

HISTORICAL DEVELOPMENT BOARD

Wednesday, January 18, 2023, 4:00 pm

Regular Meeting

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

BOARD MEMBERS

Maggie Salinas, Chairman

Daniel J. Burt

Jeri L.S Morey

Lucia Perez

David Thibodeaux

Chris Maher

Taulia Laureno

CITY STAFF

Kobby Agyekum

Senior Planner/

Historic Preservation Officer

Herlinda Solis

Administrative Assistant II

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

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

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

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES FROM PREVIOUS MEETING(s)- November 30, 2022

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

5. POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA

6. AGENDA ITEMS

Item #1

Discuss and Consider Action to demolish an uninhabitable building at ORIG TOWN, Bock 23, Lot 28 & 29, also known as 406 East Lee Avenue, Kingsville, TX 78363 as stated in the Demolition Compliance Order of the City of Kingsville dated March 14, 2021, and March 15, 2022.

Item #2

Discuss and Consider Action to Remodel and renovate and an addition to existing building at ORIG TOWN, BLOCK 2 Lot 28-32 also known as 430 West Richard Avenue, Kingsville Texas 78363

Item #3

Discuss and Consider Action to install a new meter pole & elect service and replace the existing shelter of the same type at ORIG TOWN, Block 77, Lot 27-29 (Tower), also known as 200 West Huisache Avenue, Kingsville, TX 78363

- **STAFF REPORT:** - None
- **MISCELLANEOUS** – *Any topic may be discussed but no action taken at this time.*
- **ADJOURNMENT**

PUBLIC NOTICE

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

I certify that this agenda was posted at least seventy-two (72) hours before the commencement of the Historical Development Board Meeting scheduled for Wednesday, January 18, 2023.

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

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

Posted
@ 11:00AM
On 01/13/23
By Herlinda Solis

**HISTORICAL DEVELOPMENT BOARD
SPECIAL MEETING
WEDNESDAY, November 30, 2022, at 4:00 PM
CITY OF KINGSVILLE
HELEN KLEBERG GROVES COMMUNITY ROOM
400 W KING AVE**

Minutes

Attendance:

Historical Board Members Present:

Daniel Burt
David Thibodeaux
Jeri Morey
Chris Maher (Late)
Lucia Perez

Staff:

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

Historical Board Members Not Present:

Maggie Salinas
Taulia Laureno

1. **Call meeting to order:** Meeting was called to order at 4:00 PM
2. **Discuss and approve minutes from previous meeting** –Jeri Morey made a motion to approve minutes from October 19, 2022, motion seconded by David Thibodeaux.
3. **Public comments on items on or off the agenda:** None
4. **Postponements/Adjustments to the Agenda:** None

Item #1 Discuss and Consider Action to install 20 solar panels on the roof of residential building on ORIG TOWN, Block 4, Lots 1-3 also known as 231 West Santa Gertrudis Avenue, Kingsville, TX 78363

Koby Agyekum told the Board that this was a 1945 one-story hip-roofed rectangular-plan residential home in pristine condition and recommends approval. Jeri Morey had some questions on the property due to having two structures and the address, upon further discussion it is determined that 612 N 4th Street is the correct address for the solar panels. David Thibodeaux made a motion to approve, and David Thibodeaux made the motion with the amended address, Jeri Morey seconded the motion with an amendment to correct the address as 612 N 4th St.

Item #2 Discuss and Consider Action to remove and replace siding, west side building from fence to porch, south side building entirety on residential parcel on ORIG TOWN, Block 67, Lots 1-12 also known as 223 South 6th Street, Kingsville, TX 78363

Koby Agyekum told the Board that this is a Business named Zarsky Lumber, will replace siding, with Hardie plank and they only have until the end of December to finalize this project. Koby Recommends approval. Jeri Morey made the motion to approve using Secretary of the Interior #9 David Thibodeaux seconded the motion.

Item #3 Discuss and Consider Action to construct a driveway on residential parcel on ORIG TOWN, Block 19, Lots 20-26 also known as 308 West Lee Avenue, Kingsville, TX 78363

Koby Agyekum told the Board that this property currently is parking his car in the grass because he doesn't have a driveway. The resident received a warning from Code Enforcement, and he agreed to build a driveway. Jeri Morey stated that the area where he will build the driveway belongs there. Chris Maher made the motion to approved, Jeri Morey seconded the motion.

STAFF REPORTS: Koby Agyekum stated that Chris Maher shared a book with him and would like to share with the staff. The book is titled "Roberts Rule of Order".

MISCELLANEOUS: None

5. Adjournment: Meeting adjourned at 4:15 PM

ITEM

#1

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: January 4, 2023
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/Historical Preservation Officer)
SUBJECT: Discuss and Consider Action to demolish an uninhabitable building at ORIG TOWN, Bock 23, Lot 28 & 29, also known as 406 East Lee Avenue, Kingsville, TX 78363 as stated in the Demolition Compliance Order of the City of Kingsville dated March 14, 2021, and March 15, 2022.
APPLICANT: Christopher Adam Besa, Mr.
CONTRACTOR: City of Kingsville

REQUEST

Discuss and Consider Action to demolish an uninhabitable building at ORIG TOWN, Bock 23, Lot 28 & 29, also known as 406 East Lee Avenue, Kingsville, TX 78363 as stated in the Demolition Compliance Order of the City of Kingsville dated March 14, 2021, and March 15, 2022.

EXHIBITS

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

BACKGROUND & PERTINENT DATA

This is a 1951 one -story rectangular-plan flat-roofed building measuring 240 square feet with an addition of 96 square feet floor area in same year, located within the Historic District. This property is not considered contributing to the historic district with low priority for preservation.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and found same not in conformity City Building Code, that it is not in conformity to the Standards of the Secretary of the Interior. Consequently, it is the recommendation of Staff to approve the demolition of the building at 406 East Lee Avenue as there would be no adverse impact to the historic, cultural, or architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

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

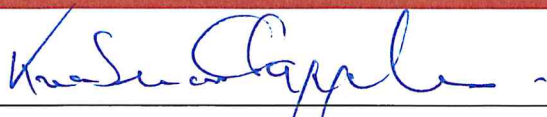
- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.

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

Standards of the Secretary of the Interior

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

SIGNATURES



Kobby Agyekum
Senior Planner/HPO

Historical Development Board Review Application

Applicant: City of Kingsville - Planning
Address: 400 W King - Kingsville TX 78363
Contact: Cell: _____ **Home:** _____
Email: _____

Property Owner: Christopher Adam Besa
Address: P.O. Box 683, Natalia WA 98559 - 406 E Lee - Kingsville TX 78363
Contact: Cell: _____ **Home:** _____
Property Location and Description: 406 E Lee

Description of Work: Condensation

Contractor: _____
Contact: Cell: _____ **Home:** _____
Email: _____

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

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

(Applicant) Print Name: KIM ARENA AGYEKUM
Signature: [Signature] **Date:** 12.16.2022



CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS 406 E. Lee		INSPECTOR Manue Buentello
LEGAL DESCRIPTION ORIG TOWN	BLOCK BLOCK 23	LOT LOT 28,29
OWNER NAME BESA CHRISTOPHER ADAM	OWNER'S ADDRESS PO O BOX 683	CITY/STATE/ZIP NATALIA, WA 78059

PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
	Y	YES	NO	N/A		
Building						
Condition			X		AB,C,D,H	1,2,3
Yard						
Condition			X		OV	3
Utilities						
Electric			X		D,H	
Gas			X			
Water			X		D	
Roof						
Covering			X		D	
Walls						
Exterior			X		D	
Interior			X		D	
Ceilings			X		D	
Windows/Doors						
Secured			X			
Condition			X		D	
Foundation						
Exterior			X		D	
Interior			X			
Plumbing						
Electrical						

REASON CODES:

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

COMMENT CODES:

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

BUILDING INSPECTOR COMMENTS:

During my investigation neighbor expressed concern about a homeless man entering structure.

HAS BEEN WITHOUT WATER SINCE 6/19/1989 AND ELECTRICAL SINCE 6/19/1989

SIGNATURE: _____

CITY OF KINGSVILLE BUILDING INSPECTOR

DATE: 2/10/2022



CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS 406 E Lee		INSPECTOR Maryann Trejo	
LEGAL DESCRIPTION Orig Town	BLOCK 23	LOT 28, 29	
OWNER NAME Christopher Adam Besa	OWNER'S ADDRESS PO Box 683	CITY/STATE/ZIP Natalia, WA 78059	

PROPERTY CONDITION REPORT

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

REASON CODES:

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

COMMENT CODES:

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

BUILDING OFFICIAL COMMENTS:

Found the overall condition to be in severe and hazardous state of disrepair. It is unsecured and very dangerous allowing easy access for animals, vagrants and criminal activity HAS BEEN WITHOUT WATER SINCE AND ELECTRICAL SINCE no service

SIGNATURE: _____

CITY OF KINGSVILLE BUILDING OFFICIAL

DATE: 3-22-2021

CONDEMNATION CHECKLIST

Property Address: 406 E Lee Phone: _____
 Property Owner: Christopher Adam Besc Phone: _____
 Owner's Address: P.O. Box 603 Fax: _____
Natalia, WA 98059

PLANNED DATE	ACTUAL DATE	ACTION
<input type="checkbox"/> <u>3-22-2021</u>	<u>3-22-2021</u>	1. Identify structure unfit for human habitation.
<input type="checkbox"/> <u>3-16-2021</u>	<u>3-16-2021</u>	2. Inspect Property. (Building Official)
		<input type="checkbox"/> a. Prepare inspection report and date.
		<input type="checkbox"/> b. Photograph property with date stamp.
<input type="checkbox"/> <u>3-22-2021</u>	<u>3-22-2021</u>	3. Determine ownership from county assessment & tax collection record.
<input type="checkbox"/> <u>3-22-2021</u>	<u>3-22-2021</u>	4. Obtain legal description.
<input type="checkbox"/> <u>3-22-2021</u>	<u>3-22-2021</u>	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
<input type="checkbox"/> <u>3-24-2021</u>	<u>3-24-2021</u>	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
<input type="checkbox"/> <u>3-15-2022</u>	<u>3-15-2022</u>	7. 2 nd Notice Sent. (10 day response) (Optional)
<input type="checkbox"/> <u>11-17-2022</u>	<u>11-17-2022</u>	8. If response is not received or is not adequate, proceed as follows:
<input type="checkbox"/> <u>11-17-2022</u>	<u>11-17-2022</u>	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
<input type="checkbox"/> _____	_____	<input type="checkbox"/> a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
		1) Post affidavit in newspaper twice a week for one week
<input type="checkbox"/> _____	_____	10. Post sign on property advising date the City

Council will consider condemnation of structure.

12-21-2022 12-21-2022

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

12. Photograph posted sign with date stamp.

13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of

- a. Location Map
- b. Photographs of the structure with date stamp
- c. Inspection report
- d. Pre-condemnation notice
- e. Condemnation resolution

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

15. City Council adopts condemnation resolution.

16. File Notice of Condemnation with the County Clerk.

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

- a. Copy of the City Council resolution.
- b. 45-day order to demolish

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

- a. Take photo with date stamp

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

20. Photograph posted notice with date stamp.

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

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

23. Prepare demolition cost statement consisting of:

- a. Mailing fees
- b. Publication fees

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

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

DELINQUENT TAX STATEMENT SUMMARY



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

Certified Owner:

BESA CHRISTOPHER ADAM
 P O BOX 683
 NATALIA, WA 78059

Legal Description:

ORIG TOWN, BLOCK 23, LOT 28, 29

Account No: 100102328000192

2021 Value: \$4,000
 Appr. Dist. No.: 20024

Legal Acres: .1607
 Parcel Address: 406 E LEE

As of Date: 03/09/2022

Print Date: 03/09/2022 Printed By: JLARA

Year	Tax Units	Remaining Levy	IF PAID BY March 31, 2022		IF PAID BY May 2, 2022		IF PAID BY May 31, 2022	
			Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2017	137 900 901 905	\$43.94	\$41.49	\$85.43	\$42.01	\$85.95	\$42.53	\$86.47
2018	137 900 901 905	\$128.69	\$102.96	\$231.65	\$104.50	\$233.19	\$106.03	\$234.72
2019	137 900 901 905	\$129.14	\$84.73	\$213.87	\$86.28	\$215.42	\$87.80	\$216.94
2020	137 900 901 905	\$129.74	\$66.43	\$196.17	\$67.98	\$197.72	\$69.52	\$199.26
2021	137 900 901 905	\$128.53	\$11.57	\$140.10	\$14.14	\$142.67	\$16.71	\$145.24
TOTAL AMOUNT DUE:				\$867.22		\$874.95		\$882.63

Tax Unit Codes:

137 KLEBERG COUNTY 900 CITY OF KINGSVILLE 901 KINGSVILLE ISD 905 SOUTH TX WATER AUTH

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR FOR THE PAYMENT OF THESE TAXES.*

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

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



Print Date: 03/09/2022

Appr. Dist. No.: 20024

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

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



* 1 0 0 1 0 2 3 2 8 0 0 0 1 9 2 *

100102328000192

BESA CHRISTOPHER ADAM
 P O BOX 683
 NATALIA, WA 78059

If Paid By	Amount Due
March 31, 2022	\$867.22
May 2, 2022	\$874.95
May 31, 2022	\$882.63
Amount Paid:	\$ _____

31.1.46



P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

MARCH 24, 2021

CHRISTOPHER ADAM BESA
P.O. BOX 683
NATALIA, WA 78059

Re: ORIG TOWN, BLOCK 23, LOT 28, 29 406 E LEE

Dear Sir or Madam:

It has been determined that the structure at **406 E LEE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of King'sville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

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

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

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

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

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

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

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

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

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

('62 Code, § 4-6-1)

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

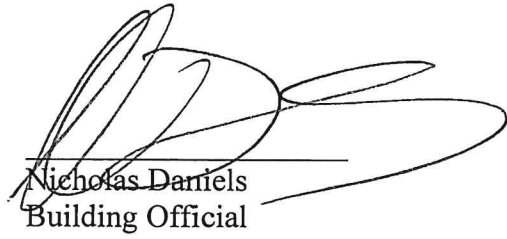
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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

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

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

Sincerely,



Nicholas Daniels
Building Official

CITY OF KINGSVILLE



P. O. BOX 1458 - KINGSVILLE, TEXAS 78364

MARCH 15, 2022

Christopher Adam Besa
P O Box 683
Natalia, WA, 78059

Re: ORIG TOWN, BLOCK 23, LOT 28, 29 406 E LEE KINGSVILLE, TX 78363

Dear Sir or Madam:

It has been determined that the structure at **406 E Lee Kingsville, TX 78363** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

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

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

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

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

('62 Code, § 4-6-1)

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

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicholas Daniels', written over a horizontal line.

Nicholas Daniels

Building Official



BUILDING DEPARTMENT

CITY OF KINGSVILLE
PHONE: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7021 0950 0000 4793 8241

NOVEMBER 17, 2022

CHRISTOPHER ADAM BESA
P.O. BOX 683
NATALIA, WA 78059

Re: **HEARING FOR PROPERTY AT 406 E LEE**

Dear Sir or Madam:

On MARCH 24, 2021, a letter was sent from the City of Kingsville stating that your property located at **406 E LEE** was a fire hazard or was dangerous to human life or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, JANUARY 23, 2022, at 5:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for JANUARY 23, 2022.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,



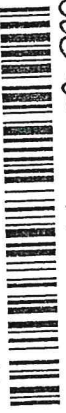
Nicholas Daniels
Building Official

SENDER COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Christopher Allen Box
P.O. Box 683
Natalia, VA 18059



9590 9402 4205 8121 3442 24

2. Article Number (Transfer from service label)

7011 1570 0003 3833 2831

Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
Andrew Bose

B. Received by (Printed Name) Addressee
Andrew Bose

C. Date of Delivery
4-5-21

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

22
406 E LEE

CITY OF KINGSVILLE, TEXAS

NOTICE

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

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

BY ORDER OF: ADMINISTRATOR - BUILDING DEPARTMENT

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

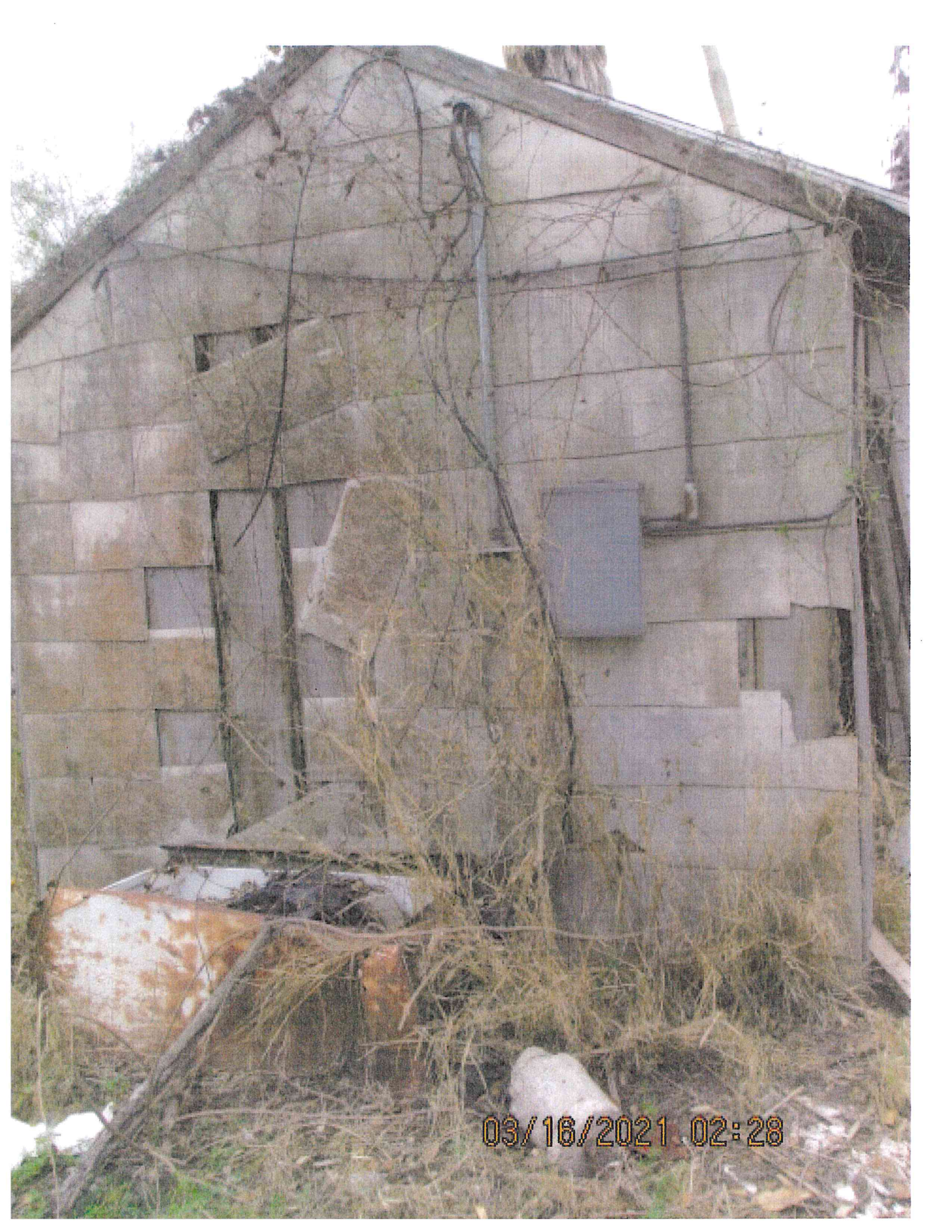
CONTACT THE Building Department RELATIVE TO THE
REQUIRED WORK AND PERMIT APPLICATIONS.

410 W KING

Telephone: (361) 595-8019

DATE: 3-16-2021 BY: Mjgo

03/16/2021 02:27



03/16/2021 02:28



PINKY'S HOT SHOP

SALES

03/16/2021 02:27

ITEM

#2

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: January 4, 2023
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/HPO)
SUBJECT: Discuss and Consider Action to Remodel and renovate and an addition to existing building at ORIG TOWN, BLOCK 2 Lot 28-32 also known as 430 West Richard Avenue, Kingsville Texas 78363
APPLICANT: Nicholas Kawamura, Mr.
CONTRACTOR: Nicholas Kawamura, Mr.

REQUEST

Discuss and Consider Action to Remodel and renovate and an addition to existing building at ORIG TOWN, BLOCK 2 Lot 28-32 also known as 430 West Richard Avenue, Kingsville Texas 78363

EXHIBITS

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

BACKGROUND & PERTINENT DATA

This is a group of 1945 one-story open porch frame, rectangular plan residential buildings with Hardie plank, horizontal siding, replacement sash windows, and old roof configuration and need interior repairs, located within the Historic District. This property is not considered contributing to the historic district with low priority for preservation but will help improve curb appeal and the overall character of the area.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and found same to be in conformity with aesthetic and overall curb appeal that it is in conformity to the Standards of the Secretary of the Interior. Consequently, the staff recommend the approval of remodeling and renovating and an addition to existing building at block of residential buildings at 430 West Richard Avenue as there would be no adverse impact to the historic, cultural, or architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

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

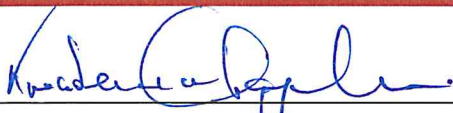
- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.

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

Standards of the Secretary of the Interior

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

SIGNATURES



Kobby Agyekum
Senior Planner/HPO

Historical Development Board Review Application

Applicant: Nicholas Kawamura

Address: 430 W Richard

Contact: Cell: 361-219-2934 Home: _____

Email: NjKawamura@gmail.com

Property Owner: Nicholas Kawamura

Address: 430 W Richard

Contact: Cell: 361-219-2934 Home: _____

Property Location and Description: 430 W Richard, ORIG Town, block 2

Lot 28-32

Description of Work: Remodeling, Renovation, & Addition (to existing Apartment)
Remodeling & leveling of Apartments A & B,
Remodeling of Main house & Apartments A, B, & C

Contractor: Nicholas Kawamura

Contact: Cell: 361-219-2934 Home: _____

Email: NjKawamura@gmail.com

Documents Required:

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

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

(Applicant) Print Name: Nicholas Kawamura

Signature:  Date: 12-21-22

Show NORTH arrow on (PLOT PLAN)

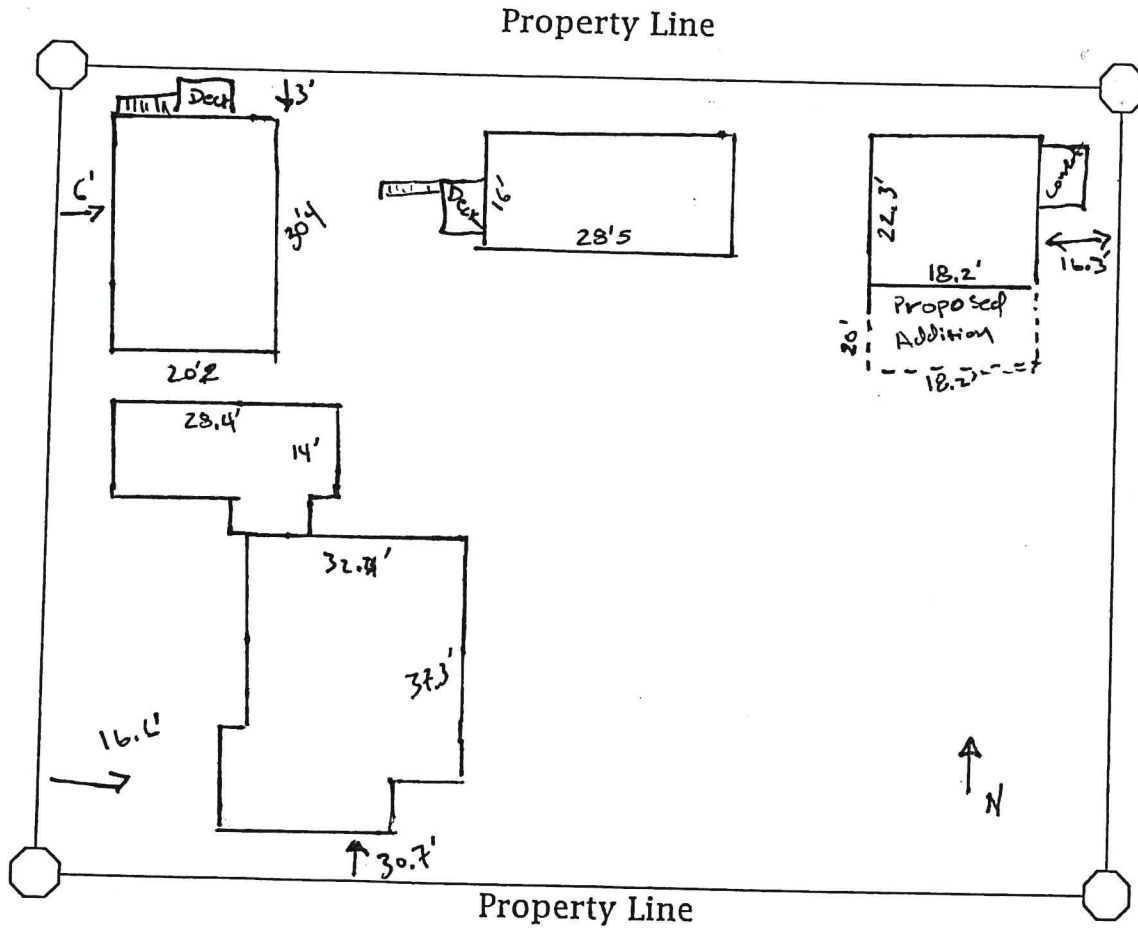
LOT SIZE:

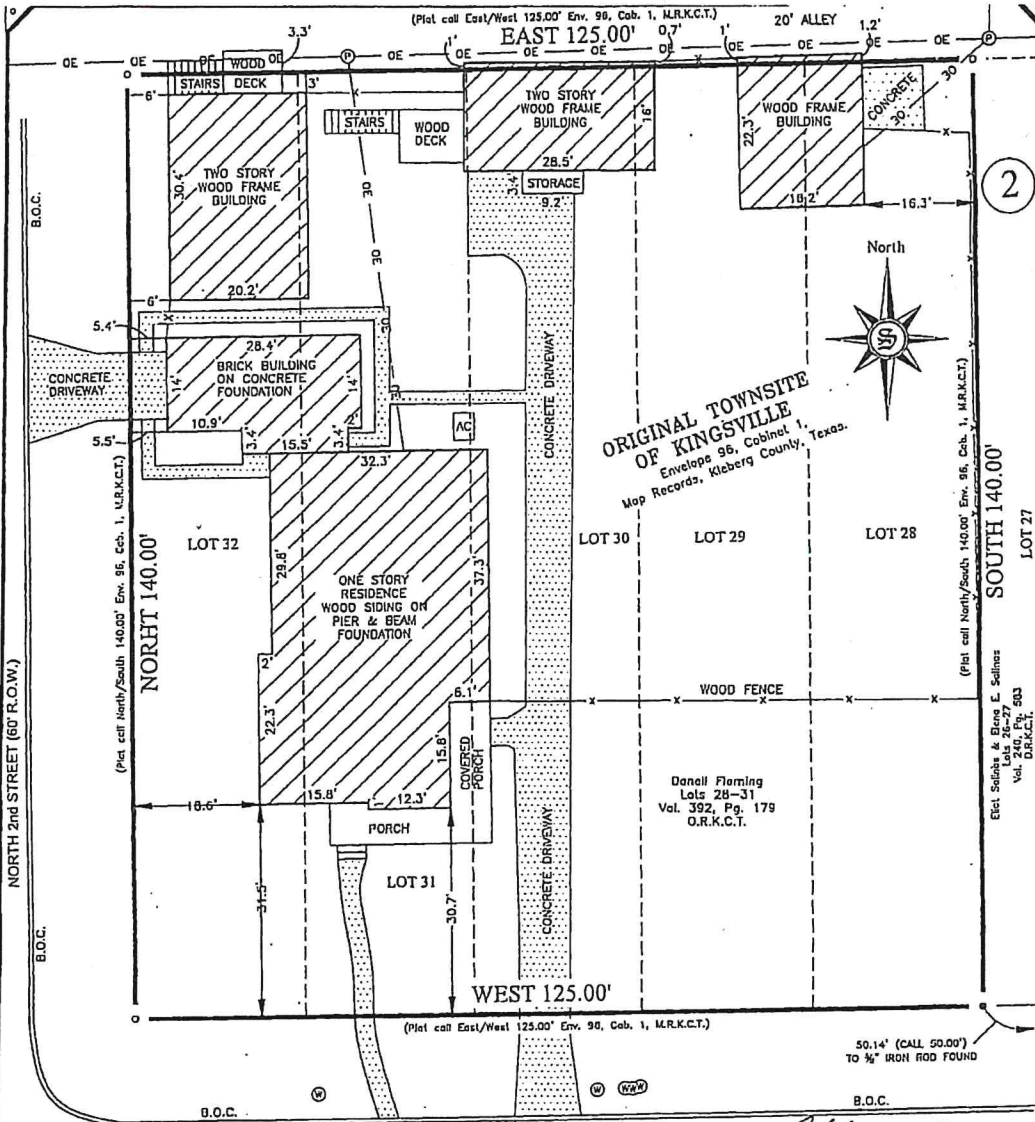
1. Width of lot 125.00 ft 2. Length of lot 140.00 ft

BUILDING SETBACKS

1. Front _____ 2. Right Side _____
3. Left Side _____ 4. Back _____

SHOW Solid Lines FOR EXISTING SHOW Dash Lines FOR ALTERATION





NOTES:
 1. THIS PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES. SOLUM SURVEYING, INC. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINE OR CABLE CROSSINGS.
 2. "TOWN OF BEARING: ORIGINAL TOWNSITE OF KINGSVILLE, RECORDED IN ENVELOPE 96, PLAT CABINET 1, MAP RECORDS KLEBERG COUNTY, TEXAS.
 3. SURVEY DATE: MAY 03, 2022.

WEST RICHARD AVENUE (60' R.O.W.)

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
 This is to certify, that on this date, under my supervision, a careful and accurate survey has been made on the ground of property located at 430 W. Richard Ave., in Kingsville, Kleberg County, Texas, and is described as follows:

Legal Description: Lots Twenty-Eight (28), Twenty-Nine (29), Thirty (30), Thirty-One (31) and Thirty-Two (32), Block Two (2), ORIGINAL TOWNSITE OF KINGSVILLE, an addition to the City of Kingsville, Kleberg County, Tx., as shown on map or plat of record in Envelope 96, Plat Cabinet 1, Map Records, Kleberg County, Texas.

LEGEND

- Iron Pipe Found
- ⊕ Pipe-Fence Corner
- Iron Rod Set-5/8"
- Iron Rod Found-5/8"
- ⊞ Post-Fence Corner
- ⊙ Water Meter
- ⊕ Power Pole
- △ Set 60d Nail

The Federal Insurance Flood Hazard Map, Panel No. 48273C 0115 E, dated March 17, 2014, was consulted and it was determined that the property described herein is in a flood area designated as Zone X.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE INSURANCE COMPANY RELYING HEREON

The undersigned does hereby certify that the survey was made this day, on the ground of the property, legally described herein and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way except as shown hereon that said property is except as follows:

Jose R. Lopez



Seller: **Danell Fleming** GF#22-07-18
 Buyer: **Nicholas Kawamura and Candace Kawamura**

Solum Surveying, Inc.
 SURVEYING & MAPPING
 P.O. BOX 2220 ALICE, TX 78533
 solum.survey@gmail.com TITPLS Firm No. 10193847
 Scale: 1" = 20' Date: Aug. 24, 2022 Job#: 23-1946 Drawn by: FT

Taxing Jurisdiction

Owner: KAWAMURA NICHOLAS
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 2028.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF4	EW1	1945	1636.0
OPFA	OPEN PORCH FRAME AVERAGE	*		1945	90.0
CNC	CONCRETE SLAB RESIDENTIAL	*		1945	72.0
OPFA	OPEN PORCH FRAME AVERAGE	*		1945	25.0
MADF	MAIN ADDITION FRAME	*		2011	392.0

Improvement #2: RESIDENTIAL State Code: A1 Living Area: 396.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF1	EW3	1940	396.0

Improvement #3: RESIDENTIAL State Code: A1 Living Area: 592.0 sqft Value: N/A

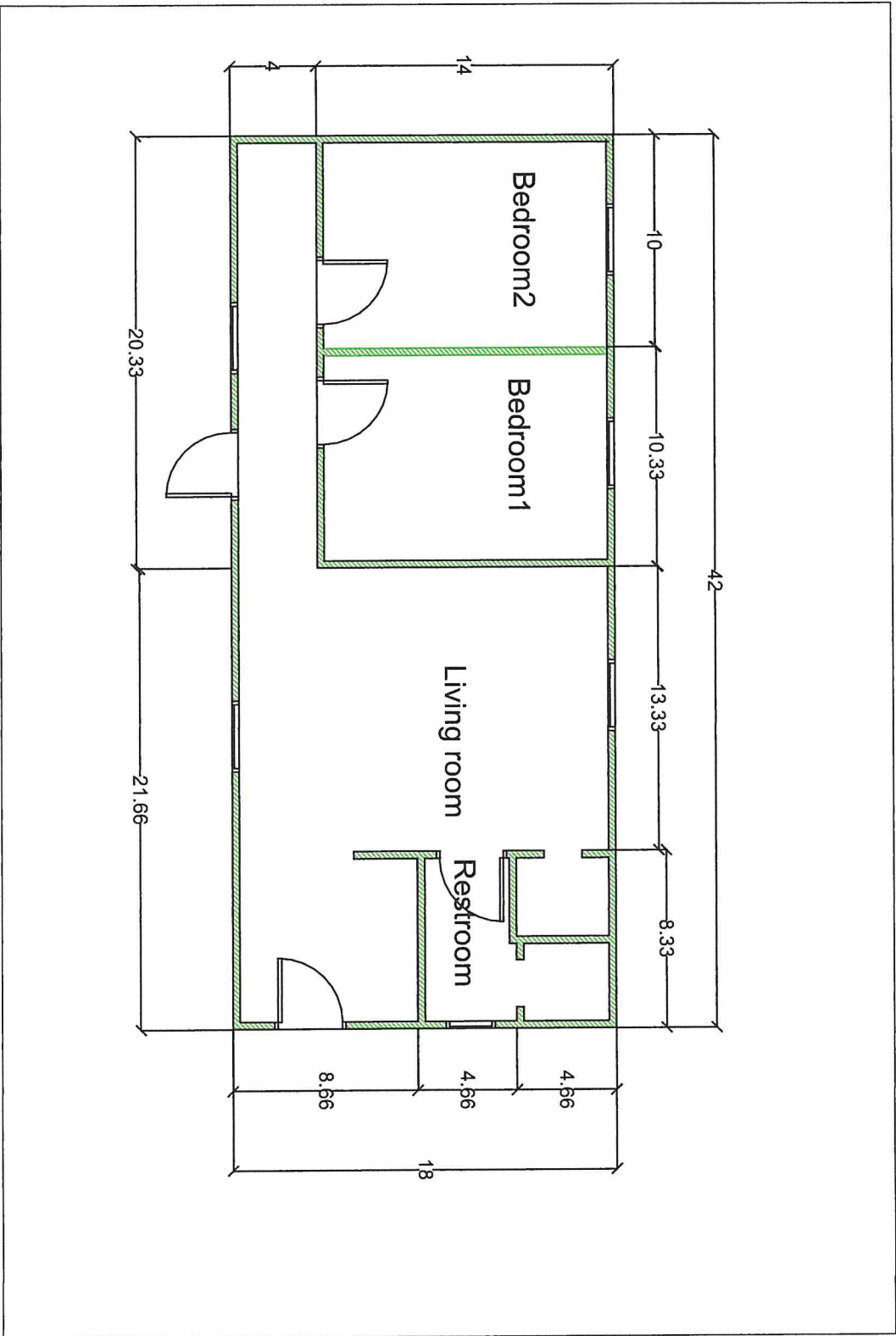
Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF2	EW3	1940	592.0
SAFF	STORAGE ATTACHED FRAME FINISHED	*		1940	27.0
AGFU	ATTACHED GARAGE FRAME UNFINISHED	*		1940	576.0

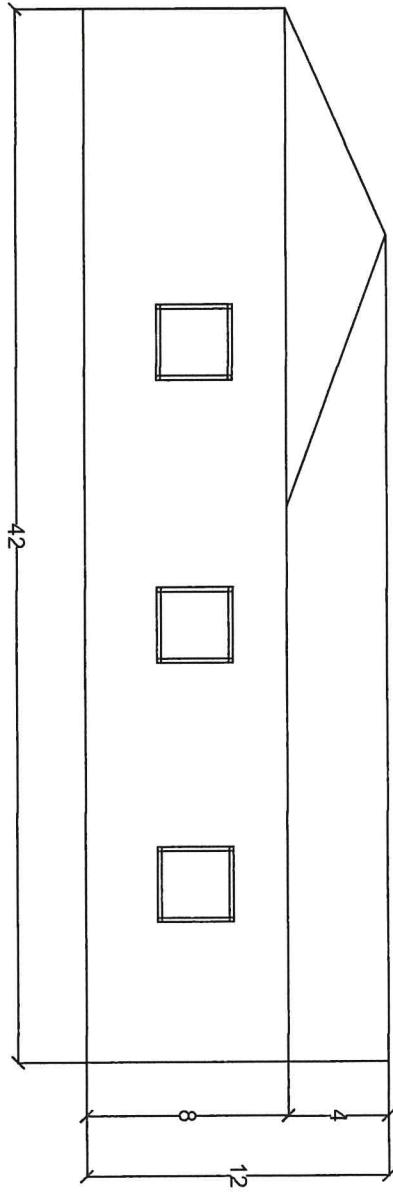
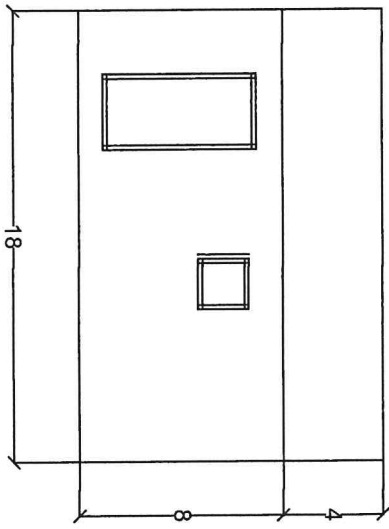
Improvement #4: RESIDENTIAL State Code: A1 Living Area: 354.0 sqft Value: N/A

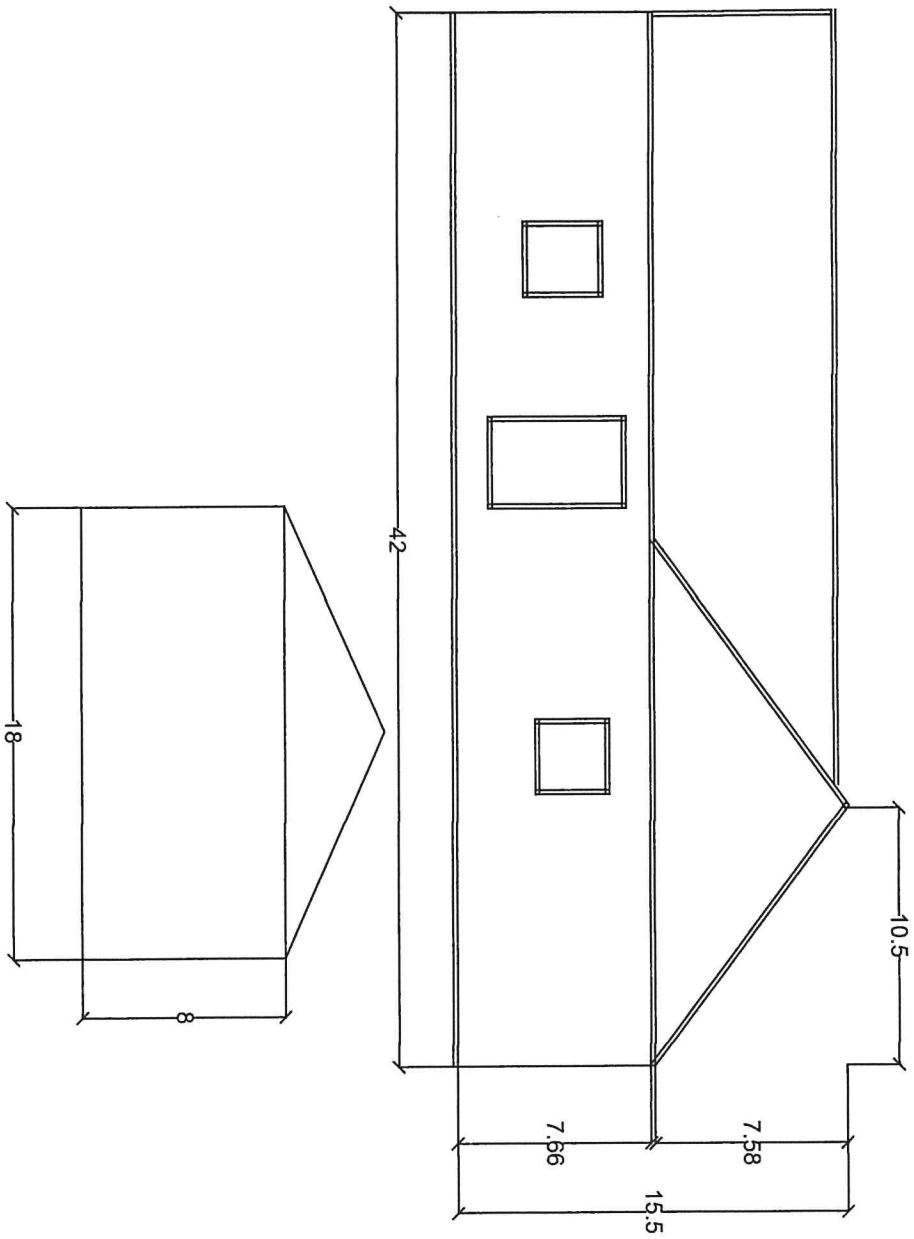
Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF1	EW3	1940	354.0

Improvement #5: RESIDENTIAL State Code: A1 Living Area: 600.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF2	EW3	1940	600.0
AGFU	ATTACHED GARAGE FRAME UNFINISHED	*		1940	600.0







Fwd: Lowe's Items for Your Review

1 message

Nicholas Kawamura <njkawamura@gmail.com>
To: anyneverydanell@gmail.com

Fri, Dec 23, 2022 at 10:08 AM

----- Forwarded message -----

From: **Lowe's Pro** <lowes@e.lowes.com>

Date: Fri, Dec 23, 2022, 9:50 AM

Subject: Lowe's Items for Your Review

To: <njkawamura@gmail.com>

[My Account](#)

Permit application**Thank you,**
njkawamura@gmail.com
LOWES**3/8-in x 4-ft x 8-ft Rated Pine Plywood Sheathing**

Item: #12246 | Model: #721366

Quantity 1**#9 x 2-1/2-in Polymer Exterior Wood Screws (300-Per Box)**

Item: #580244 | Model: #100101.0

Quantity 1**2-in x 8-in x 16-ft Southern Yellow Pine S4S Kiln-dried Lumber**

Item: #77081 | Model: #2P020816S4

Quantity 1**23/32-in x 4-ft x 8-ft Tongue and Groove OSB**



Actual Size: 0.723-in x 3.55-in x 7.98-in

Subfloor

Item: #12218 | Model: #637367

Quantity 1



3-1/4-in x 0.131-in 30 Degree Collated Framing Nails (2500-Per Box)

Item: #688889 | Model: #15110

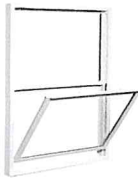
Quantity 1



4-in x 6-in x 12-ft #2 Ground Contact Wood Pressure Treated Lumber

Item: #314386 | Model: #Y240612-GC

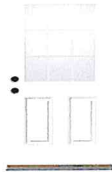
Quantity 1



3100 Series 35.5-in x 35.75-in x 2.625-in Jamb Vinyl Replacement White Single Hung Window Half Screen Included

Item: #640458 | Model: #7198012285673100SH

Quantity 1



32-in x 80-in Fiberglass Half Lite Right-Hand Inswing Ready To Paint Single Front Door Insulating Core

Item: #218967 | Model: #SSCD4E28RNB

Quantity 1



Royal Sovereign Charcoal 3-tab Roof Shingles

Item: #568071 | Model: #0202180

Quantity 3



2-in x 6-in x 12-ft Fir S4S Kiln-dried Lumber

Item: #432486 | Model: #WF206TOPCHC12

Quantity 1

36-in x 144-ft 432-sq ft Felt Roof Underlayment

Item: #10306 | Model: #AP-0042



Quantity 1



Water-Shield Fibered Roof Sealant

Item: #4968325 | Model: #AP-3015

Quantity 1



2-in x 6-in x 12-ft #2 Prime Wood Pressure Treated Lumber

Item: #198476 | Model: #OG2P20612-AG

Quantity 1



3050 Series 35.5-in x 35.75-in x 2.625-in Jamb Vinyl Replacement White Single Hung Window Half Screen Included

Item: #640483 | Model: #7198012288643050SH

Quantity 1



Self-adhesive waterproof flashing tape 4-in x 33-ft Rubberized Asphalt Roll Flashing

Item: #124018 | Model: #TS433

Quantity 1

View our [Privacy Statement](#). | Stay connected to receive Pro-exclusive offers.

Lowe's Companies, INC. 1000 Lowe's Blvd. Mooresville NC 28117.

© 2022 Lowe's. Lowe's and Gable Mansard Design are registered trademarks of LF, LLC.

ITEM

#3

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: January 6, 2023
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/Historical Preservation Officer)
SUBJECT: Discuss and Consider Action to install a new meter pole & elect service and replace the existing shelter of the same type at ORIG TOWN, Block 77, Lot 27-29 (Tower), also known as 200 West Huisache Avenue, Kingsville, TX 78363
APPLICANT: Kevin E. Robinson, Mr.
CONTRACTOR: HMT Construction Inc.

REQUEST

Discuss and Consider Action to install a new meter pole & elect service and replace the existing shelter of the same type at ORIG TOWN, Block 77, Lot 27-29 (Tower), also known as 200 West Huisache Avenue, Kingsville, TX 78363

EXHIBITS

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

BACKGROUND & PERTINENT DATA

This is a 2003 Special Utility rectangular-plan flat-roofed prefabricated property with a telecommunications tower, located within the Historic District. This property is not considered contributing to the historic district with low priority for preservation.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and found same to be in conformity with Standards of the Secretary of the Interior and the emerging Comprehensive Plan. Consequently, it is the recommendation of Staff to approve the installation of the Tower and prefabricated utility building on property at 200 West Huisache Avenue as there would be no adverse impact to the historic, cultural, or architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

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

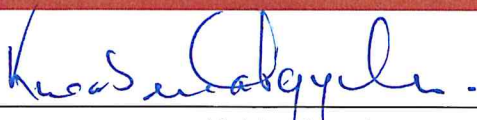
- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.

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

Standards of the Secretary of the Interior

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

SIGNATURES



Kobby Agyekum
Senior Planner/HPO

Historical Development Board Review Application

Applicant: Kevin E Robertson

Address: 5155 C.R. 73, Robstown, TX. 78380

Contact: Cell: 512-750-7853 Home: Office 361-387-6342

Email: Kevin@HMTConstructioninc.com

Property Owner: Riviera Cellular & Telecommunications Inc. (Billy Colston III)

Address: 103 S. 8th St., Riviera, TX. 78379

Contact: Cell: 361-296-3232 Home: _____

Property Location and Description: 200 West Huisache Ave., Kingsville, TX.

The property is a Communications Tower Facility, The tower is a 180' self support tower with a un-manned 26' x 12' concrete equipment shelter housing communications equipment.

Description of Work: Install a new meter pole & elect. service so the existing service can be removed from the shelter. The equipment shelter is to be replaced with a refurbished shelter of same type and size.

Contractor: H.M.T. Construction Inc.

Contact: Cell: 512-750-7853 Home: Office 361-387-6342

Email: Kevin@HMTconstructioninc.com

- Documents Required:**

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

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

(Applicant) Print Name: Kevin E Robertson, Pres./C.E.O. H.M.T. Const. Inc.

Signature: Kevin E Robertson Digitally signed by Kevin E Robertson
DN: cn=Kevin E Robertson, o=H.M.T. Const. Inc.,
ou,email=krobertson1@austinrr.com, c=US
Date: 2022.12.09 12:52:24 -0600 Date: 12-08-22



**CITY OF KINGSVILLE
Planning Department
Building Permit Application**

Phone No: (361) 595-8019

Submit the **completed** form and an Inspector will be assigned to review your application and property before starting the following job.

DATE: 12/08/22	PERMIT# :	APPROVED BY:
JOB ADDRESS: 200 West Huisache Ave., Kingsville, TX.		
OWNER'S NAME: LAST: Colston		FIRST: M: Billy III
MAILING ADDRESS: 103 S. 8th ST.		PHONE NO: 361-296-3232
CITY: Riviera	STATE: TX.	ZIP CODE: 78379
CONTRACTOR: * H.M.T. Construction Inc.		PHONE NO: 361-387-8342 Office, 512-750-7853 Mobile
DESCRIPTION OF WORK: <input type="checkbox"/> New <input checked="" type="checkbox"/> Remodel Square Feet 299 Sq. Ft.		
VALUATION OF WORK: \$ 138,000.00		PERMIT FEE: \$
<p>* Contractor must be registered with the City of Kingsville.</p> <p>NOTICE</p> <p>SEPARATE PERMITS ARE REQUIRED FOR, ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR-CONDITIONING; ALL CONTRACTORS ARE RESPONSIBLE FOR DISPOSING OF THEIR OWN DEBRIS AT THE SANITARY LANDFILL ON CR 2130. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN SIX MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.</p>		
Kevin E Robertson <small>Digitally signed by Kevin E Robertson DN: cn=Kevin E Robertson, o=H.M.T. Const. Inc., ou email=krobertson1@austintx.com, c=US Date: 2022.12.09 13:17:02 -0600</small>		12-09-22
SIGNATURE		DATE
<p>HOMEOWNER APPLICANTS ONLY: I HEREBY CERTIFY THAT I OWN AND AM NOW LIVING AT THE DWELLING FOR WHICH THIS PERMIT IS BEING ISSUED, AND THAT THE WORK IS BEING PERFORMED BY ME OR A MEMBER OF MY IMMEDIATE FAMILY. I UNDERSTAND THAT, FOR THE PURPOSES OF THIS APPLICATION, MY IMMEDIATE FAMILY IS LIMITED TO MY PARENT, CHILD OR CHILD'S SPOUSE.</p> <p align="center">INITIAL HERE _____</p>		

FOR OFFICE USE ONLY

CURRENT ZONING FOR LOCATION:	IS ZONING APPROPRIATE FOR USE REQUIRED: YES/NO
SETBACK REQUIREMENTS VERIFIED: YES/NO	ARE SETBACK REQUIREMENTS MET: YES/NO
IS THE PROPERTY IN THE AICUZ/CCLUA**: YES/NO	DOES IT COMPLY WITH THE AICUZ/CCLUA**: YES/NO
PROPERTY EASEMENT VERIFIED: YES/NO	DIMENTION OF EASEMENT:
AICUZ/CCLUA** DEED NOTIFICATION: YES/NO	** CONTROLLED COMPATIBLE LAND USE AREA (JAZB)

Show NORTH arrow on (PLOT PLAN)

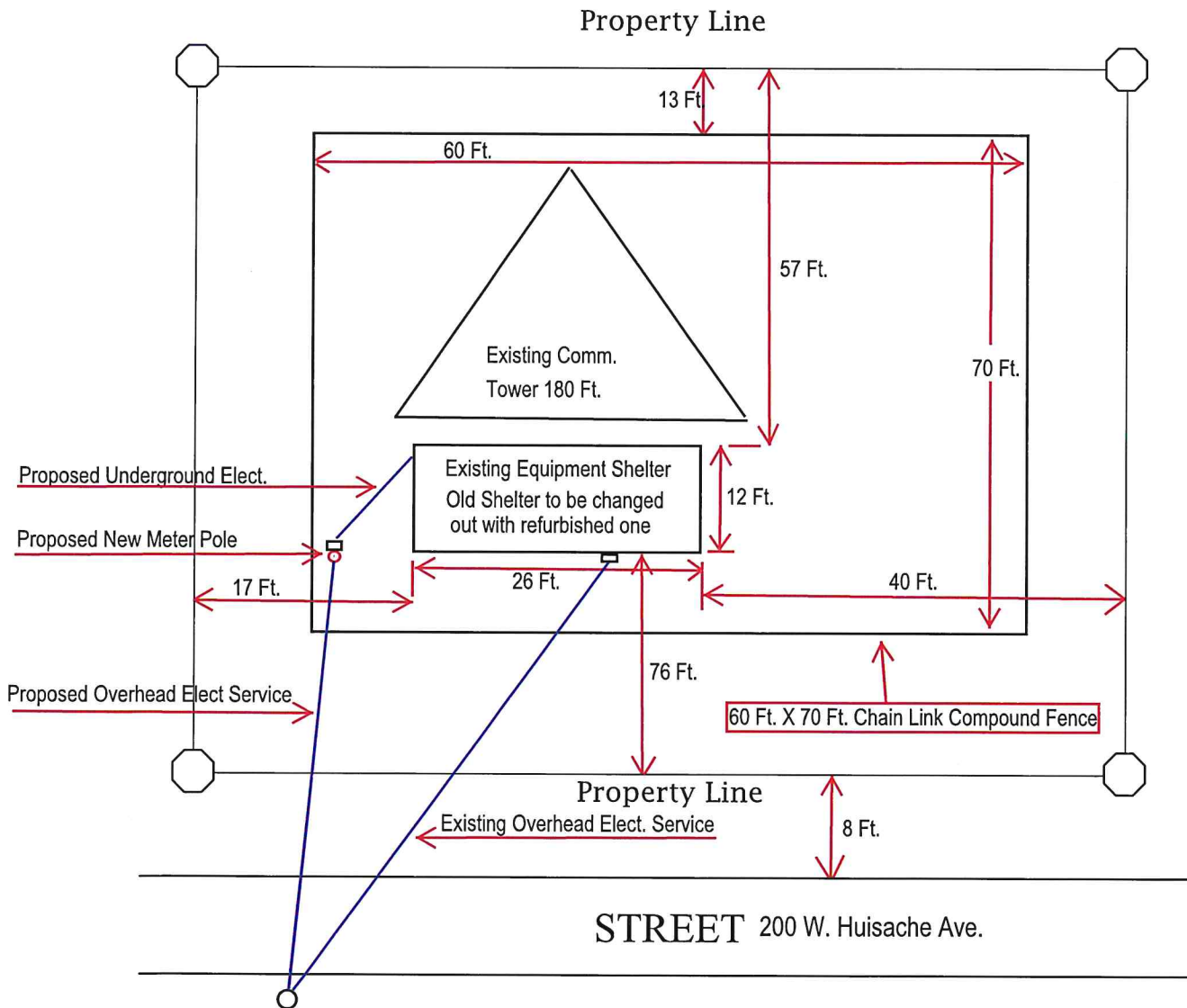
LOT SIZE:

1. Width of lot 84 Ft. 2. Length of lot 153 Ft.

BUILDING SETBACKS

1. Front 70 Ft. 2. Right Side 40 Ft.
3. Left Side 17'3" 4. Back 57 Ft.

SHOW _____ FOR EXISTING SHOW _____ FOR ALTERATION



Photos of 200 W. Huisache Ave. showing proposed electrical service changes and existing damaged equipment replacement with refurbished shelter of exact same design.





Documents Required:

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



H. M. T., CONSTRUCTION, INC.

P. O. BOX 10600
CORPUS CHRISTI, TX 78460
PH: 361-387-6342
FX: 361-387-2420
Email: charlotteathmt@aol.com

9611 Brown Lane
Austin, Texas, 78754
Mobile 512-750-7853
Fax 512-835-4752
Krobertson@austin.rr.com

11/10/22

Riviera Telephone Co.
Attn: Cam Opsahl
Project Mgr.

Mr. Opsahl,

H.M.T. Const. Inc. is pleased to provide a quote for a reconditioned 12'x 26' Fibrebond equipment shelter to be delivered and set on a pre-existing foundation located in Kingsville TX. Including the following;

SBAMI5918-1226-8836 Previously Deployed Fibrebond w/Gen Room 12'x 26' Concrete Shelter, S/N VRZ28836

Package includes all options below:

Texas P.E. Certification Shelter meets current Kleberg County zoning requirements.

Installation of 20kw to 40kw 120/240v NG/LP genset per customer spec.

(2) New 3-Ton Wall Mount HVAC Units with Installation.

Includes: ComStat 3 Lead Lag Controller / 5kw Heat Strip / 1 Year Manufacturer Warrant.

Premium rubberized membrane Roof. Includes 2 year workmanship, 10 year materials warranty.

Full Exterior Refurb. Includes:

Concrete Sealant / Trim Paint / Awning Paint / Door Paint / Caulking of all Seams.

Supply & Install New Industrial Type Electrostatically Grounded Floor Overlay.

Crane Upload & Lifting Brackets.

Shipping - Common Carrier to Kingsville, TX.

Crane & Set Shelter on existing concrete slab & Installation of Tie Down Plates.

Installation of new meter loop, weather head and 200amp disconnect.

Connection of the existing natural gas service to the generator.

Previously deployed (used) generator, start up and operational testing.

TOTAL QUOTE (Excluding Tax).....\$138,000.00

NOTE: Estimated Delivery Jan 15, 2023 with 1st available generator size.

The generator size could delay delivery date. I have requested a 40kw single phase generator.

New commercial generators are currently 60 weeks out.

To accept this Quote, Please sign, date and return this quote on the following page.

Thank You,

Kevin E Robertson
H.M.T. Const. Inc..
512-750-7854

TERMS OF ACCEPTANCE;

If accepted, a 50% (plus tax if applicable) partial billing against our quote of \$138,000.00 (plus tax) for the used, reconditioned 12' x 26' Fiberbond shelter & generator with partition.

These funds are to place the order and commence the refurbishment process on the shelter.

The estimated delivery date will be 60 days from receipt of these funds with the balance due upon notification of the shipping date.

TOTAL QUOTE (Plus Tax if Applicable).....\$138,000.00
50% Down Payment (Plus Tax if Applicable).....\$69,000.00
Balance Due upon Shipping (Plus Tax if Applicable)....\$69,000.00

QUOTE ACCEPTANCE;

Authorized Signature

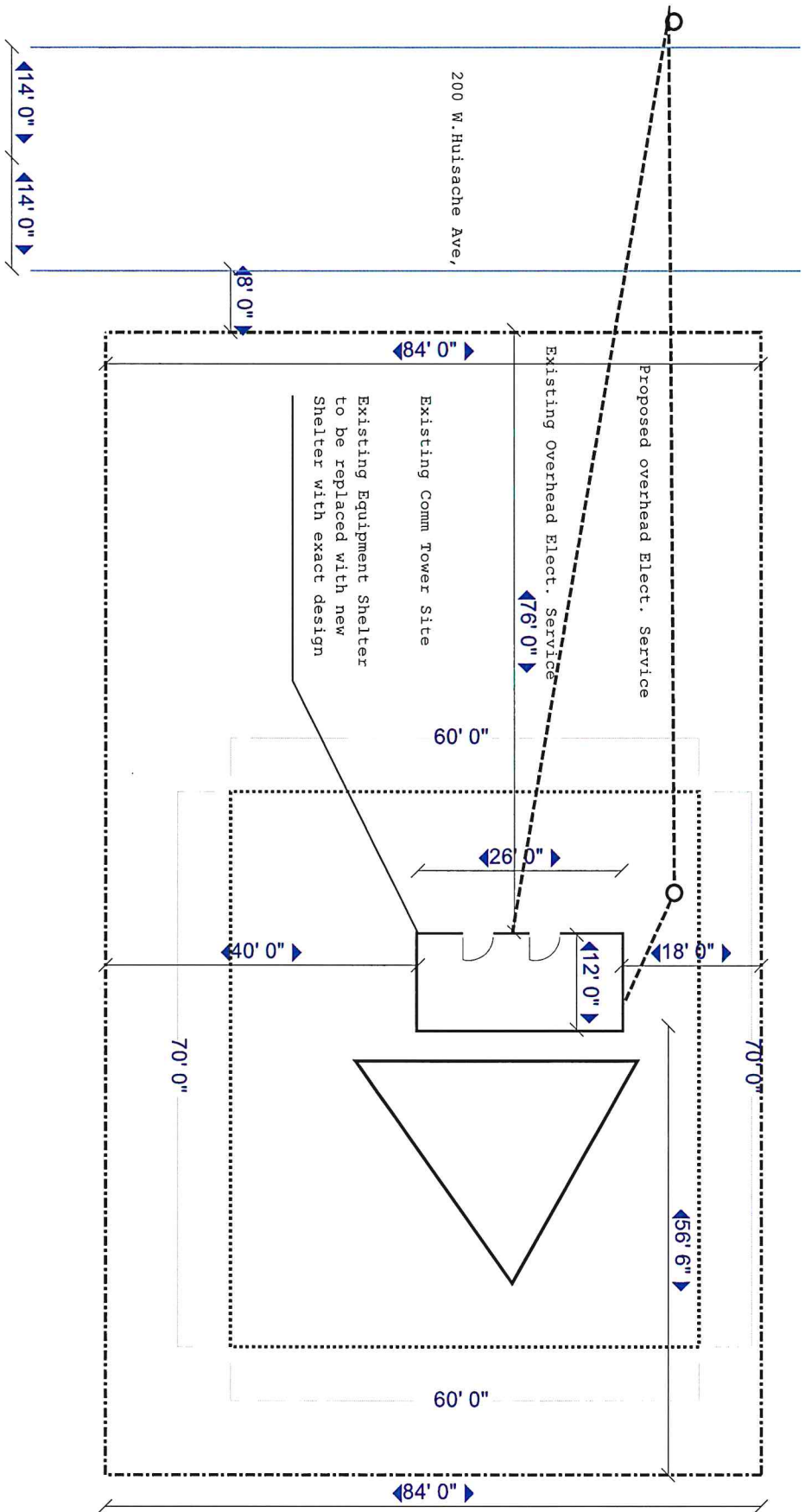
By: Billy Colston, III

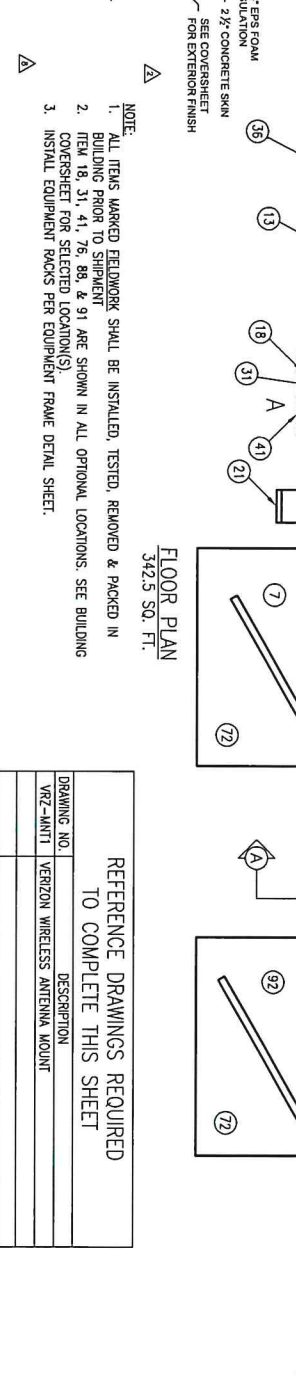
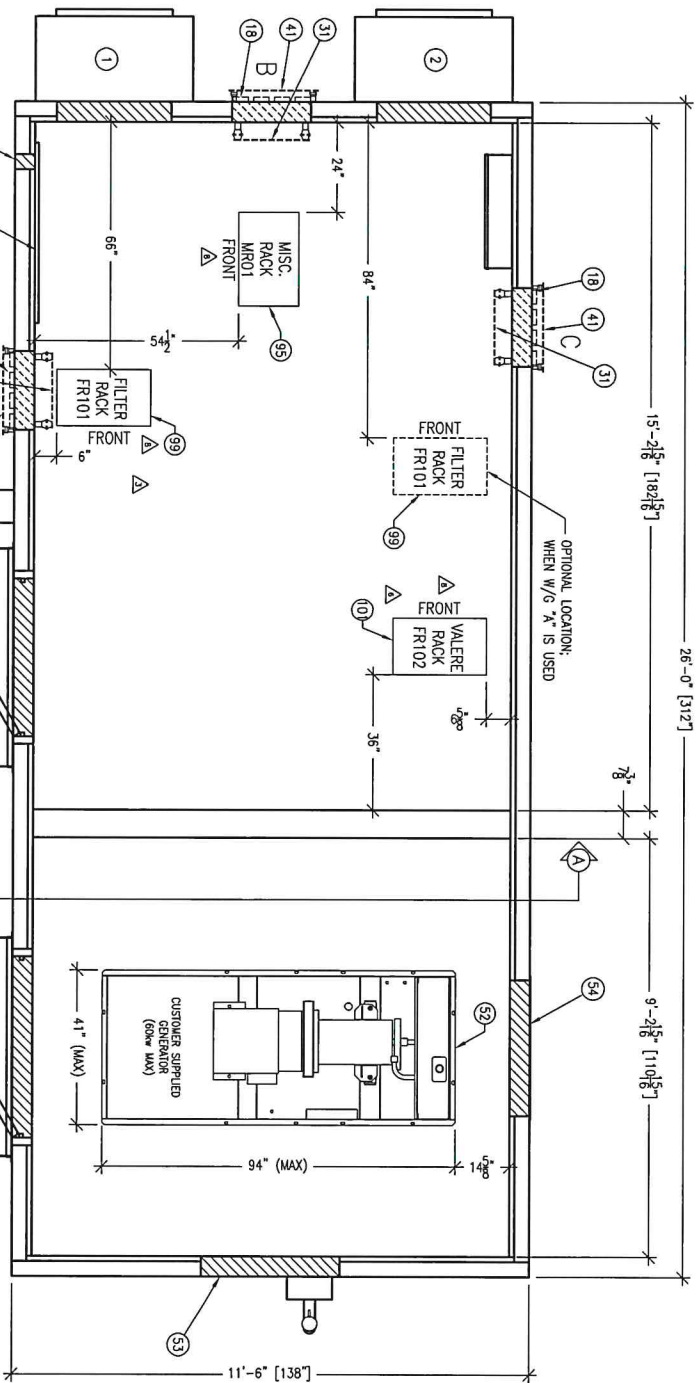
Printed Name: BILLY COLSTON, III

Title: GENERAL MANAGER / VICE PRESIDENT

Date: 11-23-2022

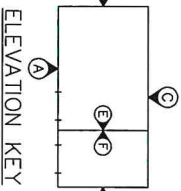
P.O. # 1152





- NOTE:
1. ALL ITEMS MARKED BOLD/ITALIC SHALL BE INSTALLED, TESTED, REMOVED & PACKED IN BUILDING PRIOR TO SHIPMENT.
 2. ITEM 10, 31, 41, 70, 89, & 91 ARE SHOWN IN ALL OPTIONAL LOCATIONS. SEE BUILDING COVERSHEET FOR SELECTED LOCATIONS.
 3. INSTALL EQUIPMENT RACKS PER EQUIPMENT FRAME DETAIL SHEET.

REV.	BY	DATE	REVISION	APP'D.	DATE	BOA	DATE	THESE PLANS ARE THE PROPERTY OF VERIZON WIRELESS. ANY USE OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF VERIZON WIRELESS IS STRICTLY PROHIBITED. THESE PLANS HAVE BEEN REVISIONED BY THE ORIGINAL PROFESSIONAL ENGINEER FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY VERIZON WIRELESS. ANY CHANGES TO THESE PLANS SHALL BE MADE BY THE ORIGINAL PROFESSIONAL ENGINEER. ANY CHANGES TO THESE PLANS SHALL BE MADE BY THE ORIGINAL PROFESSIONAL ENGINEER.	DATE	DATE	DATE	DATE
13	DL	07/19/11	REVISED ITEM 19 TO FR101B-0002Z (MS 818-00034)	LS	10/18/11							
12	DL	07/22/09	ADDED ITEM NUMBERS TO EQUIPMENT	JS	07/20/09							
11	JH	07/12/09	ADDED VALERE EQUIP. UPDATED NOTE 2, UPDATED FINISH ON DETAIL	JS	07/12/09							
10	IN	02/13/08	REVISED NOTES, ADDED REFERENCE DRAWING.	IN	02/13/08							
9	JH	07/17/07	REVISED 10, 31, 41, 70, 89, & 91 ARE SHOWN IN ALL OPTIONAL LOCATIONS. SEE BUILDING COVERSHEET FOR SELECTED LOCATIONS.	JS	07/19/07	CP	9/18/07					
8	JH	07/17/07	ADDED FRONT & NOTE 4 FOR CABINET	IN	07/19/07	CP	7/19/07					
7	DL	05/15/07	ADDED NOTE 3 & DIM. ON GENERATOR	BC	05/16/07							
6	DL	05/15/07	ADDED OPTIONAL MISC. RACK LOCATION	IN	04/13/07	CP	04/17/07					
5	MST	02/07/07	REVISED HVAC PENS & HATCH, DOOR	MT	02/09/07	CS	02/12/07					
4	JS	02/29/06	ADDED NOTE 21, REV GEN LABEL	JS	02/20/06	CS	02/20/06					



REFERENCE DRAWINGS REQUIRED TO COMPLETE THIS SHEET

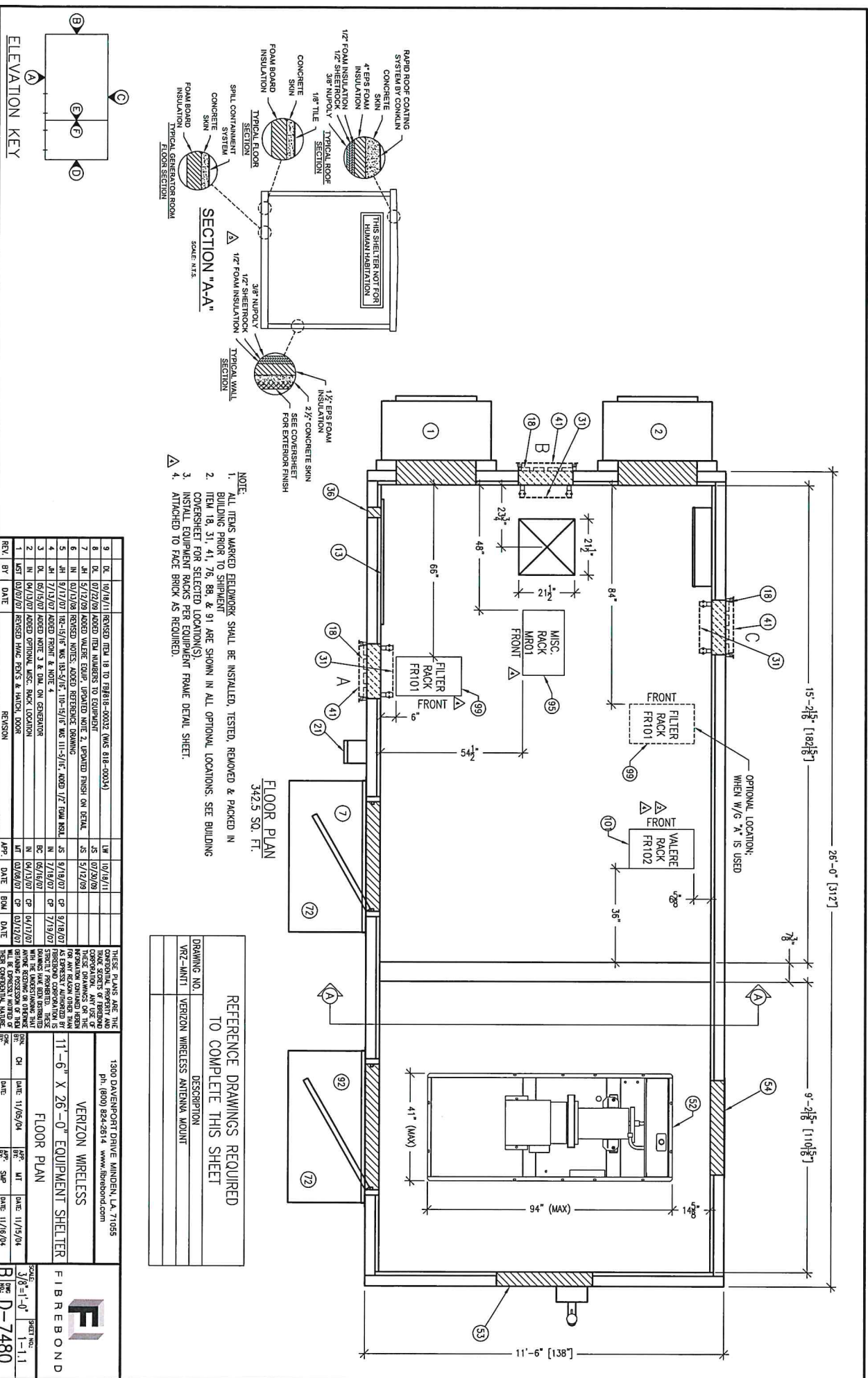
DRAWING NO.	DESCRIPTION
VRZ-1M1T1	VERIZON WIRELESS ANTENNA MOUNT

1300 DAVENPORT DRIVE MINDEN, LA, 71055
 VERIZON WIRELESS
 ph. (800) 824-2614 www.verizonwireless.com

11'-6" X 26'-0" EQUIPMENT SHELTER
 FLOOR PLAN

FIBRE BOND

SCALE: 3/8" = 1'-0"
 SHEET NO.: 1-1
 DRAWING NO.: D-7480



- NOTE:
1. ALL ITEMS MARKED BOLD/UNDERLINE SHALL BE INSTALLED, TESTED, REMOVED & PACKED IN BUILDING PRIOR TO SHIPMENT.
 2. ITEM 18, 31, 41, 76, 88, & 91 ARE SHOWN IN ALL OPTIONAL LOCATIONS. SEE BUILDING COVERSHEET FOR SELECTED LOCATION(S).
 3. INSTALL EQUIPMENT RACKS PER EQUIPMENT FRAME DETAIL SHEET.
 4. ATTACHED TO FACE BRICK AS REQUIRED.

REFERENCE DRAWINGS REQUIRED TO COMPLETE THIS SHEET

DRAWING NO.	DESCRIPTION
VRZ-WNT1	VERIZON WIRELESS ANTENNA MOUNT

REV.	BY	DATE	REVISION	APP.	DATE	REV.	DATE	APP.	DATE
9	DL	10/18/11	REVISED TEMA 18 TO FR1818-0032 (MS 818-00034)	LW	10/18/11				
8	DL	07/22/09	ADDED ITEM NUMBERS TO EQUIPMENT	JS	07/20/09				
7	JH	5/12/09	ADDED VALERE EQUIP. UPDATED NOTE 2. UPDATED FINISH ON DETAIL	JS	5/12/09				
6	IN	03/13/08	REVISED NOTES, ADDED REFERENCE DRAWING						
5	JH	07/17/07	REVISED NOTES, ADDED REFERENCE DRAWING						
4	JH	07/17/07	REVISED NOTES, ADDED REFERENCE DRAWING						
3	DL	05/15/07	ADDED NOTE 3 & DIM. ON GENERATOR	BC	05/16/07				
2	IN	04/13/07	ADDED OPTIONAL USE, RACK LOCATION	IN	04/13/07				
1	UST	03/07/07	REVISED HVAC REV'S & MATCH DOOR	MT	03/08/07				

1300 DAVENPORT DRIVE, MINDEN, LA, 71055
 PH: (800) 824-2614 WWW.IBFBOND.COM

VERIZON WIRELESS

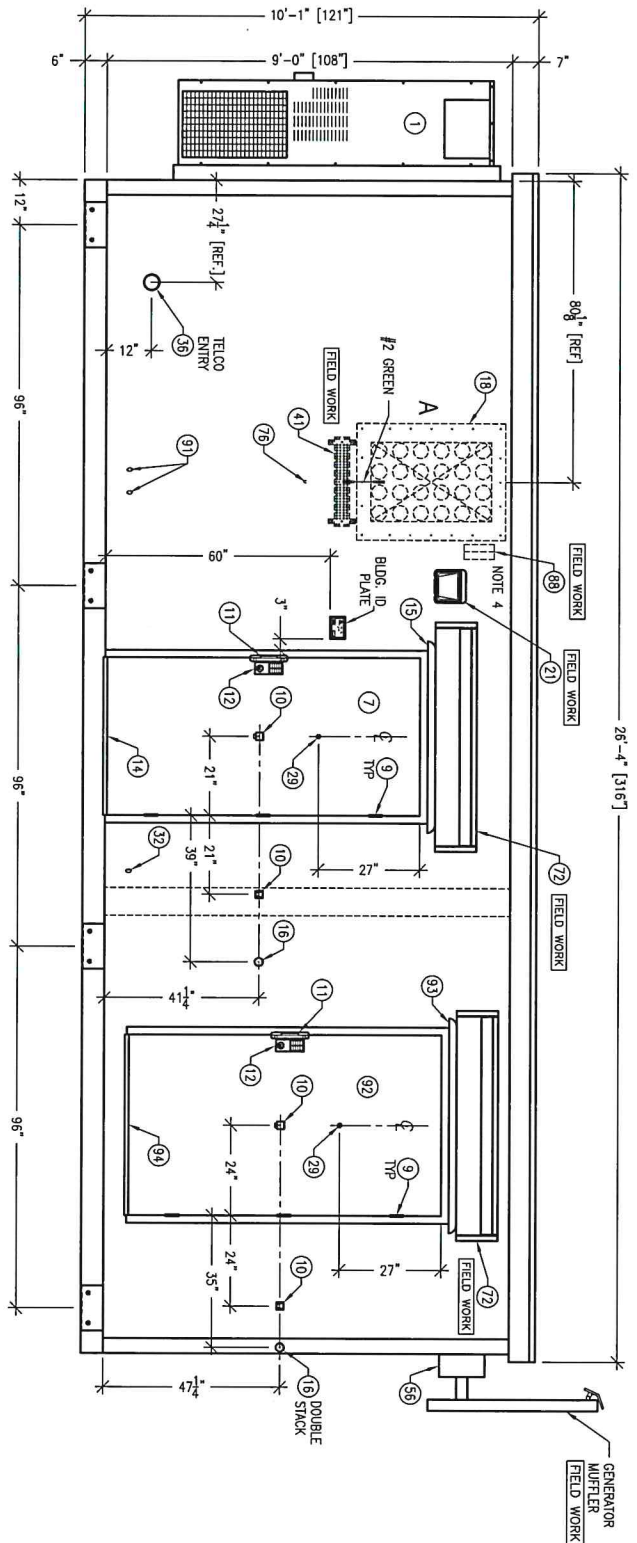
11'-6" X 26'-0" EQUIPMENT SHELTER

FLOOR PLAN

FIBRE BOND

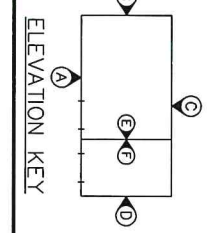
DATE: 11/05/04
 DATE: 11/15/04
 DATE: 11/16/04

SCALE: 3/8" = 1'-0"
 SHEET NO: D-7480



ELEVATION A

NOTE:
SEE FLOOR PLAN FOR NOTES.



ELEVATION KEY

REV.	BY	DATE	DESCRIPTION	APP.	DATE	REV.	DATE	DESCRIPTION	APP.	DATE
1	MST	03/07/07	REVISED GEN ROOM DOOR	MAT	03/08/07	CS	03/12/07			
2	IN	09/05/07	ADDED LIFTING BRACKET	IN	10/05/07					
3	IN	09/14/08	MOVED PEEP HOLE DOWN TO 2'-1"	IN	07/15/08	MG	07/17/08			
4	LWF	02/14/08	ADDED NOTE 4; REVISED PEA #2 TO PEA #76 AT WAREHOUSE LOCATION	IN	02/15/08					
5	IN	09/13/08	REVISED NOTES	IN	02/12/08					
6	JH	5/12/09	SO TAKE WAREHOUSE WAS 16; REVISED OPTIMAL LOCATION NOTE	JIS	07/20/09					
7	DL	07/22/09	ADDED #2 GREEN GROUND WHERE BETWEEN WAREHOUSE & GROUND BAR	JIS	07/20/09					
8	MST	03/23/10	REVISED PEA #2 & 91	LW	03/23/10					
9	DL	10/17/11	REV. PEA #19 TO BE 24 INCH W/ UPWARD LOC. CO & PER ASSOC. W/MR	LW	10/19/11					

THESE PLANS ARE THE SOLE PROPERTY OF VERIZON WIRELESS. ANY USE OF THESE PLANS FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF VERIZON WIRELESS IS EXPRESSLY PROHIBITED. THESE PLANS HAVE BEEN PREPARED BY AN INDIVIDUAL WHO IS NOT A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT. THE USER OF THESE PLANS ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS.

1300 DAVENPORT DRIVE MINDEN, LA, 71055
 PH: (800) 824-2614 www.fiberbond.com

VERIZON WIRELESS

11'-6" X 26'-0" EQUIPMENT SHELTER

EXTERIOR ELEVATION "A"

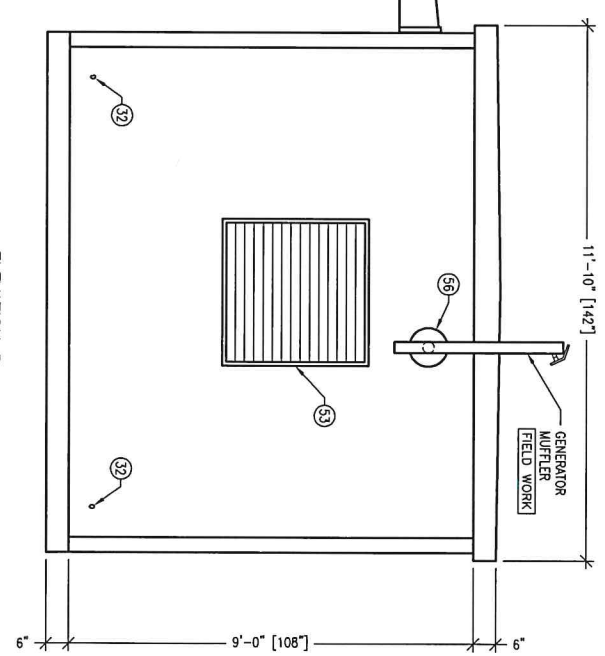
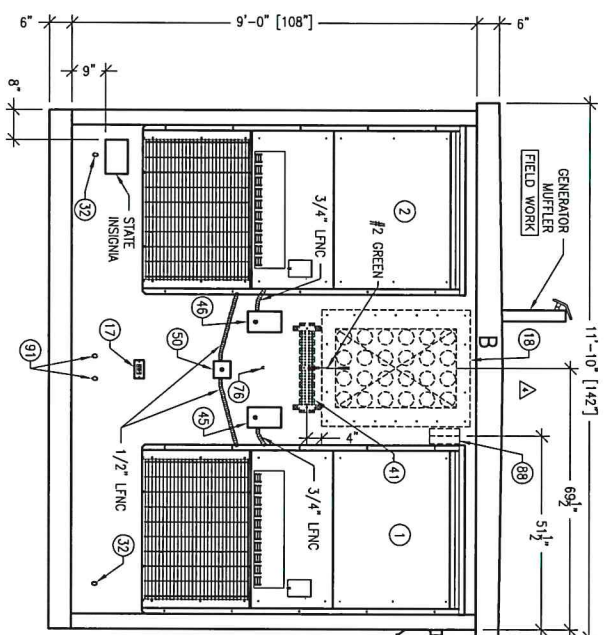
FIBERBOND

DATE: 11/05/04
 DATE: 11/15/04
 DATE: 11/16/04

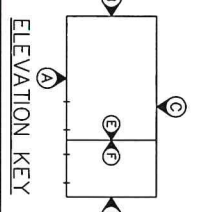
SCALE: 3/8"=1'-0"

SHEET NO: 1-2.1

PROJECT: D-7480



NOTE:
SEE FLOOR PLAN FOR NOTES.



REV.	BY	DATE	REVISION
14	DL	10/17/11	REV. ITEMS #18 TO BE 24 POINT WS. UPDATED LOC. CR & REV ASSOC. W/REV
13	CSP	09/11/11	SWAPPED TDM BUBBLE ON PAGES TO MATCH OTHER SHEETS
12	MST	09/22/10	REVISED ITEMS #2 & 91
11	DL	07/27/09	ADDED #2 GREEN GROUND WIRE BETWEEN WAREHOUSE & GROUND BAR
10	JH	05/12/09	REVISED TIEBACK CONDUIT TO 1/2"
9	HL	03/13/08	REVISED NOTES
8	HL	02/28/08	REVISED GROUND BAR BLOCK (ITEM #41)
7	HL	02/19/08	ADDED NOTE 41, REVISED ITEM #32 TO ITEM #76
6	MST	09/27/07	ADDED JIB / PENETRATION ELEVATION B

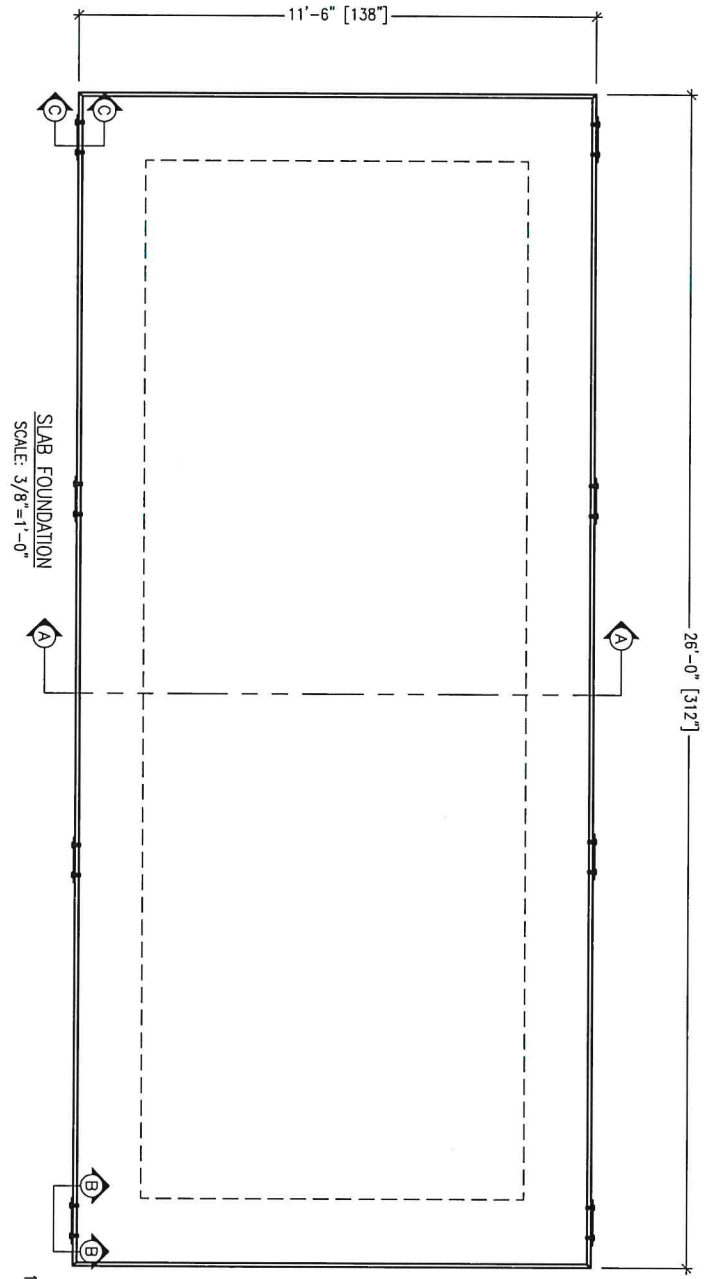
1300 DAVENPORT DRIVE MINDEN, LA, 71055
 PH. (800) 824-2614 WWW.IBREBOND.COM

VERIZON WIRELESS

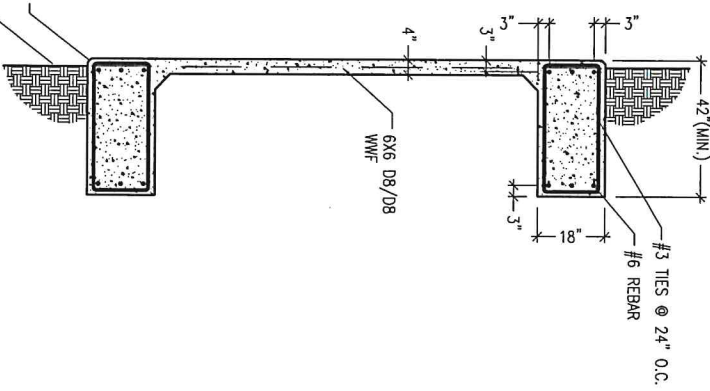
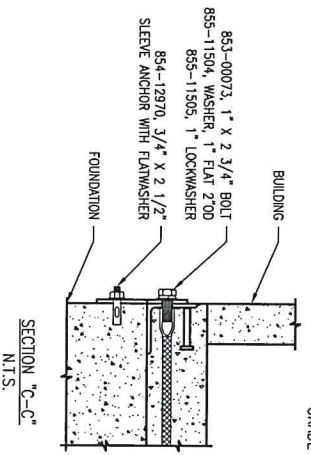
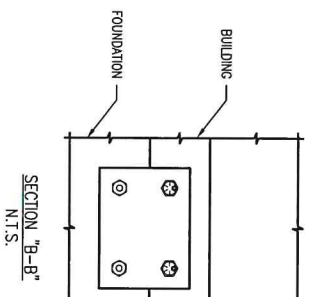
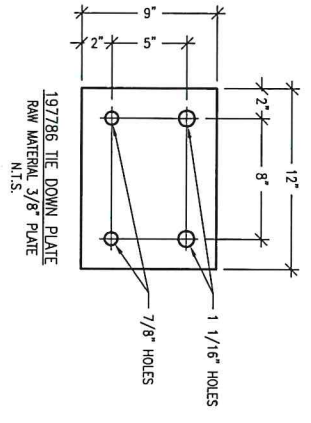
11'-6" X 26'-0" EQUIPMENT SHELTER
 EXTERIOR ELEVATIONS "B" & "D"

DATE: 11/05/04
 DATE: 11/15/04
 DATE: 11/16/04

SCALE: 3/8"=1'-0"
 SHEET NO.: 1-4
 DRAWING NO.: D-7480



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



- NOTES:
1. SLAB TO BE LEVEL $\pm 1/4"$.
 2. FOOTING TO EXTEND A MINIMUM OF 42" BELOW UNDISTURBED SOIL AND FROST LINE.
 3. FINAL SITE DESIGN IS THE RESPONSIBILITY OF THE SITE CONTRACTOR.
 4. SLAB FOUNDATION DESIGNED ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
 5. SLAB FOUNDATION DESIGNED ASSUMING MAXIMUM SOIL PLASTICITY INDEX OF 27.
 6. CONCRETE STRENGTH SHALL BE A MINIMUM OF 3000 PSI.

REV.	BY	DATE	REVISION	APP.	DATE	REV.	DATE	DATE	DATE
1	SD	07/15/11	REVISED TIE DOWN PLATE DETAILS						

THESE PLANS ARE THE COMMON PROPERTY AND COOPERATION. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY OTHER THAN THE PROJECT AND/OR FOR ANY EXPRESS OR IMPLIED PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS STRICTLY PROHIBITED. THESE DRAWINGS HAVE BEEN PREPARED AND CHECKED AND/OR REVISIONS OF THE SAME SHALL BE MADE THEREON. THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER.									
1300 DAVENPORT DRIVE MINDEN, LA 71055 VERIZON WIRELESS FOUNDATION PLAN					DATE: 11/05/04 DATE: 11/15/04 DATE: 11/16/04				
SCALE: 3/8"=1'-0" SHEET NO. 8 TOTAL SHEETS 8					PROJECT NO. B DRAWING NO. D-7480				