

AGENDA

HISTORICAL DEVELOPMENT BOARD

Wednesday, August 17, 2022

Regular Meeting

Helen Kleberg Groves Community Room, 1st Floor of City Hall

400 W King, Kingsville, Texas

4:00 P.M.

BOARD MEMBERS

Maggie Salinas, Chairman

Daniel J. Burt

Jeri L.S Morey

Lucia Perez

David Thibodeaux

Chris Maher

CITY STAFF

Kobby Agyekum

Senior Planner/

Historic Preservation Officer

Herlinda Solis

Administrative Assistant II

The following rules of conduct pertaining to public comments have been adopted by this Board:

1. Give your name and complete address.
2. No one may speak more than twice on the same item.
3. No one may speak more than five minutes at a time without permission from the Chairman.
4. No one may speak a second time on a question until every person who wants to speak has done so
5. All submissions of evidence, i.e. photos, drawings, will be retained by the Historical Development Board and will become a part of the permanent file.

When speaking at the podium, if necessary, adjust the microphone and clearly speak into the microphone.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES FROM PREVIOUS MEETING(s)- JUNE 15, 2022

4. PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS (SEE MEETING RULES)

5. POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA

6. AGENDA ITEMS

Item #1 Discuss and Consider Action to install 30 Photo-Voltaic solar system on the roof of residential building on ORIG TOWN, Block 19, Lots 7-9 also known as 317 West Alice Avenue, Kingsville, TX 78363

Item #2 Discuss and Consider Action to demolish an uninhabitable building on 2ND BLOCK, Lot S/2 1-2, also known as 508 South 2nd Street, Kingsville Texas as stated in the Condemned Building or Structure Specifications of the City of Kingsville dated April 1, 2021, and June 1, 2022.

Item #3 Discuss and Consider Action to demolish an uninhabitable building on 2ND BLOCK, Lot 17 & 18, also known as 515 South 2nd Street, Kingsville Texas as stated in the Condemned Building or Structure Specifications of the City of Kingsville dated April 1, 2021, and June 1, 2022

- **STAFF REPORT**
- **MISCELLANEOUS** – Any topic may be discussed but no action taken at this time.
- **ADJOURNMENT**

PUBLIC NOTICE

It is the intention of the City of Kingsville to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the City Secretary at 361-595-8002 at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

POSTING NOTICE

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Kingsville, Texas, a place readily accessible to the general public at all times, on the 12th day of August 2022 by 12:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

s/ Kwabena Agyekum
Kobby Agyekum, Senior Planner /Historic Preservation Officer

This public notice was removed from the official posting board at the Kingsville City Hall on the following date and time: _____
By: _____
Planning & Development Services
City of Kingsville

Posted
@ _____
On _____
By _____

**HISTORICAL DEVELOPMENT BOARD
REGULAR MEETING
WEDNESDAY, JUNE 15, 2022, at 4:00 PM
CITY OF KINGSVILLE
HELEN KLEBERG GROVES COMMUNITY ROOM
400 W KING AVE**

Minutes

Attendance:

Historical Board Members Present:

David Thibodeaux
Jeri Morey
Lucia Perez
Chris Maher

Staff:

Kwabena Agyekum, Senior Planner/HPO
Herlinda Solis, Administrative Assistant II

Historical Board Members Not Present:

Daniel Burt
Maggie Salinas

1. **Call meeting to order:** Meeting was called to order at 4:05 PM
2. **Discuss and approve minutes from previous meeting** – Chris Maher made a motion to approve the minutes of May 18, 2022, No Corrections Except for spelling of a member’s name.
3. **Public comments on items on or off the agenda:** None
4. **Postponements/Adjustments to the Agenda:** None

Item #1 Discuss and Consider Action on a request to remove a residential building on Property at ORIG TOWN, Block 34, Lots 22-24 (EXEMPT), (CARRIAGE HOUSE) also known as 314 West Yoakum Avenue, Kingsville, TX 78363

Kobby Agyekum told the board that owner has requested that the Carriage House be moved by Flores house movers. This structure is not recognized as a historical structure therefore no photos were submitted on Kingsville Historical Survey Report. The structure was used for the Pastor, and they will replace it with a new structure in the future. Motion by Jeri Morey seconded by David Thibodeaux; none opposed. Motion carried. Secretary of Interior Std #9

Item #2 Discuss and Consider Action on a request to demolish an uninhabitable building on ORIG TOWN, Block 25, Lot E/2 9,10 also known as 515 East Lee Avenue, Kingsville Texas as stated in the Property Owner Release for Nuisance Abatement of the City of Kingsville dated March 21, 2022.

Kobby Agyekum stated that the structure was dilapidated and not in conformity with City Code Enforcement, owner Rodolfo Rene Calderon would like to hire the City of Kingsville to demolish the uninhabited property. Chris Maher asked if the property was condemned Kobby stated that it was not good for habitation and recommended demolition to stop attracting vagrants and reviewed photos with the Board. Motion made by David Thibodeaux. Motion seconded by Jeri Morey; none against. Motion Carried. Secretary of Interior Std #9

Item #3 Discuss and Consider Action to Demolish dilapidated apartment buildings at HENRIETTA HGTS Block 8, Lots 9, 10, W/2 11 also known as 715 W. lee Avenue. Kingsville TX 78363

Kobby Agyekum told the board that the two dilapidated apartments behind the main structure is unattractive and dilapidated. Owner Jose Alfonso Ortega would like to sell the main structure and felt like the apartments would hinder his sale due to the asbestos and condition of them. Jose Alfonso Ortega would like to hire the City of Kingsville for the demolition. Kobby reviewed photos with the Board, Jeri Morey explained the removal of asbestos and the city staff recommends this demotion. Lucia Perez wanted to know why the City was doing this service and Kobby explained that it would cost less for the property owner than to hire a private contractor. Kobby recommended the demolition of the added structure. Motion moved by David Thibodeaux. Motion seconded by Jeri Morey; none opposed. Motion carried. Secretary of Interior Std #9

Item #4 Discus and Consider Action on a request to replace sidings, new roofing, new fascia and new privacy fence on residential building on HERIETTA HGTS Block 7, Lot E/2 11, 12, 13 also known as 609 west Lee Avenue, Kingsville TX

Kobby Agyekum told the board that this building needs new siding, roofing, fascia and fencing and will improve the overall look of this block. This would serve as an impact to the Historical District. This is a 1955 two-story building that needs some TLC, would improve the curb appeal, and improve the whole block. Kobby reviewed photos of the structure and the scope of work with the Board. The contractor was PKM Roofing Services and More. David Thibodeaux stated that he has been in this house, and it has great integrity and needed TLC. Monica Lowe representative for the contractor spoke to the Board and mentioned some other work that needed to be performed and would like to demolish an addition due to safety issues. David Thibodeaux acknowledged that was not on the agenda. The Director of planning explained that was a new item and required a new meeting. David Thibodeaux explained to Monica Loewe that the application was not filled out properly and it was just a technicality not anyone's fault. Motion Moved by Lucia Perez. Motion seconded by Jeri Morey none opposed. Motion carried. Secretary of Interior Std #9

STAFF REPORTS:

Stephanie Resendez has left the city and joined another organization in the State of Texas. New applicant for the Historical Board Ms. Taulia Lauren who works at the Bank and will meet with her during the week to get all her paperwork to bring to the Commissioners and the Board. Maggie Salinas was not feeling well and that is why she was absent. Kobby said he has been working with THC, have been discussing Historical cemeteries and being Hurricane season, he advised all to be very cautious to avoid accidents. Kobby introduced Herlinda Solis as the new Administrative Assistant II.

MISCELLANEOUS:

Director of Planning would like to make some suggestions to the Board because he had made some observations, but it would be up to the Board. When the motion is read by the Historical Preservations Officer usually you start a discussion and sequel to the discussion you now make a motion. This will prevent discussion after the motion has passed. David Thibodeaux states that new members need some direction or program to train the new members because members don't understand the codes or rules. Kobby agrees to make more information available to new members and had some new information passed along to a new Board member.

AGENDA

ITEM #1

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: June 30, 2022
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/HPO)
SUBJECT: Discuss and Consider Action to install 30 Photo-Voltaic solar system on the roof of residential building on ORIG TOWN, Block 19, Lots 7-9 also known as 317 West Alice Avenue, Kingsville, TX 78363
APPLICANT: Margarita Brown
CONTRACTOR: ADT solar LLC

REQUEST

Discuss and Consider Action to install 30 Photo-Voltaic solar system on the roof of residential building on ORIG TOWN, Block 19, Lots 7-9 also known as 317 West Alice Avenue, Kingsville, TX 78363

EXHIBITS

Application, 2021 Appraisal Roll, Kleberg County Appraisal District Information details, Data from Texas Historical Commission (Historic Resources Survey Form), Engineer's letter, Authorization letter, Drawings, and illustrations.

BACKGROUND & PERTINENT DATA

This is a 1945 one-story rectangular-plan front-gabled residential building with front-gabled offset partial-width front porch with side-gabled wing supported by square wood posts, paired wood-framed sash windows, horizontal siding, exposed rafter tails, and wood eave brackets, located within the Historic District. This property is associated with events that have made significant contribution to the historic district with low priority for preservation.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and found same to be in conformity with sustainable development which forms the new ethos of the emerging Comprehensive Plan. Consequently, it is the recommendation of Staff to approve the installation of the 30 solar panels on the roof of residential building at 317 West Alice Avenue as there would be no adverse impact to the historic, cultural, or architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

In general, Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration, restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic district:

- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.
- 2) The appropriateness of exterior architectural features which can be seen from a public street, alley, road, highway or walkway.
- 3) The general design, arrangement, texture, material and color of the building, structure or appurtenances and the relation of such factors to similar features of buildings, structures or appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.
- 4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
- 5) The value of the historic district as an area of unique interest and character shall not be impaired.

Standards of the Secretary of the Interior

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SIGNATURES

Kobby Agyekum
Senior Planner/HPO

Historical Development Board Review Application

Applicant: Margarita Brown
Address: 4951 E. Harrison Road, Harlingen TX 78550
Contact: Cell: Office: 956.338.4189 Home: _____
Email: mbrown@theprocompanies.com

Property Owner: Kimberly Brinkhaus
Address: 317 W Alice Ave, Kingsville, TX 78363
Contact: Cell: (337) 308-8946 Home: _____

Property Location and Description: On West Alice between N. 3rd and N 4th Streets.
All 1-story white framed house.

Description of Work: Installation of 30 PV solar panels - roof mount on house. Install (1) TESLA
Powerwall battery. Total 589.90sq.ft.(array-panels).. Tying solar system wth existing electrical
system.

Contractor: ADT Solar LLC
Contact: Cell: Office: 956.338.4189 Home: _____
Email: mbrown@theprocompanies.com

- Documents Required:**

 1. Sketch, Drawing, Plans, Site Plans, Mock-ups
 2. Photographs (Historic, Current, Surrounding Structures)
 3. Materials List or Samples
 4. Proof of Ownership
 5. Letter of Representation and Work Approval from Property Owner (If Applicable)

I certify that this information and the additional information submitted to the Planning Department is correct and that the work will be completed as described, as approved by the Historical Development Board and in accordance with applicable codes.

(Applicant) Print Name: Margarita Brown

Signature: Margarita Brown Date: 6.23.22

TEXAS HISTORICAL COMMISSION

376

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-25452

County: Kleburg

City: Kingsville

Address No: 317

Street Name: West Alice Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name: Santos Grace A.

Status:

Address: 317 West Alice Ave

City: Kingsville

State: TX

Zip: 78363

Geographic Location

Latitude: 27.520527

Longitude: -97.871442

Legal Description (Lot\Block): ORIG TOWN, BLOCK 19, LOT 7-9

Addition/Subdivision:

Year:

Property Type

Building

Current Designations:

NR District Is property contributing?

NHL NR RTHL OTHM HTC SAL Local Other

Architect:

Builder

Construction Date: c. 1930

Source Sanborn maps

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Jacob Gaslin

Date Recorded:

11/1/2012



Project #: 00009

Historic Resources Survey Form

Local Id: 0001-25452

County: Kleburg

City: Kingsville

Address No: 317

Street Name: West Alice Avenue

SECTION 2

Architectural Description

One-story rectangular-plan front-gabled residential building with front-gabled offset partial-width front porch with side-gabled wing supported by square wood posts, paired wood-framed sash windows, horizontal siding, exposed rafter tails, and wood eave brackets.

Additions, modifications **Explain:**

Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Front-Gabled

Roof Materials

Composition Shingles

Wall Materials

WOOD-Siding

Windows

Wood sash

Doors (Primary Entrance)

Composition Shingles

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Gable Roof

SUPPORT Columns

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-25452

County: Kleburg

City: Kingsville

Address No: 317

Street Name: West Alice Avenue

SECTION 3 Historical Information

Associated Historical Context

Planning/Development

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Community Development

Periods of Significance:

1913-1946

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? No

Within Potential NR District?: Yes

Is Property Contributing?:

Priority: Medium

Explain:

Other Information

Is prior documentation available for this resource? No

Type HABS Survey Other

Documentation Details:



CHANGE ORDER

CHANGE ORDER NUMBER PROJ-83066-1

ORIGINAL AGREEMENT DATE 05/18/2022

THIS CHANGE ORDER, made as of 06/02/2022

Between the Customer:

CUSTOMER INFORMATION	INSTALLATION LOCATION
Customer Name: Kimberly Brinkhaus	Address: 317 W Alice Ave
Spouse or Co-Owner Name: N/A	City: Kingsville State: TX Zip: 78363
Phone: 3373088946	Email: hrhkim.ann@gmail.com

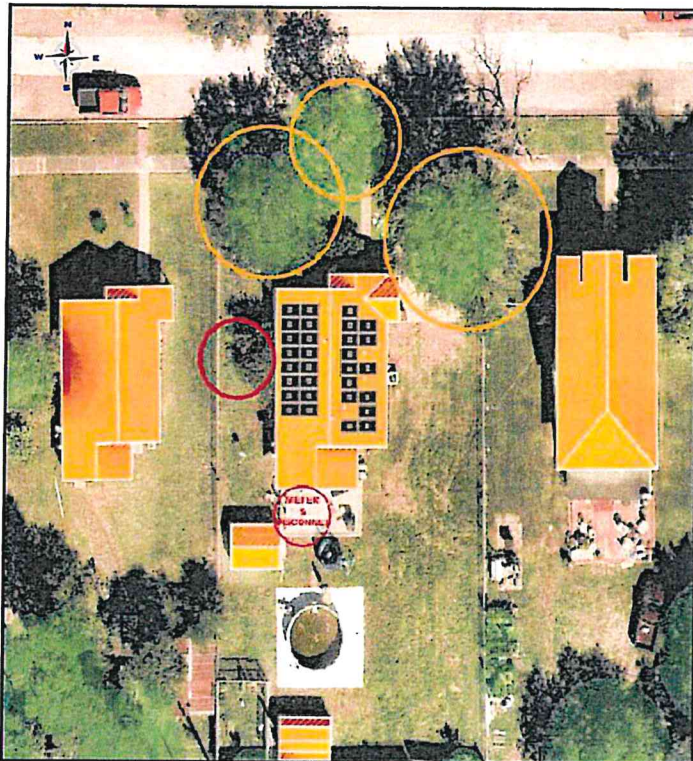
And the Contractor: ADT Solar, LLC (f/k/a Marc Jones Construction, LLC and Sunpro)
128 Northpark Blvd
Covington, LA 70433

The Customer and ADT Solar agree to make the below changes to the project. All other terms and conditions of your original Home Improvement Contract and any addenda or amendments remain in full force and effect.

Description of Changes:

	Change From	Change To
Customer Information	Kimberly Brinkhaus	No Change
Panel Quantity	30	No Change
Panel Type	Silfab 380	No Change
Inverter Type	Enphase	No Change
Inverter Quantity	30	No Change
Estimated Production Year 1	10,090	No Change
Battery Type	Tesla Powerwall 13.5kWh	No Change
Battery Quantity	1	No Change
Contract Price	\$79,324.00 *see description	\$75,724.00 *see description
Effect on Progress Payments	N/A	N/A
Effect on Completion Date	N/A	N/A

Install Map Kimberly Brinkhaus



NOTE: THIS DESIGN IS NOT ABSOLUTE AND MAY BE SUBJECT TO MINOR ON-SITE REDESIGN DUE TO UNFORESEEN OBSTRUCTIONS OR SIZE RESTRICTIONS TO BE APPROVED BY THE HOMEOWNER

#. Panel: 30 Panel: Silfab 380 Inverter: iQ8 +
 Address: 317 W Alice Ave, Kingsville, TX 78363
 Jurisdiction: City of Kingsville
 TDUI/Provider: AEP - American Electric Power
 Designer: Oswaldo Blandon Torres

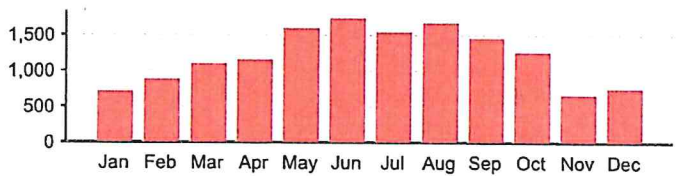


Estimated Energy Savings

Estimated Annual Consumption	14,225 Kwh/y
Estimated Annual Consumption + Energypro	11,380 Kwh/y
Estimated System Production	14,566 Kwh/y
Estimated Energy Offset	128 %

*The solar energy production provided here is only an estimate and does account for any pre-existing shade issues. The final solar energy production guarantee will be issued after the job is complete and based on the shade measurements conducted at the day of installation.

**Results from the energy efficiency work conducted by Energypro are estimates only and cannot be guaranteed as every home utilizes different construction methods.



■ Production (kWh)

***Obstructions like vents, heat stacks, etc will cause shading on panels at certain points of the day resulting in minor production loss (issue isolated to panels near obstructions only) ***

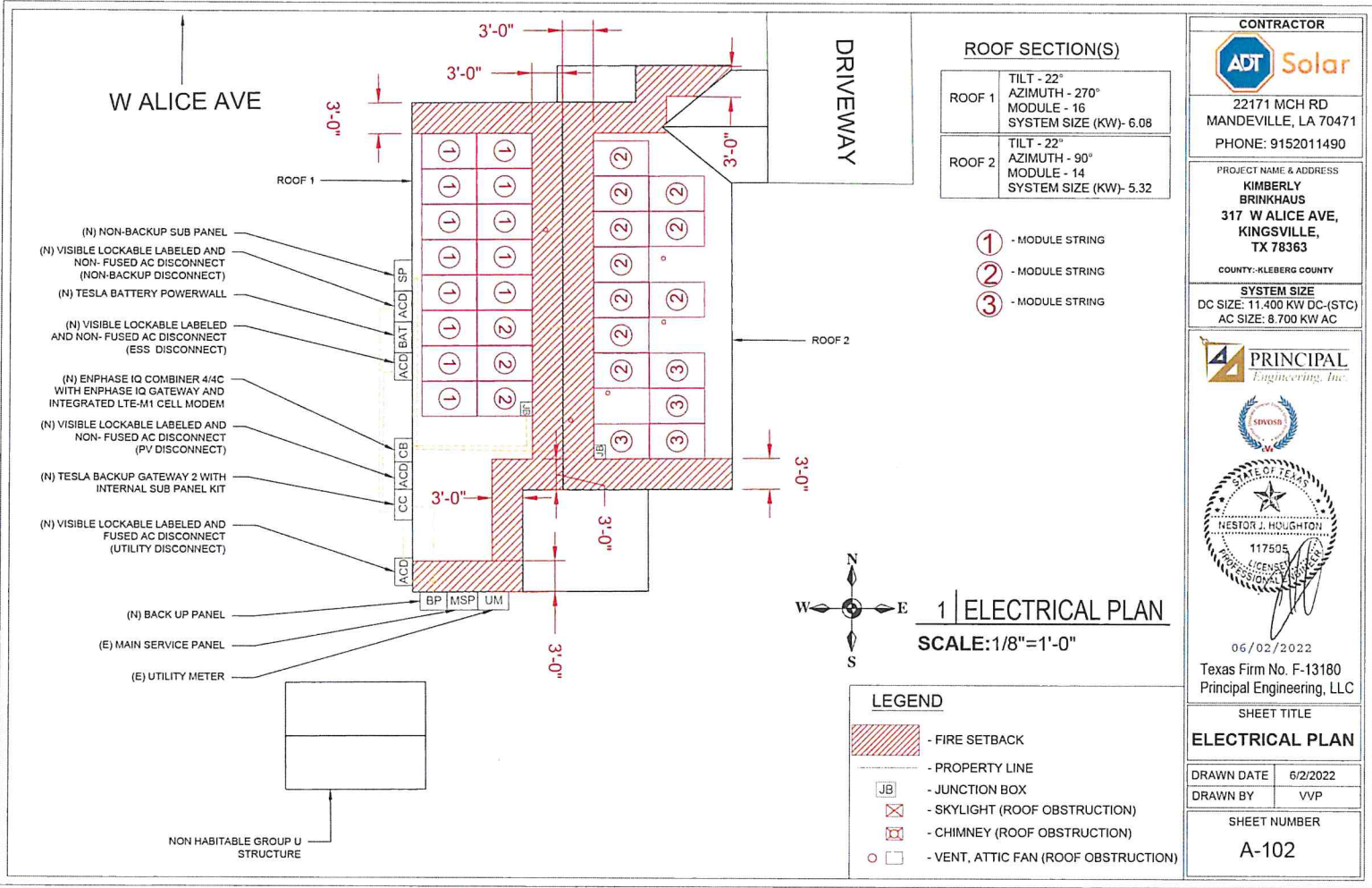
Obstructions May Effect Production (such as pipes, vents, chimneys, satellite dishes, etc...)

Tree(s) affecting production

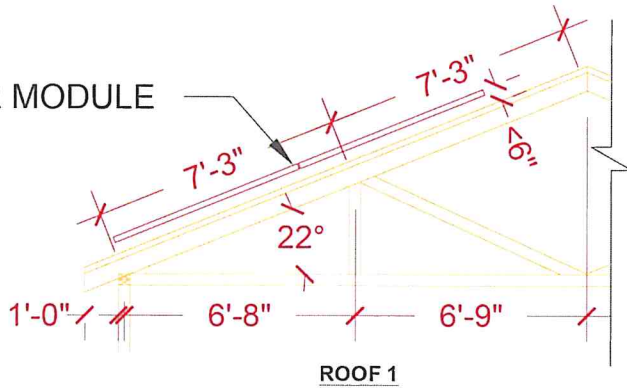
Production contingent on tree removal.

I, Kimberly Brinkhaus, APPROVE THE PROPOSED DESIGN AND ESTIMATED* ENERGY SAVINGS FOR MY SOLAR PANEL INSTALLATION.

DocuSigned by:
 X Kimberly Brinkhaus
D35032378F6418

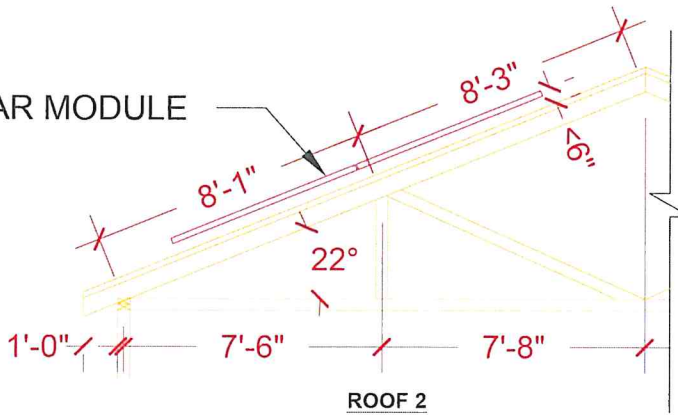


SOLAR MODULE



ROOF 1

SOLAR MODULE



ROOF 2

All dimensions and information provided by Sunpro inspection.

ROOF SECTION(S)

ROOF 1	ROOF MATERIAL - COMPOSITE SHINGLE RAFTER SIZE - 2"X6" O.C. SPACING - 24"
ROOF 2	ROOF MATERIAL - COMPOSITE SHINGLE RAFTER SIZE - 2"X6" O.C. SPACING - 24"

CONTRACTOR



22171 MCH RD
MANDEVILLE, LA 70471
PHONE: 9152011490

PROJECT NAME & ADDRESS

KIMBERLY
BRINKHAUS
317 W ALICE AVE,
KINGSVILLE,
TX 78363

COUNTY: KLEBERG COUNTY

SYSTEM SIZE
DC SIZE: 11.400 KW DC-(STC)
AC SIZE: 8.700 KW AC



06/02/2022

Texas Firm No. F-13180
Principal Engineering, LLC

SHEET TITLE

STRUCTURAL PLAN

DRAWN DATE 6/2/2022

DRAWN BY VVP

SHEET NUMBER

A-104

1 | STRUCTURAL PLAN

SCALE: 3/8"=1'-0"

POWERWALL
Backup Gateway 2

The Backup Gateway 2 for Tesla Powerwall provides energy management and monitoring for solar self-consumption, time-based control, and backup. The Backup Gateway 2 controls connection to the grid, automatically detecting outages and providing a seamless transition to backup power. When equipped with a time-of-use meter, the Backup Gateway 2 can be utilized at the time of peak rate. When the optional meter is not installed, the Backup Gateway 2 can also function as a load center.

The Backup Gateway 2 can monitor and manage the Powerwall, allowing you to monitor energy use and manage backup energy reserves from any mobile device with the Tesla app.

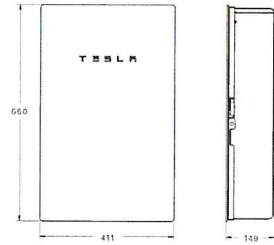


PERFORMANCE SPECIFICATIONS

AC Voltage (Nominal)	120/240V
Feed-In Type	Self-Phase
Grid Frequency	60Hz
Current Rating	200 A
Maximum Input Short-Circuit Current	10 kA
Overcurrent Protection Device	100/200A External Integrated
Overvoltage Category	Category II
AC Meter	Residual-current device (RCD)
Primary Connectivity	Ethernet (RJ-45)
Secondary Connectivity	Cellular (3G, LTE-M)†
User Interface	Tesla app
Operating Modes	Support for solar self-consumption, time-based control, and backup
Backup Transition	Automatic (if connected to a meter)
Modularity	Supports up to 10 battery packs (Powerwall 2)
Optional Internal Panelboard	Optional (if connected to a meter)
Warranty	10 years

MECHANICAL SPECIFICATIONS

Dimensions	660 mm x 411 mm x 149 mm (25.98 in x 16.18 in x 5.87 in)
Weight	20.4 kg (45.0 lb)
Mounting options	Vertical (wall), Rigid Backmount



COMPLIANCE INFORMATION

Certifications	UL 48, UL 9540, UL 9540A, UL 9540B, UL 9540C, UL 9540D, UL 9540E, UL 9540F, UL 9540G, UL 9540H, UL 9540I, UL 9540J, UL 9540K, UL 9540L, UL 9540M, UL 9540N, UL 9540O, UL 9540P, UL 9540Q, UL 9540R, UL 9540S, UL 9540T, UL 9540U, UL 9540V, UL 9540W, UL 9540X, UL 9540Y, UL 9540Z
Emissions	CE, FCC, ICES, IEC, IECEx, IECQ, IECY, IECZ, IEC1, IEC2, IEC3, IEC4, IEC5, IEC6, IEC7, IEC8, IEC9, IEC10, IEC11, IEC12, IEC13, IEC14, IEC15, IEC16, IEC17, IEC18, IEC19, IEC20, IEC21, IEC22, IEC23, IEC24, IEC25, IEC26, IEC27, IEC28, IEC29, IEC30, IEC31, IEC32, IEC33, IEC34, IEC35, IEC36, IEC37, IEC38, IEC39, IEC40, IEC41, IEC42, IEC43, IEC44, IEC45, IEC46, IEC47, IEC48, IEC49, IEC50, IEC51, IEC52, IEC53, IEC54, IEC55, IEC56, IEC57, IEC58, IEC59, IEC60, IEC61, IEC62, IEC63, IEC64, IEC65, IEC66, IEC67, IEC68, IEC69, IEC70, IEC71, IEC72, IEC73, IEC74, IEC75, IEC76, IEC77, IEC78, IEC79, IEC80, IEC81, IEC82, IEC83, IEC84, IEC85, IEC86, IEC87, IEC88, IEC89, IEC90, IEC91, IEC92, IEC93, IEC94, IEC95, IEC96, IEC97, IEC98, IEC99, IEC100

ENVIRONMENTAL SPECIFICATIONS

Operating Temperature	0°C to 40°C (32°F to 104°F)
Operating Humidity (RH)	5% to 95% (non-condensing)
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor (if connected to a meter)
Enclosure Type	NEMA 3R

POWERWALL

Tesla Powerwall is a fully-integrated AC battery system for residential or light commercial use. Its rechargeable lithium-ion battery pack provides energy storage for solar self-consumption, time-based control, and backup.

Powerwall's electrical interface provides a simple connection to any home or building. Its sleek, minimalist, compact design achieves market-leading energy density and is easy to install, enabling owners to quickly realize the benefits of reliable, clean power.

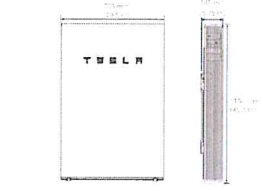


PERFORMANCE SPECIFICATIONS

AC Voltage (Nominal)	120/240V
Feed-In Type	Self-Phase
Grid Frequency	60 Hz
Total Energy†	13.5 kWh
Usable Energy†	10.5 kWh
Rated Power, max continuous	5 kW (charging and discharging)
Rated Power, peak (10s, off-grid/backlog)	7 kW (charging and discharging)
Apparent Power, max continuous	5.6 kVA (charging and discharging)
Apparent Power, peak	7.2 kVA (charging and discharging)
Load Start Capability	80% (20% for each Powerwall)
Maximum Supply Fault Current	10 kA
Maximum Output Fault Current	20 A
Overcurrent Protection Device	20 A
Impedance for Solid-State Loads	100 μΩ
Power Factor Output Range	0.99 (0.98, 0.99)
Power Factor Range (for rated power)	0.95-0.97
Internal Battery DC Voltage	512 V
Rated Top Efficiency†	94%
Warranty	10 years
Notes	† Values are based on a 100% depth of discharge (DoD) and a 100% state of charge (SoC). Actual values may vary based on operating conditions.

MECHANICAL SPECIFICATIONS

Dimensions*	1760 mm x 762 mm x 137 mm (69.3 in x 30.0 in x 5.4 in)
Weight†	111 kg (245.5 lb)
Mounting options	Free-standing cabinet



ENVIRONMENTAL SPECIFICATIONS

Operating Temperature	0°C to 40°C (32°F to 104°F)
Recommended Temperature	10°C to 30°C (50°F to 86°F)
Operating Humidity (RH)	5% to 95% (non-condensing)
Storage Conditions	23°C (73°F) to 27°C (81°F) (0% to 100% DoD), 0% to 100% DoD (0% to 100% SoC)

Maximum Elevation	3000 m (9843 ft)
Environment	Indoor (if connected to a meter)
Enclosure Type	NEMA 3R
Ingress Rating	IP20 (Battery & Power Electronics), IP66 (Mounting Components)
Wet Location Rating	Yes
Noise Level @ 1m	42 dBA (A-weighted, 1000 Hz)

COMPLIANCE INFORMATION

Certifications	UL 1741, UL 1741A, UL 1741B, UL 1741C, UL 1741D, UL 1741E, UL 1741F, UL 1741G, UL 1741H, UL 1741I, UL 1741J, UL 1741K, UL 1741L, UL 1741M, UL 1741N, UL 1741O, UL 1741P, UL 1741Q, UL 1741R, UL 1741S, UL 1741T, UL 1741U, UL 1741V, UL 1741W, UL 1741X, UL 1741Y, UL 1741Z
Grid Connection	UL 1741, UL 1741A, UL 1741B, UL 1741C, UL 1741D, UL 1741E, UL 1741F, UL 1741G, UL 1741H, UL 1741I, UL 1741J, UL 1741K, UL 1741L, UL 1741M, UL 1741N, UL 1741O, UL 1741P, UL 1741Q, UL 1741R, UL 1741S, UL 1741T, UL 1741U, UL 1741V, UL 1741W, UL 1741X, UL 1741Y, UL 1741Z
Emissions	FCC Part 15 Class B, IEC 1000
Environmental	RoHS (Directive 2002/95/EC), REACH (Regulation 1907/2006/EC)
Scientific	ACM94, IEEE 609, IEEE 609S, IEEE 609T, IEEE 609U, IEEE 609V, IEEE 609W, IEEE 609X, IEEE 609Y, IEEE 609Z
Fire Testing	UL 9540, UL 9540A, UL 9540B, UL 9540C, UL 9540D, UL 9540E, UL 9540F, UL 9540G, UL 9540H, UL 9540I, UL 9540J, UL 9540K, UL 9540L, UL 9540M, UL 9540N, UL 9540O, UL 9540P, UL 9540Q, UL 9540R, UL 9540S, UL 9540T, UL 9540U, UL 9540V, UL 9540W, UL 9540X, UL 9540Y, UL 9540Z

CONTRACTOR

22171 MCH RD
MANDEVILLE, LA 70471
PHONE: 9152011490

PROJECT NAME & ADDRESS
KIMBERLY BRINKHAUS
317 W ALICE AVE,
KINGSVILLE,
TX 78363
COUNTY: KLEBERG COUNTY

SYSTEM SIZE
DC SIZE: 11.400 KW DC-(STC)
AC SIZE: 6.700 KW AC

SHEET TITLE
RESOURCE
DOCUMENT

DRAWN DATE 6/2/2022
DRAWN BY VVP

SHEET NUMBER
R-009





AGENDA

ITEM #2

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: July 6, 2022
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/HPO)
SUBJECT: Discuss and Consider Action to demolish an uninhabitable building on 2ND BLOCK, Lot S/2 1-2, also known as 508 South 2nd Street, Kingsville Texas as stated in the Condemned Building or Structure Specifications of the City of Kingsville dated April 1, 2021, and June 1, 2022.
APPLICANT: City of Kingsville
CONTRACTOR: City of Kingsville

REQUEST

Discuss and Consider Action to demolish an uninhabitable building on 2ND BLOCK, Lot S/2 1-2, also known as 508 South 2nd Street, Kingsville Texas as stated in the Condemned Building or Structure Specifications of the City of Kingsville dated April 1, 2021, and June 1, 2022.

EXHIBITS

Application, 2022 Appraisal Roll, Kleberg County Appraisal District Information details, Data from Texas Historical Commission (Historic Resources Survey Form), Engineer's letter, Authorization letter, Drawings, and illustrations.

BACKGROUND & PERTINENT DATA

This is a 1955 one story rectangular-plan residential building with brick siding and shed-roofed rear addition in the Historical District which is in a state of disrepair and harbors vagrants, vermin, criminals and immoral people. This property is associated to the broad pattern of the historic district with low priority for preservation.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and found same not in conformity with the City Building Code, that it is not in conformity to the Standards of the Secretary of the Interior. Consequently, the staff recommend the approval of the demolition of property at 508 South 2nd Street as there would be positive impact to the historic, cultural, or architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

In general, Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration, restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic district:

- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.
- 2) The appropriateness of exterior architectural features which can be seen from a public street, alley, road, highway or walkway.
- 3) The general design, arrangement, texture, material and color of the building, structure or appurtenances and the relation of such factors to similar features of buildings, structures or appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.
- 4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
- 5) The value of the historic district as an area of unique interest and character shall not be impaired.

Standards of the Secretary of the Interior

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SIGNATURES

Kobby Agyekum
Senior Planner/HPO



CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS 508 S 2nd		INSPECTOR Maryann Trejo	
LEGAL DESCRIPTION 2nd	BLOCK 2	LOT S/2 1-2	
OWNER NAME 8 Sisters 2 Brothers	OWNER'S ADDRESS PO Box 3396	CITY/STATE/ZIP Santa Clara, CA 95055	

PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
	Y	YES	NO	N/A		
Building			X		AB,B,C,D,H,L,MI	1,2,5
Condition						
Yard			X		OV,H	
Condition						
Utilities						
Electric			X			
Gas			X			
Water			X			
Roof						
Covering			X			
Walls						
Exterior			X		AB,B,C,D,H,L,MI	
Interior				X		
Ceilings			X		AB,B,C,D,H,L,MI	
Windows/Doors						
Secured			X		AB,B,C,D,H,L,MI	
Condition			X		AB,B,C,D,H,L,MI	
Foundation						
Exterior			X		AB,B,C,D,H,L,MI	
Interior				X		
Plumbing						
			X			
Electrical						
			X			

REASON CODES:

AB-Abandoned C-Collapsed I-Incomplete MO-Mold NR-Needs Repair
 AS-Asbestos D-Deteriorated L-Leaning OU-Outdated
 B-Broken H-Hazardous MI-Missing OV-Overgrown

COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS:

Found the overall condition to be in severe and hazardous state of disrepair. It is unsecured and very dangerous allowing easy access for animals, vagrants and criminal acativity

HAS BEEN WITHOUT WATER SINCE 8/31/04 AND ELECTRICAL SINCE

SIGNATURE:

CITY OF KINGSVILLE BUILDING OFFICIAL

DATE:

3-23-2021



CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS 508 S 2nd St		Initiated By MaryAnn Trejo	Building Official Nicholas Daniels
LEGAL DESCRIPTION 2nd	BLOCK Block 2	LOT Lot S/2 1-2	
OWNER NAME 8 Sisters 2 Brothers	OWNER'S ADDRESS PO BOX 3396	CITY/STATE/ZIP SANTA CLARA, CA 95055	

PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
	Y	YES	NO	N/A		
Building						
Condition			X		AB,C,D,NR	1,2,5,6
Yard						
Condition			X		OV	
Utilities						
Electric				X		
Gas				X		
Water				X		
Roof						
Covering			X		B,C,D,NR	
Walls						
Exterior		X				
Interior				X		
Ceilings				X	MI	
Windows/Doors						
Secured			X			
Condition			X		AB,B,NR	
Foundation						
Exterior				X		
Interior				X		
Plumbing				X		
Electrical			X		OU,NR	

REASON CODES:

AB-Abandoned C-Collapsed I-Incomplete MO-Mold NR-Needs Repair
 AS-Asbestos D-Deteriorated L-Leaning OU-Outdated
 B-Broken H-Hazardous MI-Missing OV-Overgrown

COMMENT CODES:

1. AN ATTRACTIVE NUISANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

BUILDING OFFICIAL COMMENTS: Revisiting this property, it was determined in 2015 that the property would be undergoing restoration. It has continued to fall into further disrepair with no construction permits being obtained to restore the building. It remains unsecure, an attractive nuisance to childre, a harbor for vagrants and potential wind born debris.

SIGNATURE:  DATE: 06/01/22
 CITY OF KINGSVILLE BUILDING OFFICIAL

CONDEMNATION CHECKLIST

Property Address: 508 S 2nd Phone: _____
 Property Owner: 8 Sister 2 Brothers Phone: _____
 Owner's Address: P.O. Box 3396 Fax: _____
Santa Clara, CA 95055

PLANNED DATE	ACTUAL DATE	ACTION
<input type="checkbox"/> <u>3-23-2021</u>	<u>3-23-2021</u>	1. Identify structure unfit for human habitation.
<input type="checkbox"/> <u>3-22-2021</u>	<u>3-22-2021</u>	2. Inspect Property. (Building Official) <input type="checkbox"/> a. Prepare inspection report and date. <input type="checkbox"/> b. Photograph property with date stamp.
<input type="checkbox"/> <u>3-31-2021</u>	<u>3-31-2021</u>	3. Determine ownership from county assessment & tax collection record.
<input type="checkbox"/> <u>3-31-2021</u>	<u>3-31-2021</u>	4. Obtain legal description.
<input type="checkbox"/> <u>3-31-2021</u>	<u>3-31-2021</u>	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
<input type="checkbox"/> <u>4-1-2021</u>	<u>4-01-2021</u>	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
<input type="checkbox"/> <u>3-10-2022</u>	<u>3-10-2022</u>	7. 2 nd Notice Sent. (10 day response) (Optional)
<input type="checkbox"/> _____	_____	8. If response is not received or is not adequate, proceed as follows:
<input type="checkbox"/> _____	_____	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
<input type="checkbox"/> _____	_____	<input type="checkbox"/> a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas. 1) Post affidavit in newspaper twice a week for one week
<input type="checkbox"/> _____	_____	10. Post sign on property advising date the City

7-20-2022 7-20-2022

Council will consider condemnation of structure.

11. Within the Historical District. Meeting date to be heard by the Historical Development Board.

12. Photograph posted sign with date stamp.

13. Prepare information packet for each City

Council member, plus one each for City Manager, City Attorney & City Secretary consisting of

a. Location Map

b. Photographs of the structure with date stamp

c. Inspection report

d. Pre-condemnation notice

e. Condemnation resolution

14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.

15. City Council adopts condemnation resolution.

16. File Notice of Condemnation with the County Clerk.

17. Send owner(s) & other vested interests the following:

a. Copy of the City Council resolution.

b. 45-day order to demolish

18. Post 45-day Order to Demolish on structure.

a. Take photo with date stamp

19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.

20. Photograph posted notice with date stamp.

21. Notify utility companies to disconnect & remove services from structure for safe demolition.

22. Issue Notice to Proceed to Public Works Director and Demolition Crew.

23. Prepare demolition cost statement consisting of:

a. Mailing fees

b. Publication fees

- c. Demolition costs
- d. Landfill tipping fees
- e. Filing fees
- f. Administrative fees
- g. Any documentation miscellaneous costs

24. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

2021 TAX STATEMENT



MARIA VICTORIA VALADEZ
 KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
 PO BOX 1457
 KINGSVILLE, TEXAS 78364

Certified Owner:
 8 SISTERS 2 BROTHERS
 PO BOX 3396
 SANTA CLARA, CA 95055

Legal Description:
 2ND, BLOCK 2, LOT S/2 1-2

Account No: 100400201010192

Appr. Dist. No.: 31586

Legal Acres: .0803

Parcel Address: 508 S 2ND ST

As of Date: 06/22/2022

Print Date: 06/22/2022 Print By: JLARA

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$660	\$2,940	\$3,600	\$3,600	\$0	\$0	\$0	\$3,600
Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax	
		Code	Amount				
KLEBERG COUNTY SALES TAX SAVINGS IS \$5.02	\$3,600		\$0.00	\$3,600	0.7718700	\$27.79	
CITY OF KINGSVILLE SALES TAX SAVINGS IS \$6.69	\$3,600		\$0.00	\$3,600	0.8400000	\$30.24	
KINGSVILLE ISD	\$3,600		\$0.00	\$3,600	1.5189000	\$54.68	
SOUTH TX WATER AUTH	\$3,600		\$0.00	\$3,600	0.0824260	\$2.97	

Total Tax: \$115.68
 Total Tax Paid to date: \$115.68
 Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

06/30/2022 15%	08/01/2022 18%	08/31/2022 19%	09/30/2022 20%	10/31/2022 21%	11/30/2022 22%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information:

KINGSVILLE ISD 2021 M&O 1.0265000 I&S .49240000 Total 1.5189000 2020 M&O 1.0533000 I&S .46560000 Total 1.5189000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.73

Print Date: 06/22/2022

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

MARIA VICTORIA VALADEZ
 KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
 PO BOX 1457
 KINGSVILLE, TEXAS 78364
 361-595-8542



* 1 0 0 4 0 0 2 0 1 0 1 0 1 9 2 *

100400201010192
 8 SISTERS 2 BROTHERS
 PO BOX 3396
 SANTA CLARA, CA 95055

AMOUNT PAID:
 \$ _____

KLEBERG COUNTY APPRAISAL DISTRICT
 PROPERTY 31586 R 11/30/2005
 Legal Description
 2ND, BLOCK 2, LOT S/2 1-2

OWNER ID
 57966
 OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2021
 8 SISTERS 2 BROTHERS
 PO BOX 3396
 SANTA CLARA, CA 95055

Values
 IMPROVEMENTS 2,940
 LAND MARKET + 660
 MARKET VALUE = 3,600
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 3,600
 HS CAP LOSS - 0
 ASSESSED VALUE = 3,600

Entities
 CAD 100%
 CKI 100%
 GKL 100%
 SKI 100%
 WST 100%

100400201010192
 Ref ID: R31586
 Map ID A2

SITUS 508 S 2ND ST TX
 APPR VAL METHOD: Cost

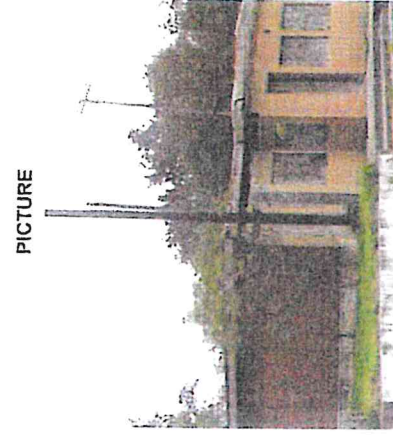
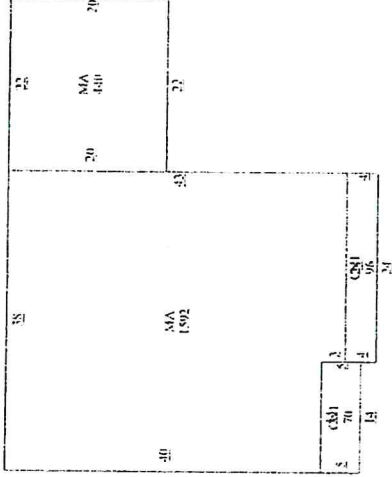
SKETCH for Improvement #1 (COMMERCIAL)

GENERAL
 UTILITIES
 TOPOGRAPHY
 ROAD ACCESS PC
 ZONING
 BUILDER
 NEXT REASON
 REMARKS

LAST APPR. AYGICT/M
 LAST APPR. YR 2021
 LAST INSP. DATE 09/24/2020
 NEXT INSP. DATE
 FOR 2021 UPDATE PER NEW SCHEDULES -
 APPR.AYGICT/MMP 9/24/20 10/29/20 MMG --
 FOR 2020 UPDATE APPRAISAL CHGS AND/OR
 SCHEDULE CHGS PER SITE INSP - APPR CT

BUILDING PERMITS
 PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 06/14/2012 ***** KLEBERG COUNTY TXRS / 471 / 886
 08/12/2011 ***** DONE DEALS INC SHF / 456 / 305



PICTURE

SUBD: S004 100.00% NBHD:

TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
MA	MAIN AREA	C	RS2L	1,592.0	22.97	1	1955	1955	56,120	20%	20%	100%	100%	100%	0.04	2,250
MA	MAIN AREA	C	WH2L	440.0	27.05	1	1955	1955	10,110	20%	20%	100%	100%	100%	0.04	400
CN1	CANOPY BASIC	C	7	96.0	7.05	1	1955	1955	680	20%	20%	100%	100%	100%	0.04	30
CN1	CANOPY BASIC	C	7	70.0	7.05	1	1955	1955	680	20%	20%	100%	100%	100%	0.04	30
CON	CONCRETE SLA	C	7	1,755.0	3.44	1	1955	1955	6,040	20%	20%	100%	100%	100%	0.04	240
1.	COMMERCIAL	STOD: F1		3,893.0					73,440							2,940

IMPROVEMENT INFORMATION

IMPROVEMENT FEATURES	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE
Foundation					0
Exterior Wall					0
Interior Finish					0
Roof Style					0
Flooring					0
Heating/Cooling					0
Plumbing					0
					1
					1

SUBD: S004 100.00% NBHD:
 L# DESCRIPTION
 T. F1
 Comment: F: 50.0 R: 50.0 FF

LAND INFORMATION
 UNIT PRICE 13.20
 GROSS VALUE 660
 ADJ MASS 1.00
 VAL SRC 1.00
 A
 Capacity: 0
 IRR Wells: 0
 ADJ MASS 1.00
 VAL SRC 1.00
 A
 IRR Acres: 0
 MKT VAL 660
 AG APPLY NO
 AG CLASS
 AG TABLE
 AG UNIT
 PRC
 AG VALUE 0

Effective Date of Appraisal: January 1
 Date Printed: 06/03/2022 03:17:31 PM
 by SUSANDL

2021 PRELIMINARY ROLL

CKI - CITY OF KINGSVILLE

Geo ID Order

06/18/2021 08:50AM

Prop ID	Owner	%	Legal Description	Values			
15354	62815	100.00	R Geo: 100400131000192 2ND, BLOCK 1, LOT 31, 32	Effective Acres: 0.000000	Imp HS: 0	Market: 35,450	
RAMON EDDIE					Imp NHS: 34,450	Prod Loss: 0	
1906 MORNINGSIDE					Land HS: 0	Appraised: 35,450	
ALICE, TX 78332					Land NHS: 1,000	Cap: 0	
State Codes: A				Acres: 0.0000	Prod Use: A2	Assessed: 35,450	
Situs: 530 W FORDYCE TX				Map ID:	Prod Mkt:	0 Exemptions:	
				Mtg Cd:			
				DBA:			

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			35,450	0	35,450	0.852080	302.06

10262	13270	100.00	R Geo: 100400201000192 2ND, BLOCK 2, LOT N/2 1-2, (E X E M P T)	Effective Acres: 0.000000	Imp HS: 0	Market: 660	
KLEBERG COUNTY TRUSTEE					Imp NHS: 0	Prod Loss: 0	
PO BOX 1457					Land HS: 0	Appraised: 660	
KINGSVILLE, TX 78364-1457					Land NHS: 660	Cap: 0	
State Codes: C1				Acres: 0.0000	Prod Use: A2	Assessed: 660	
Situs: 500 2ND ST BLK TX				Map ID:	Prod Mkt:	0 Exemptions: EX-XV	
				Mtg Cd:			
				DBA:			

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			660	660	0	0.852080	0.00

31586	57966	100.00	R Geo: 100400201010192 2ND, BLOCK 2, LOT S/2 1-2	Effective Acres: 0.000000	Imp HS: 0	Market: 3,600	
8 SISTERS 2 BROTHERS					Imp NHS: 2,940	Prod Loss: 0	
PO BOX 3396					Land HS: 0	Appraised: 3,600	
SANTA CLARA, CA 95055					Land NHS: 660	Cap: 0	
State Codes: F1				Acres: 0.0000	Prod Use: A2	Assessed: 3,600	
Situs: 508 S 2ND ST TX				Map ID:	Prod Mkt:	0 Exemptions:	
				Mtg Cd:			
				DBA:			

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			3,600	0	3,600	0.852080	30.67

11012	41746	100.00	R Geo: 100400203000192 2ND, BLOCK 2, LOT 3, 4	Effective Acres: 0.000000	Imp HS: 16,960	Market: 17,960	
WICKHAM KEVIN					Imp NHS: 0	Prod Loss: 0	
PO BOX 66					Land HS: 1,000	Appraised: 17,960	
KINGSVILLE, TX 78364-0066					Land NHS: 0	Cap: 0	
State Codes: A				Acres: 0.0000	Prod Use: A2	Assessed: 17,960	
Situs: 425 W HUISACHE				Map ID:	Prod Mkt:	0 Exemptions: HS, OV65	
				Mtg Cd:			
				DBA:			

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			17,960	8,400	9,560	0.852080	81.46

11799	41746	100.00	R Geo: 100400205000192 2ND, BLOCK 2, LOT 5, 6	Effective Acres: 0.000000	Imp HS: 0	Market: 3,320	
WICKHAM KEVIN					Imp NHS: 2,320	Prod Loss: 0	
PO BOX 66					Land HS: 0	Appraised: 3,320	
KINGSVILLE, TX 78364-0066					Land NHS: 1,000	Cap: 0	
State Codes: F1				Acres: 0.0000	Prod Use: A2	Assessed: 3,320	
Situs: 421 W HUISACHE				Map ID:	Prod Mkt:	0 Exemptions:	
				Mtg Cd:			
				DBA:			

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			3,320	0	3,320	0.852080	28.29

12605	12172	100.00	R Geo: 100400207000192 2ND, BLOCK 2, LOT 7, 8	Effective Acres: 0.000000	Imp HS: 0	Market: 1,000	
CABELLO ARMANDO					Imp NHS: 0	Prod Loss: 0	
% LUCIA F TANGUMA					Land HS: 0	Appraised: 1,000	
622 AIRPORT RD					Land NHS: 1,000	Cap: 0	
CORPUS CHRISTI, TX 78405-31					Prod Use: A2	Assessed: 1,000	
State Codes: C1				Acres: 0.0000	Prod Mkt:	0 Exemptions:	
Situs: 419 W HUISACHE				Map ID:			
				Mtg Cd:			
				DBA:			

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			1,000	0	1,000	0.852080	8.52

13390	53119	100.00	R Geo: 100400209000192 2ND, BLOCK 2, LOT 9, 10, 11	Effective Acres: 0.000000	Imp HS: 0	Market: 1,500	
BROOKS SHYLAR DEMOND					Imp NHS: 0	Prod Loss: 0	
5413 COUNTY ROAD 73A					Land HS: 0	Appraised: 1,500	
ROBSTOWN, TX 78380-6027					Land NHS: 1,500	Cap: 0	
State Codes: C1				Acres: 0.0000	Prod Use: A2	Assessed: 1,500	
Situs: 411 W HUISACHE TX				Map ID:	Prod Mkt:	0 Exemptions:	
				Mtg Cd:			
				DBA:			

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			1,500	0	1,500	0.852080	12.78

STATEMENT OF ALL TAXES DUE

ACCT # 1-004-002-01000-192
 DATE 04/05/2021
 JL



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

Property Description		PROP TYPE-C4	
2ND, BLOCK 2, LOT N/2 1-2, (E X E M P T)		PCT OWNER-	
TOWN	-	LOCATION-	500 2ND ST
ACRES	- .080		

Values			
LAND MKT VALUE	660	IMPR/PERS MKT VAL	
LAND AGR VALUE		MKT. BEFORE EXEMP	660
EXEMPTIONS GRANTED:		LIMITED TXBL. VAL	
(REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)		OTH SUIT NO. 7339C	

KLEBERG COUNTY TRUSTEE
 PO BOX 1457
 KINGSVILLE TX 78364-1457

TAXES	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2002	81.00	187.12	40.22	308.34
TAXES 2003	574.27	1,257.63	274.79	2,106.69
TAXES 2004	566.77	1,173.21	347.99	2,087.97
TAXES 2005	775.72	1,512.65	457.68	2,746.05
TAXES 2006	587.94	1,075.92	332.78	1,996.64
TAXES 2007	611.81	1,046.20	331.60	1,989.61
TAXES 2008	491.74	781.86	254.73	1,528.33
TAXES 2009	501.56	737.29	247.77	1,486.62
TAXES 2010	518.85	700.44	243.87	1,463.16
TAXES 2011	212.84	261.80	94.93	569.57
TAXES 2020	.00	.00	.00	.00
	-----	-----	-----	-----
	4,922.50	8,734.12	2,626.36	16,282.98
				=====
ACCT # 1-004-002-01000-192		TOTAL DUE 04/2021		16,282.98
		TOTAL DUE 05/2021		16,341.72
		TOTAL DUE 06/2021		16,400.50
		TOTAL DUE 07/2021		16,459.20

YOU MAY PAY YOUR TAXES ONLINE AT www.texasonline.com
 A PROCESSING FEE OF 2.95% WILL BE APPLIED TO CREDIT CARD PAYMENTS

STATEMENT OF ALL TAXES DUE

ACCT # 1-004-002-01000-192
 DATE 04/05/2021
 JL



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

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
KLEBERG COUNTY	1,080.43	1,900.00	573.82	3,554.25
CITY OF KINGSVILLE	1,261.46	2,210.13	670.41	4,142.00
KINGSVILLE ISD	2,483.56	4,451.99	1,330.50	8,266.05
SOUTH TX WATER AUTH	97.05	172.00	51.63	320.68

TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR00

ATTY DAT 10/23/2009

JUDGEMENT DATE 03/23/2011

YOU MAY PAY YOUR TAXES ONLINE AT www.texasonline.com
 A PROCESSING FEE OF 2.95% WILL BE APPLIED TO CREDIT CARD PAYMENTS

Account

Property ID: 31586 Legal Description: 2ND, BLOCK 2, LOT S/2 1-2
 Geographic ID: 100400201010192 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 508 S 2ND ST TX Mapsco:
 Neighborhood: Map ID: A2
 Neighborhood CD:

Owner

Name: 8 SISTERS 2 BROTHERS Owner ID: 57966
 Mailing Address: PO BOX 3396 % Ownership: 100.0000000000%
 SANTA CLARA, CA 95055
 Exemptions:

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

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

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

(=) Assessed Value:	=	N/A	

2021 - Values not available

Account

Property ID: 31586 Legal Description: 2ND, BLOCK 2, LOT S/2 1-2
 Geographic ID: 100400201010192 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 508 S 2ND ST TX Mapsco:
 Neighborhood: Map ID: A2
 Neighborhood CD:

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Name: 8 SISTERS 2 BROTHERS Owner ID: 57966
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 Exemptions:

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

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

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

8/31/04
LDS
water

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

APRIL 1, 2021

8 SISTERS 2 BROTHERS
P.O. BOX 3396
SANTA CLARA, CA 95055

Re: **2ND, BLOCK 2, LOT S/2 1-2** **508 S 2ND**

Dear Sir or Madam:

It has been determined that the structure at **508 S 2ND** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of King'sville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger

the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

P. O. BOX 1458 - KINGSVILLE, TEXAS 78364

6/1/2022

Sisters 2 Brothers 8
PO Box 3396
Santa Clara CA, 95055

Re: 2Nd, BLOCK 2, LOT S/2 1-2

508 S 2Nd St Kingsville, TX 78363

Dear Sir or Madam:

It has been determined that the structure at 508 S 2Nd St Kingsville, TX 78363 is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

- (A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
- (B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
- (1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
 - (2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
 - (3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE LOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

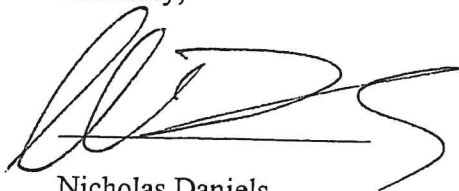
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,



Nicholas Daniels

Building Official



W002

7019 2970 0000 6076 1652



TEXAS 78364

LN
5/10/21

NL
4/14

8 Sisters 2 Brothers
P.O. Box 3396
N.A. 08055

-----A999999999999999

UNC

BCI: 78364

*****2772-09539-28-21*****
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

VERIFIED MAIL



W002

7018 1830 0000 9352 6799



E, TEXAS 78364

8 Sisters 2 Brothers
P.O. Box 3396
N.A. 08055

NIXIE 958 CE 1 0204/28/21

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

MANUAL PROC REQ *1310-01652-16-39

*****9999999999999999

508 S 2nd

CITY OF KINGSVILLE, TEXAS

NOTICE

Inspection Of This Structure Reveals That It Is Not In Compliance With The Minimum Requirements Of The Building Code Of The City Of Kingsville.

OCCUPANCY OF THIS STRUCTURE IS PROHIBITED UNTIL ALL REQUIREMENTS OF THIS CODE ARE MET.

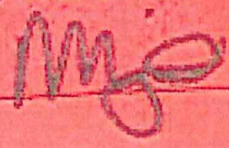
BY ORDER OF: ADMINISTRATOR- BUILDING DEPARTMENT

DEFACEMENT OR REMOVAL of this Notice, or any repairs and/or alterations of this structure- without express permission of the BUILDING DEPARTMENT, CITY OF KINGSVILLE- constitutes a misdemeanor and is punishable by a fine of Two Hundred (\$200.00) Dollars.

CONTACT THE Building Department RELATIVE TO THE REQUIRED WORK AND PERMIT APPLICATIONS.

410 W. KING
Telephone: (361) 595-8019

DATE: 4-13-22

BY: 

04/13/2022 10:01



04/13/2022 10:02



04/13/2022 10:02

AGENDA

ITEM #3

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: July 6, 2022
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/HPO)
SUBJECT: Discuss and Consider Action to demolish an uninhabitable building on 2ND BLOCK, Lot 17 & 18, also known as 515 South 2nd Street, Kingsville Texas as stated in the Condemned Building or Structure Specifications of the City of Kingsville dated April 1, 2021, and June 1, 2022.
APPLICANT: City of Kingsville
CONTRACTOR: City of Kingsville

REQUEST

Discuss and Consider Action to demolish an uninhabitable building on 2ND BLOCK, Lot 17 & 18, also known as 515 South 2nd Street, Kingsville Texas as stated in the Condemned Building or Structure Specifications of the City of Kingsville dated April 1, 2021, and June 1, 2022.

EXHIBITS

Application, 2021 Appraisal Roll, Kleberg County Appraisal District Information details, Data from Texas Historical Commission (Historic Resources Survey Form), Engineer's letter, Authorization letter, Drawings, and illustrations.

BACKGROUND & PERTINENT DATA

This is a 1960 one story open porch masonry average rectangular-plan residential building with addition masonry, car port storage frame and basic canopy roof and concrete slab in the Historical District which is in a state of disrepair and harbors vagrants, vermin, criminals, and immoral people. This property is associated to the broad pattern of the historic district with low priority for preservation.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and found same not in conformity with the City Building Code, that it is not in conformity to the Standards of the Secretary of the Interior. Consequently, the staff recommend the approval of the demolition of property at 515 South 2nd Street as there would be positive impact to the historic, cultural, or architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

In general, Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration, restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic district:

- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.
- 2) The appropriateness of exterior architectural features which can be seen from a public street, alley, road, highway or walkway.
- 3) The general design, arrangement, texture, material and color of the building, structure or appurtenances and the relation of such factors to similar features of buildings, structures or appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.
- 4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
- 5) The value of the historic district as an area of unique interest and character shall not be impaired.

Standards of the Secretary of the Interior

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SIGNATURES

Kobby Agyekum
Senior Planner/HPO



CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS 515 S 2nd St		Initiated By Kristina Phillips	Building Official Nicholas Daniels
LEGAL DESCRIPTION 2nd	BLOCK Block 1	LOT 17,18	
OWNER NAME Evelyn Houston	OWNER'S ADDRESS 419 W Doddridge Ave	CITY/STATE/ZIP Kingsville, TX 78363-5314	

PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
	Y	YES	NO	N/A		
Building						
Condition			X		AB,C,H,NR	1,4
Yard						
Condition				X		
Utilities						
Electric				X		
Gas				X		
Water				X		
Roof						
Covering			X		B,C	
Walls						
Exterior			X			
Interior			X			
Ceilings			X			
Windows/Doors						
Secured		X				
Condition			X			
Foundation						
Exterior				X		
Interior				X		
Plumbing				X		
Electrical			X			

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated	
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown	

COMMENT CODES:

1. AN ATTRACTIVE NUISANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. Uncovered Roof
6. Graffiti

BUILDING OFFICIAL COMMENTS: Structure suffered damage from a fire. Roof showing signs of collapsing, exterior walls showing signs of fire damage. Windows and doors broken.

Property is an attractive nuisance to children

Fire appears to have caused structural damage that needs immediate repair before resuming occupancy.

SIGNATURE:

CITY OF KINGSVILLE BUILDING OFFICIAL

DATE:

6/2/22

Fire Damage

CONDEMNATION CHECKLIST

Property Address: 5159 2nd ST Phone: _____
 Property Owner: Evelyn Houston Phone: _____
 Owner's Address: 419 W Doldridge Fax: _____
Kingsville TX 77639

PLANNED DATE	ACTUAL DATE	ACTION
<input type="checkbox"/> <u>1-27-2022</u>	<u>1-27-2022</u>	1. Identify structure unfit for human habitation.
<input type="checkbox"/> <u>1-27-2022</u>	<u>1-27-2022</u>	2. Inspect Property. (Building Official) <input type="checkbox"/> a. Prepare inspection report and date. <input type="checkbox"/> b. Photograph property with date stamp.
<input type="checkbox"/> <u>1-27-2022</u>	<u>1-27-2022</u>	3. Determine ownership from county assessment & tax collection record.
<input type="checkbox"/> <u>1-27-2022</u>	<u>1-27-2022</u>	4. Obtain legal description.
<input type="checkbox"/> <u>1-27-2022</u>	<u>1-27-2022</u>	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
<input type="checkbox"/> <u>6-2-2022</u>	<u>6-2-2022</u>	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
<input type="checkbox"/> _____	_____	7. 2 nd Notice Sent. (10 day response) (Optional)
<input type="checkbox"/> _____	_____	8. If response is not received or is not adequate, proceed as follows:
<input type="checkbox"/> _____	_____	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation. <input type="checkbox"/> a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas. 1) Post affidavit in newspaper twice a week for one week
<input type="checkbox"/> _____	_____	10. Post sign on property advising date the City

- 7-20-2022 7-20-2022
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

- Council will consider condemnation of structure.
11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
 12. Photograph posted sign with date stamp.
 13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
 - a. Location Map
 - b. Photographs of the structure with date stamp
 - c. Inspection report
 - d. Pre-condemnation notice
 - e. Condemnation resolution
 14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
 15. City Council adopts condemnation resolution.
 16. File Notice of Condemnation with the County Clerk.
 17. Send owner(s) & other vested interests the following:
 - a. Copy of the City Council resolution.
 - b. 45-day order to demolish
 18. Post 45-day Order to Demolish on structure.
 - a. Take photo with date stamp
 19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
 20. Photograph posted notice with date stamp.
 21. Notify utility companies to disconnect & remove services from structure for safe demolition.
 22. Issue Notice to Proceed to Public Works Director and Demolition Crew.
 23. Prepare demolition cost statement consisting of:
 - a. Mailing fees
 - b. Publication fees

- c. Demolition costs
- d. Landfill tipping fees
- e. Filing fees
- f. Administrative fees
- g. Any documentation miscellaneous costs

24. Send a letter & cost statement to the
Collections Department so they can send out bill.
Make copy of documents and send to the City
Attorney requesting a lien to be place on the
property.

2021 PRELIMINARY ROLL

CKI - CITY OF KINGSVILLE

Geo ID Order

06/18/2021 08:50AM

Prop ID	Owner	%	Legal Description	Effective Acres	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
25739	59862	100.00	R Geo: 100400115001192 CARTER LEOTIS 2ND, BLOCK 1, LOT N70' 15-16, (HILLS COLLECTIBLES) PO BOX 1759 KINGSVILLE, TX 78364-1759	0.000000	49,740	0	49,740	0.852080	423.82
				Imp HS:		0	Market:		49,740
				Imp NHS:		49,080	Prod Loss:		0
				Land HS:		0	Appraised:		49,740
				Land NHS:	660	0	Cap:		0
				Prod Use:	A2	0	Assessed:		49,740
				Prod Mkt:		0	Exemptions:		
State Codes: F1				Acres:	0.0000				
Situs: 2ND & HUISACHE ST SW CORNER TX				Map ID:					
				Mtg Cd:					
				DBA:					
25880	64568	100.00	R Geo: 100400117000192 HOUSTON EVELYN 2751 GRANDE VISTA AVE OAKLAND, CA 94601	0.000000	36,640	0	36,640	0.852080	312.20
				Imp HS:		0	Market:		36,640
				Imp NHS:		35,640	Prod Loss:		0
				Land HS:		0	Appraised:		36,640
				Land NHS:	1,000	0	Cap:		0
				Prod Use:	A2	0	Assessed:		36,640
				Prod Mkt:		0	Exemptions:		
State Codes: A				Acres:	0.0000				
Situs: 515 S 2ND ST TX				Map ID:					
				Mtg Cd:					
				DBA:					
10567	10534	100.00	R Geo: 100400119000192 KING STAR BAPTIST CHURCH 605 S 2ND ST KINGSVILLE, TX 78363-5308	0.000000	81,940	0	81,940	0.852080	698.52
				Imp HS:		0	Market:		81,940
				Imp NHS:		80,940	Prod Loss:		0
				Land HS:		0	Appraised:		81,940
				Land NHS:	1,000	0	Cap:		0
				Prod Use:	A2	0	Assessed:		81,940
				Prod Mkt:		0	Exemptions:		EX-XV
State Codes: A				Acres:	0.0000				
Situs: 506 W FORDYCE				Map ID:					
				Mtg Cd:					
				DBA:					
11337	68136	100.00	R Geo: 100400121000192 BEECHAM DUNCAN JR EST % DIANE BEECHAM (HEIR) 512 W FORDYCE AVE KINGSVILLE, TX 78363-5346	0.000000	81,940	81,940	0	0.852080	0.00
				Imp HS:		25,220	Market:		27,220
				Imp NHS:		0	Prod Loss:		0
				Land HS:		1,000	Appraised:		27,220
				Land NHS:	1,000	0	Cap:		4,537
				Prod Use:	A2	0	Assessed:		22,683
				Prod Mkt:		0	Exemptions:		DVHSS, HS, OV65
State Codes: A, C1				Acres:	0.0000				
Situs: 512 W FORDYCE				Map ID:					
				Mtg Cd:					
				DBA:					
12937	63931	100.00	R Geo: 100400125000192 WOODRUFF BILLY JOE EST ETUX SANDRA M 520 W FORDYCE KINGSVILLE, TX 78363	0.000000	22,683	21,683	1,000	0.852080	8.52
				Imp HS:		29,990	Market:		40,080
				Imp NHS:		9,090	Prod Loss:		0
				Land HS:		1,000	Appraised:		40,080
				Land NHS:	0	0	Cap:		0
				Prod Use:	A2	0	Assessed:		40,080
				Prod Mkt:		0	Exemptions:		DP, DV4, HS
State Codes: A				Acres:	0.0000				
Situs: 520 W FORDYCE				Map ID:					
				Mtg Cd:					
				DBA:					
13773	32867	100.00	R Geo: 100400127000192 CRAIG LOIS MARIE 524 W FORDYCE AVE KINGSVILLE, TX 78363-5346	0.000000	40,080	12,000	28,080	0.852080	239.26
				Imp HS:		25,220	Market:		26,220
				Imp NHS:		0	Prod Loss:		0
				Land HS:		1,000	Appraised:		26,220
				Land NHS:	0	0	Cap:		2,080
				Prod Use:	A2	0	Assessed:		24,140
				Prod Mkt:		0	Exemptions:		HS, OV65
State Codes: A				Acres:	0.0000				
Situs: 524 W FORDYCE				Map ID:					
				Mtg Cd:					
				DBA:					
14569	31748	100.00	R Geo: 100400129000192 BAZAN GLENDA 526 W FORDYCE KINGSVILLE, TX 78363	0.000000	24,140	8,400	15,740	0.852080	134.12
				Imp HS:		0	Market:		7,670
				Imp NHS:		6,670	Prod Loss:		0
				Land HS:		0	Appraised:		7,670
				Land NHS:	1,000	0	Cap:		0
				Prod Use:	A2	0	Assessed:		7,670
				Prod Mkt:		0	Exemptions:		
State Codes: A				Acres:	0.0000				
Situs: 526 W FORDYCE				Map ID:					
				Mtg Cd:					
				DBA:					
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			7,670	0	7,670	0.852080	65.35	



P. O. BOX 1458 - KINGSVILLE, TEXAS 78364

6-2-2022

Houston Evelyn
419 W Doddridge Ave
Kingsville, TX, 78363

Re: 2ND BLOCK 1, LOT 17, 18 515 S 2ND ST, KINGSVILLE, TX 78363

Dear Sir or Madam:

It has been determined that the structure at **515 S 2ND St** Kingsville, TX 78363 is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of

such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(’62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE LOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

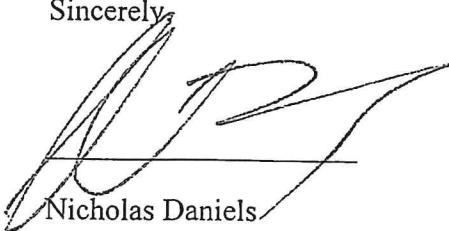
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner’s expense and assess the expense against the property.

Please provide proof of necessary permits and “passed” inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read 'ND', is written over a horizontal line. Below the line, the name 'Nicholas Daniels' is printed in a standard font.

Building Official

KLEBERG COUNTY APPRAISAL DISTRICT
 PROPERTY 25880 R
 Legal Description
 2ND, BLOCK 1, LOT 17, 18
 OWNER ID
 64568
 OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2021
 HOUSTON EVELYN
 419 W DODDRIDGE AVE
 KINGSVILLE, TX 78363-5314

Entites
 CAD 100%
 CKI 100%
 GKL 100%
 SKI 100%
 WST 100%

100400117000192 Ref ID: R25880
 Map ID A2

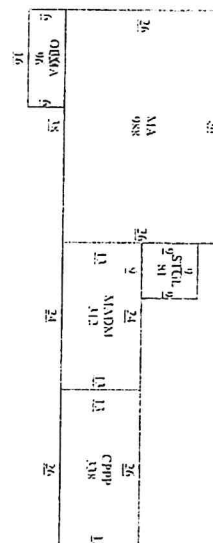
ACRES:
 EFFE ACRES:

Values
 IMPROVEMENTS 35,640
 LAND MARKET + 1,000
 MARKET VALUE = 36,640
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 36,640
 HS CAP LOSS - 0

SITUS: 515 S 2ND ST TX
 GENERAL
 UTILITIES LAST APPR CT
 TOPOGRAPHY LAST APPR YR 2020
 ROAD ACCESS PC LAST INSP DATE 01/17/2020
 ZONING NEXT INSP DATE
 BUILDER
 NEXT REASON
 REMARKS
 FOR 2022 REM NBHD ADJ CODE 004N20 FOR
 2ND ADDITION PER APPR IE 3/4/22 3/17/22 MMG
 -- FOR 2020 UPDATE APPR CHGS AND/OR
 SCHEDULE CHGS PER SITE INSP - APPR CT

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL
 08/28/2002 BLDG 0 A 350
 BUILDING PERMITS

SALE DT PRICE GRANTOR DEED INFO
 03/16/2018 ***** HAYNES JERRY W EAF 313870
 03/16/2018 ***** HAYNES DOROTHY JMD 313872
 07/11/2011 ***** HAYNES JERRY W DEATH / /



LINE	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	EUNG	COMP	ADJ	ADJ VALUE
1	RESIDENTIAL	STGL STORAGE FRAM	R	MM3/	988.0	59.00	1	1980	1981	*	62,830	53%	100%	100%	100%	100%	0.53	33,300
		OPMA MAIN PORCH M	R		96.0	11.80	1	1980	1981	*	1,130	53%	100%	100%	100%	100%	0.53	600
		MADM MAIN ADDITD	R		312.0	59.00	1	1980	1981	*	19,840	53%	100%	100%	100%	100%	1.03	10,320
		CPPP CARPORT NOT	R	NV/	338.0	0.00	1	1981	1981	*	630	20%	100%	100%	100%	100%	0.20	130
		STGL STORAGE FRAM	R		81.0	7.75	1	1981	1981	*	84,430	20%	100%	100%	100%	100%	0.20	44,550
		STGL STORAGE FRAM	R		1,815.0													35,640
Homestic: N																		

IMPROVEMENT INFORMATION

LINE	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	EUNG	COMP	ADJ	ADJ VALUE
1	RESIDENTIAL	STGL STORAGE FRAM	R	MM3/	988.0	59.00	1	1980	1981	*	62,830	53%	100%	100%	100%	100%	0.53	33,300
		OPMA MAIN PORCH M	R		96.0	11.80	1	1980	1981	*	1,130	53%	100%	100%	100%	100%	0.53	600
		MADM MAIN ADDITD	R		312.0	59.00	1	1980	1981	*	19,840	53%	100%	100%	100%	100%	1.03	10,320
		CPPP CARPORT NOT	R	NV/	338.0	0.00	1	1981	1981	*	630	20%	100%	100%	100%	100%	0.20	130
		STGL STORAGE FRAM	R		81.0	7.75	1	1981	1981	*	84,430	20%	100%	100%	100%	100%	0.20	44,550
Homestic: N																		

LAND INFORMATION

LINE	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	EUNG	COMP	ADJ	ADJ VALUE
1	RESIDENTIAL	STGL STORAGE FRAM	R	MM3/	988.0	59.00	1	1980	1981	*	62,830	53%	100%	100%	100%	100%	0.53	33,300
		OPMA MAIN PORCH M	R		96.0	11.80	1	1980	1981	*	1,130	53%	100%	100%	100%	100%	0.53	600
		MADM MAIN ADDITD	R		312.0	59.00	1	1980	1981	*	19,840	53%	100%	100%	100%	100%	1.03	10,320
		CPPP CARPORT NOT	R	NV/	338.0	0.00	1	1981	1981	*	630	20%	100%	100%	100%	100%	0.20	130
		STGL STORAGE FRAM	R		81.0	7.75	1	1981	1981	*	84,430	20%	100%	100%	100%	100%	0.20	44,550
Homestic: N																		

SUBD: S004 100.00% NBHD:
 L# DESCRIPTION GLS TABLE SC HS METH DIMENSIONS UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC IRR Wells: 0 Capacity: 0
 1, A1 FF20D140 A1 N FF 50X140 20.00 1,000 1.00 1.00 A IRR Acres: 0
 Comment: F: 50.0 R: 50.0 FF

2021 TAX STATEMENT



MARIA VICTORIA VALADEZ
 KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
 PO BOX 1457
 KINGSVILLE, TEXAS 78364

Certified Owner:
 HOUSTON EVELYN
 419 W DODDRIDGE AVE
 KINGSVILLE, TX 78363-5314

Legal Description:
 2ND, BLOCK 1, LOT 17, 18

Account No: 100400117000192
 As of Date: 01/31/2022

Appr. Dist. No.: 25880

Legal Acres: .1607
 Parcel Address: 515 S 2ND ST
 Print Date: 01/31/2022 Print By: VVALADEZ

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$1,000	\$35,640	\$36,640	\$36,640	\$0	\$0	\$0	\$36,640

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
KLEBERG COUNTY SALES TAX SAVINGS IS \$51.13	\$36,640		\$0.00	\$36,640	0.7718700	\$282.81
CITY OF KINGSVILLE SALES TAX SAVINGS IS \$68.11	\$36,640		\$0.00	\$36,640	0.8400000	\$307.78
KINGSVILLE ISD	\$36,640		\$0.00	\$36,640	1.5189000	\$556.52
SOUTH TX WATER AUTH	\$36,640		\$0.00	\$36,640	0.0824260	\$30.20

Total Tax: \$1,177.31
 Total Tax Paid to date: \$1,177.31
 Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

01/31/2022 0%	02/28/2022 7%	03/31/2022 9%	05/02/2022 11%	05/31/2022 13%	06/30/2022 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information:

KINGSVILLE ISD 2021 M&O 1.0265000 I&S .49240000 Total 1.5189000 2020 M&O 1.0533000 I&S .46560000 Total 1.5189000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.73

Print Date: 01/31/2022

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

MARIA VICTORIA VALADEZ
 KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
 PO BOX 1457
 KINGSVILLE, TEXAS 78364
 361-595-8542



* 1 0 0 4 0 0 1 1 7 0 0 0 1 9 2 *

100400117000192
 HOUSTON EVELYN
 419 W DODDRIDGE AVE
 KINGSVILLE, TX 78363-5314

AMOUNT PAID:
 \$ _____

Property Details: 25880 HOUSTON EVELYN for year 2022 - Values not available

Account

Property ID: 25880 Legal Description: 2ND, BLOCK 1, LOT 17, 18
Geographic ID: 100400117000192 Zoning:
Type: Real Agent Code:
Property Use Code:
Property Use Description:

Location

Address: 515 S 2ND ST TX Mapsco:
Neighborhood: Map ID: A2
Neighborhood CD:

Owner

Name: HOUSTON EVELYN Owner ID: 64568
Mailing Address: 419 W DODDRIDGE AVE % Ownership: 100.0000000000%
KINGSVILLE, TX 78363-5314 Exemptions:

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

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

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

(=) Assessed Value:	=	N/A	

2021 TAX STATEMENT



MARIA VICTORIA VALADEZ
 KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
 PO BOX 1457
 KINGSVILLE, TEXAS 78364

Certified Owner:
 HOUSTON EVELYN
 419 W DODDRIDGE AVE
 KINGSVILLE, TX 78363-5314

Legal Description:
 2ND, BLOCK 1, LOT 17, 18

Account No: 100400117000192

Appr. Dist. No.: 25880

Legal Acres: .1607

Parcel Address: 515 S 2ND ST

As of Date: 06/03/2022

Print Date: 06/03/2022 Print By: JLARA

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$1,000	\$35,640	\$36,640	\$36,640	\$0	\$0	\$0	\$36,640

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
KLEBERG COUNTY SALES TAX SAVINGS IS \$51.13	\$36,640		\$0.00	\$36,640	0.7718700	\$282.81
CITY OF KINGSVILLE SALES TAX SAVINGS IS \$68.11	\$36,640		\$0.00	\$36,640	0.8400000	\$307.78
KINGSVILLE ISD	\$36,640		\$0.00	\$36,640	1.5189000	\$556.52
SOUTH TX WATER AUTH	\$36,640		\$0.00	\$36,640	0.0824260	\$30.20

Total Tax: \$1,177.31
 Total Tax Paid to date: \$1,177.31
 Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

06/30/2022 15%	08/01/2022 18%	08/31/2022 19%	09/30/2022 20%	10/31/2022 21%	11/30/2022 22%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information:

KINGSVILLE ISD 2021 M&O 1.0265000 I&S .49240000 Total 1.5189000 2020 M&O 1.0533000 I&S .46560000 Total 1.5189000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.73

Print Date: 06/03/2022

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

MARIA VICTORIA VALADEZ
 KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
 PO BOX 1457
 KINGSVILLE, TEXAS 78364
 361-595-8542



* 1 0 0 4 0 0 1 1 7 0 0 0 1 9 2 *

100400117000192
 HOUSTON EVELYN
 419 W DODDRIDGE AVE
 KINGSVILLE, TX 78363-5314

AMOUNT PAID:
 \$ _____

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

Property Owner Release for Nuisance Abatement

RELEASE BY PROPERTY OWNER FOR NUISANCE ABATEMENT

The undersigned, being the owner or owners of the real estate located in the City of Kingsville, Texas, described as follows:

ADDRESS: 515 S 2nd
LEGAL DESCRIPTION: 2nd, Block 1, Lot 17, 18
PROPERTY TAX NO: 25880

Hereby recognize that there is situated on such real estate a nuisance, to wit: substandard structure, as that term is defined by applicable ordinances of the City of Kingsville, Texas, and hereby request that the City of Kingsville Abate such nuisance by demolishing the structure. I understand that I am entitled to a public hearing wherein I may present proof of compliance with City ordinances. By my signature below I hereby waive my right to the public hearing and admit that the structure constitutes a nuisance and a danger to the public's health, safety, and welfare.

And in consideration therefore, I/we hereby release the City of Kingsville, its agents, servants, representatives, officials, officers and employees from any and all liability that may arise from the abatement of the nuisance, including any damage to other structures, vegetation and/or trees as well and personal items.

The City of Kingsville agrees to abate the nuisance (demolishing the structure)

It is further agreed that the City shall have a lien on the above referenced property to recoup the total cost of the abatement, including any administrative charges and any other charges incurred by the City of Kingsville in abating the nuisance.

EXECUTED THIS 14th DAY OF June, 20 22.

Evelyn C. Houston

PROPERTY OWNER (PRINT)

Evelyn C. Houston

SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER

MAILING ADDRESS

419 W. Madridge Lane

Kingsville, Texas 78363

CITY OF KINGSVILLE

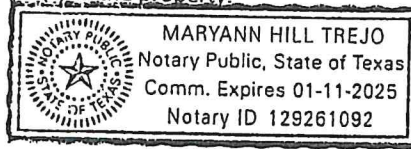


P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

STATE OF TEXAS

COUNTY OF KLEBERG

This instrument was acknowledged before me on this 14th day of June, 2022 by Evely Houston as owner (s) of the property.



NOTARY PUBLIC, STATE OF TEXAS

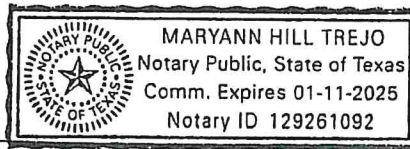
CITY OF KINGSVILLE

BY: Maryann H. Trejo

STATE OF TEXAS

COUNTY OF KLEBERG

This instrument was acknowledged before me on this 14th day of June, 2022 by Maryann H. Trejo of the City of King'sville, a Texas municipal corporation, on behalf of said Municipal Corporation.



NOTARY PUBLIC, STATE OF TEXAS

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

Payment Agreement

This payment agreement plan is made between the City of Kingsville and Evelyn Houston wherein Evelyn Houston agrees to make payments to the City of Kingsville in accordance with the terms provided below:

\$3630.00 ESTIMATED cost to property owner.

\$1815.00 to be received by the City of Kingsville before the commencement of demolition.

Twelve (12) payments of \$151.25 will be paid to the City of Kingsville the months following demolition.

payments can be made at the Collections Department, 1st floor, Municipal Building at 200 E Kleberg, Kingsville, Texas. If you fail to pay in full or make payments arrangements of the ESTIMATED COST you will be billed for the ACTUAL COST of demolition, which includes labor and equipment costs. If you fail to pay the ESTIMATED COST of demolition a lien will be placed on your property for the ACUTAL COST of Demolition. Other fees may be attached to such lien.

Be advised, unforeseen cost may be incurred that will be reflected on the ACTUAL COST.

Declaration: I have read the payment agreement and agree with all the terms. I have received a copy of the necessary documents and am well aware of the consequences of not meeting with the aforementioned terms.

Name and mailing address of the payor: Evelyn C. Houston
419 1/2 N. Edinburg Ave
Kingsville, Texas 78363

Signature of the payor: Evelyn C. Houston

Date: 6-14-22

City of Kingsville

410 West King St

Kingsville, Texas 78363

Signature of the City Representative: Maryann H. Jgo

Date: 6-14-22

Name and address of the witness:

Date:

CITY OF KINGSVILLE, TEXAS

NOTICE

Inspection Of This Structure Reveals That It Is Not In Compliance
With The Minimum Requirements Of The Building Code Of The
City Of Kingsville.

OCCUPANCY OF THIS STRUCTURE IS PROHIBITED
UNTIL ALL REQUIREMENTS OF THIS CODE ARE MET.
A CITATION WILL BE ISSUED TO ANY PERSON ENTERING
THIS STRUCTURE UNLAWFULLY

BY ORDER OF: BUILDING OFFICIAL

DEFACEMENT OR REMOVAL of this Notice, or any repairs and/or
alterations of this structure- without express permission of the
BUILDING DEPARTMENT, CITY OF KINGSVILLE- constitutes a
misdemeanor and is punishable by a fine of Two Hundred (\$200.00)
Dollars.

CONTACT THE Building Department RELATIVE TO THE
REQUIRED WORK AND PERMIT APPLICATIONS.

410 W . KING
Telephone: (361) 595-8019

01/27/2022 14:30



01/27/2022 14:30



01/27/2022 14:29