

# *City of Kingsville, Texas*

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## **AGENDA CITY COMMISSION MONDAY, AUGUST 8, 2022 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.**

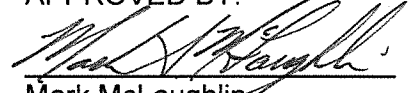
#### **OPEN MEETING**

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

**MINUTES OF PREVIOUS MEETING(S)**

Regular Meeting-July 25, 2022

APPROVED BY:

  
Mark McLaughlin  
City Manager

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

1. Public Hearing on request to replat Kingsville 25 Acres Ltd, 16.353 acres of Tract F less 0.157 acres out of Tract G, also known as 2405 S. Brahma Blvd., Kingsville, Texas. LFL Properties Kingsville LLC, applicant/owner. (Planning & Development Services Director).
2. Public Hearing on request to rezone 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, 1 acre (Property ID 13682), also known as E. Santa Gertrudis; and, Garcia Ind Ac, Block 11, Lot 3, 1 acre (Property ID 22101), also known as E. Santa Gertrudis, Kingsville, Texas, from AG (Agricultural) to I2 (Heavy Industrial). Saul Figueroa, applicant; Cassie Longoria, owner. (Planning & Development Services Director).
3. Public Hearing on request 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) to R1 (Single Family). John Carrales, applicant/owner. (Planning & Development Services Director).

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

*"At this time, the City Commission and Staff will report/update on all committee assignments which may include, but is not limited to, the following: Planning & Zoning*

Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal League. Staff reports include the following: Building & Development, Code Enforcement, Condemnation Update, Proposed Development Report; Accounting & Finance – Financial & Investment Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports, Utilities Billing Update; Police & Fire Department – Grant Update, Police & Fire Reports; Streets Update; Public Works; Landfill Update, Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Emergency Management, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Health Department, Hotel Occupancy Report, Quiet Zone, SEP, Legislative Update, Proclamations, Employee Recognition, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Wastewater Treatment Plant, Water And Wastewater Rate Study Presentation, Golf Course, Library Summer Programs, Grants Update. No formal action can be taken on these items at this time.”

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

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

#### **V.**

##### **Consent Agenda**

##### **Notice to the Public**

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

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

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

1. Motion to approve final passage of an ordinance amending the Fiscal Year 2021-2022 budget to accept and expend donations for the Pony League Allstar Teams travel expenditures to competitions. (Parks Director).
2. Motion to approve final passage of an ordinance amending the Fiscal Year 2021-2022 budget to provide additional funding for utilities at the Golf Course. (Parks Director).
3. Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances Chapter VII, Article 6, Traffic Control Devices, providing for the restriction of parking during certain hours on the South side of East Lott Avenue between 18<sup>th</sup> and 19<sup>th</sup> Streets. (City Engineer).
4. Motion to approve final passage of an ordinance amending the Fiscal Year 2021-2022 budget to cover additional budget costs for the Engineering Department due to increased operating costs. (City Engineer).

##### **REGULAR AGENDA**

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

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

5. Consider request to replat Kingsville 25 Acres Ltd, 16.353 acres of Tract F less 0.157 acres out of Tract G, also known as 2405 S. Brahma Blvd., Kingsville, Texas. (Planning & Development Services Director).
6. Consider introduction 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).
7. Consider introduction 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).
8. Consider new L.E. Ramey Golf Course logo. (Parks Director).
9. Consider approving certification of 2021 excess debt collections and certification of 2022 anticipated collection rate. (Finance Director).
10. Consider accepting 2022 certified total appraised assessed and taxable values of all and new property in the City of Kingsville as certified by the Kleberg County Appraisal District. (Finance Director).
11. Consider proposed tax rate, if it will exceed the no-new revenue tax rate or the voter-approval rate (whichever is lower), take record vote, and schedule public hearing for September 6, 2022. (Finance Director).
12. Consider a resolution authorizing the City to submit an application to the State Defense Economic Adjustment Assistance Grant Program for the purpose of requesting grant funding for Fire and Rescue Truck Facility at NAS Kingsville. (City Manager).
13. Executive Session: Pursuant to Section 551.072, Texas Government Code, Deliberations regarding Real Property Exception, the City Commission shall convene in Executive Session to discuss the purchase, exchange, lease, or value of real property as deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third party. (City Manager).

### **VII. Adjournment.**

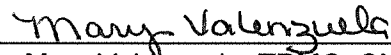
1. No person's comments shall exceed 5 minutes. Cannot be extended by Commission.
2. No person's comments shall exceed 5 minutes without permission of majority of Commission.
3. Comments are limited to 3 minutes per person. May be extended or permitted at other times in the meeting only with 5 affirmative 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:

August 5, 2022 at 11:00 A.M. and remained so posted continuously for at least 72 hours proceeding the schedule time of said meeting.



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

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

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



# **MINUTES OF PREVIOUS MEETING(S)**

**JULY 25, 2022**

**A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, JULY 25, 2022, IN THE HELEN KLEBERG GROVES COMMUNITY ROOM, 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 5:00 P.M.**

**CITY COMMISSION PRESENT:**

Hector Hinojosa, Mayor Pro-Tem  
Norma N. Alvarez, Commissioner  
Edna Lopez, Commissioner  
Ann Marie Torres, Commissioner

**CITY COMMISSION ABSENT:**

Sam R. Fugate, Mayor

**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  
Steven Palacios, Fire Marshall  
Deborah Balli, Finance Director  
Uchechukwu Echeozo, Director of Planning & Development Services  
Janine Reyes, Tourism Director  
Charlie Sosa, Purchasing Manager  
Rudy Mora, Engineer  
Michael Mora, Capital Improvements Manager  
Diana Gonzales, Director of Human Resources  
Susan Ivy, Parks Director  
Joseph Ramirez, Engineers Assistant  
Kobby Agyekum, Senior Planner/HPO  
Jennifer Bernal, Parks Manager

**I. Preliminary Proceedings.**

**OPEN MEETING**

Mayor Pro-Tem Hinojosa opened the meeting at 5:00 p.m. with four City Commission members present. Mayor Fugate was absent from this meeting.

**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 - July 11, 2022**

**Motion made by Commissioner Lopez to approve the minutes of June 27, 2022, as presented, seconded by Commissioner Torres. The motion was passed and approved by the following vote: Alvarez, Lopez, Torres, Hinojosa voting "FOR".**

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

None.

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

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

Mr. Mark McLaughlin, City Manager reported that staff received a letter from a citizen regarding a parade they would like to have on Hoffman Street. Citizens will hold the parade as an appreciation to the Street Department for their hard work on paving Hoffman and 13<sup>th</sup> Street.

Ms. Courtney Alvarez, City Attorney reported that the next City Commission meeting is scheduled for Monday, August 8, 2022, with agenda items for this meeting due on Friday, July 29, 2022. There are two special meetings scheduled for August 15<sup>th</sup> and August 16<sup>th</sup> at 4:00 p.m., for budget workshops.

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

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

Mr. Bo Polhemus, 309 S. FM 772, commented on the use and fees for the use of the baseball fields at Dick Kleberg Park. He stated that he would like for the city to drop the fees for the use of baseball fields. He is not asking for the Parks Department to provide lighting, which would be a cost to their budget. He is a volunteer who provides his time to not only coach the children but to also push them to move forward and teach them life skills and respect. He enjoys coaching teams and does not expect to benefit from it. It does not cost the city any extra funds to open the fields at no cost. He has attempted multiple times to get on the ball fields to coach his team and comes across gates being locked. He stated that his concern is that if he moves his practices to another location if the balls roll to the street and the child runs after them, they may get hit by a car. He further spoke about ball fields 3 & 4 and the conditions after the improvements were done. His nephew played on one of those fields and slid and hit rocks while sliding into a base. He further asked for the Commission to consider dropping the fees for the use of the ball fields and allow the children to practice in a safe area.

Mr. Donald Wayne Polhemus, 1708 Ryde Road stated that he also is here to speak about the ball fields at Dick Kleberg Park. He picked up a bag of rocks he collected from one of the ball fields which he showed to the Parks Director, He wanted staff to see how many rocks and pieces of concrete he picked up near one of the bases on

field 5. He also stated that he is also a coach and manages two teams. He has coached baseball and football in Kingsville for over 20 years and has never seen a field in bad condition. This season 641 children signed up to play baseball at \$75.00 per child. They didn't have any empires so they had to get volunteers to assist. They were told that they couldn't get any empires as Corpus Christi was paying \$75.00 per game with Kingsville paying \$20.00 to \$30.00 per game. He stated that he would not empire any games that are within the same age group he coaches so that there aren't any conflicts when he makes a call. He stated that for 20 years he has been asking the question, which he addressed to Sheriff Kirkpatrick, before he became Sheriff, he asked that he had heard that the Sheriff had confiscated \$500,000 of drug money on the highway and asked if some of that money could be donated to the teams so that a child can have a helmet with a chin strap that isn't old and flopping on their head that would keep them safe. He further stated that he was told that the money would have to stay with law enforcement. He also stated that during a storm event, he volunteered his time to assist in an area in Kleberg County to cut down trees. He stated that during that time he also spoke with Kleberg County Judge Rudy Madrid regarding the donation of funds but was told that the money would need to stay with law enforcement. Mr. Polhemus further stated that Judge Madrid mentioned to him what he was thinking was of Kleberg County Sheriff's Department Pony League, or Kleberg County Task Force League, where then the money that is picked up off the highway can be used to improve the fields. Mr. Polhemus commented that we live at the headquarters of the King Ranch which is multi-million-dollar cooperation, and they can't find a way to give money to improve the fields. He also commented that the King Ranch has plenty of money and can assist now, which would invite other teams to come to Kingsville and play ball and make it a tournament-quality facility. He further commented that the fields and restrooms at the park are in terrible condition. All surrounding cities that are near Kingsville have better-improved fields than in Kingsville. He further stated that Kingsville can do better.

Mrs. Vicki Benys, 1914 Martin Street, commented that she stands here before the Commission in support of the police officers. When she lost Sherman last year, she vowed that she would step up and support these officers in every way that she possibly could. At this time, they are in the middle of negotiations, so she is here today asking each of the Commissioners to get involved now and themselves in their perspective as each request is considered. She further stated that we must find a way to retain these officers for our community's safety and their safety. Some have retired and some have moved on to work in the same field. She further stated that she would like to share a few thoughts with the Commission. She stated that Sherman and herself made the same hourly pay. They struggled at times, but they always knew that if they wanted or needed something extra, he could always sign up for overtime, if available, or work off duty, as many of these officers must do today. She stated that she never thought twice about his pay and whether it was enough for the risks he would take each day. The day she was handed the calculation of his remaining holiday and sick pay, the day she was handed that piece of paper with the hourly rate, she stated that it truly hit her like a ton of bricks. She stated that she didn't have to get up day after day, although they made the same pay, and strap on 30 to 40 pounds of equipment in hopes that it would protect her and keep her alive when she needed it. She didn't have to walk out every day leaving her family and knowing in the back of her mind that she may never walk through that door again. She didn't have to walk out carrying an AR-15 or keep herself trained or qualify to keep herself, her community, or fellow officers safe. They go through a lot, police officers deal with a lot and as a spouse of one for 20-plus years she knows this for a fact. She further stated that we don't see this. They put this all aside and do what they must do day after day. They don't hesitate to answer each call knowing that it may very well be their last. They know they are targets and with all the training they receive

is it ever how things are going to go down? How many times weekly, or daily do they answer the most dangerous of calls, domestic violence, or shots fired, ask them if they feel safe walking up to a vehicle or just sitting in a parking lot. She further commented that she asks, from the bottom of her broken heart, during negotiations, please put yourself in their place or better yet, put yourself in hers.

Mrs. Mary Valenzuela, City Secretary read a public comment received from Mr. Daniel Cruz, 603 W. Ave. F. The comment read as follows: Daniel Cruz, 603 W. Ave. F, we need to start repaving many streets in the university area to help improve the appearance and functionality and enrollment into A&M Kingsville and surrounding areas. Kind of embarrassing for the city, especially when people come to visit the university from other areas. Let's have some pride in this amazing place! Thanks for your consideration.

V.

### **Consent Agenda**

#### **Notice to the Public**

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

**1. Motion to approve final passage of an ordinance amending the Fiscal Year 2021-2022 budget to expend Tourism ARP funding for magnetic photo frame promotional items. (Tourism Director).**

**2. Motion to approve final passage of an ordinance amending the Fiscal Year 2021-2022 budget to accept and expend donations from B.C. and Addie Brookshire Foundation for summer youth camps and ballfield lighting project. (Parks Director).**

**3. Motion to approve final passage of an ordinance amending the Fiscal Year 2021-2022 budget to provide funding for the downtown planter boxes. (Director of Planning & Development Services).**

**4. Motion to approve final passage of an ordinance amending the Fiscal Year 2021-2022 budget to provide additional funding for cost overruns on operating leases and motor gas and oil in Planning. (Finance Director).**

**5. Motion to approve final passage of an ordinance amending the Fiscal Year 2021-2022 budget to close out Fund 086-TX CDBG Grant #7218269. (Finance Director).**

**6. Motion to approve final passage of an ordinance amending the Fiscal Year 2021-2022 budget to provide additional funding for cost overruns on motor gas and oil in Fire. (Fire Chief).**

**7. Motion to approve final passage of an ordinance amending the Fiscal Year 2021-2022 budget to accept and expend grant funding from the Ed Rachal Foundation for minor equipment for the Police Department. (Police Chief).**

**8. Motion to approve final passage of an ordinance amending the Fiscal Year 2021-2022 budget to provide additional funding for motor gas and oil and SWAT overtime for the Patrol Division. (Police Chief).**

## **REGULAR AGENDA**

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

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

**9. Consider a resolution authorizing the city to submit an application to the Ed Rachal Foundation for ball field lighting improvements at Dick Kleberg Park. (Parks Director).**

Mrs. Susan, Ivy, Parks Director stated that the department would like to submit an application to the Ed Rachal Foundation for ball field improvements at Dick Kleberg Park. They will be applying for \$50,000 in funding from this foundation. Mrs. Ivy further stated that they have received a \$25,000 donation from the Brookshire Foundation to apply to this project and would like to submit the application to the Ed Rachal Foundation. The field that is being focused on is Field 6 for the lighting which is one of the fields that services one of the highest age groups in the league. The other field serves a smaller age group and doesn't play as late as some of their play is restricted. The quote for the lighting at Field 6 is priced at \$193,000, for just lighting.

Commissioner Alvarez asked Mrs. Ivy to repeat that dollar amount. Mrs. Ivy responded that the price is \$193,000 just for lighting. She further stated that most of the electricity comes from where they installed lighting on Field 5 which was done through a grant from Texas Parks and Wildlife back in 2009. She further stated that she would be applying for \$50,000 from the Ed Rachal Foundation which will be combined with the donation of \$25,000 from the Brookshire Foundation and some of the money that was put aside from ARPA Funds that was done from the loss of revenue calculations. Staff is also reaching out to other foundations to request assistance as well. Mrs. Ivy further stated that she has researched Baseball Tomorrow and they want a substantial amount committed before they consider funding. These funds awarded would take them to about \$110,000 that they would have which would be substantial enough.

Commissioner Lopez asked if what is being asked is for this money but doesn't have the rest of the money and asked what the deadline is for the project or grant.

Mrs. Ivy responded that there is no deadline for the project. She further stated that they are not applying for a Texas Parks and Wildlife grant which would have been submitted on August 1<sup>st</sup>. She has spoken with representatives of the Texas Parks and Wildlife Committee, and the grant does have a 50/50 match, and we could not commit by August 1<sup>st</sup> to come up with enough cash match. The Parks Department will not score high enough if there aren't enough projects to include in the grant application that it takes to compete with all other cities that are applying for this grant.

**Motion made by Commissioner Alvarez to approve the resolution authorizing the city to submit an application to the Ed Rachal Foundation for ball field lighting improvements at Dick Kleberg Park, seconded by Commissioner Lopez. The**

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

**10. Consider accepting donations for Kingsville Parks Youth Pony League All-Star Teams competition expenses. (Parks Director).**

Mrs. Susan Ivy, Parks Director stated that the Kingsville Parks Youth Pony League has several teams that will be traveling to All-Star Competitions in McAllen, Laredo, and Youngsville, LA. The teams have done many fundraisers and have also solicited funds from businesses. These funds were turned into the Parks Office and have been deposited into the bank. Staff in turn is issuing payments for gate fees and hotel stays for the exact amount of funds collected and deposited. The funds need to be formally received and approved for expenditure for their donation.

**Motion made by Commissioner Torres to approve the acceptance of donations for Kingsville Parks Youth Pony League All-Star Teams competition expenses, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Alvarez, Lopez, Torres, Hinojosa voting "FOR".**

**11. Consider introduction of an ordinance amending the Fiscal Year 2021-2022 budget to accept and expend donations for the Pony League All-Star Teams' travel expenditures to competitions. (Parks Director).**

Introduction item.

**12. Consider introduction of an ordinance amending the Fiscal Year 2021-2022 budget to provide additional funding for utilities at the Golf Course. (Parks Director).**

Mrs. Ivy stated that this department is running short on funds due to increasing costs, therefore requiring additional funding for utilities to end the fiscal year.

Mayor Pro-Tem Hinojosa commented if the staff was doubling the budget, what was budgeted was \$28,000.

Mr. McLaughlin commented that what was budgeted was \$28,158 and through June 30<sup>th</sup> we have expended \$38,129. As the golf course has gone through some significant renovations requiring more watering.

Introduction item.

**13. Consider a resolution authorizing application to, administration of, and acceptance of Office of the Governor, Public Safety Office, Homeland Security Grants Division's FY2023 Operation Lone Star Grant Program (OLS); authorizing the Chief of Police to act on the City's behalf with such program. (Police Chief).**

Mr. Ricardo Torres, Chief of Police stated that this item is a request to apply and if awarded to accept and expend FY 2023 Operation Lone Star Grant Program funds. The purpose of the program is to enhance interagency border security operations supporting Operation Lone Star including the facilitation of directed actions to deter and interdict criminal activity and detain non-citizen inmates.

**Motion made by Commissioner Torres to approve the resolution authorizing application to, administration of, and acceptance of Office of the Governor, Public Safety Office, Homeland Security Grants Division's FY2023 Operation Lone Star Grant Program (OLS); authorizing the Chief of Police to act on the City's behalf with such program, seconded by Commissioner Lopez. The motion**

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

**14. Consider a resolution authorizing the submission of an application to the Texas Water Development Board Asset Management Program for Small Systems. (Capital Improvements Manager).**

Mr. Mike Mora, Capital Improvements Manager stated that this item is to approve the submission of an application to the Texas Water Development Board for the Asset Management Program for Small Systems. This will allow the Texas Water Development Board to provide a contractor to work with the city in setting up a more versatile comprehensive asset management program.

**Motion made by Commissioner Lopez to approve the resolution authorizing the submission of an application to the Texas Water Development Board Asset Management Program for Small Systems, seconded by Commissioner Torres. The motion was passed and approved by the following vote: Torres, Alvarez, Lopez, Hinojosa voting "FOR".**

**15. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter VII, Article 6, Traffic Control Devices, providing for the restriction of parking during certain hours on the North side of East Ailsie Avenue between 14<sup>th</sup> Street and Shelly Blvd. and the South side of East Lott Avenue between 18<sup>th</sup> and 19<sup>th</sup> Streets. (City Engineer).**

Mr. Rudy Mora, City Engineer stated that his department received a revised resolution from the Kingsville Independent School District (KISD) Board of Trustees requesting No Parking Zones in relation to student safety. The request is because the No Parking Signs would be located inside of the city's right-of-way. The agenda item is proposing two new No Parking Zones one for Jesus R. Perez Elementary School and the other for A.D. Harvey Elementary School. At Perez Elementary School the No Parking Zone would impact 1000, 1100, and 1200 blocks of E. Ailsie Avenue between 14<sup>th</sup> Street and Shelly Boulevard, northside only. At Harvey Elementary School the No Parking Zone would impact the 1400 block of E. Lott Avenue between 18<sup>th</sup> Street and 19<sup>th</sup> Street, on the south side only. The proposed no parking signs would be in effect during school drop-off from 6:45 A.M. to 8:00 A.M. and school pick-up from 2:30 P.M. to 4:00 P.M. Mr. Mora further stated that letters were mailed to the adjoining property owners affected along E. Lott and E. Ailsie. A total of 12 property owners were notified by certified mail for both proposed no-parking zone locations. Engineering Department received a total of six responses from adjoining property owners. Six property owners were "FOR" and six did not respond. No parking signs will be paid for and installed by the city. KISD requests signs to be installed before the first day of school in August.

Mr. Mora displayed multiple maps showing his recommendations for the no parking zones in relation to student safety. During the presentation, Mr. Mora stated that the Texas Municipal Uniform Traffic Control Device Manual, states that parking and stopping regulatory signs may be used to prevent parking or waiting vehicles from blocking pedestrians and driver's views of pedestrians and to control vehicles as part of a school traffic control plan. Mr. Mora further stated that in the resolution that was submitted by KISD, he had some concerns with the second one, which is the Ailsie plan. He further stated that his recommendation for this area is to have internal traffic circulation. Mr. Mora further took his presentation to the maps displayed on the projector. He stated that what he is proposing is a three-lane system with a center turning lane. This would eliminate the parking currently along Ailsie on the north side and south side, as well on Shelly Boulevard.



Commissioner Lopez asked if one of the recommendations was to have a turn lane on Ailsie? Mr. Mora responded yes. Commissioner Lopez further asked if Ailsie is wide enough to have a center turn lane. Mr. Mora responded yes. Commissioner Lopez further commented that traffic in this area goes across Brahma with school buses in front of the school. She stated that the recommendation from staff will work but placing No Parking Signs will put the parents at a loss of where they can park to pick up their children. This will put those vehicles to park in the residential areas using driveways. She further commented that there are signs in place now, that is not being followed. The school buses pick up children in the front of the school blocking the entrance, but parents get off their vehicles and move the cones aside to gain entrance. Commissioner Lopez further commented that it is an accident waiting to happen.

Mr. Mora stated that the recommendation will be different from what was written on the agenda item. He stated that approving the plan for Harvey Elementary School between 18<sup>th</sup> Street and 19<sup>th</sup> Street is reasonable, but the plan for Perez Elementary School he recommends for the Commission not act on this plan and allow him to provide his recommendation to KISD.

Mr. McLaughlin commented that the definition Mr. Mora pulled from the regulation talks about visible areas where you see children. If you allow parking on the southside of Ailsie, knowing that people will be parking on the northside, kids will run out there, even if the city installs no parking signs, placing that child in the middle of Ailsie causing that child to get hit by a car. He further stated that we can leave it as is and have the school redo their parking area and come up with new driveways and exits onto Shelly Blvd. or just make it all no parking. If one side is closed, all we will be doing is pushing the traffic out onto another location making other areas congested with traffic, and having children running in areas that they are not today.

Ms. Alvarez asked for clarification from Mr. Mora, if what he is asking the Commission to consider, although the city has no jurisdiction to tell KISD what to do with their property, is to recommend the proposed changes to East Ailsie be removed from this ordinance and only look at the East Lott amendment. Mr. Mora responded yes.

Introduction item.

**16. Consider awarding Request for Qualifications (RFQ 22-13) for Bridge Repairs at N. 6<sup>th</sup> Street and Tranquitas Creek to International Consulting Engineers, as per staff recommendation, and authorizing staff to begin negotiating a contract. (City Engineer).**

Mr. Mora stated that RGQ 22-13 for 2022 N. 6<sup>th</sup> Street and Tranquitas Creek bridge repairs was advertised on Jun 16, 2022, and June 23, 2022, in the local newspaper and the city's website. Statement of Qualifications was due July 12, 2022. One statement of qualification was received from International Consulting Engineers (ICE) located in Corpus Christi. The evaluation committee reviewed the one statement of qualification received. The committee is recommending the RFQ be awarded to ICE. The next step is to negotiate a contract for professional engineering services.

**Motion made by Commissioner Lopez to approve awarding Request for Qualifications (RFQ 22-13) for Bridge Repairs at N. 6<sup>th</sup> Street and Tranquitas Creek to International Consulting Engineers, as per staff recommendation, and authorizing staff to begin negotiating a contract, seconded by Commissioner**

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

**17. Consider introduction of an ordinance amending the Fiscal Year 2021-2022 budget to cover additional budget costs for the Engineering Department due to increased operating costs. (City Engineer).**

Mr. Mora stated that this budget amendment is needed to cover increased operational costs. The operational costs will address the following: Motor Gas & Oil, Printing & Publishing, and Vehicle Maintenance. The utility fund will cover the cost of \$1,300.

Introduction item.

**18. Consideration and approval of a resolution amending a resolution accepting a petition for and calling for a public hearing on the creation of the Somerset Public Improvement District Number 1 within the City of Kingsville, Texas pursuant to Chapter 372 of the Texas Local Government Code and authorizing the mailing and publication of notice of the public hearing. (City Manager/City Attorney).**

Motion made by Commissioner Torres to approve the resolution amending a resolution accepting a petition for and calling for a public hearing on the creation of the Somerset Public Improvement District Number 1 within the City of Kingsville, Texas pursuant to Chapter 372 of the Texas Local Government Code and authorizing the mailing and publication of notice of the public hearing, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Alvarez, Lopez, Torres, Hinojosa voting "FOR".

**VI. Adjournment.**

There being no further business to come before the City Commission, the meeting was adjourned at 6:04 P.M.

---

Sam R. Fugate, Mayor

**ATTEST:**

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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



Pub. Hrg  
- replat

## MEMO

**Date:** August 3, 2022

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

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

**Subject:** **LFL Properties Kingsville LLC, applicant/owner; requesting the replat of KINGSVILLE 25 AC LTD, 16.353 of TRACT F acres less 0.157 acres out of TRACT G, also known as 2405 S Brahma Blvd, Kingsville, Texas.**

The Planning and Zoning Commission meeting held as scheduled this evening, August 3, 2022, with 5 members in attendance.

Members deliberated over the issue of granting approval for a replat to enable the applicant correct an error that was made earlier on. Letters were sent out to neighbors and the City received no feedback. Commissioners, after deliberations, voted to approve the recommendation for a replat of the said property. A recorded vote of all members present was taken and Commissioners Debbie Tiffie, 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.

A handwritten signature in black ink, appearing to read "Uche Echeozo", with a large, sweeping flourish underneath.

**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:** **LFL Properties Kingsville LLC, applicant/owner; requesting the replat of KINGSVILLE 25 AC LTD, 16.353 of TRACT F acres less 0.157 acres out of TRACT G, also known as 2405 S Brahma Blvd, Kingsville, Texas.**

The applicants approached the department because they wanted to replat their newly acquired property (2405 S Brahma Blvd, Kingsville, Texas.).

Back in April 2022 the former owners of the property were granted approval to replat the property in its current state. Later, the city was made aware of an error in the said replat. This application is mainly to correct that error.

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 correct the error in the earlier replat and establish the actual legal description of the owners' property.

Thank you.

A handwritten signature in black ink, appearing to read "Uche Echeozo", with a long horizontal flourish extending to the right.

**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 2405 South Brahma Blvd Nearest Intersection Brahma + General Cavazos

(Proposed) Subdivision Name South Gate Lot TR Block A

Legal Description: 0.489 acre tract of Kingsville 25 Ac Ltd, Lot Tr A

Existing Zoning Designation C2 Future Land Use Plan Designation C2

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 LFL PROPERTIES  
KINGSVILLE, LLC Phone 965-689-1921 FAX \_\_\_\_\_

Email Address (for project correspondence only): LIVINGFORLIFE20YAHOO.COM

Mailing Address P.O. BOX 27476 City KINGSVILLE State TX Zip 77927

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

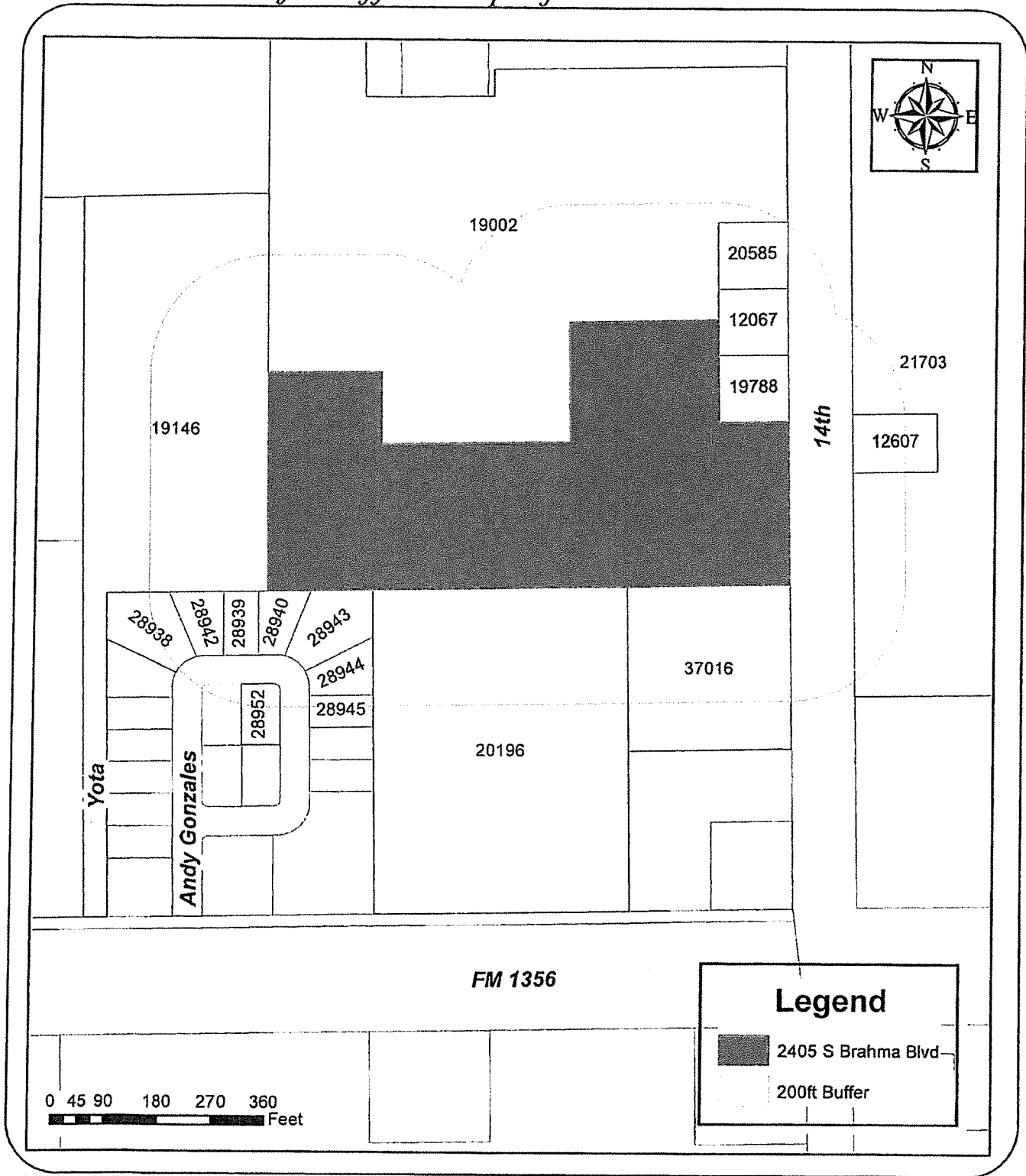
Please provide a basic description of the proposed project:

Please see the attached survey for the property listed above that we'd like to have replatted to be included with the adjacent tract owned by LFL Properties Kingsville, LLC. I've also attached a survey showing all tracts owned by LFL Properties Kingsville, LLC and a preliminary 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 \_\_\_\_\_ Date: \_\_\_\_\_  
Property Owner's Signature [Signature] Date: 6-9-22  
Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

# 200 ft Buffer Map of 2405 South Brahma



Document Path: C:\Users\sresendez\Desktop\GIS\Maps\2021\_Buffer.mxd

Page 1 / 1	Drawn By: Planning Department	<p><b>DISCLAIMER</b> THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.</p>	<p><b>CITY OF KINGSVILLE</b> <b>PLANNING DEPARTMENT</b> 410 West King Kingsville, Texas 78363 Office: 361-595-8055</p>
	Last Update: 3/17/2022		
	Note:		



FIRST COMMUNITY BANK  
416 N WATER ST  
CORPUS CHRISIT, TX 78401-2533  
#37016

M2A SOLUTINS LLC  
8013 BKUE HOLE CT  
MCJUNNEY, TX 75070  
#19788

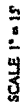
HOUSING AUTHORITY OF THE CITY OF  
KINGSVILLE  
1000 W CORRAL AVE  
KINGSVILLE, TX 78363  
#28938, 28942, 82939, 28940, 28943, 28944,  
28945

KINGSVILLE MULTIFAMILY  
INVESTMENTS LLC  
11816 INWOOD RD STE 3011  
DALLAS, TX 75244  
#20196

ALPHA LAKE LTD  
A TEXAS LIMITED PARTNERSHIP  
1700 GEORGE BUSH DR E  
STE 240  
COLLEGE STATION, TX 77840-3351  
#12067, 20585, 19002

K I S D  
PO BOX 871  
KINGSVILLE, TX 78363  
#12607, 21703

SCHUBERT DAVID E  
715 ARROYO DR  
KINGSVILLE, TX 78363  
#19146



Λ 0.59 ACRE TRACT BEING OUT OF A 7.17 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 33, PAGE 68, DEED RECORDS KLEBERG COUNTY, TEXAS.

**Brister Surveying**  
4225 South Parker School Drive (Suite B)  
Casper, WY 82401  
Office 307.435.1009  
Fax 307.435.1002  
Internet [ryl@bristersurvey.com](mailto:ryl@bristersurvey.com)  
Web [bristersurvey.com](http://bristersurvey.com)

2405 SOUTH BRAHMA BOULEVARD  
(A.K.A. FARM TO MARKET 1717)  
110 RIGHT OF WAY

1154 ACTUJ  
VOL 104 PG 703  
D.B.K.C.T.  
(OWPER: ALPMA  
LAKEL LTD)

1258 ACRES  
VOL 104, PG 743  
D.R.K.T.  
HOWARD ALPINE  
LAKELAND

141 ACRES  
VOL. 37, PG. 116  
D.A.C.T.  
OWNER: DAVID E.  
SCHEIDT

THE WEST END OF A  
STADIA DRIVE (AKA  
P.M. 117), AND THE  
CORNER OF 219 ACRE  
TRACT, VOL. 30A W  
S.D. DIST.  
BEARS 80°30'N  
122°17'E  
130 60'W, 911.20'

☒ = LIT 1st FLOOR  
☒ = FOUND 1st FLOOR  
☐ = PROPERTY OWNER NO ACCESS  
 (DUE TO BUILDING ON CORNER)

SPECIAL AGENT IN CHARGE  
 DIVISION OF INVESTIGATION  
 U.S. DEPARTMENT OF JUSTICE  
 WASHINGTON, D.C. 20535  
 MAY 12 1964  
 TO: SAC, NEW YORK  
 FROM: SAC, NEW YORK  
 SUBJECT: [REDACTED]  
 RE: [REDACTED]

**NOTE**

1) TOTAL SURVEYED AREA IS 647 ACRES.  
POSITIONING READINGS ARE BASED ON GLOBAL POSITIONING SYSTEM (GPS) AND DATUM  
1) SET OF REBAR = 375. REBAR SET WITH  
YELLOW PLASTIC CAP LABELED EITHER WITH  
DATE AND NUMBER OF BOUNDS OR BOUND  
DATE AND AREA OF THE SURVEY.

THIS SURVEY HAS BEEN CONDUCTED WITHOUT THE ASSISTANCE OF A TITLE CONTINGENT.

**READ ON FOR**

Ronald E. Buote  
RONALD E. BUOTE RJLA 100 AGS

JANUARY 1971

THIS SURVEY DOES NOT INCLUDE THE RESEARCH INVESTIGATION OR LOCATIONS OF ALL FERTILIZER BASED AND AGRICULTURAL UTILIZATION OF THIS PROPERTY.

WOLFGANG LEHNER HAS BEEN IN CONTACT WITH THE FBI AND OTHER  
 GROUPS, AND HAS BEEN CALLED BY THE FBI TO COME TO THE  
 ATTORNEY GENERAL'S OFFICE TO ANSWER QUESTIONS REGARDING  
 HIS RECENT VISIT TO THE FBI HEADQUARTERS IN WASHINGTON.



STATE OF TEXAS  
COUNTY OF KLEBERG

Field notes of a 0.489 acre tract being out of a 7.17 acre tract described in a deed recorded in Volume 353, Page 629, Deed Records Kleberg County, Texas. Said 0.489 acre tract being more particularly described as follows:

COMMENCING at a point in the west right of way of South Brahma Boulevard (a.k.a. Farm to Market 1717) and for the southeast corner of said 7.17 acre tract, THENCE with the south line of said 7.17 acre tract, South 89°00'44" West, a distance of 921.50 to a point for the southwest corner of said 7.17 acre tract, THENCE with the west line of said 7.17 acre tract, North 00°59'16" West, a distance of 242.67 feet to a 5/8" re-bar set in the west line of said 7.17 acre tract, in the east line of the David E. Schubert 5.42 acre tract as described in a deed recorded in Volume 357, Page 136, Deed Records Kleberg County, Texas, for the southwest corner of this survey, and for the POINT OF BEGINNING.

THENCE with the common line of said 7.17 acre tract, said Schubert 5.42 acre tract and this survey, North 00°59'16" West, a distance of 123.77 feet to a 5/8" re-bar found for the northwest corner of said 7.17 acre tract, in the east line of said Schubert 5.42 acre tract, for the southwest corner of the Alpha Lake, LTD 12.98 acre tract as described in a deed recorded in Volume 106, Page 763, Deed Records Kleberg County, Texas, and for the northwest corner of this survey.

THENCE with the common line of said 7.17 acre tract, said Alpha Lake, LTD 12.98 acre tract and this survey, North 89°00'44" East, a distance of 172.00 feet to a point for an outside corner of said 7.17 acre tract, for an inside corner of said Alpha Lake, LTD 12.98 acre tract, and for the northeast corner of this survey.

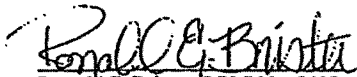
THENCE with the common line of said 7.17 acre tract, said Alpha Lake, LTD 12.98 acre tract and this survey, South 00°59'16" East, a distance of 123.77 feet to a point for an inside corner of said 7.17 acre tract, for an outside corner of said Alpha Lake, LTD 12.98 acre tract, and for the southeast corner of this survey.

THENCE with the south line of this survey, South 89°00'44" West, a distance 172.00 feet to the POINT OF BEGINNING of this tract, and containing 0.489 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day January 14, 2022 and is correct to the best of my knowledge and belief.

  
Ronald E. Brister, RPLS No. 5407  
Date: January 25, 2022.



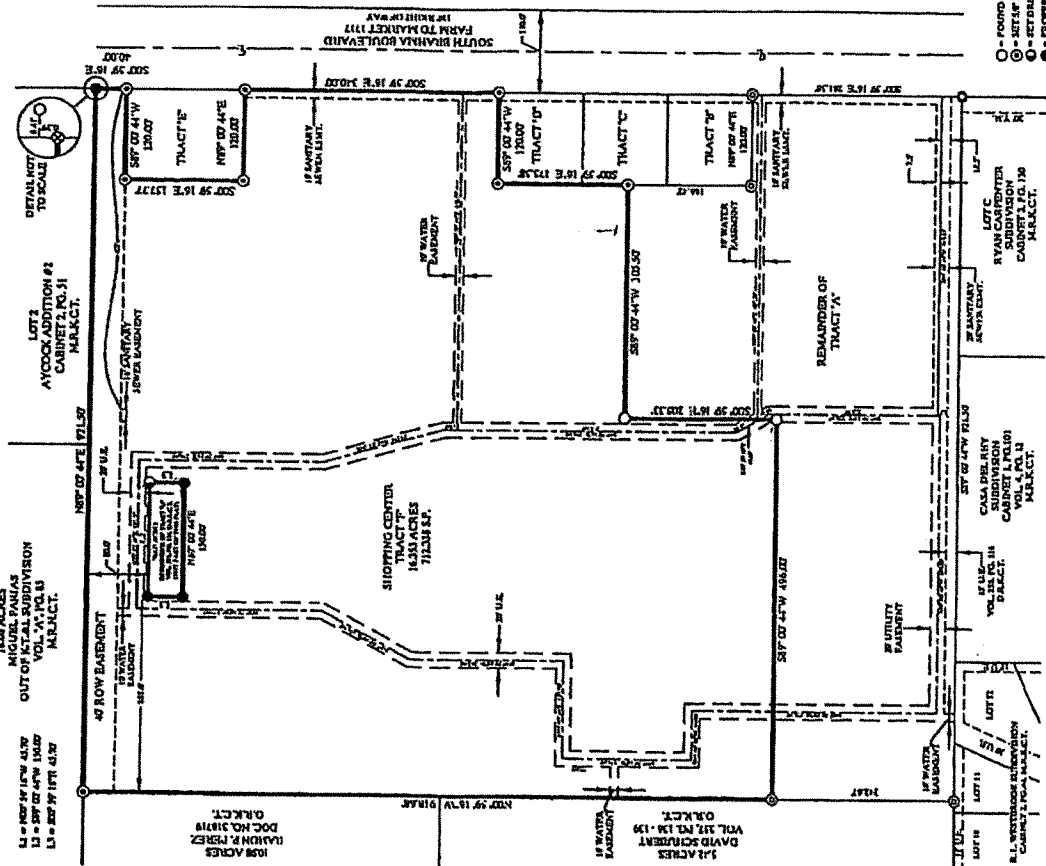
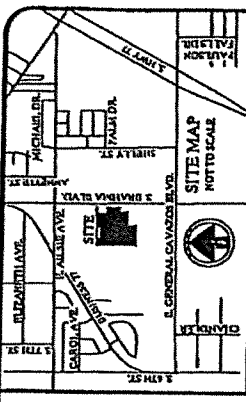


**Brister Surveying**  
Cadastral & Planning Division  
10000 Katy Road, Suite 100  
Houston, Texas 77054  
Phone: 281.468.1000  
Fax: 281.468.1001  
E-mail: info@brister.com



# KINGSVILLE 25 ACRE LTD. SHOPPING CENTER TRACT #7

BEING A REPLAT OF SHOPPING CENTER TRACT #7, A PORTION OF TRACT "C",  
AND A PORTION OF TRACT "A" KINGSVILLE 25 ACRE LTD., AS SHOWN ON THE PLAT  
RECORDED IN ENVELOPE 13, MAP RECORDS OF KLEBERG COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF KLEBERG  
WE, ALMA LACE LTD., DO HEREBY CERTIFY THAT WE ARE THE  
OWNER OF THE SHOPPING CENTER TRACT #7, A PORTION OF TRACT "C",  
AND A PORTION OF TRACT "A" KINGSVILLE 25 ACRE LTD., AS SHOWN ON THE PLAT  
RECORDED IN ENVELOPE 13, MAP RECORDS OF KLEBERG COUNTY, TEXAS.

THIS TITLE DAY OF 2022

STATE OF TEXAS  
COUNTY OF KLEBERG

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY  
PERSONALLY APPEARED THE PERSON WHOSE NAME IS  
ALMA LACE LTD., KNOWN TO ME TO BE THE OWNER OF THE  
PROPERTY DESCRIBED IN THE FOREGOING MAP, AND IN THE CAPACITY  
STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS TITLE DAY OF 2022

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF KLEBERG  
WE, KLEBERG RETAIL GROUP, L.P., DO HEREBY CERTIFY THAT  
WE ARE THE OWNER OF THE SHOPPING CENTER TRACT #7, A PORTION OF TRACT "C",  
AND A PORTION OF TRACT "A" KINGSVILLE 25 ACRE LTD., AS SHOWN ON THE PLAT  
RECORDED IN ENVELOPE 13, MAP RECORDS OF KLEBERG COUNTY, TEXAS.

THIS TITLE DAY OF 2022

STATE OF TEXAS  
COUNTY OF KLEBERG

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY  
PERSONALLY APPEARED THE PERSON WHOSE NAME IS  
KLEBERG RETAIL GROUP, L.P., KNOWN TO ME TO BE THE OWNER OF THE  
PROPERTY DESCRIBED IN THE FOREGOING MAP, AND IN THE CAPACITY  
STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS TITLE DAY OF 2022

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF KLEBERG  
THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS  
PREPARED BY THE UNDERSIGNED AUTHORITY, AND IN THE CAPACITY  
STATED.

THIS TITLE DAY OF 2022

STATE OF TEXAS  
COUNTY OF KLEBERG

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY  
PERSONALLY APPEARED THE PERSON WHOSE NAME IS  
ALMA LACE LTD., KNOWN TO ME TO BE THE OWNER OF THE  
PROPERTY DESCRIBED IN THE FOREGOING MAP, AND IN THE CAPACITY  
STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS TITLE DAY OF 2022

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF KLEBERG  
THIS FINAL PLAT OF THE HEREIN DESCRIBED  
PROPERTY WAS PREPARED BY THE UNDERSIGNED  
AUTHORITY, AND IN THE CAPACITY STATED.

THIS TITLE DAY OF 2022

STATE OF TEXAS  
COUNTY OF KLEBERG

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THIS TITLE DAY OF 2022

NOTARY PUBLIC

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COUNTY OF KLEBERG  
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AND A PORTION OF TRACT "A" KINGSVILLE 25 ACRE LTD., AS SHOWN ON THE PLAT  
RECORDED IN ENVELOPE 13, MAP RECORDS OF KLEBERG COUNTY, TEXAS.

THIS TITLE DAY OF 2022

STATE OF TEXAS  
COUNTY OF KLEBERG

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PROPERTY DESCRIBED IN THE FOREGOING MAP, AND IN THE CAPACITY  
STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS TITLE DAY OF 2022

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF KLEBERG  
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PREPARED BY THE UNDERSIGNED AUTHORITY, AND IN THE CAPACITY  
STATED.

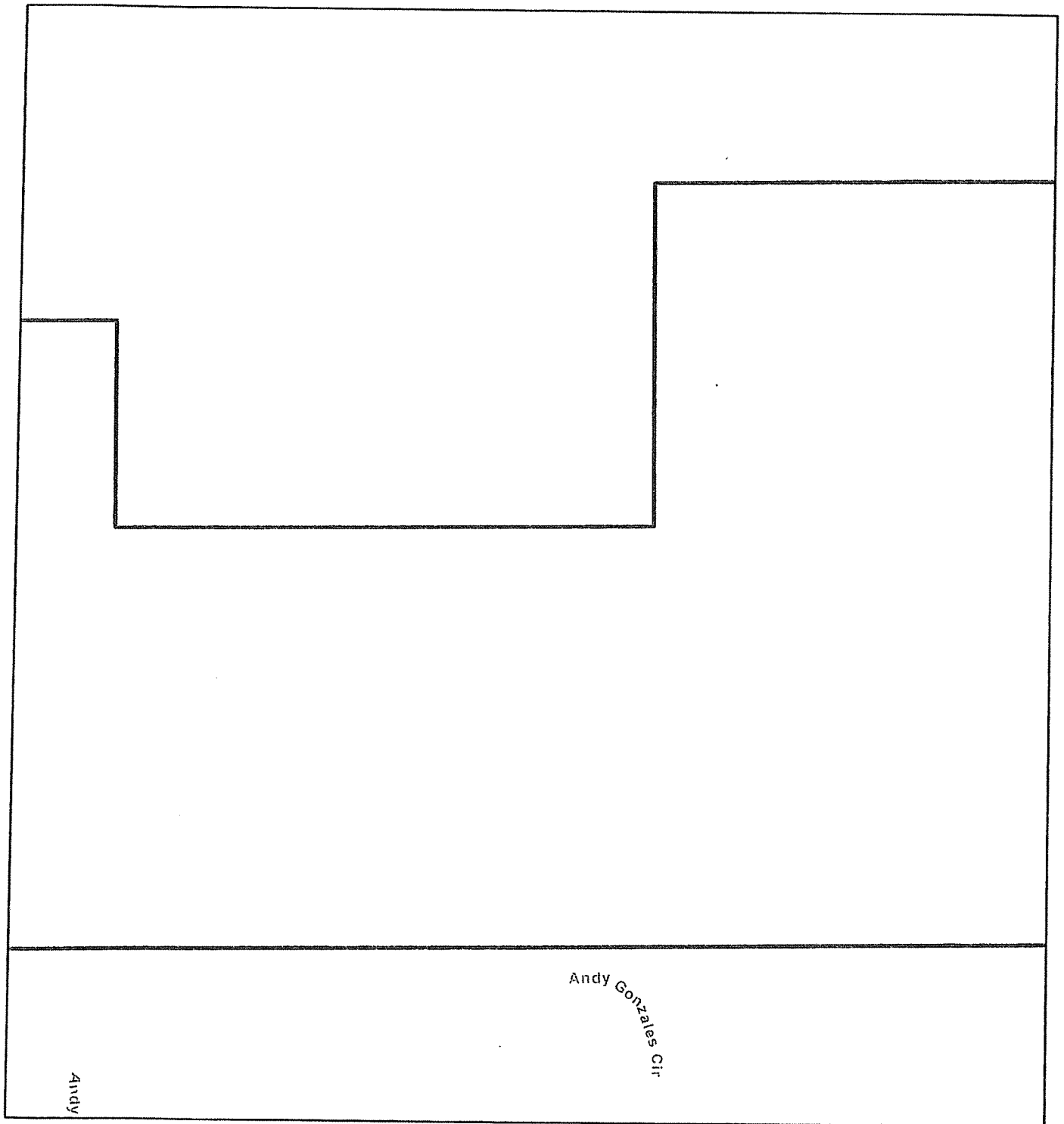
THIS TITLE DAY OF 2022

STATE OF TEXAS  
COUNTY OF KLEBERG

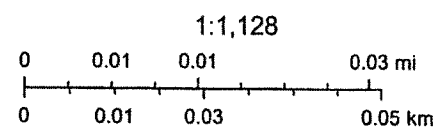
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY  
PERSONALLY APPEARED THE PERSON WHOSE NAME IS  
ALMA LACE LTD., KNOWN TO ME TO BE THE OWNER OF THE  
PROPERTY DESCRIBED IN THE FOREGOING MAP, AND IN THE CAPACITY  
STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS TITLE DAY OF 2022

NOTARY PUBLIC



June 22, 2022



# Kleberg CAD

Property Search > 11257 KINGSVILLE RETAIL GROUP LP for  
Year 2022

Tax Year: 2022 - Values not available

## Property

### Account

Property ID:	11257	Legal Description:	KINGSVILLE 25 AC LTD, LOT TR A, (TRACTOR SUPPLY), (SHOE DEPT), ACRES 7.17
Geographic ID:	139200001000192	Zoning:	C2
Type:	Real	Agent Code:	53359
Property Use Code:			
Property Use Description:			

### Location

Address:	2405 S BRAHMA BLVD TX	Mapscot:	
Neighborhood:		Map ID:	A3
Neighborhood CD:			

### Owner

Name:	KINGSVILLE RETAIL GROUP LP	Owner ID:	52070
Mailing Address:	11701 BEE CAVES ROAD, STE 262 AUSTIN, TX 78738	% Ownership:	100.000000000000%
		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 RETAIL GROUP LP  
% 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 #1: COMMERCIAL State Code: F1 Living Area: 67147.0 sqft Value: N/A**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SCT2A		1982	51396.0
CON	CONCRETE SLAB COMMERCIAL	FV		1982	192.0
ASP	ASPHALT (100%)	FV		1982	238154.0
MA	MAIN AREA	WH2L		1982	15199.0
MA	MAIN AREA	TRKWL		1982	552.0

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	7.1700	312325.00	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	\$510,840	\$218,630	0	729,470	\$0	\$729,470
2020	\$399,560	\$218,630	0	618,190	\$0	\$618,190
2019	\$285,790	\$218,630	0	504,420	\$0	\$504,420
2018	\$285,790	\$218,630	0	504,420	\$0	\$504,420
2017	\$285,790	\$218,630	0	504,420	\$0	\$504,420
2016	\$285,790	\$218,630	0	504,420	\$0	\$504,420
2015	\$285,790	\$218,630	0	504,420	\$0	\$504,420
2014	\$182,760	\$218,630	0	401,390	\$0	\$401,390
2013	\$182,760	\$218,630	0	401,390	\$0	\$401,390
2012	\$185,870	\$218,630	0	404,500	\$0	\$404,500
2011	\$185,870	\$218,630	0	404,500	\$0	\$404,500
2010	\$185,870	\$218,630	0	404,500	\$0	\$404,500
2009	\$268,000	\$218,630	0	486,630	\$0	\$486,630
2008	\$268,000	\$218,630	0	486,630	\$0	\$486,630





# **PUBLIC HEARING #2**

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



Pub Hrg  
rezone

## 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 Tiffie, 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.

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



---

## 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 6<sup>th</sup> 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.

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 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.

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

Please provide a basic description of the proposed project:

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: \_\_\_\_\_

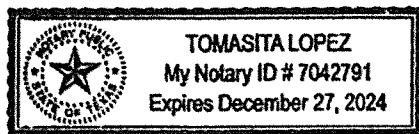


July 6, 2022

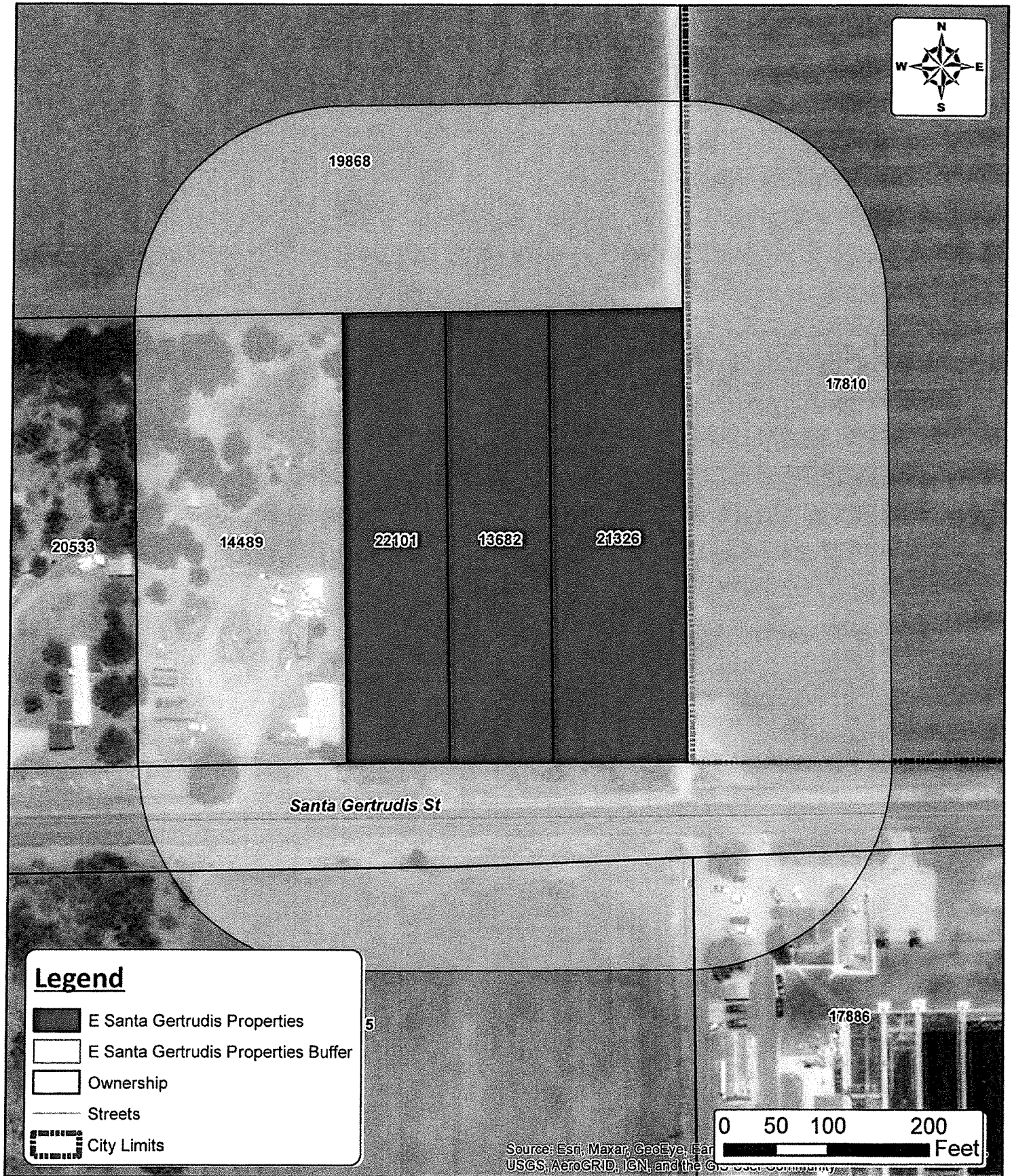
I, Kathy Longoria, give Saul Figueroa and the City of Kingsville, permission to rezone:  
property # 22101, 13682,21326 on East Santa Gertrudis, Kingsville,TX.

Thank you

A handwritten signature in cursive script, reading 'Kathy Longoria'.



# 200ft Buffer of Properties on E Santa Gertrudis



<div>Page:</div> <div>1 / 1</div>	<div>Drawn By: G. AMAYA</div>	<div>DISCLAIMER:</div> <div>THIS MAP IS FOR VISUAL PURPOSES ONLY.</div> <div>THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS.</div> <div>THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.</div>	<div> </div>	<div> <b>CITY OF KINGSVILLE</b>  <b>ENGINEERING DEPARTMENT</b>            400 W King Ave; Kingsville, TX 78363            Office: (361) 595-8007            Fax: (361) 595-8064         </div>
	<div>Last Update: 7/5/2022</div>			
	<div>Note: Please see attached documents.</div>			

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



## Kleberg CAD

Property Search > 21326 J FILIBERTO GARCIA LLC for Year 2022 Tax Year: 2022 - Values not available

## Property

## 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	Map ID:	B1
Neighborhood:			
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

## 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	\$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 3 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 Due

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".

## Kleberg CAD

Property Search > 13682 J FILIBERTO GARCIA LLC for Year 2022 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	Map ID:	B1
Neighborhood:			
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

(-) 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	1.0000	43560.00	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	\$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

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

## Kleberg CAD

Property Search > 22101 J FILIBERTO  
GARCIA LLC for Year 2022

Tax Year: 2022 - Values not available

## Property

**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	Mapsc0:	
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:	100.000000000000%
		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	

#	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

## 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	\$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 - (Last 3 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 Due

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 infectious 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.

Coincidentally 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

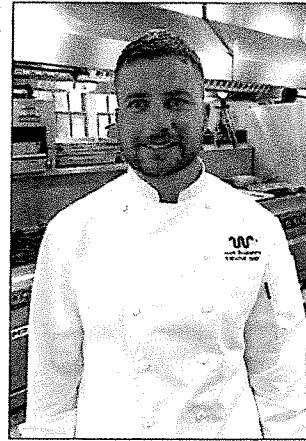
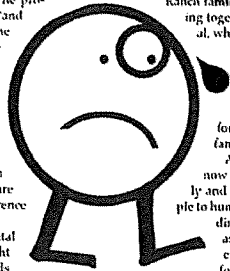
restaurants where he had worked as a busboy. He was accepted and graduated with bachelor's degrees in culinary arts and business. Since then this wonder boy of 35 has soared in the culinary world. Working at other prestigious establishments he had quite a resume but it was not until a friend had a conversation 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; to 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 viv449@hotmail.com.



Aiden Daugherty

## Bowl of Red Chili

### Ingredients:

- 1ea White onion, diced
- 2ea Red bell pepper, diced
- 2ea Garlic clove, minced
- 1t Nilgai, Ground
- 1t 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:

- Mix Nilgai and pork with spice.
- 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. There 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 saltiness. Thicken with Masa Harina or thin with reserved tomato juice.

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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.

### 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 rezoning 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 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, 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; Cassie Longoria, Owner; requesting the rezoning 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 Kieberg 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.

### 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 rezoning 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 Kieberg 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 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

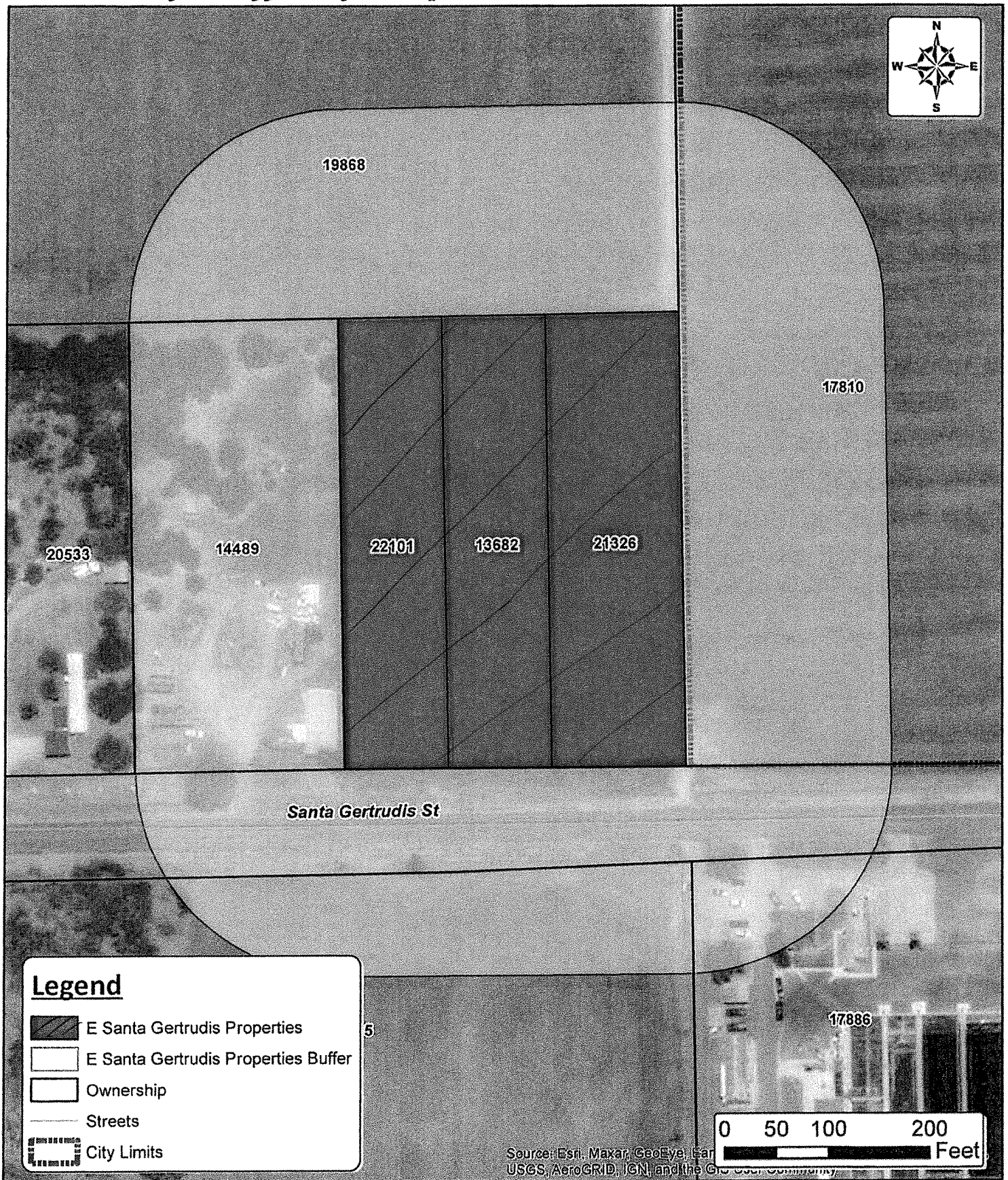
**ATTEST:**

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

**APPROVED:**

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

# 200ft Buffer of Properties on E Santa Gertrudis



# **PUBLIC HEARING #3**

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 Tiffie, 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



---

## 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.

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 1526 Young Drive Nearest Intersection Young Drive

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

Legal Description: KT & 1 Co Block 2, Lot P 9 (Tract 8) Acres 5.47

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

**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.

<input type="checkbox"/> Annexation Request	No Fee	<input type="checkbox"/> Preliminary Plat	Fee Varies
<input type="checkbox"/> Administrative Appeal (ZBA)	\$250.00	<input type="checkbox"/> Final Plat	Fee Varies
<input type="checkbox"/> Comp. Plan Amendment Request	\$250.00	<input type="checkbox"/> Minor Plat	\$100.00
<input checked="" type="checkbox"/> Re-zoning Request	\$250.00	<input 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:

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 A Carrales Date: 06-28-22

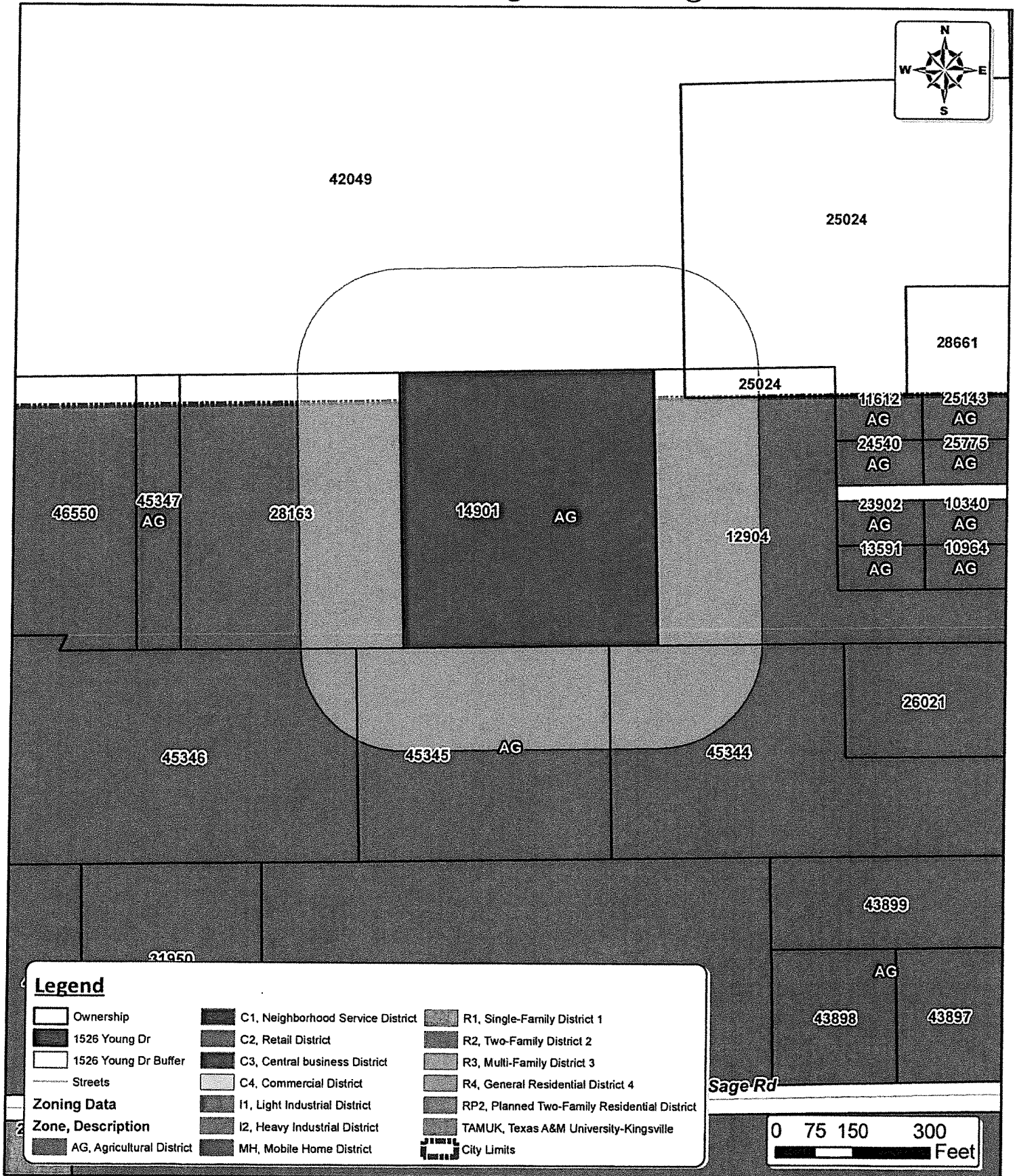
Property Owner's Signature John A Carrales Date: 06-28-22

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

Michelle Carrales 361-228-5761



# 1526 Young Dr Zoning



Page: 1/1

Drawn By: G. AMAYA

Last Update: 7/5/2022

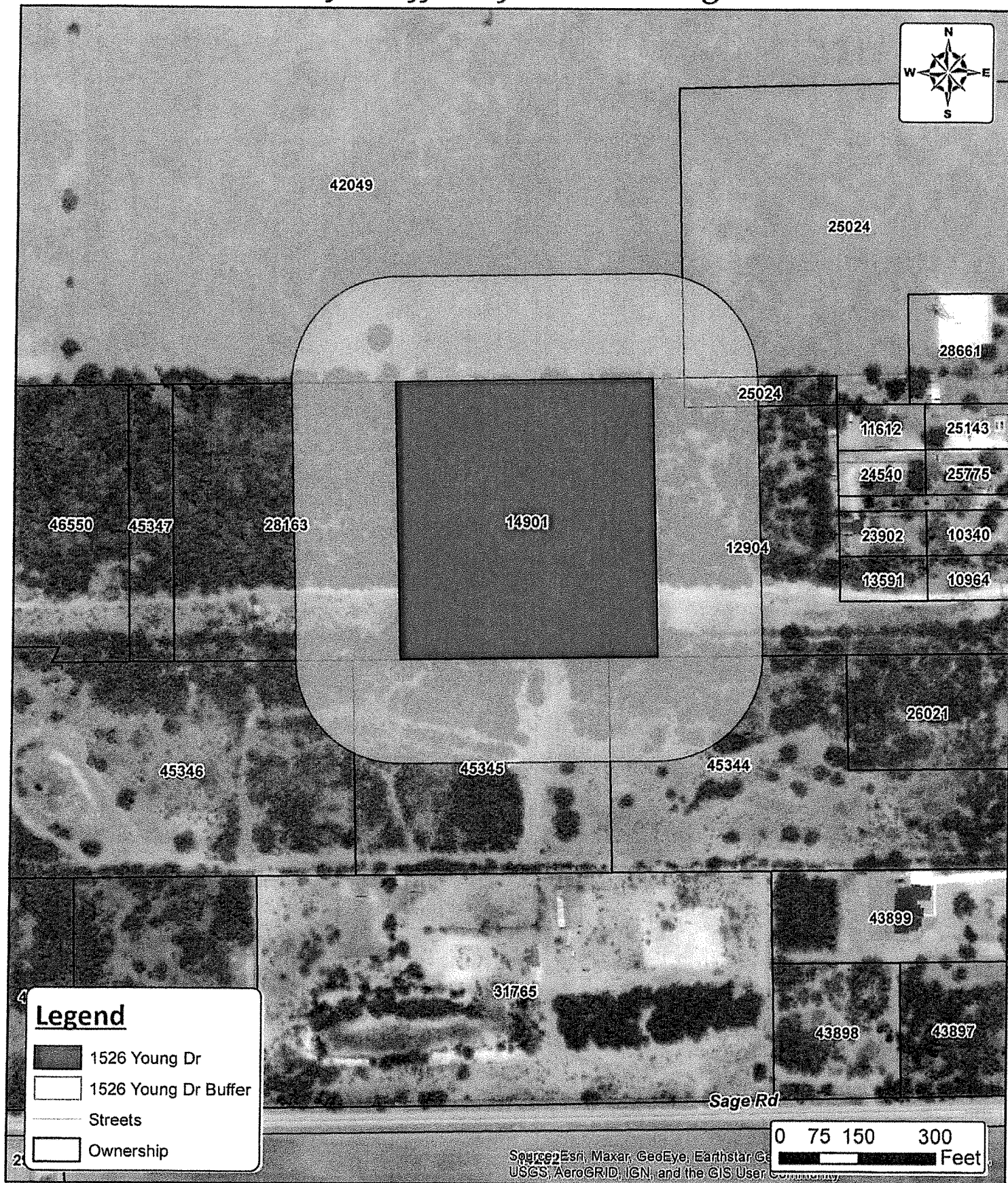
Note: Please see attached documents.

**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.



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

*200ft Buffer of 1526 Young Dr*





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  
KINGSVILLE, 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 % Ownership: 100.000000000000%  
KINGSVILLE, TX 78364-5373  
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
<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: CARRALES JOHN GLENN  
% 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: 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".**

Website version: 1.2.2.33

Database last updated on: 6/27/2022 8:17 PM

© N. Harris Computer Corporation

# 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 infectious 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.

Coincidentally 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.

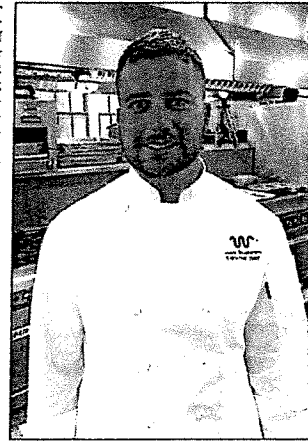
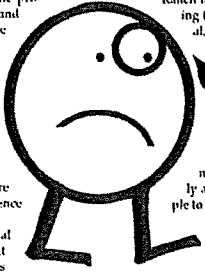
After high school he applied at the Culinary Institute of America in Hyde Park, New York. After sterling resumes from his chef and English teachers plus

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, to 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 viv449@hotmail.com.



Aiden Daugherty

## Bowl of Red Chili

### Ingredients:

- 1ea White onion, diced
- 2ea Red bell pepper, diced
- 2ea Garlic clove, minced
- 2t Nilgai, Ground
- 1t 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:

- Mix nilgai and pork with top cut.
- In a pot sweat onions peppers and garlic
- Add ground meat. You want to have 1/2 c chunks of meat, about the size of a spoon. There 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 chunk intact
- Add adobo sauce
- Add rotel
- Add whole peeled tomatoes. Crush in hand as you add them. Reserve liquid for potential adjustment later
- Cover and simmer 30 minutes
- To finish, taste and adjust accordingly. Urban 100% for sweetness, smoked salt for saltiness. Thicken with Masa Harina or this with reserved tomato juice

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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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**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

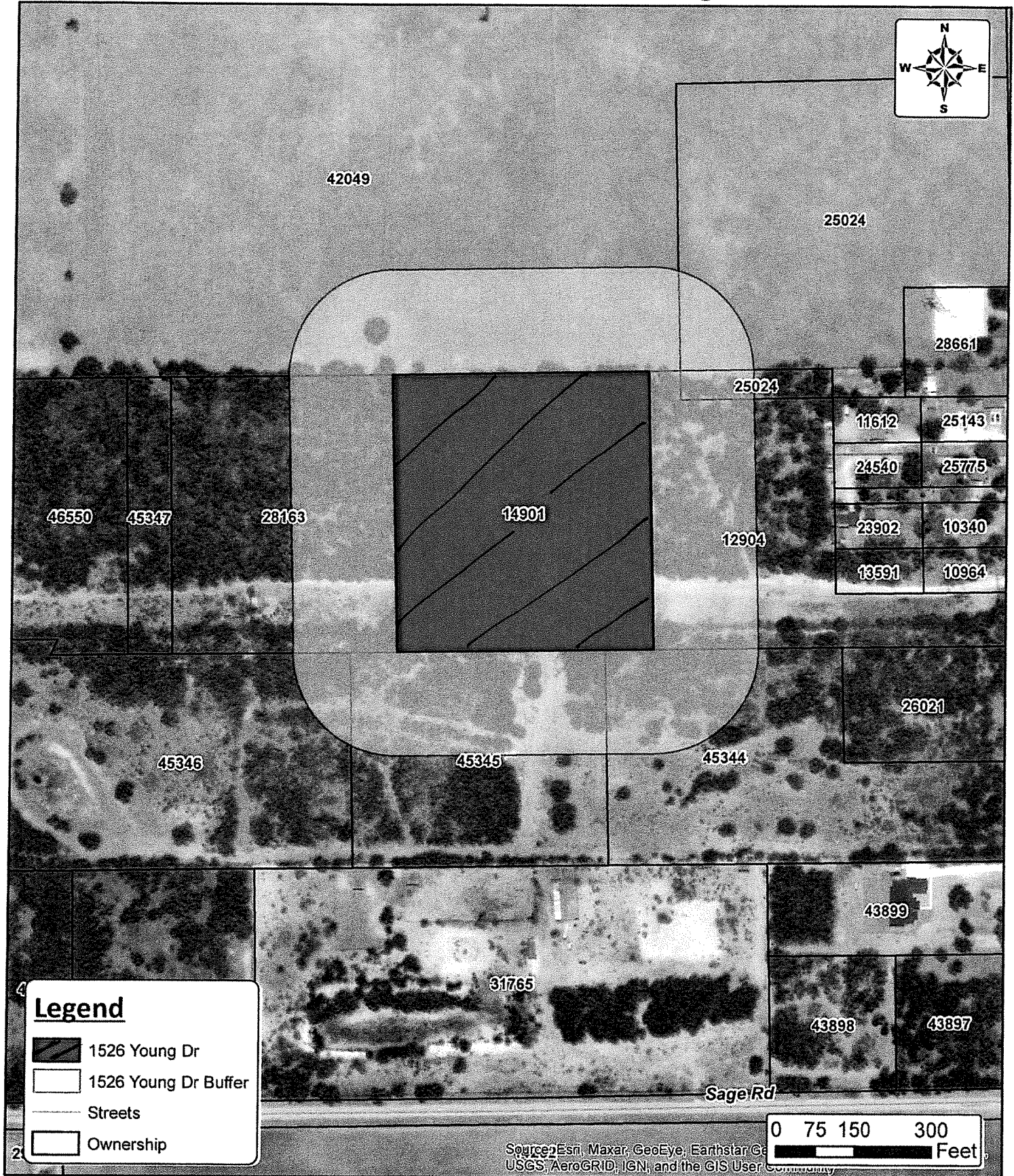
**ATTEST:**

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

**APPROVED:**

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

# 200ft Buffer of 1526 Young Dr



## Legend

-  1526 Young Dr
-  1526 Young Dr Buffer
-  Streets
-  Ownership

0 75 150 300 Feet

Source: Esri, Maxar, GeoEye, Earthstar, GeoEye, AeroGRID, IGN, and the GIS User Community

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.



## CITY OF KINGSVILLE ENGINEERING DEPARTMENT

400 W King Ave; Kingsville, TX 78363  
Office: (361) 595-8007  
Fax: (361) 595-8064



# **CONSENT AGENDA**

# **AGENDA ITEM #1**

**Kingsville Parks & Recreation**  
400 W. King (mailing)  
501 Santiago Park Lane (physical)  
Kingsville, Texas 78363  
361-221-8705  
Susan Ivy, Director  
361-219-9125



*Budget Hm.*  
**For Information on events and facilities**  
[www.cityofkingsville.com/department/parks](http://www.cityofkingsville.com/department/parks)

**Email:**  
[sivy@cityofkingsville.com](mailto:sivy@cityofkingsville.com)  
**or follow us on Facebook**  
**Kingsville Parks and Recreation**

**To: Mark McLaughlin, City Manager**

**From: Susan Ivy, Parks Director**

**Date: July 13, 2022**

**Re: City Commission Agenda Request – Receipt of Donations from Various Businesses for AllStar Expenses**

**Summary** – We are asking Commission to approve the receipt of \$ 6,750.00 in donations from various businesses and families to be used to pay expenses of the Pony League Allstar Teams traveling to competition.

**History** – The Kingsville Parks Youth Pony League had several teams that have and are traveling to AllStar Competitions in McAllen, Laredo and Youngsville, Louisiana. The teams have done many roadside fundraisers and have also solicited funds from businesses wanted to make tax deductible donations. Those funds were turned into the Park Office, receipted and deposited in the bank. We in turn are issuing payments for gate fees and hotel stays for the exact amount of funds collected and deposited. The funds need to be formally received and approved for expenditure for the purpose of their donation.

The funds were collected as follows:

- Girls 6u regional tournament \$2110.00 McAllen
- Girls 8u regional tournament \$300.00 McAllen
- Boys 8u World Series \$2400.00 Youngsville, Louisiana
- Boys 14u World Series \$1940.00 Youngsville, Louisiana

**Financial Impact** – This budget amendment will provide an additional \$ 6,750.00 to the professional services line item used to issue the payments 001-5-4514-31400.

**Recommendation** -- We ask that you approve the budget amendment as presented to you today.

Girls 8u -	
Big House Burgers	\$300.00

Girls 6u –	
Nursing Services and Con. Of Laredo	\$300.00
Tiny Hands Learning	100.00
Ready Flo	400.00
Brush Country CASA	300.00
Reliance Equip	250.00
Benjamin Boyce	100.00
Silverbell Pediatrics	300.00
Reynaldo Alvarez	20.00
Druscilla Lomas	40.00
Family Smiles Dental	300.00
Total Girls 6u	2,110.00

Boys 8u	
Knights of Columbus	\$500.00
Coastal Bend Cowboy Fellowship	200.00
Prosperity Bank	200.00
Robert Garza	100.00
Amy Gonzales Insurance	200.00
Polhemus Construction	200.00
HOE Utility	400.00
Michael Raquel Alvarez	200.00
Kingsville Lash Studio	200.00
D. Zavala	200.00
Neessen Chevrolet	200.00
Total 8u Boys	2,400.00

Continued on next page

Boys 14u		
Ruben Alvarez	100.00	
Margaritaville	50.00	
Amy Gonzales Insurance	100.00	
Guadalupe Mendoza	500.00	
King St. Barber	200.00	
David Flores Jr.	100.00	
JM Olivarez	100.00	
Paul J. Loney	40.00	
Rudy's Pest Control	100.00	
Javcon LLC	250.00	
Cristina Rosales Soliz	100.00	
Uresti Senior Services	100.00	
El Tapatio Restaurant	200.00	
Total Boys 14u		Total \$1940.00
Total All Donations for Allstar Travel		\$6750.00

**ORDINANCE NO. 2022-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE FISCAL YEAR 2021-2022 BUDGET TO ACCEPT AND EXPEND DONATIONS FOR THE PONY LEAGUE ALLSTAR TEAMS TRAVEL EXPENDITURES TO COMPETITIONS.**

**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 2021-2022 budget be amended as follows:

CITY OF KINGSVILLE  
DEPARTMENT EXPENSES  
BUDGET AMENDMENT #62

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
<b>Fund 001 – General Fund</b>					
<u>Revenues</u>					
4514	League	Donations-League Sponsor	58003	\$6,750	
<u>Expenditures</u>					
4514	League	Professional Services	31400	\$6,750	

[To amend the City of Kingsville FY 21-22 Budget to accept and expend donations for the Youth Pony League. Funding will come from the donations 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 25<sup>rd</sup> day of July 2022.

**PASSED AND APPROVED** on this the 8<sup>th</sup> day of August 2022.

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

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

## **AGENDA ITEM #2**



**Kingsville Parks & Recreation**  
400 W. King (mailing)  
501 Santiago Park Lane (physical)  
Kingsville, Texas 78363  
361-221-8705  
Susan Ivy, Director  
361-219-9125



**For Information on events and facilities**  
[www.cityofkingsville.com/departments/parks](http://www.cityofkingsville.com/departments/parks)  
**Email:**  
[sivy@cityofkingsville.com](mailto:sivy@cityofkingsville.com)  
**or follow us on Facebook**  
**Kingsville Parks and Recreation**

**To: Mark McLaughlin, City Manager**

**From: Susan Ivy, Parks Director**

**Date: July 6, 2022**

**Re: City Commission Agenda Request - Budget Amendment for Additional funds for Utilities in Parks Division 4502**




**Summary – We are requesting Commission approval for the attached budget amendment for additional funds for the utility line item in Parks Division 4502 – Golf Course.**

**History – Due to increased watering at the Golf Course and the nationwide price increases and extreme heat our utility bills are much higher than previous years. Better care of the course, babysitting newly planted sod and seed requires increased irrigation time.**

**Financial Impact – This budget amendment will provide an additional \$28,000.00 in our utility line item.**




**We ask that you approve the budget amendment as presented to you today.**

30/2022

Packet	Description	Amount	Module	Pro
	  			
KT46	L E Rame	4,169.98	General L	GLJ
KT47	L E Rame	3,918.52	General L	GLJ
KT47	L E Rame	3,704.82	General L	GLJ
KT48	L E Rame	3,187.81	General L	GLJ
KT48	L E Rame	3,565.17	General L	GLJ
KT49	L E Rame	4,252.09	General L	GLJ
KT49	L E Rame	5,324.63	General L	GLJ
KT50	L E Rame	4,541.80	General L	GLJ

10/1/2020 - 9/30/2021

Pending

Post Date	Packet	Description	Amount	Module	Process	Period
		  				
10/31/202	GLPKT40	GEXA En	2,547.31	General L	GLJournal	October
11/30/202	GLPKT41	GEXA En	2,424.40	General L	GLJournal	November
12/31/202	GLPKT41	GEXA En	1,932.73	General L	GLJournal	December
1/31/2021	GLPKT42	GEXA En	2,250.37	General L	GLJournal	January
2/28/2021	GLPKT42	GEXA En	2,125.28	General L	GLJournal	February
3/31/2021	GLPKT43	GEXA En	2,228.84	General L	GLJournal	March
4/30/2021	GLPKT43	GEXA En	2,743.08	General L	GLJournal	April
5/31/2021	GLPKT44	L E Rame	1,600.80	General L	GLJournal	May
6/30/2021	GLPKT44	L E Rame	2,234.83	General L	GLJournal	June
7/31/2021	GLPKT45	L E Rame	1,886.57	General L	GLJournal	July
8/31/2021	GLPKT45	L E Rame	2,786.08	General L	GLJournal	August
9/30/2021	GLPKT46	L E Rame	3,560.35	General L	GLJournal	Septembe

**ORDINANCE NO. 2022-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE FISCAL YEAR 2021-2022 BUDGET TO PROVIDE ADDITIONAL FUNDING FOR UTILITIES AT THE GOLF COURSE.**

**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 2021-2022 budget be amended as follows:

CITY OF KINGSVILLE  
DEPARTMENT EXPENSES  
BUDGET AMENDMENT #60

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
<b>Fund 001 – General Fund</b>					
<u>Expenditures</u>					
4502	Golf	Utilities	32300	\$28,000	

[To amend the City of Kingsville FY 21-22 Budget to provide additional funding for utilities at the Golf Course. Funding will come from the unappropriated fund balance of General Fund.]

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 25th day of July 2022.

**PASSED AND APPROVED** on this the 8th day of August 2022.

**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  
Engineering Dept.**

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

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

DATE: July 25, 2022

SUBJECT: Consider and act upon amending an ordinance to include No Parking Zone for the 1000, 1100 and 1200 BLK of E. Ailsie Avenue and 1400 BLK of E. Lott Avenue.

---

**Summary:**

City of Kingsville Engineering Department received a revised resolution from the Kingsville ISD Board of Trustees requesting No Parking Zones in Relation to Student Safety. The request is because the "No Parking Signs" would be located inside of the city's right of way. The agenda item is proposing two new No Parking Zones one for Jesus R. Perez Elementary and the other for A. D. Harvey Elementary Schools. At Perez Elementary the No Parking Zones would impact the 1000, 1100 and 1200 Block of E. Ailsie Avenue (between 14<sup>th</sup> Street and Shelly Boulevard) *northside only*. At Harvey Elementary the No Parking Zone would impact the 1400 Block of E. Lott Avenue (between 18<sup>th</sup> Street and 19<sup>th</sup> Street) on the *southside only*. The proposed no parking signs would be in affect during school pick-up from 6:45 am – 8:00 and school drop-off from 2:30 pm – 4:00 pm.

Letters were sent to the adjoining property owners affected along E. Lott Avenue and E. Ailsie Avenue. A total of twelve (12) property owners were notified by certified mail for both proposed no parking zone locations. Engineering Department received a total of six (6) responses from adjoining property owners. Six (6) property owners were "FOR" and six (6) did not respond the no parking zone.

No parking sign will be paid and installed by the city. KISD requests signs be installed prior to the first school day in August.



**City of Kingsville  
Engineering Dept.**

**Background:**

The city has several No Parking Zones throughout. The No Parking Zones are in place for the safety of the citizens and motorist, by providing no parking on streets you increase visibility and safety.

**Financial Impact:**

Signs will be paid for out from account 001-5-3050-52200 Street Division – Signs and Signals. The total cost is approximately \$500.00.

**Recommendation:**

Staff recommends approval of No Parking Zones for Jesus R. Perez and A.D. Harvey Elementaries.

**Attachments:**

Ordinance No. 2022-\_\_\_\_\_

Proposed No Parking Zones – Exhibits

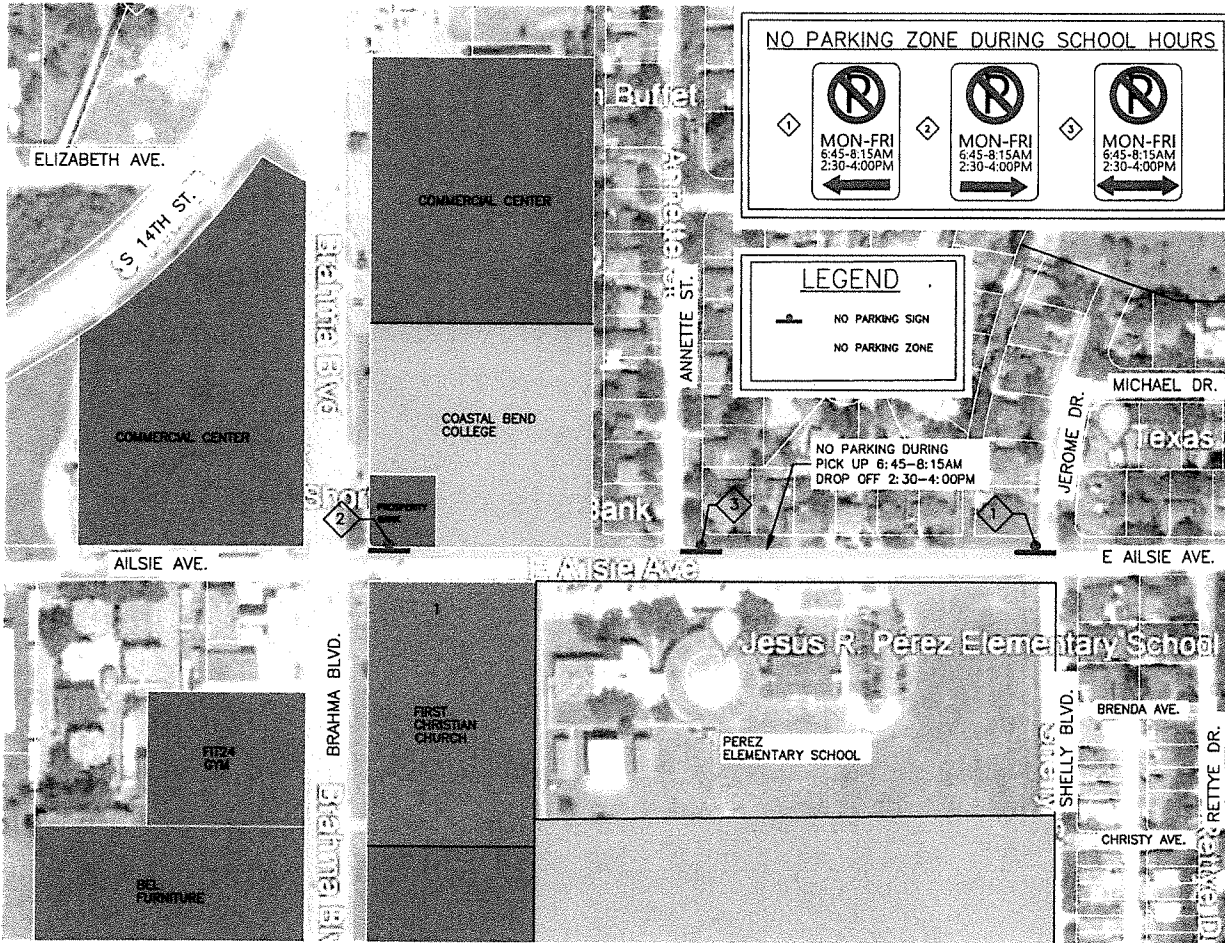
Letter to property owners

List of property owners affected by proposed No Parking Zones

Responses to No Parking Zone from property owners affected by proposed No Parking Zones – Exhibits.

KISD Board of Trustees – Resolution request for No Parking Zones in relation to Student Safety





B  
2

PEREZ ELEMENTARY SCHOOL

SCALE 1:250

CITY OF KINGSVILLE  
ENGINEERING DEPARTMENT

400 East King  
Kingsville, Texas 78343  
Office: 361.593.6007  
Fax: 361.593.8233



Drawn by: V. ESQUIVEL

Date: 05/05/2022

Checked by: R. MORA

Job:

Scale: AS NOTED


PEREZ ELEMENTARY SCHOOL

**PROPOSED NO PARKING  
ZONE AND SIGN**


SHEET  
2



NO PARKING ZONE DURING SCHOOL HOURS





MON-FRI  
6:45-8:15AM  
2:30-4:00PM

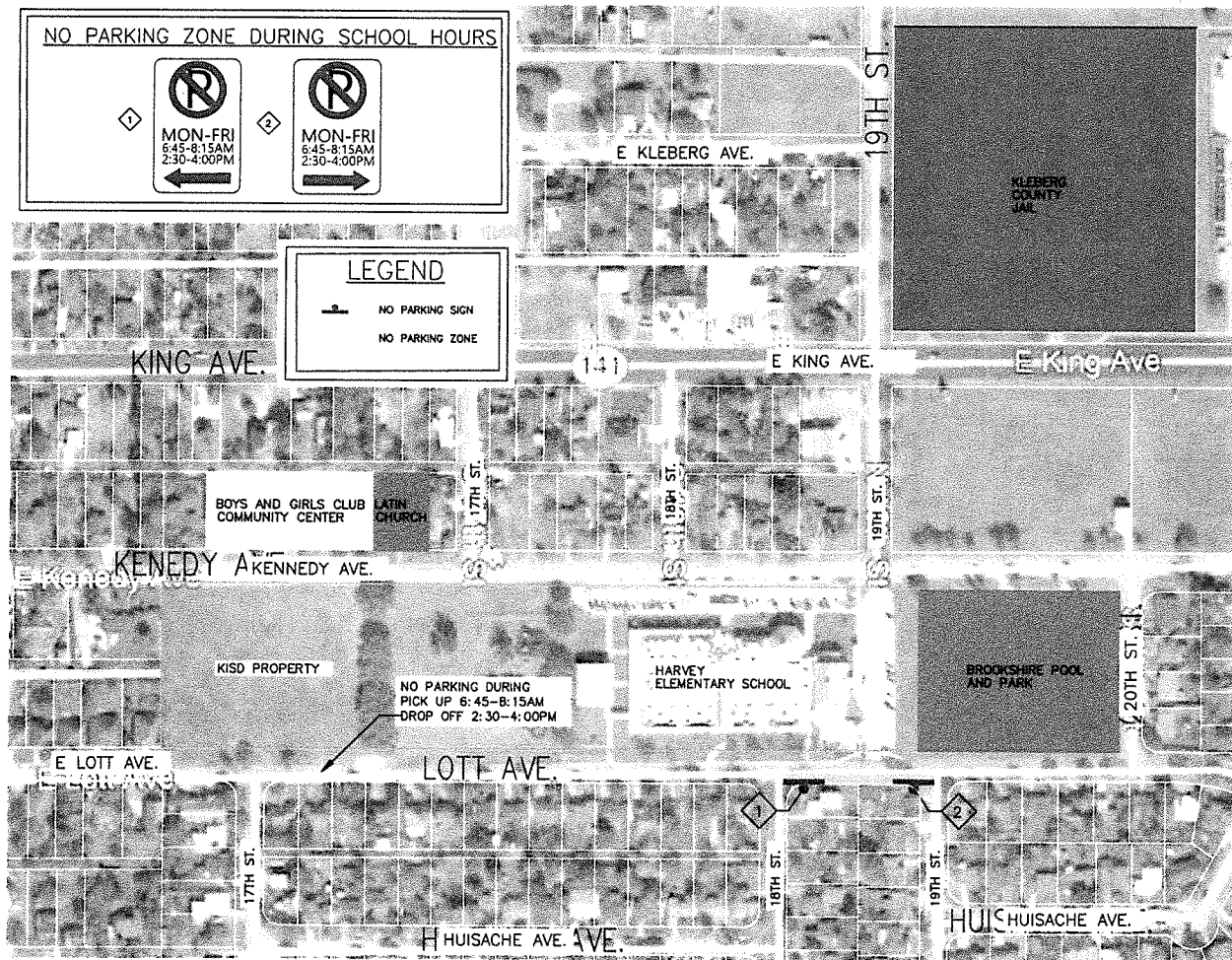


MON-FRI  
6:45-8:15AM  
2:30-4:00PM

**LEGEND**

 NO PARKING SIGN

 NO PARKING ZONE



HARVEY ELEMENTARY SCHOOL

CITY OF KINGSVILLE  
ENGINEERING DEPARTMENT  
108 East King  
Kingsville, Texas 78643  
Office 361.595.8007  
Fax 361.595.8015



Drawn by: V. ESCUVEL  
Date:  
Checked by: R. MORA  
Job:  
Scale: AS NOTED

HARVEY ELEMENTARY SCHOOL

NO PARKING ZONES

SHEET  
1



# LEGEND

- NO REPLY
- AGAINST THE "NO PARKING" SIGNS
- FOR THE "NO PARKING" SIGNS



PEREZ ELEMENTARY SCHOOL

SCALE 1:250

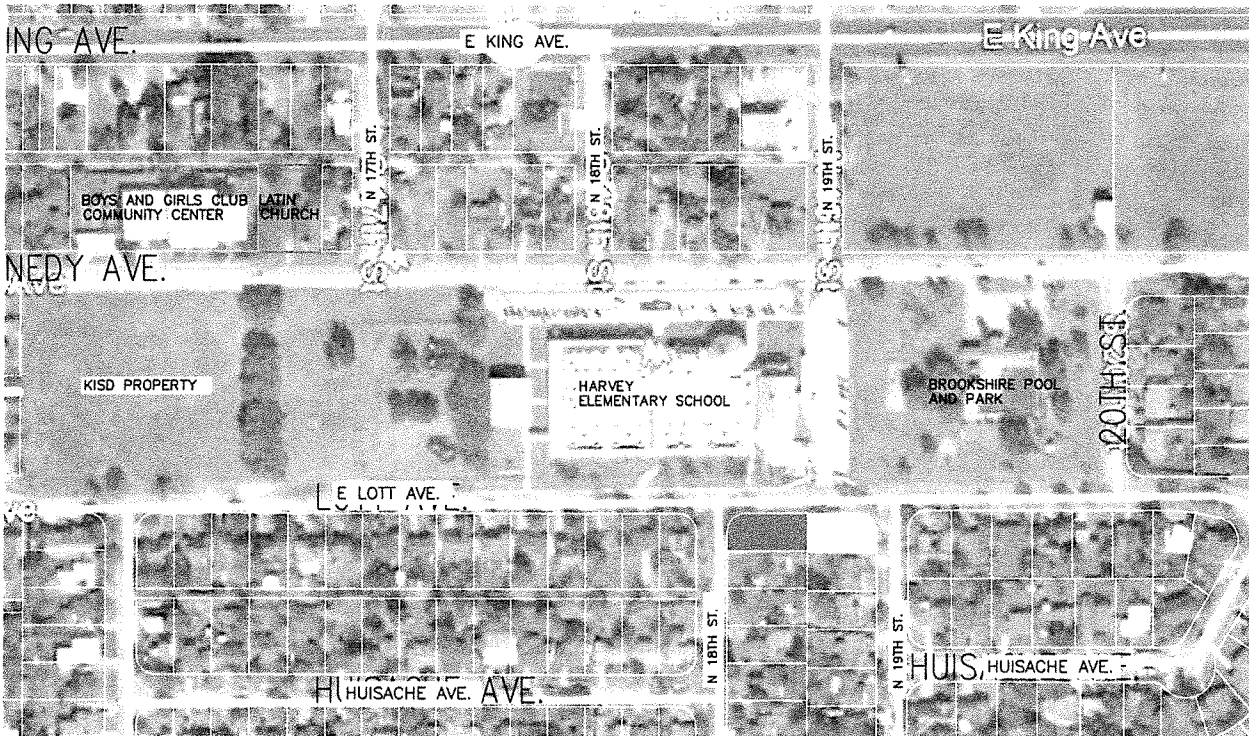
CITY OF KINGSVILLE  
ENGINEERING DEPARTMENT  
400 East King  
Kingsville, Texas 78663  
Office 361.595.8007  
Fax 361.595.8015



Drawn by: V. ESQUIVEL  
Date:  
Checked by: R. MORA  
Job:  
Scale: AS NOTED

PEREZ ELEMENTARY SCHOOL  
RESPONSES TO NO PARKING ZONES

SHEET  
2



**LEGEND**

	NO REPLY
	AGAINST THE "NO PARKING" SIGNS
	FOR THE "NO PARKING" SIGNS



HARVEY ELEMENTARY SCHOOL

CITY OF KINGSVILLE ENGINEERING DEPARTMENT 400 East King Kingsville, Texas 78603 Phone: 361/595-8807 Fax: 361/595-8805	
Drawn by: V. ESQUIVEL	<b>HARVEY ELEMENTARY SCHOOL</b>  <b>RESPONSES TO NO PARKING ZONES</b>
Date:	
Checked by: R. MORA	
Job:	
Scale: AS NOTED	
<b>SHEET</b> 1	

**Resolution of the Board of Trustees**

**Regarding No Parking Zones in Relation to Student Safety**

WHEREAS, the safety of Kingsville Independent School District students and staff is of paramount priority;

WHEREAS, the Board of Trustees recognizes and acknowledges that parking in front of Perez and behind Harvey Elementary during pick-up and drop-off times creates a hazardous environment for pedestrians and traffic;

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of Kingsville Independent School District authorizes this Resolution formally requesting the City of Kingsville to designate no-parking zones in front of Perez and behind Harvey Elementary on school days between 6:45-8:00 AM and 2:30-4:00 PM. The proposed Perez Elementary no-parking zones are located on the north side of Ailsie Avenue from Brahma Blvd to Jerome Drive. The proposed Harvey no-parking zones are located on the south side of Lott Avenue from 18<sup>th</sup> Street to 19<sup>th</sup> Street.

Adopted this \_\_\_\_\_ (*date*) day of \_\_\_\_\_ (*month*), \_\_\_\_\_ (*year*), by the Board of Trustees.

---

Presiding Officer

---

Secretary

Prosperity Bank c/o 1830 S Brahma  
Blvd  
P.O. Box G  
El Campo, Texas 77437-1470

Ruben Soliz Jr  
1830 Annette St  
Kingsville, Texas 78363

Vimal Kumar  
1122 E Ailsie  
Kingsville, Texas 78363

Beatriz Ortiz  
1829 Jerome  
Kingsville, Texas 78363

Coastal Bend College c/o 1814 S  
Brahma Blvd  
3800 Charco Rd  
Beeville, Texas 78102

Oralia Garcia  
1110 Ailsie  
Kingsville, Texas 78363

James Colley  
1202 E Ailsie  
Kingsville, Texas 78363

Joel Anderson  
403 S 19<sup>th</sup> St  
Kingsville, Texas 78363

Roldan Hinojosa  
1030 E Ailsie  
Kingsville, Texas 78363

Jesus Jaime c/o 1116 Ailsie  
P.O. Box 769  
Kingsville, Texas 78363

Maria Haase  
1210 E Ailsie  
Kingsville, Texas 78363

Jose Ochoa c/o 418 S 18<sup>th</sup>  
227 W Ave C  
Kingsville, Texas 78363

# CITY OF KINGSVILLE



P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

May 5, 2022

KISD

P.O. Box 871

Kingsville, Texas 78363

Re: City of Kingsville – No Parking Zones in relation to Student Safety

To Whom It May Concern,

The City of Kingsville received a request from the Kingsville Independent School District to create a “No Parking Zone” along both sides of Ailsie Avenue between Brahma Blvd and Shelly Street. This request is to discourage parking and reduce traffic congestion along Aisle Avenue during school day pick-up and drop-off times for Jesus R Perez Elementary. School pick-up times are from 6:45AM to 8:00AM and drop-off times from 2:30PM to 4:00PM. Attached is a map of the proposed No Parking Zone and sign locations.

We are contacting you as an adjoining property owner and would like to know if you ‘AGREE’ or ‘DISAGREE’ to the proposed No Parking zones in the designated areas.

We appreciate any information, comments or feedback you can give.

Feel free to call me at 361-595-8007 or email me a [rmora@cityofkingsville.com](mailto:rmora@cityofkingsville.com). Please respond by 5:00pm May 20, 2022.

Respectfully,

Rutilio P. Mora Jr., P.E.

City Engineer

Enclosure: Proposed No Parking Zones and Signs

**ORDINANCE NO. 2022-\_\_\_\_\_**

**AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER VII, ARTICLE 6, TRAFFIC CONTROL DEVICES; PROVIDING FOR THE RESTRICTION OF PARKING DURING CERTAIN HOURS ON THE SOUTH SIDE OF EAST LOTT AVENUE BETWEEN 18<sup>TH</sup> AND 19<sup>TH</sup> STREETS; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.**

**WHEREAS**, the Kingsville Independent School District Board of Trustees has requested two no parking zones during certain hours around Perez Elementary School and A.D. Harvey Elementary School due to concerns over traffic congestion and safety during drop-off and pick-up times;

**WHEREAS**, the City has notified 12 property owners in the two proposed no parking zone areas and has received 6 responses in favor and none against the proposed zones;

**WHEREAS**, at the City Commission meeting on July 25, 2022 after hearing a presentation from staff about a possible alternative for the parking issues at Perez Elementary School, it was determined to only move forward with the no parking zone at Harvey Elementary School at this time pending further discussions with the KISD on the Perez School options;

**WHEREAS**, this Ordinance is necessary to protect the public safety, health, and welfare of the City of Kingsville.

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

I.

**THAT** Schedule II of Article 6: Parking Schedules of Chapter VII, Traffic Code, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

**Sec. 7-6-2. Schedule II, Parking Restricted on Certain Streets.**

**SCHEDULE II. PARKING RESTRICTED ON CERTAIN STREETS.**

It shall hereafter be unlawful for any person to park or leave standing any vehicle on the following streets:

TABLE INSET:

Street	Location	Side	Time Limit	Ord. No.	Date Passed
...	...	...	...	...	...
Mesquite Ave.	Lying anywhere between its intersection with Armstrong St. and its intersection with Wells Ave.	Both	7:00 a.m. to 5:00 p.m., Monday-Friday	2011-	--
<u>East Lott Ave.</u>	<u>Lying anywhere between its intersection with 18<sup>th</sup> and 19<sup>th</sup> Streets</u>	<u>South</u>	<u>6:45am-8am and 2:30pm-4:00pm Monday-Friday</u>	<u>2022-__</u>	

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 be codified and become effective on and after adoption and publication as required by law.

**INTRODUCED** on this the 25th day of July, 2022.

**PASSED AND APPROVED** on this the 8th day of August, 2022.

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



---

Sam Fugate, Mayor

**ATTEST:**

---

Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

---

Courtney Alvarez, City Attorney

# **AGENDA ITEM #4**

**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 25, 2022

SUBJECT: Consider introduction of an ordinance amending the Fiscal Year 2021-2022 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>
21500	Motor Gas & Oil	Fuel price inflation.
31500	Printing & Pub.	Certified letters.
41100	Vehicle Maint.	Vehicle safety beacon.

**Financial Impact:**

The Utility fund will cover the costs of \$1,300.00.

**Recommendation:**

Staff recommends approval of the Budget Amendment.

**Attachments:**

Ordinance No. 2022-\_\_\_\_\_



**ORDINANCE NO. 2022-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE FISCAL YEAR 2021-2021 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 #61

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
<b>Fund 051 – Utility Fund</b>					
<b>Expenditures - 5</b>					
8000	Engineering	Motor Gas & Oil	21500	\$500.00	
8000	Engineering	Printing & Publishing	31500	\$500.00	
8000	Engineering	Vehicle Maintenance	41100	\$300.00	
		Total Budget Amendment		\$1,300.00	

[To amend the City of Kingsville FY 21-22 Budget to cover additional budget costs for the Engineering Department due to increased operational costs. The funding will come from the unappropriated Utility 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 25th day of July 2022.

**PASSED AND APPROVED** on this the 8th day of August 2022.

**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  
- replat

## MEMO

**Date:** August 3, 2022  
**To:** Mark McLaughlin (City Manager)  
**From:** Uche Echeozo (Director of Planning and Development Services)  
**Subject:** **LFL Properties Kingsville LLC, applicant/owner; requesting the replat of KINGSVILLE 25 AC LTD, 16.353 of TRACT F acres less 0.157 acres out of TRACT G, also known as 2405 S Brahma Blvd, Kingsville, Texas.**

The Planning and Zoning Commission meeting held as scheduled this evening, August 3, 2022, with 5 members in attendance.

Members deliberated over the issue of granting approval for a replat to enable the applicant correct an error that was made earlier on. Letters were sent out to neighbors and the City received no feedback. Commissioners, after deliberations, voted to approve the recommendation for a replat of the said property. A recorded vote of all members present was taken and Commissioners Debbie Tiffie, 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





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## MEMO

**Date:** July 14, 2022

**To:** Planning and Zoning Commission Members

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

**Subject:** LFL Properties Kingsville LLC, applicant/owner; requesting the replat of KINGSVILLE 25 AC LTD, 16.353 of TRACT F acres less 0.157 acres out of TRACT G, also known as 2405 S Brahma Blvd, Kingsville, Texas.

The applicants approached the department because they wanted to replat their newly acquired property (2405 S Brahma Blvd, Kingsville, Texas.).

Back in April 2022 the former owners of the property were granted approval to replat the property in its current state. Later, the city was made aware of an error in the said replat. This application is mainly to correct that error.

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 correct the error in the earlier replat and establish the actual legal description of the owners' property.

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 2405 South Brahma Blvd Nearest Intersection Brahma + General Cavazos  
(Proposed) Subdivision Name South Gate Lot TR Block A  
Legal Description: 0.489 acre tract of Kingsville 25 Ac Ltd, Lot Tr A  
Existing Zoning Designation C2 Future Land Use Plan Designation C2

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 LFL PROPERTIES  
KINGSVILLE, LLC Phone 865-689-1921 FAX \_\_\_\_\_

Email Address (for project correspondence only): LIVINGFORLIFE20YAHOO.COM

Mailing Address P.O. Box 27476 City KINGSVILLE State TX Zip 77927

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

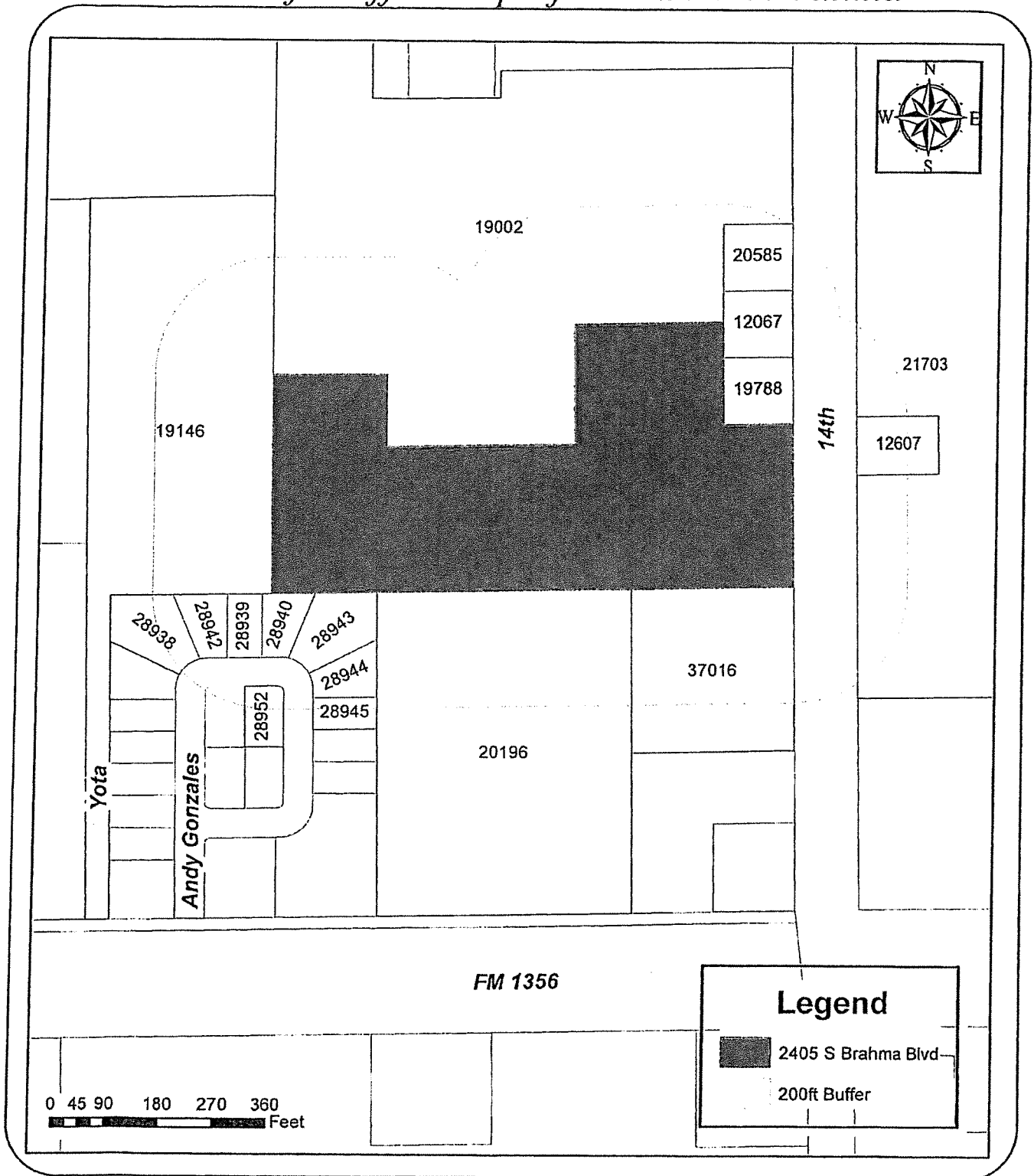
Please provide a basic description of the proposed project:

Please see the attached survey for the property listed above that we'd like to have replatted to be included with the adjacent tract owned by LFL Properties Kingsville, LLC. I've also attached a survey showing all tracts owned by LFL Properties Kingsville, LLC and a preliminary 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 \_\_\_\_\_ Date: \_\_\_\_\_  
Property Owner's Signature [Signature] Date: 6-9-22  
Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

# 200 ft Buffer Map of 2405 South Brahma



Document Path: C:\Users\rsresendez\Desktop\GIS\Maps\2021\_Buffer.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><b>CITY OF KINGSVILLE</b>  <b>PLANNING DEPARTMENT</b>  <b>410 West King</b>  <b>Kingsville, Texas 78363</b>  <b>Office: 361-595-8055</b></p>
	Last Update: 3/17/2022		
	Note:		

FIRST COMMUNITY BANK  
416 N WATER ST  
CORPUS CHRISIT, TX 78401-2533  
#37016

M2A SOLUTINS LLC  
8013 BKUE HOLE CT  
MCJUNNEY, TX 75070  
#19788

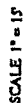
HOUSING AUTHORITY OF THE CITY OF  
KINGSVILLE  
1000 W CORRAL AVE  
KINGSVILLE, TX 78363  
#28938, 28942, 82939, 28940, 28943, 28944,  
28945

KINGSVILLE MULTIFAMILY  
INVESTMENTS LLC  
11816 INWOOD RD STE 3011  
DALLAS, TX 75244  
#20196

ALPHA LAKE LTD  
A TEXAS LIMITED PARTNERSHIP  
1700 GEORGE BUSH DR E  
STE 240  
COLLEGE STATION, TX 77840-3351  
#12067, 20585, 19002

K I S D  
PO BOX 871  
KINGSVILLE, TX 78363  
#12607, 21703

SCHUBERT DAVID E  
715 ARROYO DR  
KINGSVILLE, TX 78363  
#19146



## SURVEY OF

1213 ACRES  
VOL. 104, PG. 713  
D.R. K.C.T.  
OWNER: ALPMA  
LAKZ LTD)

INACREJ  
VOL. 37, NO. 1  
D. J. KET.  
HOWARD DAVID  
MILBENT

2405 SOUTH BRAHMA BOULEVARD  
(A.K.A. FARM TO MARKET 1717)  
110' RIGHT OF WAY

ISSUES  
VOL. 104, NO. 703  
DATE  
OWNER: ALPMA  
LABEL: 104

THE WYLLI R.O.W. OF A  
HABITUA DRIVE (A.E.A.  
P.M. 1917), AND THE 18  
CORNER OF 214 ACRES  
TRACT, VOL. 214, P. 1  
N.E. 1/4, SEC. 1  
NEARS 100' 10" N.E.  
JALAP, TOWNSHIP  
N.W. 1/4, SEC. 1

☒ = NOT A REGULAR  
☒ = FOUND A REGULAR  
☐ = PROPERTY OWNER NO ACCESS  
 (DUE TO BUILDING OR CLIMBER)

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 05-01-2001 BY 60322 UCBAW/STP

**NOTES**

THE SURVEY HAS BEEN FINISHED WITH NO LOST THE BENEFIT OF A TITLE OR MOUNTAIN.

**NOT ON FILE**

NOTES

1) TOTAL SURVEYED AREA IS 647 ACRES  
2) MEASURED ESTIMATES ARE BASED ON GLOBAL  
POSITIONING SYSTEM (GPS) DATA  
3) SET OF REBAR - 300, 1/2" DIA. 30' WITH  
YELLOW PLASTIC CAP (LARGEST BARRIER SURVEYING  
EQUIPMENT AND BOUNDS DETERMINATION OF EQUAL  
PLAT ACTIONS) IN THIS SURVEY.

THIS SURVEY DOES NOT DEPEND ON ANY SINGLE UNIVERSITY OR LOCATION OF RESEARCH. UNIVERSITY RESEARCHERS AT DIFFERENT INSTITUTIONS REPORT ON VARIOUS TYPES OF RESEARCH, AND THE RESULTS ARE AVERAGE OF ALL RESEARCHERS.

Ronald E. Buola  
RONALD E. BUOLA, D/LA, MR, MAF

1997 JANUARY

**STATE OF TEXAS  
COUNTY OF KLEBERG**

Field notes of a 0.489 acre tract being out of a 7.17 acre tract described in a deed recorded in Volume 353, Page 629, Deed Records Kleberg County, Texas. Said 0.489 acre tract being more particularly described as follows:

**COMMENCING** at a point in the west right of way of South Brahma Boulevard (a.k.a. Farm to Market 1717) and for the southeast corner of said 7.17 acre tract, **THENCE** with the south line of said 7.17 acre tract, South 89°00'44" West, a distance of 921.50 to a point for the southwest corner of said 7.17 acre tract, **THENCE** with the west line of said 7.17 acre tract, North 00°59'16" West, a distance of 242.67 feet to a 5/8" re-bar set in the west line of said 7.17 acre tract, in the east line of the David E. Schubert 5.42 acre tract as described in a deed recorded in Volume 357, Page 136, Deed Records Kleberg County, Texas, for the southwest corner of this survey, and for the **POINT OF BEGINNING**.

**THENCE** with the common line of said 7.17 acre tract, said Schubert 5.42 acre tract and this survey, North 00°59'16" West, a distance of 123.77 feet to a 5/8" re-bar found for the northwest corner of said 7.17 acre tract, in the east line of said Schubert 5.42 acre tract, for the southwest corner of the Alpha Lake, LTD 12.98 acre tract as described in a deed recorded in Volume 106, Page 763, Deed Records Kleberg County, Texas, and for the northwest corner of this survey.

**THENCE** with the common line of said 7.17 acre tract, said Alpha Lake, LTD 12.98 acre tract and this survey, North 89°00'44" East, a distance of 172.00 feet to a point for an outside corner of said 7.17 acre tract, for an inside corner of said Alpha Lake, LTD 12.98 acre tract, and for the northeast corner of this survey.


**THENCE** with the common line of said 7.17 acre tract, said Alpha Lake, LTD 12.98 acre tract and this survey, South 00°59'16" East, a distance of 123.77 feet to a point for an inside corner of said 7.17 acre tract, for an outside corner of said Alpha Lake, LTD 12.98 acre tract, and for the southeast corner of this survey.

**THENCE** with the south line of this survey, South 89°00'44" West, a distance 172.00 feet to the **POINT of BEGINNING** of this tract, and containing 0.489 acres of land, more or less.

**Notes:**

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day January 14, 2022 and is correct to the best of my knowledge and belief.

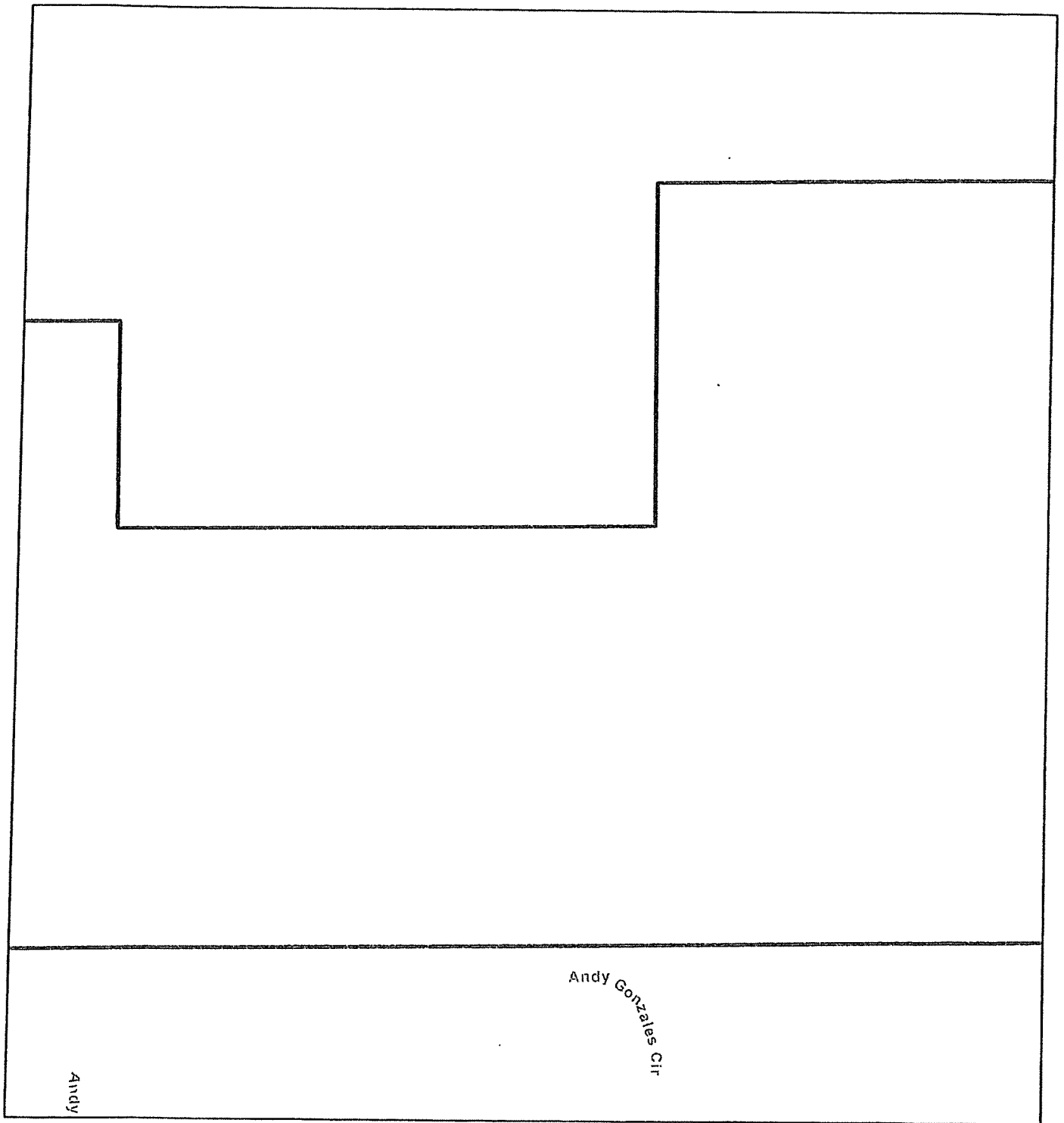
  
Ronald E. Brister, RPLS No. 5407  
Date: January 25, 2022.



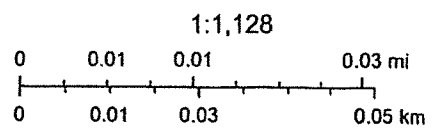


DATE OF INCIDENT: MAY 2002





June 22, 2022



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

[illegible]

Tax Year: 2022 - Values not available

[illegible]

## Account

Property ID:	11257	Legal Description:	KINGSVILLE 25 AC LTD, LOT TR A, (TRACTOR SUPPLY), (SHOE DEPT), ACRES 7.17
Geographic ID:	139200001000192	Zoning:	C2
Type:	Real	Agent Code:	53359
Property Use Code:			
Property Use Description:			

### Location

Address:	2405 S BRAHMA BLVD TX	Mapscot:	
Neighborhood:		Map ID:	A3
Neighborhood CD:			

## Owner

Name:	KINGSVILLE RETAIL GROUP LP	Owner ID:	52070
Mailing Address:	11701 BEE CAVES ROAD, STE 262 AUSTIN, TX 78738	% 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
<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	

## Introduction

Owner: KINGSVILLE RETAIL GROUP LP  
% 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 #1:** COMMERCIAL State Code: F1 Living Area: 67147.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SCT2A		1982	51396.0
CON	CONCRETE SLAB COMMERCIAL	FV		1982	192.0
ASP	ASPHALT (100%)	FV		1982	238154.0
MA	MAIN AREA	WH2L		1982	15199.0
MA	MAIN AREA	TRKWL		1982	552.0

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	7.1700	312325.00	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	\$510,840	\$218,630	0	729,470	\$0	\$729,470
2020	\$399,560	\$218,630	0	618,190	\$0	\$618,190
2019	\$285,790	\$218,630	0	504,420	\$0	\$504,420
2018	\$285,790	\$218,630	0	504,420	\$0	\$504,420
2017	\$285,790	\$218,630	0	504,420	\$0	\$504,420
2016	\$285,790	\$218,630	0	504,420	\$0	\$504,420
2015	\$285,790	\$218,630	0	504,420	\$0	\$504,420
2014	\$182,760	\$218,630	0	401,390	\$0	\$401,390
2013	\$182,760	\$218,630	0	401,390	\$0	\$401,390
2012	\$185,870	\$218,630	0	404,500	\$0	\$404,500
2011	\$185,870	\$218,630	0	404,500	\$0	\$404,500
2010	\$185,870	\$218,630	0	404,500	\$0	\$404,500
2009	\$268,000	\$218,630	0	486,630	\$0	\$486,630
2008	\$268,000	\$218,630	0	486,630	\$0	\$486,630

## Emeri Drewry joins the Kingsville Record staff

Emeri Drewry, a senior-to-be at Texas A&M Kingsville this fall, has joined the staff of the Kingsville Record as a reporter.

Drewry is majoring in Communications-Journalism with a minor in Anthropology at TAMUK and comes to the Kingsville Record and also worked at

the TAMUK campus newspaper as a senior reporter.

"I am very excited to serve as a voice for the residents of the Kingsville, Ricardo, Riviera and Bishop communities," Drewry said. "I hope to keep everyone updated on local news and features of interest to the communities the

Kingsville Record serves. "I look forward to getting to know the members of our community."

"I am pleased to have Emeri on our team, as she brings a lot of diverse media experience to the table," said Kingsville Record publisher Terry Fitzwater. "Emeri is a personable per-

son, and has a strong desire to learn about and report on our local towns. She has vast experience in 4-H, and I think that discipline will serve her and our readers well."

Born and raised in the Rio Grande Valley at a very young age, he was involved in 4-H and volunteered

countless hours around the Valley community. In 4-H, she competed in public speaking events, showing livestock and fashion.

"I am always in search of local stories that could catch the readers eye so please reach out to me on social media platforms or call the office and I can

see if your story would be fit for our next issue," said Drewry. She will be graduating in the spring of 2023 from TAMUK. In the fall of 2023, she plans to begin a Master's Degree in communications or public relations program at either Johns Hopkins or Texas A&M University College Station.



One achievement won the title of South Texas Agricultural Round-up Queen 2019-2020. (Submitted photo by Emeri Drewry)



8-year-old Emeri sharing market talents. (Submitted photo by Emeri Drewry)

### 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: LFL Properties applicant/owner, requesting the replat of KINGSVILLE 25 AC LTD, 16.353 of TRACT F across 0.157 acres out of TRACT G, also known as 2405 S Brahma Blvd, 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

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: LFL Properties applicant/owner, requesting the replat of KINGSVILLE 25 AC LTD, 16.353 of TRACT F across 0.157 acres out of TRACT G, also known as 2405 S Brahma Blvd, 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.

## ?? TRIVIA ??

### HOW SMART ARE YOU?

- Think you know something about everything?
- What do you know about our area?

Play Kingsville Trivia brought to you by Harrel's Pharmacy!

#### Questions:

1. What is the name of Simba's villainous uncle from The Lion King?
2. What was the first US state to allow women to vote?
3. Which state has the densest population in the US?
4. How many lines does a I Ching poem have?
5. What animal has killed more people in Africa than any other animal?
6. Who was the first player to ever be drafted in the NFL draft?
7. Where was the Caesar salad invented?
8. How many valves does a trumpet have?
9. Which country does Forrest Gump travel to as part of the All-American Ping Pong Team?
10. Why should you be quiet inside a pharmacy?

(Answers will be on next issue.)

#### HOW SMART ARE YOU?

- 9-10. Okay Einstein, quit bragging
- 7-8. Pick up your PhD at TAMUK
- 5-6. You are on your way to your B.S. degree
- 3-4. Do not skip any more school
- 2 or less - don't leave home without a chapter

For all your pharmacy needs, contact Harrel's. Lots of great items and downtown Kingsville's best cats!

**Harrel's**  
Kingsville Pharmacy  
204 East Kleberg • Kingsville, Tx  
(361) 592-3354

## TRIVIA ANSWERS

June 30, 2022 Issue

1. He cannot kill anyone, bring anyone back from the dead, or make anyone fall in love
2. Joseph Stalin
3. Los Angeles
4. Cenozoic Era
5. Lewis Carroll
6. On the pads of their paws
7. David Robinson
8. The Rembrandts
9. Mrs. Krabappel
10. "Aye Matey!"

## HOBBY LOBBY

**HOME DECOR 50% OFF**  
ALL ITEMS LABELED WALL, TABLE & HOME DECOR

Does not include Seasonal, Cards & Frame Expendables or items labeled "Not for Sale"

Glass Decor Cups, Tumblers and other glassware Does not include Seasonal	Ceramic, Resin & Pottery Decor Does not include Seasonal	Decorative Lamps, Bridesgates & Terrariums	Knobs, Pulls, Handles, Hooks & Decorative Hardware	Decorative Table Clocks, Spheres & Globes Pillows, Rugs, Throws & Downlights	All Mirror Boards, Chalkboards, Corkboards & Dry-Erase Boards Excludes items with no display	Lamps Mirrors Clocks Ladders Dollies Crate Displays Shelves Framed Art Decorative Crosses	Floral Containers & Vases Candles, Candles, Candles 100% Wood & Metal Excludes Seasonal "Not for Sale"	Wooden Table Decor & Placemats Wicker Department Decorative Storage Bins Rugs, Throws & Downlights Framed Art Decorative Crosses
--	---	--	--	---	---	---	--	---

July 4th items are not included in Home Decor sale.

**REWARD POINTS ARE DELAYED AND INCONVENIENT DISCOUNTS. WE HAVE THOUSANDS OF PRESENT-TIME DISCOUNTS EVERY WEEK.**

<b>SUMMER TOYS</b> 50% OFF Excludes Live Animals	<b>Select Group of FURNITURE</b> 50% OFF Excludes Seasonal & Bedding	<b>JULY 4TH</b> 40% OFF Home & Party Decor, Crafts, Fabric and more	<b>Items Labeled THE SPRING SHOP®</b> 50% OFF Fashion Items in Tableware, Garden, Wall Decor, Home Decor, Storage and more
<b>WEDDING 50%</b> Categories Listed All Items Labeled Wedding & Home Excludes Seasonal, Cards & Frame Expendables or items labeled "Not for Sale"	<b>WEARABLE ART</b> Categories Listed All Items Labeled Wearable Art Excludes Seasonal, Cards & Frame Expendables or items labeled "Not for Sale"	<b>BEST-SELLING BOOKS</b> Categories Listed Bibles, Devotionals, Gift Books and Children's Books Excludes Seasonal, Cards & Frame Expendables or items labeled "Not for Sale"	<b>PARTY 50%</b> Categories Listed All Items Labeled Party Excludes Seasonal, Cards & Frame Expendables or items labeled "Not for Sale"
<b>FRAMES 50%</b> Categories Listed Wall Frames Photo Frames Shadow Boxes, Display Cases & Flag Cases Collage Frames Ready-Made Open Frames	<b>PAPER CRAFTS 40%</b> Categories Listed Planners & Planner Stickers Stamps, Markers & Pencils Rubber Stamps and Ink Pads Tim Holtz Products	<b>ART SALE</b> All Master's Touch & Fine Touch 50% OFF Excludes Seasonal, Cards & Frame Expendables or items labeled "Not for Sale"	<b>CRAFTS 30%</b> Categories Listed Candle Wax, Candle Gel, Soap Blisters & Bases Leathers and Leather Kits Pierced & Up Clay Modeling, oven-bake & air-dry
<b>JEWELRY MAKING 50%</b> Categories Listed The Jewelry Shoppe Traditional Hello, Happy Cute, Happy Cute, Happy	<b>CUSTOM FRAMES 50%</b> Categories Listed All Items Labeled Custom Frames Excludes Seasonal, Cards & Frame Expendables or items labeled "Not for Sale"	<b>FURNITURE</b> 50% OFF Excludes Seasonal, Cards & Frame Expendables or items labeled "Not for Sale"	<b>FABRIC</b> Categories Listed Seasonal & Holiday Excludes Seasonal, Cards & Frame Expendables or items labeled "Not for Sale"

# **AGENDA ITEM #6**

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 Tiffie, 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



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## 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 6<sup>th</sup> 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.

A handwritten signature in black ink, appearing to be "Uche Echeozo", written over a horizontal line.

**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.

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

Please provide a basic description of the proposed project:

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: \_\_\_\_\_



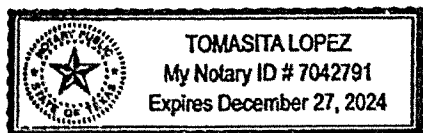


July 6, 2022

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

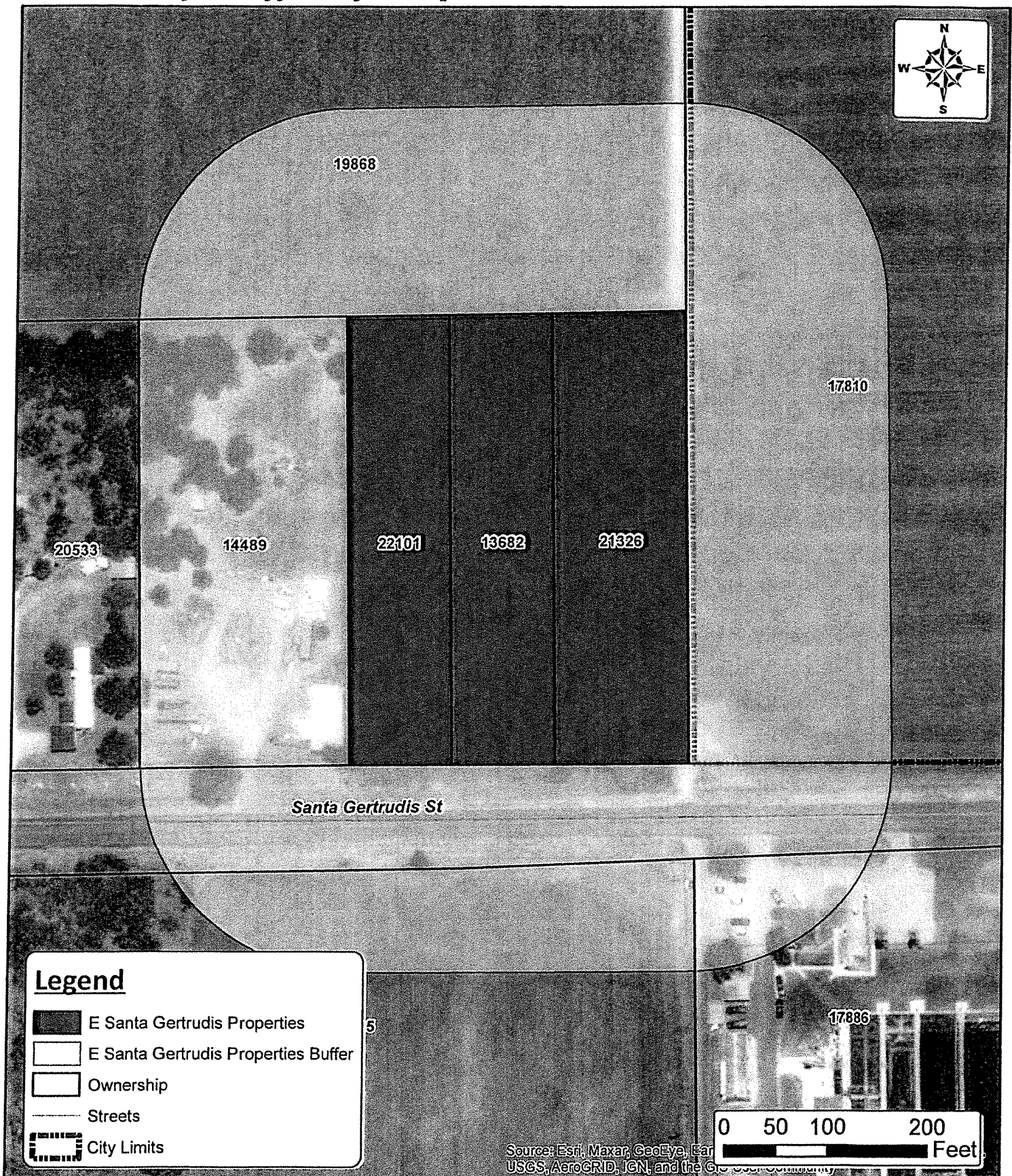
Thank you

A handwritten signature in cursive script, reading 'Kathy Longoria'.



*[Faint, illegible text]*

# 200ft Buffer of Properties on E Santa Gertrudis



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

Property Information

Property ID: 21326    Legal Description: GARCIA IND AC, BLOCK 11, LOT 1, ACRES 1.2    Tax Year: 2022 - Values not available

Property

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    % Ownership: 100.0000000000%  
KINGSVILLE, TX 78363  
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

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 3 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 Data

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
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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".

13682.indd 24

Property Details: 13682 J FILIBERTO GARCIA LLC For Year: Tax Year: 2022 - Values not available  
N/A

## 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 % Ownership: 100.0000000000%  
KINGSVILLE, TX 78363

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
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## Taxing Jurisdiction

## Improvement / Building

No improvements exist for this property.

## Land

(-) HS Cap: — N/A

(=) Assessed Value: = N/A

### Improvements

### Improvements / Roll Map

No improvements exist for this property.

### Roll

#	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

### 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	\$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) 595-5772

All values are not certified and ALL values will be represented with "N/A".

22101

Property Search > KLEBERG CAD > 22101

Tax Year: 2022 - Values not available

22101

22101

### 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:	100.000000000000%

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	



#	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

## 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	\$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 - (Last 3 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 Due

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
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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 Yanenough

Don't boil your shrimp? Recently I had the opportunity to meet a calm, confident, and infectious 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 and therefore the shrimp turns to rubber.

One of the ways to cook shrimp is to punch it. Aiden called it, "ouch water," heat it until the water turns 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.

Coincidentally 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

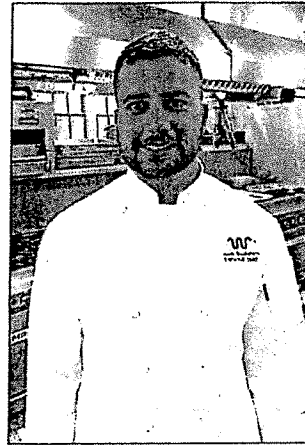
restaurants where he had worked as a busboy. He was accepted and graduated with bachelor's degrees in culinary arts and business. Since then this wonder boy of 35 has soared in the culinary world. Working at other prestigious establishments he had quite a resume but it was not until a friend had a conversation 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, to 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 Appetit! Any questions or comments send them to viva499@hotmail.com.



Aiden Daugherty

## Bowl of Red Chili

### Ingredients:

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

### Directions:

- Mix nilgal and pork with spices.
- In a pot sweat onions, peppers and garlic
- Add ground meat. You want to have 6-8 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 rest
- Add whole peeled tomatoes. Crush in hand as you add them. Retain a liquid for potential adjustments later
- Cover and simmer stir occasionally.
- To finish, taste and adjust accordingly. Brown sugar for sweetness, smoked salt for saltiness. Thicken with Masa Harina or thin with reserved tomato juice

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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.

### 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 rezoning 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; Cassie Longoria, Owner; requesting the rezoning 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.

### 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 Carriles owner/applicant; requesting the rezoning 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 Carriles 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 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

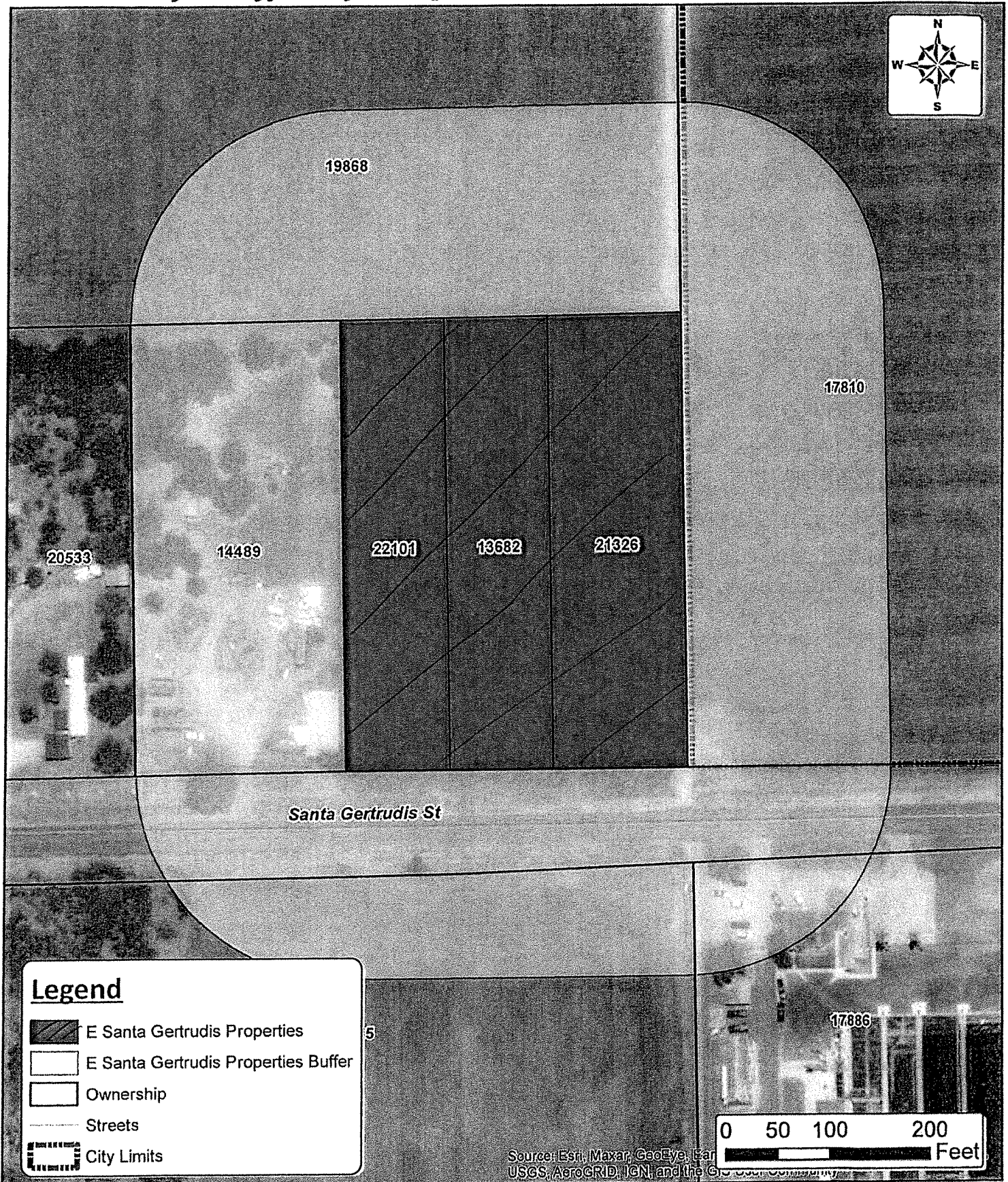
**ATTEST:**

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






**APPROVED:**

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

# 200ft Buffer of Properties on E Santa Gertrudis



## Legend

-  E Santa Gertrudis Properties
-  E Santa Gertrudis Properties Buffer
-  Ownership
-  Streets
-  City Limits

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



## CITY OF KINGSVILLE ENGINEERING DEPARTMENT

400 W King Ave; Kingsville, TX 78363  
Office: (361) 595-8007  
Fax: (361) 595-8064

Page:  
1 / 1

Drawn By: G. AMAYA

Last Update: 7/5/2022

Note: Please see attached  
documents.

# **AGENDA ITEM #7**

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)

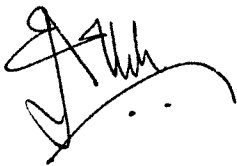
**Subject:** John Carrales, applicant/owner; requesting the rezone of KT & I CO, BLOCK 2, LOT PT 9, (TRACT 8), ACRES 5.47, also known as 1526 Young Drive, Kingsville, Texas from AG (Agricultural) to R1 (Single Family).

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 Tiffie, 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



---

## 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.

A handwritten signature in black ink, appearing to read "Uche Echeozo", with a long horizontal stroke extending to the right.

**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 & 1 Co Block 2, Lot P 9 (Tract 8) Acres 5.47

Existing Zoning Designation \_\_\_\_\_ Future Land Use Plan Designation Home Building (R2)

**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.

<input type="checkbox"/> Annexation Request	No Fee	<input type="checkbox"/> Preliminary Plat	Fee Varies
<input type="checkbox"/> Administrative Appeal (ZBA)	\$250.00	<input type="checkbox"/> Final Plat	Fee Varies
<input type="checkbox"/> Comp. Plan Amendment Request	\$250.00	<input type="checkbox"/> Minor Plat	\$100.00
<input checked="" type="checkbox"/> Re-zoning Request	\$250.00	<input 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:

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 A Carrales

Date: 06-28-22

Property Owner's Signature John A Carrales

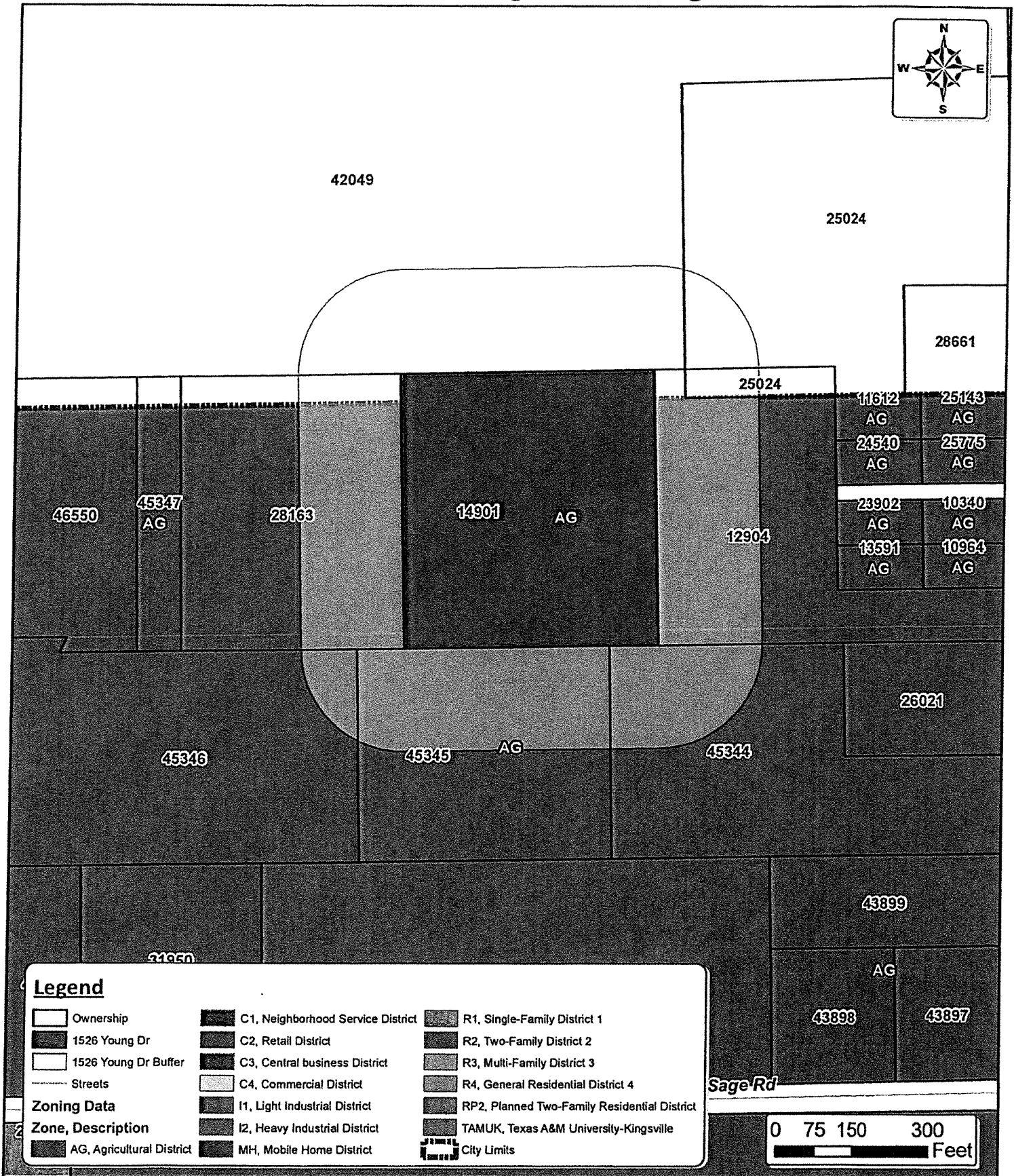
Date: 06-28-22

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

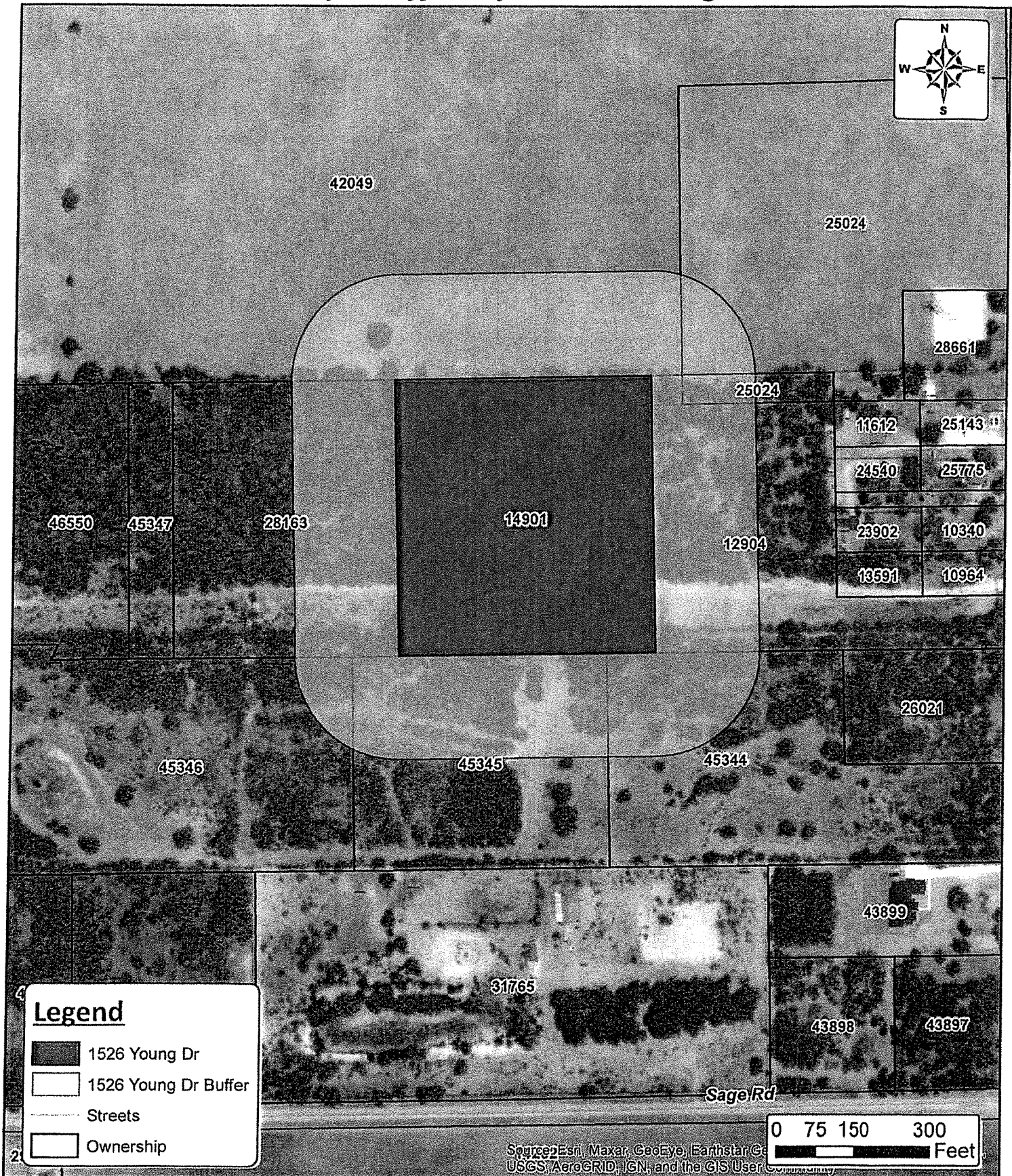
Date: \_\_\_\_\_

Michelle Carrales 361-228-5761

# 1526 Young Dr Zoning



# 200ft Buffer of 1526 Young Dr



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  
KINGSVILLE, 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

Geographic ID: 290000209114192

Type: Real

Property Use Code:

Property Use Description:

Legal Description: K T & I CO, BLOCK 2, LOT PT 9, (TRACT 8), ACRES 5.47

Zoning:

Agent Code:

Location

Address: 1526 YOUNG DR TX

Neighborhood:

Neighborhood CD:

Map ID: A1

Mapsco: 14910

Owner

Name: CARRALES JOHN GLENN

Mailing Address: PO BOX 5373 KINGSVILLE, TX 78364-5373

Owner ID: 13852

% 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".**

Website version: 1.2.2.33

Database last updated on: 6/27/2022 8:17 PM

© N. Harris Computer Corporation

# 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 infectious 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 punch 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.

Coincidentally 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, to 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 viva49@hotmail.com.



Aiden Daugherty

## Bowl of Red Chili

### Ingredients:

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

### Directions:

- Mix Nilgal and pork with spices.
- In a pot, heat onions, peppers and garlic.
- Add ground meat. You want to have big chunks of meat, about the size of a spoon. There 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 feed 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 jalapeno.
- Add whole peeled tomatoes. Crush in hand as you add them. Retain a liquid for potential adjustments later.
- Cover and simmer stir occasionally.
- To finish, taste and adjust accordingly. Brown sugar for sweetness, smoked salt for saltiness. Thicken with Masa Harina or then with reserved tomato juice.

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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.

### 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 rezoning 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 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, 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; Cassie Longoria, Owner; requesting the rezoning 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 Kieberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, 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 Carriles owner/applicant; requesting the rezoning 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 Carriles 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 Kieberg 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

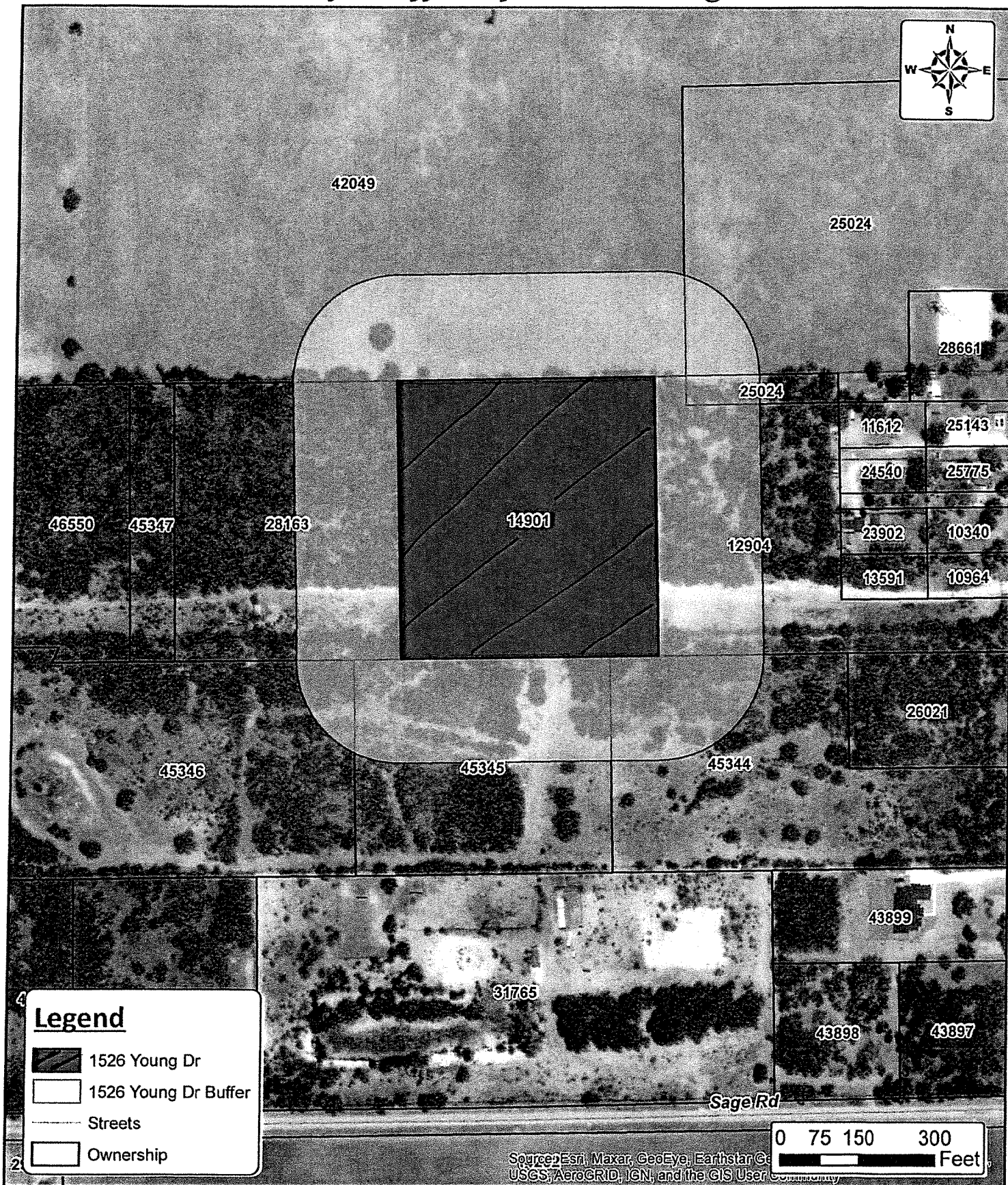
**ATTEST:**

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

**APPROVED:**

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

# 200ft Buffer of 1526 Young Dr



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.

**CITY OF KINGSVILLE**  
**ENGINEERING DEPARTMENT**

400 W King Ave; Kingsville, TX 78363  
Office: (361) 595-8007  
Fax: (361) 595-8064

# **AGENDA ITEM #8**

**Kingsville Parks & Recreation**  
400 W. King (mailing)  
501 Santiago Park Lane (physical)  
Kingsville, Texas 78363  
361-221-8705  
Susan Ivy, Director  
361-219-9125



**For Information on events and facilities**  
[www.cityofkingsville.com/department/parks](http://www.cityofkingsville.com/department/parks)  
**Email:**  
[sivy@cityofkingsville.com](mailto:sivy@cityofkingsville.com)  
**or follow us on Facebook**  
**Kingsville Parks and Recreation**

**To: Mark McLaughlin, City Manager**

**From: Susan Ivy, Parks Director**

**Date: July 29, 2022**

**Re: City Commission Agenda Request Approval of new Updated L. E. Ramey Golf Course Logo and possible trademark of same**

.....  
**2<sup>nd</sup> Request with revised Logo with adjustments recommended by Tourism Director.**

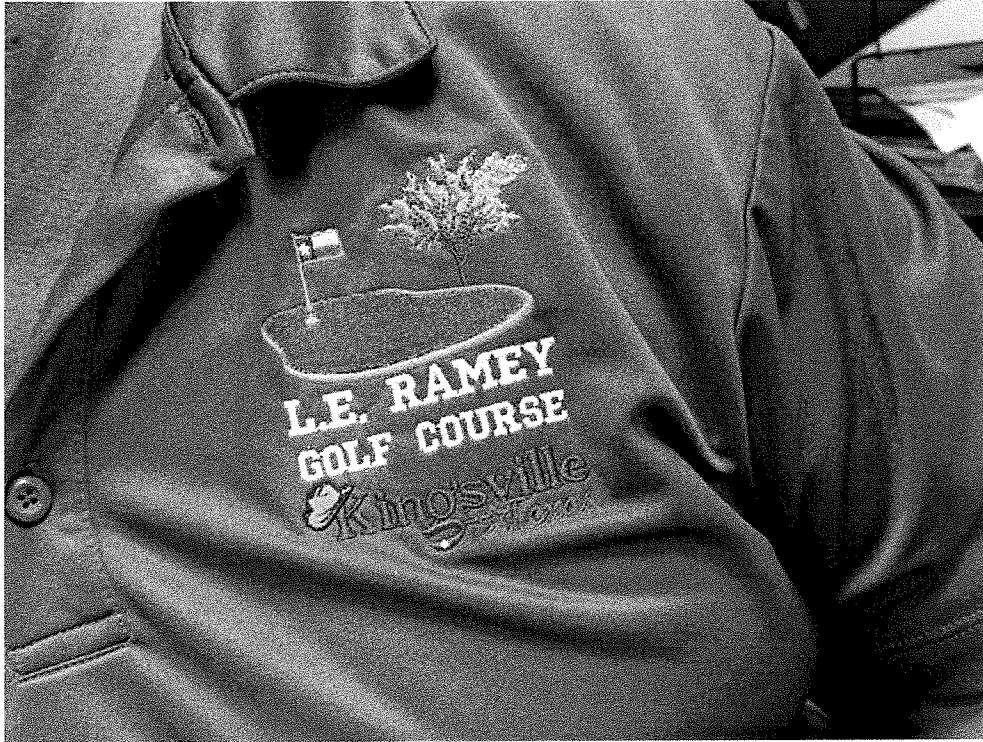
**Summary – We are requesting approval of new logos for L. E. Ramey Golf Course.**

**History –** There has not been a plan for marketing the golf course and new inventory in the pro shop for patron purchase in some time. One of our goals set in this year's budget was to create a new brand for the course and restock the pro shop. With the assistance of Jonathan Swindle and HiRes Creative we have some ideas to present to you and the Commission. There are a couple of logos attached for you to view. Also attached are some old ones. We were advised that having one Theme with several types of logos for different uses is wise. For instance, we like the golf ball logo with lime green ink for printed materials like correspondence, flyers, web design etc. However, it does not look as good on a tshirt or polo. We have another design that is the same as the inside of the golf ball without border to it that looks better on a shirt. The design on the shirt pictured might be a little big but we will test that before printing. We would also like to look into have the logos trademarked.

**Financial Impact –** While the creation of the logo will not bring more revenue, we believe that stocking the proshop with branded shirts, caps, towels, golf balls will bring added revenue as we have been asked for merchandise to match school colors and for merchandise that can be bought to use as tournament prizes.

**We ask that you approve the selection of logos for exclusive use by L. E. Ramey Golf Course approved products and the possible trademark of same.**

**Logo created by past manager**





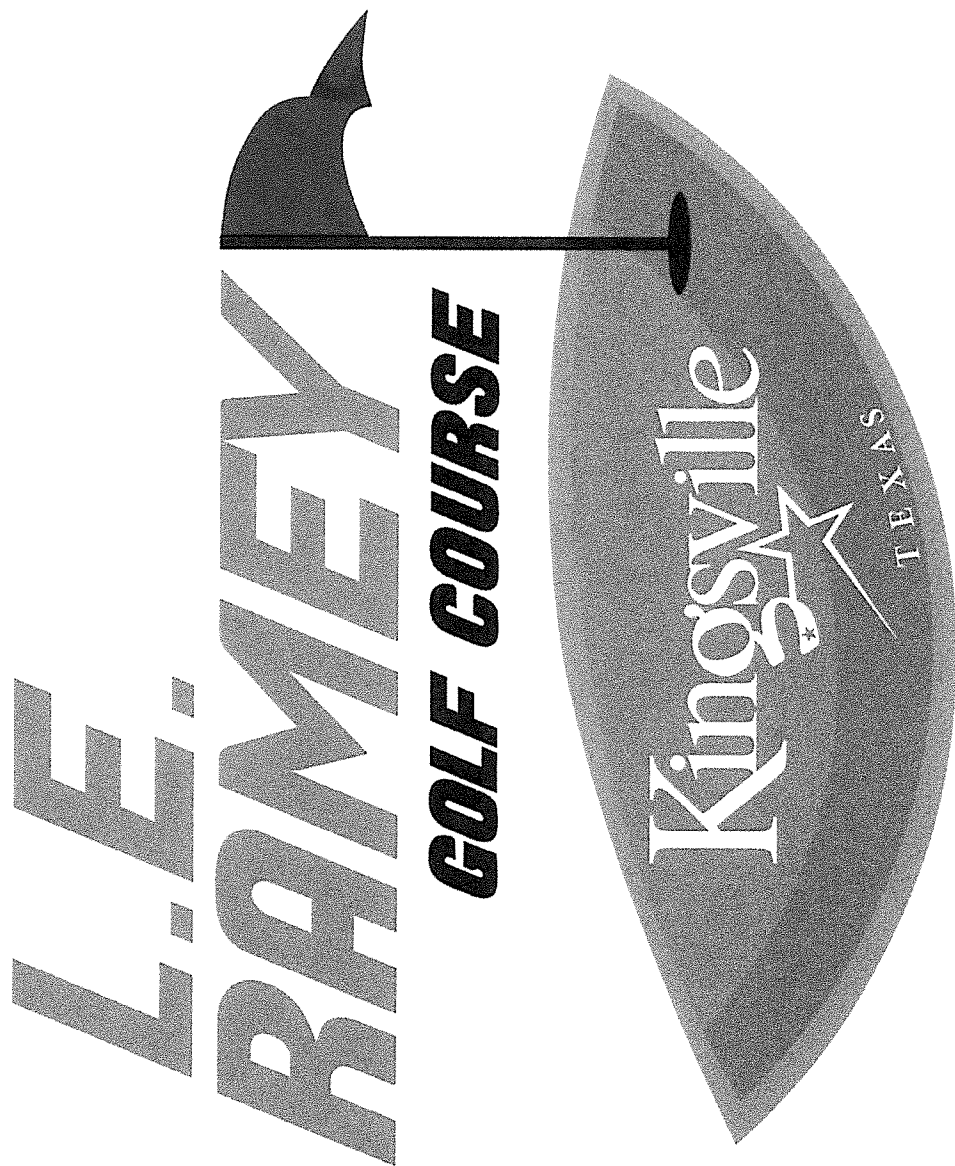


**L.E. RAMEY**  
**Golf Course**  
Kingsville, TX



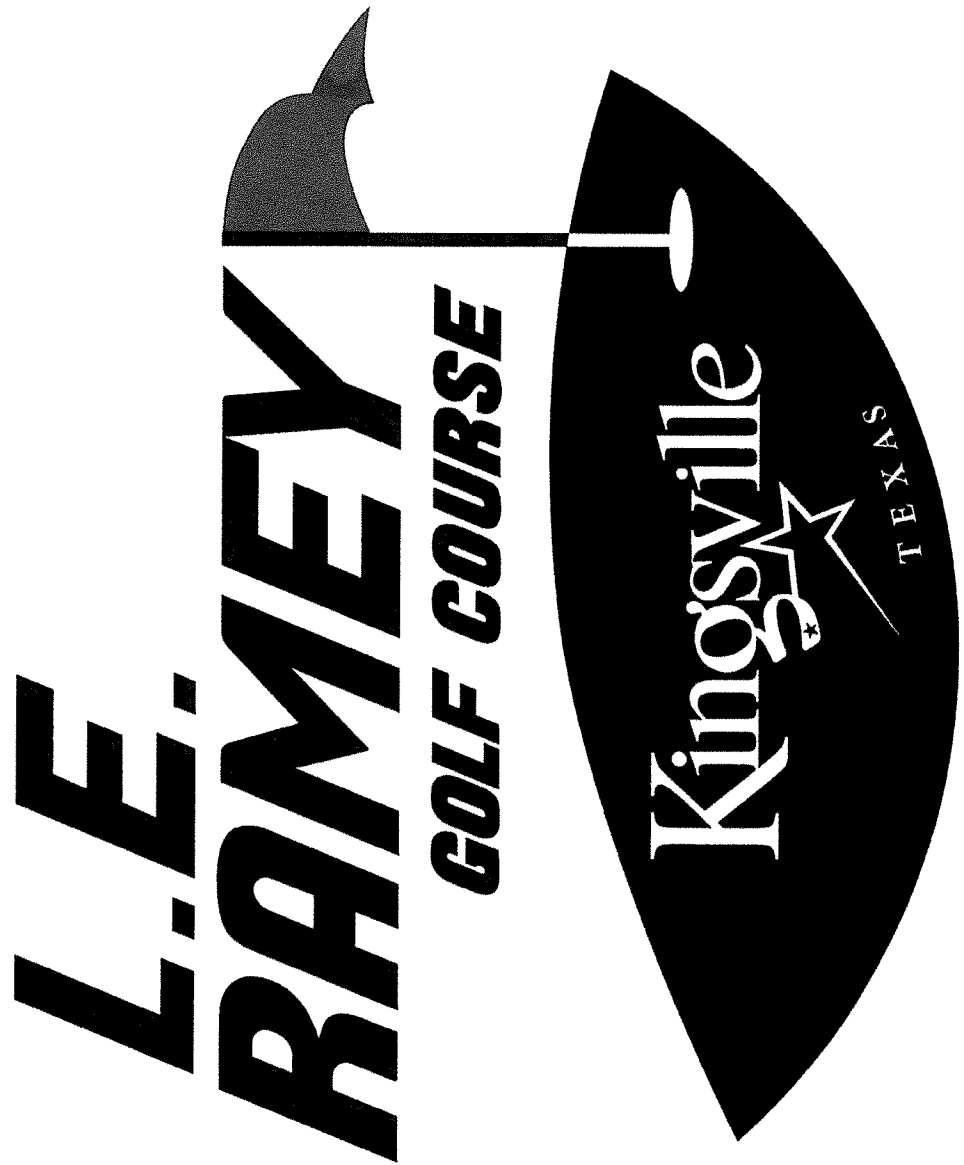
Official Course Guide

Proposed - A  
w/ green



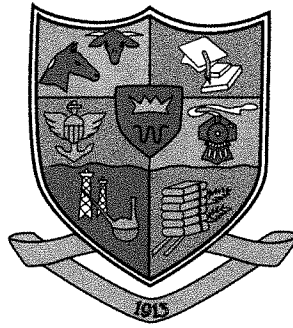


Proposed-B  
w/ black



## **AGENDA ITEM #9**

MARIA V. VALADEZ, TAC  
Kleberg County Tax Assessor-Collector



P.O. BOX 1457

Phone 361-595-8541

Phone 361-595-8542

Fax 361-595-8546

**COUNTY of KLEBERG**  
KINGSVILLE, TEXAS

July 25, 2022

**DEBT CERTIFICATION REQUIRED BY TRUTH-IN-TAXATION PROCEDURES**

Truth-in-Taxation procedures require the collector for City of Kingsville to certify excess debt tax collections each year. As your tax collector, I hereby certify the excess debt collections from the 2021 property taxes are \$11,946.97, as the estimated debt collection rate of 0.16508 was used in the 2021 voter-approval rate calculations.

The same laws also require a certified anticipated debt collection rate for the upcoming tax year. You have submitted a required debt payment (to be paid from the 2022 tax levy) of \$1,679,776.

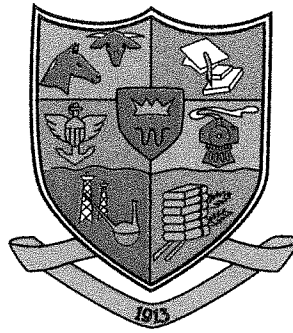
I hereby certify 99.06 as the 2022-estimated debt collection rate to be used in the 2022 voter-approval rate calculations so long as it is not lower than each of the three prior years collection rates. Should it be lower than all three prior years; the lowest rate of the three prior years will have to be used in the calculations per Texas Property Tax Code.

Sincerely,

  
Maria Victoria Valadez, TAC

# **AGENDA ITEM #10**

MARIA V. VALADEZ, TAC  
Kleberg County Tax Assessor-Collector



P.O. BOX 1457

Phone 361-595-8541

Phone 361-595-8542

Fax 361-595-8546

**COUNTY of KLEBERG**  
KINGSVILLE, TEXAS

August 4, 2022

City of Kingsville  
Attn Mark McLaughlin, City Manager  
P O Box 1458  
Kingsville, TX 78364-1458

**RE: 2022 CERTIFIED VALUES**

Dear Mr. McLaughlin:

Pursuant to the Texas Property Tax Code Sec. 26.04(b) & (e), I, Maria Victoria Valadez, do hereby submit the total appraised, assessed and taxable values of all property and the total taxable value of new property in the City of Kingsville as certified by the Kleberg County Appraisal District. The 2022 certified appraisal roll on a CD may be viewed in the Tax Office.

The 2022 Governing Body Summary #1A with the No-New-Revenue Tax Rate and the Voter-Approval Tax Rate, the tentative notice that will be published in the Kingsville Record, and the planning calendar is also provided for your review.

I hereby request the foregoing submission be accepted and incorporated in the minutes of the next regularly scheduled City of Kingsville Commissioner's meeting.

If you have any questions, please feel free to come by my office.

Respectfully,

Maria Victoria Valadez,  
Kleberg County Tax Assessor-Collector

Cc. Deborah R. Balli, CPA  
Finance Director



# 2022 FINAL CERTIFIED ESTIMATED VALUE INFORMATION

AS OF 7-25-22

## TAXING UNIT CITY OF KINGSVILLE

GROSS VALUES	2022 FINAL CERTIFIED ESTIMATED VALUES NOT UNDER ARB REVIEW	2021 FINAL CERTIFIED ESTIMATED VALUES NOT UNDER ARB REVIEW	DIFFERENCE
REAL:	1,119,514,936	962,485,950	157,028,986
PERSONAL:	99,026,950	94,366,980	4,659,970
MINERAL:	34,770,782	32,551,053	2,219,729
TOTAL GROSS VALUE:	1,253,312,668	1,089,403,983	163,908,685
TOTAL EXEMPTIONS:	211,099,591	182,962,626	28,136,965
HOMESTEAD CAP ADJ:	16,584,359	15,183,408	1,400,951
LOSS TO AGRICULTURAL: VALUATION	11,717,937	11,422,207	295,730
NET TAXABLE VALUE:	1,013,910,781 (-)	879,835,742 (=) (INC)	134,075,039
ADJUSTMENT FOR REAL, MH, & PERSONAL STILL UNDER ARB REVIEW INCLUDED IN TOTALS ABOVE (-) (5%)	48,958,958 (-)	- (=) (-)	48,958,958
ADJUSTED TAXABLE VALUE NOT UNDER REVIEW (=)	964,951,823 (-)	879,835,742 (=)	85,116,081
CERTIFIED ESTIMATED VALUES UNDER ARB REVIEW			
STILL UNDER ARB REVIEW (CAD REAL., MH. PERSONAL) (+)	48,958,958 (-)	- (=)	-
STILL UNDER ARB REVIEW TOTAL (=)	48,958,958 (-)	90,581,962 (=)	(41,623,004)
2022 TOTAL CERTIFIED ESTIMATED TOTALS (=)	1,013,910,781 (-)	970,417,704 (=) (INC)	43,493,077

**KLEBERG COUNTY APPRAISAL DISTRICT**  
**P.O. BOX 1027 \* 502 E. KLEBERG \* KINGSVILLE, TEXAS 78364**  
**PHONE: (361) 595-5775 \* FAX: (361) 595-7984**

July 27, 2022

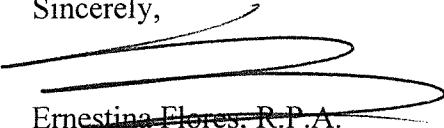
City of Kingsville  
Mark McLaughlin, City Manager  
P.O. Box 1458  
Kingsville, Texas 78364

Dear Mr. McLaughlin:

Enclosed you will find 2022 certified estimated total information for your taxing entity and a CD of your taxing entity's 2022 certified estimated appraisal rolls.

If you have any questions, please feel free to call me at 361-595-5775.

Sincerely,



Ernestina Flores, R.P.A.  
Chief Appraiser

Cc: Sam Fugate, Mayor  
Deborah Balli, Finance Director  
Kleberg County Appraisal District Board of Directors

# 2022 FINAL CERTIFIED ESTIMATED VALUE INFORMATION

AS OF 7-25-22

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CERTIFIED ESTIMATED VALUES UNDER ARB REVIEW			
STILL UNDER ARB REVIEW (CAD REAL, MH. PERSONAL) (+)	48,958,958 (-)	- (=)	-
STILL UNDER ARB REVIEW TOTAL (=)	48,958,958 (-)	90,581,962 (=)	(41,623,004)
2022 TOTAL CERTIFIED ESTIMATED TOTALS (=)	1,013,910,781 (-)	970,417,704 (=) (INC)	43,493,077



# **AGENDA ITEM #11**

**City of Kingsville  
Finance Department**

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TO: Mayor and City Commissioners  
CC: Mark McLaughlin, City Manager  
FROM: Deborah Balli, Finance Director  
DATE: August 3, 2022  
SUBJECT: Proposed Tax Rate

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**Summary:**

Every year the tax calculation is prepared by the Kleberg County Tax Office using the State's provided tax calculation worksheet and is based on the current year's certified taxable values.

The tax calculation ended up with the following rates:

- No-New Revenue Tax Rate (NNR) - \$.81303 (This rate will provide the same amount as last year's adopted rate)
- Voter Approved Tax Rate (VAT) - \$.84485 (This rate is 3.5% between the NNR and the VAT adjusted for a percentage of sales taxes used to reduce the tax rate)
- Proposed Tax Rate - \$.84000 (Right under the VAT which does not cause an election) – same rate as FY 21-22

**Financial Impact:**

The proposed tax rate will result in the following proposed Property Tax Revenue budgets for FY 22-23:

- Fund 001 – General Fund - \$6,590,810
- Fund 120 – Property Tax Reserve Fund - \$83,541 (revenues created over the base tax rate of \$.83000)
- Fund 001 – Debt Service - \$1,679,776 (amount needed to pay debt service for FY 22-23)

**Recommendation:**

Staff recommends the proposed tax rate of \$.84000.



# NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.84000 per \$100 valuation has been proposed by the governing body of CITY OF KINGSVILLE.

PROPOSED TAX RATE	\$0.84000 per \$100
NO-NEW-REVENUE TAX RATE	\$0.81303 per \$100
VOTER-APPROVAL TAX RATE	\$0.84485 per \$100

The no-new-revenue tax rate is the tax rate for the 2022 tax year that will raise the same amount of property tax revenue for CITY OF KINGSVILLE from the same properties in both the 2021 tax year and the 2022 tax year.

The voter-approval rate is the highest tax rate that CITY OF KINGSVILLE may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that CITY OF KINGSVILLE is proposing to increase property taxes for the 2022 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 6, 2022 AT 5:00 PM AT City Hall, Helen Kleberg Groves Community Room, 400 W. King Avenue, Kingsville, Texas 78363.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, CITY OF KINGSVILLE is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City Commission of CITY OF KINGSVILLE at their offices or by attending the public hearing mentioned above. YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

$$\text{Property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

**FOR the proposal:**

**AGAINST the proposal:**

**PRESENT** and not voting:

**ABSENT:**

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by CITY OF KINGSVILLE last year to the taxes proposed to be imposed on the average residence homestead by CITY OF KINGSVILLE this year.

	2021	2022	Change
<b>Total tax rate (per \$100 of value)</b>	\$0.84000	\$0.84000	increase of 0.00000, or 0.00%
<b>Average homestead taxable value</b>	\$97,003	\$102,049	increase of 5,046, or 5.20%
<b>Tax on average homestead</b>	\$814.83	\$857.21	increase of 42.38, or 5.20%
<b>Total tax levy on all properties</b>	\$8,210,401	\$8,524,619	increase of 314,218, or 3.83%

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For assistance with tax calculations, please contact the tax assessor for CITY OF KINGSVILLE at 361-595-8542 or [vvaladez@co.kleberg.tx.us](mailto:vvaladez@co.kleberg.tx.us), or visit [co.kleberg.tx.us](http://co.kleberg.tx.us) for more information.

# 2022 Tax Rate Calculation Worksheet

## Taxing Units Other Than School Districts or Water Districts

Form 50-856

CITY OF KINGSVILLE

361-595-8009

Taxing Unit Name

Phone (area code and number)

400 W King Avenue, Kingsville, TX 78363

www.cityofkingsville.com

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

**GENERAL INFORMATION:** Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

### SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	<b>2021 total taxable value.</b> Enter the amount of 2021 taxable value on the 2021 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). <sup>1</sup>	\$ 971,324,996
2.	<b>2021 tax ceilings.</b> Counties, cities and junior college districts. Enter 2021 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2021 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>2</sup>	\$ 0
3.	<b>Preliminary 2021 adjusted taxable value.</b> Subtract Line 2 from Line 1.	\$ 971,324,996
4.	<b>2021 total adopted tax rate.</b>	\$ 0.84000 /\$100
5.	<b>2021 taxable value lost because court appeals of ARB decisions reduced 2021 appraised value.</b>	
	A. Original 2021 ARB values: .....	\$ 1,889,720
	B. 2021 values resulting from final court decisions: .....	- \$ 1,446,610
	C. 2021 value loss. Subtract B from A. <sup>3</sup>	\$ 443,110
6.	<b>2021 taxable value subject to an appeal under Chapter 42, as of July 25.</b>	
	A. 2021 ARB certified value: .....	\$ 3,252,050
	B. 2021 disputed value: .....	- \$ 3,252,050
	C. 2021 undisputed value. Subtract B from A. <sup>4</sup>	\$ 0
7.	<b>2021 Chapter 42 related adjusted values.</b> Add Line 5C and Line 6C.	\$ 443,110

<sup>1</sup> Tex. Tax Code § 26.012(14)

<sup>2</sup> Tex. Tax Code § 26.012(14)

<sup>3</sup> Tex. Tax Code § 26.012(13)

<sup>4</sup> Tex. Tax Code § 26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	<b>2021 taxable value, adjusted for actual and potential court-ordered adjustments.</b> Add Line 3 and Line 7.	\$ 971,768,106
9.	<b>2021 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2021.</b> Enter the 2021 value of property in deannexed territory. <sup>5</sup>	\$ 0
10.	<b>2021 taxable value lost because property first qualified for an exemption in 2022.</b> If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2022 does not create a new exemption or reduce taxable value.  <b>A. Absolute exemptions.</b> Use 2021 market value: ..... \$ 516,440 <b>B. Partial exemptions.</b> 2022 exemption amount or 2022 percentage exemption times 2021 value: ..... + \$ 1,046,409 <b>C. Value loss.</b> Add A and B. <sup>6</sup>	\$ 1,562,849
11.	<b>2021 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2022.</b> Use only properties that qualified in 2022 for the first time; do not use properties that qualified in 2021.  <b>A. 2021 market value:</b> ..... \$ 14,931 <b>B. 2022 productivity or special appraised value:</b> ..... - \$ 660 <b>C. Value loss.</b> Subtract B from A. <sup>7</sup>	\$ 14,271
12.	<b>Total adjustments for lost value.</b> Add Lines 9, 10C and 11C.	\$ 1,577,120
13.	<b>2021 captured value of property in a TIF.</b> Enter the total value of 2021 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2021 taxes were deposited into the tax increment fund. <sup>8</sup> If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 0
14.	<b>2021 total value.</b> Subtract Line 12 and Line 13 from Line 8.	\$ 970,190,986
15.	<b>Adjusted 2021 total levy.</b> Multiply Line 4 by Line 14 and divide by \$100.	\$ 8,149,604
16.	<b>Taxes refunded for years preceding tax year 2021.</b> Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2021. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2021. This line applies only to tax years preceding tax year 2021. <sup>9</sup>	\$ 47,549
17.	<b>Adjusted 2021 levy with refunds and TIF adjustment.</b> Add Lines 15 and 16. <sup>10</sup>	\$ 8,197,153
18.	<b>Total 2022 taxable value on the 2022 certified appraisal roll today.</b> This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. <sup>11</sup>  <b>A. Certified values:</b> ..... \$ 964,951,823 <b>B. Counties:</b> Include railroad rolling stock values certified by the Comptroller's office: ..... + \$ ..... <b>C. Pollution control and energy storage system exemption:</b> Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: ..... - \$ 0 <b>D. Tax increment financing:</b> Deduct the 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2022 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. <sup>12</sup> ..... - \$ 0 <b>E. Total 2022 value.</b> Add A and B, then subtract C and D.	\$ 964,951,823

<sup>5</sup> Tex. Tax Code § 26.012(15)<sup>6</sup> Tex. Tax Code § 26.012(15)<sup>7</sup> Tex. Tax Code § 26.012(15)<sup>8</sup> Tex. Tax Code § 26.03(c)<sup>9</sup> Tex. Tax Code § 26.012(13)<sup>10</sup> Tex. Tax Code § 26.012(13)<sup>11</sup> Tex. Tax Code § 26.012, 26.04(c-2)<sup>12</sup> Tex. Tax Code § 26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	<b>Total value of properties under protest or not included on certified appraisal roll.</b> <sup>13</sup>	
	<b>A. 2022 taxable value of properties under protest.</b> The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. <sup>14</sup> .....	\$ 48,958,958
	<b>B. 2022 value of properties not under protest or included on certified appraisal roll.</b> The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. <sup>15</sup> .....	+ \$ 924,820
	<b>C. Total value under protest or not certified.</b> Add A and B.	\$ 49,883,778
20.	<b>2022 tax ceilings.</b> Counties, cities and junior colleges enter 2022 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2021 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>16</sup>	\$ 0
21.	<b>2022 total taxable value.</b> Add Lines 18E and 19C. Subtract Line 20. <sup>17</sup>	\$ 1,014,835,601
22.	<b>Total 2022 taxable value of properties in territory annexed after Jan. 1, 2021.</b> Include both real and personal property. Enter the 2022 value of property in territory annexed. <sup>18</sup>	\$ 0
23.	<b>Total 2022 taxable value of new improvements and new personal property located in new improvements.</b> New means the item was not on the appraisal roll in 2021. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to exist-ing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2021 and be located in a new improvement. New improvements <b>do</b> include property on which a tax abatement agreement has expired for 2022. <sup>19</sup>	\$ 6,624,475
24.	<b>Total adjustments to the 2022 taxable value.</b> Add Lines 22 and 23.	\$ 6,624,475
25.	<b>Adjusted 2022 taxable value.</b> Subtract Line 24 from Line 21.	\$ 1,008,211,126
26.	<b>2022 NNR tax rate.</b> Divide Line 17 by Line 25 and multiply by \$100. <sup>20</sup>	\$ 0.81303/\$100
27.	<b>COUNTIES ONLY.</b> Add together the NNR tax rates for each type of tax the county levies. The total is the 2022 county NNR tax rate. <sup>21</sup>	\$ /\$100

## SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	<b>2021 M&amp;O tax rate.</b> Enter the 2021 M&O tax rate.	\$ 0.67492/\$100
29.	<b>2021 taxable value, adjusted for actual and potential court-ordered adjustments.</b> Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 971,768,106

<sup>13</sup> Tex. Tax Code § 26.01(c) and (d)

<sup>14</sup> Tex. Tax Code § 26.01(c)

<sup>15</sup> Tex. Tax Code § 26.01(d)

<sup>16</sup> Tex. Tax Code § 26.012(6)(B)

<sup>17</sup> Tex. Tax Code § 26.012(6)

<sup>18</sup> Tex. Tax Code § 26.012(17)

<sup>19</sup> Tex. Tax Code § 26.012(17)

<sup>20</sup> Tex. Tax Code § 26.04(c)

<sup>21</sup> Tex. Tax Code § 26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	<b>Total 2021 M&amp;O levy.</b> Multiply Line 28 by Line 29 and divide by \$100	\$ 6,558,657
31.	<b>Adjusted 2021 levy for calculating NNR M&amp;O rate.</b>	
	<b>A. M&amp;O taxes refunded for years preceding tax year 2021.</b> Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2021. This line applies only to tax years preceding tax year 2021. .... + \$ 38,500	
	<b>B. 2021 taxes in TIF.</b> Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2022 captured appraised value in Line 18D, enter 0. .... - \$ 0	
	<b>C. 2021 transferred function.</b> If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. .... +/- \$ 0	
	<b>D. 2021 M&amp;O levy adjustments.</b> Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. .... \$ 38,500	
	<b>E. Add Line 30 to 31D.</b>	\$ 6,597,157
32.	<b>Adjusted 2022 taxable value.</b> Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,008,211,126
33.	<b>2022 NNR M&amp;O rate (unadjusted).</b> Divide Line 31E by Line 32 and multiply by \$100.	\$ 0.65434 /\$100
34.	<b>Rate adjustment for state criminal justice mandate.</b> <sup>23</sup>	
	<b>A. 2022 state criminal justice mandate.</b> Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0	
	<b>B. 2021 state criminal justice mandate.</b> Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. .... - \$ 0	
	<b>C. Subtract B from A and divide by Line 32 and multiply by \$100.</b> .... \$ 0/\$100	
	<b>D. Enter the rate calculated in C. If not applicable, enter 0.</b>	\$ 0/\$100
35.	<b>Rate adjustment for indigent health care expenditures.</b> <sup>24</sup>	
	<b>A. 2022 indigent health care expenditures.</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state assistance received for the same purpose. .... \$ 0	
	<b>B. 2021 indigent health care expenditures.</b> Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state assistance received for the same purpose. .... - \$ 0	
	<b>C. Subtract B from A and divide by Line 32 and multiply by \$100.</b> .... \$ 0/\$100	
	<b>D. Enter the rate calculated in C. If not applicable, enter 0.</b>	\$ 0/\$100

<sup>23</sup> [Reserved for expansion]<sup>24</sup> Tex. Tax Code § 26.044<sup>25</sup> Tex. Tax Code § 26.0441



Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
<b>36.</b>	<b>Rate adjustment for county indigent defense compensation.</b> <sup>25</sup>	
	<b>A. 2022 indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state grants received by the county for the same purpose. ....	\$ 0
	<b>B. 2021 indigent defense compensation expenditures.</b> Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state grants received by the county for the same purpose. ....	\$ 0
	<b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100.....	\$ 0/\$100
	<b>D.</b> Multiply B by 0.05 and divide by Line 32 and multiply by \$100.....	\$ 0/\$100
	<b>E.</b> Enter the lesser of C and D. If not applicable, enter 0.	\$ 0/\$100
<b>37.</b>	<b>Rate adjustment for county hospital expenditures.</b> <sup>26</sup>	
	<b>A. 2022 eligible county hospital expenditures.</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2021 and ending on June 30, 2022. ....	\$ 0
	<b>B. 2021 eligible county hospital expenditures.</b> Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2020 and ending on June 30, 2021. ....	\$ 0
	<b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100.....	\$ 0/\$100
	<b>D.</b> Multiply B by 0.08 and divide by Line 32 and multiply by \$100.....	\$ 0/\$100
	<b>E.</b> Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ 0/\$100
<b>38.</b>	<b>Rate adjustment for defunding municipality.</b> This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code 26.0444 for more information.	
	<b>A. Amount appropriated for public safety in 2021.</b> Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. ....	\$ 0
	<b>B. Expenditures for public safety in 2021.</b> Enter the amount of money spent by the municipality for public safety during the preceding fiscal year. ....	\$ 0
	<b>C.</b> Subtract B from A and divide by Line 32 and multiply by \$100. ....	\$ 0/\$100
	<b>D.</b> Enter the rate calculated in C. If not applicable, enter 0.	\$ 0/\$100
<b>39.</b>	<b>Adjusted 2022 NNR M&amp;O rate.</b> Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$ 0.65434/\$100
<b>40.</b>	<b>Adjustment for 2021 sales tax specifically to reduce property values.</b> Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2021 should complete this line. These entities will deduct the sales tax gain rate for 2022 in Section 3. Other taxing units, enter zero.	
	<b>A.</b> Enter the amount of additional sales tax collected and spent on M&O expenses in 2021, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent. ....	\$ 1,901,143
	<b>B.</b> Divide Line 40A by Line 32 and multiply by \$100. ....	\$ 0.18856/\$100
	<b>C.</b> Add Line 40B to Line 39.	\$ 0.84290/\$100
<b>41.</b>	<b>2022 voter-approval M&amp;O rate.</b> Enter the rate as calculated by the appropriate scenario below. <b>Special Taxing Unit.</b> If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. - or - <b>Other Taxing Unit.</b> If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$ 0.87240/\$100

<sup>25</sup> Tex. Tax Code § 26.0442<sup>26</sup> Tex. Tax Code § 26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	<b>Disaster Line 41 (D41): 2022 voter-approval M&amp;O rate for taxing unit affected by disaster declaration.</b> If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred  If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. <sup>27</sup> If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	\$ _____ /\$100
42.	<b>Total 2022 debt to be paid with property taxes and additional sales tax revenue.</b> Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year, and (4) are not classified in the taxing unit's budget as M&O expenses.  <b>A. Debt</b> also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. <sup>28</sup>  Enter debt amount ..... \$ 1,679,776 <b>B. Subtract unencumbered fund amount</b> used to reduce total debt. .... - \$ 0 <b>C. Subtract certified amount spent from sales tax to reduce debt</b> (enter zero if none) ..... - \$ 0 <b>D. Subtract amount paid</b> from other resources ..... - \$ 0 <b>E. Adjusted debt.</b> Subtract B, C and D from A.	\$ 1,679,776
43.	<b>Certified 2021 excess debt collections.</b> Enter the amount certified by the collector. <sup>29</sup>	\$ 11,947
44.	<b>Adjusted 2022 debt.</b> Subtract Line 43 from Line 42E.	\$ 1,667,829
45.	<b>2022 anticipated collection rate.</b> <b>A.</b> Enter the 2022 anticipated collection rate certified by the collector. <sup>30</sup> ..... 99.06% <b>B.</b> Enter the 2021 actual collection rate. .... 95.52% <b>C.</b> Enter the 2020 actual collection rate. .... 100.14% <b>D.</b> Enter the 2019 actual collection rate. .... 100.05% <b>E.</b> If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. <sup>31</sup>	99.06%
46.	<b>2022 debt adjusted for collections.</b> Divide Line 44 by Line 45E.	\$ 1,683,655
47.	<b>2022 total taxable value.</b> Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,014,835,601
48.	<b>2022 debt rate.</b> Divide Line 46 by Line 47 and multiply by \$100.	\$ 0.16590 /\$100
49.	<b>2022 voter-approval tax rate.</b> Add Lines 41 and 48.	\$ 1.03830 /\$100
D49.	<b>Disaster Line 49 (D49): 2022 voter-approval tax rate for taxing unit affected by disaster declaration.</b> Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	\$ _____ /\$100

<sup>27</sup> Tex. Tax Code § 26.042(a)<sup>28</sup> Tex. Tax Code § 26.012(7)<sup>29</sup> Tex. Tax Code § 26.012(10) and 26.04(b)<sup>30</sup> Tex. Tax Code § 26.04(b)<sup>31</sup> Tex. Tax Code §§ 26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	<b>COUNTIES ONLY.</b> Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2022 county voter-approval tax rate.	\$ _____ 0 /\$100

### SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	<b>Taxable Sales.</b> For taxing units that adopted the sales tax in November 2021 or May 2022, enter the Comptroller's estimate of taxable sales for the previous four quarters. <sup>32</sup> Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2021, enter 0.	\$ _____ 0
52.	<b>Estimated sales tax revenue.</b> Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. <sup>33</sup> <b>Taxing units that adopted the sales tax in November 2021 or in May 2022.</b> Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. <sup>34</sup> <b>- or -</b> <b>Taxing units that adopted the sales tax before November 2021.</b> Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ _____ 1,963,236
53.	<b>2022 total taxable value.</b> Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____ 1,014,835,601
54.	<b>Sales tax adjustment rate.</b> Divide Line 52 by Line 53 and multiply by \$100.	\$ _____ 0.19345 /\$100
55.	<b>2022 NNR tax rate, unadjusted for sales tax.</b> <sup>35</sup> Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____ 0.81303 /\$100
56.	<b>2022 NNR tax rate, adjusted for sales tax.</b> <b>Taxing units that adopted the sales tax in November 2021 or in May 2022.</b> Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2021.	\$ _____ 0.81303 /\$100
57.	<b>2022 voter-approval tax rate, unadjusted for sales tax.</b> <sup>36</sup> Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ _____ 1.03830 /\$100
58.	<b>2022 voter-approval tax rate, adjusted for sales tax.</b> Subtract Line 54 from Line 57.	\$ _____ 0.84485 /\$100

### SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	<b>Certified expenses from the Texas Commission on Environmental Quality (TCEQ).</b> Enter the amount certified in the determination letter from TCEQ. <sup>37</sup> The taxing unit shall provide its tax assessor-collector with a copy of the letter. <sup>38</sup>	\$ _____ 0
60.	<b>2022 total taxable value.</b> Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____ 1,014,835,601
61.	<b>Additional rate for pollution control.</b> Divide Line 59 by Line 60 and multiply by \$100.	\$ _____ 0 /\$100
62.	<b>2022 voter-approval tax rate, adjusted for pollution control.</b> Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ _____ 0.84485 /\$100

<sup>32</sup> Tex. Tax Code § 26.041(d)

<sup>33</sup> Tex. Tax Code § 26.041(i)

<sup>34</sup> Tex. Tax Code § 26.041(d)

<sup>35</sup> Tex. Tax Code § 26.04(c)

<sup>36</sup> Tex. Tax Code § 26.04(c)

<sup>37</sup> Tex. Tax Code § 26.045(d)

<sup>38</sup> Tex. Tax Code § 26.045(i)

**SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate**

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate before the unused increment rate for the prior three years.<sup>39</sup> In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the unused increment rate for that year would be zero.

The difference between the adopted tax rate and voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020;<sup>40</sup>
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);<sup>41</sup> or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.<sup>42</sup>

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.<sup>43</sup>

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	<b>2021 unused increment rate.</b> Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approval tax rate. If the number is less than zero, enter zero.	\$ 0.00000 /\$100
64.	<b>2020 unused increment rate.</b> Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate. If the number is less than zero, enter zero.	\$ 0 /\$100
65.	<b>2019 unused increment rate.</b> Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	\$ 0 /\$100
66.	<b>2022 unused increment rate.</b> Add Lines 63, 64 and 65.	\$ 0.00000 /\$100
67.	<b>2022 voter-approval tax rate, adjusted for unused increment rate.</b> Add Line 66 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	\$ 0.84485 /\$100

**SECTION 6: De Minimis Rate**

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.<sup>44</sup>

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.<sup>45</sup>

Line	De Minimis Rate Worksheet	Amount/Rate
68.	<b>Adjusted 2022 NNR M&amp;O tax rate.</b> Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i>	\$ 0.65434 /\$100
69.	<b>2022 total taxable value.</b> Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,014,835,601
70.	<b>Rate necessary to impose \$500,000 in taxes.</b> Divide \$500,000 by Line 69 and multiply by \$100.	\$ 0.04926 /\$100
71.	<b>2022 debt rate.</b> Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.16590 /\$100
72.	<b>De minimis rate.</b> Add Lines 68, 70 and 71.	\$ 0.86950 /\$100

**SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate**

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.<sup>46</sup>

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.<sup>47</sup>

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

<sup>39</sup> Tex. Tax Code § 26.013(a)

<sup>40</sup> Tex. Tax Code § 26.013(c)

<sup>41</sup> Tex. Tax Code §§ 26.0501(a) and (c)

<sup>42</sup> Tex. Local Gov't Code § 120.007(d), effective Jan. 1, 2022

<sup>43</sup> Tex. Tax Code § 26.063(a)(1)

<sup>44</sup> Tex. Tax Code § 26.012(8-a)

<sup>45</sup> Tex. Tax Code § 26.063(a)(1)

<sup>46</sup> Tex. Tax Code § 26.042(b)

<sup>47</sup> Tex. Tax Code § 26.042(f)

This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
73.	<b>2021 adopted tax rate.</b> Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>0.84000</u> / \$100
74.	<b>Adjusted 2021 voter-approval tax rate.</b> Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line.  If a disaster occurred in 2021 and the taxing unit calculated its 2021 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2021 worksheet due to a disaster, enter the 2021 voter-approval tax rate as calculated using a multiplier of 1.035 from Line 49. - or - If a disaster occurred prior to 2021 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2021, complete the separate <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2021 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. <sup>48</sup> Enter the final adjusted 2021 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2021 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ <u>0</u> / \$100
75.	<b>Increase in 2021 tax rate due to disaster.</b> Subtract Line 74 from Line 73.	\$ <u>0.84000</u> / \$100
76.	<b>Adjusted 2021 taxable value.</b> Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>970,190,986</u>
77.	<b>Emergency revenue.</b> Multiply Line 75 by Line 76 and divide by \$100.	\$ <u>8,149,604</u>
78.	<b>Adjusted 2022 taxable value.</b> Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>1,008,211,126</u>
79.	<b>Emergency revenue rate.</b> Divide Line 77 by Line 78 and multiply by \$100. <sup>49</sup>	\$ <u>0</u> / \$100
80.	<b>2022 voter-approval tax rate, adjusted for emergency revenue.</b> Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	\$ <u>0.84485</u> / \$100

## SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

<b>No-new-revenue tax rate.</b> ..... As applicable, enter the 2022 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax). Indicate the line number used: <u>26</u>	\$ <u>0.81303</u> / \$100
<b>Voter-approval tax rate.</b> ..... As applicable, enter the 2022 voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue). Indicate the line number used: <u>58</u>	\$ <u>0.84485</u> / \$100
<b>De minimis rate.</b> ..... If applicable, enter the 2022 de minimis rate from Line 72.	\$ <u>0.86950</u> / \$100

## SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in Tax Code. <sup>50</sup>

print  
here

Maria Victoria Valadez

Printed Name of Taxing Unit Representative

sign  
here

Taxing Unit Representative

Date

<sup>48</sup> Tex. Tax Code §26.042(c)

<sup>49</sup> Tex. Tax Code §26.042(b)

<sup>50</sup> Tex. Tax Code §§ 26.04(c-2) and (d-2)

**§26.05(b) of Property Tax Code  
Steps Required for Adoption of Tax Rate & Budget**

Entity Name: CITY OF KINGSVILLE

Date: 08/03/2022 02:45 PM

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**Language Required in the Motion Setting This Year's Tax Rate:**

This year's proposed tax rate exceeds the no-new-revenue tax rate. The vote on the ordinance, resolution, or order setting the tax rate must be a record vote and 60% of the governing body must vote in favor of the adoption of the tax rate. A motion to adopt the ordinance, resolution, or order must be made in the following form:

I move that the property tax rate be increased by the adoption of a tax rate of 0.84000, which is effectively a 3.32 percent increase in the tax rate.

**Statement Required in the Ordinance, Resolution, or Order Setting:**

This year's levy to fund maintenance and operations expenditures exceeds last year's maintenance and operations tax levy. The following statements must be included in the ordinance, resolution, or order setting this year's tax rate. The statements must be in larger type than the type used in any other portion of the document.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 3.02 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$-0.82.

**Statement That Must be Posted on the Home Page of Any Internet Website Operated by the Taxing Unit:**

This year's levy to fund maintenance and operations expenditures exceeds last year's maintenance and operations tax levy. The following statements must be included in the ordinance, resolution, or order setting this year's tax rate. The statements must be in larger type than the type used in any other portion of the document.

CITY OF KINGSVILLE ADOPTED A TAX RATE THAT WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 3.02 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$-0.82.

# **CITY OF KINGSVILLE**

## **Fiscal Year 2022-2023**

### **Budget Cover Page**

This budget will raise more revenue from property taxes than last year's budget by an amount of \$314,218, which is a 3.83 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$55,646.

The members of the governing body voted on the budget as follows:

**FOR:**

**AGAINST:**

**PRESENT** and not voting:

**ABSENT:**

#### **Property Tax Rate Comparison**

	<b>2022-2023</b>	<b>2021-2022</b>
Property Tax Rate:	\$0.84000/100	\$0.84000/100
No-New-Revenue Tax Rate:	\$0.81303/100	\$0.80651/100
No-New-Revenue Maintenance & Operations Tax Rate:	\$0.65434/100	\$0.66356/100
Voter-Approval Tax Rate:	\$0.84485/100	\$0.84961/100
Debt Rate:	\$0.16590/100	\$0.16508/100

Total debt obligation for CITY OF KINGSVILLE secured by property taxes: \$0

# 2022 Governing Body Summary #1A\*

## Benchmark 2022 Tax Rates

### CITY OF KINGSVILLE

Date: 08/04/2022 03:55 PM

DESCRIPTION OF TAX RATE	TAX RATE PER \$100	THIS YEAR'S TAX LEVY**	ADDITIONAL TAX LEVY
No-New-Revenue Tax Rate	\$0.81303	\$8,250,918	
One Percent \$100 Tax Increase***	\$0.82116	\$8,333,424	\$82,506
One Cent per \$100 Tax Increase***	\$0.823030	\$8,352,401	\$101,483
De Minimis Rate	\$0.86950	\$8,823,996	\$573,078
VAR NOT adjusted for Unused Increment Rate	\$0.84485	\$8,573,839	\$322,921
VAR adjusted for Unused Increment Rate	\$0.84485	\$8,573,839	\$322,921
Last Year's Tax Rate	\$0.84000	\$8,524,619	\$273,701
Proposed Tax Rate	\$0.84000	\$8,524,619	\$273,701

\*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.

\*\*Tax levies are calculated using line 21 of the No-New-Revenue Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.

\*\*\*Tax increase compared to no-new-revenue tax rate.



**2022 Governing Body Summary #2A\***  
**Tax Increase Compared to Effective Tax Rate**  
**CITY OF KINGSVILLE**

Date: 08/03/2022 02:58 PM

INCREASE IN CENTS PER \$100	TAX RATE PER \$100	TAX LEVY**	ADDITIONAL TAX LEVY***
0.00	\$0.81303	\$8,250,918	
0.50	\$0.81803	\$8,301,660	\$50,742
1.00	\$0.82303	\$8,352,401	\$101,483
1.50	\$0.82803	\$8,403,143	\$152,225
2.00	\$0.83303	\$8,453,885	\$202,967
2.50	\$0.83803	\$8,504,627	\$253,709
3.00	\$0.84303	\$8,555,369	\$304,451
3.50	\$0.84803	\$8,606,110	\$355,192
4.00	\$0.85303	\$8,656,852	\$405,934
4.50	\$0.85803	\$8,707,594	\$456,676
5.00	\$0.86303	\$8,758,336	\$507,418
5.50	\$0.86803	\$8,809,077	\$558,159
6.00	\$0.87303	\$8,859,819	\$608,901
6.50	\$0.87803	\$8,910,561	\$659,643
7.00	\$0.88303	\$8,961,303	\$710,385
7.50	\$0.88803	\$9,012,045	\$761,127
8.00	\$0.89303	\$9,062,786	\$811,868
8.50	\$0.89803	\$9,113,528	\$862,610
9.00	\$0.90303	\$9,164,270	\$913,352
9.50	\$0.90803	\$9,215,012	\$964,094
10.00	\$0.91303	\$9,265,753	\$1,014,835
10.50	\$0.91803	\$9,316,495	\$1,065,577
11.00	\$0.92303	\$9,367,237	\$1,116,319
11.50	\$0.92803	\$9,417,979	\$1,167,061
12.00	\$0.93303	\$9,468,721	\$1,217,803
12.50	\$0.93803	\$9,519,462	\$1,268,544
13.00	\$0.94303	\$9,570,204	\$1,319,286
13.50	\$0.94803	\$9,620,946	\$1,370,028
14.00	\$0.95303	\$9,671,688	\$1,420,770
14.50	\$0.95803	\$9,722,430	\$1,471,512
15.00	\$0.96303	\$9,773,171	\$1,522,253
15.50	\$0.96803	\$9,823,913	\$1,572,995
16.00	\$0.97303	\$9,874,655	\$1,623,737
16.50	\$0.97803	\$9,925,397	\$1,674,479
17.00	\$0.98303	\$9,976,138	\$1,725,220
17.50	\$0.98803	\$10,026,880	\$1,775,962
18.00	\$0.99303	\$10,077,622	\$1,826,704
18.50	\$0.99803	\$10,128,364	\$1,877,446
19.00	\$1.00303	\$10,179,106	\$1,928,188
19.50	\$1.00803	\$10,229,847	\$1,978,929
20.00	\$1.01303	\$10,280,589	\$2,029,671

\*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.

\*\*Tax levies are calculated using line 21 of the No-New-Revenue Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.

\*\*\*Tax increase compared to no-new-revenue tax rate.

**2022 Governing Body Summary #2B\***  
**Tax Increase Compared to Last Year's Tax Rate**  
**CITY OF KINGSVILLE**

Date: 08/03/2022 02:59 PM  
Last Year's Tax Levy: \$8,210,401

INCREASE IN CENTS PER \$100	TAX RATE PER \$100	TAX LEVY**	ADDITIONAL TAX LEVY***
0.00	\$0.84000	\$8,524,619	\$314,218
0.50	\$0.84500	\$8,575,361	\$364,960
1.00	\$0.85000	\$8,626,103	\$415,702
1.50	\$0.85500	\$8,676,844	\$466,443
2.00	\$0.86000	\$8,727,586	\$517,185
2.50	\$0.86500	\$8,778,328	\$567,927
3.00	\$0.87000	\$8,829,070	\$618,669
3.50	\$0.87500	\$8,879,812	\$669,411
4.00	\$0.88000	\$8,930,553	\$720,152
4.50	\$0.88500	\$8,981,295	\$770,894
5.00	\$0.89000	\$9,032,037	\$821,636
5.50	\$0.89500	\$9,082,779	\$872,378
6.00	\$0.90000	\$9,133,520	\$923,119
6.50	\$0.90500	\$9,184,262	\$973,861
7.00	\$0.91000	\$9,235,004	\$1,024,603
7.50	\$0.91500	\$9,285,746	\$1,075,345
8.00	\$0.92000	\$9,336,488	\$1,126,087
8.50	\$0.92500	\$9,387,229	\$1,176,828
9.00	\$0.93000	\$9,437,971	\$1,227,570
9.50	\$0.93500	\$9,488,713	\$1,278,312
10.00	\$0.94000	\$9,539,455	\$1,329,054
10.50	\$0.94500	\$9,590,196	\$1,379,795
11.00	\$0.95000	\$9,640,938	\$1,430,537
11.50	\$0.95500	\$9,691,680	\$1,481,279
12.00	\$0.96000	\$9,742,422	\$1,532,021
12.50	\$0.96500	\$9,793,164	\$1,582,763
13.00	\$0.97000	\$9,843,905	\$1,633,504
13.50	\$0.97500	\$9,894,647	\$1,684,246
14.00	\$0.98000	\$9,945,389	\$1,734,988
14.50	\$0.98500	\$9,996,131	\$1,785,730
15.00	\$0.99000	\$10,046,872	\$1,836,471
15.50	\$0.99500	\$10,097,614	\$1,887,213
16.00	\$1.00000	\$10,148,356	\$1,937,955
16.50	\$1.00500	\$10,199,098	\$1,988,697
17.00	\$1.01000	\$10,249,840	\$2,039,439
17.50	\$1.01500	\$10,300,581	\$2,090,180
18.00	\$1.02000	\$10,351,323	\$2,140,922
18.50	\$1.02500	\$10,402,065	\$2,191,664
19.00	\$1.03000	\$10,452,807	\$2,242,406
19.50	\$1.03500	\$10,503,548	\$2,293,147
20.00	\$1.04000	\$10,554,290	\$2,343,889

\*These figures are provided as estimates of possible outcomes resulting from varying the tax rate. Please be aware that these are only estimates and should not be used alone in making budgetary decisions.

\*\*Tax levies are calculated using line 21 of the No-New-Revenue Tax Rate Worksheet and this year's frozen tax levy on homesteads of the elderly or disabled.

\*\*\*Tax increase compared to last year's tax levy.

**Section 26.05(b) of Property Tax Code**  
**Worksheet for Determination of Steps Required for Adoption of Tax Rate**  
**CITY OF KINGSVILLE**

<b>M&amp;O Tax Increase in Current Year</b>	
1. Last year's taxable value, adjusted for court-ordered reductions. Enter Line 8 of the No-New-Revenue Tax Rate Worksheet.	\$971,768,106
2. Last year's M&O tax rate. Enter Line 28 of the Voter-Approval Tax Rate Worksheet.	\$0.67492/\$100
3. M&O taxes refunded for years preceding tax year 2021. Enter Line 31A of the Voter-Approval Tax Rate Worksheet.	\$38,500
4. TIF Adjustment. Enter Line 31B of the Voter-Approval Tax Rate Worksheet.	\$0
5. Last year's M&O tax levy. Multiply line 1 times line 2 and divide by 100. To the result, add line 3 and subtract line 4.	\$6,597,157
6. This year's total taxable value. Enter line 21 of the No-New-Revenue Tax Rate Worksheet.	\$1,014,835,601
7. This year's proposed M&O tax rate. Enter the proposed M&O tax rate approved by the Governing Body.	\$0.67410/\$100
8. This year's M&O tax levy. Multiply line 6 times line 7 and divide by 100.	\$6,841,007
9. M&O Tax Increase (Decrease). Subtract line 5 from line 8.	\$243,850
<b>Comparison of Total Tax Rates</b>	
10. No-New-Revenue Total Tax Rate.	\$0.81303/\$100
11. This year's proposed total tax rate.	\$0.84000/\$100
12. This year's rate minus No-New-Revenue rate. Subtract line 10 from line 11.	\$0.02697
13. Percentage change in total tax rate. Divide Line 12 by line 10.	3.32%
<b>Comparison of M&amp;O Tax Rates</b>	
14. No-New-Revenue M&O Tax Rate. Enter line 39 of the Voter-Approval Tax Rate Worksheet.	\$0.65434/\$100
15. This year's proposed M&O tax rate.	\$0.67410/\$100
16. This year's rate minus No-New-Revenue rate. Subtract line 14 from line 15.	\$0.01976
17. Percentage change in M&O tax rate. Divide line 16 by line 14.	3.02%
<b>Raised M&amp;O Taxes on a \$100,000 Home</b>	
18. This year's taxable value on a \$100,000 home.	\$100,000
19. Last year's M&O tax rate.	\$0.67492/\$100
20. This year's proposed M&O tax rate.	\$0.67410/\$100
21. This year's raised M&O taxes. Subtract line 19 from line 20 and multiply result by line 18.	\$-0.82

# Small Taxing Unit Notice

The CITY OF KINGSVILLE does not qualify for publication of the Small Taxing Unit Notice.

The CITY OF KINGSVILLE does not qualify for publication of the Small Taxing Unit Notice.

**Small Taxing Unit Notice**

The CITY OF KINGSVILLE  
does not qualify for publication  
of the Small Taxing Unit  
Notice.

The CITY OF KINGSVILLE  
does not qualify for publication  
of the Small Taxing Unit  
Notice.

## Notice about 2022 Tax Rates

Property tax rates in CITY OF KINGSVILLE.

This notice concerns the 2022 property tax rates for CITY OF KINGSVILLE. This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per \$100 of property value.

<b>This year's no-new-revenue tax rate</b>	\$0.81303/\$100
<b>This year's voter-approval tax rate</b>	\$0.84485/\$100

To see the full calculations, please visit [co.kleberg.tx.us](http://co.kleberg.tx.us) for a copy of the Tax Rate Calculation Worksheet.

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### Unencumbered Fund Balances

The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

Type of Fund	Balance
Maintenance & Operations	6,833,759
GO Debt Service Interest & Sinking	593,539

### Current Year Debt Service

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues *(or additional sales tax revenues, if applicable)*.

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
fy23 Debt Service	1,446,908	227,368	5,500	1,679,776

Total required for 2022 debt service	\$1,679,776
- Amount (if any) paid from funds listed in unencumbered funds	\$0
- Amount (if any) paid from other resources	\$0
- Excess collections last year	\$11,947
= Total to be paid from taxes in 2022	\$1,667,829
+ Amount added in anticipation that the unit will collect only 99.06% of its taxes in 2022	\$15,826
= Total debt levy	\$1,683,655

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This notice contains a summary of actual no-new-revenue and voter-approval calculations as certified by Maria Victoria Valadez, Tax Assessor Collector on 08/04/2022 .

Visit [Texas.gov/PropertyTaxes](http://Texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

## **Notice of Adopted 2022 Tax Rate**

CITY OF KINGSVILLE ADOPTED A TAX RATE THAT WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 3.02 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$-0.82.



## Steps Required for Proposal and Adoption of Budget

Entity Name: CITY OF KINGSVILLE

Date: 08/03/2022 02:57 PM

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### Steps for the Proposal of the Budget:

This year's property tax levy will raise more revenue from property taxes than in the preceding year. The governing body must hold a separate vote to ratify the property tax increase reflected in the budget. This vote must be in addition to and separate from the vote to adopt the budget or the vote to set the tax rate. Counties that maintain a website must post the proposed budget when it is filed with the county clerk. The adopted budget must also be posted on the website when it is filed with the county clerk.

The following statement must be included on the notices of public hearing on proposed budget. It must also be included on the cover page of the proposed budget, in 18-point type or larger.

**THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$314,218 OR 3.83%, AND OF THAT AMOUNT, \$55,646 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.**

### Steps for the Adoption of the Budget:

-A vote to adopt the budget must be a record vote.

-An adopted budget must contain a cover page stating a record vote of each member of the governing body by name, the property tax rates for the current and preceding fiscal year, the total amount of debt obligations, and the following statement in 18 point font:

**This budget will raise more revenue from property taxes than last year's budget by an amount of \$314,218, which is a 3.83 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$55,646.**

-The budget and cover page must be filed with the clerk and posted on the entity's website at least until the date of the first anniversary the budget is adopted.

# 2022 Planning Calendar

## CITY OF KINGSVILLE

Date: 08/04/2022 03:55 PM

Date	Activity
<b>April-May</b>	Mailing of notices of appraised value by chief appraiser.
<b>April 30</b>	The chief appraiser prepares and certifies to the tax assessor for each county, municipality, and school district participating in the appraisal district an estimate of the taxable value.
<b>May 15*</b>	Deadline for submitting appraisal records to ARB.
<b>July 20 (Aug. 30)</b>	Deadline for ARB to approve appraisal records.
<b>July 25</b>	Deadline for chief appraiser to certify rolls to taxing units or provide estimated values.
August 22, 2022	Deadline to call for an election.
August 29, 2022	Deadline to adopt a tax rate above the voter-approval tax rate.
July 27, 2022	Certification of anticipated collection rate by collector.
August 2, 2022	Calculation of no-new-revenue and voter-approval tax rates.
August 11, 2022	Publication of no new revenue and voter-approval tax rates on tax office and appraisal district websites; submission to governing body.
August 5, 2022	72-hour notice for meeting ( <i>Open Meetings Notice</i> ).
August 8, 2022	Meeting of governing body to discuss tax rate; take record vote and schedule public hearing or meeting (as required).
August 25, 2022	Notice of Public Hearing or Notice of Public Meeting is the first quarter-page notice in newspaper and on TV and website, if available, published at least seven days before public hearing/meeting.
September 2, 2022	72-hour notice for public hearing ( <i>Open Meetings Notice</i> )
September 6, 2022	Public hearing.
September 9, 2022	72-hour notice for meeting at which governing body will adopt tax rate if rate was not adopted at previous Public Hearing/Meeting ( <i>Open Meetings Notice</i> )
September 12, 2022	Meeting to adopt tax rate, if rate was not adopted at previous Public Hearing/Meeting . Meeting is within 7 days of Public Hearing/Meeting. Taxing unit must adopt tax rate by Sept. 29 or 60 days after receiving certified appraisal roll, whichever is later.

\*Tax Code Section 81.06 directs that if a date falls on a weekend, the deadline is extended to the following regular business day

## **MOTION ON PROPOSED TAX RATE**

For whoever will be making tonight's motion on the proposed tax rate, the specific wording that should be used for the motion. It is as follows:

**“I move that the *proposed* property tax rate be \$0.84000 and that one public hearing be set for Tuesday, September 6, 2022 at 5:00 p.m. in the Helen Kleberg Groves Community Room, City Hall, 400 W. King Ave., Kingsville, TX. with additional funds to be used for city infrastructure upgrades, equipment, employee wages & benefits, and technology.**

# **AGENDA ITEM #12**

**RESOLUTION NO. 2022-\_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE CITY TO SUBMIT AN APPLICATION TO THE STATE DEFENSE ECONOMIC ADJUSTMENT ASSISTANCE GRANT PROGRAM FOR THE PURPOSE OF REQUESTING GRANT FUNDING FOR FIRE AND RESCUE TRUCK FACILITY AT NAS KINGSVILLE.**

**WHEREAS**, the City Commission of the City of Kingsville finds it in the best interest of the citizens of Kingsville, that the City apply for a Defense Economic Adjustment Assistance Grant Program with the State of Texas to apply for grant monies for a project called NAS Kingsville Fire and Rescue Truck Facility that would create four new truck bays to accommodate the four new larger fire fighting vehicles that do not fit into the existing outdated facility at Naval Air Station Kingsville ("the base");

**WHEREAS**, the base's fire department regularly participates in mutual aid fire call outs in the City and surrounding areas; and

**WHEREAS**, the State budgeted money for this grant program to assist military communities in Texas with infrastructure projects and other initiatives to increase military value and mitigate any potential negative effects to the military institutions in future BRAC rounds; and

**WHEREAS**, the City provides the local base with fire and police mutual aid, as well as water, wastewater, and sanitation services; and

**WHEREAS**, currently the base has been allocated four new fire rescue vehicles that would provide assistance to the base and the City and local areas via mutual aid agreements; however, the existing structures to house the new vehicles are old and do not support the size of the vehicles so the new vehicles cannot be delivered for use yet; and

**WHEREAS**, the base and the City would both benefit from this project since it would provide additional fire and rescue vehicles for use at each entity's jurisdiction; and

**WHEREAS**, the base would benefit from having the new fire and rescue trucks in use and having the appropriate structure to store them in to ensure the highest level of fire protection equipment is available for aviators and that the vehicles' maximum useful life is reached; and

**WHEREAS**, the City would benefit from the new structure as well since as that is the only way to have the four new fire rescue vehicles in use for assisting in mutual aid responses in the City and local area, especially on the City's southside which is growing and likely will not have a new fire station until 2026; and

**WHEREAS**, the NAS Kingsville Fire and Rescue Truck Facility would help the military institution increase military value and mitigate any potential negative effects to the military institution in future BRAC rounds, and increase capacity for future growth at the base, which could help to ensure the long-term viability of the base; and

**WHEREAS**, the Navy guidance policy for FY20 was to increase partnerships between bases and their neighboring communities and that could be achieved through this project; and

**WHEREAS**, the base is a large employer of local civilian personnel and the base has a significant economic impact on the City, County, and State contributing nearly \$1 Billion dollars to the state and local economy; and

**WHEREAS**, the loss of the base would be detrimental to the state of Texas and the local economy; and

**WHEREAS**, the value of the base to the community and state and the benefit of the project to both the base and the City allow for the proposed infrastructure improvement project to be deemed for a public purpose; and

**WHEREAS**, the City has worked with the local base to identify projects that would be viable for this grant program and anticipates total project expenses of \$3,985,000 with an anticipated City contribution of 13%, or about \$500,000, which would be funded in the current proposed FY2022-2023 budget through the DEAAG line item and the base would provide an anticipated in-kind contribution of 4%, or about \$200,000; and

**WHEREAS**, the City Commission of the City of Kingsville through this resolution has authorized the City Manager to submit the grant on behalf of the City.

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

I.

**THAT** the City Commission approves the submission of the grant application on the City's behalf for the Defense Economic Adjustment Assistance Grant Program with the State of Texas for funding for the NAS Kingsville Fire and Rescue Truck Facility project more fully described in the grant application, which will assist the local military base and the community, with the City providing 13% of the project funding that equates to an *anticipated* amount of approximately \$500,000.00.

II.

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

**PASSED AND APPROVED** by a majority vote of the City Commission the 8th day of August, 2022.

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Sam R. Fugate, Mayor

**ATTEST:**

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Mary Valenzuela, City Secretary

**APPROVED AS TO FORM**

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Courtney Alvarez, City Attorney



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# DEFENSE ECONOMIC ADJUSTMENT ASSISTANCE GRANT

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OFFICE OF THE GOVERNOR  
Texas Military Preparedness Commission  
Summer 2022

<i>For TMPC Use Only</i>	
<b>Date Received</b>	
<b>Applicant</b>	
<b>Project</b>	

# Program Overview

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The program is administered by the Texas Military Preparedness Commission (Commission) within the Office of the Governor. The Defense Economic Assistance Adjustment Grant (DEAAG) is codified in Texas Government Code Chapter 436 and in Subchapter B of Title 1, Chapter 4 of the Texas Administrative Code.

Eligible local governmental entities may be awarded a grant if the commission determines that the entity may be adversely or positively affected by an anticipated, planned, announced, or implemented action of the United States Department of Defense (DoD) to close, reduce, increase, or otherwise realign defense worker jobs or facilities.

To review Texas Government Code 436, visit  
<https://statutes.capitol.texas.gov/Docs/GV/htm/GV.436.htm>.

To review the Texas Administrative Code, visit  
[https://texreg.sos.state.tx.us/public/readtac\\$ext.ViewTAC?tac\\_view=5&ti=1&pt=1&ch=4&sch=B&rl=Y](https://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tac_view=5&ti=1&pt=1&ch=4&sch=B&rl=Y)

**All grant funds must be expended within two years of the award date. This grant follows the Uniform Grant Management Standards.**

A defense community is eligible for a grant from DEAAG if the commission determines that it satisfies one of the eligibility criteria as referenced in above in the Texas Government Code and Texas Administrative Code. The grant funds are administered on a reimbursement basis. Administrative costs will not be allowed for reimbursement. Please contact the Texas Military Preparedness Commission at [tmpe@gov.texas.gov](mailto:tmpe@gov.texas.gov) or 512-475-1475 should you have any questions.

The grant will be scored on the following criteria: military value, project probability, relation to the National Defense Strategy, dual military/community benefit, new missions, resiliency, and efficiency.

**All support letters must be attached to application. They are not part of the scoring process. Please keep in mind that this application is limited to 50 pages including application pages.**

Unauthorized changes to this application will render the application and any subsequent grant void.

**Applications are due by 5:00 PM CT on Wednesday, August 31, 2022. Any application received after this time will be ineligible for consideration.**

**Applications are accepted via email (preferred) at [tmpe@gov.texas.gov](mailto:tmpe@gov.texas.gov), in-person, or at the addresses below by the application deadline:**

Mailing Address:  
Texas Military Preparedness Commission  
Office of the Governor  
P.O. Box 12428  
Austin, TX 78711

Street Address:  
Texas Military Preparedness Commission  
Office of the Governor  
1100 San Jacinto  
Austin, TX 78701

For additional information on DEAAG, please refer to <http://www.gov.texas.gov/military/grants>.



## Applicant Information

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Name of Applicant City of Kingsville, Texas

Address PO Box 1458, Kingsville, TX 78364

Point of Contact Mark McLaughlin

Point of Contact Phone (361) 595-8002

Point of Contact Email mmclaughlin@cityofkingsville.com

1. Are all involved entities current on all obligations with the State of Texas?

☒ Yes ☐ No

If no, please explain. Attach additional pages as necessary as Attachment A. Please keep in mind that this application is limited to 50 pages.

2. Is there a pending claim or litigation against any entity involved with the project?

☐ Yes ☒ No

If yes, please explain. Attach additional pages as necessary as Attachment B. Please keep in mind that this application is limited to 50 pages.

3. Please provide documentation authorizing entity to participate in program. An example is a public hearing, ordinance, or resolution. Attach as Attachment C. Please keep in mind that this application is limited to 50 pages.

# Project Summary

Project Name: NAS Kingsville Fire and Rescue Truck Facility (New)

4. Provide a **short** summary of the project to be funded.

This project will construct a new building at NAS Kingsville that will have four fire truck bays able to house the proper size fire trucks required per DoD instruction. These new vehicles are the only option currently available for NAS Kingsville, have been funded by the Department of the Navy, and cannot be delivered until an adequate facility exists at the installation. The new trucks will not fit into the existing and outdated facility. NAS Kingsville and the City of Kingsville have mutual aid agreements to support each other for fire, HAZMAT and EMS services. NAS Kingsville firefighters routinely leave the installation to support city and county emergency needs, and that agreement has been updated recently at the request of the city with NAS Kingsville Fire agreeing to augment and improve response coverage to the south side of the city while the city plans and builds its new third fire station.

5. Funding Source	Total Dollar Amount	Percentage Share of Project
A. Requested Amount of DEAAAG	\$ 1,700,000.00	43.000%
B. Federal	\$ 1,585,000.00	40.000%
If DEAAAG is being used towards matching a federal grant, please note the total amount of the federal grant.		0%
C. Local Community Funding (Note if funding is in-kind).	\$ 500,000.00	13.000%
D. Other Sources NASK PWD-NAVFAC In-Kind	\$ 200,000.00	4.000%
Total Project	\$ 3,985,000.00	100.000%

## Eligibility

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6. An entity is eligible for DEAAG if it satisfies one of the following; please select which qualification applies:

- ☒ Municipality or county that is a defense community as defined in Local Government Code 397.001
- ☐ Regional planning commission that has a defense community within its boundaries
- ☐ Public junior college district that is wholly or partly located in a defense community
- ☐ Campus or extension center for education purposes of the Texas State Technical College System located in a defense community
- ☐ Defense base development authority created under Local Government Code 379B
- ☐ Political subdivision having the power of a defense base development authority created under Local Government Code 379B

## Eligibility of Adversely Affected Community

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☐ This applicant is not adversely affected. If checked, please proceed to question 8.

7. An entity is an adversely affected defense community if it has experienced:

- ☒ An anticipated, planned, announced, or implemented action of the Department of Defense to close, reduce, or otherwise realign defense worker jobs or facilities.

## Eligibility of a Positively Affected Community

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☒ This applicant is not positively affected. If checked, please proceed to question 9.

8. An entity is a positively affected defense community if it has experienced:

- ☐ Increase in military missions, including personnel gains at a military installation, within a municipality or county as a result of a Department of Defense anticipated, planned, announced, or implemented action to increase or otherwise realign defense worker jobs or facilities.

## Summary of Eligibility & Impact

9. Provide a Summary of Eligibility regarding status as positively or negatively affected community with documentation. **Failure to provide documentation to determine eligibility for the program will result in a return of this application without further review.** Describe the impact of the change in mission or personnel in the military installation or defense facility and community or the gain that is predicted to occur. Describe the impact on housing, transportation, infrastructure and security where applicable. Attach additional pages as necessary as Attachment D. Please keep in mind that this application is limited to 50 pages.

The City of Kingsville is taking a proactive approach to protect NAS Kingsville (NASK) from degradation of support facilities to the point where maintaining them becomes so costly that shuttering the installation becomes a more viable option for BRAC or any internal military alignment. A BRAC or BRAC-like commission is anticipated sometime in the future to realign DoD and Navy requirements with available funding. Preserving the 1,500-plus high paying jobs, and the 4,442 direct and indirect jobs in the region, that contributes over \$752M (million) to the Texas and local economy is of the highest priority for the City of Kingsville, Kleberg County, and the South Texas Military Value Task Force (SOTEX-MVTF), as well as the surrounding area, which includes the Corpus Christi MSA.

NASK is one of two commands within the Department of the Navy that trains Navy and Marine Corps jet strike-fighter pilots, the other being in Mississippi. The high-tempo and demanding training conducted at NASK is essential to the process of producing half of all qualified strike pilots for the U.S. Navy and Marine Corps. Without adequate and adaptable support infrastructure, the mission to train aviators is at risk. Once infrastructure deteriorates to a point where it is cost-prohibitive to repair, NASK becomes vulnerable to any BRAC action or Navy down-sizing where strike-fighter training is combined to one location. If that sole-sourcing is in Meridian, MS then SOTEX, and Kingsville in particular, will be irrevocably damaged. The Navy has a decision to make for the future of Naval Aviation strike training following the life cycle of the T-45 Goshawk; however, one issue is for certain; the quality of training student pilots in South Texas, the unencumbered 36,000 cubic miles of airspace above NASK, the amount of good-weather flying days, and the co-location of major T-45 engine and airframe maintenance for all T-45s is unmatched anywhere in the United States and would be exponentially expensive to move.

Loss of NASK to this community and to the State of Texas would be devastating. The impacts would be similar to, but far worse, as those suffered with the closing of NAS Chase Field (Beeville 1994) and NS Ingelside (2005). NASK has been an integral part of this community and South Texas since 1942. Beeville and Ingelside communities suffered immediate and severe impacts. The housing market losses and business closings were overwhelming. City coffers were reduced significantly while bond debt and infrastructure maintenance costs remained. Tax rates and unemployment increased. The city's bond rating declined. Rental homes and apartments were empty, school enrollment decreased as did the associated funding from the state. In short, it created an economic vacuum that both communities still feel today.

Employees at NASK reside in a 40-mile radius of the installation including Kingsville, Riviera, Bishop, Alice and Corpus Christi. NAS Kingsville is regional in its economic impact. Therefore, this application aims to bolster a very important piece of the infrastructure that supports directly flight operations and safety of NASK personnel, as well as support the City of Kingsville and surrounding communities through mutual aid agreements.

## Project Description

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10. Check all that apply:

- ☒ Construct New Facility / Infrastructure<sup>1</sup>
- ☐ Expand Existing Facility / Infrastructure<sup>1</sup>
- ☐ Renovate Facility / Infrastructure<sup>1</sup>
- ☐ Federal Grant Match<sup>2</sup>
- ☐ Property Purchase<sup>3</sup>
- ☐ Purchase of Insurance<sup>4</sup>
- ☐ Purchase Capital Equipment
- ☐ Purchase Training Equipment

11. Provide a description of the project in the space below including specific details and documentation of the applicable project description as noted above. Examples include anticipated costs, project timeline, military gifting timeline, etc. Attach additional pages as necessary as Attachment E. Please keep in mind that this application is limited to 50 pages.

This project will construct a new pre-engineered 5,251 square foot metal frame structure to provide four (4) new fire truck bays adjacent to the existing facility, Building 5705; a new covered walkway will be provided to link the existing firehouse to the new apparatus bays; included are pipe bollards, concrete slab, vehicle exhaust system, a chain link fence, fire sprinkler and detection and new overhead doors and electric operators/ exhaust fan for drive-through bays. See Attachments E (1), E (2).

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<sup>1</sup> New Construction, Expansion or Renovation of Facilities or Infrastructure – Describe the use of the facility or infrastructure to be constructed or replaced, expanded or renovated.

<sup>2</sup> Federal Match Grant – Summarize the use of the DEAAG funding in obtaining federal funding. A federal award letter, Memorandum of Understanding or agreement must be provided before the release of state grant funds.

<sup>3</sup> Property Purchase – Describe the real or personal property to be purchased. Include general description of buildings and a map of the property to be purchased accompanied by a copy of the conveyance documents or a summary of conveyance negotiations.

<sup>4</sup> Purchase of Insurance – Describe the insurance to be purchased including the type of coverage limits.

12. Does the project add military value to a military installation or defense facility? How? Attach additional pages as necessary as Attachment F. Please keep in mind that this application is limited to 50 pages.

The Fire Station is required to house four (4) ARFF Fire Rescue Vehicles which are waiting to be delivered to NAS Kingsville. The location must be near the existing Fire Station, Building 5705, due to DoD response time criteria. The vehicles cannot be housed in any of the current fire stations because the height and length of the vehicles exceed the current parking bay sizes of the 1960's concrete, brick and mortar structures. The structure would also be used to perform daily vehicle inspection and minor maintenance. There are no other existing facilities on the installation that will meet the requirement to protect the new ARFF vehicles.

The new Fire Rescue vehicles are 12.5ft by 10ft by 36.5ft. NAS Kingsville needs these new and up-dated replacement vehicles to replace the existing aged inventory, and to perform their life saving mission safely and effectively. Delivery for the new trucks has been delayed due to insufficient storage capacity. The Navy's premier training Naval Air Station requires a Fire/Rescue Facility that reflects its commitment to the safety of the pilots, station personnel, and support to the community. See Attachment F.

13. Does the project fit into the most recent National Defense Strategy? How? Attach additional pages as necessary as Attachment G. Please keep in mind that this application is limited to 50 pages.

See Attachment G.

14. Does the project have dual community/military benefit? How? Attach additional pages as necessary as Attachment H. Please keep in mind that this application is limited to 50 pages.

City of Kingsville, Kleberg County, Riviera, Ricardo, Bishop (Nueces County) all have Mutual Aid Agreements with NAS Kingsville. NASK responds to dozens of fires within the communities mentioned above annually. The rescue vehicles are necessary to conduct flight operations on the airfield. The "dual community/military benefit" is self-evident. Constructing a necessary and proper garage to house these lifesaving assets and allow for their delivery, benefits not only NASK, but the community at-large. In addition, the City of Kingsville is designing a third fire station for the south side of the city where growth is occurring. While waiting for the third fire station to go operational in 2026, NAS Kingsville has agreed to augment city assets for fire response to city calls when requested.

15. Does the project bring in new missions or expand current missions? How? Attach additional pages as necessary as Attachment I. Please keep in mind that this application is limited to 50 pages.

With the T-45 Goshawk continuing as the primary jet trainer for the Department of the Navy, there is a need for upgraded Crash/Fire Facilities. Considering the Navy's look at a replacement aircraft for the T-45 Goshawk, current capabilities will be a grading-criteria for NASK to receive the next generation of jet aircraft when that decision is made by the Department of the Navy. This needed Crash/Fire Building will make NAS Kingsville capable of meeting any future fire/crash/rescue requirement while continue to support community needs through Mutual Aid Agreements. Based on the airspace available over NAS Kingsville, the geographic location out of the way of most civilian and commercial airline routes and the demand for airspace, a large installation and supporting outlying fields, NAS Kingsville is primed for future mission growth. Receiving the NEXGEN Jet Trainer would bring additional training for the current aircraft maintainers and will open the door to the hiring of additional highly-compensated artisans.

16. Does the project add resiliency to the military installation? How? Attach additional pages as necessary as Attachment J. Please keep in mind that this application is limited to 50 pages.

This state-of-the-art Fire Truck Rescue Facility defines military resiliency. This building will protect the assets needed to respond to any weather event including tornadoes and hurricanes. Currently, the emergency response vehicles are rotated outdoors during operational hours in order to meet response times, and are unprotected and exposed to the elements, which reduces years from their service life and increasing maintenance costs. This vulnerability also means that these assets may not survive a significant weather event rendering them unusable in the needed aftermath. This Crash/Fire facility will allow NASK to rapidly reestablish installation mission assurance and mission-essential functions. Once that is accomplished, these assets are then available to assist the community in restoring their essential functions which serve many military personnel who live in the local area. Under existing agreements, NASK will be a FEMA staging area for food, water, and medical supplies. Additionally, this facility will have energy resiliency and efficiency with roof-mounted solar panels and diesel generators.

17. Does the project help the military installation become more efficient or save money on costs such as utilities? How? Attach additional pages as necessary as Attachment K. Please keep in mind that this application is limited to 50 pages.

This state-of-the-art facility will be one of the most energy efficient buildings on NASK, with roof-mounted solar panels and back-up diesel generators. It is anticipated that this building will produce electricity in excess of its needs. Reduction in O&M costs will be in the tens- of-thousands of dollars for the building itself as well as the vehicles housed inside.

## Projected Completion Date & Milestones of Project

18. Complete the following applicable milestones:

Begin Construction Shovel Ready as soon as funding is committed.

Complete Construction 24 months

Purchase Machinery & Equipment Immediately upon funding commitment

Begin Operations 24 months

Fully Operational 24 months

19. Is construction on Department of Defense property?

☒ Yes ☐ No

20. Is construction on local, city, or county owned property?

☐ Yes ☒ No

21. Please provide limited and relevant information concerning your expenses for the project. For example, provide an overview of a budget as opposed to the full budget. Please provide as attachment L. Please keep in mind that this application is limited to 50 pages.

***The Office of the Governor follows Universal Grant Management Standards as set by the State of Texas and the Federal Government. Please review these standards before submitting your projected expenses.***

***For more information, visit <https://comptroller.texas.gov/purchasing/docs/ugms.pdf>***

***Administrative costs will not be reimbursed through this grant.***



# Project Expense Estimate

## Expense Estimates Schedule (Grant Funds Only)

Purchase of Property	\$ 0.00
Professional & Consultant Services	\$ 200,000.00
New Construction (Infrastructure)	\$ 3,200,000.00
Rehabilitation & Renovation (Infrastructure)	\$ 0.00
Capital Equipment <sup>5</sup>	\$ 585,000.00
Facilities Insurance	\$ 0.00
Training Equipment <sup>6</sup>	\$ 0.00
Training Supplies <sup>7</sup>	\$ 0.00
<b>Total Cost (Grant Funds Only)</b>	<b>\$ 3,985,000.00</b>

Provide any clarification in the following space:

- Navy's in-kind contributions are included under "Professional Consulting Services": \$200K.
- Navy's cash contribution: \$1M
- Navy's capital equipment: \$585K
- City of Kingsville's cash contribution: \$500K
- DEAAAG contribution: \$1.7M
- Cost for total project is \$3.985M

<sup>5</sup> Per UGMS, "Equipment" means an article of nonexpendable, tangible personal property having a useful life of more than one year and a per unit acquisition cost of \$5,000 or more.

<sup>6</sup> *Id.*

<sup>7</sup> Per UGMS, items of equipment with a per unit acquisition cost of less than \$5,000 are considered to be supplies.

## Project Funding Sources

### Funding Schedule

22. Please complete the following where applicable:

Funding Type	Source	Amount of Funding
Federal		
	NAVFAC-NASK PWD (In-Kind)	\$ 200,000.00
	NASK/CNRSE Funds	\$ 1,585,000.00
State		
	DEAAG-TMPC	\$ 1,700,000.00
Other State Entity		
Local		
	City of Kingsville	\$ 500,000.00
Other		
Total		\$ 3,985,000.00

### Other Financial Partners

23. Is DEAAG the sole source of project funding? If no, please provide additional information in the section below.

☐ Yes ☒ No

Provide a description explaining the funding types and sources identified in the funding schedule. Include a description of any ongoing efforts to acquire funding from other sources including federal agencies and other financial partners. Attach additional pages as necessary as Attachment M. Please keep in mind that this application is limited to 50 pages.

- NAS Kingsville/PWD is providing in-kind services to administer and implement the project. Total value is \$200,000.
- City of Kingsville is providing funding to the project, \$500,000 from the City's General Fund.

## Request for Exceptional Funding

**This question must be filled out if you are receiving more than 50% of your project funds from the TMPC. If it is not filled out, you cannot be granted more than 50% of your request.**

☒ Applicant is not requesting exceptional funding

24. Establish and provide justification if requesting greater than 50 percent grant match under Texas Government Code §436.202 and 1 TAC § 4.34; provide explanation and documentation that local community budget and resources are not adequate or available. Justification should include information on the lack of revenue and resources prompting this request. Provide specific information on local efforts to secure adequate funding. *Attach additional pages as necessary as Attachment N.* Please keep in mind that this application is limited to 50 pages.

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## Additional Information

Please provide additional applicable information specific to this project (attach additional pages as necessary as Attachment O). Please keep in mind that this application is limited to 50 pages.

## Certification of Application

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### Grantee Governing Body Representative (Required)

Prefix Mr.

First Name Mark

Last Name McLaughlin

Title City Manager

Organization City of Kingsville

Mailing Address PO Box 1458, Kingsville, TX 78364

Phone Number (361) 595-8002

Fax Number (361) 595-8024

Email Address mmclaughlin@cityofkingsville.com

To the best of my knowledge and belief, the information contained in this Defense Economic Adjustment Assistance Grant Application is true and correct, as evidenced by my signature below. Furthermore, I affirm the authorized representative, the applicant author, or contact person and the project administrator have read chapter 436 of the Texas Government Code and the program administrative rules may be found in Subchapter B of Title 1, Chapter 4 of the Texas Administrative Code and are familiar with the provisions contained therein.

Signature \_\_\_\_\_ Date \_\_\_\_\_

*(Governing Body Representative)*

### Participating Legal Counsel (Optional)

This page may be discarded from application package if not used.

☐ No legal counsel involved in the project

Prefix \_\_\_\_\_

First Name \_\_\_\_\_

Last Name \_\_\_\_\_

Title \_\_\_\_\_

Organization \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Fax Number \_\_\_\_\_

Email Address \_\_\_\_\_

I confirm that the above-named legal counsel has been retained to participate in this application process as outlined above.

Signature \_\_\_\_\_ Date \_\_\_\_\_

*(Governing Body Representative)*

Printed Name \_\_\_\_\_ Title \_\_\_\_\_

To the best of my knowledge and belief, the information in this Defense Economic Adjustment Assistance Grant Application is true and correct.

Signature \_\_\_\_\_ Date \_\_\_\_\_

*(Participating Legal Counsel)*

Printed Name \_\_\_\_\_ Title \_\_\_\_\_

This page may be discarded from application package if not used.

Prefix \_\_\_\_\_

First Name \_\_\_\_\_

Last Name \_\_\_\_\_

Title

## Organization

Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Fax Number \_\_\_\_\_

Email Address \_\_\_\_\_

Please provide a brief description of grant administrator's role with this application:

I confirm that the above-named grant administrator has been retained to participate in this application process as outlined above.

Signature \_\_\_\_\_ Date \_\_\_\_\_

(Governing Body Representative)

Printed Name \_\_\_\_\_ Title \_\_\_\_\_

To the best of my knowledge and belief, the information in this Defense Economic Adjustment Assistance Grant Application is true and correct.

Signature \_\_\_\_\_ Date \_\_\_\_\_

(Participating Grant Administrator)

Printed Name \_\_\_\_\_ Title \_\_\_\_\_

# **AGENDA ITEM #13**