

# PLANNING & ZONING COMMISSION AGENDA

Wednesday, December 7, 2022, 6:00 p.m.

Regular Meeting

Helen Kleberg Groves Community Room,  
1<sup>st</sup> 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) – *October 19, 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 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.**

**ITEM #2 - Discuss and Consider Action on 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.**

**ITEM #3 - Public Hearing 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.**

**ITEM #4 - 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.**

**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, December 7, 2022.



Uchechukwu Echeozo  
Director of Planning & Development Services

Posted  
@ 4:00 PM

On December 1,  
2022

By: Herlinda Solís

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
October 19, 2022**

**Planning and Zoning Members Present**

Steve Zamora  
Brian Coufal  
Mike Klepac  
Debbie Tiffie  
Larry Garcia

**Citizens Present**

Lupe Alvarez

**Staff Present**

Kwabena Agyekum, Senior Planner/HPO  
Herlinda Solis, Administrative Assistant II  
Mark McLaughlin, City Manager

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 of the September 21, 2022, meeting as presented.  
Debbie Tiffie 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).**

Lupe Alvarez spoke to the Board; he stated that the Jubilee School has grown by 100 students from last year and they have had a hard time finding portable buildings to use as classrooms.

He owns the property next to the school and plans to house the new High School on the property.

They don't want to build yet because they are waiting for the school to grow. Kobby Agyekum told the Board that he recommends that this request be approved.  
The public hearing was closed at 6:10 PM

**9. Discuss and Consider Action on the request from**

**ITEM #2** – Debbie Tiffée 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). Larry Garcia seconded all in favor; none opposed. Motion carried.

**10. 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.**

Kobby Agyekum told the Board that this type of property is R1 and this type of business is not allowed that is why she is requesting a Special Use Permit for her Day Care Center.

**11. Discuss and Consider Action on the request from**

Item #4 Steve Zamora asked how many letters were sent out and if we had any phone calls, Herlinda said 30 letters were sent out and zero calls were made to the Planning Department. Brain Coufal made the motion to approve 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. Debbie Tiffée seconded; Mike Klepac opposed the request by voting No for this Special Use Permit. Motion Carried.

**12. Miscellaneous –**

**13. Adjournment - Meeting adjourned at 6:17PM**

ITEMS 1 & 2



## MEMO

**Date:** November 30, 2022

**To:** Planning and Zoning Commission Members

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

**Subject:** **Saul Figueroa, applicant, requesting a Special Use Permit to use a Mobile Home as an office in I2 (Heavy Industrial) property located at GARCIA IND AC, BLOCK 11, LOT 1, 2, 3 also known as East Santa Gertrudis, Kingsville, Texas.**

The applicant approached the department because they wanted to move their mobile home to the subject property and use it as an office for their recycling center. A quick look into the City's Ordinances revealed, in 15-6-23(C)(10) that, "*mobile homes/manufactured homes may be placed in Industrial districts (I1 and I2) for offices or dwellings by a Special Use Permit.*"

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", is written over a horizontal line.

**Uche Echeozo**  
Director of Planning and  
Development Services



CITY OF KINGSVILLE  
PLANNING AND ZONING DIVISION  
MASTER APPLICATION

**PROPERTY INFORMATION: (Please PRINT or TYPE)**

Project Address E Santa Gertrudis Nearest Intersection Us Hwy 77 + Santa Cetr.  
 (Proposed) Subdivision Name Garcia Inc. Ac Lot 1 Block 11 Acres 1.2  
 Legal Description: Block 11, Lot 1 / Lot 2 / Lot 3 E. Santa Gertrudis  
 Existing Zoning Designation \_\_\_\_\_ Future Land Use Plan Designation \_\_\_\_\_

**OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)**

Applicant/Authorized Agent Saul Figueroa Phone 956-372-0800 FAX \_\_\_\_\_  
 Email Address (for project correspondence only): Kingsvillerecycling@yahoo.com  
 Mailing Address 30668 FM 1575 City Los Fresnos State Tx. Zip 78566  
 Property Owner Saul Figueroa Phone 956-372-0800 FAX \_\_\_\_\_  
 Email Address (for project correspondence only): Kingsvillerecycling@yahoo.com  
 Mailing Address 30668 FM 1575 City Los Fresnos State Tx. Zip 78566

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"/> <del>Re-zoning Request</del> _____	<del>\$250.00</del>	<input type="checkbox"/> Re-plat _____	\$250.00
<input checked="" type="checkbox"/> SUP Request/Renewal _____	<u>\$250.00</u>	<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:

Want to use a mobile home as an office.

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: 10/25/22  
 Property Owner's Signature [Signature] Date: 10/25/22  
 Accepted by: [Signature] Date: 11/3/22







Filiberto J Garcia LLC  
1632 E Santa Gertrudis St  
Kingsville, TX 78363  
#19868

Astro Industrial  
Sandblasting & Painting  
1626 Annette St  
Kingsville, TX 78363  
#14489

Glenn Yaklin  
600 E FM 628  
Riviera, TX 78379  
#17810

City Of Kingsville  
Attention: Bill Donnell  
PO Box 1458  
Kingsville, TX 78363  
#17886

Pedro Camarillo Est  
11023 Cleveland Ave  
Riverside, CA 92503  
#10695

# Kleberg CAD

## Property Search > 22101 J FILIBERTO GARCIA LLC for Year 2022

Tax Year:

### Property

#### Account

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

#### Location

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

#### Owner

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

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$16,060	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$16,060	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$16,060	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$16,060	

### Taxing Jurisdiction

Owner: J FILIBERTO GARCIA LLC  
 % Ownership: 100.0000000000%  
 Total Value: \$16,060

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$16,060	\$16,060	\$0.00

CKI	CITY OF KINGSVILLE	0.825000	\$16,060	\$16,060	\$132.49
GKL	KLEBERG COUNTY	0.771870	\$16,060	\$16,060	\$123.96
SKI	KINGSVILLE I.S.D.	1.518900	\$16,060	\$16,060	\$243.94
WST	SOUTH TEXAS WATER AUTHORITY	0.078489	\$16,060	\$16,060	\$12.60
Total Tax Rate:		3.194259			
				Taxes w/Current Exemptions:	\$512.99
				Taxes w/o Exemptions:	\$512.99

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C4	C4	1.0000	43560.00	0.00	0.00	\$16,060	\$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	\$16,060	0	16,060	\$0	\$16,060
2021	\$0	\$16,130	0	16,130	\$0	\$16,130
2020	\$0	\$14,730	0	14,730	\$0	\$14,730
2019	\$0	\$10,930	0	10,930	\$0	\$10,930
2018	\$0	\$8,600	0	8,600	\$0	\$8,600
2017	\$0	\$6,400	0	6,400	\$0	\$6,400
2016	\$0	\$6,400	0	6,400	\$0	\$6,400
2015	\$0	\$6,400	0	6,400	\$0	\$6,400
2014	\$0	\$6,400	0	6,400	\$0	\$6,400
2013	\$0	\$6,400	0	6,400	\$0	\$6,400
2012	\$0	\$6,400	0	6,400	\$0	\$6,400
2011	\$0	\$6,400	0	6,400	\$0	\$6,400
2010	\$0	\$6,400	0	6,400	\$0	\$6,400
2009	\$0	\$6,400	0	6,400	\$0	\$6,400

Questions Please Call (361) 595-5775

# Kleberg CAD

## Property Search > 13682 J FILIBERTO GARCIA LLC for Year 2022

Tax Year:

### Property

#### Account

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

#### Location

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

#### Owner

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

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$16,060	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$16,060	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$16,060	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$16,060	

### Taxing Jurisdiction

Owner: J FILIBERTO GARCIA LLC  
 % Ownership: 100.0000000000%  
 Total Value: \$16,060

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$16,060	\$16,060	\$0.00
CKI	CITY OF KINGSVILLE	0.825000	\$16,060	\$16,060	\$132.49



GKL	KLEBERG COUNTY	0.771870	\$16,060	\$16,060	\$123.96
SKI	KINGSVILLE I.S.D.	1.518900	\$16,060	\$16,060	\$243.94
WST	SOUTH TEXAS WATER AUTHORITY	0.078489	\$16,060	\$16,060	\$12.60
Total Tax Rate:		3.194259			
				Taxes w/Current Exemptions:	\$512.99
				Taxes w/o Exemptions:	\$512.99

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C4	C4	1.0000	43560.00	0.00	0.00	\$16,060	\$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	\$16,060	0	16,060	\$0	\$16,060
2021	\$0	\$16,130	0	16,130	\$0	\$16,130
2020	\$0	\$14,730	0	14,730	\$0	\$14,730
2019	\$0	\$10,930	0	10,930	\$0	\$10,930
2018	\$0	\$8,600	0	8,600	\$0	\$8,600
2017	\$0	\$6,400	0	6,400	\$0	\$6,400
2016	\$0	\$6,400	0	6,400	\$0	\$6,400
2015	\$0	\$6,400	0	6,400	\$0	\$6,400
2014	\$0	\$6,400	0	6,400	\$0	\$6,400
2013	\$0	\$6,400	0	6,400	\$0	\$6,400
2012	\$0	\$6,400	0	6,400	\$0	\$6,400
2011	\$0	\$6,400	0	6,400	\$0	\$6,400
2010	\$0	\$6,400	0	6,400	\$0	\$6,400
2009	\$0	\$6,400	0	6,400	\$0	\$6,400

### Deed History - (Last 3 Deed Transactions)

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

### Tax Due

Property Tax Information as of 10/25/2022

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

# Kleberg CAD

## Property Search > 21326 J FILIBERTO GARCIA LLC for Year 2022

Tax Year:

### Property

#### Account

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

#### Location

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

#### Owner

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

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$19,270	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$19,270	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$19,270	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$19,270	

### Taxing Jurisdiction

Owner: J FILIBERTO GARCIA LLC  
 % Ownership: 100.0000000000%  
 Total Value: \$19,270

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$19,270	\$19,270	\$0.00
CKI	CITY OF KINGSVILLE	0.825000	\$19,270	\$19,270	\$158.98

GKL	KLEBERG COUNTY	0.771870	\$19,270	\$19,270	\$148.73
SKI	KINGSVILLE I.S.D.	1.518900	\$19,270	\$19,270	\$292.69
WST	SOUTH TEXAS WATER AUTHORITY	0.078489	\$19,270	\$19,270	\$15.13
Total Tax Rate:		3.194259			
				Taxes w/Current Exemptions:	\$615.53
				Taxes w/o Exemptions:	\$615.53

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C4	C4	1.2000	52272.00	0.00	0.00	\$19,270	\$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	\$19,270	0	19,270	\$0	\$19,270
2021	\$0	\$19,360	0	19,360	\$0	\$19,360
2020	\$0	\$17,670	0	17,670	\$0	\$17,670
2019	\$0	\$13,120	0	13,120	\$0	\$13,120
2018	\$0	\$10,320	0	10,320	\$0	\$10,320
2017	\$0	\$7,680	0	7,680	\$0	\$7,680
2016	\$0	\$7,680	0	7,680	\$0	\$7,680
2015	\$0	\$7,680	0	7,680	\$0	\$7,680
2014	\$0	\$7,680	0	7,680	\$0	\$7,680
2013	\$0	\$7,680	0	7,680	\$0	\$7,680
2012	\$0	\$7,680	0	7,680	\$0	\$7,680
2011	\$0	\$7,680	0	7,680	\$0	\$7,680
2010	\$0	\$7,680	0	7,680	\$0	\$7,680
2009	\$0	\$7,680	0	7,680	\$0	\$7,680

### Deed History - (Last 3 Deed Transactions)

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

### Tax Due

Property Tax Information as of 10/25/2022

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.



## KISD hosts Parent Presentation uniting against bullying

By Ted Figueroa  
Reporter

Kingsville ISD Superintendent Dr. Cissy Reynolds-Perez hosted a presentation for parents at the H.M. King Domes in an effort to educate, inform and unite the community against bullying. Maurine Molak, the mother of David Molak a 15-year-old student who took his own life in San Antonio in 2016 after being severely harassed on-line, presented her story to staff and parents.

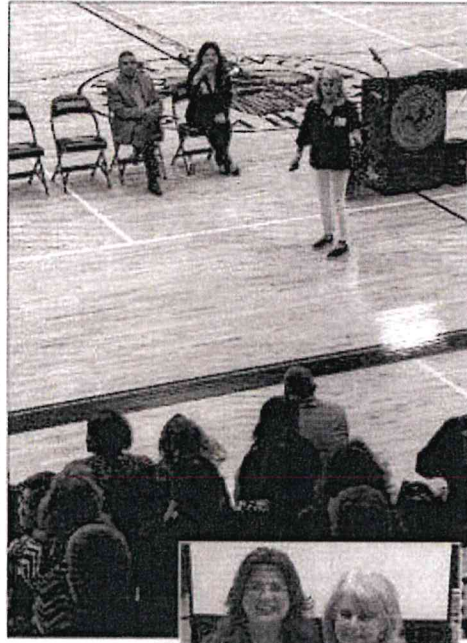
News of David Molak's suicide in 2016 spread quickly. A Go Fund Me page was set by people in San Antonio who wanted to help. Over \$70,000 was raised quickly, and Maurine and her family set up The David's Legacy Foundation, a non-profit organization, dedicated to ending cyberbullying by supporting legislation that prohibits cyberbullying and educating communities about its harmful effects.

"This is a community issue and it takes administrators, parents, and community members working together to combat the problem," Maurine Molak said, before adding that according to the United States Secret Service, 80% of school attackers were bullied by their classmates. She said that after the death of her son, she began working with Senator Jose Menendez and Representative Ina Minjarez who were in the process of writing legislation to combat bullying. Molak said she contributed a lot of the wording and information and in 2017 Senate Bill 179, known as David's Law was passed by the Texas State Legislature.

According to the Legal Digest website, the law defines bullying as "a single significant act or pattern of acts by one or more students directed at another student that exploits an imbalance of power and involves engaging in written or

verbal expression, expression through electronic means that has the effect or will have the effect of physically harming a student, damaging a student's property, or placing a student in reasonable fear of harm to the student's person or of damage to the student's property if sufficient to create an intimidating, threatening, or abusive educational environment for a student. Bullying also includes cyberbullying, which is defined as "bullying that is done through the use of any electronic communication device, including through the use of a cellular or other type of telephone, a computer, a camera, electronic mail, instant messaging, text messaging, a social media application, an internet website, or any other internet-based communication tool."

Kingsville ISD has a freedom from discrimination, harassment, and retaliation policy which includes bullying and the process by which violations of the policy are dealt with and carried out. Parents are encouraged to consult their children's student handbooks to review and become familiar with said policies.



Pictured on top: Maurine Molak presenting David's Law. Pictured on the right: KISD Superintendent Dr. Cissy Reynolds-Perez and Maurine Molak. Photos by Ted Figueroa



### ?? TRIVIA ??

#### HOW SMART ARE YOU?

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

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

Questions:

1. A dog sweats through which part of it's body?
2. What is the size of a newborn kangaroo?
3. Under their white fur, what color is a polar bear's skin?
4. How long does it take a snail to digest a meal?
5. What is a group of kittens called?
6. What does "Kosher" mean in Hebrew?
7. What does Carne Asada mean in Spanish?
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(Answers will be in next issue.)

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2 or less--don't leave home without a chaparron

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(361) 592-3254

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### November 3, 2022 issue

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# ITEMS 3 & 4



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## MEMO

**Date:** November 30, 2022

**To:** Planning and Zoning Commission Members

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

**Subject:** **Brenda Rios, applicant/owner; requesting a Special Use Permit for Daycare/Childcare in Home in R1 (Single Family) property located at TOWN & COUNTRY, BLOCK 11, LOT 8 also known as 1915 Oklahoma, Kingsville, Texas.**

The applicant approached the department because they wanted to carry out the business of Childcare in home at their property (**1915 Oklahoma**). 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 large 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 Home Daycare 1915 Oklahoma St. Nearest Intersection Lott Street

(Proposed) Subdivision Name Town + Country Lot # 8 Block # 11

Legal Description: Town + Country, Block 11, Lot 8

Existing Zoning Designation R1 Future Land Use Plan Designation N/A

**OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)**

Applicant/Authorized Agent Brenda Rios Phone 979-709-1657 FAX \_\_\_\_\_

Email Address (for project correspondence only): brios7126@gmail.com

Mailing Address 1915 Oklahoma St. City Kingsville State TX Zip 78363

Property Owner Brenda Rios Phone 979-709-1657 FAX \_\_\_\_\_

Email Address (for project correspondence only): same as above

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

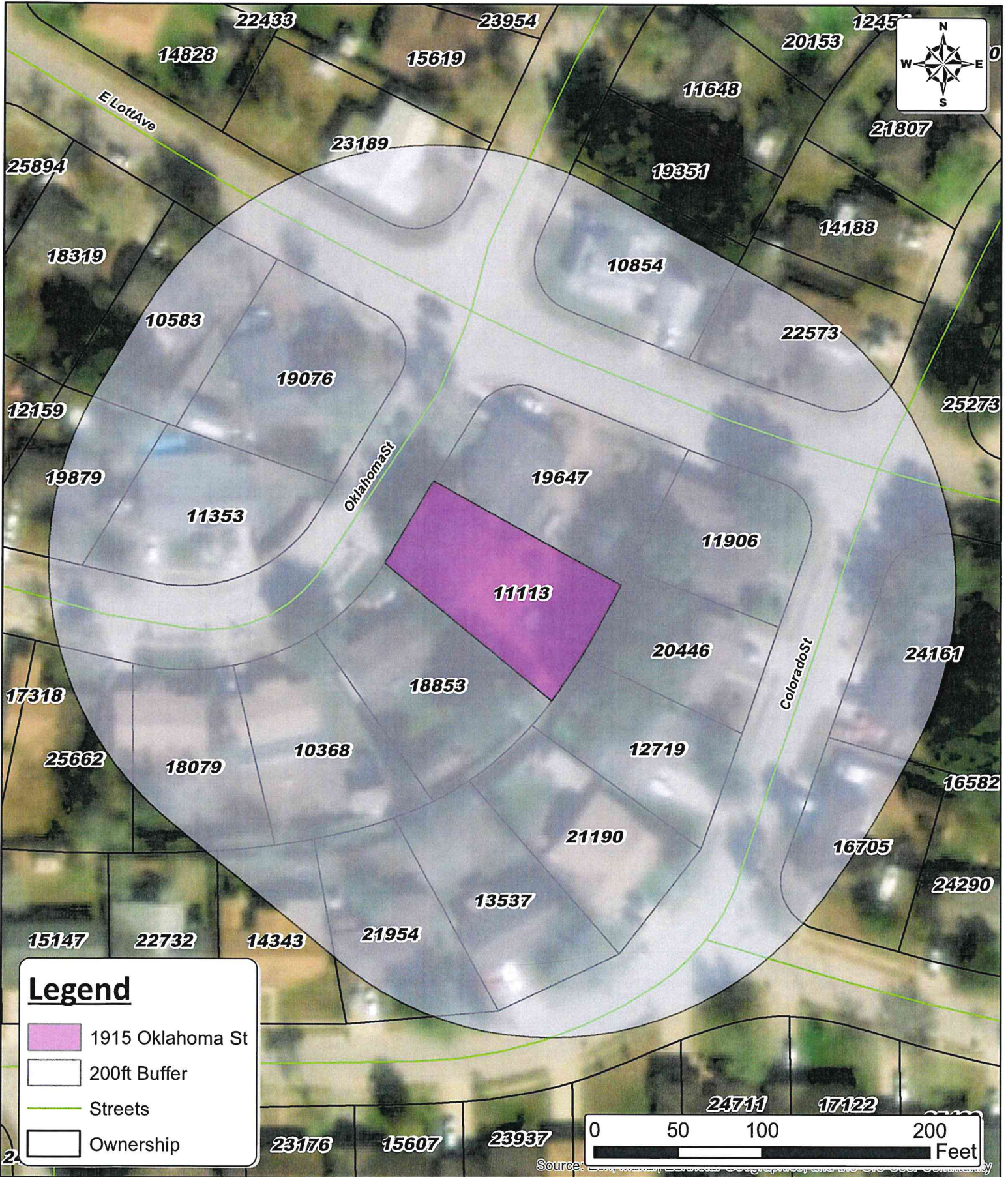
Please provide a basic description of the proposed project:  
Home Daycare

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 Brenda C. Rios Date: 11/11/22  
 Property Owner's Signature Brenda C. Rios Date: 11/11/22  
 Accepted by: [Signature] Date: 11/7/2022



# 200ft Buffer at 1915 Oklahoma St



Drawn By: G. AMAYA  
 Last Update: 11/4/2022  
 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



Hilda Martinez  
2002 Oklahoma  
Kingsville, TX 78363  
#23189

Gumecindo Guerrero Jr  
Etux Tillie  
1903 Oklahoma  
Kingsville, TX 78363  
#18079

Ricardo Gonzalez  
Etux Melissa O  
504 E Escondido RD  
Kingsville, TX 78363  
#11906

Shane Arthur Mettlen  
2003 Oklahoma  
Kingsville, TX 78363  
#10854

Carlos Martinez  
Rosa Munoz Martinez  
1911 Oklahoma St  
Kingsville, TX 78363  
#18853

Ernesto Vera III  
2002 Louisiana St  
Kingsville, TX 78363  
#16705

Bobby Bumgarner  
2102 Colorado St  
Kingsville, TX 78363  
#22573

JC R Hopkins  
1914 Louisiana St  
Kingsville, TX 78363  
#13537

Joseph D Benavides  
Christina Garza  
1911 E Lott Ave  
Kingsville, TX 78363  
#10583

Jose A Guerra Est  
Etux Alma S  
PO Box 463  
Kingsville, TX 78364  
#21190

Armando Buentello Sr  
1913 E Lott Ave  
Kingsville, TX 78363  
#19076

Julissa L Hernandez  
2003 Colorado  
Kingsville, TX 78363  
#12719

Norma H Cadriel  
Etvir Carmen H  
1810 Oklahoma St  
Kingsville, TX 78363  
#19879

Jimmy Solomon  
2010 Colorado Ave  
Kingsville TX 78363  
#20446

Dawson R Murchison III  
Etux Lena Marietta  
1902 Oklahoma  
Kingsville, TX 78363  
#11353

Anthony R Carrales  
Etux A Margie  
2103 E Lott  
Kingsville, TX 78363  
#24161

Xavier Mejorado  
Etux Sylvia  
1902 Louisiana St  
Kingsville, TX 78363  
#22732

Rutile V Guerrero  
1001 Business Highway 77  
Bishop, TX 78343  
#10368

David L Rhode  
101 Albany St  
Victoria, TX 77904  
#25662

Glenda Alvarez  
11106 Caliza Bluff  
Boerne, TX 78006  
#19647

Emilio Cardenas  
Etux Ida C  
1906 Louisiana  
Kingsville, TX 78363  
#14343

Warren R Kress  
1910 Louisiana St  
Kingsville, TX 78363  
#21954

# Kleberg CAD

Property Search > 11113 RIOS DAVID L for Year 2022

Tax Year:

## Property

### Account

Property ID:	11113	Legal Description:	TOWN & COUNTRY, BLOCK 11, LOT 8
Geographic ID:	177201108000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

### Location

Address:	1915 OKLAHOMA	Mapsc0:	
Neighborhood:		Map ID:	B1
Neighborhood CD:			

### Owner

Name:	RIOS DAVID L	Owner ID:	51066
Mailing Address:	ETUX BRENDA A 1515 LEWIS ST KINGSVILLE, TX 78363	% Ownership:	100.0000000000%
		Exemptions:	

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$84,340	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$8,090	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$92,430	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$92,430	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$92,430	

## Taxing Jurisdiction

Owner: RIOS DAVID L  
 % Ownership: 100.0000000000%  
 Total Value: \$92,430

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$92,430	\$92,430	\$0.00
CKI	CITY OF KINGSVILLE	0.825000	\$92,430	\$92,430	\$762.55
GKL	KLEBERG COUNTY	0.771870	\$92,430	\$92,430	\$713.44

## KISD hosts Parent Presentation uniting against bullying

By Ted Figueroa  
Reporter

Kingsville ISD Superintendent Dr. Cissy Reynolds-Perez hosted a presentation for parents at the H.M. King Domes in an effort to educate, inform and unite the community against bullying. Maurine Molak, the mother of David Molak a 16-year-old student who took his own life in San Antonio in 2016 after being severely harassed on-line, presented her story to staff and parents.

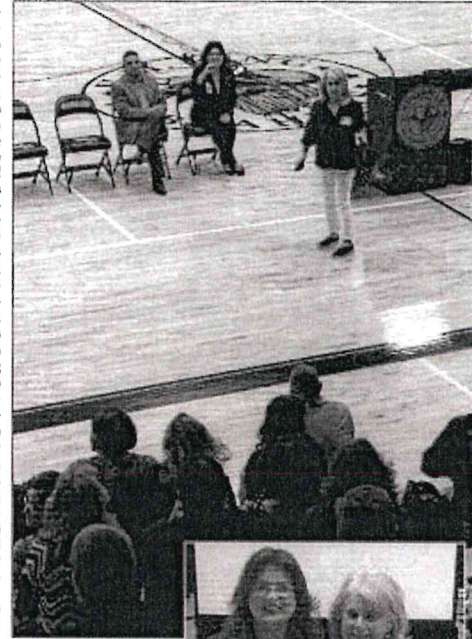
News of David Molak's suicide in 2016 spread quickly. A Go Fund Me page was set by people in San Antonio who wanted to help. Over \$70,000 was raised quickly, and Maurine and her family set up The David's Legacy Foundation, a non-profit organization, dedicated to ending cyberbullying by supporting legislation that prohibits cyberbullying and educating communities about its harmful effects.

"This is a community issue and it takes administrators, parents, and community members working together to combat the problem," Maurine Molak said, before adding that according to the United States Secret Service, 80% of school attackers were bullied by their classmates. She said that after the death of her son, she began working with Senator Jose Menendez and Representative Ina Minjarez who were in the process of writing legislation to combat bullying. Molak said she contributed a lot of the wording and information and in 2017 Senate Bill 179, known as David's Law was passed by the Texas State Legislature.

According to the Legal Digest website, the law defines bullying as "a single significant act or pattern of acts by one or more students directed at another student that exploits an imbalance of power and involves engaging in written or

verbal expression, electronic means that has the effect or will have the effect of physically harming a student, damaging a student's property, or placing a student in reasonable fear of harm to the student's person or of damage to the student's property. IS sufficiently severe, persistent, or pervasive enough that the action or threat creates an intimidating, threatening, or abusive educational environment for a student. Bullying also includes cyberbullying, which is defined as "bullying that is done through the use of any electronic communication device, including through the use of a cellular or other type of telephone, a computer, a camera, electronic mail, instant messaging, text messaging, a social media application, an internet website, or any other internet-based communication tool."

Kingsville ISD has a freedom from discrimination, harassment, and retaliation policy which includes bullying and the process by which violations of the policy are dealt with and carried out. Parents are encouraged to consult their children's student handbooks to review and become familiar with said policies.



Pictured on top: Maurine Molak presenting David's Law. Pictured on the right: KISD Superintendent Dr. Cissy Reynolds-Perez and Maurine Molak. (Photos by Ted Figueroa)

### ?? TRIVIA ??

#### HOW SMART ARE YOU?

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

Play Kingsville Trivia brought to you by Harrel's Pharmacy

Questions:

1. A dog sweats through which part of its body?
2. What is the star of a newborn kangaroo?
3. Under their white fur, what color is a polar bear's skin?
4. How long does it take a sloth to digest a meal?
5. What is a group of kittens called?
6. What does "Kasha" mean in Hebrew?
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Answers will be on next issue.

#### HOW SMART ARE YOU:

- 1-10. Crazy Trivia's quiz bringing
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- 1 or less - don't leave home without a chapstick

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