City of Kingsville, Texas

AGENDA
CITY COMMISSION
MONDAY, AUGUST 15, 2022
SPECIAL MEETING

CITY HALL
HELEN KLEBERG GROVES COMMUNITY ROOM
400 WEST KING AVENUE
4:00 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

APPROVED BY:
Mark McLaughlin
City Manager

I. Preliminary Proceedings.

OPEN MEETING

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

MINUTES OF PREVIOUS MEETING(S)

Special Meeting – August 4, 2022

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

None.

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, Proposed Development Report; Accounting & Finance – Financial & Investment Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports; Police & Fire Department – Grant Update, Police & Fire Reports; Street Updates; Public Works- Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project,

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being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon.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 changing the zoning map in reference to Garcia Ind Ac, Block 11, Lot 1 (Property ID 21326), (1.2 acres), also known as E. Santa Gertrudis; Garcia Ind Ac, Block 11, Lot 2, (Property ID 13682), (1 acre), also known as E. Santa Gertrudis; Garcia Ind Ac, Block 11, Lot 3, (Property ID 22101), (1 acre), also known as E. Santa Gertrudis, Kingsville, Texas, from AG (Agricultural District) to I2 (Heavy Industrial District). (Planning & Development Services Director).

2. Motion to approve final passage of an ordinance amending the zoning ordinance by changing the zoning map in reference to rezone KT&I Co, Block 2, Lot Pt 9 (Tract 8), (5.47 acres), also known as 1526 Young Drive, Kingsville, Texas from AG (Agricultural District) to R1 (Single Family Residential District). (Planning & Development Services Director).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.[4]

3. Review and discuss proposed fiscal year 2022-2023 budget for departments of the City of Kingsville. (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 Commission Chambers 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 at City Hall, City of Kingsville, 400 West King Avenue, 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:

August 9, 2022 at 9:30 A.M. and remained so posted continuously for at least 72 hours proceeding the schedule time of said meeting.

Mary Valenzuela

Mary Valenzuela, TRMC, 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)

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON THURSDAY, AUGUST 4, 2022, 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, Mayor Pro-Tem
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
Ricardo Torres, Police Chief
Emilio Garcia, Health Director
Deborah Balli, Finance Director
Charlie Sosa, Purchasing Manager
Rudy Mora, Engineer
Diana Gonzales, Director of Human Resources
David Solis, Risk Manager
Bill Donnell, Public Works Director

I. Preliminary Proceedings.

OPEN MEETING
Mayor Fugate opened the meeting at 3:00 p.m. with all five City 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)

None.

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

None.

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."

Ms. Courtney Alvarez, City Attorney reported that the next scheduled City Commission meeting will be on August 8, 2022, at 5:00 p.m. She further announced that there are also several scheduled budget workshops, August 15 2022, at 4:00 p.m.; August 22, 2022, with the budget workshop beginning at 3:00 p.m. to 5:00 p.m. and regular meeting beginning at 5:00 p.m.; and August 23, 2022, at 4:00 p.m.

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. None.

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.[4]

1. **Conduct a workshop regarding Health Insurance Plan, requests for proposal, and options for upcoming fiscal year. (City Manager).**

Mr. Mark McLaughlin, City Manager stated that this upcoming budget has been challenging due to some parts that are out of the staff's control. The city received the tax rates from the County on Wednesday, August 3, 2022. Staff continues to work on the upcoming fiscal year budget with one of the big pieces to the budget being medical insurance. He further stated that he asked staff to go out for Request for Proposals (RFPs) to see if there was any other company that was better than what we currently already have. Staff received six proposals with some only wanting to do part of the insurance for the city and others wanting to do the entire package requested. Quotes from Entrust, TML (Blue Cross Blue Shield) were pulled by TML, and United Healthcare. The quote received from Entrust increased by $339,000 for next year. United Healthcare provided the city with one set of numbers that were in favor of the city. Mr. McLaughlin further commented that self-insurance has two problems that he is concerned about, an unsustainable plan and putting a significant risk on the city. As there at 240 employees on the plan and with all of them being insured by the city, with the city budget, with up to $100,000 in claims for every single employee, and if the city has a few too many claims, it can bankrupt the city. It goes over a $100,000 claim,

Stops Loss kicks in, and the city has another provider that will charge for that fee. He further stated that there are six to eight individuals who are above $100,000. The city has some individuals who have claimed significant amounts of policy adjustments throughout the last few years. He further stated that the current carrier, Entrust, has stated that these individuals can not be at $100,000 any longer and the city would need to assume their risk and the individuals will be raised to $250,000. This makes the city responsible before stop-loss kicks in. It has been stated that for the upcoming fiscal year, the stop loss will add a few more individuals to it and increase them to $350,000 per person.

Commissioner Hinojosa asked if the city would be self-insured. Mr. McLaughlin responded yes, it is fully insured through United Healthcare if the Commission chooses to go that route, which will remove all the risk from the city.

Mrs. Diana Gonzales, Human Resources Director stated that the marketing response was for the response to the RFP's, 90 Degree Benefits with a 10% increase; Maestro Health provided a TPA quote only; United Healthcare fully insured quoted; Deer Oaks EAP services only; and Ameriflex spending account administration. Switching from 90 Degree benefits to United Healthcare can save the city almost 10%. The city would introduce three medical plans for employees to choose from with three different networks, PPO, EPO, and HMO. It will have enhanced network access to traditional health plans and be more relevant to the industry standard. The city's current plan estimated annual premium is $3,502,108.44. The renewal, with 90 Degree for the upcoming fiscal year is priced at $3,842,099.28, which has an increase of 10% for a total of $339,990.84, this is the expected cost and not to maximum funding. Mrs. Gonzales stated that the city, over the last couple of years, the city had done a bit more than expected but less than maximum as the city has not been able to afford it. The three different options with United Healthcare, Option 4 is Choice Plus (PPO), Option 5 is Choice Plan (EPO), and Option 6 is Navigate Plan (HMO). It was further stated that United Healthcare has provided many options for the insured, from 70% co-insurance to 100% co-insurance and with many different deductibles. Mrs. Gonzales commented that these options are overall better than what the city currently has. Under the United Healthcare plan, there is an individual deductible of $250. Once that individual reaches its deductible of $250 for the year they are done with that deductible, everything else gets applied to their maximum out-of-pocket. The maximum out-of-pocket for an individual is $1,750. Once they reach $1,750 per year everything else is covered such as co-pays and medication. The family plan is $500 per year, which at this time the current plan has a $350 per month deductible. The family unit is $500 but with individuals such as an employee and spouse, each one would have to reach the $250 deductible. If the spouse reaches it, anything after will go towards their maximum out of pocket with the other individual on the plan having their $250 deductible with everything else going to the maximum out of pocket. The family unit is $3,500 and once they reach that threshold, annually, everything else will be covered. Mrs. Gonzales further stated that under the United Healthcare option, if there is a child, unsure of the age, who goes to the doctor it pays $0 deductible, and on the current plan pays $25. Deductibles for United Healthcare PPO Plan are $20 for a primary care visit; $20 to $40 for a specialist visit, virtual visit $0; urgent care $75; preventive care $100% covered; diagnostic test PCP Co-pay; advanced imaging deductible/100%; and surgical procedures deductible/100%. This is the most expensive plan of the three options.

Mayor Fugate commented that one concern that he has is that if an individual is out of state and has an accident and the individual needs to go to the emergency room, that individual will be out of network.

Mrs. Gonzales stated that under the PPO Plan, there are no restrictions. The HMO Plan, which is the least expensive plan, the network provider is United Healthcare the network for that is Navigate HMO and has a gatekeeper. With HMO the individual must

have a Primary Care Provider (PCP). If it is required that an individual needs to see a specialist, it has to go through their primary care. HMO is only in Texas, unless of an emergency; there is emergency care outside the state of Texas. The EPO Plan will allow you to go to any network provider anywhere in the United States, that is under United Healthcare. The PPO Plan will allow the individual to go with any provider whether they are a network provider or not, with different co-insurance if the individual goes outside the network. Mrs. Gonzales further stated that with the current plan, if an individual goes outside of the network for an emergency outside the Christus Spohn Network, the individual would be covered for an emergency, but there would have to be some type of negotiation on the cost, plus the individual would be responsible for balance billing if they go outside the Christus Spohn Network. She further explained that under the three different options, HMO requires a PCP noted, and under the EPO Plan and PPO Plan, a PCP does not have to be noted. For referrals, referrals are required under the HMO Plan through your PCP. Under the other two options, EPO and PPO, no referral is required. Mrs. Gonzales stated that in the current plan, which is a PPO Plan, a specialist will usually see an individual unless they are referred by their PCP. With the new plan options, prior authorizations for procedures will still be required. Deductibles under all three options HMO, EPO, and PPO are under the advanced imaging, surgical procedures, inpatient hospital, out-patient copay, then deductible, then co-insurance could apply depending on plan design. Emergency room with no admissions, depending on the different types of plans, you may have a co-pay then a deductible, and coinsurance. Mrs. Gonzales stated that the co-insurance on all the plans is 100%. After someone meets its deductible or family deductible, then it's covered at 100%. In hospital admissions, under all three plans, there is a deductible and co-insurance which is 100%. Under the three plans, there are two pharmacy exclusions CVS and Target. Mrs. Gonzales stated that something the employee will need to consider while making a selection is what is right for them. Under an HMO, comfortable choosing a Primary Care Provider (PCP) to coordinate your health care and pay higher max out of pocket to get lower monthly premiums. HMOs have lower premiums than an EPO or PPO. Under an EPO plan, lower monthly premiums than a PPO. More flexibility than an HMO. No out-of-network coverage but a large National Network. Under the PPO plan, higher monthly premiums get more choice and flexibility in choosing a physician and health care options. Largest National Network and includes out-of-network benefits, subject to separate deductible, coinsurance, max out-of-pocket, and limitations. Mrs. Gonzales stated that the HMO is a Health Maintenance Organization Plan, EPO is an Exclusive Provider Organization Plan, and PPO is a Preferred Provider Organization Plan. Using the different classifications of employees that are on the current plan and calculating the different options presented, United Health premiums with no contributions from the existing health fund the total cost under HMO is $3.1 million, that would be employer/employee for the plan. The EPO total cost is $3.7 million, and the PPO total cost is $3.9 million. Currently, the employee is paying 10% of the premiums with the city paying 90%. If the city keeps the same premise with an exception, if someone selects HMO as an employee only the city will pay all the premiums for that employee. If they choose HMO with employee/child it would cost $55.66 per month, employee/spouse, $100.75 per month, and employee/family will pay $134.70 per month. The difference from what we are paying now on the current plan is much more than these new plans. Under the EPO plan, the cost for employees only is $79.46 per month, employee/child $143.82 per month, employee/spouse $192.92 per month, and employee/family $264.59 per month. Under the PPO plan, the cost for employee only is $104.92 per month, employee/child $189.91 per month, employee/spouse $253.92 per month, and employee/family $349.40 per month. Depending on what plan the employee chooses, the employee premium contribution would range from $175,000 to $596,000. For employer funding under an HMO plan, the city would expend $2.9 million, the EPO plan would expend $3.3 million, and the

PPO plan would expend $3.380. The total plan cost for HMO is $3.1 million, EPO $3.7 million, and PPO $3.9 million; these are employer/employee contributions.

Mr. McLaughlin commented that one thing he and Mrs. Gonzales discussed was that, unlike the current insurance, all employees are placed into one plan with no other options. These new options being presented would allow the employee to choose which of the three options works best for them and their families. He further stated that using the 240 employees that are on the current plan, If all 240 employees are placed into an HMO plan, it would cost the city $3.1 million. If all were placed under the PPO plan it would cost $3.9 million. What staff believes will happen with the three options being presented, the majority of the employees will choose the HMO, with a smaller number of employees splitting between the EPO or PPO plan. He further stated that the budget will be somewhere in the range of $3.1 million to $3.9 million, which is significantly less than what would be paid next year which is over $4 million.

Mrs. Gonzales stated that one thing with the HMO plan is that it is a lower cost as it has a higher max out of pocket. The deductibles are the same but for an individual max out of pocket is $6,350 with a family at $12,700. This is one of the major differences between an HMO plan compared to an EPO and a PPO plan. With the current plan, the max out of pocket is $350 times 12. Because the city has a healthy fund balance under the health fund, and because there are claims that will be pending and maybe some high dollar claims coming in, the health fund balance is at $2.7 million.

Mr. McLaughlin stated that the health fund balance is at $2.7 million, but if there are claims that will continue for the next 10 to 12 months, it can be said that the fund balance is at $2 million. The recommendation for this money is to have the city roll in some of this fund balance towards the overall cost of the plan. If the city contributed $300,000 towards the entire plan.

Commissioner Hinojosa asked if staff would know the lump sum that will be taken from the fund balance. Mr. McLaughlin responded that it would be $300,000. Commissioner Hinojosa further asked if there will be pending claims once the plan is terminated, staff will not know that dollar amount.

Mr. McLaughlin responded that he doesn't think it will be more than $700,000, once all the claims are paid. He further stated that if you have $2 million leftover in the fund balance, it would be great to give it back to the employees that paid into it and to the city that collected the taxes on it.

Mrs. Gonzales stated that the city's consultant will be working on giving the city a projection on what the city would have to pay and for how long. There will still be claims administration and claims that are a few months behind before they hit Entrust. If the city pays $300,000 from the health fund balance, it will reduce by $75,000 from employee only, employee/child, employee/spouse, and employee/family. Reducing that amount by $75,000 on each. Taking out the $300,000, the HMO will be reduced to $2.8 million from $3.1 million, EPO at $3.4 million from $3.7 million and PPO would be reduced to $3.6 million from $3.9 million. The employee premiums every month will also be significantly reduced. Mrs. Gonzales further stated that the employee premiums savings and/or additional annualized with no contributions. If someone selected an HMO, employee only, they would have a savings of $942 in premiums. If they choose EPO, employee only, they would be paying, over the year, $11.48 and if they selected the PPO, over the year it would be at $317.08. If the city decided to do the contribution of $300,000, under the HMO it would remain the same and under the EPO the employee would see a savings of $85.29 and under the PPO they would be paying $196.11 more a year. The Entrust proposal currently is at $3.8 million. The proposed expected is $4.1 million and the funding to maximum exposure plus fixed costs is $4.7 million. Mrs. Gonzales further stated that the employee contribution changes by remaining self-funded with Entrust as TPA with Total Plan Cost, if the city decided to

make no changes and continue with the current plan, employees would be paying higher premiums per month.

Mr. McLaughlin commented that by continuing with the current plan, the cost increases more than anything that United Health Care offers. United Health Care also has a larger network base than the Spohn Network.

Mrs. Gonzales further stated that the pharmacy runs the same on each of the different plans, excluding the two pharmacies, CVS and Target. These plans do not go by generic, they go by Tiers 1, 2, and 3. Tier 1 medication is $10, Tier 2 is $50, Tier 3 is $100, and specialty runs between $10 to $500. If an employee chooses a name-brand medication it will be 35% on the employee no matter the cost. Tier 1 may have some name-brand medications, but it may depend on if it is a maintenance brand name drug. She further stated that there are some name-brand medications in each of the Tiers.

Commissioner Hinojosa commented that there may be a misconception about, if someone goes to CVS or Walgreens they will get better prices than going to a smaller pharmacy.

Mrs. Gonzales stated that the cost of the medications is set rates, but they're not percentages. So long as the employee goes to a United Health Care pharmacy, they will pay $10 for Tier 1 drugs. If the employee wants a name-brand medication, they will need to shop around, such as using GoodRx or calling the pharmacy for pricing, as the 35% will be different from one pharmacy to another.

Commissioner Torres asked if the GoodRx coupon could be used with any insurance.

Mrs. Gonzales stated that if they use the GoodRx, you will not be able to use the Tier price, only one can be used.

Commissioner Alvarez commented that in her experience with United Health Care, she is very pleased with their services.

Mr. McLaughlin commented that if the Commission approved, staff would like to give the option to the employee to choose which options work best for them and their family.

Mayor Fugate asked if it is the staff's recommendation to allow the employee to pick which option works best for them.

Mr. McLaughlin responded yes, allowing the employee to pick which option works best for them.

Mrs. Gonzales commented that if next year's premiums are increased, there will still be room to work with it.

The commissioners all commented that they agree in allowing the employees to pick which of the three options works best for them and their families.

Mr. McLaughlin commented that this keeps us as close to what we have, but with options for the employee to pick from.

VI. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 3:03 P.M.

_____

Sam R. Fugate, Mayor

ATTEST:

_____

Mary Valenzuela, TRMC, CMC, City Secretary

CONSENT AGENDA

AGENDA ITEM #1

Item 4e.
-Rezone

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

MEMO

Date: August 3, 2022

To: Mark McLaughlin (City Manager)

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

Subject: **Saul Figueroa, applicant; and Cassie Longoria, owner; requesting the rezone of GARCIA IND AC BLOCK 11, LOT 1 (Property ID 21326), ACRES 1.2 also known as E Santa Gertrudis, GARCIA IND AC, BLOCK 11, LOT 2, ACRES 1 (Property ID 13682) also known as E Santa Gertrudis and GARCIA IND AC, BLOCK 11, LOT 3, ACRES 1(Property ID 22101), also known as E Santa Gertrudis, Kingsville, Texas from blank (No Zone) to I2 (Heavy Industrial).**

The Planning and Zoning Commission meeting held as scheduled this evening, August 8, 2022, with 5 members in attendance.

Members deliberated over the issue of granting approval for a rezone of **GARCIA IND AC BLOCK 11, LOTS 1 - 3** to enable the applicant to carry out his recycling business. Letters were sent out to neighbors and the City received no feedback. Commissioners, after deliberations, voted to approve the recommendation for the zoning of the said property **I2 (Heavy Industrial).** A recorded vote of all members present was taken and Commissioners Debbie Tiffee, Brian Coufal, Idotha Battle, Larry Garcia and the Chairman – Steve Zamora all voted 'YES'.

The meeting was adjourned by about 6.20 p.m.

Thank you.

Uche Echeozo
Director of Planning and
Development Services

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

MEMO

Date: July 14, 2022

To: Planning and Zoning Commission Members

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

Subject: **Saul Figueroa, applicant; and Cassie Longoria, owner; requesting the rezone of GARCIA IND AC BLOCK 11, LOT 1 (Property ID 21326), ACRES 1.2 also known as E Santa Gertrudis, GARCIA IND AC, BLOCK 11, LOT 2, ACRES 1 (Property ID 13682) also known as E Santa Gertrudis and GARCIA IND AC, BLOCK 11, LOT 3, ACRES 1(Property ID 22101), also known as E Santa Gertrudis, Kingsville, Texas from blank (No Zone) to I2 (Heavy Industrial)**

The applicants approached the department because they wanted to zone the existing properties (**GARCIA IND AC, BLOCK 11, LOTS 1-3**) to I2 (Heavy Industrial).

The applicant currently runs a recycling business (Kingsville Recycling) on 6th Street. His business is growing hence the need for more space. As a result, they have acquired the subject properties to enable them effectively expand their business.

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 address the potential nuisance that would be created if they remain in their current location.

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 E Santa Gertrudis Nearest Intersection US Hwy 77 & E Santa Gertrudis

(Proposed) Subdivision Name Garcia IND AC Lot 1 Block 11 Acres 1.2

Legal Description: Block 11, LOT 1, / LOT 2 / LOT 3 E. Santa Gertrudis

Existing Zoning Designation _____ Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Saul Figueroa Phone 956-372-0800 FAX _____

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

Mailing Address 708 S 6th Street City Kingsville State TX. Zip 78863

Property Owner Cassie Longoria Phone 361-219-9190 FAX _____

Email Address (for project correspondence only): _____

Mailing Address _____ City _____ State _____ Zip _____

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

__Annexation Request	No Fee	__Preliminary Plat	Fee Varies
__Administrative Appeal (ZBA)	$250.00	__Final Plat	Fee Varies
__Comp. Plan Amendment Request	$250.00	__Minor Plat	$100.00
✓ Re-zoning Request	$250.00	__Re-plat	$250.00
__SUP Request/Renewal	$250.00	__Vacating Plat	$50.00
__Zoning Variance Request (ZBA)	$250.00	__Development Plat	$100.00
__PUD Request	$250.00	__Subdivision Variance Request	$25.00 ea

Please provide a basic description of the proposed project:
Re-Zone property to Heavy-Industrial
Property ID: 22101, 13682, 21326

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: 6-2-22
Property Owner's Signature [signature] Date: 6-2-22
Accepted by: _____ Date: _____

GARCO

July 6, 2022

I, Kathy Longoria, give Saul Figueroa and the City of Kingsville, permission to rezone: property # 22101, 13682,21326 on East Santa Gertrudis, Kingsville,TX.

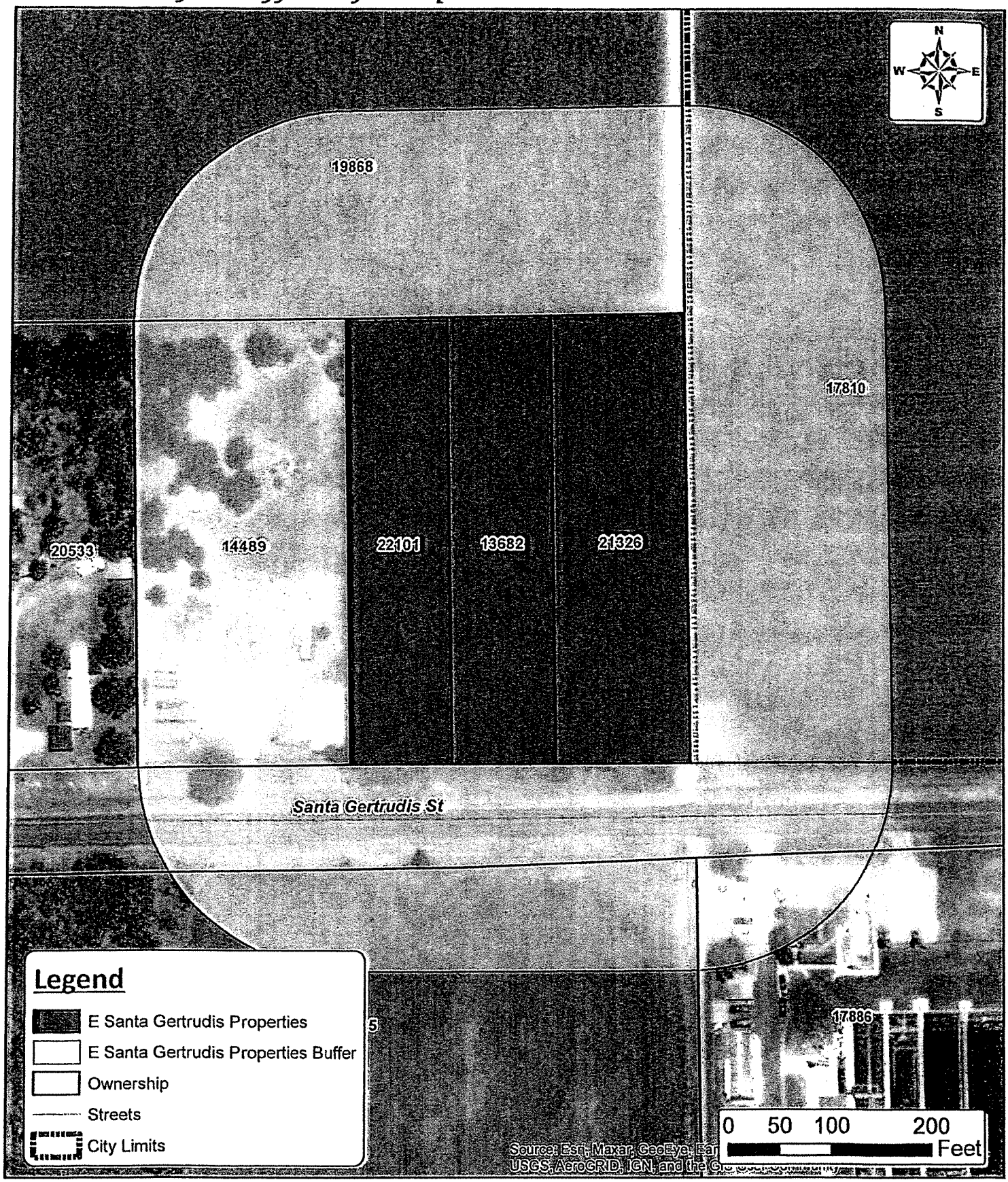
Thank you

Kathryn L. Longoria

TOMASITA LOPEZ
My Notary ID # 7042791
Expires December 27, 2024

1632 E. Santa Gertrudis • Kingsville, Texas 78363 • 512-592-3313 • FAX 592-3315

200ft Buffer of Properties on E Santa Gertrudis



Page: 1 / 1	Drawn By: G. AMAYA Last Update: 7/5/2022 Note: Please see attached documents.	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.	Kingsville TEXAS **CITY OF KINGSVILLE ENGINEERING DEPARTMENT** 400 W King Ave; Kingsville, TX 78363 Office: (361) 595-8007 Fax: (361) 595-8064

CAMARILLO PEDRO EST
11023 CLEVELAND AVE
RIVERSIDE, CA 92503-5934
#10695

J FILBERTO GARCIA LLC
1632 E SANTA GERTRUDIS ST
KINGSVILLE, T 78363
19868

YAKLIN GLENN
600 E FM 628
RIVIERA, TX 79379-3579
#17810

ASTRO INDUSTRIAL
SANDBLASTING & PAINTING
1626 ANNESTTE ST
KINGSVILLE, TX 78363
#14489

THE CITY OF KINGSVILLE
ATTN: BILL DONNELL
PO BOC 1458
KINGSVILLE, TX 78363
#17886

Tax Year: 2022 - Values not available

Account

Property ID:	21326	Legal Description:	GARCIA IND AC, BLOCK 11, LOT 1, ACRES 1.2
Geographic ID:	132601101000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	E SANTA GERTRUDIS	Mapsco:	
Neighborhood:		Map ID:	B1
Neighborhood CD:			

Owner

Name:	J FILIBERTO GARCIA LLC	Owner ID:	70045
Mailing Address:	1632 E SANTA GERTRUDIS ST KINGSVILLE, TX 78363	% Ownership:	100.0000000000%
		Exemptions:	

Values

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

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

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

(=) Assessed Value:	=	N/A		

Taxing Jurisdiction

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C4	C4	1.2000	52272.00	0.00	0.00	N/A	N/A

Valuation History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	$0	$19,360	0	19,360	$0	$19,360
2020	$0	$17,670	0	17,670	$0	$17,670
2019	$0	$13,120	0	13,120	$0	$13,120
2018	$0	$10,320	0	10,320	$0	$10,320
2017	$0	$7,680	0	7,680	$0	$7,680
2016	$0	$7,680	0	7,680	$0	$7,680
2015	$0	$7,680	0	7,680	$0	$7,680
2014	$0	$7,680	0	7,680	$0	$7,680
2013	$0	$7,680	0	7,680	$0	$7,680
2012	$0	$7,680	0	7,680	$0	$7,680
2011	$0	$7,680	0	7,680	$0	$7,680
2010	$0	$7,680	0	7,680	$0	$7,680
2009	$0	$7,680	0	7,680	$0	$7,680
2008	$0	$7,680	0	7,680	$0	$7,680

Deed History - (Last 10 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/16/2021	EXX WD	EXECUTRIX WD	GARCO	J FILIBERTO GARCIA LLC			328454
2	7/14/2009	SBTR	SUBSTITUTE TRUSTEE'S DEED	GONZALEZ SANTOS	GARCO	415	830	
3	5/14/2004	WDVL	WARRANTY DEED W/VENDOR'S LEIN	GARCO	GONZALEZ SANTOS	283	044	

Taxing Units

Property Tax Information as of 07/01/2022

Amount Due If Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 595-5775

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

Website version: 1.7.2.33 Database last updated on: 6/30/2022 8:17 PM

Tax Year: 2022 - Values not available

Property

Account

Property ID:	13682	Legal Description:	GARCIA IND AC, BLOCK 11, LOT 2, ACRES 1.
Geographic ID:	132601102000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	E SANTA GERTRUDIS	Mapsco:	
Neighborhood:		Map ID:	B1
Neighborhood CD:			

Owner

Name:	J FILIBERTO GARCIA LLC	Owner ID:	70045
Mailing Address:	1632 E SANTA GERTRUDIS ST KINGSVILLE, TX 78363	% Ownership:	100.0000000000%
		Exemptions:	

Value

(+) 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

Improvement / Building

No improvements exist for this property.

Land

(–) HS Cap:	–	N/A
(=) Assessed Value:	=	N/A

No improvements exist for this property.

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C4	C4	1.0000	43560.00	0.00	0.00	N/A	N/A

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	$0	$16,130	0	16,130	$0	$16,130
2020	$0	$14,730	0	14,730	$0	$14,730
2019	$0	$10,930	0	10,930	$0	$10,930
2018	$0	$8,600	0	8,600	$0	$8,600
2017	$0	$6,400	0	6,400	$0	$6,400
2016	$0	$6,400	0	6,400	$0	$6,400
2015	$0	$6,400	0	6,400	$0	$6,400
2014	$0	$6,400	0	6,400	$0	$6,400
2013	$0	$6,400	0	6,400	$0	$6,400
2012	$0	$6,400	0	6,400	$0	$6,400
2011	$0	$6,400	0	6,400	$0	$6,400
2010	$0	$6,400	0	6,400	$0	$6,400
2009	$0	$6,400	0	6,400	$0	$6,400
2008	$9,020	$6,400	0	15,420	$0	$15,420

Questions Please Call (361) 595-5775

Website version: 1.2.2.32 Database last updated on: 6/30/2022 8:17 PM

Tax Year: 2022 - Values not available

Account

Property ID:	22101	Legal Description:	GARCIA IND AC, BLOCK 11, LOT 3, ACRES 1.
Geographic ID:	132601103000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	E SANTA GERTRUDIS TX	Mapsco:	
Neighborhood:		Map ID:	B1
Neighborhood CD:			

Owner

Name:	J FILIBERTO GARCIA LLC	Owner ID:	70045
Mailing Address:	1632 E SANTA GERTRUDIS ST KINGSVILLE, TX 78363	% Ownership:	100.0000000000%
		Exemptions:	

(+) 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		

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C4	C4	1.0000	43560.00	0.00	0.00	N/A	N/A

Land Valuation

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	$0	$16,130	0	16,130	$0	$16,130
2020	$0	$14,730	0	14,730	$0	$14,730
2019	$0	$10,930	0	10,930	$0	$10,930
2018	$0	$8,600	0	8,600	$0	$8,600
2017	$0	$6,400	0	6,400	$0	$6,400
2016	$0	$6,400	0	6,400	$0	$6,400
2015	$0	$6,400	0	6,400	$0	$6,400
2014	$0	$6,400	0	6,400	$0	$6,400
2013	$0	$6,400	0	6,400	$0	$6,400
2012	$0	$6,400	0	6,400	$0	$6,400
2011	$0	$6,400	0	6,400	$0	$6,400
2010	$0	$6,400	0	6,400	$0	$6,400
2009	$0	$6,400	0	6,400	$0	$6,400
2008	$0	$6,400	0	6,400	$0	$6,400

Deed History - (Most Recent Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/16/2021	EXX WD	EXECUTRIX WD	GARCO	J FILIBERTO GARCIA LLC			328454
2	7/14/2009	SBTR	SUBSTITUTE TRUSTEE'S DEED	GONZALEZ SANTOS	GARCO	415	830	
3	5/14/2004	WDVL	WARRANTY DEED W/VENDOR'S LEIN	GARCO	GONZALEZ SANTOS	283	044	

Tax Bill

Property Tax Information as of 07/01/2022

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

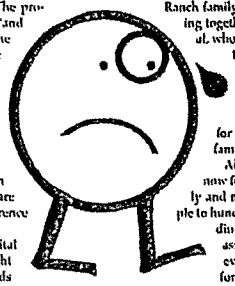
Questions Please Call (361) 595-5775

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

I'm Hungry: King Ranch chef featured

By Vicki Yarbrough

Don't boil your shrimp! Recently I had the opportunity to meet a calm, confident, and infectiously optimistic, Aiden Daugherty, executive chef for the King Ranch. He explained why cooking temperature of the shrimp matters. The proteins in shrimp denature at 170° and water boils at 212°, so if you boil the shrimp it gets too hot therefore the shrimp turns to rubber.



One of the ways to cook shrimp is to poach it. Aiden called it, "ouch water," heat it until the water burns to touch, put in shrimp watch it turn pink, proceed to add ice in the water to stop the cooking. Shrimp now can be kept in the water until you are ready to use it. Such an easy reference for future recipes.

Aiden was born in the eating capital of Louisiana, New Orleans brought him up with the smells and sounds of southern cuisine. He states that the citizens there, "Live to eat not eat to live." At 15 Aiden already knew he was bound for the culinary world. In high school he had to take an elective which ended up being a cooking class.

Coincidently he had an actual chef teach his class. His first career choice had been an anesthesiologist but an after thought made him chuckle for he could not play with the recipes in this medical arena, it could mean life or death.

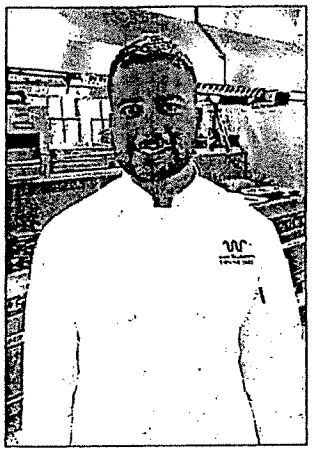
After high school he applied at the Culinary Institute of America in Hyde Park, New York. After sterling resumes from his chef and english teachers plus restaurants where he had worked as a busboy. He was accepted and graduated with bachelor's degrees in culinary arts and business. Since then this wonder boy of 35 has soared in the culinary world. Working at other prestigious establishments he had quite a resume but it was not until a friend had a conversation with a King Ranch family member that things started coming together. His friend told this individual, who was looking at the time for an extra chef to help with a dinner, that Aiden Daugherty was the only person he knew that could take fish and make magic. Which led to a 6 course meal demonstration for a large number of King Ranch family members. The rest is history.

Aiden has been with the King Ranch now for seven years. He works diligently and manages anywhere from two people to hundreds with breakfasts, lunches and dinners. Including organizing and assessing; all that is needed to run everything efficiently. "This is my forever home. The King Ranch takes care of all of us. We are truly blessed to be a part of it."

His future goals are first, to love and care for his wife and 4 children, second; to develop culinary programs and education for King Ranch and his staff, third; do outreach programs for the community.

Aiden has shared his personal recipe with us, "Bowl of Red," chili. Another shared detail was that Nilgal, one of the main ingredients in this recipe, has a closer taste to beef than deer or any other animal if prepared properly. Fortunately it is abundant on the Ranch.

Meanwhile Bon Appétit! Any questions or comments send them to vicsa498@hotmail.com.



Aiden Daugherty

Bowl of Red Chili

Ingredients:

1ea	White onion, diced
2ea	Red bell pepper, diced
4ea	Garlic clove, minced
2#	Nilgal, Ground
1#	Pork, Ground
1T	Chili powder
1T	Garlic powder
1T	Salt and Pepper
2c	Chili adobo sauce
1can	Rotel
1can	Whole peeled tomatoes
1t	Brown sugar
1t	Masa harina

Directions:

- Take nilgal and pork with spices.
- In a pot sweat onions peppers and garlic
- Add ground meat. You want to have big chunks of meat, about the size of a spoon. These will obviously break down a bit and that's ok. The big chunks will help absorb the liquid later. If you break up all the meat in the beginning the result will look like dog food and will require more masa to thicken.
- Brown the meat. It is not necessary to cook the meat all the way through at this point. The goal is to caramelize the meat while keeping chunks intact
- Add adobo sauce
- Add rotel
- Add whole peeled tomatoes. Crush in hand as you add them. Reserve liquid for potential adjustments later
- Cover and simmer stir occasionally.
- To finish, taste and adjust accordingly. Brown sugar for sweetness, smoked salt for richness. Thicken with Masa Harina or thin with reserved tomato juice

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, August 3, 2022, 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: Saul Figueroa, Applicant; Cassia Longoria, Owner; requesting the rezone of GARCIA IND AC, BLOCK 11, LOT 1 (Property ID 21326), ACRES 1.2 also known as E Santa Gertrudis, GARCIA IND AC, BLOCK 11, LOT 2, ACRES 1 (Property ID 13682) also known as E Santa Gertrudis and GARCIA IND AC, BLOCK 11, LOT 3, ACRES 1 (Property ID 22101) also known as E Santa Gertrudis to I2 (Heavy Industrial) The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, August 8, 2022, at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard: Saul Figueroa, Applicant; Cassia Longoria, Owner; requesting the rezone of GARCIA IND AC, BLOCK 11, LOT 1 (Property ID 21326), ACRES 1.2 also known as E Santa Gertrudis, GARCIA IND AC, BLOCK 11, LOT 2, ACRES 1 (Property ID 13682) also known as E Santa Gertrudis and GARCIA IND AC, BLOCK 11, LOT 3, ACRES 1 (Property ID 22101) also known as E Santa Gertrudis to I2 (Heavy Industrial) 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. questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

TO ALL INTERESTED PERSONS AND PARTIES:

Gulf Coast Cooperative, has applied to the Texas Commission on Environmental Quality (TCEQ) for renewal of Air Quality Permit No. 17931, which would authorize continued operation of a Grain Elevator located at 4409 Farm-to-Market Road 3354, Bishop, Nueces County, Texas 78343. Additional information concerning this application is contained in the public notice section of this newspaper.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, August 3, 2022, 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 Carrales owner/applicant; requesting the rezone of KT & I CO, BLOCK 2, LOT PT 9, (TRACT 8), ACRES 5.47, also known as 1526 Young Dr., Kingsville, Texas from AG (Agricultural) to R1 (Single Family). John Carrales applicant/owner; requesting the replat of KT & I CO, BLOCK 2, LOT PT 9, (TRACT 8), ACRES 5.47, also known as 1526 Young Dr., Kingsville, Texas. The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

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ORDINANCE #2022-_____

AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING MAP IN REFERENCE TO GARCIA IND AC, BLOCK 11, LOT 1, (PROPERTY ID 21326), (1.2 ACRES), ALSO KNOWN AS E. SANTA GERTRUDIS; GARCIA IND AC, BLOCK 11, LOT 2, (PROPERTY ID 13682), (1.0 ACRES), ALSO KNOWN AS E. SANTA GERTRUDIS; GARCIA IND AC, BLOCK 11, LOT 3, (PROPERTY ID 22101), (1.0 ACRES), ALSO KNOWN AS E. SANTA GERTRUDIS, KINGSVILLE, TEXAS, FROM AG (AGRICULTURAL DISTRICT) TO I2 (HEAVY INDUSTRIAL DISTRICT); AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; AND PROVIDING FOR PUBLICATION.

WHEREAS, the Planning Commission has forwarded to the City Commission its reports and recommendations concerning the application of Saul Figueroa, authorized agent for owner/applicant Cassie Longoria, for amendment to the zoning ordinance and zoning map of the City of Kingsville;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, August 3, 2022 during a meeting of the Planning and Zoning Commission, and on Monday, August 8, 2022 during a meeting of the City Commission, in the Helen Kleberg Groves Community Room at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the item was APPROVED with a 5-0 vote of the Planning Commission regarding the requested rezone with no abstentions; 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 by changing the zoning of Garcia Ind Ac, Block 11, Lot 1, (Property ID 21326), (1.2 acres), also known as E. Santa Gertrudis; Garcia Ind Ac, Block 11, Lot 2, (Property ID 13682), (1.0 acres), also known as E. Santa Gertrudis; and Garcia Ind Ac, Block 11, Lot 3, (Property ID 22101), (1.0 acres), also known as E. Santa Gertrudis, Kingsville, Texas, from AG (Agricultural District) to I2 (Heavy Industrial District), as more specifically described on the Zone Change Map, attached as Exhibit A.

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

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

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

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

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

INTRODUCED on this the 8th day of August, 2022.

PASSED AND APPROVED on this the 15th day of August, 2022.

Effective Date: _____

THE CITY OF KINGSVILLE

_____
Sam R. Fugate, Mayor

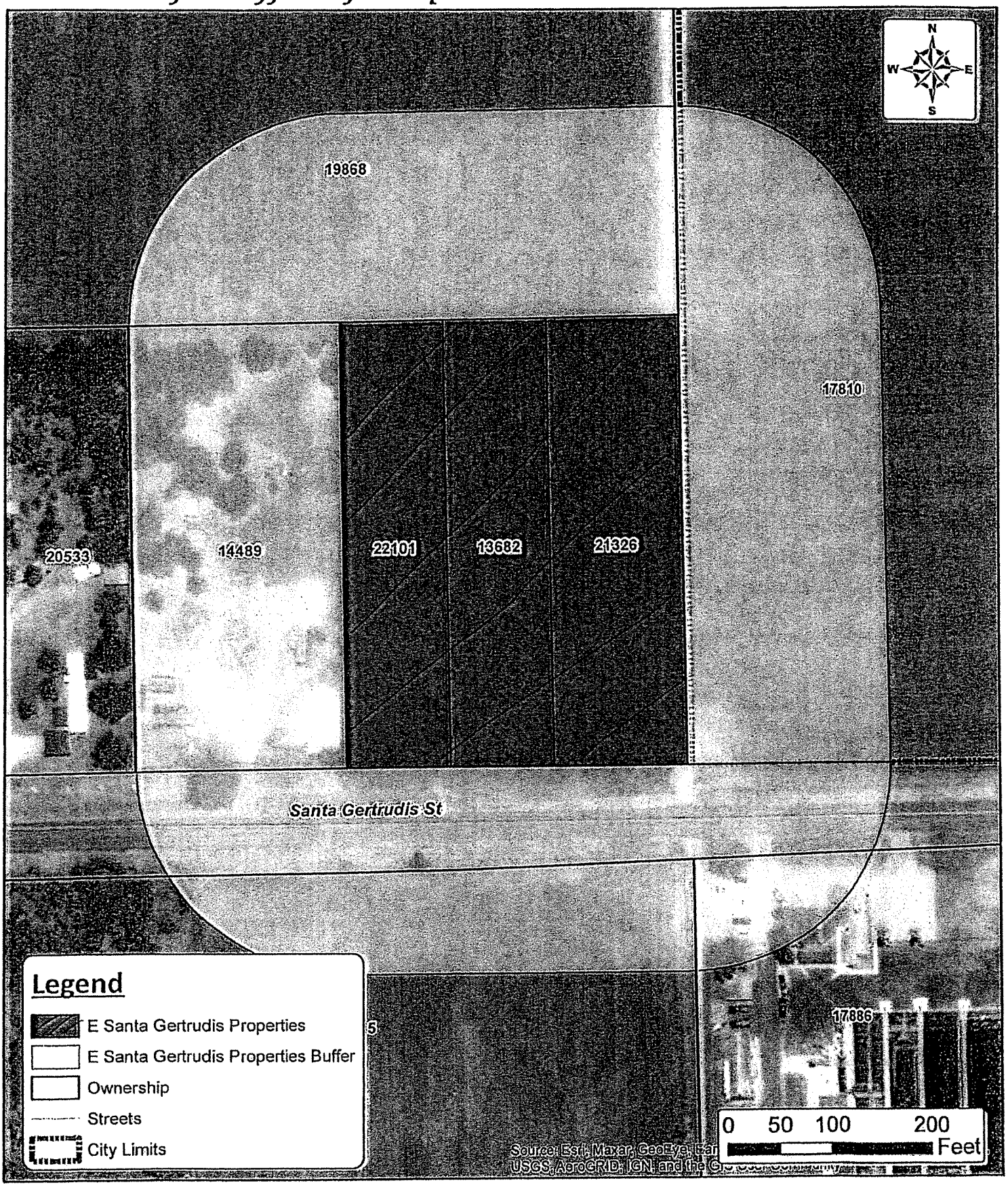
ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED:

_____
Courtney Alvarez, City Attorney

200ft Buffer of Properties on E Santa Gertrudis



Page: 1 / 1	Drawn By: G. AMAYA	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.	Kingsville TEXAS
	Last Update: 7/5/2022		
	Note: Please see attached documents.		

CITY OF KINGSVILLE
ENGINEERING DEPARTMENT
400 W King Ave; Kingsville, TX 78363
Office: (361) 595-8007
Fax: (361) 595-8064

AGENDA ITEM #2

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

MEMO

Date: August 3, 2022

To: Mark McLaughlin (City Manager)

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

Subject: **John Carrales, applicant/owner; requesting the rezone of KT & I CO, BLOCK 2, LOT PT 9, (TRACT 8), ACRES 5.47, also known as 1526 Young Drive, Kingsville, Texas from AG (Agricultural) to R1 (Single Family).**

The Planning and Zoning Commission meeting held as scheduled this evening, August 8, 2022, with 5 members in attendance.

Members deliberated over the issue of granting approval for a rezone of **KT & I CO, BLOCK 2, LOT PT 9, (TRACT 8), ACRES 5.47** to enable the applicant to carry out housing development. Letters were sent out to neighbors and the City received no feedback. Commissioners, after deliberations, voted to approve the recommendation for the rezone of the said property from AG (Agricultural) to R1 (Single Family Residential). A recorded vote of all members present was taken and Commissioners Debbie Tiffee, Brian Coufal, Idotha Battle, Larry Garcia and the Chairman – Steve Zamora all voted 'YES'.

The meeting was adjourned by about 6.20 p.m.

Thank you.

Uche Echeozo
Director of Planning and
Development Services

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

MEMO

Date: July 14, 2022

To: Planning and Zoning Commission Members

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

Subject: **John Carrales, applicant/owner; requesting the rezone of KT & I CO, BLOCK 2, LOT PT 9, (TRACT 8), ACRES 5.47, also known as 1526 Young Drive, Kingsville, Texas from AG (Agricultural) to R1 (Single Family).**

The applicant approached the department because they wanted to rezone their property (**1526 Young Drive, Kingsville, Texas.**) from AG (Agricultural) to R1 (Single Family Residential)

This property is among the several properties by the Northern edge of the City Limit that are all zoned Agricultural even though some of them present with dwelling units. This area is one of the newly annexed sections of the city hence the agricultural land use designation. The subject property already has dwelling unit in existence and this application seeks to regularize the extant land use.

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 regularize the land use as it is currently thereby, enabling further residential development and increasing the housing stock.

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 1526 Young Drive Nearest Intersection Young Drive

(Proposed) Subdivision Name _____ Lot _____ Block _____

Legal Description: KT&ICo Block 2, Lot Pt 9. (Tract 8) Acros 5.47

Existing Zoning Designation _____ Future Land Use Plan Designation Home Building (Res)

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent John Carrales Phone 361-228-5760 FAX —

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

Mailing Address 1526 Young Dr. City Kingsville State Tx Zip 78363

Property Owner John Carrales Phone 361-228-5760 FAX —

Email Address (for project correspondence only): _____

Mailing Address 1526 Young Dr. City Kingsville State Tx Zip 78363

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

__Annexation Request	No Fee	__Preliminary Plat	Fee Varies
__Administrative Appeal (ZBA)	$250.00	__Final Plat	Fee Varies
__Comp. Plan Amendment Request	$250.00	__Minor Plat	$100.00
✓Re-zoning Request	$250.00	✓Re-plat	$250.00
__SUP Request/Renewal	$250.00	__Vacating Plat	$50.00
__Zoning Variance Request (ZBA)	$250.00	__Development Plat	$100.00
__PUD Request	$250.00	__Subdivision Variance Request	$25.00 ea

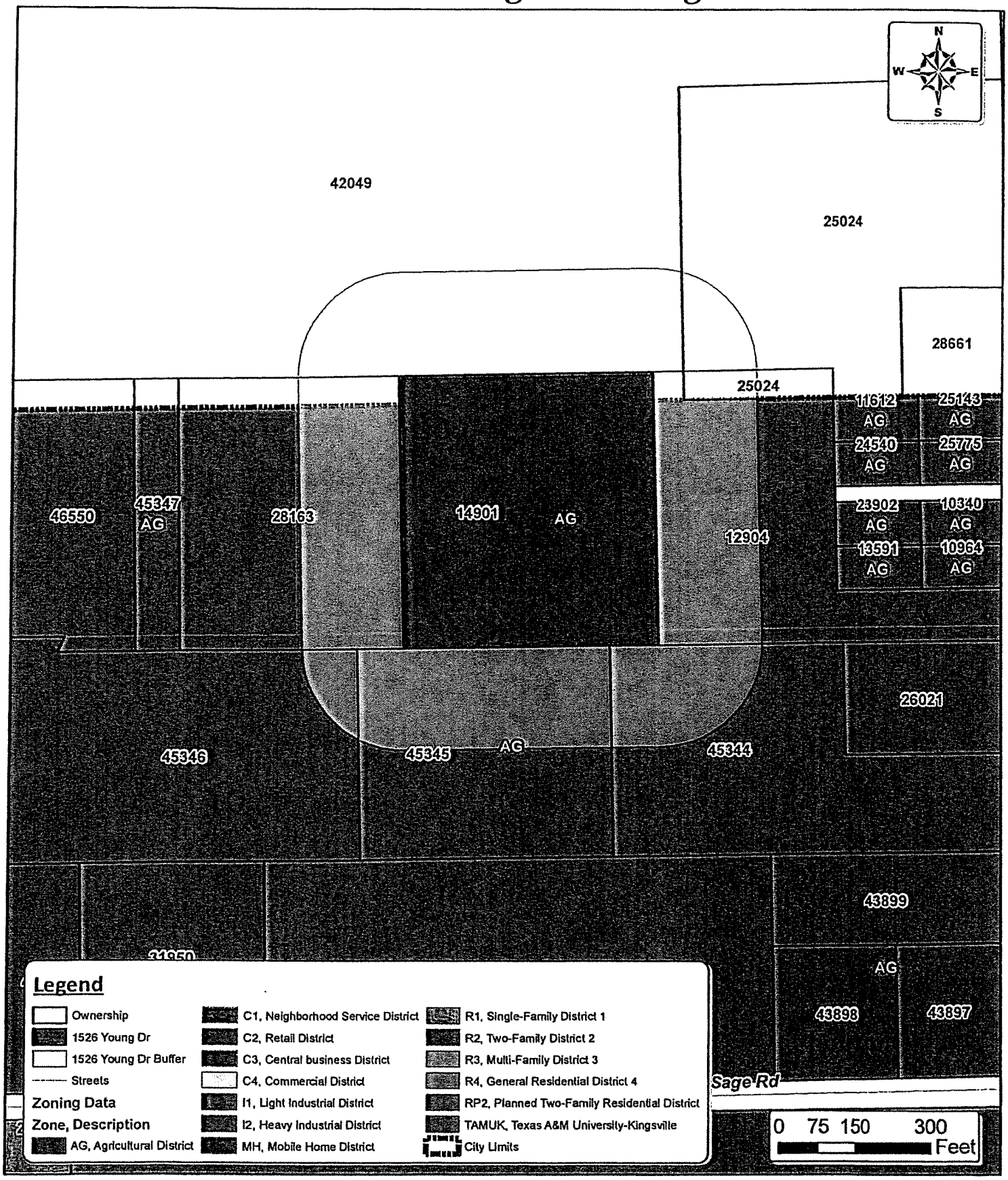
Please provide a basic description of the proposed project:
Residential Single family

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

Applicant's Signature John H Carrales Date: 06-28-22
Property Owner's Signature John H Carrales Date: 06-28-22
Accepted by: _____ Date: _____

Michelle Carrales 361-228-5761

1526 Young Dr Zoning



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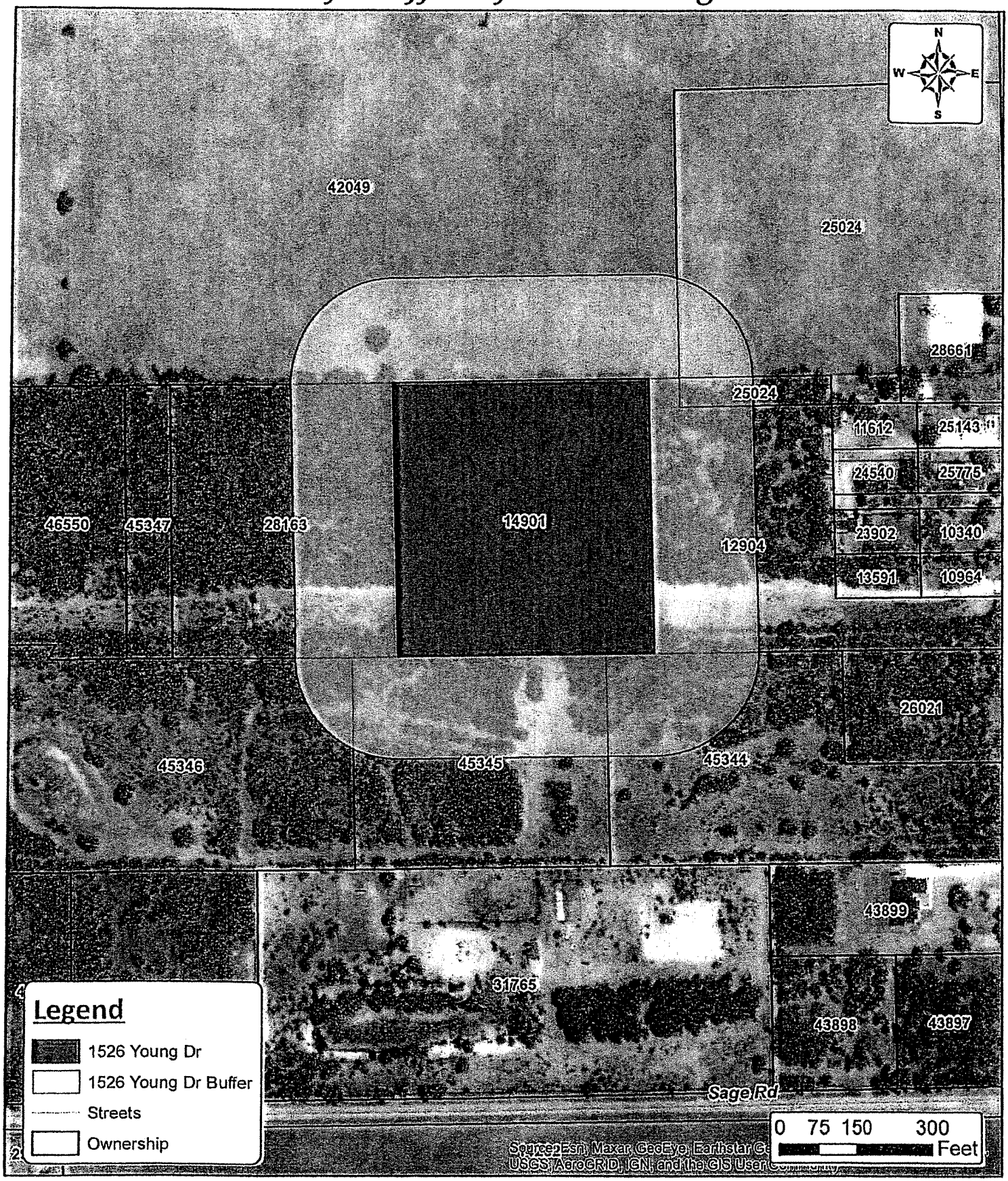
200ft Buffer of 1526 Young Dr



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CHRISTIAN RICHARD H
PO BOX 732
KINGSVILLE, TX 78363
#42049, 25024

CARRALES DANIEL A
710 W HENRIETTA
KINGSVILLE, TX 78363
#12904

LOPEZ CYNTHIA L
8305 N VERDE DR
SAN ANTONIO, TX 78240
#45344

CARRALES GUS JR
4404 MEADOW LARK LANE
KINGSVILLE, TX 78363
#45345

GARCIA MARK ANTHONY
300 E DODDRIDGE
KINGSIVLLE, TX 78363
#28163

Kleberg CAD

Property Search > 14901 CARRALES JOHN GLENN for Year 2022

Tax Year: 2022 - Values not available

Property

Account

Property ID:	14901	Legal Description:	K T & I CO, BLOCK 2, LOT PT 9, (TRACT 8), ACRES 5.47
Geographic ID:	290000209114192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	1526 YOUNG DR TX	Mapsco:	14910
Neighborhood:		Map ID:	A1
Neighborhood CD:			

Owner

Name:	CARRALES JOHN GLENN	Owner ID:	13852
Mailing Address:	PO BOX 5373 KINGSVILLE, TX 78364-5373	% Ownership:	100.0000000000%
		Exemptions:	HS

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: CARRALES JOHN GLENN
% 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: RESIDENTIAL State Code: E1 Living Area: 1641.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EW2	0	1023.0
MADF	MAIN ADDITION FRAME	*		2003	378.0
MADF	MAIN ADDITION FRAME	*		2014	240.0
WDFA	WOOD DECK FRAME AVERAGE	*		0	96.0
STGG	STORAGE FRAME (GOOD)	*		2001	128.0
STGL	STORAGE FRAME (LOW)	*		1996	160.0
STGL	STORAGE FRAME (LOW)	*		1996	99.0

Improvement #2: MISC IMPROVEMENT State Code: D2 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SHD	SHED	SHDL		0	1200.0
STPP	STORAGE (CONSIDERED PP)	NV		2010	48.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	E1	E1	0.2500	10890.00	0.00	0.00	N/A	N/A
2	E2	E2	0.3500	15246.00	0.00	0.00	N/A	N/A
3	NATP4	NATIVE PASTURE	4.8700	212137.20	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	$41,860	$46,170	510	56,920	$0	$56,920
2020	$44,830	$41,210	420	56,010	$0	$56,010
2019	$44,870	$47,160	490	54,510	$0	$54,510
2018	$43,320	$41,340	480	52,950	$217	$52,733
2017	$44,000	$44,380	460	53,610	$4,396	$49,214
2016	$41,450	$0	0	41,450	$7,765	$33,685
2015	$41,450	$0	0	41,450	$10,827	$30,623
2014	$22,330	$0	0	22,330	$0	$22,330
2013	$22,330	$0	0	22,330	$0	$22,330
2012	$22,330	$0	0	22,330	$0	$22,330
2011	$22,330	$0	0	22,330	$0	$22,330
2010	$22,330	$0	0	22,330	$0	$22,330
2009	$22,330	$0	0	22,330	$0	$22,330
2008	$22,330	$0	0	22,330	$0	$22,330

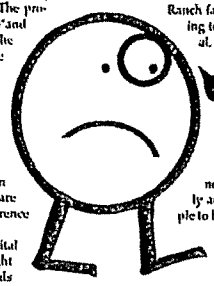
Questions Please Call (361) 595-5775

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

I'm Hungry: King Ranch chef featured

By Vicki Yarbrough

Don't boil your shrimp! Recently I had the opportunity to meet a calm, confident, and infectiously optimistic, Aiden Daugherty, executive chef for the King Ranch. He explained why cooking temperature of the shrimp matters. The proteins in shrimp denature at 170°and water boils at 212°, so if you boil the shrimp it gets too hot therefore the shrimp turns to rubber.



One of the ways to cook shrimp is to poach it. Aiden called it, "ouch water," heat it until the water burns to touch, put in shrimp watch it turn pink, proceed to add ice in the water to stop the cooking. Shrimp now can be kept in the water until you are ready to use it. Such an easy reference for future recipes.

Aiden was born in the eating capital of Louisiana, New Orleans brought him up with the smells and sounds of southern cuisine. He states that the citizens there, "Live to eat not eat to live." At 15 Aiden already knew he was bound for the culinary world. In high school he had to take an elective which ended up being a cooking class.

Coincidently he had an actual chef teach his class. His first career choice had been an anesthesiologist but an after thought made him chuckle for he could not play with the recipes in this medical arena, it could mean life or death.

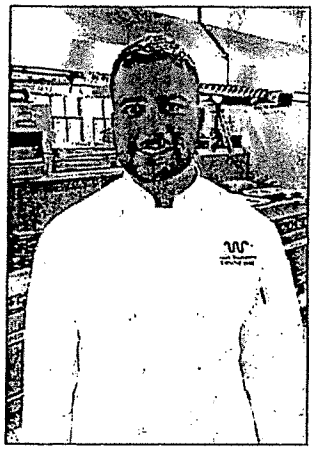
After high school he applied at the Culinary Institute of America in Hyde Park, New York. After sterling resumes from his chef and english teachers plus restaurants where he had worked as a busboy. He was accepted and graduated with bachelor's degrees in culinary arts and business. Since then this wonder boy of 35 has soared in the culinary world. Working at other prestigious establishments he had quite a resume but it was not until a friend had a conversation with a King Ranch family member that things started coming together. His friend told this individual, who was looking at the time for an extra chef to help with a dinner, that Aiden Daugherty was the only person he knew that could take fish and make magic. Which led to a 6 course meal demonstration for a large number of King Ranch family members. The rest is history.

Aiden has been with the King Ranch now for seven years. He works diligently and manages anywhere from two people to hundreds with breakfasts, lunches and dinners. Including organizing and assessing all that is needed to run everything efficiently. "This is my forever home. The King Ranch takes care of all of us. We are truly blessed to be a part of it."

His future goals are first, to love and care for his wife and 4 children, second; to develop culinary programs and education for King Ranch and his staff, third; do outreach programs for the community.

Aiden has shared his personal recipe with us, "Bowl of Red," chili. Another shared detail was that Nilgai, one of the main ingredients in this recipe, has a closer taste to beef than deer or any other animal if prepared properly. Fortunately it is abundant on the Ranch.

Meanwhile Bon Appétit! Any questions or comments send them to vivi498@hotmail.com.



Aiden Daugherty

Bowl of Red Chili

Ingredients:

1ea	White onion, diced
2ea	Red bell pepper, diced
4ea	Garlic clove, minced
2#	Nilgai, Ground
1#	Pork, Ground
1T	Chili powder
1T	Garlic powder
1T	Salt and Pepper
1c	Chili adobo sauce
1can	Rotel
1can	Whole peeled tomatoes
1t	Brown sugar
1t	Masa Harina

Directions:

- Mix nilgai and pork with spices.
- In a pot sweat onions peppers and garlic
- Add ground meat. You want to have big chunks of meat, about the size of a spoon. These will obviously break down a bit and that's ok. The big chunks will help absorb the liquid later. If you break up all the meat in the beginning the result will look like dog food and will require more masa in chicken.
- Brown the meat. It is not necessary to cook the meat all the way through at this point. The goal is to caramelize the meat while keeping chunks intact
- Add adobo sauce
- Add rotel
- Add whole peeled tomatoes. Crush in hand as you add them. Reserve liquid for potential adjustments later
- Cover and simmer six accordingly.
- To finish, taste and adjust accordingly. Brown sugar for sweetness, smoked salt for saltiness. Thicken with Masa Harina or thin with reserved tomato juice

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, August 3, 2022, 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: Saul Figueroa, Applicant; Cassie Longoria, Owner; requesting the rezone of GARCIA IND AC, BLOCK 11, LOT 1 (Property ID 21326), ACRES 1.2 also known as E Santa Gertrudis, GARCIA IND AC, BLOCK 11, LOT 2, ACRES 1 (Property ID 13682) also known as E Santa Gertrudis and GARCIA IND AC, BLOCK 11, LOT 3, ACRES 1 (Property ID 22101) also known as E Santa Gertrudis to I2 (Heavy Industrial) The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

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TO ALL INTERESTED PERSONS AND PARTIES:

Gulf Coast Cooperative, has applied to the Texas Commission on Environmental Quality (TCEQ) for renewal of Air Quality Permit No. 17931, which would authorize continued operation of a Grain Elevator located at 4409 Farm-to-Market Road 3354, Bishop, Nueces County, Texas 78343. Additional information concerning this application is contained in the public notice section of this newspaper.

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The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, August 3, 2022, 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 Carrales owner/applicant; requesting the rezone of KT & I CO, BLOCK 2, LOT PT 9, (TRACT 8), ACRES 5.47, also known as 1526 Young Dr., Kingsville, Texas from AG (Agricultural) to R1 (Single Family). John Carrales applicant/owner; requesting the replat of KT & I CO, BLOCK 2, LOT PT 9, (TRACT 8), ACRES 5.47, also known as 1526 Young Dr., Kingsville, Texas. The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

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ORDINANCE #2022-_____

AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING MAP IN REFERENCE TO KT&I CO, BLOCK 2, LOT PT 9, (TRACT 8), (5.47 ACRES), ALSO KNOWN AS 1526 YOUNG DRIVE, KINGSVILLE, TEXAS, FROM AG (AGRICULTURAL DISTRICT) TO R1 (SINGLE FAMILY RESIDENTIAL DISTRICT); AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; AND PROVIDING FOR PUBLICATION.

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

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, August 3, 2022 during a meeting of the Planning and Zoning Commission, and on Monday, August 8, 2022 during a meeting of the City Commission, in the Helen Kleberg Groves Community Room at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the item was APPROVED with a 5-0 vote of the Planning Commission regarding the requested rezone with no abstentions; 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 by changing the zoning of KT&I CO, Block 2, Lot Pt 9, (Tract 8), (5.47 acres), also known as 1526 Young Drive, Kingsville, Texas, from AG-Agricultural District to R1-Single Family Residential District, as more specifically described on the Zone Change Map, attached as Exhibit A.

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

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

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

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

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

INTRODUCED on this the 8th day of August, 2022.

PASSED AND APPROVED on this the 15th day of August, 2022.

Effective Date: _____

THE CITY OF KINGSVILLE

_____
Sam R. Fugate, Mayor

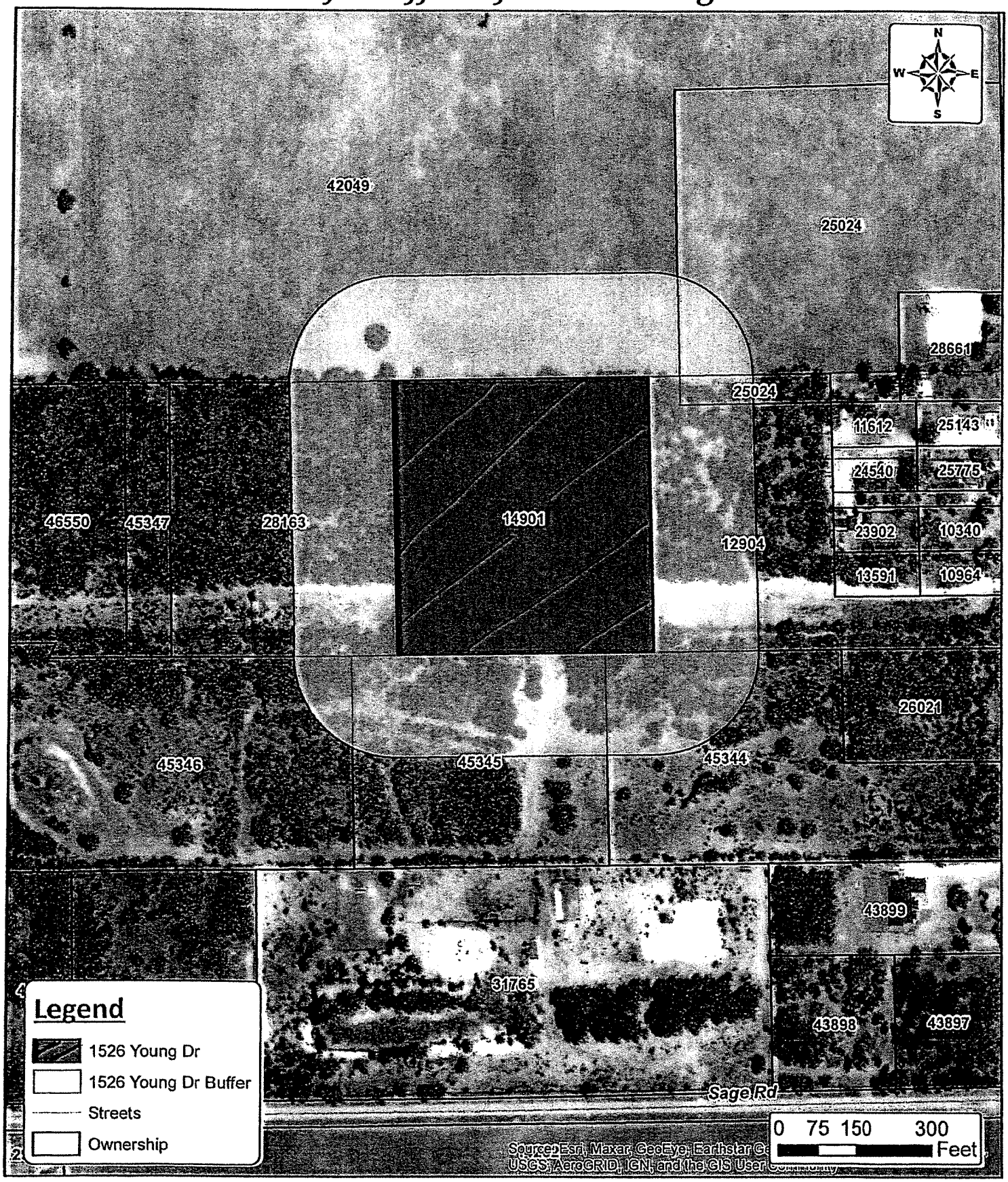
ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED:

_____
Courtney Alvarez, City Attorney

200ft Buffer of 1526 Young Dr



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REGULAR AGENDA

AGENDA ITEM #3