

PLANNING & ZONING COMMISSION AGENDA

Wednesday, October 19, 2022, 6:00 p.m.

Regular Meeting

Helen Kleberg Groves Community Room,
1st Floor – City Hall, 400 W. King Ave., Kingsville, Texas

PLANNING & ZONING COMMISSION SEATING ARRANGEMENT

COMMISSION MEMBERS

Mike Klepac

Brian Coufal

Idotha Battle

Steve Zamora,

Chairman

COMMISSION MEMBERS

Debbie Tiffie

Larry Garcia

CITY STAFF

Herlinda Solis
Administrative Assistant II

Uchechukwu Echeozo
Director of Planning
& Development Services

The following rules of conduct have been adopted by this Commission:

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 5 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 Planning & Zoning Commission and will become a part of the permanent file.

A COPY OF CHAPTER 15 “LAND USAGE”, FROM THE CITY OF KINGSVILLE CODE OF ORDINANCES, IS AVAILABLE.

AGENDA

- **CALL TO ORDER**
- **ROLL CALL**
- **APPROVAL OF MINUTES OF PREVIOUS MEETING(S) – September 21, 2022**
- **PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS**
- **POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA**
- **OLD BUSINESS – None.**

• **NEW BUSINESS –**

ITEM #1 – Public Hearing on the request from Lupe Alvarez owner/applicant; requesting the rezone of Vista Alegre, BLOCK 2 LOTS 3 & 4, also known as 1405 East Henrietta, Kingsville, Texas from R1 (Single Family) to C1 (Neighborhood Services).

ITEM #2 – Discuss and Consider Action on the request from Lupe Alvarez owner/applicant; requesting the rezone of Vista Alegre, BLOCK 2 LOTS 3 & 4, also known as 1405 East Henrietta, Kingsville, Texas from R1 (Single Family) to C1 (Neighborhood Services).

ITEM #3 -- Public Hearing on the request from Beverly Gant, applicant, requesting a Special Use Permit for Childcare in home in R1 (Single Family) at FORREST PARK 1, BLOCK 2, LOT 20 also known as 803 Inez, Kingsville, Texas.

ITEM #4 -- Discuss and Consider Action on the request from Beverly Gant, applicant, requesting a Special Use Permit for Childcare in home in R1 (Single Family) at FORREST PARK 1, BLOCK 2, LOT 20 also known as 803 Inez, Kingsville, Texas.

MISCELLANEOUS: Any topic may be discussed but no action may be taken at this time.

• **ADJOURNMENT**

Please call the CITY SECRETARY at 595-8002 to obtain definitive and final City Commission Hearing Date.

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 to observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the Planning Secretary, 361-595-8055, at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

I certify that this agenda was posted at least seventy-two (72) hours before the commencement of the Planning and Zoning Commission Meeting scheduled for Wednesday, MONTH DATE, YEAR.



Uchechukwu Echeozo
Director of Planning & Development Services

Posted
@ _____
On _____
By _____

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
September 21, 2022**

Planning and Zoning Members Present

Steve Zamora
Brian Coufal
Mike Klepac
Debbie Tiffée
Rev. Idotha Battle

Citizens Present

Staff Present

Uche Echeozo, Director of Planning and Development Services
Herlinda Solis, Administrative Assistant II
Kwabena Agyekum, Senior Planner/HPO

1. **The meeting was called to order at 6:00 p.m.**
2. **Discuss and take action on the meeting minutes of last meeting.**
Debbie Tiffée made a motion to approve the minutes of the September 21, 2022, meeting as presented.
Rev. Idotha Battle seconded. All in favor; none opposed. Motion carried
3. **Public Comments on or off the agenda -**
4. **Postponements** –None
5. **Old Business** – None
6. **New Business** –
7. **Public Hearing on the request from**

Chairman opened the public hearing at 6:02 PM.
8. **ITEM #1 – Public Hearing on the request from Lupe Alvarez owner/applicant; requesting the rezone of Vista Alegre, BLOCK 2 LOTS 3 & 4, also known as 1405 East Henrietta, Kingsville, Texas from R1 (Single Family) to C1 (Neighborhood Services).**
Uche Echeozo addressed the Board and stated that the owner/applicant needs to expand his Jubilee Academy, it's a school. Currently the property is R1 (Single Family) eastward of this property are zoned C1 (Neighborhood Services) most properties adjacent are also owned by applicant and this would be a continuation of the zoning and do not see a problem with this and

recommend approval. Chairman asked how many letters were sent out, Herlinda stated that 12 letters were sent out and we received one phone call with asking if it was a business being put there, Herlinda let her know it was going to be a continuation of the Jubilee School.

There were no further comments made.

The public hearing was closed at 6:06 PM

9. Discuss and Consider Action on the request from

ITEM #2 – Discuss and Consider Action on the request from Lupe Alvarez owner/applicant; requesting the rezone of Vista Alegre, BLOCK 2 LOTS 3 & 4, also known as 1405 East Henrietta, Kingsville, Texas from R1 (Single Family) to C1 (Neighborhood Services).

Debbie Tiffie made the motion to approve the request from Lupe Alvarez owner/applicant; requesting the rezone of Vista Alegre, BLOCK 2 LOTS 3 & 4, also known as 1405 East Henrietta, Kingsville, Texas from R1 (Single Family) to C1 (Neighborhood Services). Brian Coufal seconded all in favor; none opposed. Motion carried.

10. Miscellaneous – Uche Echeozo informed the Board that The Comprehensive Plan is underway, and the Zoning Board plays a vital role in the Comprehensive Plan. Uche Echeozo stated that a town hall type meeting will take place on October 27, 2022 @ 5:00 PM and flyers have been posted to the city website and hand delivered to area business. Uche Echeozo stated that he would like to have a lot of public participation and to help spread the word.

11. Adjournment - Meeting adjourned at 6:15 PM

ITEMS 1 & 2



MEMO

Date: October 14, 2022

To: Planning and Zoning Commission Members

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

Subject: **Lupe Alvarez, applicant/owner; requesting the rezone of Vista Alegre, BLOCK 2, LOTS 3 & 4, also known as 1405 East Henrietta, Kingsville, Texas from R1 (Single Family) to C1 (Neighborhood Service).**

The applicant approached the department because they wanted to rezone their property (**1405 East Henrietta, Kingsville, Texas**) from R1 (Single Family) to C1 (Neighborhood Service)

This property is just before a row of C1 properties adjacent to 19th Street. The applicant is looking at providing additional space for a school (Jubilee Academy) The applicant also owns the properties immediately adjacent to the subject property. Looking at the City of Kingsville Code of Ordinances, the C1 zoning allows for such a land use.

Consequently, this application is being submitted for your consideration. Therefore, it is recommended that you consider the said application and approve same since this will create a uniform zoning for the land use and enabling further educational development.

Thank you.

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

Uche Echeozo
Director of Planning and
Development Services

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

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 1405 E. HENRIETTA Nearest Intersection NORTH 17TH & EAST HENRIETTA
 (Proposed) Subdivision Name _____ Lot _____ Block _____
 Legal Description: VISTA ALEGRE Block 2, Lot 3, 4
 Existing Zoning Designation R1 Future Land Use Plan Designation C1

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent LUPE ALVAREZ Phone 361 720 0543 FAX 361 592 8856
 Email Address (for project correspondence only): LupeAlvarezAmigo@yahoo.com
 Mailing Address 1513 Michael City KINGSVILLE State TX Zip 78363
 Property Owner LUPE ALVAREZ Phone 361 720 0543 FAX 361 592 8856
 Email Address (for project correspondence only): LupeAlvarezAmigo@yahoo.com
 Mailing Address 1513 Michael City KINGSVILLE State TX Zip 78363

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

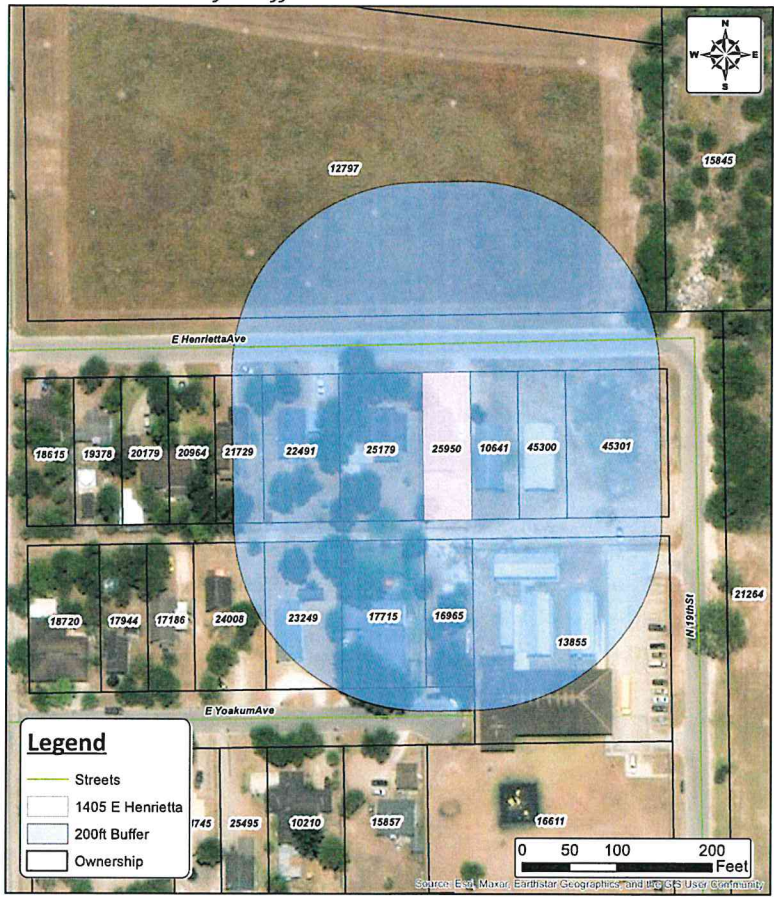
<input type="checkbox"/> Annexation Request	No Fee	<input type="checkbox"/> Preliminary Plat	Fee Varies
<input type="checkbox"/> Administrative Appeal (ZBA)	\$250.00	<input type="checkbox"/> Final Plat	Fee Varies
<input type="checkbox"/> Comp. Plan Amendment Request	\$250.00	<input type="checkbox"/>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

Please provide a basic description of the proposed project:
Jubilee Academy School have added high school students and are in
Need of additional space for classes - propose to convert
present family house into 2 class rooms -
See pictures & Map attached -

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

Applicant's Signature [Signature] Date: 8/24/22
 Property Owner's Signature [Signature] Date: 8/24/22
 Accepted by: _____ Date: _____

200ft Buffer at 1405 E Henrietta Ave



T / 1 15864	Drawn By: G. AMAYA Last Update: 9/1/2022 Note: Please see attached documents.	DISCLAIMER: THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.	 <p>CITY OF KINGSVILLE ENGINEERING DEPARTMENT 400 W King Ave, Kingsville, TX 78363 Office: (361) 595-8007 Fax: (361) 595-8064</p>
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Farias Anna Lee
1317 E Henrietta Ave
Kingsville, TX 78363
#21729

Alvarez Guadalupe B
621 N US HWY 77 BYP
Kingsville, TX 78363
#13855

Esquivel Manuel Jr
Manuel Esquivel III
1315 E Henrietta Ave
Kingsville, TX 78363
#24008

Alvarez Guadalupe B
621 N US HWY 77 BYP
Kingsville, TX 78363
#45301

Guzman Gerardo
1321 E Henrietta Ave
Kingsville, TX 78363
#22491

Saenz Emilia M
4310 Carlton St
Corpus Christi, TX 78415
#12797

Garcia Hector Alfredo
1324 E Yoakum
Kingsville, TX 78363
#23249

Espinoza Armando Jr
1401 E Henrietta
Kingsville, TX 78363
#25179

Alegria Oralia
1402 E Yoakum Ave
Kingsville, TX 78363
#17715

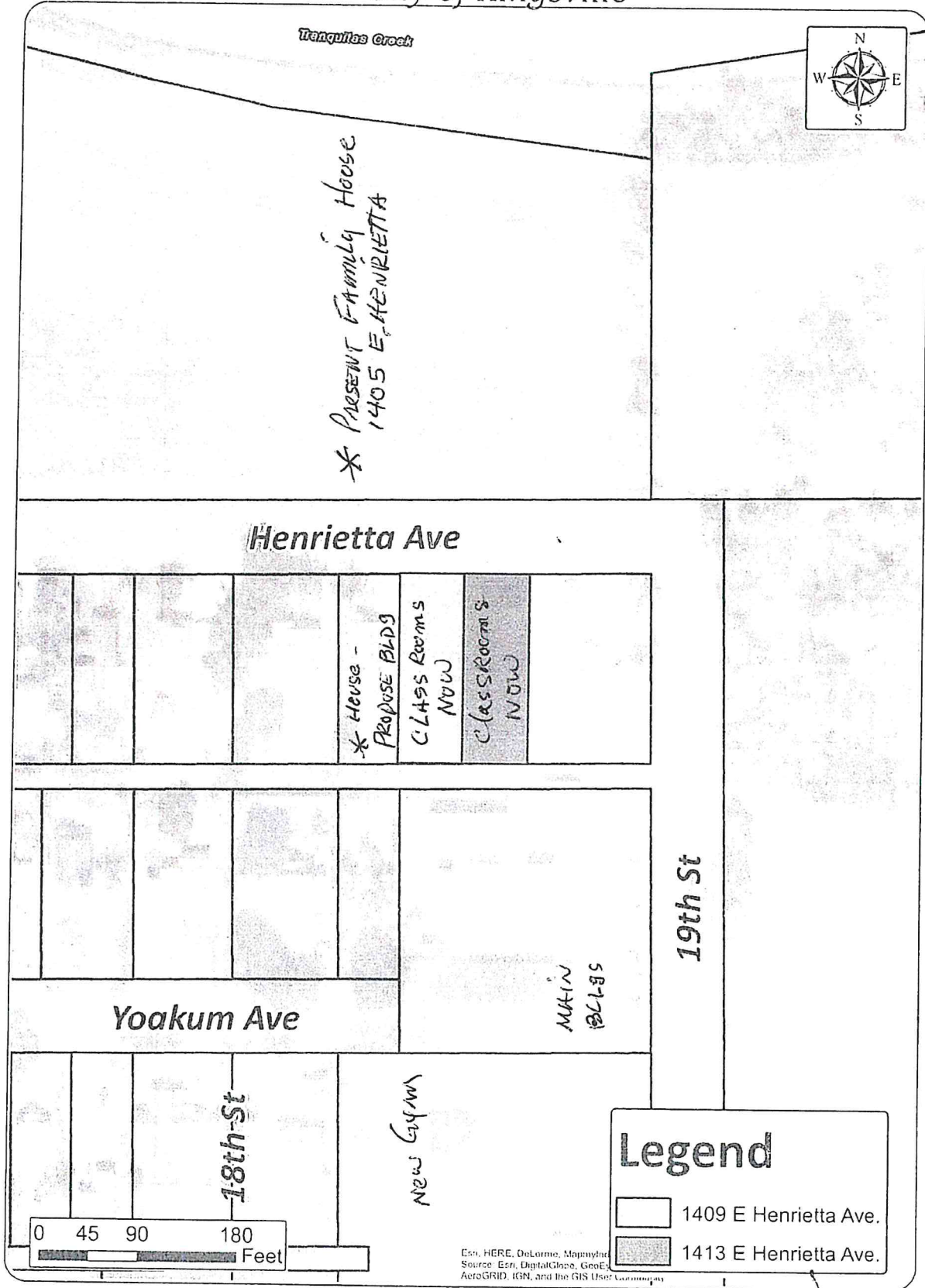
Perez Raul
1404 E Yoakum Ave
Kingsville, TX 78363
#16965

Alvarez Guadalupe B
621 N US HWY 77 BYP
Kingsville, TX 78363
#25950

Alvarez Guadalupe B
621 N US HWY 77 BYP
Kingsville, TX 78363
#10641

Alvarez Guadalupe B
621 N US HWY 77 BYP
Kingsville, TX 78363
#45300

City of Kingsville



Drawn By:
Engineering Department

Last Update: 3/29/2017

Note:

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

CITY OF KINGSVILLE
ENGINEERING DEPARTMENT
200 East Kleberg
Kingsville, Texas 78362
Office: 361-595-8005
Fax: 361-595-8035

1/1/17

Kleberg CAD

Property Search > 12797 SAENZ EMILIA M for Year 2022

Tax Year: 2022

Property

Account

Property ID: 12797 Legal Description: K T & I CO, BLOCK 10, LOT OUT N PT 6, ACRES 4.2
 Geographic ID: 290001006101192 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 1300 HENRIETTA BLK Mapsco:
 Neighborhood: Map ID: B1
 Neighborhood CD:

Owner

Name: SAENZ EMILIA M Owner ID: 54755
 Mailing Address: 4310 CARLTON ST % Ownership: 100.0000000000%
 CORPUS CHRISTI, TX 78415

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$21,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$21,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$21,000	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$21,000	

Taxing Jurisdiction

Owner: SAENZ EMILIA M
 % Ownership: 100.0000000000%
 Total Value: \$21,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$21,000	\$21,000	\$0.00
CKI	CITY OF KINGSVILLE	0.825000	\$21,000	\$21,000	\$173.25
GKL	KLEBERG COUNTY	0.771870	\$21,000	\$21,000	\$162.09

SKI	KINGSVILLE I.S.D.	1.518900	\$21,000	\$21,000	\$318.97
WST	SOUTH TEXAS WATER AUTHORITY	0.078489	\$21,000	\$21,000	\$16.48
	Total Tax Rate:	3.194259			
				Taxes w/Current Exemptions:	\$670.79
				Taxes w/o Exemptions:	\$670.79

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C1	C1	4.2000	174240.00	0.00	0.00	\$21,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$21,000	0	21,000	\$0	\$21,000
2021	\$0	\$21,000	0	21,000	\$0	\$21,000
2020	\$0	\$21,000	0	21,000	\$0	\$21,000
2019	\$0	\$21,000	0	21,000	\$0	\$21,000
2018	\$0	\$21,000	0	21,000	\$0	\$21,000
2017	\$0	\$21,000	0	21,000	\$0	\$21,000
2016	\$0	\$21,000	0	21,000	\$0	\$21,000
2015	\$0	\$21,000	0	21,000	\$0	\$21,000
2014	\$0	\$21,000	0	21,000	\$0	\$21,000
2013	\$0	\$21,000	0	21,000	\$0	\$21,000
2012	\$0	\$21,000	0	21,000	\$0	\$21,000
2011	\$0	\$21,000	0	21,000	\$0	\$21,000
2010	\$0	\$21,000	0	21,000	\$0	\$21,000
2009	\$0	\$21,000	0	21,000	\$0	\$21,000

Questions Please Call (361) 595-5775

Edward Jones

> edwardjones.com | Member SIPC

Think CDs are boring? That's the point

Bank-issued, FDIC-insured

4.05% Minimum deposit \$5000.00
1-year APY*

For those interested in a more conservative investment strategy, CDs guarantee the return of the full principal amount at maturity. Want to learn more? Get in touch today.



Bud Malcik, AAMS™
Financial Advisor
1014 South 14th Street
Kingsville, TX 78363
361-592-2678

* Annual Percentage Yield (APY) effective 09/30/2022. CDs offered by Edward Jones are bank-issued and FDIC-insured up to \$250,000 (principal and interest accrued but not yet paid) per depositor, per insured depository institution, for each account ownership category. Please visit www.fdic.gov or contact your financial advisor for additional information. Subject to availability and price change. CD values are subject to interest rate risk such that when interest rates rise, the prices of CDs can decrease. If CDs are sold prior to maturity, the investor can lose principal value. FDIC insurance does not cover losses in market value. Early withdrawal may not be permitted. Yields quoted are net of all commissions. CDs require the distribution of interest and do not allow interest to compound. CDs offered through Edward Jones are issued by banks and thrills nationwide. All CDs sold by Edward Jones are registered with the Depository Trust Corp. (DTC).

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Phyllisia Lopez appointed County Extension Agent for Kleberg-Kenedy County

Kingsville, TX - Phyllisia Lopez has been named 4-H County Extension Agent for Kleberg-Kenedy County, effective Oct. 1, 2022, according to a joint announcement by Kleberg County Judge Rudy Madrid, Kenedy County Judge Charles Burns, Kleberg & Kenedy County Commissioners, and Dr. Ruben J. Saldaña, District Extension Administrator for Texas A&M AgriLife Extension, headquartered at the Texas A&M Research and Extension Center at Weslaco.



Phyllisia Lopez

Lopez was an active FFA member and obtained her bachelor's degree in Animal Sciences from Texas A&M University - Kingsville, Ms. Lopez had the opportunity throughout college to intern with Texas A&M AgriLife Extension in Cameron County. She also worked in agriculture related jobs throughout her college years with Innovative Seed Solution in Bishop, There, Ms. Lopez did much research with sorghum crops and worked under her animal science professor with sheep.

In Kleberg-Kenedy County, Lopez will serve as the County Extension Agent with responsibilities for 4-H Youth Development. She will also be responsible for providing leadership and management for the Kleberg-Kenedy County 4-H program cooperatively with 4-H volunteers and leaders. Lopez's respon-

sibilities will be to work with the youth, community-based organizations, Extension committees, and local citizens to identify youth issues of relevance to Kleberg-Kenedy County and provide educational responses to address those issues in measurable ways.

The Kleberg-Kenedy County Extension Office is part of Texas A&M AgriLife Extension, an agency of the Texas A&M University System. Local Extension programs extend university resources

to residents by providing practical information, training, and technical assistance in four broad program areas: Agriculture and Natural Resources, Family & Consumer Sciences, 4-H & Youth Development, and Community & Economic Development. Texas Cooperative Extension is a cooperative effort between the United States Department of Agriculture, the State of Texas, and the Kleberg-Kenedy County Commissioners' Court.

City of Kingsville Department lists food establishment scores

By **TERRY FITZWATER**
PUBLISHER

The City of Kingsville Health Department recently reviewed 22 food establishments in the county, with inspections taking place between Aug. 29 and Sept. 9.

All 22 of the venues inspected received "A" scores, with five of them tallying a perfect 100.

Eve's Heavenly Delights, TAMUK-Chic-Fil-A, TAMUK-Starbucks,

the Kings Inn and the Kwik Pantry on West Corral all came in with perfect 100's.

A record 10 establishments just missed perfect 100's, coming in with 99's.

Food Establishments that scored 99 included the Ricardo ISD, the Bafin Bay Seafood Company, Christus Kleberg Cafe, El Campo Game Processing, Superette, Chili's, CVS, Javelina Campus Store and Arby's.

There was only one

place that got a 98, Rock's Discount Vitamins and More.

Four businesses were next in line, as the Riviera Burger King, Spice Station, TAMUK-Catering and TAMUK-Subway all finished at 97.

TAMUK-Pizza Hut came in with a 95, followed by Casa de Tacos at 92.

Chop Stix was the last of the "A" establishments during the inspection period, finishing with a 90.



The City of Kingsville will be hosting a TRASH-OFF
Citizens can dump their Trash for FREE!

Sal., Oct. 29, 2022, from 8:30 am - 12:00 pm

WEATHER PERMITTING

LOCATED AT 6TH & EAST AVE B

TWO BLOCKS NORTH OF KLEBERG ELEMENTARY SCHOOL
YOU MUST PROVIDE PROOF OF RESIDENCY AND UTILITY BILL
Contact Code Compliance for more info @ 361-595-8093

No Contractors allowed! Kingsville Residents Only!

We will Accept:

- Appliances (no refrigerators or freezers)
- Brush
- Furniture
- Tires (8 per vehicle)

Only standard automobile tires

We WILL NOT Accept:

- Hazardous Waste
- Refrigerators or Freezers
- Concrete/100'
- Household Garbage
- Sheetrock or Roofing Scraps



PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, October 19, 2022 at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

Lupe Alvarez owner/applicant; requesting the rezone of Vista Alegre, BLOCK 2 LOTS 3 & 4, also known as 1405 East Henrietta, Kingsville, Texas from R1 (Single Family) to C1 (Neighborhood Services).

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

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, October 24, 2022 at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard:

Lupe Alvarez owner/applicant; requesting the rezone of Vista Alegre, BLOCK 2 LOTS 3 & 4, also known as 1405 East Henrietta, Kingsville, Texas from R1 (Single Family) to C1 (Neighborhood Services).

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

PUBLIC HEARING NOTICE

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Beverly Gant, applicant, requesting a Special Use Permit for Childcare in home in R1 (Single Family) at FORREST PARK 1, BLOCK 2, LOT 20 also known as 803 Inez, Kingsville, Texas.

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

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Beverly Gant, applicant, requesting a Special Use Permit for Childcare in home in R1 (Single Family) at FORREST PARK 1, BLOCK 2, LOT 20 also known as 803 Inez, Kingsville, Texas.

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

ITEMS 3 & 4



MEMO

Date: October 14, 2022

To: Planning and Zoning Commission Members

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

Subject: **Beverly Gant, applicant/owner; requesting a Special Use Permit for Childcare in Home in R1 (Single Family) property located at FORREST PARK 1, BLOCK 2, LOT 20 also known as 803 Inez, Kingsville, Texas.**

The applicant approached the department because they wanted to carry out the business of Childcare in home at their property (**803 Inez, Kingsville, Texas**). A look at the current zoning of the property revealed an R1 (Single Family Residential) zoning which does not permit such development except under a Special Use Permit regime.

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

Thank you.

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

Uche Echeozo
Director of Planning and
Development Services

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

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 803 Inez Kingsville Texas 78363 Nearest Intersection East Warren & Inez
 (Proposed) Subdivision Name Forrest Park Lot 20 Block 2
 Legal Description: Childcare in home
 Existing Zoning Designation R-1 Future Land Use Plan Designation Special Use Permit

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Beverly Gant Phone 3614551993 FAX _____
 Email Address (for project correspondence only): bevgant2716@gmail.com
 Mailing Address 803 Inez City Kingsville, Tx. State Tx. Zip 78363
 Property Owner Beverly, Joel Gant Phone 3614551993 FAX _____
 Email Address (for project correspondence only): bevgant2716@gmail.com
 Mailing Address _____ City _____ State _____ Zip _____

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

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

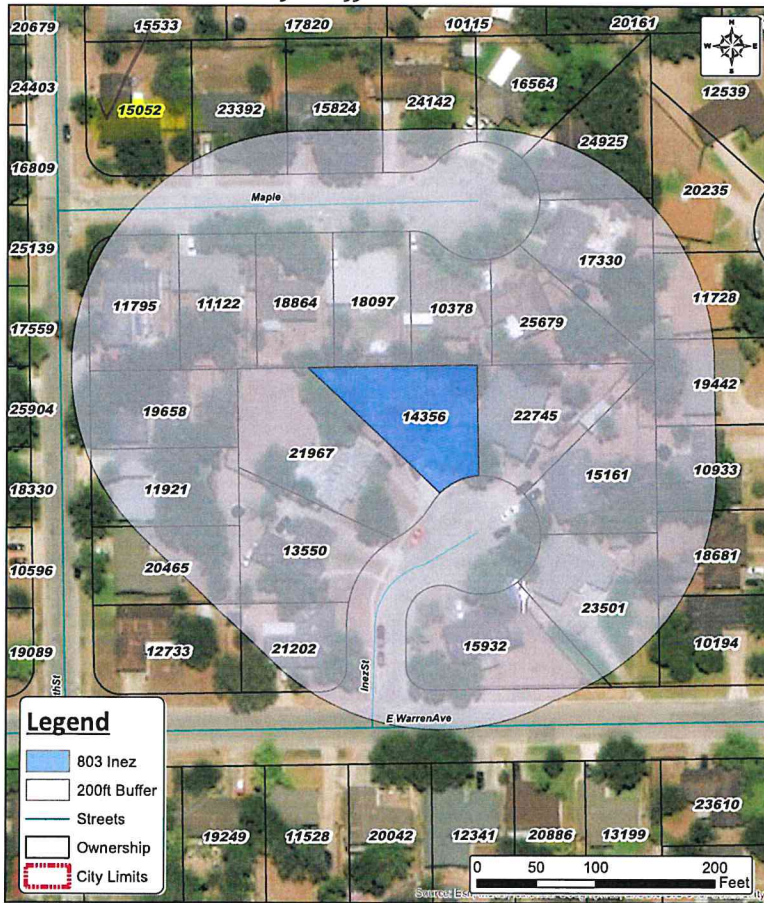
Please provide a basic description of the proposed project:

Home childcare for 2 1/2 - 4 year olds. I'm licensed for 12, but will keep 4-5 w/ olds. Parents can pick up/drop off between 7:00-5:30 P.M.

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

Applicant's Signature Beverly G Gant Date: 9-13-2022
 Property Owner's Signature _____ Date: _____
 Accepted by: _____ Date: _____

200ft Buffer at 803 Inez



	Drawn By: G. AMAYA Last Update: 9/23/2022 Note: Please see attached documents.	DISCLAIMER: THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.	CITY OF KINGSVILLE ENGINEERING DEPARTMENT 400 W King Ave; Kingsville, TX 78363 Office: (361) 595-8007 Fax: (361) 595-8064
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Clifton W McPeak
Etux Consolacion
3330 Overlook DR
Dekalb, IL 60115-4909
#15052

Pearly Kemp
819 S 21st St
Kingsville, TX 78363
#18681

Alfonso R Garcia Est
1503 Maple ST
Kingsville, TX 78363
#11795

Raul S Vela Jr
And Phyllis Rosie Montoya
1508 Maple St
Kingsville, TX 78363
#23392

Rios Dariel
Etux Clarissa F
829 S 21st St
Kingsville, TX 78363
#10194

Oscar Arizpe
Etux Loralva F
804 S 19th St
Kingsville, TX 78363
#19658

Linda A Roberts
1512 Maple ST
Kingsville, TX 78363
#15824

Elva Cantu
505 E Rachel
Beeville, TX 78102
#13550

Scott A Bucy
Etux Anne
812 S 19th St
Kingsville, TX 78363
#11921

T & R Trust
Rebecca S Trant (Trustee)
820 S 18th St
Kingsville, TX 78363
#24142

Angelina Hinojosa
811 Inez
Kingsville, TX 78363
#21967

Edwin Cann
Etux Donna
5042 Al Theis St
Bishop, TX 78343
#20465

Christopher D Cherry
1522 Maple St
Kingsville, TX 78363
#16564

Samantha Garza
1528 Maple St
Kingsville, TX 78363
#24925

Emmett Owen
Etux Lydia L
828 S 19th St
Kingsville, TX 78363
#12733

Sonya Trevino
721 S 21st St
Kingsville, TX 78363
#20235

Pedro B Narvaez
Antonia Narvaez
1521 Maple St
Kingsville, TX 78363
#25679

T & R Trust
Rebecca S Trant (Trustee)
820 S 18th St
Kingsville, TX 78363
#21202

Keith A Platt
Etux Kristina A
1527 Maple ST
Kingsville, TX 78363
#17330

Karissa Loreda
Mario Loreda
9402 Fernwood Forest
Houston, TX 77040
#10378

De La Garza Francisco J
Etux Vienna D
802 Inez St
Kingsville, TX 48363
#22745

George Farek
727 S 21st St
Kingsville, TX 78363
#11728

Juan M Herrera
Etux Olivia
1517 Maple ST
Kingsville, TX 78363
#18097

T & R Trust
Rebecca S Trant (Trustee)
820 S 18th St
Kingsville, TX 78363
#15161

Jerry Leal
803 S 21st St
Kingsville, TX 78363
#19442

Gavino O Amaya
Etux Lillian R
1511 Maple ST
Kingsville, TX 78363
#18864

Juarez Oscar Z
Etux Esmeralda
820 Inez St
Kingsville, TX 78363
#23501

Paul A Baca
Etux Linda Gale
948 Pecan Street
Canyon Lake, TX 78133
#10933

Ricardo Menchaca
Sara Martinez
1507 Maple St
Kingsville, TX 78363
#11122

Ahrens James Lee
Etux Maribeth
1521 Warren Ave
Kingsville, TX 78363
#15932

Kleberg CAD

Property Search > 14356 GANT JOEL B for Year 2022

Tax Year: 2022

Property

Account

Property ID: 14356 Legal Description: FORREST PARK 1, BLOCK 2, LOT 20
 Geographic ID: 130300220000192 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 803 INEZ Mapsco:
 Neighborhood: Map ID: B1
 Neighborhood CD:

Owner

Name: GANT JOEL B Owner ID: 13460
 Mailing Address: ETUX BEVERLY % Ownership: 100.0000000000%
 803 INEZ ST
 KINGSVILLE, TX 78363-6526
 Exemptions: HS

Values

(+) Improvement Homesite Value:	+	\$99,500	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$11,300	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$110,800	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$110,800	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$110,800	

Taxing Jurisdiction

Owner: GANT JOEL B
 % Ownership: 100.0000000000%
 Total Value: \$110,800

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$110,800	\$110,800	\$0.00
CKI	CITY OF KINGSVILLE	0.840000	\$110,800	\$110,800	\$930.72

GKL	KLEBERG COUNTY	0.771870	\$110,800	\$110,800	\$855.23
SKI	KINGSVILLE I.S.D.	1.518900	\$110,800	\$70,800	\$1,075.38
WST	SOUTH TEXAS WATER AUTHORITY	0.078489	\$110,800	\$105,800	\$83.04
Total Tax Rate:		3.209259			
				Taxes w/Current Exemptions:	\$2,944.37
				Taxes w/o Exemptions:	\$3,555.86

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 1835.0 sqft Value: \$99,500

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	MM4	EWG	1972	1394.0
MADM	MAIN ADDITION MASONRY	*		1972	441.0
OPMA	OPEN PORCH MASONRY AVERAGE	*		1972	20.0
PCMA	PATIO COVERED MASONRY AVERAGE	*		1972	192.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.2552	11114.43	90.56	122.73	\$11,300	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$99,500	\$11,300	0	110,800	\$0	\$110,800
2021	\$99,500	\$11,300	0	110,800	\$6,817	\$103,983
2020	\$83,230	\$11,300	0	94,530	\$0	\$94,530
2019	\$83,230	\$11,300	0	94,530	\$0	\$94,530
2018	\$88,830	\$11,300	0	100,130	\$0	\$100,130
2017	\$88,830	\$11,300	0	100,130	\$0	\$100,130
2016	\$88,830	\$11,300	0	100,130	\$844	\$99,286
2015	\$78,960	\$11,300	0	90,260	\$0	\$90,260
2014	\$78,960	\$11,300	0	90,260	\$0	\$90,260
2013	\$78,960	\$11,300	0	90,260	\$0	\$90,260
2012	\$72,380	\$11,650	0	84,030	\$0	\$84,030
2011	\$72,380	\$11,650	0	84,030	\$0	\$84,030
2010	\$72,380	\$11,380	0	83,760	\$0	\$83,760
2009	\$72,380	\$11,380	0	83,760	\$215	\$83,545

Questions Please Call (361) 595-5775

Edward Jones

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Financial Advisor
1014 South 14th Street
Kingsville, TX 78363
361-592-2618

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Phyllishia Lopez appointed County Extension Agent for Kleberg-Kenedy County

Kingsville, TX - Phyllishia Lopez has been named 4-H County Extension Agent for Kleberg-Kenedy County, effective Oct. 1, 2022, according to a joint announcement by Kleberg County Judge Rudy Madrid, Kenedy County Judge Charles Burns, Kleberg & Kenedy County Commissioners, and Dr. Ruben J. Saldaña, District Extension Administrator for Texas A&M AgriLife Extension, headquartered at the Texas A&M Research and Extension Center at Weslaco.

Lopez was an active FFA member and obtained her bachelor's degree in Animal Sciences from Texas A&M University - Kingsville. Ms. Lopez had the opportunity throughout college to intern with Texas A&M AgriLife Extension in Cameron County. She also worked in agriculture related jobs throughout her college years with Innovative Seed Solution in Bishop, There, Ms. Lopez did much research with sorghum crops and worked under her animal science professor with sheep.

In Kleberg-Kenedy County, Lopez will serve as the County Extension Agent with responsibilities for 4-H Youth Development. She will also be responsible for providing leadership and management for the Kleberg-Kenedy County 4-H program cooperatively with 4-H volunteers and leaders. Lopez's respon-



Phyllishia Lopez

sibilities will be to work with the youth, community-based organizations, Extension committees, and local citizens to identify youth issues of relevance to Kleberg-Kenedy County and provide educational responses to address those issues in measurable ways. The Kleberg-Kenedy County Extension Office is part of Texas A&M AgriLife Extension, an agency of the Texas A&M University System. Local Extension programs extend university resources to residents by providing practical information, training, and technical assistance in four broad program areas: Agriculture and Natural Resources, Family & Consumer Sciences, 4-H & Youth Development, and Community & Economic Development. Texas Cooperative Extension is a cooperative effort between the United States Department of Agriculture, the State of Texas, and the Kleberg-Kenedy County Commissioners' Court.

TRASH-OFF

The City of Kingsville will be hosting a TRASH-OFF
Citizens can dump their Trash for FREE!
Sat., Oct. 29, 2022, from 8:30 am - 12:00 pm
WEATHER PERMITTING
LOCATED AT 6TH & EAST AVE B
TWO BLOCKS NORTH OF KLEBERG ELEMENTARY SCHOOL
YOU MUST PROVIDE PROOF OF RESIDENCY AND UTILITY BILL
Contact Code Compliance for more info @ 361-595-8093
No Contractors allowed! Kingsville Residents Only!

<p>We will Accept:</p> <ul style="list-style-type: none"> *Appliances (no refrigerators or freezers) *Brush *Furniture *Tires (8 per vehicle) <p>Only standard automobile tires</p>	<p>We will NOT Accept:</p> <ul style="list-style-type: none"> *Hazardous Waste *Refrigerators or Freezers *Concrete/1007 *Household Garbage *Sheetrock or Roofing Scraps
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City of Kingsville Department lists food establishment scores

By TERRY FITZWATER
PUBLISHER

The City of Kingsville Health Department recently reviewed 22 food establishments in the county, with inspections taking place between Aug. 29 and Sept. 9.

All 22 of the venues inspected received "A" scores, with five of them tallying a perfect 100. Eve's Heavenly Delights, TAMUK-Chic-Fil-A, TAMUK-Starbucks,

the Kings Inn and the Kwik Pantry on West Corral all came in with perfect 100's.

A record 10 establishments just missed perfect 100's, coming in with 99's.

Food Establishments that scored 99 included the Ricardo ISD, the Baffin Bay Seafood Company, Christus Kleberg Cafe, El Campo Game Processing, Superette, Chili's, CVS, Javelina Campus Store and Arby's.

There was only one

place that got a 98, Rock's Discount Vitamins and More.

Four businesses were next in line, as the Riviera Burger King, Spice Station, TAMUK-Catering and TAMUK-Subway all finished at 97.

TAMUK-Pizza Hut came in with a 95, followed by Casa de Tacos at 92.

Chop Stix was the last of the "A" establishments during the inspection period, finishing with a 90.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, October 19, 2022 at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

Lupe Alvarez owner/applicant; requesting the rezone of Vista Alegre, BLOCK 2 LOTS 3 & 4, also known as 1405 East Henrietta, Kingsville, Texas from R1 (Single Family) to C1 (Neighborhood Services).

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

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, October 24, 2022 at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard:

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