

PLANNING & ZONING COMMISSION AGENDA

Wednesday, January 18, 2023, 6:00 p.m.

Regular Meeting

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

PLANNING & ZONING COMMISSION SEATING ARRANGEMENT

COMMISSION MEMBERS

Mike Klepac

Brian Coufal

Idotha Battle

Steve Zamora

Chairman

COMMISSION MEMBERS

Debbie Tiffiee

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) – January 4, 2023**
- **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

Jonelle Qualia MAN MBR Owner/Applicant; requesting the re-plat of 3RD, Block 15, Lot 25, 26, 27 and 28 also known as 612 E Richard St, Kingsville TX 78363

ITEM #2 - Discuss and Consider Action on the request from

Jonelle Qualia MAN MBR Owner/Applicant; requesting the re-plat of 3RD, Block 15, Lot 25, 26, 27 and 28 also known as 612 E Richard St, Kingsville TX 78363

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

- **ADJOURNMENT**

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

It is the intention of the City of Kingsville to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or to observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the Planning Secretary, 361-595-8055, at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

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



Uchechukwu Echeozo
Director of Planning & Development Services

Posted
@ 4:00 PM
On January 13,
2023
By: Herlinda Solis

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
JANUARY 4, 2023**

Planning and Zoning Members Present

Steve Zamora
Brain Coufal
Debbie Tiffie
Rev. Idotha Battle
Larry Garcia

Citizens Present

Staff Present

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

1. **The meeting was called to order at 6:00 p.m.**
2. **Discuss and take action on the meeting minutes of last meeting.**

Debbie Tiffie made a motion to approve the minutes from January 4, 202, meeting as presented. Rev. Idotha Battle seconded. All in favor, none opposed. Motion carried.

3. **Public Comments on or off the agenda** - None
4. **Postponements** –None
5. **Old Business** – None
6. **New Business** – None
7. **Public Hearing on the request from**

Chairman opened the public Hearing at 6:02 PM

ITEM #1 - Public Hearing on the request from

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

Uche Echeozo told the Board that the re-plat of this property was a continuation of the previous rezoning that was done several months ago and recommended approval, so that the applicant can continue with building a Physicians Clinic.

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

Item #2 Debbie Tiffie made the motion to approve the request from Ifeanyi Mbadugha applicant; requesting the re-plat of Ronning 2, Block 3, Lot 1-6 and Lund Addn, Block 7, Lot 1, also known as 1103 to 1115 E King, Kingsville TX 78363. Brian Coufal seconded the motion all in favor; none opposed. Motion carried.

9. Miscellaneous –

10. Adjournment - Meeting adjourned at 6:08 PM

ITEMS 1 & 2



MEMO

Date: January 12, 2023
To: Planning and Zoning Commission Members
From: Uche Echeozo (Director of Planning and Development Services)
Subject: **Jonelle Qualia MAN MBR, Owner/Applicant; requesting the replat of 3rd, BLOCK 15, LOTS 25, 26, 27 and 28, also known as 612 E. Richard Avenue, Kingsville, Texas. 78363**

The applicant approached the department because they wanted to re-plat the existing property, subdividing it into two lots. The proposal as presented to the department would involve creating two properties each with their own address. Two buildings are currently on the property, but the re-plat would ensure each house has its own defined boundary. The property is currently zoned R1 – Single-family Residential.

Consequently, this application is being submitted for your consideration. The department has reviewed the application and has found no adverse impact on the environment and the development complies with the relevant codes and Ordinances. Therefore, it is recommended that you consider the said application and approve same since this will encourage housing development within 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 612 E. RICHARD STREET Nearest Intersection 10th STREET

(Proposed) Subdivision Name THIRD ADDITION Lot 25, 26 Block 15

Legal Description: LOT 25 & 26, 27, 28, BLK 15, THIRD ADDITION

Existing Zoning Designation RESIDENTIAL Future Land Use Plan Designation SAME

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent JONELLE QUALIA Phone 361-960-6565 FAX 361-992-6565

Email Address (for project correspondence only): jqualia2000@yahoo.com

Mailing Address 6710 HOLLY ROAD City CORPUS CHRISTI State TX Zip 78412

Property Owner JENIROSE PROPERTIES LLC Phone SAME FAX _____

Email Address (for project correspondence only): _____

Mailing Address SAME 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 checked="" type="checkbox"/> Re-plat	\$250.00
<input type="checkbox"/> SUP Request/Renewal	\$250.00	<input type="checkbox"/> Vacating Plat	\$50.00
<input type="checkbox"/> Zoning Variance Request (ZBA)	\$250.00	<input type="checkbox"/> Development Plat	\$100.00
<input type="checkbox"/> PUD Request	\$250.00	<input type="checkbox"/> Subdivision Variance Request	\$25.00 ea

Please provide a basic description of the proposed project:
OUR COMPANY NEEDS TO DIVIDE THESE 2 ADDRESSES

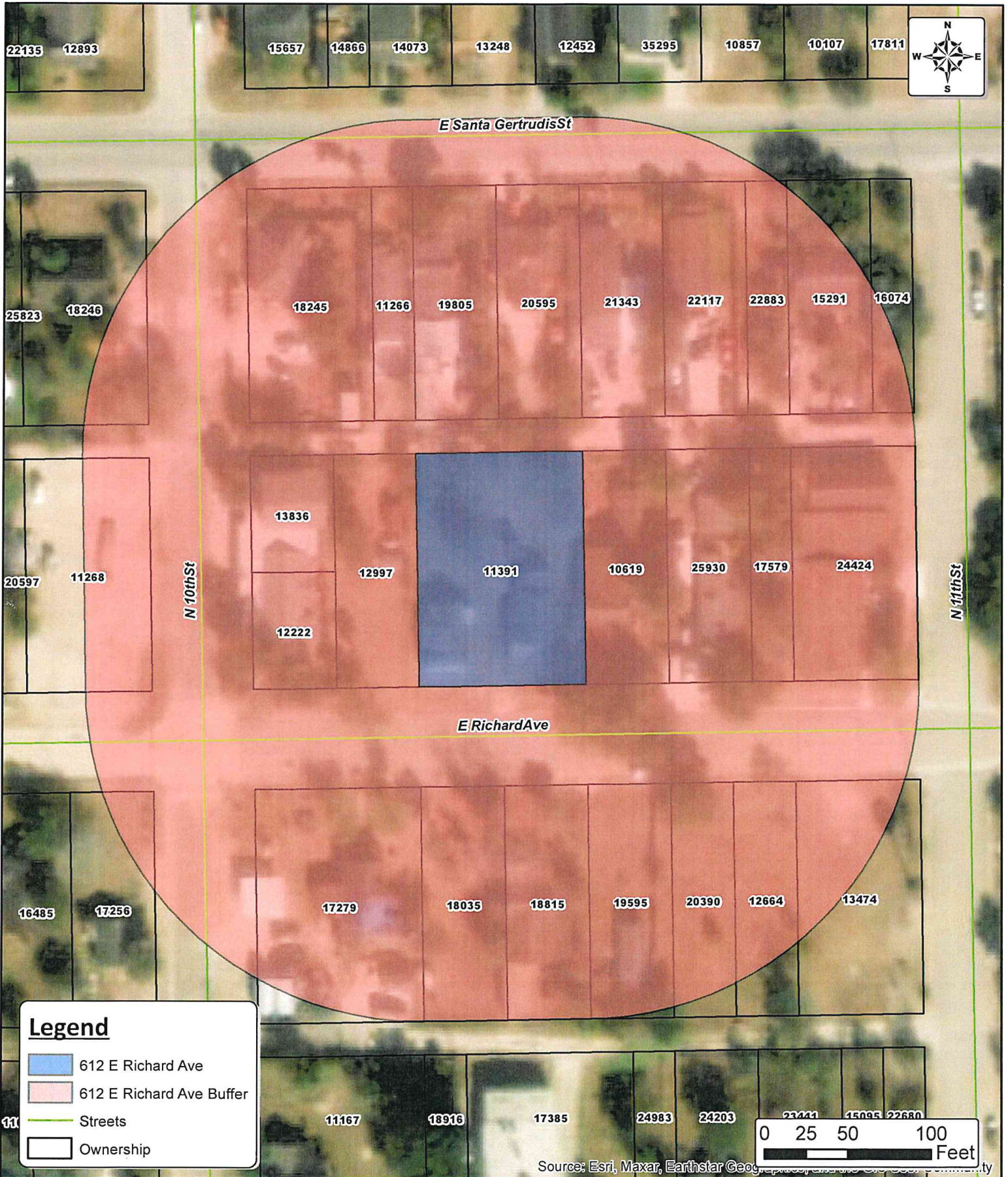
I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit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

Applicant's Signature Jonelle Qualia Date: 12.7.22

Property Owner's Signature _____ Date: _____

Accepted by: [Signature] Date: 12/14/2022

200 ft Buffer at 612 E Richard Ave



Page: 1 / 1

Drawn By: G. AMAYA

Last Update: 12/8/2022

Note: Ownership is labeled with their PROP ID's

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

Trevino Judith
AKA Judith Trevino Ochoa
601 E Santa Gertrudis
Kingsville, TX 78363
#18245

Orta Eva M Est
AKA Eva M Canals Est
Belinda Garcia (Ind Exec)
1917 Southpark Dr
Kingsville, TX 78363
#11266

Martinez Raul
611 E Santa Gertrudis St
Kingsville, TX 78363
#19805

Rodriguez Rolando
Etux Delia Esther
613 E Santa Gertrudis
Kingsville, TX 78363
#20595

Velasco Jesus
Etux Idalia
619 E Santa Gertrudis
Kingsville, TX 78363
#21343

Vidaurri Isaac
623 E Santa Gertrudis St
Kingsville, TX 78363
#22117

Mendez Rodolfo G
Etux Anna Linda
625 E Santa Gertrudis
Kingsville, TX 78363
#22883

Mendez Anna Linda
Etvir Rodolfo G Mendez
625 E Santa Gertrudis
Kingsville, TX 78363
#15291

Mendoza Ofelia Rivera
629 E Santa Gertrudis
Kingsville, TX 78363
#16074

Trevino Teresa
AKA Teresa Resendez
229 Briarwood
Kingsville, TX 78363
#18246

Diaz David Est
Etux Dalia Est
Elena Diaz (Ind Exec)
2928 Wickersham LN
Austin, TX 78741
#11268

Gutierrez Rosalinda (Life Est)
Leonor Fernandez
600 E Richard Ave
Kingsville, TX 78363
#13836

Trevino Griselda (Life Est)
Diana T Calderon
600 E Richard Ave
Kingsville, TX 78363
#12222

Trevino Griselda (Life Est)
Rodolfo & Diana T Calderon
600 E Richard Ave
Kingsville, TX 78363
#12997

Garza Mucio Est
Etux Maria L Est
618 E Richard
Kingsville, TX 78363
#10619

Ramos Daniel Jr
624 E Richard
Kingsville, TX 78363
#25930

Bethel Temple Latin
% Rev M Garza
PO Box 989
Kingsville, TX 78364
#17579

Templo Betel Asambleas De Dios
Kingsville Texas
PO Box 989
Kingsville, TX 78364
#24424

Gonzalez Ruben E Est
% Melinda Kerwin
916 E Santa Gertrudis
Kingsville, TX 78363
#17256

Garcia Maria I
603 E Richard
Kingsville, TX 78363
#17279

Olivarez Frances
224 E Richard Ave
Kingsville, TX 78363
#18035

Olivarez Frances
224 E Richard Ave
Kingsville, TX 78363
#18815

Olivarez Frances
224 E Richard Ave
Kingsville, TX 78363
#19595

Trevino Manuel Est
Etux Isabel Est % Nelda Aguilar
1301 Clearfield Dr
Austin, TX 78758
#20390

Cerda Isabel Est
1601 S Congress
Austin, TX 78747
#12664

Gonzalez Eduardo
Oralia Gonzalez
701 E Richard
Kingsville, TX 78363
#13474

Kleberg CAD

Property Search > 11391 CHAPA ATILANO E for Year 2022

Tax Year:

Property

Account

Property ID:	11391	Legal Description:	3RD, BLOCK 15, LOT 25-28
Geographic ID:	100501525000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	612 E RICHARD	Mapsco:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

Owner

Name:	CHAPA ATILANO E	Owner ID:	11227
Mailing Address:	313 W SAGE RD KINGSVILLE, TX 78363-2800	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$25,840	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$7,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$32,840	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$32,840	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$32,840	

Taxing Jurisdiction

Owner: CHAPA ATILANO E
 % Ownership: 100.0000000000%
 Total Value: \$32,840

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$32,840	\$32,840	\$0.00
CKI	CITY OF KINGSVILLE	0.825000	\$32,840	\$32,840	\$270.93
GKL	KLEBERG COUNTY	0.771870	\$32,840	\$32,840	\$253.49

SKI	KINGSVILLE I.S.D.	1.518900	\$32,840	\$32,840	\$498.80
WST	SOUTH TEXAS WATER AUTHORITY	0.078489	\$32,840	\$32,840	\$25.78
Total Tax Rate:		3.194259			
				Taxes w/Current Exemptions:	\$1,049.00
				Taxes w/o Exemptions:	\$1,049.00

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 1096.0 sqft Value: \$17,410

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EW6	1945	1096.0
OPFA	OPEN PORCH FRAME AVERAGE *			1945	60.0
STGL	STORAGE FRAME (LOW) *			0	80.0

Improvement #2: RESIDENTIAL State Code: A1 Living Area: 804.0 sqft Value: \$8,430

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF2	EW1	1945	804.0
OPFL	OPEN PORCH FRAME LOW *			1945	144.0
SAFU	STORAGE ATTACHED FRAME UNFINISHED *			0	56.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.3214	14000.00	100.00	140.00	\$7,000	\$0

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$25,840	\$7,000	0	32,840	\$0	\$32,840
2021	\$25,830	\$7,000	0	32,830	\$0	\$32,830
2020	\$24,750	\$7,000	0	31,750	\$0	\$31,750
2019	\$27,980	\$7,000	0	34,980	\$0	\$34,980
2018	\$29,310	\$7,000	0	36,310	\$0	\$36,310
2017	\$29,310	\$7,000	0	36,310	\$0	\$36,310
2016	\$32,330	\$7,000	0	39,330	\$0	\$39,330
2015	\$32,330	\$7,000	0	39,330	\$0	\$39,330
2014	\$32,330	\$7,000	0	39,330	\$0	\$39,330
2013	\$32,330	\$7,000	0	39,330	\$0	\$39,330
2012	\$32,330	\$7,000	0	39,330	\$0	\$39,330
2011	\$32,330	\$7,000	0	39,330	\$0	\$39,330
2010	\$23,320	\$3,500	0	26,820	\$0	\$26,820
2009	\$23,320	\$3,500	0	26,820	\$0	\$26,820

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1		OT	Other	UNKNOWN	CHAPA ATILANO E	430	166	

Tax Due

Property Tax Information as of 12/07/2022

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.

Questions Please Call (361) 595-5775

H.M. King High School Basketball Coach gets 500th win

By TED FERRERA
Reporter

H.M. King High School Head Basketball Coach Paul Yuma is celebrating his 500th win after coaching the Lady Brahma Basketball Team to a district win against Robstown last week.

Coach Yuma is a 1981 graduate of H.M. King High and graduated from Texas A&I University with a degree in Kinesiology. Yuma began his coaching career in 1989 in Alice, as an assistant football coach and assistant basketball coach. He also coached at Tuloso-Midway and took his first head coaching job at Banquete as the boy's basketball coach. He continued coaching as the Head Girls Basketball Coach in Odem, Beeville, and Callallen before retiring in 2021.

In his years of coaching, Yuma's teams have made the playoffs 19 out of 23 years. He has coached three All-Star games and will be coaching the All-Star game again this year for the 4A girls' team. His teams have won nine district titles and he has



Pictured with the Lady Brahma Basketball Team, H.M. King Head Basketball Coach Paul Yuma celebrates 500 wins. (Submitted photo)

been named Coach of the Year several times in his career.

Yuma was hired by KISD in 2022 and so far, the Lady Brahma's are 14-5 overall and 1-1 in district.

"We are working hard and trying to find a way to get into the

playoffs," Yuma said. "We are trying to get more consistent and the girls are getting used to me and the system we are using."

When it comes to motivating the team Yuma said, "I'm old school, we practice hard and focus on fundamentals and I try to

have them believe in themselves, they are better than what they think they are."

Yuma said he was worried about the 500th win because it was a district game. "It was a big accomplishment for me and my family and I got lots of calls and

text messages from a lot of my ex-players, which was great."

The Lady Brahma Basketball Team practices every day except Sunday now since they are in district play. They will compete in the Kingsville Lady Brahma's Christmas Classic, which will feature six teams on Dec. 29-30.

The teams competing in the tournament are IWA, Miller, Kingsville, Riviera, SGA, and San Perlita.

Coach Yuma said it feels good to be back in the classroom where he teaches social studies and back on the basketball court.

"We've got good kids here and it's a good school," Yuma said, "I retired for health reasons but I was fortunate to be given this opportunity at KISD and I'm trying to stay healthy so I can be here a few more years," Yuma said. Coach Yuma has one daughter, Dr. Stephanie Yuma Bray and four granddaughters.

The Lady Brahma's next district game is at home on Jan. 3 against Laredo Harmony.



Economy Awards Co. Player Of The Game

Kayden McClure from Santa Gertrudis, dropped a 40 piece on their 85-54 win over Alayetta Christian. (Submitted photo)

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, January 18, 2023 at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard. Jonelle Qualls MAN MBR Owner/Applicant; requesting the re-plot of 3RD, Block 15, Lot 25, 26, 27 and 28 also known as 812 E Richard St, Kingsville TX 78363. The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, January 23, 2023 at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard. Jonelle Qualls MAN MBR Owner/Applicant; requesting the re-plot of 3RD, Block 15, Lot 25, 26, 27 and 28 also known as 612 E Richard St, Kingsville TX 78363. The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

Kenedy County-Wide CSD will conduct a public hearing for the 2021-2022 Texas Academic Performance Report (TAPR) during the Regular Meeting of the KCWCSD Board of Trustees, scheduled for Wednesday, January 18, 2023 at 7:00 pm at 150 E La Parra Ave, Sarita, Texas.

THE KINGSVILLE RECORD
King, Lighthouse, News, and Community
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SALES DEPT.**

(361) 345-1332