

PLANNING & ZONING COMMISSION AGENDA

Wednesday, January 4, 2023, 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) – *December 7, 2022*
- PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS
- POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA
- OLD BUSINESS – *None.*

Planning Commission Agenda

- **NEW BUSINESS –**

ITEM #1 - Public Hearing on the request from Ifeanyi Mbadugha applicant; requesting the re-plat of Ronning 2, Block 3, Lot 1-6 and Lund Addn, Block 7, Lot 1, also known as 1103 to 1115 E King, Kingsville TX 78363.

ITEM #2 - Discuss and Consider Action on the request from Ifeanyi Mbadugha applicant; requesting the re-plat of Ronning 2, Block 3, Lot 1-6 and Lund Addn, Block 7, Lot 1, also known as 1103 to 1115 E King, Kingsville TX 78363.

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, January 4, 2023.



Uchechukwu Echeozo
Director of Planning & Development Services

Posted
@ 4:00 PM
On December 29,
2022
By: Herlinda Solis

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 7, 2022**

Planning and Zoning Members Present

Steve Zamora
Brian Coufal
Mike Klepac
Larry Garcia

Citizens Present

Brenda Rios

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.**
Brian Coufal made a motion to approve the minutes from October 19, 2022, meeting as presented. Mike Klepac 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 Saul Figueroa, applicant, requesting a Special Use Permit for using a Mobile Home as an office in I2 (Heavy Industrial) at GARCIA IND AC, BLOCK 11, LOT 1, 2, 3 also known as East Santa Gertrudis, Kingsville Texas.**
Uche Echeozo told the Board that he researched the Ordinance and mobile homes are allowed to be used as an office for this type of business with a Special Use Permit, letters were also sent out to neighboring properties with zero feedback.
9. **Discuss and Consider Action on the request from**
Item #2 Brian Coufal made the motion to approve the request from Saul Figueroa, applicant, requesting a Special Use Permit for using a Mobile Home as an office in I2 (Heavy Industrial) at

GARCIA IND AC, BLOCK 11, LOT 1, 2, 3 also known as East Santa Gertrudis, Kingsville Texas. Larry Garcia seconded all in favor; none opposed. Motion carried.

10. Public Hearing on the request from

Item #3 Brenda Rios, applicant, requesting a Special Use Permit for Childcare in home in R1 (Single Family)

At TOWN & COUNTRY, BLOCK 11, LOT 8 also known as 1915 Oklahoma, Kingsville Texas.

Uche Echeozo told the Board that the City Attorney had a question about the applicant living in the home, Uche stated that he did not know, and the applicant was present and could answer the question. Uche stated that the Board had just approved a similar request last month but because the attorney has a question, we need to clarify just in case the Commissioners ask.

11. Discuss and Consider Action on the request from

Brenda Rios, applicant, requesting a Special Use Permit for Childcare in home in R1 (Single Family)

At TOWN & COUNTRY, BLOCK 11, LOT 8 also known as 1915 Oklahoma, Kingsville Texas.

Steve Zamora asked Herlinda Solis how many letters were sent out, she responded 22 with one phone call stating the home was vacant but they had no issues with the day care. Steve Zamora asked the applicant Brenda Rios to approach the podium for some questions. Brenda Rios stated that she lived at 1515 Lewis St, Kingsville TX and had been renting out 1915 Oklahoma, but the previous tenants destroyed the house, and it is under renovation at this time. Brenda Rios stated she will be moving back into 1915 Oklahoma. Steve Zamora asked where how many children would attend, Brenda stated 12. Steve Zamora asked where everyone would park, Uche Echeozo stated that he made a site visit and would not affect any properties.

Brian Coufal made the motion to approve the request from Brenda Rios, applicant, requesting a Special Use Permit for Childcare in home in R1 (Single Family)

At TOWN & COUNTRY, BLOCK 11, LOT 8 also known as 1915 Oklahoma, Kingsville Texas. Larry Garcia seconded all in favor; none opposed. Motion carried.

12. Miscellaneous – Uche Echeozo informed the Board that the Steering Committee has been meeting regularly and will start to go into the community to meet in small groups for planning surveys.

13. Adjournment - Meeting adjourned at 6:20 PM

ITEMS 1 & 2



MEMO

Date: January 4, 2023

To: Planning and Zoning Commission Members

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

Subject: **Ifeanyi Mbadugha, applicant/owner; requesting the replat of RONNING 2, BLOCK 3, LOTS 1 – 6, and LUND ADDN BLOCK 7, LOT 1, also known as 1103 to 1115 E King Avenue, Kingsville, Texas.**

The applicant approached the department because they wanted to replat their property (by merging a number of lots into one big lot) as described in the attached drawing. The applicant is looking at putting up a doctor's office in the said property.

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 enable further business development within the City and the business is in compliance with the Zoning Ordinance.

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 103 to 115 E. King Nearest Intersection 15th street and King Ave
 (Proposed) Subdivision Name honning Addition No 2 Lot _____ Block 3
 Legal Description: lots 1-6, BLK 3, honning Addition No 2 and lot 1, BLK 7 land to be
 Existing Zoning Designation C-2 Future Land Use Plan Designation Doctors Office

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Fanyi Mbadugha Phone 361 816 0675 FAX _____
 Email Address (for project correspondence only): dagee24@yahoo.com
 Mailing Address 8929 Stearman Drive City Corpus Christi State TX Zip 78414
 Property Owner Zunie Investments Phone 361 816 0675 FAX _____
 Email Address (for project correspondence only): dagee24@yahoo.com
 Mailing Address 8929 Stearman Drive City Corpus Christi State TX Zip 78414

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

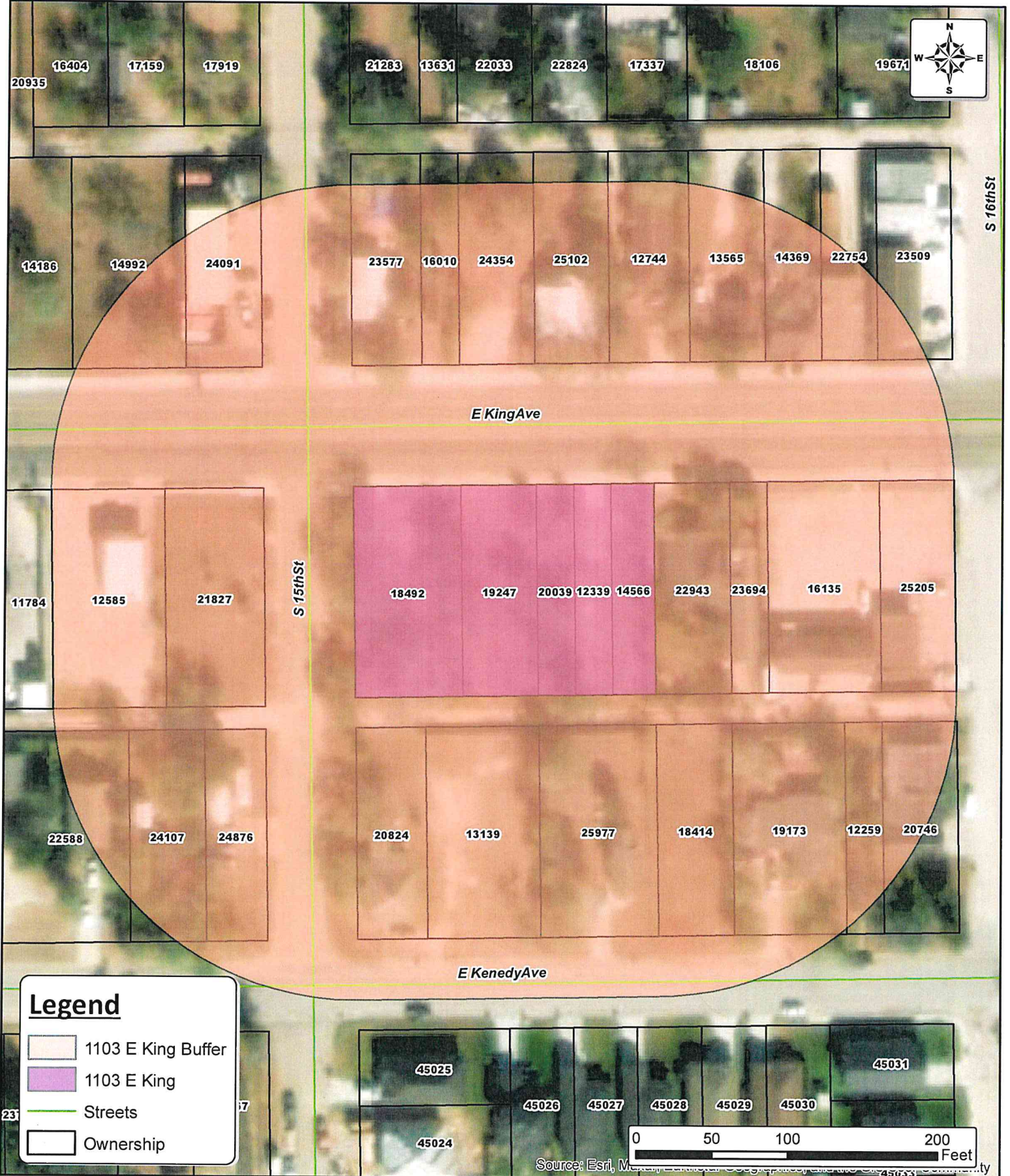
<input type="checkbox"/> Annexation Request	No Fee	<input type="checkbox"/> Preliminary Plat	Fee Varies
<input type="checkbox"/> Administrative Appeal (ZBA)	\$250.00	<input type="checkbox"/> Final Plat	Fee Varies
<input type="checkbox"/> Comp. Plan Amendment Request	\$250.00	<input type="checkbox"/>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

Please provide a basic description of the proposed project:

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: 11/09/2022
 Property Owner's Signature [Signature] Date: 11/09/2022
 Accepted by: [Signature] Date: 12/5/2022

200 ft Buffer at 1103 E King Ave



Legend

- 1103 E King Buffer
- 1103 E King
- Streets
- Ownership

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.



JONES GENE M
PO DRAWER A
KINGSVILLE, TX 78363
#14992

N & D BARNETT LLC
NOLAN BARNETT
202 FALLS DR
SUNNYVALE, TX 75182
#12585

SANCHEZ RENE
4253 MULLIGAN
CORPUS CHRITI, TX 78413
#18414

EK LLOYD ZACHARY
ETUX TANJA
342 DANA
KINGSVILLE, TX 78363
#24091

BARRAZA JOAQUIN EST
ALICIA BARRAZA (IND EXEC)
402 W HENRIETTA
KINGSVILLE, TX 78363
#21827

PEREZ BALDEMAR
ETUX ADELITA
1126 E KENEDY
KINGSVILLE, TX 78363
#19173

GARZA ABEL P
4117 JAMLIE AVE
KINGSVILLE, TX 78363
#23577

ALVAREZ GAUDALUPE B
ETUX CRISTINA M
1513 MICHAEL ST
KINGSVILLE, TX 78363
#16135

ALWAYS A WAY LLC
PO BOX 828
SEGUIN, TX 78156
#12259

BENAVIDES GUADALUPE R JR
915 E SHELTON
KINGSVILLE, TX 78363
#16010

ALVAREZ GUADALUPE B
1513 MICHAEL
KINGSVILLE, TX 78363
#25205

DE LEON DELFINO G EST
ETUX OFELIA G
1132 E KENEDY AVE
KINGSVILLE, TX 78363
#20746

ESQUIVEL FILEMON JR
1232 E KING AVE
KINGSVILLE, TX 78363
#25102

PENDLETON HOLDINGS LLC
312 N PASADENA
KINGSVILLE, TX 78363
#22588

GONZALEZ ABEL
PO BOX 180
KINGSVILLE, TX 78364
#14369

ESQUIVEL CHRISITNA C
1232 E KING
KINGSVILLE, TX 78363
#24354

AMBRIZ MARGARITA C
AND OCTAVIO C AMBRIZ JR
1247 ½ E KING AVE
KINGSVILLE, TX 78363
#24107

CISNEROS FRANCES
1119 E KING AVE
KINGSVILLE, TX 78363
#23694

SALINAS SARA
1116 E KING AVE UNIT A
KINGSVILLE, TX 78363
#24744

CRUZ JOSE L
1026 E KENEDY
KINGSVILLE, TX 78363
#24876

GONZALEZ CYNTHIA ANN
907 W KLEBERG AVE
KINGSVILLE, TX 78363
#22943

RAMOS DIANA M
1418 E KING AVE
KINGSVILLE, TX 78363
#13565

LOPEZ JESUS
ETUX JENNIFER ARRIAGA
1102 E KENEDY AVE
KINGSVILLE, TX 78363
#20824

PENA ANITA G
1316 FM 1717
KINGSVILLE, TX 78363
#22754

SAENZ MARGARITA SALINAS
560 N COUNTY ROAD 1050
KINGSVILLE, TX 78363
#13139

ALVAREZ GUADALUPE B
1513 MICHAEL
KINGSVILLE, TX 78363
#23509

SAENZ MARGARITA SALINAS
560 N COUNTY ROAD 1050
KINGSVILLE, TX 78363
#25977

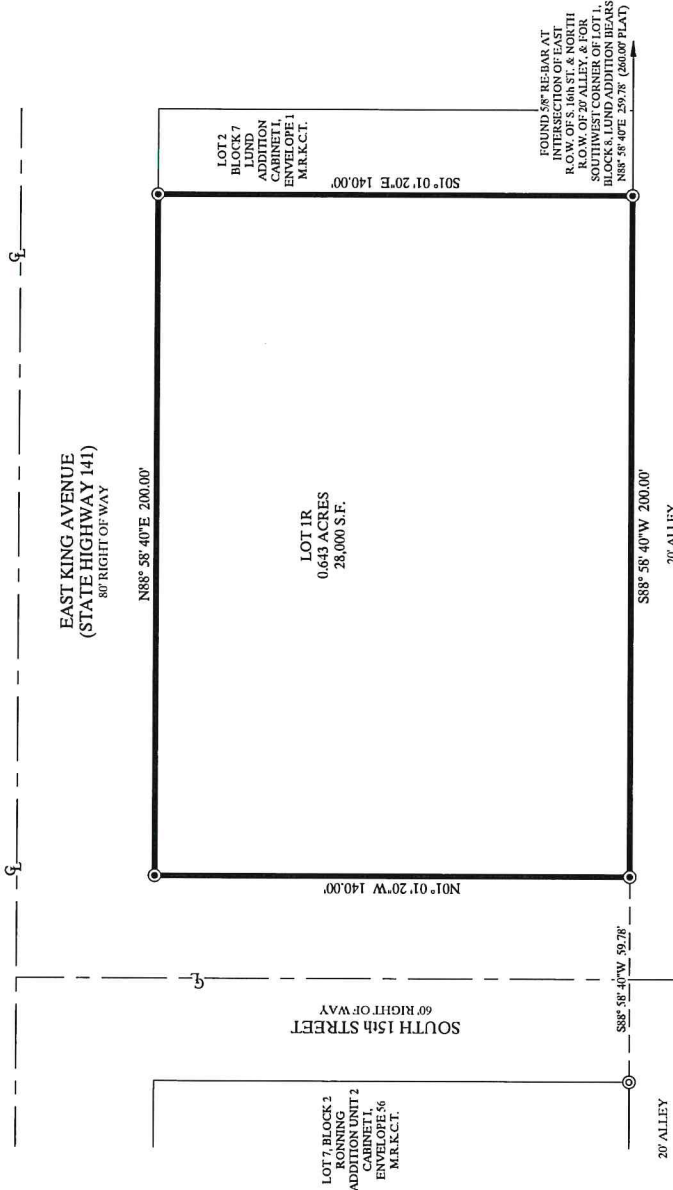
Brister Surveying
 4155 South Padre Island Drive, Suite 511
 Corpus Christi, Texas 78411
 Phone: 361-536-1800
 Fax: 361-536-1802
 brister@brister.com
 bristermapsys@corpusbrister.com
 Firm Registration No.: 16072500



RONNING ADDITION NO. 2

LOT 1R, BLOCK 3

BEING A REPLAT OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 3, RONNING ADDITION NO. 2, AS SHOWN ON THE PLAT RECORDED IN ENVELOPE 56, PLAT CABINET 1, MAP RECORDS OF KLEBERG COUNTY, TEXAS AND LOT 1, BLOCK 7, LUND ADDITION, AS SHOWN ON THE PLAT RECORDED IN ENVELOPE 1, PLAT CABINET 1, MAP RECORDS OF KLEBERG COUNTY, TEXAS.



LOT 14, BLOCK 2 RONNING ADDITION UNIT 2 CABINET 1, ENVELOPE 56 M.R.K.C.T.	LOT 12, BLOCK 3 RONNING ADD. NO. 2 CABINET 1, ENVELOPE 1 M.R.K.C.T.	LOT 12, BLOCK 3 RONNING ADD. NO. 2 CABINET 1, ENVELOPE 1 M.R.K.C.T.	LOT 12, BLOCK 3 RONNING ADD. NO. 2 CABINET 1, ENVELOPE 1 M.R.K.C.T.	LOT 12, BLOCK 3 RONNING ADD. NO. 2 CABINET 1, ENVELOPE 1 M.R.K.C.T.	LOT 10, BLOCK 7 LUND ADDITION CABINET 1, ENVELOPE 1 M.R.K.C.T.	LOT 11, BLOCK 7 LUND ADDITION CABINET 1, ENVELOPE 1 M.R.K.C.T.
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⊙ = SET 5.8" RE-BAR
 ⊗ = FOUND 5.8" RE-BAR

- NOTES:
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN COMMUNITY PANEL NO. 4872C015 E, WHICH BEARS AN EFFECTIVE DATE OF MARCH 17, 2014 AND IS NOT IN A SPECIAL-FLOOD HAZARD AREA.
 - BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD83 (93)-895 DATUM.
 - SET 5.8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELLED BRISTER SURVEYING.
 - THE TOTAL PLATTED AREA IS 0.643 ACRES.

STATE OF TEXAS
 COUNTY OF KLEBERG

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE MAYOR AND THE CITY COMMISSION OF KINGSVILLE, TEXAS.

THIS THE ____ DAY OF _____, 2022

MAYOR _____
 CITY SECRETARY _____

STATE OF TEXAS
 COUNTY OF KLEBERG

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DIRECTOR OF PLANNING FOR THE CITY OF KINGSVILLE, TEXAS.

THIS THE ____ DAY OF _____, 2022

DIRECTOR OF PLANNING _____



SITE MAP
 NOT TO SCALE

STATE OF TEXAS
 COUNTY OF KLEBERG

WE, ZUMIC INVESTMENTS LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON. WE HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE ____ DAY OF _____, 2022

IFRANYI MIHADUGHIA

STATE OF TEXAS
 COUNTY OF KLEBERG

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS DECLARED THAT HE OR SHE IS THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE ____ DAY OF _____, 2022

NOTARY PUBLIC

STATE OF TEXAS
 COUNTY OF KLEBERG

I, _____, CLERK OF THE COUNTY COURT IN AND FOR KLEBERG COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2022, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 2022 AT ____ O'CLOCK ____ M IN SAID COUNTY IN VOLUME ____ PAGE ____ MAP RECORDS NO. _____

FILED FOR RECORD

COUNTY CLERK
 KLEBERG COUNTY, TEXAS

AT ____ O'CLOCK ____ M

STATE OF TEXAS
 COUNTY OF NUZECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP AND INSTRUMENT AND I AM AWARE OF THE CONTENTS THEREOF AND I BELIEVE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE ____ DAY OF _____, 2022

RONALD E. BRISTER
 REGISTERED PROFESSIONAL LAND SURVEYOR

Kleberg CAD

Property Search > 18492 ZUMIC INVESTMENTS LLC for Year 2022

Tax Year:

Property

Account

Property ID:	18492	Legal Description:	RONNING 2, BLOCK 3, LOT 1-6
Geographic ID:	159100301000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	1103 E KING TX	Mapsco:	
Neighborhood:		Map ID:	B1
Neighborhood CD:			

Owner

Name:	ZUMIC INVESTMENTS LLC	Owner ID:	68184
Mailing Address:	7018 HANNAH CORPUS CHRISTI, TX 78413	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$17,150	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$17,150	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$17,150	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$17,150	

Taxing Jurisdiction

Owner: ZUMIC INVESTMENTS LLC
 % Ownership: 100.0000000000%
 Total Value: \$17,150

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$17,150	\$17,150	\$0.00

CKI	CITY OF KINGSVILLE	0.825000	\$17,150	\$17,150	\$141.49
GKL	KLEBERG COUNTY	0.771870	\$17,150	\$17,150	\$132.38
SKI	KINGSVILLE I.S.D.	1.518900	\$17,150	\$17,150	\$260.50
WST	SOUTH TEXAS WATER AUTHORITY	0.078489	\$17,150	\$17,150	\$13.46
Total Tax Rate:		3.194259			
				Taxes w/Current Exemptions:	\$547.83
				Taxes w/o Exemptions:	\$547.83

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C1	C1	0.5906	25725.00	171.50	150.00	\$17,150	\$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	\$17,150	0	17,150	\$0	\$17,150
2021	\$0	\$7,150	0	7,150	\$0	\$7,150
2020	\$0	\$7,150	0	7,150	\$0	\$7,150
2019	\$0	\$7,150	0	7,150	\$0	\$7,150
2018	\$0	\$7,150	0	7,150	\$0	\$7,150
2017	\$0	\$7,150	0	7,150	\$0	\$7,150
2016	\$0	\$7,150	0	7,150	\$0	\$7,150
2015	\$0	\$7,150	0	7,150	\$0	\$7,150
2014	\$0	\$7,150	0	7,150	\$0	\$7,150
2013	\$0	\$7,150	0	7,150	\$0	\$7,150
2012	\$0	\$7,440	0	7,440	\$0	\$7,440
2011	\$0	\$7,440	0	7,440	\$0	\$7,440
2010	\$0	\$7,440	0	7,440	\$0	\$7,440
2009	\$0	\$7,440	0	7,440	\$0	\$7,440

Questions Please Call (361) 595-5775

Kleberg CAD

Property Search > 14566 ZUMIC INVESTMENTS LLC for Year 2022

Tax Year: 2022

Property

Account

Property ID: 14566 Legal Description: LUND ADDN, BLOCK 7, LOT 1
 Geographic ID: 143300701000192 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 1115 E KING Mapsco:
 Neighborhood: Map ID: B1
 Neighborhood CD:

Owner

Name: ZUMIC INVESTMENTS LLC Owner ID: 68184
 Mailing Address: 7018 HANNAH % Ownership: 100.0000000000%
 CORPUS CHRISTI, TX 78413
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$2,850	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$2,850	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$2,850	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$2,850	

Taxing Jurisdiction

Owner: ZUMIC INVESTMENTS LLC
 % Ownership: 100.0000000000%
 Total Value: \$2,850

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$2,850	\$2,850	\$0.00
CKI	CITY OF KINGSVILLE	0.825000	\$2,850	\$2,850	\$23.51

GKL	KLEBERG COUNTY	0.771870	\$2,850	\$2,850	\$22.00
SKI	KINGSVILLE I.S.D.	1.518900	\$2,850	\$2,850	\$43.28
WST	SOUTH TEXAS WATER AUTHORITY	0.078489	\$2,850	\$2,850	\$2.24
Total Tax Rate:		3.194259			
				Taxes w/Current Exemptions:	\$91.03
				Taxes w/o Exemptions:	\$91.03

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C1	C1	0.0981	4275.00	28.50	150.00	\$2,850	\$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	\$2,850	0	2,850	\$0	\$2,850
2021	\$0	\$2,850	0	2,850	\$0	\$2,850
2020	\$0	\$2,850	0	2,850	\$0	\$2,850
2019	\$0	\$2,850	0	2,850	\$0	\$2,850
2018	\$0	\$2,850	0	2,850	\$0	\$2,850
2017	\$0	\$2,850	0	2,850	\$0	\$2,850
2016	\$0	\$2,850	0	2,850	\$0	\$2,850
2015	\$0	\$2,850	0	2,850	\$0	\$2,850
2014	\$0	\$2,850	0	2,850	\$0	\$2,850
2013	\$0	\$2,850	0	2,850	\$0	\$2,850
2012	\$0	\$2,960	0	2,960	\$0	\$2,960
2011	\$22,890	\$2,960	0	25,850	\$0	\$25,850
2010	\$22,890	\$2,960	0	25,850	\$0	\$25,850
2009	\$22,890	\$2,960	0	25,850	\$0	\$25,850

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/19/2021	GWD	GENERAL WARRANTY DEED	DAVIS ROY E	ZUMIC INVESTMENTS LLC			324608
2	2/17/2020	DEATH	DEATH - ADD EST TO OWNERSHIP	DAVIS ROY E	DAVIS ROY E			
3	7/11/2016	SPGFTWD	SPECIAL GIFT WD	DAVIS ROY E	DAVIS ROY E	556	984	

Tax Due

Property Tax Information as of 12/06/2022

Amount Due if Paid on:

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

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

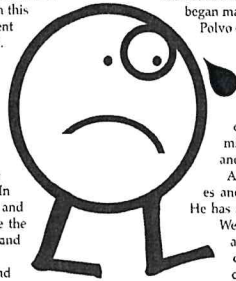
I'm Hungry: how to make Snow Ball Cookies

By Vicki Yanbrough

Life is what you bake it. Joe Longoria proved this motto to be oh so correct. His life is full of change and talents, as well as his cooking adventures. Baking started as a youth and with this experience he developed different styles and recipes as he matured. Raised in Kingsville, he had his grandmother and mother to learn from. At the age of 13 he started working for our local CC Bakery for Mr. Cavazos and at first he worked at maintenance then was moved into the bakery section and made cookies until he moved on to another industry. In 2002, he was working for Celanese and the company downsized and gave the employees their pension packages and Joe was one of these.

He then moved to Longview and came back every couple of months

to visit his parents. Joe would call a local woman and bring tubs of Pan de Polvo back to enjoy and eat with his friends in Longview. They had never tasted the treats, so early on they requested that Joe bring the cookies to a friend's wedding and so it began. Joe began making his own Snow Ball and Pan de Polvo cookies.



Now Joe is semi-retired working part-time as a Boll Weevil technician and promoting the sale of his cookies.

Most of his profits from the cookies go to his local church and missions in the poorest areas of India and Mexico.

A man of many talents, he also preaches and is a talented singer and organist. He has shared his recipe for the Snow Ball Wedding cookies below. If you have any questions or comments about cooking or would like to share your cooking secrets, email me at viva49@hotmail.com.



Joe Longoria



Snow Ball Cookies

Snow Ball Cookies

Ingredients

- 6 Cups White Wing Flour
- 1 tablespoon vegetable oil (divided)
- 2 cups of sugar
- 1 lb Crisco
- 1 egg
- 2 cups ground pecans
- Set aside and make the cinnamon tea*
- 1/2 cup water
- 1/4 cup sugar
- 1 cinnamon stick
- Boil for a couple of minutes.*

Instructions

Whip Crisco, add egg continuing mixing then add vanilla mixing until creamed. Combine flour, sugar and pecans separately then add to the crisco mixture. Pour cinnamon tea a little at a time to mixture, combine then roll into small balls and put on baking pans. Bake at 275° for about 30 minutes. Then roll the balls in a bowl of powdered sugar to cover.

Bishop City Council appoints members to Economic Development Corp.



Bishop Police Chief Edward Day presenting information about new police units. (Photo by Ted Figueroa)

By TED FIGUEROA REPORTER

During the December meeting of the Bishop City Council, there were no public comments. The City will be changing their health care provider to TML Insurance. Adam Alvarado was appointed to the Economic Development Council to fill place 3 until July 2024. Joe Cassias was also appointed to the Economic Development Council to fill place 7 until July of 2024. The Commissioners agreed to purchase two new

pick trucks and one used pick-up truck for the Bishop Police Departments to replace old police units that have been in service since 2009. The older units may be recycled to other departments as needed.

The financial statements and minutes from the last meeting were approved. Police Chief Edward Day said Blue Santa items will be delivered the week of Christmas. The Commissioners took no action on the consideration of the Police Chief salary and related budget amendments.

PUBLIC NOTICE

The City Commission will meet on Monday January 23, 2022, at 5:00 P.M. The following items are set for public hearing and discussion and / or action: Request to condemn the unsafe structures located at:

- 314 E. ELLA
- 406 E. LEE
- 1108 E. HENRIETTA
- 1102 E. HENRIETTA

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting. The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, January 4, 2023, 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:

- Ifeanyi Mbadugha applicant; requesting the re-plat of Ronning 2, Block 3, Lot 1-6 and Lund Addn, Block 7, Lot 1, also known as 1103 to 1115 E King, Kingsville TX 78363.

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, January 9, 2023, 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:

- Ifeanyi Mbadugha applicant; requesting the re-plat of Ronning 2, Block 3, Lot 1-6 and Lund Addn, Block 7, Lot 1, also known as 1103 to 1115 E King, Kingsville TX 78363.

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.