permit for Light Manufacturing Processes which does not emit detectable dust, odor, fumes, or gas beyond the boundary of the property or noises above the ambient level and is not classified as hazardous use (Recycling Center) at 4th, Block 2, Lot 1-3, also known as 708 South 6th Street, Kingsville, Texas; amending the comprehensive plan to account for any deviations from the existing comprehensive plan; providing for publication. (in C4 Commercial District) (Director of Planning & Development Services).

2. Motion to approve final passage of an ordinance amending the Fiscal Year 2020-2021 budget to expend grant funds from BJA-2021 Southwest Border Rural and Tribal Assistance Program for (2) automated license plate packages and a Rapiscan detection unit. (Police Chief).

3. Motion to approve final passage of an ordinance amending the Fiscal Year 2020-2021 budget to transfer cash match funds on the (4) Texas Water Development Board projects and the (2) Texas General Land Office grants for city-wide wastewater collection system & drainage system improvements. (City Engineer).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

4. Consideration and approval of a resolution by the City Commission of the City of Kingsville, Texas authorizing execution of grant agreements with the Texas Water Development Board. (Finance Director).

Mr. Matt Luhan of Estrada Hinojosa gave a brief report on the Plan of Finance for \$3,358,000.00 Certificates of Obligation, Series 2021 (TWDB – Flood Infrastructure Fund). Mr. Luhan reported that this is going to be like the presentation given at a previous Commission meeting. He further stated that the assumption for the Flood Infrastructure Fund Program is the City of Kingsville applied to the TWDB FIF program and received \$6,200,000 of total projects (\$3,358,000 loan, \$2,666,000 grant & \$176,000 City Contribution. The breakdown is as followed: Location 1, \$754,000 loan/\$602,000/\$44,000 City Contribution; Location 3, \$811,000 loan/\$645,000 grant/\$44,000 City Contribution; Location 4, \$1,039,000 loan/\$817,000 grant/\$44,000 City Contribution; Location 7, \$754,000 loan/\$602,000 grant/\$44,000 City Contribution. Loans are 0% interest over 30 years and will be considered taxable.

Mayor Fugate asked Mr. McLaughlin how quickly he anticipates spending this money.

Mr. McLaughlin responded that staff already has the engineering firm identified so this is next to fiscal year money so it will go out to start the engineering design work. He further stated that the contractor that was selected by the Commission a few months ago already has the records from the Kimley Horn Study which was the drainage project. He also stated that this is addressing items 1,3,4, & 7 of the original 9 listed projects, then the rest of the GLO grant that came behind it, \$36 million, staff increased the 9 project areas to 14 so between this money and the GLO, staff will be doing all the projects, but will start to be let next year.

Mr. Luhan commented that there will be four separate escrow accounts associated with the four projects for each of the grants, and they will be spent after the loan has been drawn down with the grant being the last portion to be spent from the total project fund.

Motion made by Commissioner Alvarez to approve this resolution authorizing execution of grant agreements with the Texas Water Development Board, seconded by Commissioner Torres. The motion was passed and approved by the following vote: Lopez, Torres, Hinojosa, Alvarez, Fugate voting “FOR”.

5. Consideration and approval of an ordinance authorizing the issuance of “City of Kingsville, Texas Combination Tax and Subordinate Lien Revenue Certificates of Obligation, Taxable Series 2021”; approving the terms of a resolution of the Texas Water Development Board approving an application for financial assistance, a paying agent/registrar agreement, and an escrow agreement; and making other provisions regarding the certificates and other matters related thereto. (Finance Director).

Mr. Luhan stated that TWDB FIF payments will start next fiscal year and will be shown in the tax rate impact analysis, but these will be funded through the drainage fee. Tax rate impact analysis shows the total debt service of the existing debt which includes the 2021 Tax Notes and 2021 Refunding that was done a few months ago. It will also show the TWDB FIF payments which are \$112,000 annually. Mr. Luhan further stated that what was also included in the Private Placement Memorandum, which is the documents used to purchase the bonds from the Texas Water Development Board.

Motion made by Commissioner Torres to approve the ordinance authorizing the issuance of "City of Kingsville, Texas Combination Tax and Subordinate Lien Revenue Certificates of Obligation, Taxable Series 2021"; approving the terms of a resolution of the Texas Water Development Board approving an application for financial assistance, a paying agent/registrar agreement, and an escrow agreement; and making other provisions regarding the certificates and other matters related thereto, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Torres, Hinojosa, Alvarez, Lopez, Fugate voting "FOR".

6. Consider introduction of an ordinance amending the zoning ordinance by granting a Special Use Permit for Package Liquor Store use at Cadillac Terrace, Block 1, Lots 8-17, South 10' of Lot 7, and Part Alley, (Sundial Plaza) also known as 1010 S. 14th St., Kingsville, Texas. (in C2 Retail District) (Director of Planning & Development Services).

Introduction item.

7. Consider the request to replat KT&I Co., Block 21, SW Pt Lot 11, acres 1.0; KT&I Co., Block 21, SW Pt Lot 11, acres 2.0; KT&I Co., Block 21, SW Pt Lot 11, acres 1.0 also known as 4100 S. 6th Street, Property ID 36942, and 268 E. Escondido Rd., Kingsville, Texas (off Escondido Road near South 6th St. across from Dick Kleberg Park). John and Velinda Sanchez applicants/owners. (Director of Planning & Development Services).

Mayor Fugate commented that this location is on the corner and is an odd-shaped lot and further asked if the applicant is looking to place a convenience store on the corner?

Ms. Alvarez responded that four lots are odd-shaped, but the applicant is looking to reshape the four lots.

Commissioner Hinojosa commented that he was not able to find the owner for lots 15599 and 42864.

Mr. McLaughlin responded that the three lots are owned by the same owner.

Motion made by Commissioner Lopez to approve the request to replat KT&I Co., Block 21, SW Pt Lot 11, acres 1.0; KT&I Co., Block 21, SW Pt Lot 11, acres 2.0; KT&I Co., Block 21, SW Pt Lot 11, acres 1.0 also known as 4100 S. 6th Street, Property ID 36942, and 268 E. Escondido Rd., Kingsville, Texas (off Escondido Road near South 6th St. across from Dick Kleberg Park). John and Velinda Sanchez applicants/owners, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Torres, Fugate voting "FOR".

8. Consider accepting a donation from the Brookshire Foundation for Parks recreational programming and equipment. (Parks Director).

Mrs. Susan Ivy, Parks & Recreation Director stated that the Brookshire Foundation has donated to the Parks Department for an amount of \$13,432.15 for recreational needs. The donation will be distributed to the following funds: Minor Equipment 4513-21700 for \$3,130.00; Swim Team 4513-31497 for \$1,000.00; Track Team 4513-31496 for \$1,000.00; Recreational Programs 4513-31499 for \$5,302.15; and Youth Pony League 4514-21700 for \$3,000.00. Staff recommends approval of this donation.

Motion made by Commissioner Lopez to approve and accept the donation from Brookshire Foundation for Parks recreational programming and equipment, seconded by Commissioner Torres. The motion was passed and approved by the following vote: Alvarez, Lopez, Torres, Hinojosa, Fugate voting "FOR".

9. Consider introduction of an ordinance amending the Fiscal Year 2020-2021 budget to accept and expend donations from the B.C. & Addie Brookshire Foundation for assistance with recreational programming and equipment for the Parks Department. (Parks Director).

Introduction item.

10. Consider introduction of an ordinance amending the Fiscal Year 2020-2021 budget to cover additional health care costs for staffing changes. (Parks Director).

Mrs. Ivy stated that the line item for Park Maintenance was underfunded due to a change in staffing in the latter part of the fiscal year last year. She further stated that one of her full-time employees retired late in the year last year after the budget had been finalized. He had elected earlier to stop using City Health Insurance when his wife passed away earlier in the year. When staff replaced him after the fiscal year started, the new employee accepted the health insurance option and increased the health insurance line item. The budget amendment amount needed is \$4,700.00.

Introduction item.

11. Consider City sponsorship of additional parades and events in FY20-21. (Tourism Director).

Mrs. Alicia Tijerina, Interim Downtown Manager stated that this is a request for the Commission to waive the street closing fees and support costs for the attached listing of parades and events for the remainder of this fiscal year. The total parade/event costs to the city for the remainder of FY 2020-2021 is \$1,674 of which \$150 are street closing fees.

Commissioner Torres asked if what staff is asking is to waive the \$1,600 for the street closure?

Mrs. Tijerina stated that the street closure is only \$150 for the concert with other fees being for barricades for \$1,020 for the parade, which will only be two barricades as they want to switch the concert stage from 8th Street and Kleberg to 7th Street and Kleberg, with only the 300 block of East Kleberg being closed. Therefore, the barricades placed for the parade will be left for the concert which will take place the following day.

Commissioner Alvarez asked if what staff was asking for is an additional \$1,600 to cover these expenses.

Mr. McLaughlin responded that it is an in-kind service as it is the City's event.

Commissioner Alvarez further asked why this item would require Commission approval.

Ms. Alvarez responded that at the beginning of the fiscal year, the Downtown Manager would present a list, in conjunction with Tourism, of different community events that the city would be participating in. The city participates in these events in such as placing barricades and trashcans in the event area. The list at the beginning of the year has a breakdown of the events and the in-kind contributions. This is not anything paying out of the general fund, it is just absorbing the additional cost that we would not have if the events were not being participated by the city. This event was not known at the time the original one was passed, therefore making this event to be added.

Commissioner Torres asked if the concert was a city concert?

Mrs. Tijerina responded that the concert is being put on by a private entity which is a free concert to the public.

Motion made by Commissioner Lopez to approve the city sponsorship of additional parades and events in FY20-21, seconded by Commissioner Alvarez.

Commissioner Alvarez asked about overtime for those employees that assist with this event.

Mr. McLaughlin stated that the employee will do their timesheet and if it is determined that they did hit overtime, then he has an overtime budget for situations like this.

The motion was passed and approved by the following vote: Lopez, Torres, Hinojosa, Alvarez, Fugate voting "FOR".

While taking the rollcall vote, Commissioner Torres stated that she would like to comment on the record and stated the following, she has problems and issues with the private entity section and monies and so forth, which is something she will address with the City Manager.

12. Consider accepting in-kind donation from Big House Burger for Wine Walk Sip & Shop events. (Tourism Director).

Mrs. Tijerina stated that Wine Walks will begin monthly. Big House Burgers has offered to provide in-kind services and staff to help benefit the event. They will provide the TABC license, purchase the beverages, and provide staff to assist with pour stations that must be staffed by TABC Certified individuals. She further stated that a waiver of \$1,500 for TABC Permit and \$1,200 TABC for Certified Staff. The financial impact of Big House Burgers donations produces a savings of approximately \$2,700 for the event series.

Motion made by Commissioner Alvarez to approve the acceptance of in-kind donation from Big House Burger for Wine Walk Sip & Shop events, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Torres, Hinojosa, Alvarez, Lopez, Fugate voting "FOR",

13. Consider accepting in-kind donation from Stef & Bec's Boutique and from Ultra Screen Printing for t-shirts for Tourism. (Tourism Director).

Mrs. Tijerina stated that the Tourism Department has set a goal to expand on its merchandise line and incorporate locally produced boutique-quality merchandise. During planning the first line of shirts, both local companies have offered a donation of their products and time. The total value of the in-kind donations are as follows, Stef & Bec's Boutique for \$497.00 and Ultra Screen Printing for \$640.00. The financial impact is approximately \$25.00 per shirt after the cost of the sale and sales tax, for a total of revenue of approximately \$4,000.

Motion made by Commissioner Lopez to approve the acceptance of in-kind donation from Stef & Bec's Boutique and from Ultra Screen Printing for t-shirts for Tourism, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Hinojosa, Alvarez, Lopez, Torres, Fugate voting "FOR".

14. Consider introduction of an ordinance amending the Fiscal Year 2020-2021 budget to accept and expend in-kind services from Big House Burgers for TABC expenditures of \$2,700 for the Sip and Shop event and Stef and Bec's Boutique along with Ultra Screen Printing for Merchandise costs of \$1,1237 for custom shirts. (Tourism Director).

Ms. Alvarez commented that the dollar amount for this item should read \$1,137.00.

Introduction item.

15. Consider a resolution amending the City of Kingsville Administrative Policy #731-Flex Leave. (Human Resources Director).

Mrs. Diana Gonzalez stated that on June 17, 2021, a bill was signed into law making June 19th a national holiday (Juneteenth National Independence Day). The speed at

which the bill was signed into law was unanticipated by most local, state, and federal agencies. Staff views the new national holiday as a positive occurrence and is proposing a method of providing employees with leave time to recognize the significance of the new holiday. AS the holiday was not part of the approved holiday list, the day could not be observed as an eligible authorized holiday, so an alternative method is proposed. To allow employees the opportunity to take leave in recognition of June 19th, Staff is proposing to amend the existing Flex Leave policy to include a one-time occurrence. The proposal would provide All employees with a one-time allowance of either 8 hours for full-time employees or 4 hours for part-time employees. In addition, removing the date by which Flex Leave must be utilized and/or forfeited will allow employees and departments greater latitude to schedule employee leave. This will provide employees with leave available immediately and provide Staff an opportunity to address additional employee benefits for Fiscal Year 2021-2022 in the upcoming weeks. Minimal to no additional cost as this would be a scheduling issue for supervisors to ascertain sufficient staffing is available to conduct the duties of the respective departments.

Commissioner Hinojosa asked how this would affect both Kingsville Police Department and Fire Fighters.

Ms. Alvarez commented that they will also have use of the flex leave, which is why it is being proposed as such.

Motion made by Commissioner Lopez to approve the resolution amending the City of Kingsville Administrative Policy #731-Flex Leave, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Alvarez, Lopez, Torres, Hinojosa, Fugate voting "FOR".

16. Consider a resolution nominating certain person(s) as a candidate for election to the Board of Directors for the Kleberg County Appraisal District. (City Attorney).

Ms. Alvarez stated that every two years the city receives a packet from the Kleberg County Appraisal District for the city's nomination to the Kleberg County Appraisal District Board of Directors, which is what this item is for. She further stated that at a future meeting, sometime in the Fall, the city will receive the ballot and the Commission will then allocate their votes for their Board member or for other members that are on the ballot. The Commission has the opportunity tonight to look at the qualifications and have a discussion regarding who their nomination would be and do the nomination tonight. The Commission may also take some time to think about who would be qualified for the position or maybe check the qualifications of the nominee to make sure they meet the requirements, then bring this item back at a future meeting. Alvarez further stated that presently Al Garcia is the city's representative on the appraisal review board. Mr. Garcia has served for several years, whether he was on the City Commission or not.

Mayor Fugate asked if the city has enough votes to put one individual on this Board.

Ms. Alvarez responded that this is why the city puts, once the ballot comes out, all of its votes to its nominee, but this item is only to get the nominee's name on the ballot.

Motion made by Commissioner Lopez to nominate Mr. Albert Garcia to represent the city on the Board of Directors for the Kleberg County Appraisal District, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Lopez, Hinojosa, Fugate voting "FOR". Torres and Alvarez voting "AGAINST".

17. Executive Session: Pursuant to Section 551.074, of the Texas Open Meetings Act, the Personnel Exception, the City Commission shall convene in executive session to deliberate the evaluation & duties of the City Manager. (Mayor Fugate).

Mayor Fugate announced the executive session and convened the meeting into a closed session at 5:55 p.m.

Mr. Mark McLaughlin, City Manager entered the executive session at 5:55 p.m. then exited the executive session at 6:25 p.m.

Mrs. Diana Gonzales, Director of Human Resources entered the executive session at 6:32 p.m. and exited the executive session at 6:36 p.m.

Mr. Mark McLaughlin was called back into the executive session at 6:39 p.m. and exited the executive session at 6:42 p.m.

Mayor Fugate reconvened the meeting into an open session at 6:43 p.m.

18. Consider action on City Manager contract compensation sections. (Mayor Fugate).

No discussion or action was taken on this item.

VI. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 6:43 p.m.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, TRMC, CMC, City Secretary

PUBLIC HEARING(S)

PUBLIC HEARING #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: **Ampler Development LLC, applicant/authorized agent, Kingsville Chamber of Commerce, owner, requesting the replat of 5th ADDITION, BLOCK 1, LOTS 8-16, (PT OF CHAMBER OF COMMERCE), (EXEMPT) also known as 653 East King Avenue, 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 re-plat of the existing lots 8-16 (PT OF CHAMBER OF COMMERCE), (EXEMPT) also known as 653 East King Avenue, Kingsville, Texas into one single unit to enable the applicant carry out a commercial development. This action would regularize the legal description attached to the property. 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 re-plat of the property. 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

Pub. Hrg

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: **Ampler Development LLC, applicant/authorized agent, Kingsville Chamber of Commerce, owner, requesting the replat of 5th ADDITION, BLOCK 1, LOTS 8-16, (PT OF CHAMBER OF COMMERCE), (EXEMPT) also known as 653 East King Avenue, Kingsville, Texas.**

The applicant approached the department because they wanted to re-plat the existing lots 8-16 into one single unit to enable them carry out a commercial development. This action would regularize the legal description attached to the property. Now, there is a building that sits on the current property (lots 8-16). The applicant intends to demolish the current building and put up a new one. Re-platting the property would facilitate this process.

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

Thank you.

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

Uche Echeozo
Director of Planning and
Development Services

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

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 635 E King Ave Nearest Intersection SWC King / 11th St.

(Proposed) Subdivision Name _____ Lot 8-16 Block 1

Legal Description: Lots 8-16, Block 1, Fifth Addition to the City of Kingsville

Existing Zoning Designation _____ Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Ampler Development LLC
Nancy Gerstenfeld Phone 786-208-9694 FAX N/A

Email Address (for project correspondence only): ngerstenfeld@amplergroup.com

Mailing Address 4700 Falls of Neuse Rd ^{Suite 400} City Raleigh State NC Zip 27609

Property Owner Chamber of Commerce Phone 361-522-5518 FAX _____

Email Address (for project correspondence only): Manny@Kingsville.org

Mailing Address PO BOX 5032 City Kingsville State TX Zip 78364

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

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

Please provide a basic description of the proposed project:

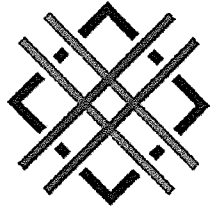
re-plat

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: 4/28/2021

Property Owner's Signature _____ Date: _____

Accepted by: _____ Date: _____



KINGSVILLE
CHAMBER OF COMMERCE

April 26, 2021

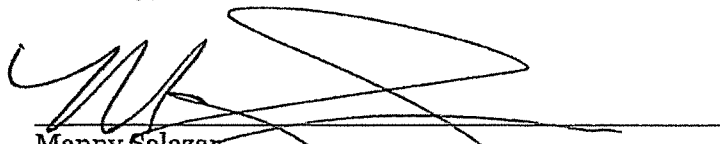
City of Kingsville
Planning and Zoning and Historical Development Board
410 W King Ave
Kingsville, TX 78363

LETTER OF AUTHORIZATION

To Whom it May Concern:

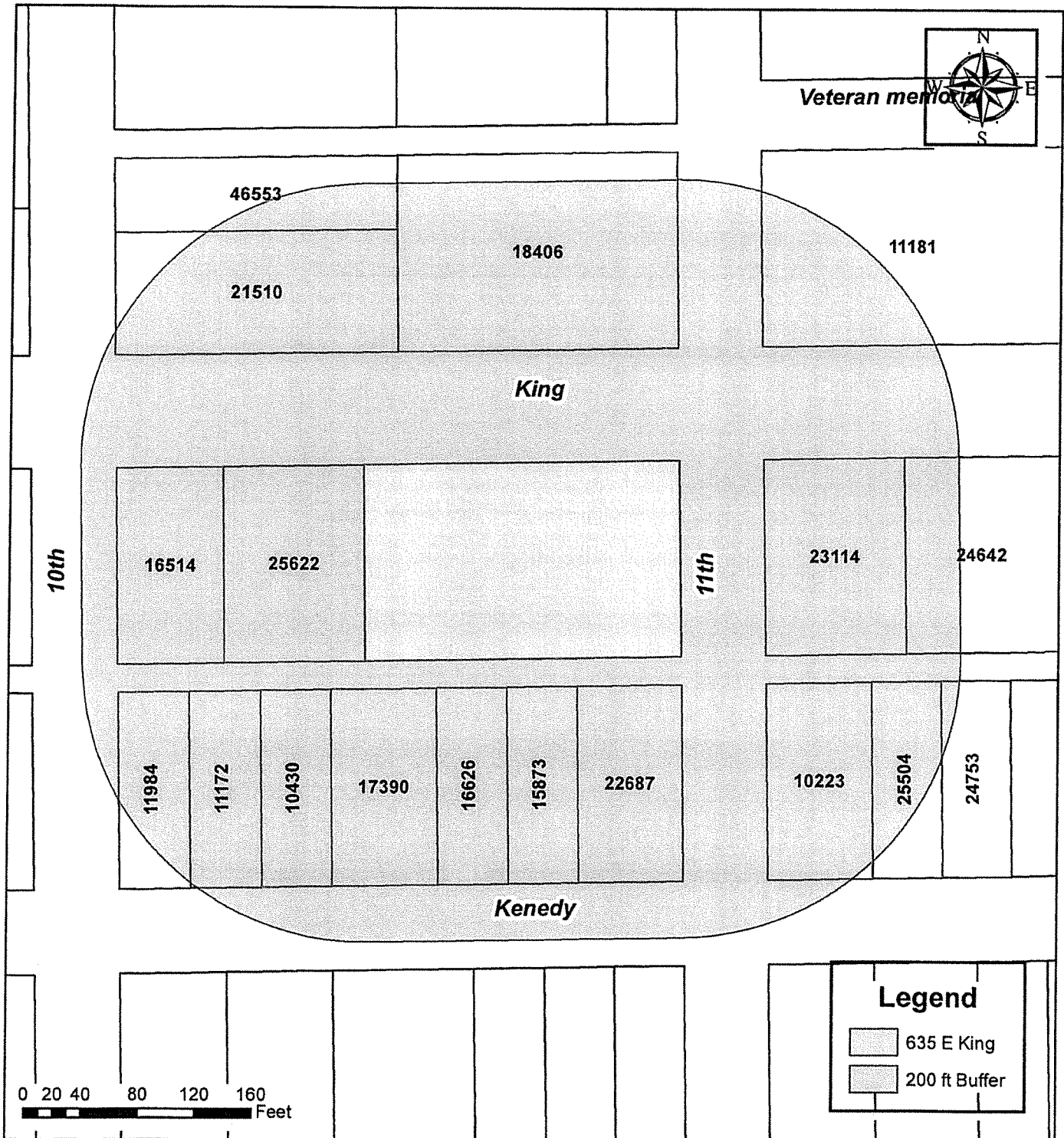
Please be advised that Manny Salazar, President/CEO of Kingsville Chamber of Commerce, Inc. owner of a tract of land located at the southwest corner of King Avenue and 11st street in Kingsville, Texas, having a common property address of 635 E King Ave, Kingsville, TX 78363 authorizes Nancy Gerstenfeld or BJ Moore with Ampler Development, LLC to act as an agent on my (our) behalf in all matters related to obtaining any permits, approvals, and licenses needed for the approval of the development of a Church's Chicken restaurant.

Sincerely,



Manny Salazar
President/CEO of Kingsville Chamber of Commerce

200 ft Buffer Map of 635 E King



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

Page 1 / 1	Drawn By: Planning Department	<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, PLANNING, BUILDING, OR ANY OTHER PURPOSE.</p>	<p>CITY OF KINGSVILLE PLANNING DEPARTMENT 410 West King Kingsville, Texas 78363 Office: 361-595-8055</p>
	Last Update: 6/14/2021		
	Note:		

ZOHAIR IQBAL CHARANIA
DBA SPICE STATION FOOD MART
1002-2 BISHOP COURTS
BISHOP, TX 78343
#46553

KLEBERG COUNTY
PO BOX 72
KINGSVILLE, TX 78364-0072
#11181

DONALD R TRANT JR
ETAL
701 E KING AVE
KINGSVILLE, TX 78363-5782
#23114

CARLOS G CHAPA
ETUX KELLYANN
608 E KENEDY AVE
KINGSVILLE, TX 78363
#11172

EDDIE RAMON
ETUX KALYNN
1906 MORNINGSIDE DR
ALICE, TX 78332-3006
#16626

BARBARA ANN TURNER
%KATHALEEN ELROD
PO BOX 1032
HONDO, TX 78861
#10223

PEERS HOLDINGS LTD
PO BOX 17608
AUSTIN, TX 78760
#21510

LB WASH INVESTMENTS LLC
3194 FM 1694
ROBSTOW, TX 78380-5754
#16514

R & L LOZANO LEASING LTD
209 N CAGE
PHARR, TX 78577
#24642

ERICA NGO
1304 S 13TH ST
KINGSVILLE, TX 78363
#10430

JOSHUA DE LA PAZ
624 E KENEDY
KINGSVILLE, TX 78363
#15873

ELVIA GARCIA
802 W F AVE
KINGSVILLE, TX 78363-3039
#25504

ICC GULF COAST RETAIL I LLC
25134 RYE CANYON LOOP STE
300
SANTA CLARITA, CA 91355
#18406

ENRIQUE MOLINA
SYLBIA MOLINA
PO BOX 1452
KINGSVILLE, TX 78364
#25622

LOIDA G UTLEY
JOE H UTLEY JR
602 E KENEDY AVE
KINGSVILLE, TX 78363
#11984

RODOLFO E RAMOS SR EST
1418 E KING AVE
KINGSVILLE, TX 78363-5938
#17390

ERNEST G GARZA JR
HARLIE M ISASSI
630 E KENEDY AVE
KINGSVILLE, TX 78363-5775
#22687

J F GARCIA EST
CARYL GARCIA (IND EXECUTRIX)
1632 E SANTA GERTRUDIS
KINGSVILLE, TX 78363-4809
#24753

Kleberg CAD

Property Search > 11082 KINGSVILLE CHAMBER OF COMMERCE INC for Year 2021

Tax Year: 2021 - Values not available

Property

Account

Property ID: 11082 Legal Description: 5TH, BLOCK 1, LOT 8-16, (PT OF CHAMBER OF COMMERCE), (E X E M P T)

Geographic ID: 100700108000192 Zoning: C2

Type: Real Agent Code:

Property Use Code:

Property Use Description:

Location

Address: 635 E KING Mapsco:

Neighborhood: Map ID: C1

Neighborhood CD:

Owner

Name: KINGSVILLE CHAMBER OF COMMERCE INC Owner ID: 10971

Mailing Address: PO BOX 1030 % Ownership: 100.0000000000%

KINGSVILLE, TX 78364-1030

Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: KINGSVILLE CHAMBER OF COMMERCE INC

% 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: 8220.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	OF2A	EW5	1965	8220.0
OP1	OPEN PORCH BASIC (20%)	*		1965	189.0
OP1	OPEN PORCH BASIC (20%)	*		1965	25.0
CON	CONCRETE SLAB COMMERCIAL	*		2011	321.0
ASP	ASPHALT (100%)	*		2011	16324.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	0.6468	28176.00	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	\$144,450	\$98,620	0	243,070	\$0	\$243,070
2019	\$144,980	\$98,620	0	243,600	\$0	\$243,600
2018	\$143,410	\$98,620	0	242,030	\$0	\$242,030
2017	\$143,320	\$98,620	0	241,940	\$0	\$241,940
2016	\$100,980	\$98,620	0	199,600	\$0	\$199,600
2015	\$100,980	\$98,620	0	199,600	\$0	\$199,600
2014	\$100,980	\$98,620	0	199,600	\$0	\$199,600
2013	\$100,980	\$98,620	0	199,600	\$0	\$199,600
2012	\$100,980	\$98,620	0	199,600	\$0	\$199,600
2011	\$100,980	\$98,620	0	199,600	\$0	\$199,600
2010	\$133,310	\$98,620	0	231,930	\$0	\$231,930
2009	\$133,310	\$98,620	0	231,930	\$0	\$231,930
2008	\$133,310	\$98,620	0	231,930	\$0	\$231,930
2007	\$133,310	\$98,620	0	231,930	\$0	\$231,930

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

TAX CERTIFICATE

ACCT # 1-007-001-08000-192

DATE 04/28/2021

JL



MARIA V. VALADEZ, TAC
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

Cert# 200386

Property Description		PROP TYPE-F1F1
5TH, BLOCK 1, LOT 8-16, (PT OF CHAMBER OF COMMERCE		PCT OWNER-
), (E X E M P T)		
TOWN -	LOCATION-	635 E KING
ACRES -	.646	

Values			
LAND MKT VALUE	98,620	IMPR/PERS MKT VAL	144,450
LAND AGR VALUE		MKT. BEFORE EXEMP	243,070
		LIMITED TXBL. VAL	
EXEMPTIONS GRANTED:		OTH	
(REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)			

KINGSVILLE CHAMBER OF COMMERCE INC

PO BOX 1030

KINGSVILLE TX 78364-1030

I, Maria V. Valadez, do hereby certify and otherwise guarantee that the tax levies, penalties, and attorney fees due and owing on the above mentioned property are as stated. TAX CERTIFICATE IS NOT EFFECTIVE AS TO ANY TAXES WHICH MAY BE ASSESSED AFTER THE DATE OF THIS CERTIFICATE.

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2020	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
				=====
				.00
ACCT # 1-007-001-08000-192		TOTAL DUE 04/2021		.00
		TOTAL DUE 05/2021		.00

BREAKDOWN OF TAX DUE BY JURISDICTION				
JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
KLEBERG COUNTY	.00	.00	.00	.00
CITY OF KINGSVILLE	.00	.00	.00	.00
KINGSVILLE ISD	.00	.00	.00	.00
SOUTH TX WATER AUTH	.00	.00	.00	.00

TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR00

REQUESTED BY:
MATTHEW GATTO

Jasmine Lora, Deputy

Signature of authorized officer of collecting office

Lady Badgers softball 30-3A All-District selections announced



All-District MVP
Andrea Martinez
Pitcher



Newcomer of the Year
Sedalia Flores
Third Base



All-District First Team
and All-Academic Team
Kiara Cruz
Catcher



All-District First Team
and All-Academic Team
Mia Tamez
First Base



All-District First Team
Emily Taylor
Second Base



All-District First Team
Hannah Griffith
Shortstop



All-District First Team
and All-Academic Team
Alinna Cruz
Centerfield



All-District First Team
Evelyn Valadez
D*



Honorable Mention
Maddy Peña
Outfield



Honorable Mention
Savannah Barrientes
Outfield



All-Academic Team
Alex Roup



All-Academic Team
Ashlin Scott



All-Academic Team
Abby Roup



Badgers lose heartbreaker in Regional Finals

The Bishop Badgers baseball team suffered a heartbreaking 10-8 extra-inning loss in the regional finals to London. The game went two extra innings following the Badgers losing the opening game 10-7 to London. (Photo by Fred Salinas)

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 Kieberg 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:

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Property Tax Protest and Appeal Procedures

Property owners have the right to protest actions concerning their property tax appeals. You may follow these appeal procedures if you have a concern about:

- the assessed (market) value of your property;
- the equalized value of your property compared with other properties;
- the inclusion of your property on the appraisal records;
- any exemptions that may apply to you;
- the qualifications for an agricultural or timber appraisal;
- the taxing status of your property;
- the property tax penalty;
- the change of use of land receiving special appraisal;
- failure of the chief appraiser or appraisal review board (ARB) to send a required notice; or
- any action taken by the chief appraiser, county appraisal district (CAD) or ARB that neglects and adversely affects you.

Informal Review

You may informally discuss your concerns with the chief appraiser or the ARB. If you do not resolve your concerns, you may file a protest with the ARB before the filing deadline.

Review by the ARB

If you cannot resolve your problem informally with the CAD, you may file a protest with the ARB. The ARB is an independent board of citizens that hear and determine protests regarding property appraisals or other actions taken by the CAD.

The ARB has the power to order the CAD to make the necessary changes based on evidence heard during the ARB hearing.

If you file a written protest for an ARB hearing (notice of protest) before the deadline, the ARB will set your case for a hearing and you will receive notice of the time, date and place of the hearing. If necessary, you may request a hearing on a Saturday. You may use Complaint Form 59-122, Property Appeal - Notice of Protest to file your written request for an ARB hearing.

When you hear your case, you may request a copy of the evidence the CAD plans to submit at the hearing to establish any protest in case before the next appeal period or immediately after the hearing begins. You or your agent and the CAD are required to provide each other with a copy of any material (documents) that will be offered or submitted to the ARB in the hearing. Evidence may be submitted for any hearing by email or in person on a small portable electronic device (such as a CD, USB flash drive or thumb drive) which will be kept by the ARB. The NOT filing deadline is a strict deadline. The ARB's hearing procedures regarding the requirements to prove a protest are based on a small portable electronic device must be received.

To the greatest extent practicable, the hearing will be informal. You or your agent must appear in person, by telephone conference call or by submission of a sworn affidavit to present your

evidence, facts and arguments. You must indicate your request for a telephone conference call hearing on your written notice of protest. First written ARB protest must be filed 15 days before the hearing date and provide your evidence and sworn affidavit before the ARB hearing begins. You may use Complaint Form 59-122, Property Owners Affidavit of Evidence in the Appeal Review Board to submit evidence for your telephone conference call hearing or for hearing by affidavit.

You and the CAD representative have the opportunity to present evidence about your case. In most cases, the CAD has the burden of establishing the property's value by a preponderance of the evidence presented.

In certain protests, the chief appraiser has the burden of proving the property's value by clear and convincing evidence. You should review ARB hearing procedures to learn more about evidence and related matters.

You should not try to contact ARB members outside of the hearing. ARB members are required to sign an affidavit saying that they have not talked about your case before the ARB hearing.

Review by the District Court, an Arbitration or SOAH. After a decision by the ARB, the ARB must send you a copy of its order by certified mail. If you are not satisfied with the ARB's decision, you have the right to appeal to District Court. As an alternative to District Court, you may appeal through binding arbitration or the State Office of Dispute Resolution (SODR). If you need the qualifying criteria.

If you choose to go to District Court, you must start the protest by filing a protest with the District Court within 60 days of the day you receive the ARB's order. If you choose to appeal through binding arbitration, you must file a request for binding arbitration with the CAD no later than the 60th day after your protest is received by the ARB. If you choose to appeal to the SODR, you must file an appeal with the CAD no later than the 30th day after you receive notice of the ARB's order. Appeals to District Court, binding arbitration or SODR all require payment of certain fees or deposits.

Tax Payment

You must pay the amount of taxes due on the portion of the taxable value not in dispute, the amount of taxes due on the property under the order from which the appeal is taken or the amount of taxes due in the previous year.

More Information

You can get more information by contacting your appraisal district or the office in telephone number shown on the Notice of Appraisal Value. You can get Computer Forms and additional information on how to prepare a protest from the Comptroller's website at comptroller.texas.gov/taxes/property-tax/.

Deadline for Filing Protests with the ARB*

Usual Deadline

Not later than May 15 (or within 30 days after a notice of reappraisal value was mailed to you, whichever is later).

Late protests are allowed for good cause only to meet the usual deadline. The ARB decides whether you have good cause. Late protests are not allowed after the ARB approves the appraisal records for the year.

Special Deadlines

For change of use (the CAD informed you that you are being special-appraised) because you changed the use of your land, the deadline is no later than the 30th day after the notice of the determination was delivered to you.

For ARB charges the ARB has informed you of a change the assessor just made and the change did not affect your taxes.

protest you filed, the deadline is not later than the 30th day after the notice of the change was delivered to you.

If you believe the CAD or ARB should have charged you a notice and a late penalty for a protest until the day before your hearing, you should file your protest by 11:59 p.m. on the 12th day after the date you were charged a notice and a late penalty or the date you were charged a notice. The ARB decides whether a 11:59 p.m. protest based on evidence about whether a required notice was mailed to you.

* The deadline is postponed to the next business day if it falls on a weekend or legal, declared national holiday.

Visit www.KingsvilleRecord.com

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, June 16, 2021 at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

Ampler Development LLC, applicant/authorized agent, Kingsville Chamber of Commerce, owner, requesting the replat of 5th ADDITION, BLOCK 1, LOTS 8-16, (PT OF CHAMBER OF COMMERCE), (EXEMPT) also known as 635 E. King Ave., Kingsville, Texas.

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

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, June 28, 2021 at 5:00 p.m. wherein the City Commission will discuss and act on the following item and at which time all interested persons will be heard:

Ampler Development LLC, applicant/authorized agent, Kingsville Chamber of Commerce, owner, requesting the replat of 5th ADDITION, BLOCK 1, LOTS 8-16, (PT OF CHAMBER OF COMMERCE), (EXEMPT) also known as 635 E. King Ave., Kingsville, Texas.

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PUBLIC HEARING #2

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

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



Pub. Hrg.

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", 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 2730 S. Byham Blvd Nearest Intersection SW 750 Kingsville Rd
1717 and 1356

(Proposed) Subdivision Name _____ Lot _____ Block _____

Legal Description: Wal-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 936-433-4795 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 346-280-6858 FAX _____

Email Address (for project correspondence only): _____

Mailing Address 115405 Wilcrest Blvd City Houston State TX Zip 77089

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: 6/4/2021

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:

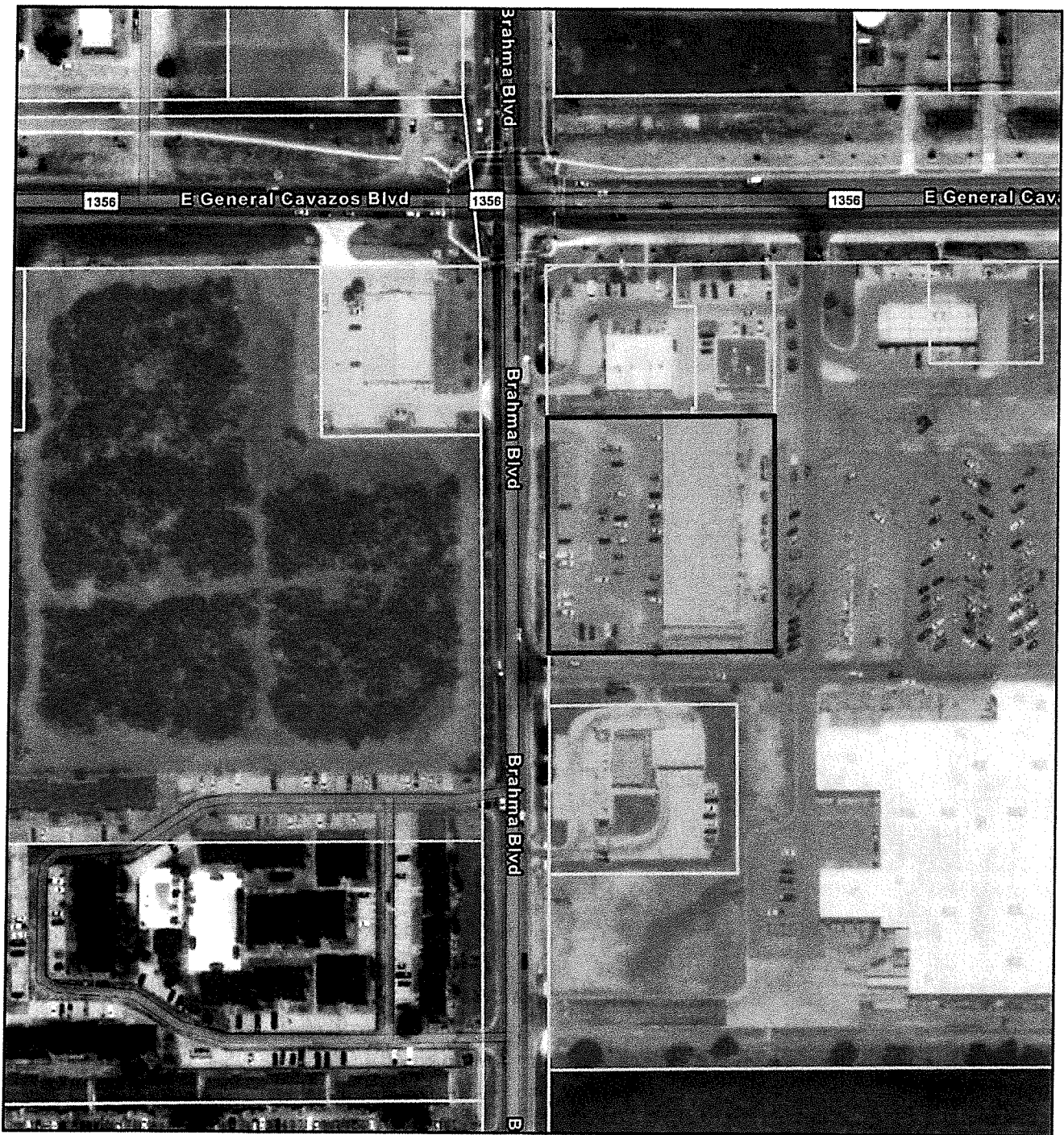
I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit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

Applicant's Signature _____ Date: _____

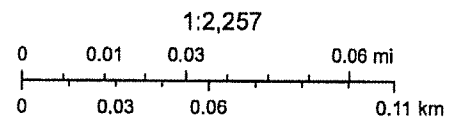
Property Owner's Signature  Date: 06 / 01 / 2021

Accepted by: _____ Date: _____

2730 S Brahma Blvd

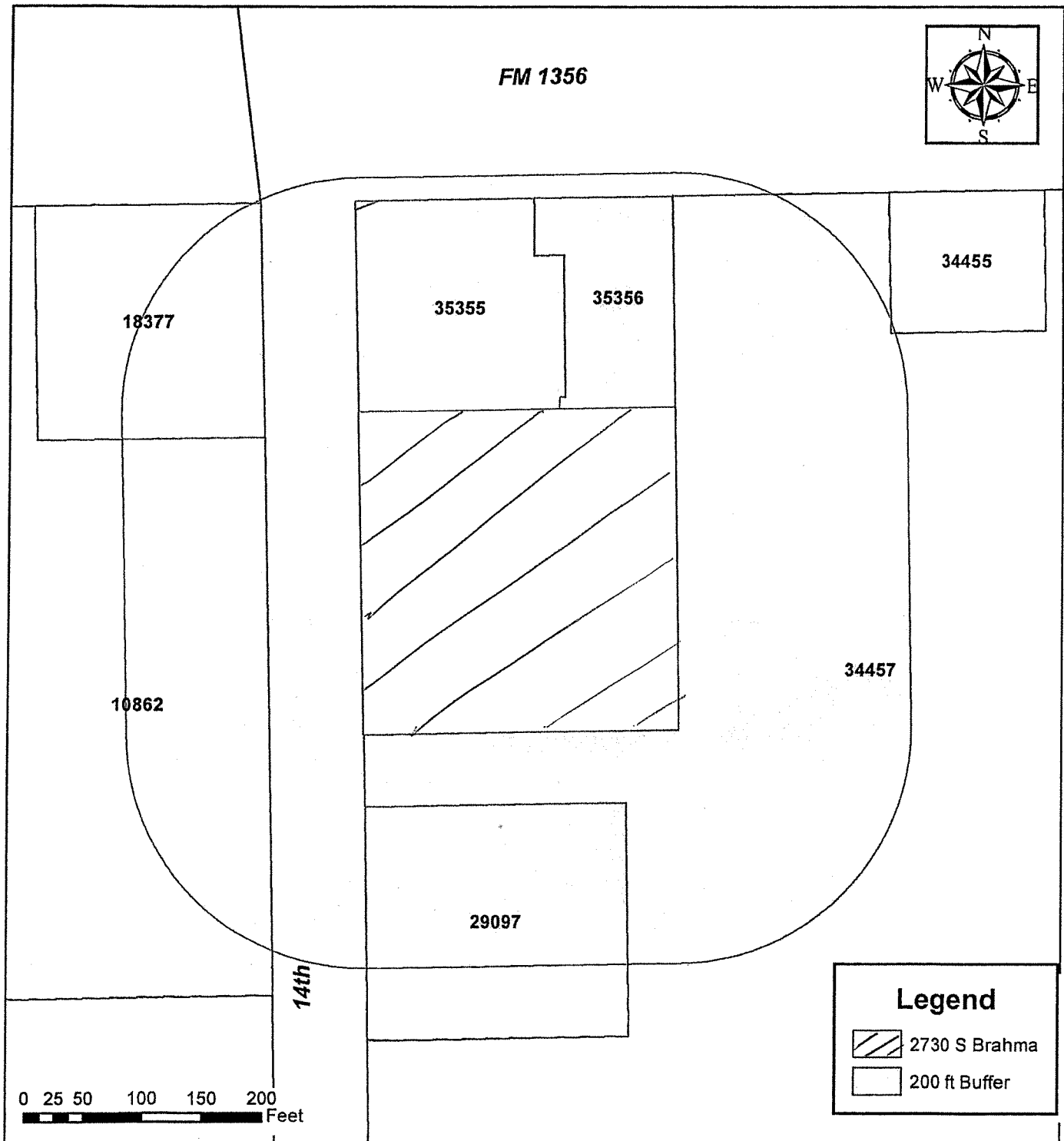


May 17, 2021




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	DISCLAIMER THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.	 CITY OF KINGSVILLE PLANNING DEPARTMENT 410 West King Kingsville, Texas 78363 Office: 361-595-8055
	Last Update: 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 STORES 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: B2-I
 Neighborhood CD:

Owner

Name: KINGSVILLE GROUP LLC Owner ID: 61820
 Mailing Address: 11540 S WILCREST BLVD % Ownership: 100.0000000000%
 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

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: KINGSVILLE GROUP LLC
 % Ownership: 100.0000000000%
 Total Value: N/A

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

Lady Badgers softball 30-3A All-District selections announced



All-District MVP
Andrea Martinez
Pitcher



Newcomer of the Year
Sedalia Flores
Third Base



All-District First Team
and All-Academic Team
Kikora Cruz
Catcher



All-District First Team
and All-Academic Team
Mia Tamez
First Base



All-District First Team
Emily Taylor
Second Base



All-District First Team
Hannah Griffith
Shortstop



All-District First Team
and All-Academic Team
Alinna Cruz
Centerfield



All-District First Team
Evelyn Valadez
OF



Honorable Mention
Maddy Peña
Outfield



Honorable Mention
Savannah Barrientes
Outfield



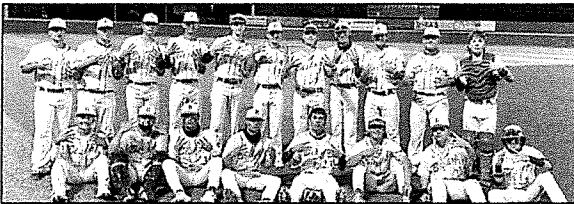
All-Academic Team
Alex Roop



All-Academic Team
Ashlin Scott



All-Academic Team
Abby Roop



Badgers lose heartbreaker in Regional Finals

The Bishop Badgers softball team suffered a heartbreaking 10-8 extra-inning loss in the regional finals to London. The game went two extra innings following the Badgers losing the opening game 10-7 to London. (Photo by Fred Salinas)

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- any exemptions that may apply to you;
- the qualifications for an agricultural or timber appraisal;
- the taxing unit having your property;
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- the change of use of land resulting in special appraisal;
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Review by the ARB

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You should not try to contact ARB members outside of the hearing. ARB members are required to sign an affidavit stating that they have not talked about your case before the ARB hears it.

Review by the District Court, an Arbitrator or SOAH
After a decision by your case, the ARB must send you a copy of its order by certified mail. If you are not satisfied with the ARB decision, you have the right to appeal to district court, to an arbitrator or to the State Office of Administrative Hearings (SOAH) if you meet the qualifications.

If you choose to go to district court, you must start the process by filing a protest with the district court within 30 days of the date you receive the ARB's order. If you choose to appeal through binding arbitration, you must file a request for binding arbitration with the CAD no later than the 60th day after you receive notice of the ARB order. If you choose to appeal to the SOAH, you must file an appeal with the CAD no later than the 90th day after you receive notice of the ARB's order. Appeals to district court, binding arbitration or SOAH all require payment of certain fees to proceed.

Tax Payment

You must pay the amount of taxes due on the portion of the taxable value not in dispute, the amount of taxes due on the property under the order from which the appeal is taken or the amount of taxes due in the previous year.

More Information

You can get more information by contacting your appraisal district at the address or telephone number shown on the Notice of Appraisal Value. You can get Complaint forms and additional information on how to prepare a protest from the Complaints section at complaints.kingsville-texas.gov/property-tax.

Deadline for Filing Protests with the ARB*

Local Deadline

Not later than May 15 (or within 30 days after a notice of appraisal value was mailed to you, whichever is later).

Late protests are allowed for good cause if you show the deadline. The ARB decides whether to accept late protests. Late protests are not allowed after the ARB approves the appraisal records for the year.

Special Deadline

For change of use (the CAD informed you that you are losing agricultural appraisal because you changed the use of your land), the deadline is no later than the 15th day after the notice of the determination was delivered to you.

For ARB changes the ARB has informed you of a change that increases your tax liability and the change did not result from a

protest you filed, the deadline is not later than the 15th day after the notice of the change was delivered to you.

If you believe the CAD or ARB should have sent you a notice and did not, you may file a protest within the day before next business day (usually Feb. 1) or no later than the 12th day after the date you claim you received a tax bill from one of the taxing units that own your property. The ARB decides whether to hear your case based on evidence about whether a required notice was mailed to you.

* The deadline is postponed to the next business day if it falls on a weekend or legal state or national holiday.

Visit www.KingsvilleRecord.com

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 it's 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

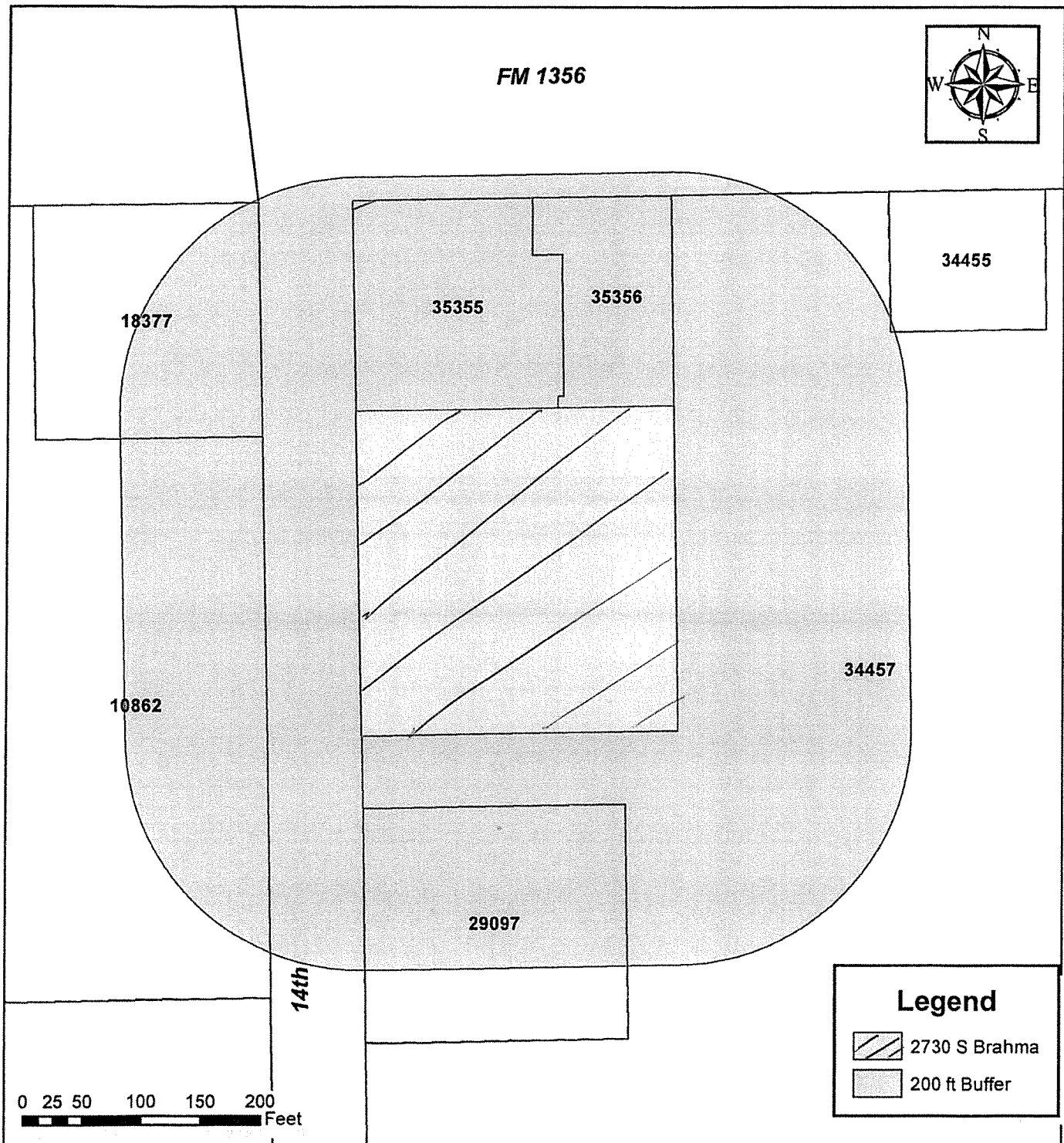
ATTEST:

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

Page 1 / 1	Drawn By: Planning Department	<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, PLANNING, BUILDING, OR ANY OTHER PURPOSE.</p>	<p>CITY OF KINGSVILLE PLANNING DEPARTMENT 410 West King Kingsville, Texas 78363 Office: 361-595-8055</p>
	Last Update: 6/14/2021		
	Note:		

PUBLIC HEARING #3

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: **Tim Letsom, applicant; Young Lee Hyo & Eun Yong Im, owners; requesting a Special Use Permit for a Commercial Indoor Amusement land use at 9th, 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

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



Pub. Hrg.

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 9th, 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 361-488-4884 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:

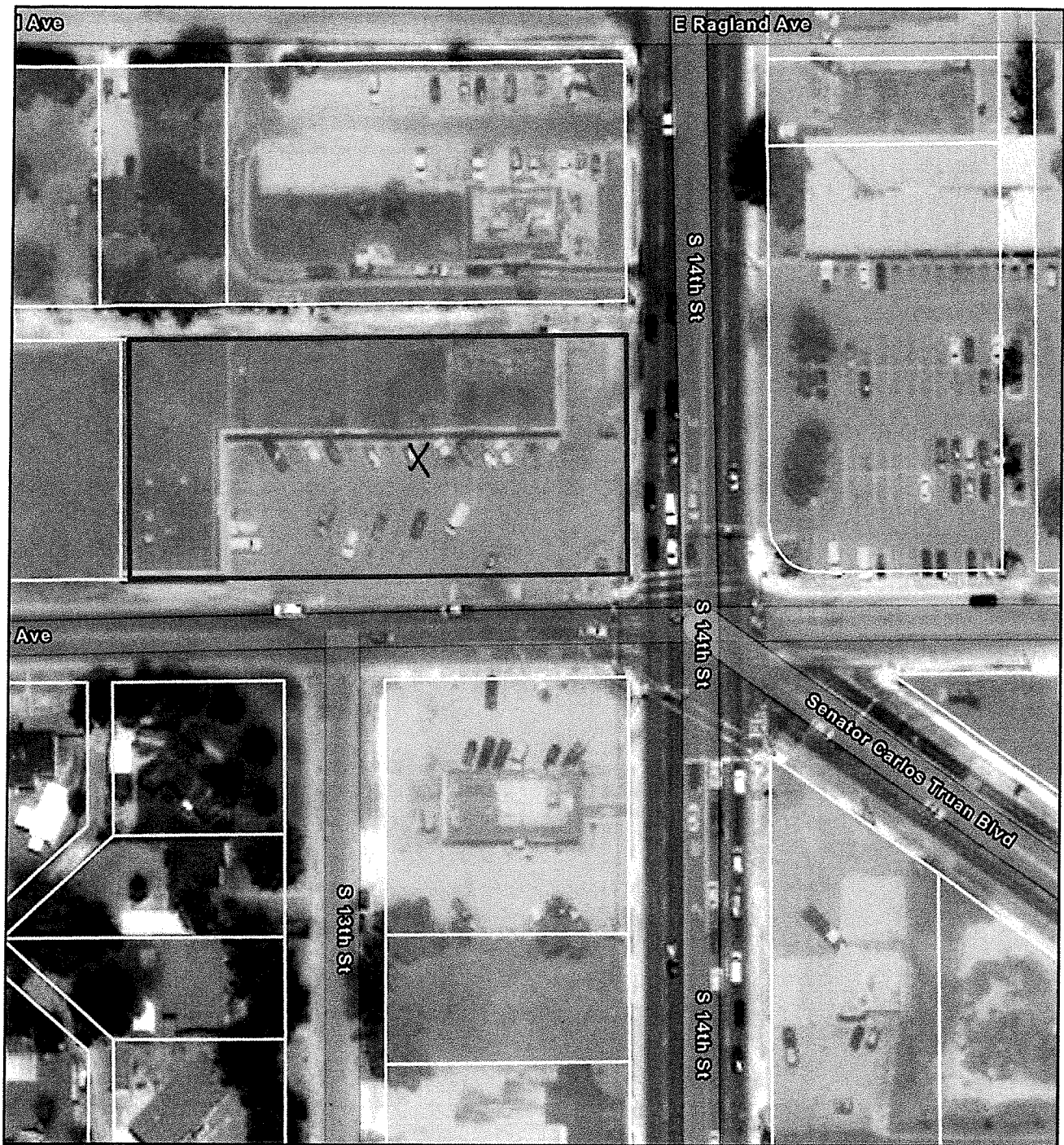
OPENING A PLACE OF ENTERTAINMENT Axe Throwing

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: 6-2-21

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

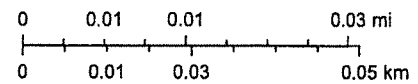
Accepted by: _____ Date: _____



June 2, 2021

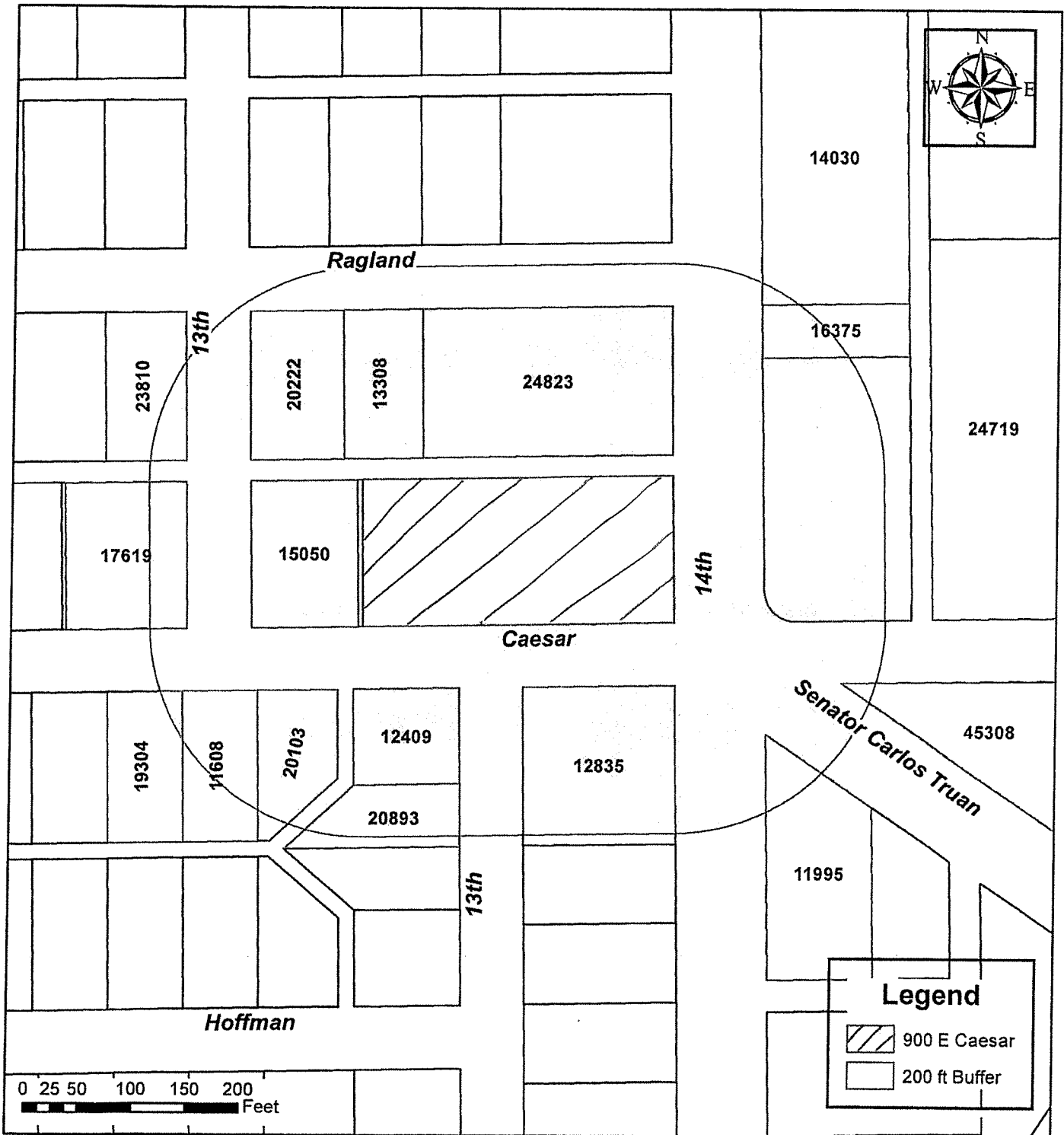
x - C2 Retail
900 E CAESAR

1:1,128



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

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

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 14TH ST, STE 103
KINGSVILLE, TX 78363
#14030, 11995

ANGELA RUHNKE
120 S 14TH 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 13TH 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 14TH 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 FITZWATER
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 promoting 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 to support 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.

LET'S MAKE YOUR DAY BETTER!

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 Brahma nation 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 Southwest. (Photo by Terry Fitzwater)

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:

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Congratulations

Javelina
CLASS OF
2021

TEXAS A&M UNIVERSITY KINGSVILLE

PUBLIC HEARING NOTICE

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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 Letsom, applicant; Young Lee Hyo & Eun Yong 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 Blk., 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 COMMERCIAL INDOOR AMUSEMENT USE IN C2 (RETAIL DISTRICT) AT 900 EAST CAESAR BLK., KINGSVILLE, TEXAS, ALSO KNOWN AS 9TH, 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 9th, 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

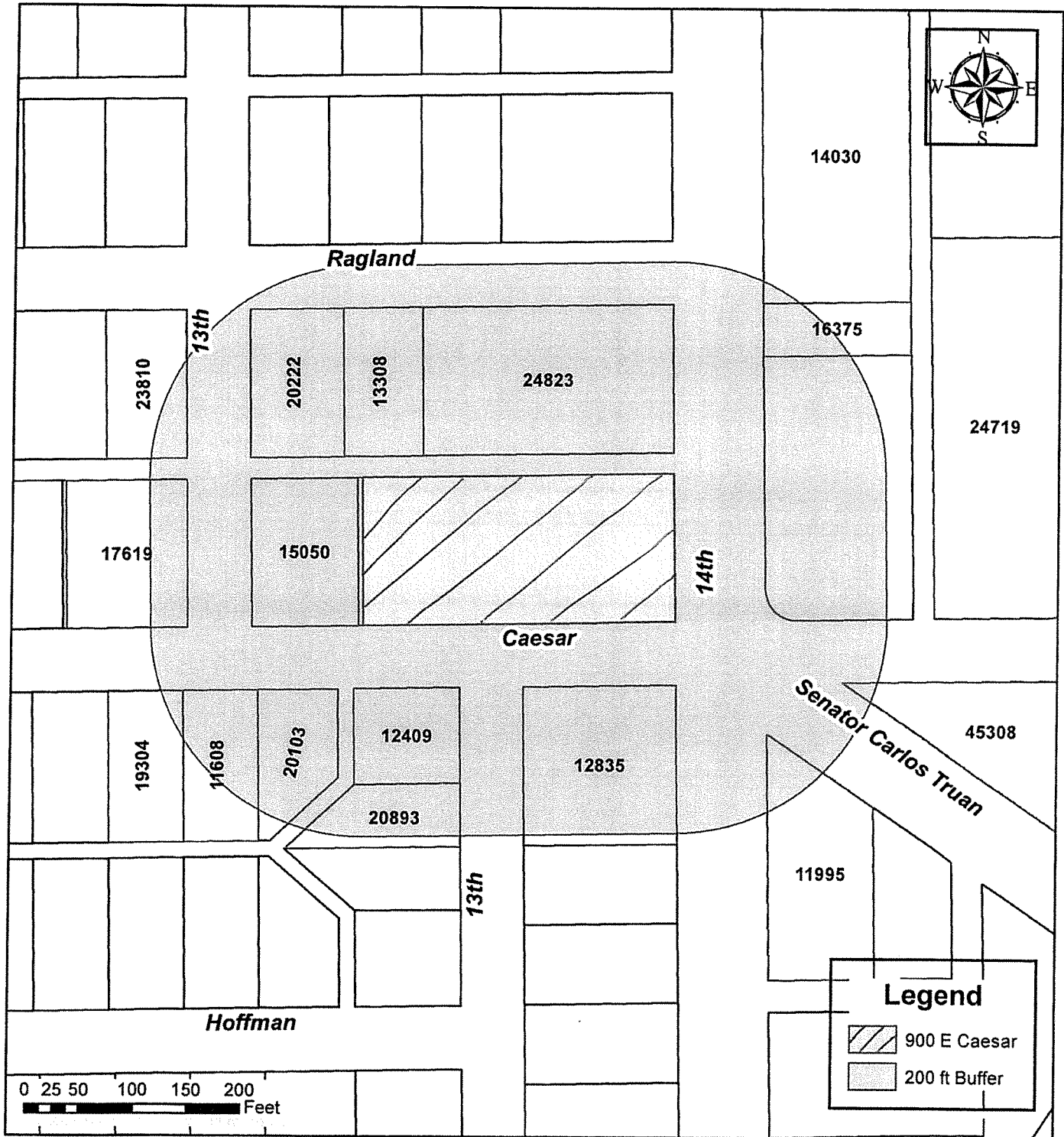
ATTEST:

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	<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, PLANNING, BUILDING, OR ANY OTHER PURPOSE.</p>	<p>CITY OF KINGSVILLE PLANNING DEPARTMENT 410 West King Kingsville, Texas 78363 Office: 361-695-8055</p>
	Last Update: 6/14/2021		
	Note:		

PUBLIC HEARING #4

City of Kingsville
Planning and Development Services Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Uche Echeozo, Director

DATE: July 2, 2021

SUBJECT: Request for a Final Public Hearing as part of the Closeout requirement for the **Main Street Grant Contract# 7219012** from the Texas Department of Agriculture as part of Texas Community Development Block Grant (TXCDBG) Program.

Summary: The City of Kingsville has concluded works on the Downtown Improvements on Kleberg Avenue. A public hearing is being scheduled as part of the closeout requirements to enlighten the residents on details of activities completed using the Grant funds.

Background: The Planning and Development Services Department of the City of Kingsville administered the Main Street Grant of \$250,000 awarded in 2018 for Downtown Improvements on Kleberg Avenue. The funds were used to remove old, dilapidated sidewalks and replace with new ones including bulb-outs that were employed to calm traffic as well as decorative lamps. A public hearing is part of the requirements needed to ensure members of the community are adequately briefed on the details of the project.

Financial Impact: None.

Recommendation: Approve the request for a Public Hearing.



PUBLIC HEARING NOTICE

CITY OF KINGSVILLE (KLEBERG COUNTY)
MAIN STREET GRANT CONTRACT NO. 7219012

The City of Kingsville will hold a public hearing on July 12, 2021, at 5:00 PM to enlighten the residents on details of completed Downtown Improvement project using the TxCDBG Grant funds. The funds were used to remove old, dilapidated sidewalks and replace with new ones including bulb-outs that were employed to calm traffic as well as decorative lamps. 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.

Thank you.

Yours Sincerely,

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

CONSENT AGENDA

AGENDA ITEM #1

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



Acctn. Item

MEMO

Date: June 17, 2021

To: Mark McLaughlin (City Manager)

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

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

The Planning and Zoning Commission meeting held as scheduled last evening, June 16, 2021, with 5 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. 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 Brian Coufal, Larry Garcia, Debbie Tiffie, Idotha Battle and the Chairman – Steve Zamora all voted 'YES'.

The meeting was adjourned by 6.22p.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: May 6, 2021

To: Planning and Zoning Commission Members

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

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

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

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

Thank you.

Uche Echeozo
Director of Planning and
Development Services

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

PROPERTY INFORMATION: (Please PRINT or TYPE)

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

(Proposed) Subdivision Name _____ Lot _____ Block _____

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

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

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

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

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

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

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

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

Mailing Address 317 Trojan City Port Aransas State TX Zip 78373

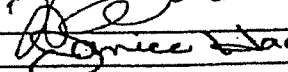
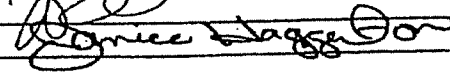
Select appropriate process for which approval is sought. Attach completed checklists with this application.

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

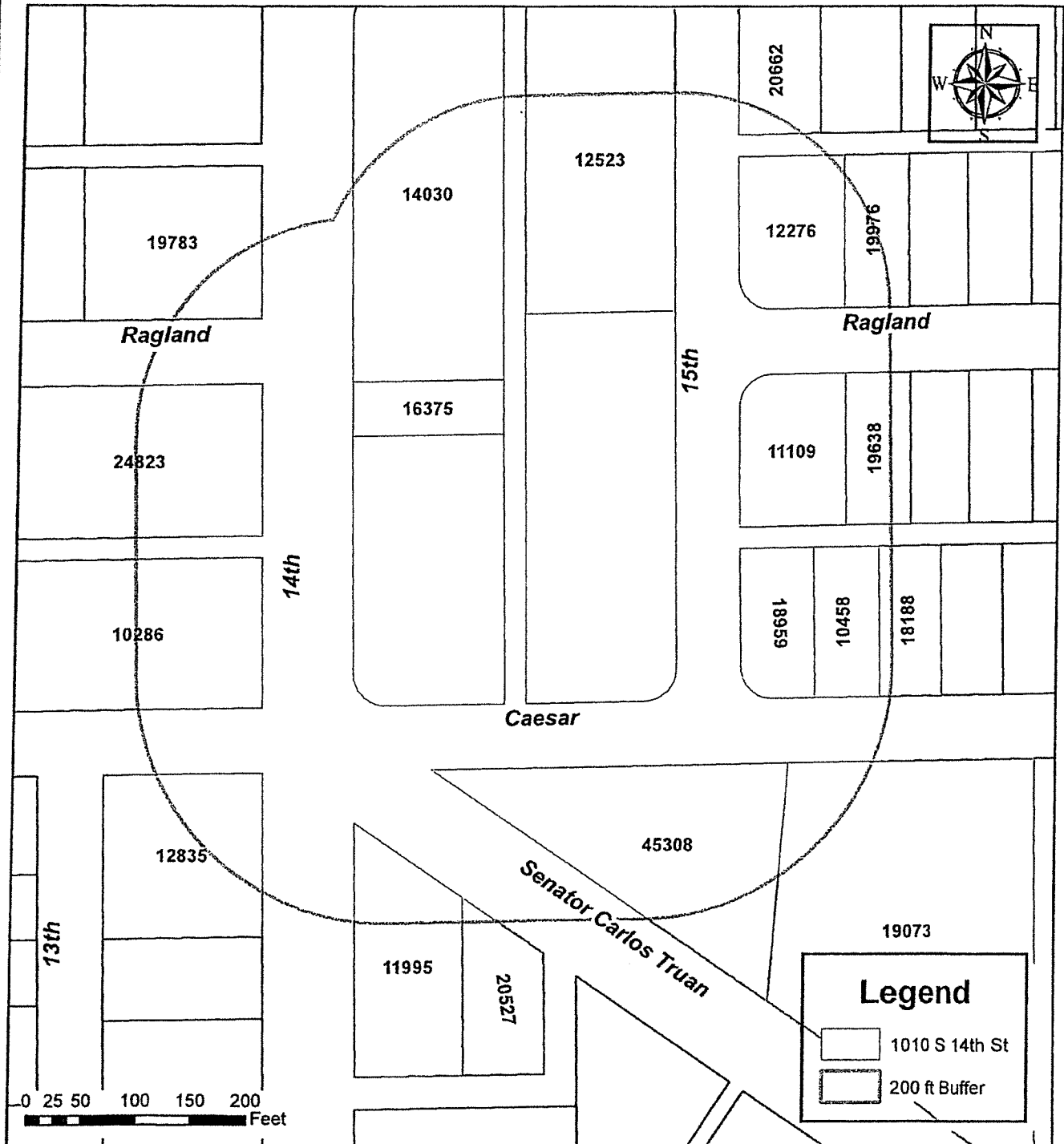
Please provide a basic description of the proposed project:

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


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

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

200 ft Buffer Map of 1010 S 14th



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

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

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

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

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

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

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

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

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

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

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

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

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

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

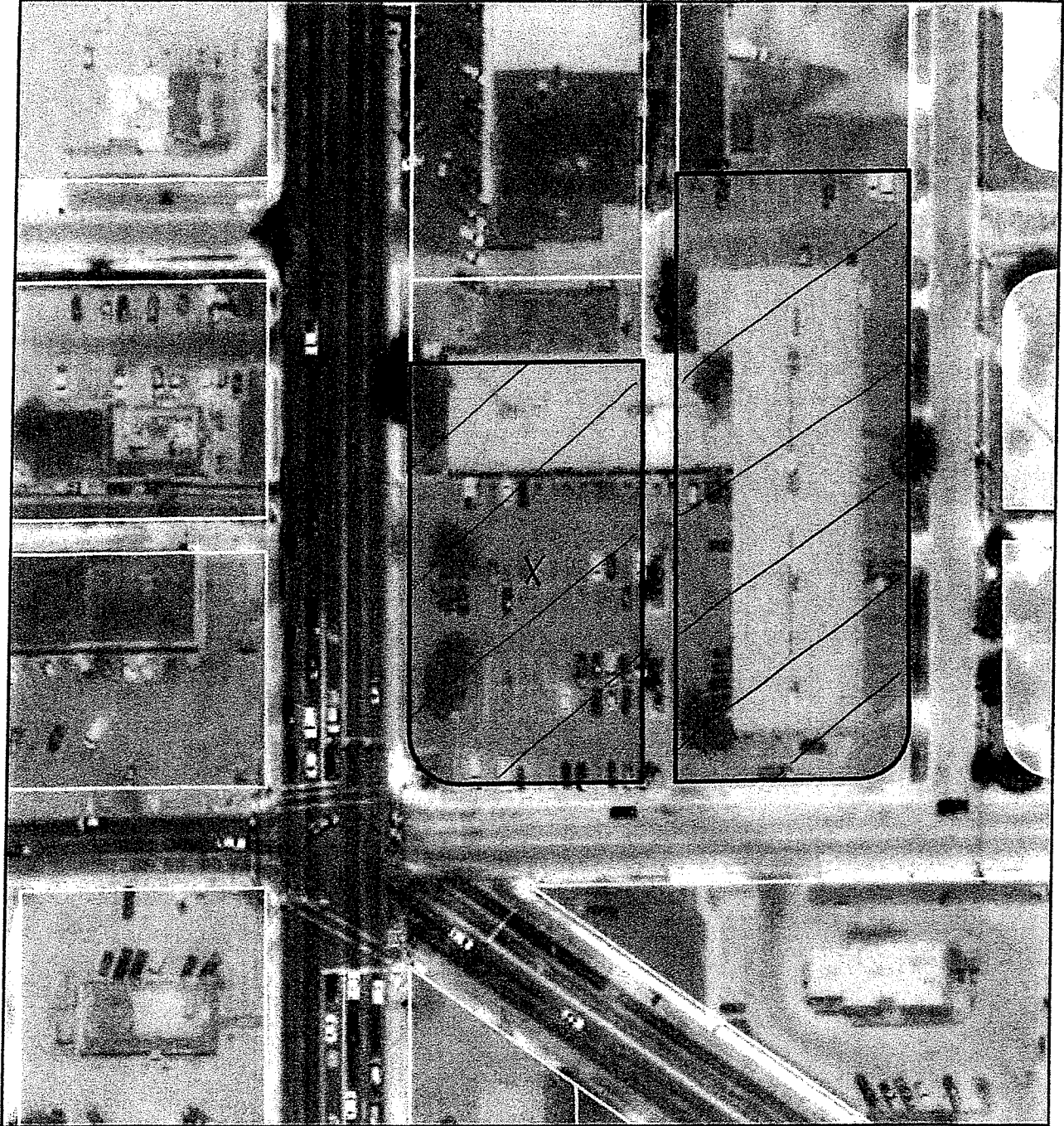
FELIZ HERRERA JR
DBA: ABC TV CENTER
1002 S 14TH ST
KINGSVILLE, TX 78363-6422
#16375

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

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

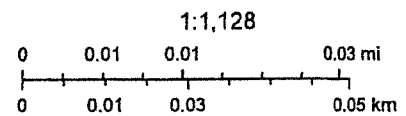
TAMC ENTERPRISES LLC
1635 ROGERS RD
FORT WORTH, TX 76107
#45308

1010 S. 14th



April 14, 2021

X-1010 S 14th
C2-Retail Zoning



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

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

Kleberg CAD

Property Search > 24719 SUNDIAL PLAZA LLC for Year 2021

Tax Year: 2021 - Values not available

Property

Account

Property ID: 24719 Legal Description: CAD TERR, BLOCK 1, LOT 510'7, 8-17, PT ALLEY, (SUNDIAL PLAZA)
 Geographic ID: 107700108000192 Zoning: C2
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 1010 S 14TH ST TX Mapsco:
 Neighborhood: Map ID: 81-1
 Neighborhood CD:

Owner

Name: SUNDIAL PLAZA LLC Owner ID: 28002
 Mailing Address: % JANICE HAGGERTON % Ownership: 100.0000000000%
 317 TROJAN
 PORT ARANSAS, TX 78373

Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	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: SUNDIAL PLAZA LLC
 % Ownership: 100.0000000000%
 Total Value: N/A

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

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

Improvement / Building**Improvement #1: COMMERCIAL State Code: F1 Living Area: 27435.0 sqft Value: N/A**

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

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	0.8609	37500.00	250.00	150.00	N/A	N/A
2	F1	F1	1.2397	54000.00	360.00	150.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$632,760	\$320,250	0	953,010	\$0	\$953,010
2019	\$963,710	\$320,250	0	1,283,960	\$0	\$1,283,960
2018	\$932,650	\$320,250	0	1,252,900	\$0	\$1,252,900
2017	\$932,650	\$320,250	0	1,252,900	\$0	\$1,252,900
2016	\$932,650	\$320,250	0	1,252,900	\$0	\$1,252,900
2015	\$585,120	\$320,250	0	905,370	\$0	\$905,370
2014	\$473,590	\$320,250	0	793,840	\$0	\$793,840
2013	\$473,590	\$320,250	0	793,840	\$0	\$793,840
2012	\$473,590	\$320,250	0	793,840	\$0	\$793,840
2011	\$473,590	\$320,250	0	793,840	\$0	\$793,840
2010	\$473,590	\$320,250	0	793,840	\$0	\$793,840
2009	\$473,590	\$320,250	0	793,840	\$0	\$793,840
2008	\$520,950	\$183,000	0	703,950	\$0	\$703,950
2007	\$473,590	\$183,000	0	656,590	\$0	\$656,590

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

Spice Station makes Top 100 places to eat in Texas

LAURA NEWMAN
REPORTER

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

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

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

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

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

Roshan Charania works when he is not at school.

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

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

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

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

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

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



Muhammad Iqbal & Rahila Charania

even higher on the list next time.

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

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

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

Zohair said for example, if food has been sitting out for 15 minutes, they pack it up and donate it.

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

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

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

Spice Station has five

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

In 2013, they opened in a gas station and after a few years they became popular. Zohair said the parking lot was always full and the line was out the door.

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

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

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

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

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, June 16, 2021 at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

John and Velmira Sanchez, applicant and owner, requesting the replat of KTR1 CO, BLOCK 21, LOT SW PT 11, ACRES 1.0; KTR1 CO, BLOCK 21, LOT SW PT 11, ACRES 2.00, KTR1 CO, BLOCK 21, LOT SW PT 11, ACRES 1.00 also known as 4100 S. 6th Street, PROP ID 16942 and 268 E Escamido Road, Kingsville, Texas (off East Escamido Road near South 6th St. across from Dick Kleberg Park).

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

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, June 28, 2021 at 5:00 p.m. wherein the City Commission will discuss and act on the following item and at which time all interested persons will be heard:

John and Velmira Sanchez, applicant and owner, requesting the replat of KTR1 CO, BLOCK 21, LOT SW PT 11, ACRES 1.0; KTR1 CO, BLOCK 21, LOT SW PT 11, ACRES 2.00, KTR1 CO, BLOCK 21, LOT SW PT 11, ACRES 1.00 also known as 4100 S. 6th Street, PROP ID 16942 and 268 E Escamido Road, Kingsville, Texas (off East Escamido Road near South 6th St. across from Dick Kleberg Park).

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Wanted!



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

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

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

Kingsville

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

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

Residential Sanitation Schedule

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

Commercial Sanitation Schedule

Monday/Tuesday service will be done Thursday

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

SUBSCRIBE

(361)

345-1333

Rates:

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

Online Only: \$45.00

* Military Discount: ~~10%~~

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

Online Only: \$40.00

ORDINANCE NO. 2021-_____

AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR PACKAGE LIQUOR STORE USE IN C2 (RETAIL DISTRICT) AT 1010 S. 14TH ST., KINGSVILLE, TEXAS (SUNDIAL PLAZA), ALSO KNOWN AS CADILLAC TERRACE, BLOCK 1, LOTS 8-17, SOUTH 10' OF LOT 7, AND PART ALLEY; 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 Patel & Smith, LLC (applicant), Sundial Plaza, 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 meat processing plant;

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, June 16, 2021, during a meeting of the Planning Commission, and on Monday, June 28, 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 5-0 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 1010 S. 14th St. (Sundial Plaza), Kingsville, Texas, also known as Cadillac Terrace, Block 1, Lots

8-17, South 10' of Lot 7, and part alley, 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 28th day of June, 2021.

PASSED AND APPROVED on this the 12th day of July, 2021.

Effective Date: _____, 2021

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

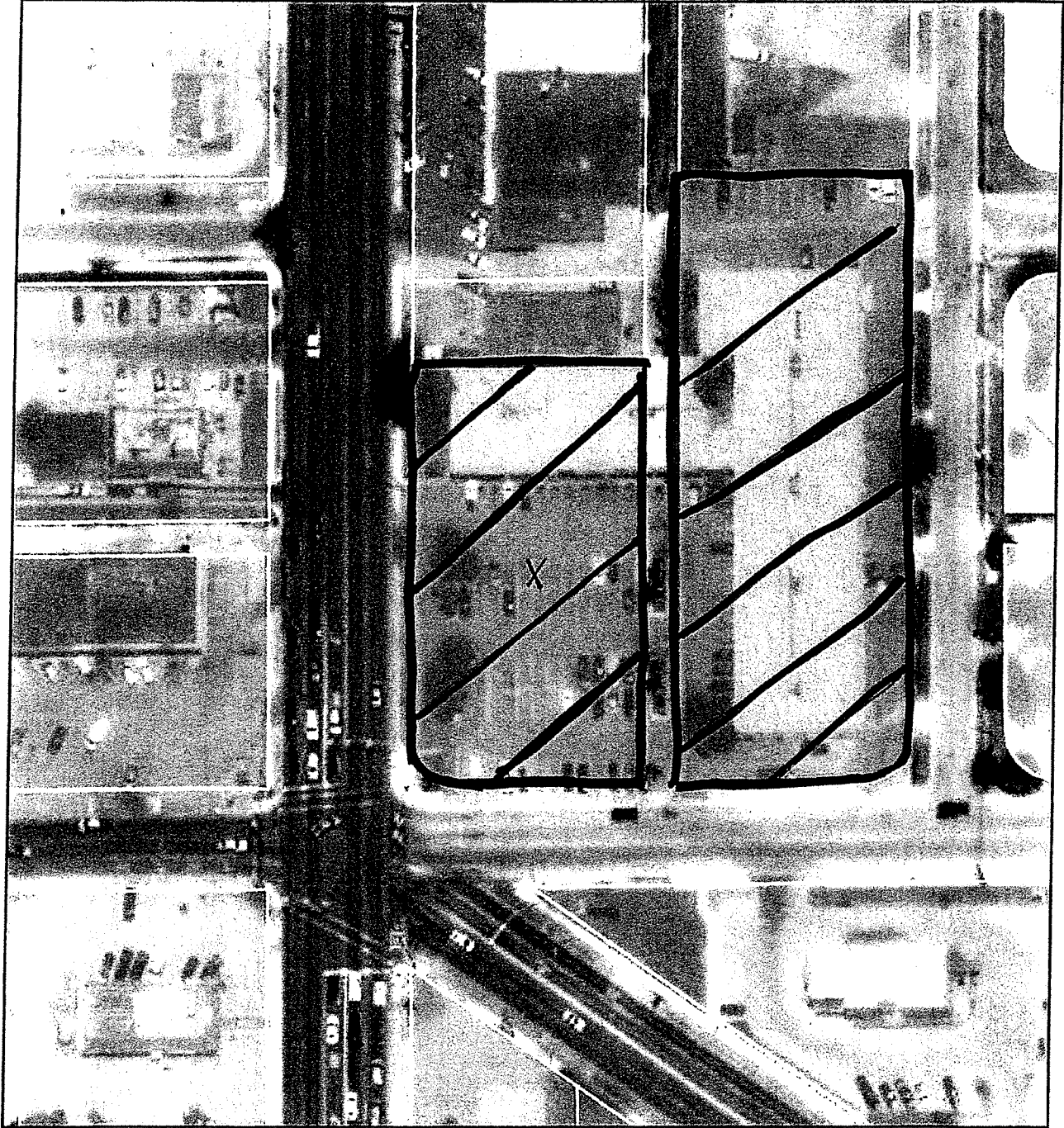
ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

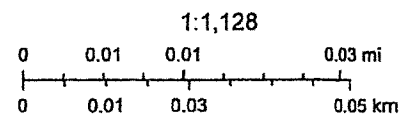
Courtney Alvarez, City Attorney

1010 S. 14th



April 14, 2021

X-1010 S 14th
C2-Retail Zoning



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

AGENDA ITEM #2

**City of Kingsville
Parks & Recreation Department**

TO: Mayor and City Commissioners
CC: Mark McLaughlin, City Manager
FROM: Susan Ivy, Parks Director
DATE: June 20, 2021
SUBJECT: Agenda Request – Receipt of donation from Brookshire Foundation

Summary: We are requesting that Commission authorize the receipt of up to \$13,432.15 from the B.C. & Addie Brookshire Foundation for assistance with recreational programming and equipment for the Kingsville Parks & Recreation Department.

Background: The Brookshire Foundation has a long history of supporting youth programming in Kleberg County. The Parks Department has received tens of thousands of dollars over the years that have benefitted our programs and facilities. Last week they dropped off two unsolicited checks for assistance for youth recreation. We are committing those funds to the areas below.

Financial Impact: These donations will increase our funding for recreational needs as follows:

Minor Equipment -4513-21700	- \$3130.00	2 bay swing set for Corral Park
Swim Team	4513-31497	1000.00
Track Team	4513-31496	1000.00
Rec Programs	4513-31499	5302.15
Youth Pony league	4514-21700	3000.00

Recommendation: We ask that Commission authorize the receipt of up to \$13432.15 in donations and approve the associated budget amendment needed to record the funds in the Parks Department line items as shown above.



ORDINANCE NO. 2021-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2020-2021 BUDGET TO ACCEPT AND EXPEND DONATIONS FROM THE B.C. & ADDIE BROOKSHIRE FOUNDATION FOR ASSISTANCE WITH RECREATIONAL PROGRAMMING AND EQUIPMENT FOR THE PARKS DEPARTMENT.

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
Fund 001 – General Fund					
Revenues - 4					
4513	Park & Rec	Donations-Recreational	58003	\$10,432.15	
4514	Park & Rec	Donations-League	58003	\$3,000.00	
Expenditures - 5					
4513	Park & Rec	Minor Equipment	21700	\$3,130.00	
4513	Park & Rec	Swim Team	31497	\$1,000.00	
4513	Park & Rec	Track Team	31496	\$1,000.00	
4513	Park & Rec	Recreational Programs	31499	\$5,302.15	
4514	Park & Rec	Minor Equipment	21700	\$3,000.00	

[To amend the City of Kingsville FY 20-21 Budget to accept and expend the donation from the Brookshire Foundation for Park & Rec recreational program funding and equipment. The funding will come from the donation received.]

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 28th day of June 2021.

PASSED AND APPROVED on this the 12th 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 #3

**City of Kingsville
Parks & Recreation Department**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Susan Ivy, Parks Director

DATE: June 20, 2021

SUBJECT: Agenda Request – Request for Budget Amendment to meet Health Insurance needs of Park Division 4503 – Park Maintenance

Summary: The line item for Park Maintenance 4503 was underfunded due to change in staffing in the latter part of the fiscal year last year. We are requesting a budget amendment to fully fund the needed cost of health insurance for our current staff.

Background: One of our full-time employees retired late in the year last year after the budget had been finalized. He had elected earlier to stop using City Health Insurance when his wife passed away earlier in the year. When we replaced him after the fiscal year started, the new employee accepted the health insurance option and increased our health insurance line item.

Financial Impact: The Budget Amendment needed will increase the 001-5-45033-11600 – Group Health Insurance line item by _\$4700.00_.

Recommendation: I ask that you authorize the budget amendment in the amount of _\$4700.00_ to fully fund our health insurance line item.



ORDINANCE NO. 2021-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2020-2021 BUDGET TO COVER ADDITIONAL HEALTH CARE COSTS FOR STAFFING CHANGES.

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
Fund 001 – General Fund					
Expenditures - 5					
4503	Park & Rec	Group Health	11600	\$4,700.00	

[To amend the City of Kingsville FY 20-21 Budget to cover additional health care costs due to staffing changes. 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 28th day of June 2021.

PASSED AND APPROVED on this the 12th 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

Budget Am

CITY OF KINGSVILLE



P. O. BOX 1458 - KINGSVILLE, TEXAS 78364

Date: June 18, 2021

To: City Commission via City Manager Mark McLaughlin

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

From: Janine Reyes, Director of Tourism Services

Summary: The Tourism Department has set a goal to expand on its merchandise line and incorporate locally produced boutique quality merchandise. The line achieves to expand awareness of Kingsville's Monarch City USA partnership and our butterfly buds gardens while increasing our merchandise revenue. Our first partnership line incorporates the local boutique "Stef & Bec's" exclusive line of boutique quality shirts and a design created by "Ultra Screen Printing." The total number of shirts created on this first development of the line is approximately 160. Tourism plans to sell the shirts for \$30 each.

During the course of our planning the first line of shirts, both local companies have offered donation of their products and time.

Total value of the in-kind donations are as follows:

- Stef & Bec's Boutique: \$497.00
- Ultra Screen Printing: \$640.00

The financial impact is approximately \$25 per shirt after cost of the sale and sales tax, for a total revenue of approximately \$4,000.

Recommendation: Staff recommends accepting the above-mentioned donations.



www.cityofkingsville.com

Budget Am

CITY OF KINGSVILLE



P. O. BOX 1458 - KINGSVILLE, TEXAS 78364

Date: June 18, 2021

To: City Commission via City Manager Mark McLaughlin

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

From: Janine Reyes, Director of Tourism Services

Summary: The Tourism Department in partnership with Main Street would like to host a series of monthly Wine Walk Sip & Shop events beginning in the month of August. These events will be smaller in scale than the Wine Walk events we hosted in December, but we anticipate the events drawing shoppers into downtown Kingsville and will economically impact Main Street in a positive way. The events will be hosted in partnership with a non-profit entity in order to benefit the community while allowing for a significant amount of in-kind marketing. Big House Burgers has offered to provide in-kind services and staff to help benefit the event. They will provide the TABC license, purchase the beverages and provide staff to assist with pour stations that must be staffed by TABC certified individuals. The first series of wine walks will be for a three month period.

Total value of the in-kind donations are as follows:

- TABC Permit $\$500 \times 3 = \$1,500$
- TABC Certified Staff $\$100 \times 4 \times 3 = \$1,200$

The financial impact of Big House Burgers donation produces a savings of approximately \$2,700 for the event series.

Recommendation: Staff recommends accepting the above-mentioned donations.



ORDINANCE NO. 2021-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2020-2021 BUDGET TO ACCEPT AND EXPEND IN-KIND SERVICES FROM BIG HOUSE BURGERS FOR TABC EXPENDITURES OF \$2,700 FOR THE SIP AND SHOP EVENT AND STEF AND BEC'S BOUTIQUE ALONG WITH ULTRA SCREEN PRINTING FOR MERCHANDISE COSTS OF \$1,137 FOR CUSTOM SHIRTS.

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
Fund 002 – Tourism					
<u>Revenues - 4</u>					
1070	Tourism	Donations	72030	\$3,837	
<u>Expenditures - 5</u>					
1071	Tourism	Special Events & Festivals	31441	\$2,700	
1071	Tourism	Promotional Items	23200	\$1,137	

[To amend the City of Kingsville FY 20-21 Budget to accept and expend in-kind services donations from Big House Burgers, Stef and Bec's Boutiques and Ultra Screen Printing. The Funding will come from the donated in-kind services.]

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 28th day of June 2021.

PASSED AND APPROVED on this the 12th day of July 2021.

EFFECTIVE DATE:_____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

REGULAR AGENDA

AGENDA ITEM #5

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



Action Item

MEMO

Date: July 7, 2021

To: Mark McLaughlin (City Manager)

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

Subject: **Ampler Development LLC, applicant/authorized agent, Kingsville Chamber of Commerce, owner, requesting the replat of 5th ADDITION, BLOCK 1, LOTS 8-16, (PT OF CHAMBER OF COMMERCE), (EXEMPT) also known as 653 East King Avenue, 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 re-plat of the existing lots 8-16 (PT OF CHAMBER OF COMMERCE), (EXEMPT) also known as 653 East King Avenue, Kingsville, Texas into one single unit to enable the applicant carry out a commercial development. This action would regularize the legal description attached to the property. 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 re-plat of the property. 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.

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: June 16, 2021

To: Planning and Zoning Commission Members

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

Subject: **Ampler Development LLC, applicant/authorized agent, Kingsville Chamber of Commerce, owner, requesting the replat of 5th ADDITION, BLOCK 1, LOTS 8-16, (PT OF CHAMBER OF COMMERCE), (EXEMPT) also known as 653 East King Avenue, Kingsville, Texas.**

The applicant approached the department because they wanted to re-plat the existing lots 8-16 into one single unit to enable them carry out a commercial development. This action would regularize the legal description attached to the property. Now, there is a building that sits on the current property (lots 8-16). The applicant intends to demolish the current building and put up a new one. Re-platting the property would facilitate this process.

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

Thank you.

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

Uche Echeozo
Director of Planning and
Development Services

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 635 E King Ave Nearest Intersection SWC King / 11th St.

(Proposed) Subdivision Name _____ Lot 8-16 Block 1

Legal Description: Lots 8-16, Block 1, Fifth Addition to the City of Kingsville

Existing Zoning Designation _____ Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Amplifier Development LLC
Nancy Gerstenfeld Phone 786-208-9694 FAX N/A

Email Address (for project correspondence only): ngerstenfeld@amplergroup.com

Mailing Address Suite 400
4700 Falls of Neuse Rd City Raleigh State NC Zip 27609

Property Owner Chamber of Commerce Phone 361-522-5518 FAX _____

Email Address (for project correspondence only): Manny@Kingsville.org

Mailing Address PO Box 5032 City Kingsville State TX Zip 78364

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

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

Please provide a basic description of the proposed project:

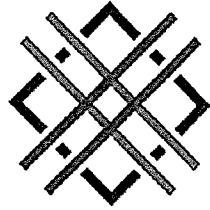
re-plat

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: 4/28/2021

Property Owner's Signature _____ Date: _____

Accepted by: _____ Date: _____



KINGSVILLE
CHAMBER OF COMMERCE

April 26, 2021

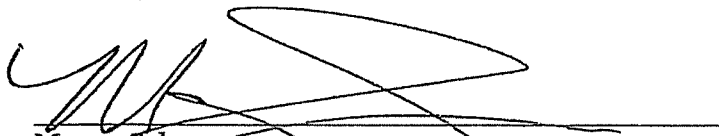
City of Kingsville
Planning and Zoning and Historical Development Board
410 W King Ave
Kingsville, TX 78363

LETTER OF AUTHORIZATION

To Whom it May Concern:

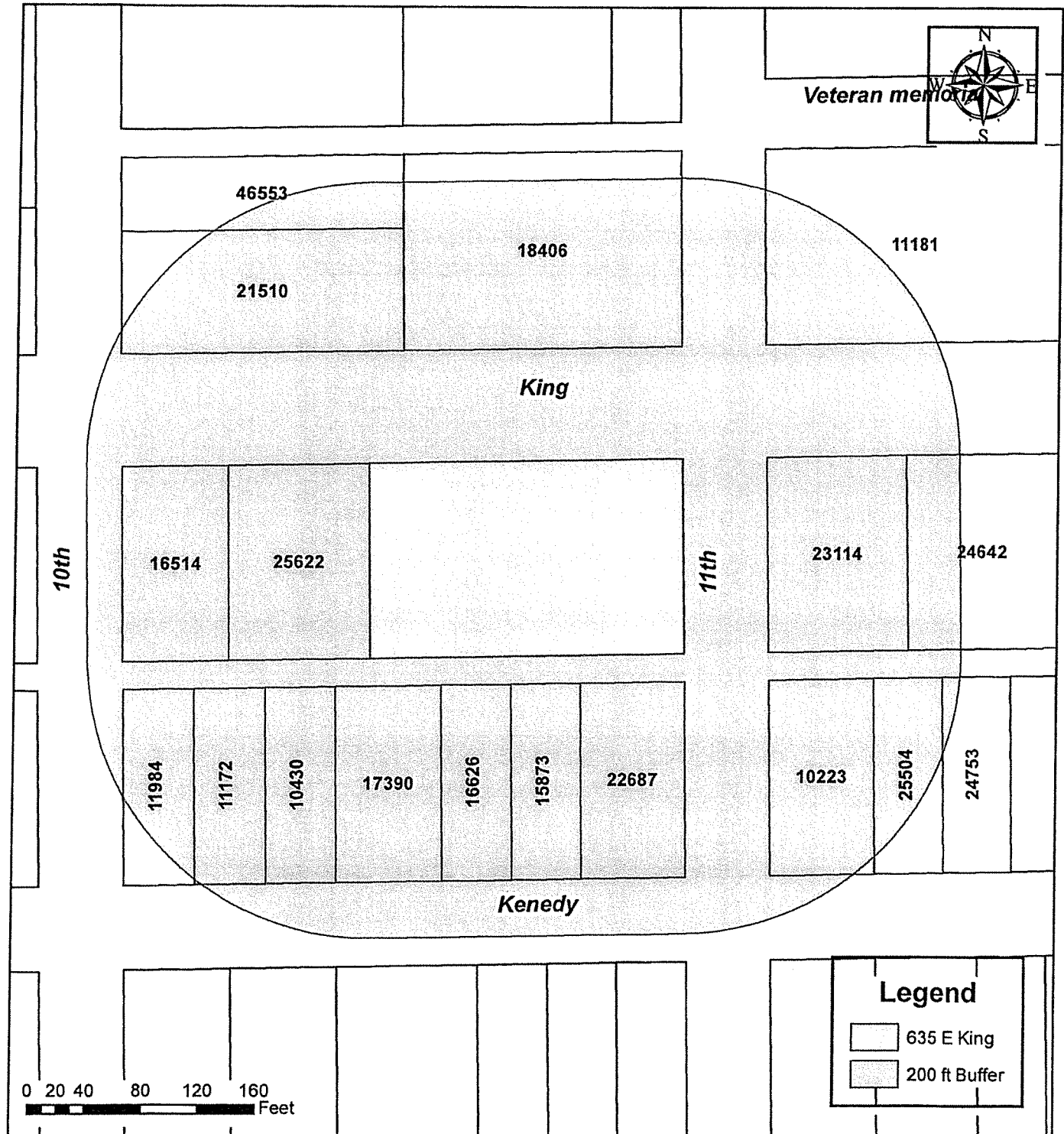
Please be advised that Manny Salazar, President/CEO of Kingsville Chamber of Commerce, Inc. owner of a tract of land located at the southwest corner of King Avenue and 11st street in Kingsville, Texas, having a common property address of 635 E King Ave, Kingsville, TX 78363 authorizes Nancy Gerstenfeld or BJ Moore with Ampler Development, LLC to act as an agent on my (our) behalf in all matters related to obtaining any permits, approvals, and licenses needed for the approval of the development of a Church's Chicken restaurant.

Sincerely,




Manny Salazar
President/CEO of Kingsville Chamber of Commerce

200 ft Buffer Map of 635 E King



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

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

ZOHAIR IQBAL CHARANIA
DBA SPICE STATION FOOD MART
1002-2 BISHOP COURTS
BISHOP, TX 78343
#46553

KLEBERG COUNTY
PO BOX 72
KINGSVILLE, TX 78364-0072
#11181

DONALD R TRANT JR
ETAL
701 E KING AVE
KINGSVILLE, TX 78363-5782
#23114

CARLOS G CHAPA
ETUX KELLYANN
608 E KENEDY AVE
KINGSVILLE, TX 78363
#11172

EDDIE RAMON
ETUX KALYNN
1906 MORNINGSIDE DR
ALICE, TX 78332-3006
#16626

BARBARA ANN TURNER
%KATHALEEN ELROD
PO BOX 1032
HONDO, TX 78861
#10223

PEERS HOLDINGS LTD
PO BOX 17608
AUSTIN, TX 78760
#21510

LB WASH INVESTMENTS LLC
3194 FM 1694
ROBSTOW, TX 78380-5754
#16514

R & L LOZANO LEASING LTD
209 N CAGE
PHARR, TX 78577
#24642

ERICA NGO
1304 S 13TH ST
KINGSVILLE, TX 78363
#10430

JOSHUA DE LA PAZ
624 E KENEDY
KINGSVILLE, TX 78363
#15873

ELVIA GARCIA
802 W F AVE
KINGSVILLE, TX 78363-3039
#25504

ICC GULF COAST RETAIL I LLC
25134 RYE CANYON LOOP STE
300
SANTA CLARITA, CA 91355
#18406

ENRIQUE MOLINA
SYLBIA MOLINA
PO BOX 1452
KINGSVILLE, TX 78364
#25622

LOIDA G UTLEY
JOE H UTLEY JR
602 E KENEDY AVE
KINGSVILLE, TX 78363
#11984

RODOLFO E RAMOS SR EST
1418 E KING AVE
KINGSVILLE, TX 78363-5938
#17390

ERNEST G GARZA JR
HARLIE M ISASSI
630 E KENEDY AVE
KINGSVILLE, TX 78363-5775
#22687

J F GARCIA EST
CARYL GARCIA (IND EXECUTRIX)
1632 E SANTA GERTRUDIS
KINGSVILLE, TX 78363-4809
#24753

Kleberg CAD

Property Search > 11082 KINGSVILLE CHAMBER OF COMMERCE INC for Year 2021

Tax Year: 2021 - Values not available

Property

Account

Property ID: 11082 Legal Description: 5TH, BLOCK 1, LOT 8-16, (PT OF CHAMBER OF COMMERCE), (E X E M P T)
 Geographic ID: 100700108000192 Zoning: C2
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 635 E KING Mapsco:
 Neighborhood: Map ID: C1
 Neighborhood CD:

Owner

Name: KINGSVILLE CHAMBER OF COMMERCE INC Owner ID: 10971
 Mailing Address: PO BOX 1030 % Ownership: 100.000000000000%
 KINGSVILLE, TX 78364-1030
 Exemptions: EX-XV

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 CHAMBER OF COMMERCE INC
 % 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: 8220.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	OF2A	EW5	1965	8220.0
OP1	OPEN PORCH BASIC (20%)	*		1965	189.0
OP1	OPEN PORCH BASIC (20%)	*		1965	25.0
CON	CONCRETE SLAB COMMERCIAL	*		2011	321.0
ASP	ASPHALT (100%)	*		2011	16324.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	0.6468	28176.00	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	\$144,450	\$98,620	0	243,070	\$0	\$243,070
2019	\$144,980	\$98,620	0	243,600	\$0	\$243,600
2018	\$143,410	\$98,620	0	242,030	\$0	\$242,030
2017	\$143,320	\$98,620	0	241,940	\$0	\$241,940
2016	\$100,980	\$98,620	0	199,600	\$0	\$199,600
2015	\$100,980	\$98,620	0	199,600	\$0	\$199,600
2014	\$100,980	\$98,620	0	199,600	\$0	\$199,600
2013	\$100,980	\$98,620	0	199,600	\$0	\$199,600
2012	\$100,980	\$98,620	0	199,600	\$0	\$199,600
2011	\$100,980	\$98,620	0	199,600	\$0	\$199,600
2010	\$133,310	\$98,620	0	231,930	\$0	\$231,930
2009	\$133,310	\$98,620	0	231,930	\$0	\$231,930
2008	\$133,310	\$98,620	0	231,930	\$0	\$231,930
2007	\$133,310	\$98,620	0	231,930	\$0	\$231,930

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

TAX CERTIFICATE

ACCT # 1-007-001-08000-192

DATE 04/28/2021

JL



MARIA V. VALADEZ, TAC
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

Cert# 200386

Property Description		PROP TYPE-F1F1
5TH, BLOCK 1, LOT 8-16, (PT OF CHAMBER OF COMMERCE		PCT OWNER-
), (E X E M P T)		
TOWN -	LOCATION- 635 E KING	
ACRES -	.646	

Values			
LAND MKT VALUE	98,620	IMPR/PERS MKT VAL	144,450
LAND AGR VALUE		MKT. BEFORE EXEMP	243,070
EXEMPTIONS GRANTED:		LIMITED TXBL. VAL	
(REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)		OTH	

KINGSVILLE CHAMBER OF COMMERCE INC

PO BOX 1030

KINGSVILLE TX 78364-1030

I, Maria V. Valadez, do hereby certify and otherwise guarantee that the tax levies, penalties, and attorney fees due and owing on the above mentioned property are as stated. TAX CERTIFICATE IS NOT EFFECTIVE AS TO ANY TAXES WHICH MAY BE ASSESSED AFTER THE DATE OF THIS CERTIFICATE.

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2020	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
				=====
		TOTAL DUE 04/2021		.00
ACCT # 1-007-001-08000-192		TOTAL DUE 05/2021		.00

BREAKDOWN OF TAX DUE BY JURISDICTION				
JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
KLEBERG COUNTY	.00	.00	.00	.00
CITY OF KINGSVILLE	.00	.00	.00	.00
KINGSVILLE ISD	.00	.00	.00	.00
SOUTH TX WATER AUTH	.00	.00	.00	.00

TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR00

REQUESTED BY:
MATTHEW GATTO

Jasmine Lora, Deputy

Signature of authorized officer of collecting office

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, June 16, 2021 at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

Ampler Development LLC, applicant/authorized agent, Kingsville Chamber of Commerce, owner, requesting the replat of 5th ADDITION, BLOCK 1, LOTS 8-16, (PT OF CHAMBER OF COMMERCE), (EXEMPT) also known as 635 E. King Ave., Kingsville, Texas.

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

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, June 28, 2021 at 5:00 p.m. wherein the City Commission will discuss and act on the following item and at which time all interested persons will be heard:

Ampler Development LLC, applicant/authorized agent, Kingsville Chamber of Commerce, owner, requesting the replat of 5th ADDITION, BLOCK 1, LOTS 8-16, (PT OF CHAMBER OF COMMERCE), (EXEMPT) also known as 635 E. King Ave., 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.

AGENDA ITEM #6

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 Tiffée, Michael Klepac and the Chairman – Steve Zamora all voted 'YES'.

The meeting was adjourned by 6.24p.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: 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", 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 2730 S. Byham Blvd Suite 750 Kingsville TX Nearest Intersection 1717 and 1356

(Proposed) Subdivision Name _____ Lot _____ Block _____

Legal Description: Walmart 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 936-433-4295 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 77089

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 _____

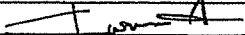
Select appropriate process for which approval is sought. Attach completed checklists with this application.

<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:

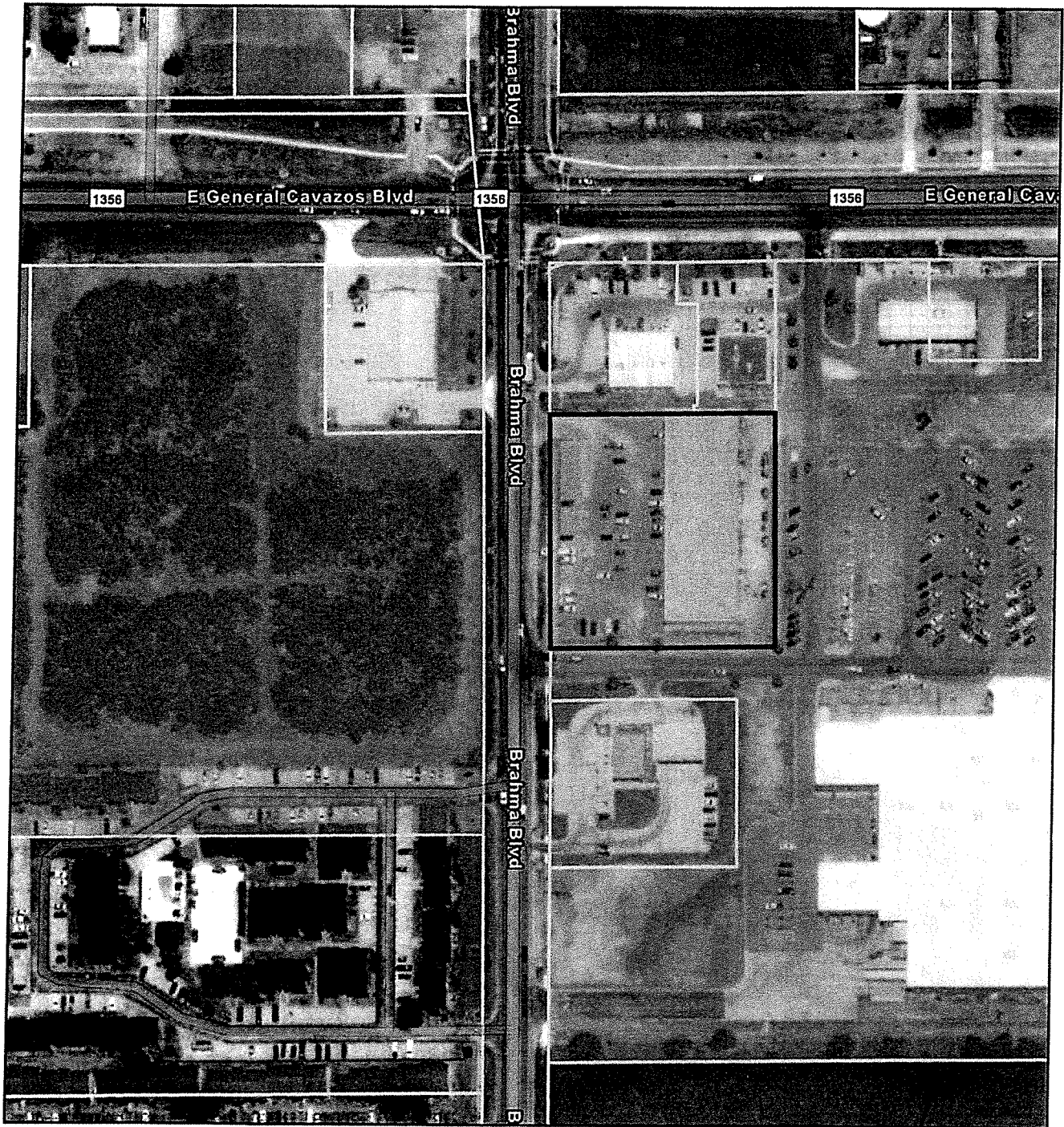
I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit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

Applicant's Signature _____ Date: _____

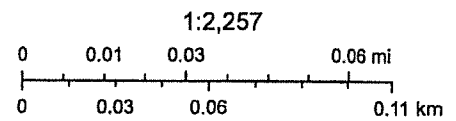
Property Owner's Signature  Date: 06 / 01 / 2021

Accepted by: _____ Date: _____

2730 S Brahma Blvd

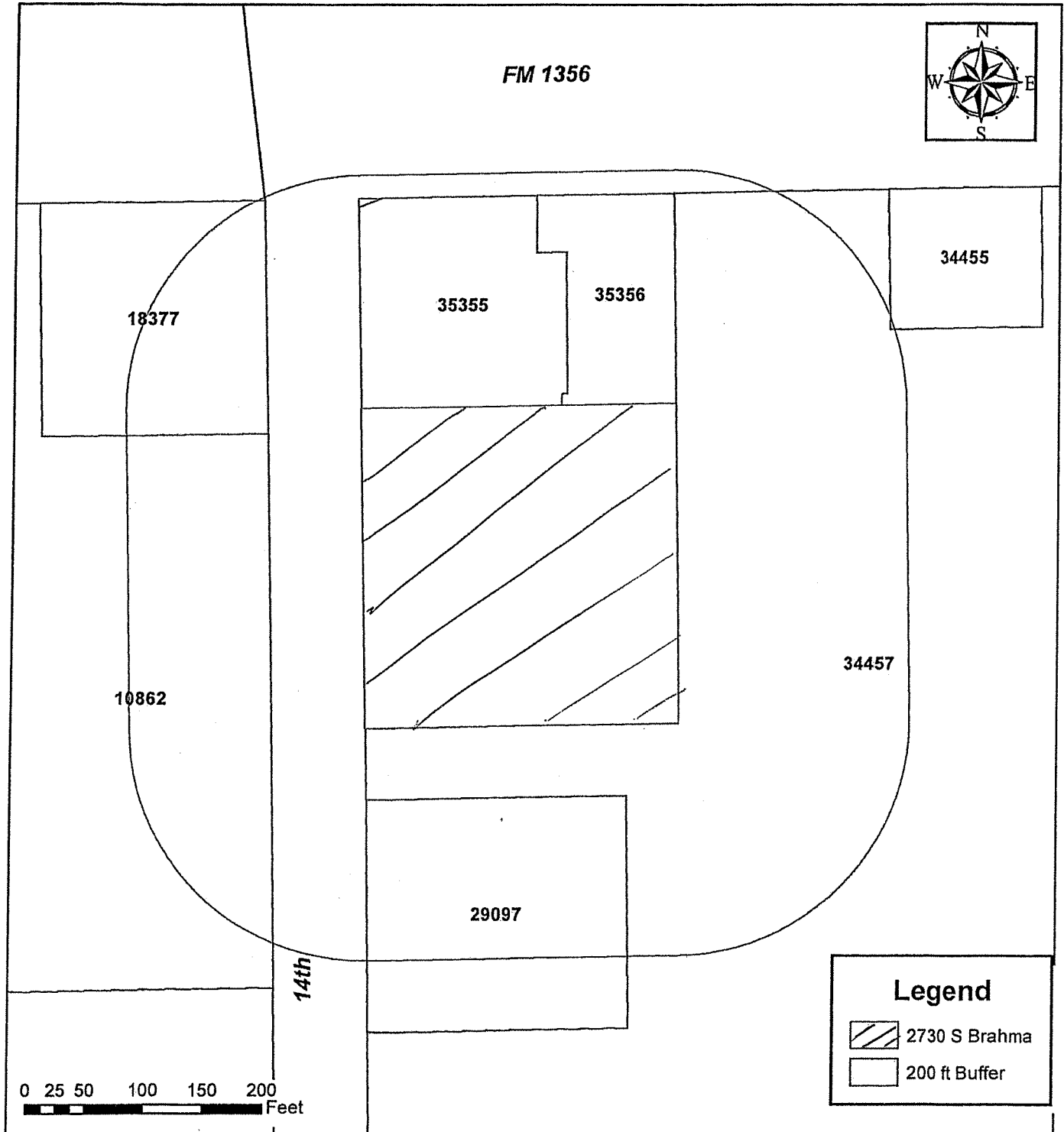


May 17, 2021



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 STORES 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: B2-I
 Neighborhood CD:

Owner

Name: KINGSVILLE GROUP LLC Owner ID: 61820
 Mailing Address: 11540 S WILCREST BLVD % Ownership: 100.0000000000%
 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: 100.0000000000%
 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: 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	<u>S</u>	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					

Lady Badgers softball 30-3A All-District selections announced



All-District MVP
Andrea Martinez
Pitcher



Newcomer of the Year
Sedalia Flores
Third Base



All-District First Team
and All-Academic Team
Kiara Cruz
Catcher



All-District First Team
and All-Academic Team
Mia Tamez
First Base



All-District First Team
Emily Taylor
Second Base



All-District First Team
Hannah Griffith
Shortstop



All-District First Team
and All-Academic Team
Alina Cruz
Centerfield



All-District First Team
Evelyn Valdez
OF



Honorable Mention
Maddy Peña
Outfield



Honorable Mention
Savannah Barrientes
Outfield



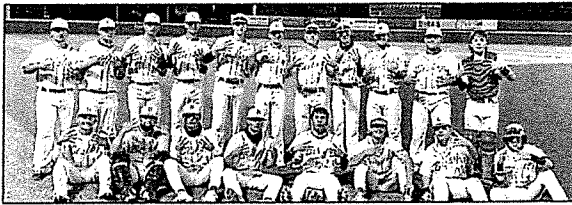
All-Academic Team
Alex Roop



All-Academic Team
Ashlin Scott



All-Academic Team
Abby Roop



Badgers lose heartbreaker in Regional Finals

The Bishop Badgers softball team suffered a heartbreaking 10-8 extra-inning loss in the regional finals to London. The game went two extra innings following the Badgers losing the opening game 10-7 to London. (Photo by Fred Salinas)

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

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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.

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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.

Property Tax Protest and Appeal Procedures

Property owners have the right to protest actions concerning their property tax appeals. You may follow these appeal procedures if you have a concern about:

- the reported (market) value of your property;
- the unequal value of your property compared with other properties;
- the inclusion of your property in the appraisal records;
- any exemptions that may apply to you;
- the qualifications for an agricultural or timber appraisal;
- the taxing entity taxing your property;
- the property boundaries;
- the change of use of land receiving special appraisal;
- failure of the chief appraiser or appraisal review board (ARB) to hold a required public hearing;
- any action taken by the chief appraiser, county appraisal district (CAD) or ARB that is illegal and adversely affects you.

Informal Review
You may informally discuss any of the above listed concerns with the chief appraiser or a member of the appraisal review board (ARB). The appraisal review board may discuss the matter with you and attempt to resolve the problem.

Review by the ARB
If you cannot resolve your problem informally with the CAD, you file a notice of protest requesting a hearing with the ARB.

The ARB is an independent board of citizens that hears and determines property tax appeals. It has the power to order the CAD to make corrections to the appraisal records and to file a protest with the ARB.

If you file a written request for an ARB hearing (notice of protest) before the deadline, the ARB will set your case for a hearing and you will receive notice of the time, date and place of the hearing. If necessary, you may request a hearing in the evening or on a Saturday. You may use Computer Form 50-112, Property Appeal - Notice of Protest, to file your written request for an ARB hearing.

When you hear your case, you may request a copy of the evidence the CAD files on and the hearing to make any corrections. Before a hearing, a representative from the CAD will be present. You or your agent and the CAD are required to provide each other with a copy of any material (on which evidence will be based) submitted to the ARB with the hearing. Evidence may be submitted by any hearing participant in person or on a small portable electronic device (such as a CD, USB flash drive or thumb drive) which will be kept by the ARB. Do NOT bring evidence on a smart phone. The ARB is hearing evidence regarding the value of your property, not evidence on a small portable electronic device which is not reviewed.

To be present at your hearing, the hearing will be held at the CAD or your designated agent may appear in person, by telephone conference call or by submission of a written affidavit in person.

Deadline for Filing Protests with the ARB*

Usual Deadline
Not later than May 15 for values 10 days after a notice of appraisal value is mailed to you, whichever is later.

Late Protests
Late protests are allowed for good cause if you can show that you filed the protest before the deadline. The ARB decides whether you have good cause. Late protests are not allowed after the ARB opens the appraisal records for the year.

Special Deadline
For change of use (the CAD advised you that you are having agricultural appraisal because you changed the use of your land), the deadline is not later than the 15th day after the notice of the determination is delivered to you.

For ARB charges the ARB has informed you of a change that increases your liability and the charge did not result from a

change, fees and expenses. You must request your request for a telephone conference call hearing on your written notice of protest that was ARB notice that the CAD has the hearing date and you must request your request for a telephone conference call hearing on your written notice of protest that was ARB notice that the CAD has the hearing date.

You and the CAD representative have the opportunity to present evidence about your case. In most cases, the CAD has the burden of establishing the property value by a preponderance of the evidence presented.

In certain protests, the chief appraiser has the burden of proving the property's value by clear and convincing evidence. You should request ARB hearing procedures to learn more about evidence and the rules of evidence.

You should not be confused. ARB members outside of the hearing ARB members are required to sign an affidavit stating that they have not received any case before the ARB since it

Review by the District Court, an Arbitrator or SOAR
After a decision by the ARB, the ARB must send you a copy of its decision by certified mail. If you are not satisfied with the ARB's decision, you have the right to appeal to district court. As an alternative to district court, you may appeal through binding arbitration at the State Office of Administrative Hearings (SOAH) if you meet the qualifying criteria.

If you choose to go to district court, you must state the protest by filing a protest with the district court on the 60th day of the day you receive the ARB's notice. If you choose to appeal through binding arbitration, you must file a request for binding arbitration with the CAD not later than the 60th day after you receive notice of the ARB's order. If you choose to appeal to the SOAH, you must file an appeal with the CAD not later than the 30th day after you receive notice of the ARB's order. Appeal to district court, binding arbitration or SOAH all require payment of a fee to the agency.

Tax Payment
You must pay the amount of taxes due on the portion of the taxable value with the dispute, the amount of taxes due on the property under the order item which the appeal is taken or the amount of taxes due in the previous year.

More Information
You can get more information by contacting your appraisal district or the district or telephone number shown on the Notice of Appraisal Value. You can get Computer Forms and additional information on how to prepare a protest from the Computer Forms and a computer manual on the ARB's website.

To be present at your hearing, the hearing will be held at the CAD or your designated agent may appear in person, by telephone conference call or by submission of a written affidavit in person.

If you hear the CAD or ARB shall have and you submit and defend, you may file a protest with the CAD before the hearing (usually filed 10 days before the 15th day after the date you claim you received a tax bill from one or more of the taxing units that own your property). The ARB decides whether it will hear your case based on evidence ARB when a required notice was mailed to you.

* The deadline applies to the usual deadline for filing a protest with the ARB.

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.

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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

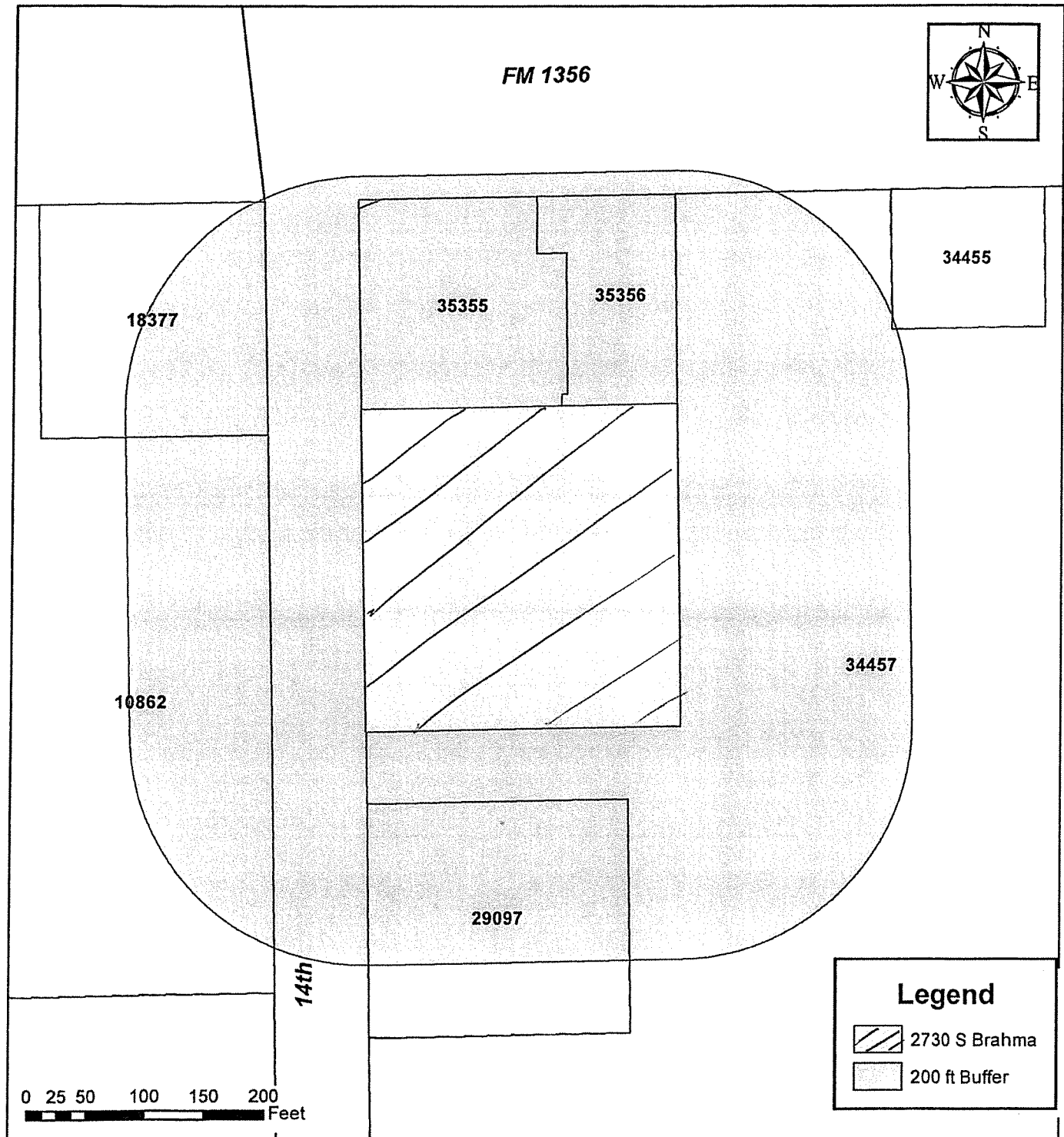
ATTEST:

Mary Valenzuela, City Secretary



APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

200 ft Buffer Map of 2730 S Brahma



Legend

-  2730 S Brahma
-  200 ft Buffer

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

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Drawn By:
Planning Department

Last Update: 6/14/2021

Note:

DISCLAIMER
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THE INFORMATION ON THIS SHEET MAY
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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**

AGENDA ITEM #7

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: **Tim Letsom, applicant; Young Lee Hyo & Eun Yong Im, owners; requesting a Special Use Permit for a Commercial Indoor Amusement land use at 9th, 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

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 9th, 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.

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 361-488-4884 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 78363

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

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

Please provide a basic description of the proposed project:

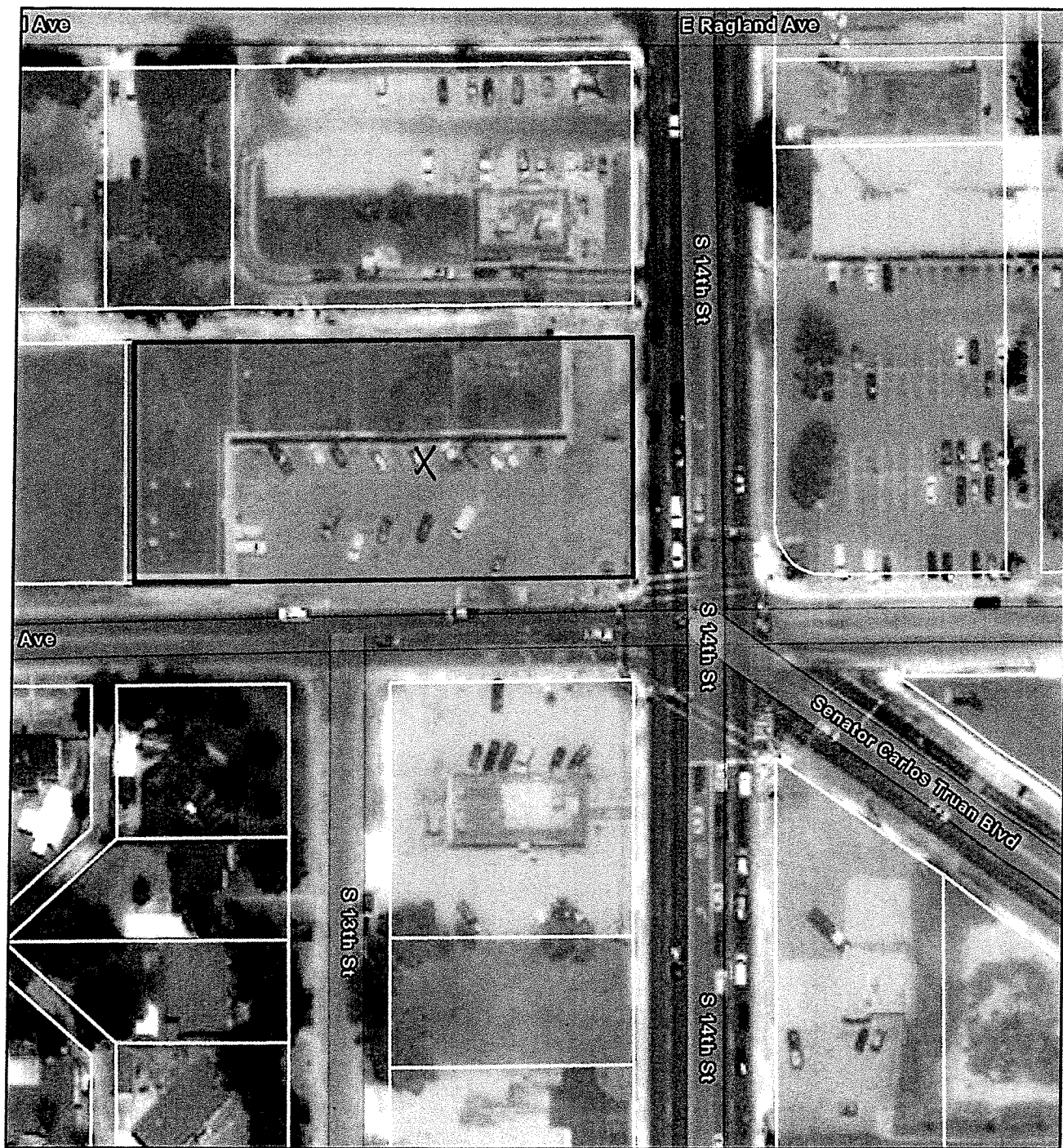
OPENING A PLACE OF ENTERTAINMENT AXE THROWING

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: 6-2-21

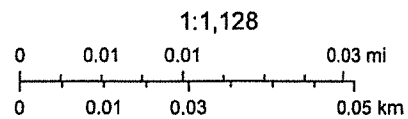
Property Owner's Signature [Signature] Date: 06/02-21

Accepted by: _____ Date: _____



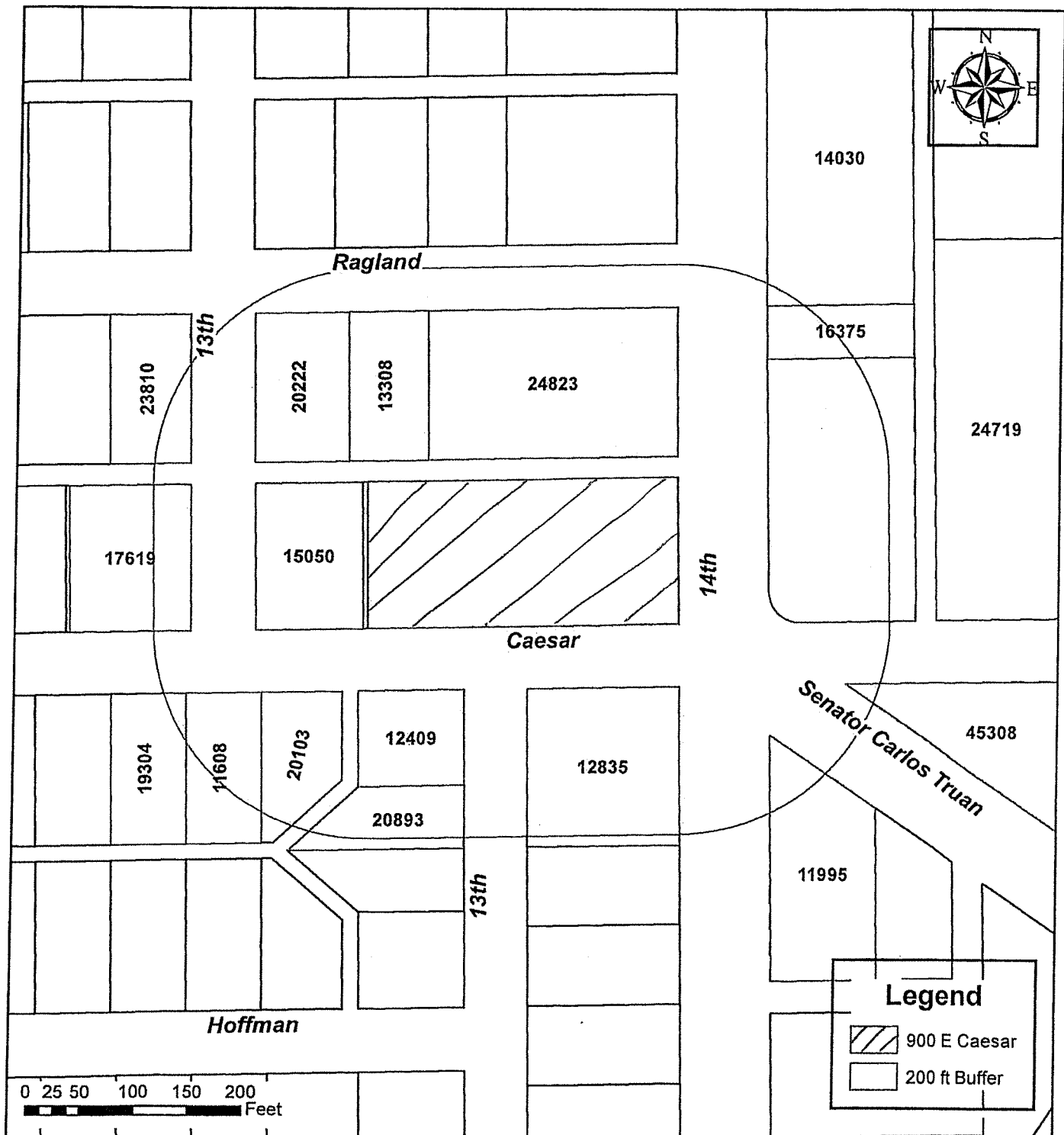
June 2, 2021

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	<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>	 CITY OF KINGSVILLE PLANNING DEPARTMENT 410 West King Kingsville, Texas 78363 Office: 361-695-8055
	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 14TH ST, STE 103
KINGSVILLE, TX 78363
#14030, 11995

ANGELA RUHNKE
120 S 14TH 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 13TH 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 14TH 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 FITZWATER
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 promoting 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 to support 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 Brahma nation 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 Southwest. (Photo by Terry Fitzwater)

COLDWELL BANKER
HOMESTEAD
PROPERTIES, INC.



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:

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Congratulations



TEXAS A&M
UNIVERSITY
KINGSVILLE

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 Letsom, applicant; Young Lee Hyo & Eun Yong 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 Blk., 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:

Tim Letsom, applicant; Young Lee Hyo & Eun Yong 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 Blk., 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 COMMERCIAL INDOOR AMUSEMENT USE IN C2 (RETAIL DISTRICT) AT 900 EAST CAESAR BLK., KINGSVILLE, TEXAS, ALSO KNOWN AS 9TH, 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 9th, 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

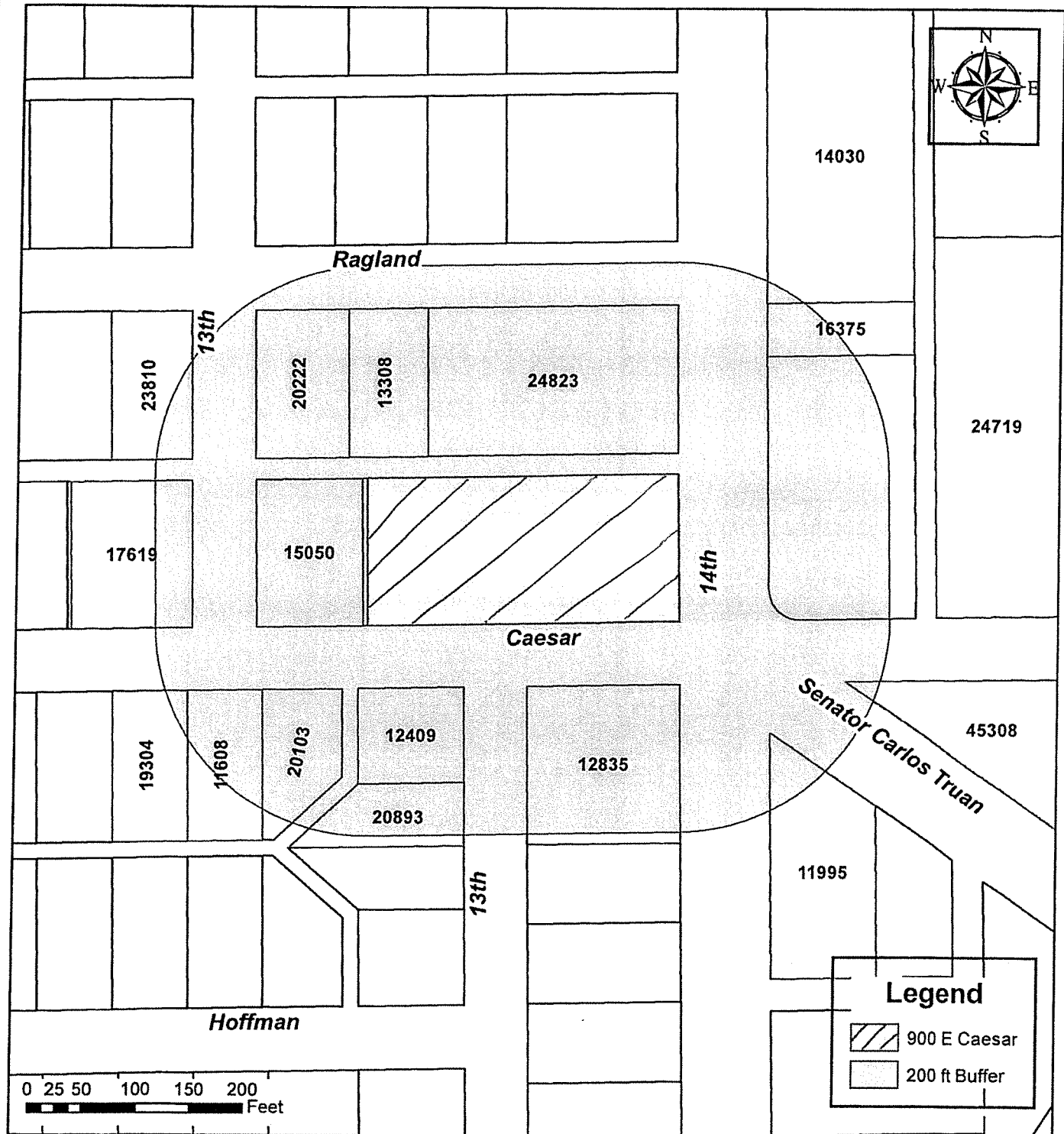
ATTEST:

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\GISMaps\New Buffer Maps.mxd

Page 1 / 1	Drawn By: Planning Department	<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, PLANNING, BUILDING, OR ANY OTHER PURPOSE.</p>	<p>CITY OF KINGSVILLE PLANNING DEPARTMENT 410 West King Kingsville, Texas 78363 Office: 361-595-8055</p>
	Last Update: 6/14/2021		
	Note:		

AGENDA ITEM #8

**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 awarding RFQ# 21-08 North and South Wastewater Treatment Plant Performance Evaluation.

Summary:

RFP# 21-08 for North and South Wastewater Treatment Plant Performance Evaluation was advertised on May 20, 2021 and May 27, 2021. Statement of Qualifications (SOQ's) were due June 15, 2021. Three (3) SOQs were received which include Ardurra (Formerly LNV) from Corpus Christi, TX; Garver from Harlingen, TX; and SWG from Weslaco, TX.

The purpose of the RFQ was to provide the following:

1. Wastewater Treatment Plant (WWTP) Performance Evaluation.
2. Modifications to the Existing Wastewater Treatment Plant structures.
3. Equipment upgrades and other improvements.
4. Increase plant capacity within TCEQ regulations.
5. Final Reports and Recommendations.
6. Funding options.
7. Other special services.

The selection review committee, which consisted of the City Manager, City Engineer, Capital Improvements Manager, Public Works Director, Wastewater Supervisor, and Purchasing Manager reviewed the SOQs and overall selected Garver to negotiate with for a contract for Professional Engineering Services.



**City of Kingsville
Engineering Dept.**

Background:

In 2016, the City issued RFQ #16-14 Wastewater Treatment Plant Capacity Analysis for the South WWTP. A Capacity Analysis Report was provided by Kimley Horn. The City has completed two of the items in the report which include clarifier equipment replacement and effluent line upgrade. LNV conducted a study for Wastewater Plant & Lift Station Evaluation in 2002. In 2018, LNV was awarded RFQ #18-09 for Engineering Services for Wastewater Systems Improvements Project and conducted a 0.2 MGD Wastewater re-route for the SWWTP in 2018. In 2021, the City was awarded a General Land Office grant to include a new lift station to divert wastewater from the South WWTP basin to the North WWTP.

Financial Impact:

There is no financial impact in awarding the RFQ to begin negotiations.

Recommendation:

Staff recommends awarding the RFQ for the North and South WWTP Performance Evaluation to Garver. The next step is to negotiate a contract for Professional Engineering Services with that firm.

Attachments:

None.



AGENDA ITEM #9

**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
Fund 051 – Utility Fund					
<u>Expenditures - 5</u>					
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 #10

RESOLUTION #2021- _____

A RESOLUTION OF THE CITY OF KINGSVILLE ENDING THE LOCAL STATE OF DISASTER THAT WAS EXTENDED ON MARCH 23, 2020.

WHEREAS, the Governor of the State of Texas on March 13, 2020, under the authority of the Texas Disaster Act of 1975, issued a proclamation certifying that COVID-19 (novel coronavirus) poses an imminent threat of disaster in the state and declaring a state of disaster for all counties in Texas and directed that all necessary measures, both public and private as authorized under Section 418.015, Texas Government Code, be implemented to meet the disaster;

WHEREAS, the City of Kingsville took extraordinary measures to prevent the spread of this devastating disease in our community;

WHEREAS, Section 418.108 of the Texas Government Code authorizes the Mayor of the City of Kingsville, as the presiding officer of the governing body of the political subdivision, to declare a local state of disaster;

WHEREAS, on March 17, 2020 the Mayor of the City of Kingsville, issued a proclamation declaring a state of disaster for public health emergency existed for the City of Kingsville resulting from COVID-19, and revised that order on March 18, 2020;

WHEREAS, on March 23, 2020 the City Commission of the City of Kingsville, via Resolution #2020-23, ordered the extension of the local state of disaster declared by the Mayor on March 17, 2020 and amended on March 18, 2020;

WHEREAS, that resolution stated the disaster declaration would continue until terminated by order of the City Commission of the City of Kingsville;

WHEREAS, the Governor has lifted most emergency regulations in the State, the vaccination rate in Kleberg County is estimated to be fairly high, and the number of new COVID-19 cases has been greatly reduced since the initial emergency declaration was issued, the City Commission of the City of Kingsville now intends to terminate the disaster declaration issued on March 17, 2020, amended on March 18, 2020, and extended on March 23, 2020;

WHEREAS, the City realizes that COVID-19 and variants of that virus are still a grave risk to the public and encourage all age-eligible citizens to get vaccinated and/or wear mask in public settings, to sanitize, and to socially distance as per CDC guidelines.

NOW, THEREFORE BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City Commission terminates the disaster declaration issued on March 17, 2020, amended on March 18, 2020, and extended on March 23, 2020, which are attached hereto.

II.

THAT this Resolution shall be and become effective on or after adoption.

PASSED AND APPROVED by a majority vote of the Kingsville City Commission the
12th day of July, 2021.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM

Courtney Alvarez, City Attorney

RESOLUTION #2020- 23

A RESOLUTION ORDERING THE EXTENSION THE LOCAL STATE OF DISASTER DECLARED BY THE MAYOR OF THE CITY OF KINGSVILLE ON MARCH 17, 2020 AND AMENDED ON MARCH 18, 2020.

WHEREAS, the COVID-19 virus mainly spreads between people who are in close contact with one another through respiratory droplets produced when an infected person coughs or sneezes and the symptoms of COVID-19 can range from mild to severe illness and cause further complications including death;

WHEREAS, the Governor of the State of Texas on March 13, 2020, under the authority of the Texas Disaster Act of 1975, issued a proclamation certifying that COVID-19 (novel coronavirus) poses an imminent threat of disaster in the state and declaring a state of disaster for all counties in Texas and directed that all necessary measures, both public and private as authorized under Section 418.015, Texas Government Code, be implemented to meet the disaster;

WHEREAS, the City of Kingsville is taking extraordinary measures to prevent the spread of this potentially devastating disease in our community; and

WHEREAS, Section 418.108 of the Texas Government Code authorizes the Mayor of the City of Kingsville, as the presiding officer of the governing body of the political subdivision, to declare a local state of disaster;

WHEREAS, on March 17, 2020 the Mayor of the City of Kingsville, issued a proclamation declaring a state of disaster for public health emergency existed for the City of Kingsville resulting from COVID-19, and revised that order on March 18, 2020;

WHEREAS, this public calamity continues to require emergency action;

WHEREAS, the Mayor and Commissioners of the City of Kingsville have determined that extraordinary measures stated in the declaration must be continued for public health and safety;

WHEREAS, I believe that the City of Kingsville's Emergency Management Plan should continue to be activated; and

WHEREAS, the conditions necessitating declaration of a state of disaster continue to exist.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF KINGSVILLE, HEREBY PROCLAIMS AND DECLARES:

Section 1. That a state of disaster declared by the Mayor on March 17, 2020 due to the public health emergency created by COVID-19, which declaration was amended on March 18, 2020, shall continue until terminated by order of the City Commission of the City of Kingsville.

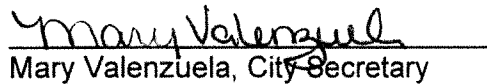
Section 2. That pursuant to Section 418.108(d) of the Texas Government Code, this declaration directs the City Manager to continue with all emergency management activities and the emergency management plan; authorizes the furnishing of all aid and assistance, as deemed necessary or desirable by those administering the plans, and continues activation of the preparedness and response aspects of the plans.

Section 3. That pursuant to Section 418.108(c) of the Texas Government Code, this declaration shall be given prompt and general publicity and shall be filed promptly with the City Secretary.

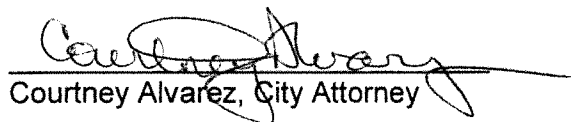
DECLARED AND ORDERED this the 23rd day of March 2020.


Sam R. Fugate, Mayor

ATTEST:


Mary Valenzuela, City Secretary

APPROVED AS TO FORM:


Courtney Alvarez, City Attorney

**CITY OF KINGSVILLE, TEXAS
MAYORAL DECLARATION OF LOCAL STATE OF DISASTER
DUE TO PUBLIC HEALTH EMERGENCY-REVISED**

WHEREAS, beginning in December 2019, a novel coronavirus, now designated SARS-CoV2 which causes the disease COVID-19, has been declared a global pandemic by the World Health Organization; and

WHEREAS, the symptoms of COVID-19 can range from mild to severe illness and cause further complications including death; and

WHEREAS, COVID-19 virus mainly spreads between people who are in close contact with one another through respiratory droplets produced when an infected person coughs or sneezes; and

WHEREAS, on March 13, 2020, the Governor of the State of Texas issued a proclamation certifying that COVID-19 poses an imminent threat of disaster in the state and declaring a state of disaster for all counties in Texas; and

WHEREAS, the City of Kingsville, Texas, is taking extraordinary measures to prevent the spread of this potentially devastating disease in our community; and

WHEREAS, said state of disaster requires that certain emergency protective measures be taken pursuant to the Texas Disaster Act of 1975 relating to Emergency Management and Public Health, pursuant to Chapter 418 of the Texas Government Code.

NOW THEREFORE, BE IT PROCLAIMED BY THE MAYOR OF THE CITY OF KINGSVILLE, TEXAS:

SECTION 1. That a local state of disaster for public health emergency is hereby declared for the City of Kingsville, Texas, pursuant to Section 418.108(a) of the Texas Government Code.

SECTION 2. That pursuant to Section 418.108(b) of the Texas Government Code the state of disaster for public health emergency shall continue for a period of not more than seven (7) days from the date of this declaration, unless continued or renewed by the City Commission of the City of Kingsville, Texas.

SECTION 3. That pursuant to Section 418.108(c) of the Texas Government Code this declaration of a local state of disaster for public health emergency shall be given prompt and general publicity and shall be filed promptly with the City Secretary.

SECTION 4. That pursuant to Section 418.108(d) of the Texas Government Code, this declaration of a local state of disaster activates the City of Kingsville, Texas, emergency management plan, and authorizes the furnishing of aid and assistance under the declaration.

SECTION 5. That this declaration authorizes the City to take any actions necessary to promote health and suppress the virus, including the quarantine of persons and occupied structures, examining and regulating hospitals, regulating ingress and egress from the City, regulating ingress and egress to occupied structures, establishment of quarantine stations, emergency hospitals, and other hospitals, and insuring compliance for those who do not comply with the City's rules, pursuant to Section 122.006 of the Health and Safety Code.

SECTION 6. That this declaration hereby places the responsibility on controlling public gatherings on the business or venue owner to comply with CDC guidance to the fullest extent possible, as that guidance exists now and is amended hereafter.


SECTION 7. That to reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and City Commission/City Boards. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the City Commission/City Boards shall be provided in written format and presented to the City Secretary and/or designee prior to the start of each meeting of the City Commission/City 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. The written public testimony shall be provided to members of the City Commission 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. The meeting may be held telephonically or via videoconference; and, if so conducted, the public may participate remotely by following the instructions of the City Secretary which would be posted on the City Secretary's outdoor public bulletin at City Hall and on the City website.

SECTION 8. In accordance with Texas Government Code §418.173, a person who knowingly or intentionally violates this declaration commits an offense, punishable by a fine up to \$1,000.00 or confinement in jail for a term that does not exceed 180 days.

SECTION 9. That this declaration hereby authorizes the use of all lawfully available enforcement tools.

SECTION 10. That this declaration shall take effect immediately from and after its issuance.

DECLARED this 18 day of March, 2020.


Sam R. Fugate, Mayor
City of Kingsville, Texas

ATTEST:


Mary Valenzuela, City Secretary

**CITY OF KINGSVILLE, TEXAS
MAYORAL DECLARATION OF LOCAL STATE OF DISASTER
DUE TO PUBLIC HEALTH EMERGENCY**

WHEREAS, beginning in December 2019, a novel coronavirus, now designated SARS-CoV2 which causes the disease COVID-19, has been declared a global pandemic by the World Health Organization; and

WHEREAS, the symptoms of COVID-19 can range from mild to severe illness and cause further complications including death; and

WHEREAS, COVID-19 virus mainly spreads between people who are in close contact with one another through respiratory droplets produced when an infected person coughs or sneezes; and

WHEREAS, on March 13, 2020, the Governor of the State of Texas issued a proclamation certifying that COVID-19 poses an imminent threat of disaster in the state and declaring a state of disaster for all counties in Texas; and

WHEREAS, the City of Kingsville, Texas, is taking extraordinary measures to prevent the spread of this potentially devastating disease in our community; and

WHEREAS, said state of disaster requires that certain emergency protective measures be taken pursuant to the Texas Disaster Act of 1975 relating to Emergency Management and Public Health, pursuant to Chapter 418 of the Texas Government Code.

NOW THEREFORE, BE IT PROCLAIMED BY THE MAYOR OF THE CITY OF KINGSVILLE, TEXAS:

SECTION 1. That a local state of disaster for public health emergency is hereby declared for the City of Kingsville, Texas, pursuant to Section 418.108(a) of the Texas Government Code.

SECTION 2. That pursuant to Section 418.108(b) of the Texas Government Code the state of disaster for public health emergency shall continue for a period of not more than seven (7) days from the date of this declaration, unless continued or renewed by the City Commission of the City of Kingsville, Texas.

SECTION 3. That pursuant to Section 418.108(c) of the Texas Government Code this declaration of a local state of disaster for public health emergency shall be given prompt and general publicity and shall be filed promptly with the City Secretary.

SECTION 4. That pursuant to Section 418.108(d) of the Texas Government Code, this declaration of a local state of disaster activates the City of Kingsville, Texas, emergency management plan, and authorizes the furnishing of aid and assistance under the declaration.

SECTION 5. That this declaration authorizes the City to take any actions necessary to promote health and suppress the virus, including the quarantine of persons and occupied structures, examining and regulating hospitals, regulating ingress and egress from the City, regulating ingress and egress to occupied structures, establishment of quarantine stations, emergency hospitals, and other hospitals, and insuring compliance for those who do not comply with the City's rules, pursuant to Section 122.006 of the Health and Safety Code.

SECTION 6. That this declaration hereby limits the size of gatherings to not more than 50 people and mandates the cancellation of all such gatherings until further notice. A "gathering" refers generally to a scheduled event or common endeavor where 50 persons are present in a confined space, room, or area. The limitation on the size of gatherings does not include employees of the establishment where they work, nor does it include designated medical facilities.


SECTION 7. That to reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and City Commission/City Boards. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the City Commission/City Boards shall be provided in written format and presented to the City Secretary and/or designee prior to the start of each meeting of the City Commission/City 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. The written public testimony shall be provided to members of the City Commission 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. The meeting may be held telephonically or via videoconference; and, if so conducted, the public may participate remotely by following the instructions of the City Secretary which would be posted on the City Secretary's outdoor public bulletin at City Hall and on the City website.

SECTION 8. In accordance with Texas Government Code §418.173, a person who knowingly or intentionally violates this declaration commits an offense, punishable by a fine up to \$1,000.00 or confinement in jail for a term that does not exceed 180 days.

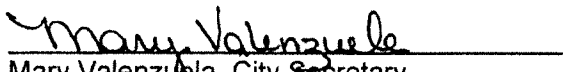
SECTION 9. That this declaration hereby authorizes the use of all lawfully available enforcement tools.

SECTION 10. That this declaration shall take effect immediately from and after its issuance.

DECLARED this 17 **day of March, 2020.**


Sam R. Fugate, Mayor
City of Kingsville, Texas

ATTEST:


Mary Valenzuela, City Secretary

AGENDA ITEM #11

AGENDA ITEM #12

RESOLUTION #2021-_____

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN EMPLOYMENT AGREEMENT FOR THE POSITION OF CITY MANAGER WITH MARK MCLAUGHLIN; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the chief administrator for the City of Kingsville ("City") is the City Manager and that position is currently filled by Mark McLaughlin under a City Manager's employment agreement that is currently ending an initial two-year term on December 1, 2021 and is proposed for a one-year extension; and

WHEREAS, the City Commission is charged with filling the position of City Manager and has decided to continue a contract with Mark McLaughlin as City Manager; and

WHEREAS, the parties have worked on a new employment contract for this position that would include a one-year period starting December 2, 2021, have an automatic one-year renewal unless notified of an intent not to renew by October 1, 2022, and have a compensation increase starting October 1, 2021; and

WHEREAS, it is mutually deemed sound, desirable, practicable, and beneficial for the parties to enter into the agreement attached hereto.

NOW THEREFOR, BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the Mayor is authorized and directed as an act of the City of Kingsville, Texas to enter into an Employment Agreement for the position of City Manager with Mark McLaughlin in accordance with Exhibit A hereto attached and made a part hereof.

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 on the
12th day of July, 2021.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

CITY MANAGER EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT is made and entered into this the 12th day of July, 2021, by and between the **CITY OF KINGSVILLE, TEXAS** (hereinafter referred to as the "City"), a Texas home-rule municipality, and **MARK A. MCLAUGHLIN** (hereinafter referred to as "Manager"), both of which parties hereto understand and agree as follows:

WITNESSETH:

WHEREAS, the Kingsville City Commission desires to employ **MARK A. MCLAUGHLIN** as City Manager for the City of Kingsville, Texas; and

WHEREAS, it is the desire of the City Commission to provide certain benefits, establish certain conditions of employment, and to set certain working conditions of said Manager; and

WHEREAS, City Commission and **MARK A. MCLAUGHLIN** entered into a City Manager Employment Agreement on or about October 28, 2019 for a start date of December 2, 2019 and the parties desire to amend and extend that agreement; and

WHEREAS, **MARK A. MCLAUGHLIN** desires to accept continued employment as Manager, and an officer, of said City on the terms outlined herein.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein contained, and hereinbefore stated, the parties hereto agree as follows:

A. Duties and Responsibilities

As City Manager, Manager agrees to perform all duties and responsibilities as described in the City Charter, the Municipal Code, the ordinances of the City, and as reasonably directed by the City Commission. It is specifically understood and agreed that the Manager must remain a Kingsville resident as long as he serves as Kingsville's City Manager.

B. Salary

The Manager will receive an annual salary of \$140,000.00 payable in equal installments on the same schedule as other City employees beginning in the fiscal year starting October 1, 2021. Thereafter, City agrees to consider increasing said salary and/or other benefits of Manager in such amounts and to such an extent as the City Commission may determine that is desirable to do so, on the basis of an annual performance evaluation and/or salary review of the Manager. The Manager agrees he will not receive any compensation from City (ie, anniversary step increases, longevity pay, COLA, or other incentives) not specifically mentioned herein.

C. Automobile Allowance

The City agrees to pay Manager an annual automobile allowance of \$3,600.00 payable in equal installments on the same schedule as other City officers or employees with automobile allowances. The automobile allowance shall be subject to review from time to time by the City Commission and accordingly modified, if deemed necessary. This automobile allowance shall cover all automobile-related expenses incurred by Manager, including expenses for automobile repair, maintenance, insurance, operation and replacement. Manager shall receive additional reimbursement for excess mileage outside the area as defined in the City of Kingsville "Travel Policy".

D. Vacation Leave & Sick Leave

Vacation and Sick leave shall be calculated in accordance with the City of Kingsville "Administrative Policies and Procedures Manual". The Manager shall have a bank of forty (40) hours Vacation Leave on the commencement of employment agreement. The Manager shall accrue 120 hours of vacation leave annually earned at a rate of 4.62 hours bi-weekly. The Manager shall accrue 80 hours of sick leave annually earned at a rate of 3.07 hours bi-weekly.

E. Health Insurance

The Manager shall be eligible for coverage by the City's group medical insurance plan. The Manager may elect to have his/her eligible dependents covered under the health plan with the City contributing a percentage of the premiums as established by the City Commission. The fixed rate for the monthly premium for the Manager and his eligible dependents (spouse or family coverage), should he elect to pay for such coverage, shall be the same as that paid by other city employees for the same type of coverage.

F. Life Insurance

The City agrees to provide the Manager a basic life insurance plan equal to his annual salary for the term of this agreement. The City of Kingsville pays all premiums associated with this policy. The Manager may, at his option and at his cost, increase the basic life insurance plan amount, if such higher insurance is available under the City's life insurance plan.

G. Moving and Relocation Allowance

Not needed.

H. Termination and Severance Pay

In the event the City Commission decides to terminate Manager's employment during such time Manager is willing and able to continue performing the duties of the City Manager, then the City agrees to pay a lump sum cash payment (less any TMRS & taxes) equal to three (3) months full salary (salary & automobile allowance only) plus one (1) month of full salary (salary & automobile allowance only) for each year of completed City of Kingsville service from his initial start date of December 2, 2019 for up to three (3) months, plus the value of all vacation leave accrued by, or credited to, the Manager prior to the termination; provided, however, in the event that severance

is paid to Manager, Manager agrees that he shall contemporaneously execute and deliver to the City a full release of any and all claims that he may have against the City. The failure to execute and deliver such release shall nullify any obligation by the City to pay severance.

In the event the City Commission terminates the Manager's employment because of the commission of an illegal act, including but not limited to, acts involving personal gain, corruption, misconduct or malfeasance in office, any felony, violation of the City Charter or the Administrative Policies and Procedures Manual or the City of Kingsville "Code of Ethics", then the City shall have no obligation whatsoever to pay any severance pay designated in this section.

I. Texas Municipal Retirement System

Contributions to Texas Municipal Retirement System (TMRS) are mandatory for all full-time employees. Contribution rates and other policies of the City's TMRS Plan are determined by the City Commission and are subject to change.

J. Performance Evaluation

It will be the responsibility of the Manager to work with the Mayor and develop performance criteria within six months of his renewal date. The Commission must approve the performance criteria developed by the Manager. The Commission shall review and evaluate the performance of the Manager at least once annually utilizing the performance criteria approved by the Commission. The review of the Manager's performance shall be in writing and in accordance with criteria and format approved by the Commission. The Commission shall provide the Manager a reasonable and adequate opportunity to discuss with the Commission and/or respond to the Manager's evaluation. The annual performance reviews and evaluations shall be reasonably related to the Manager's written job description and shall be based, in whole or in part, on the performance criteria jointly developed and adopted by the Commission and Manager. Adjustment of base salary, if any, is at the sole discretion of the City Commission.

K. Business Equipment and Expenses

The City shall provide the Manager with all necessary business equipment including personal computers and a cell phone with "smart phone technology." The Manager will be reimbursed for any other necessary business equipment or services not provided by the City according to City policy and guidelines.

L. Starting Date and Notice of Resignation

The Manager commenced employment with the City on December 2, 2019. The Manager agrees to provide the City Commission a minimum of 30 days written notice if he chooses to resign his position and terminate this agreement.

M. Civic Activities

The Manager is encouraged to participate in community and civic organizations and activities. Membership dues and participation costs will be paid by the City, subject to annual appropriation by the City Commission.

N. Professional Dues, Education and Training

The City agrees to reimburse membership dues in ICMA and TCMA, and for reasonable expenses incurred in the attendance at annual conferences and/or regional conferences. Such reasonable expenses shall be defined as including conference registration fees, coach/economy air fares, hotel accommodations and meals in accordance with the City's travel policy. In addition, the City agrees to reimburse reasonable expenses incurred in attendance at one other professional development conference or training opportunity as approved by the Mayor or his designee. Developing and maintaining professional association contacts and standing provide the City access to valuable resources, and the reasonable participation and related travel by the Manager. All dues, continuing education and travel expenses are subject to annual appropriation by the City Commission.

O. Bonds

The City shall bear the full cost of any fidelity or other bonds required of the Manager under any law or ordinance.

P. Indemnification

The City will defend, hold harmless, and indemnify Manager against any tort, professional liability claim or demand, or other civil legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of the duties as City Manager, except for intentional acts or acts of gross negligence or other acts not covered by the City's insurance carrier policy. The City will compromise and settle any such covered claim or suit, at its sole option, and settle any such covered claim or suit and pay the amount of any settlement or judgment rendered thereon.

Q. Term of Agreement

This agreement shall be for a term of one (1) year from the start date of December 2, 2021. This agreement may be terminated in accordance with the provisions of Paragraph H and may be extended or renewed at any time during the term upon mutual agreement of the parties. If the City Commission takes no action regarding renewal of the Agreement prior to October 1, 2022, this Agreement automatically renews for an additional one (1) year term.

R. General Provisions

- 1. Severability.** In the event any one or more of the sections, provisions or clauses contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Agreement, but this Agreement shall be construed as if such invalid, illegal or unenforceable provision had not been contained herein.

2. **Entire Agreement.** This Agreement incorporates all the agreements, covenants and understandings between the City and the Manager concerning the subject matter hereof, and all such covenants, agreements and understandings have been merged onto this written Agreement. No other prior agreements or understandings, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless embodied in this Agreement.
3. **Amendment.** This Agreement shall not be modified or amended except by a written instrument executed by the Manager and the duly authorized representative of the Commission.

IN WITNESS WHEREOF, the City of Kingsville, Texas, has caused this Employment Agreement to be signed and executed on its behalf by its Mayor after being authorized to do so at a regular and duly posted meeting of the Kingsville City Commission, and the Manager has signed and executed this Agreement.

Signed this the _____ day of _____, 2021.

CITY OF KINGSVILLE, TEXAS

Sam R. Fugate, Mayor

ACCEPTED:

Mark A. McLaughlin

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #13