

# PLANNING & ZONING COMMISSION AGENDA

Wednesday, March 1, 2023, 6:00 p.m.

Regular Meeting

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

## PLANNING & ZONING COMMISSION SEATING ARRANGEMENT

### COMMISSION MEMBERS

Mike Klepac

Brian Coufal

Idotha Battle

Steve Zamora

Chairman

### COMMISSION MEMBERS

Debbie Tiffie

Larry Garcia

### CITY STAFF

Herlinda Solis  
Administrative Assistant II

Uchechukwu Echeozo  
Director of Planning  
& Development Services

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

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

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

## AGENDA

- CALL TO ORDER
- ROLL CALL
- APPROVAL OF MINUTES OF PREVIOUS MEETING(S) – *January 18, 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**

**Santiago Cantu Jr Owner/Applicant; requesting the re-plat of Tranquitas 2, Block 2, Lots 5, 6, 7 & 8 also known as 168 W Ave D, Kingsville TX 78363.**

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

**Santiago Cantu Jr Owner/Applicant; requesting the re-plat of Tranquitas 2, Block 2, Lots 5, 6, 7 & 8 also known as 168 W Ave D, Kingsville TX 78363.**

**ITEM #3- Public Hearing on the request from**

**Rick Deyoe Applicant; requesting the Re-zoning of KT & I CO, Block 17, Lot PT 6, Acres 8.71 also known as 1420 Senator Carlos Truan BLVD, Kingsville TX 78363.**

**ITEM #4- Discuss and Consider Action on the request from**

**Rick Deyoe Applicant; requesting the Re-zoning of KT & I CO, Block 17, Lot PT 6, Acres 8.71 also known as 1420 Senator Carlos Truan BLVD, 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, March 1, 2023.



Uchechukwu Echeozo  
Director of Planning & Development Services

Posted  
@ 12:00 pm  
On 02/24/2023  
By: V.A.A.

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
JANUARY 18, 2023**

**Planning and Zoning Members Present**

Steve Zamora  
Brain Coufal  
Debbie Tiffie  
Larry Garcia  
Mike Klepac

**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 18, 2023, meeting as presented. Brian Coufal 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 6:01 PM

**Item # 1 Jonelle Qualia MAN MBR Owner/Applicant; requesting the re-plat of 3<sup>RD</sup>, Block 15, Lot 25, 26, 27 and 28 also known as 612 E Richard St, Kingsville TX 78363**

Uche Echeozo told the Board that the applicant is requesting to divide a large lot with 2 houses and create each house with their own address. Uche Echeozo stated that 26 letters were sent to surrounding properties with zero complaints for this replat.

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

**Item # 2 Jonelle Qualia MAN MBR Owner/Applicant; requesting the re-plat of 3<sup>RD</sup>, Block 15, Lot 25, 26, 27 and 28 also known as 612 E Richard St, Kingsville TX 78363.**

Item#2 Mike Klepac made the motion to approve the request from Jonelle Qualia MAN MBR Owner/Applicant, requesting the re-plat of 3<sup>RD</sup>, Block 15, Lot 25, 26, 27 and 28 also known as 612 E Richard St, Kingsville TX 78363. Brian Coufal seconded the motion all in favor; none opposed. Motion carried.

**9. Miscellaneous – None**

**10. Adjournment - Meeting adjourned at 6:05 PM**

ITEMS 1 & 2



## MEMO

**Date:** February 23, 2023

**To:** Planning and Zoning Commission Members

**From:** Kobby Agyekum (Senior Planner, Planning and Development Services)

**Subject:** **Santiago Cantu Jr Owner/Applicant; requesting the Re-plat of Tranquitas 2, Block 2, Lots 5, 6, 7 & 8, also known as 168 West Avenue D, 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. One building is currently on one half of the property and the other half is vacant, but the re-plat would ensure each lot has its own defined boundary. The property is currently zoned R3 – Multi-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 blue ink, appearing to read "Kobby Agyekum".

**Kobby Agyekum**  
Senior Planner  
Planning and Development Services



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

168 replat

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

Project Address 168 W D Ave Nearest Intersection 6th Street

(Proposed) Subdivision Name \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Legal Description: Lots 5-8 Tranquitas Addition No. 2

Existing Zoning Designation R-3 Future Land Use Plan Designation \_\_\_\_\_

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

Applicant/Authorized Agent Santiago Cantu Phone 956 778 7709 FAX \_\_\_\_\_

Email Address (for project correspondence only): sancan4@aol.com

Mailing Address PO Box 197 City La Blanca State TX Zip 78558

Property Owner Santiago Cantu Phone 956 778 7709 FAX \_\_\_\_\_

Email Address (for project correspondence only): sancan4@aol.com

Mailing Address PO Box 197 City La Blanca State TX Zip 78558

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

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

Please provide a basic description of the proposed project:

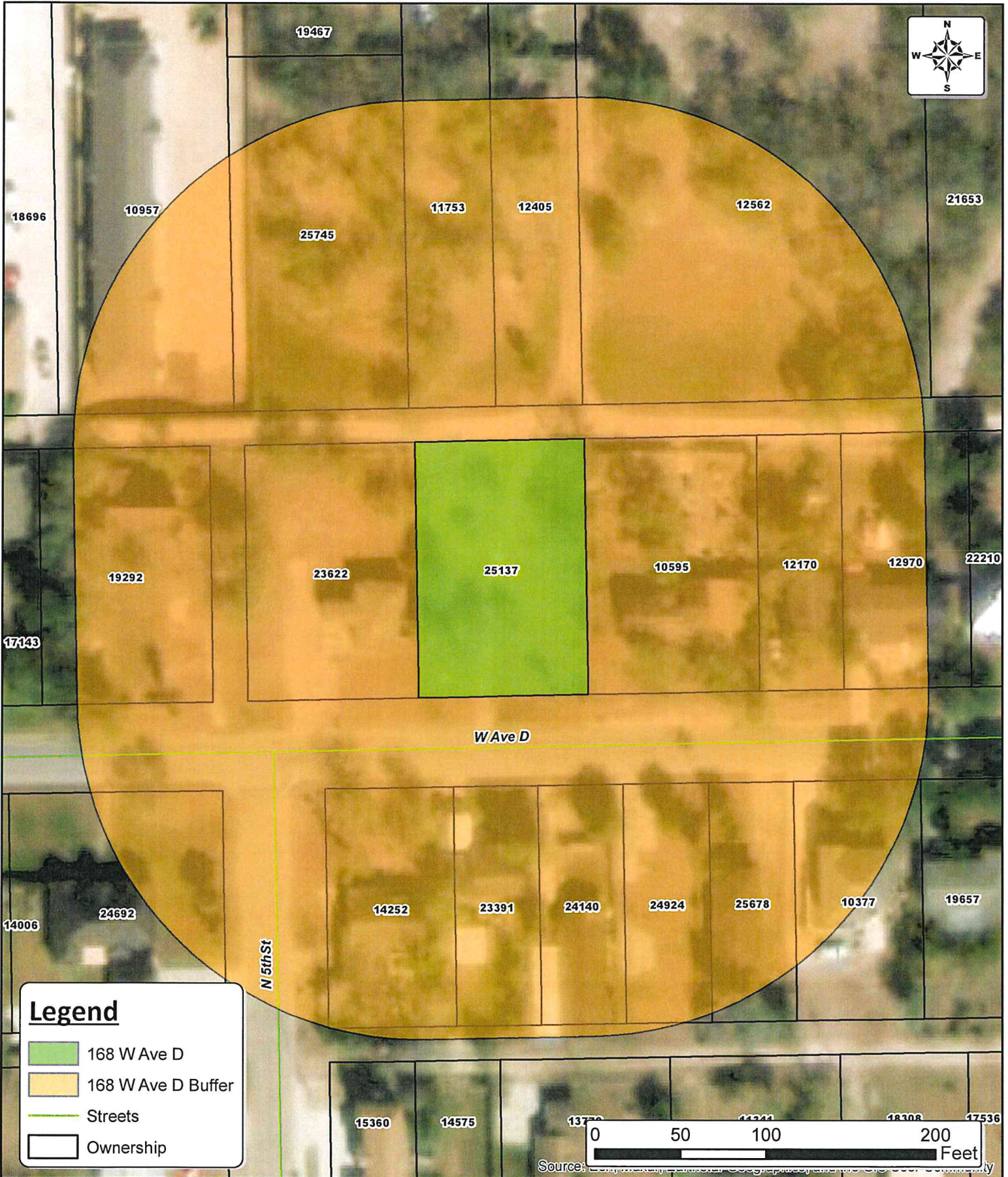
I have 4 lots and want to replat to  
2 lots + 2 lots

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 Santiago Cantu Date: \_\_\_\_\_  
 Property Owner's Signature Santiago Cantu Date: \_\_\_\_\_  
 Accepted by: [Signature] Date: 1/31/2023



# 200 ft Buffer at 168 W Ave D



Page: 1 / 1

Drawn By: G. AMAYA

Last Update: 1/18/2023

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



Abraham G Garza Est  
Etux Alicia C  
155 W D Ave  
Kingsville TX 78363  
#25678

Irma R Perez  
AKA Irma G Rodriguez  
175 W D Ave  
Kingsville, TX 78363  
#14252

SC Construction LLC  
PO Box 197  
La Blanca TX 78558  
#10957

Marcelino Barron  
Etux Maria Manuela  
185 W Corral  
Kingsville, TX 78363  
#12405

Ramiro Barrera Jr  
201 W Corral Ave  
Kingsville, TX 78363  
#25745

Margaret Ashley Clack  
602 W Doddridge Ave  
Kingsville, TX 78363  
#24924

Ricardo G Vega  
Etux Gloria B  
805 W Kleberg Ave  
Kingsville, TX 78363  
#11753

Manuel Raul Falcon  
156 W D Ave  
Kingsville, TX 78363  
#12170

Juan J Cantu  
Etux Mary B  
173 W Corral Ave  
Kingsville, TX 78363  
#12562

George Alvarez  
Etux Gracie (Life Est)  
Christina Smith  
171 W D Ave  
Kingsville, TX 78363  
#23391

Josefa H Castillo (Life Est)  
Alicia C Garza ETAL  
1702 Lawndale Dr  
Kingsville, TX 78363  
#19292

Guadalupe Villarreal Est  
165 W Ave D  
Kingsville, TX 78363  
#24140

Gahangir Hossain  
Etux Habiba Khan  
2804 River Birch PL  
Amarillo, TX 79124  
#23622

Unknown Taxpayer  
149 W Ave D  
Kingsville, TX 78363  
#10377

Raul Roy Gonzalez  
162 W Ave D  
Kingsville, TX 78363  
#10595

Romero George Luis Sr  
148 W Ave D  
Kingsville, TX 78363  
#12970

Corina Rodriguez  
203 W Ave D  
Kingsville, TX 78363  
#24692

# Kleberg CAD

Property Search > 25137 CANTU SANTIAGO JR for Tax Year: 2023 - Values not available  
 Year 2023

## Property

### Account

Property ID:	25137	Legal Description:	TRANQUITAS 2, BLOCK 2, LOT 5-8
Geographic ID:	178500205000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

### Location

Address:	168 W AVE D	Mapsc0:	
Neighborhood:		Map ID:	A1
Neighborhood CD:			

### Owner

Name:	CANTU SANTIAGO JR	Owner ID:	57543
Mailing Address:	PO BOX 1193 LA BLANCA, TX 78558-1193	% Ownership:	100.0000000000%
		Exemptions:	

## Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
-----			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
-----			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
-----			
(=) Assessed Value:	=	N/A	

## Taxing Jurisdiction

Owner: CANTU SANTIAGO JR

% Ownership: 100.0000000000%

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

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C1	C1	0.3439	14980.00	100.00	149.80	N/A	N/A

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$8,160	0	8,160	\$0	\$8,160
2021	\$0	\$8,160	0	8,160	\$0	\$8,160
2020	\$0	\$8,160	0	8,160	\$0	\$8,160
2019	\$0	\$8,160	0	8,160	\$0	\$8,160
2018	\$0	\$8,160	0	8,160	\$0	\$8,160
2017	\$0	\$8,160	0	8,160	\$0	\$8,160
2016	\$0	\$8,160	0	8,160	\$0	\$8,160
2015	\$0	\$8,160	0	8,160	\$0	\$8,160
2014	\$0	\$8,160	0	8,160	\$0	\$8,160
2013	\$0	\$8,160	0	8,160	\$0	\$8,160
2012	\$6,010	\$8,160	0	14,170	\$0	\$14,170
2011	\$6,010	\$8,160	0	14,170	\$0	\$14,170
2010	\$8,370	\$8,160	0	16,530	\$0	\$16,530
2009	\$8,370	\$8,160	0	16,530	\$0	\$16,530

Questions Please Call (361) 595-5775

This year is not certified and ALL values will be represented with "N/A".



## Mayor proclaims month of February 'Teen dating Violence Awareness Month'

By TED FIGUEROA  
REPORTER

The Kingsville City Commission held a regularly scheduled meeting on February 13th at City Hall. Mayor Sam Fugate was joined by a representative from the Purple Door for the reading of a proclamation designating the month of February as Teen Dating Violence Awareness Month. Mayor Fugate noted that we need to be aware of and know the signs of teen dating violence in order to help and assist our youth. The Purple Door provides assistance to those involved in abusive relationships.

During reports from Commission and staff, City Manager Mark McLaughlin said that 30 oak trees will be in on Thursday for Chamberlain Park. He also

said the Fire Department is having some mechanic trouble with some of the ambulances and assured the Commission that there is an ambulance still in service and a back-up ambulance service is ready to be deployed if needed. The City Manager also praised the citizens of Kingsville for the sales taxes that came in for the month of December, they are the best Kingsville has ever seen and he thanked everyone for shopping local. It was also announced that the Kingsville Police will be conducting a warrant round up beginning February 20 and it will run through March 3rd.

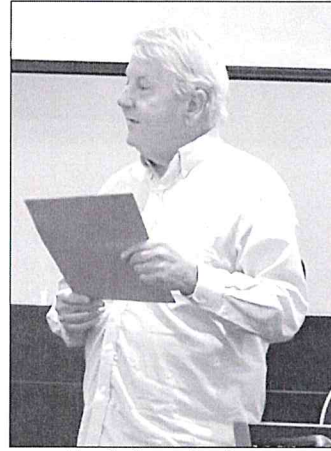
There were no public comments and the consent motions, resolutions, ordinances, and ordinances from the previous meetings were all approved.

A resolution was passed approving the agreement for the Defense Economic Adjustment Assistance Grant between the City of Kingsville and the Office of the Governor, Texas Military Preparedness Commission; authorizing the City Manager to execute such agreement. The City of Kingsville's match was \$500,000, while the state put in \$1.7 million and the United States Navy gave \$1.5 million. The agreement will improve infrastructure at the base and provide fire response units that can assist with emergencies.

The City passed a resolution supporting the Competitive Housing Tax Credit Application of Majestic Villas, Ltd, for an affordable senior citizen rental housing development in Kingsville that is planned for

area on Senator Carlos Truett Blvd.

The Commission approved out of state travel for the Mayor and City Manager to Washington D.C. from February 15-17, 2023 for military preparedness and economic development matters. They also approved out of state travel for the Mayor, City Commissioners, City Manager, and Economic Development Director to Mobile, Alabama from April 20-23, 2023 for the christening of the USS Kingsville vessel. Out of state travel was also approved for Commissioners Alvarez and Torres to New York, New York from July 10-14, 2023 to attend the 40th annual National Association of Latino Elected Officials. The next meeting is scheduled for February 27, 2023.



Mayor Sam Fugate reads proclamation. (Photo by Ted Figueroa)

## Texas A&M AgriLife Extension Service presents "Be Heart Strong"

Kingsville, TX - The "Be Heart Strong" event will be offered on Thursday, February 16th, at Weavers of Love 720 E. Lee Ave in Kingsville, Texas.

The event brought you by the Texas A&M AgriLife Extension Service in partnership with Weavers of Love, Community Action Corp. of South Texas, Methodist Healthcare Ministries, and Healthy South Texas. This event will be offered from 10:00 am to 2:00 pm at the Weavers of Love in Kleberg

County at 720 E. Lee Ave. "The goal of the Be Heart Strong event is to educate about healthy lifestyle habits to prevent heart disease and to connect attendees to community resources," said Amanda Ortega Assistant Family and Community Health Agent. During this event, participants will receive information related to heart health such as reducing your risk for heart conditions, understanding your numbers, and personal testimony. "We're going

to address all areas of heart health. In addition to the education, participants will learn how to make physical activity fun and do-able, healthy eating with live cooking demonstrations and a healthy lunch, and a bingo to wrap it all up" said Zelina Zavala, Health Agent. To register, call Zelina Zavala or Amanda Ortega, at 361-595-8655, or scan QR code on the flyer. Space is limited and registration for the event will end on Feb. 16.



Pictured from left to right: Epiphany Montessori School teachers Mrs. Kim Binkley and Mrs. Lindy Rogers. Pictured in the middle from left to right: Emerson Guajardo, Jesidi Galvan, Cooper Vannetta, Ava Kyser. Pictured at bottom from left to right: Sawyer Allen, Naomi Huizer, Ty White, Jolie Buchler. (Submitted photos)

### PUBLIC HEARING NOTICE

The Planning and Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, March 1, 2023 at 6 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: Santiago Cantu Jr Owner/Applicant; requesting the re-plot of Tranquitas 2, Block 2, Lots 5, 6, 7 & 8 also known as 168 W. Ave D, 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, March 13, 2023 at 5 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard: Santiago Cantu Jr Owner/Applicant; requesting the re-plot of Tranquitas 2, Block 2, Lots 5, 6, 7 & 8 also known as 168 W Ave D, 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.

### PUBLIC HEARING NOTICE



Kingsville Independent School District

2021-2022 Texas Academic Performance Report (TAPR)

February 27, 2023

A Public Hearing will be held in conjunction with the regularly scheduled Kingsville ISD board meeting at 5:00 PM on February 21, 2023. In compliance with Texas Education Code §39.053, the district will annually publish the Texas Academic Performance Report (TAPR), hold a hearing for public comment on the report, and disseminate the report within the district.

The meeting will be held in the Kingsville ISD Board Room at 207 North Third Street, Kingsville, Texas.

If you have any questions, please contact the Curriculum & Instruction Department at (361) 592-3387 ext. 8126.



City Sanitation, City Hall and other Administrative Offices will be closed on Monday, February 20, 2023 in observance of President's Day.

The City Sanitation garbage pick-up schedule will temporarily change for the week of February 20th through February 24th.

#### Residential Sanitation Schedule

Monday/ Thursday service will be done on Tuesday/Thursday

Tuesday/ Friday service will be done on Wednesday/Friday

#### Commercial Sanitation Schedule

Monday service will be done on Tuesday.

The schedule will resume to its normal schedule on February 27, 2023

# KINGSVILLE



ADVERTISE TODAY

# ITEMS 3 & 4



## MEMO

**Date:** February 23, 2023  
**To:** Planning and Zoning Commission Members  
**From:** Kobby Agyekum (Senior Planner, Planning and Development Services)  
**Subject:** **Rick Deyoe Applicant; requesting the re-zoning of KT & I CO, Block 17, Lot PT, 6, Acres 8.71 also known as 1420 Senator Carlos Truan BLVD, Kingsville TX 78363**

The applicant approached the department because they wanted to re-zone the existing property from R1 to R3, multi-family residential. The proposal as presented to the department would involve creating a pastureland into a multi-family residential development property. The lot is currently an agricultural lot and has one defined boundary. The property is currently zoned R1–Single-family Residential as all agricultural lands are zoned as such.

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 blue ink, appearing to read "Kobby Agyekum".

**Kobby Agyekum**  
Senior Planner  
Planning and Development Services



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

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

Project Address 1420 Senator Carlos Truan Blvd. TX Nearest Intersection \_\_\_\_\_

(Proposed) Subdivision Name \_\_\_\_\_ Lot PT 6 Block 17

Legal Description: Legal Description (KT & I CO, BLOCK 17, LOT PT 6, ACRES 8.71

Existing Zoning Designation R1- Single Family Future Land Use Plan Designation R3-Multi-family

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

Applicant/Authorized Agent Rick Deyoe Phone (512)426-5202 FAX \_\_\_\_\_

Email Address (for project correspondence only): Rdeyoe@realtexdevelopment.com

Mailing Address 1114 Lost Creek Blvd. City Austin State TX Zip 78746

Property Owner GHRAOWI FAMILY INVESTMENTS Phone 361-815-8902 FAX \_\_\_\_\_

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

Mailing Address 204 Shore Dr. City Portland State TX Zip 78374  
13631 WILDWOOD LN City REDDING State CA Zip 96003

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

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

Please provide a basic description of the proposed project:  
Multi-Family-Senior Housing Apartment Homes

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 Rick J. Deyoe Date: 01/20/2023

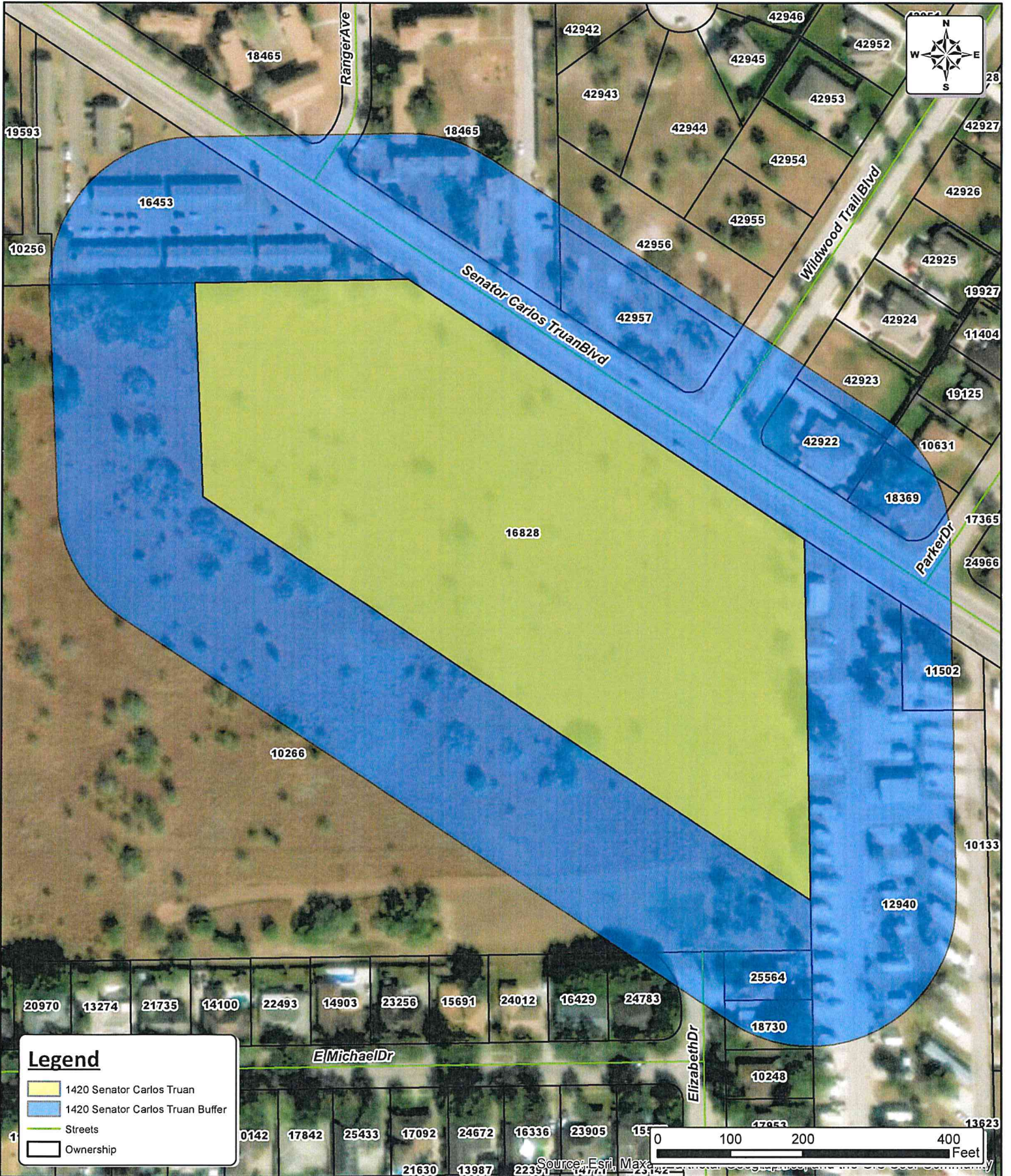
Property Owner's Signature \_\_\_\_\_ Date: 1/22/2023

Accepted by: \_\_\_\_\_ Date: 1/22/2023

2/12/2023



# 200ft Buffer at 1420 Senator Carlos Truan



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Drawn By: G. AMAYA

Last Update: 2/14/2023

Note: Ownership is labeled with their PROP ID's and Zone Code

DISCLAIMER:  
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 OR ANY OTHER PURPOSE



**CITY OF KINGSVILLE**  
**ENGINEERING DEPARTMENT**  
 400 W King Ave, Kingsville, TX 78363  
 Office: (361) 595-8007  
 Fax: (361) 595-8064



John C Tames  
823 Kinney St  
Corpus Christi, TX 78401  
#10266

Wright's RV Park LLC  
881 E County Road 2198  
Kingsville, TX 78363  
#11502

City Of Kingsville  
Attention: Bill Donnell  
PO Box 1458  
Kingsville, TX 78364  
#10256

Wright's RV Park LLC  
881 E County Road 2198  
Kingsville, TX 78363  
#12940

TQR Kingsville LLC  
25047 Toutant Beaugard RD  
San Antonio, TX 78255  
#16453

Lisa G Schonefeld  
1806 Elizabeth Ave  
Kingsville, TX 78363  
#18730

Rockstar Kingsville Pointe LLC  
720 N Post Oak RD STE 650  
Houston, TX 77024  
#18465

Lowell M Burris  
Etux Frances Jean  
1514 Michael St  
Kingsville, TX 78363  
#24783

Zarsky Development CO LLC  
PO Box 2527  
Victoria, TX 77901  
#42957

Carlos Ortiz  
PO Box 294  
Kingsville, TX 78364  
#25564

Zarsky Development CO LLC  
PO Box 2527  
Victoria, TX 77901  
#42956

Andrew J Wisegarver  
3809 Copper Pond  
Anacortes, WA 98221  
#42922

Zarsky Development CO LLC  
PO Box 2527  
Victoria, TX 77901  
#42923

Randal E Nielsen  
403 S 6<sup>th</sup> St  
Kingsville, TX 78363  
#10631

Zelina Zavala  
3916 S 6<sup>th</sup> St  
Kingsville, TX 78363  
#18369



# Kleberg CAD

## Property Search > 16828 GHRAOWI FAMILY INVESTMENTS for Year 2023

Tax Year: 2023 - Values not available

### Property

#### Account

Property ID:	16828	Legal Description:	K T & I CO, BLOCK 17, LOT PT 6, ACRES 8.71
Geographic ID:	290001706110192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

#### Location

Address:	1420 SENATOR CARLOS TRUAN BLVD TX	Mapsc0:	
Neighborhood:		Map ID:	B2
Neighborhood CD:			

#### Owner

Name:	GHRAOWI FAMILY INVESTMENTS	Owner ID:	49923
Mailing Address:	13631 WILDWOOD LN REDDING, CA 96003-7045	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
-----			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
-----			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
-----			
(=) Assessed Value:	=	N/A	

## Taxing Jurisdiction

Owner: GHRAOWI FAMILY INVESTMENTS

% Ownership: 100.0000000000%

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

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IMPR2	IMPROVED PASTURE	8.7100	379407.60	0.00	0.00	N/A	N/A

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$121,940	900	900	\$0	\$900
2021	\$0	\$121,940	1,210	1,210	\$0	\$1,210
2020	\$0	\$121,940	1,090	1,090	\$0	\$1,090
2019	\$0	\$121,940	1,310	1,310	\$0	\$1,310
2018	\$0	\$121,940	1,380	1,380	\$0	\$1,380
2017	\$0	\$121,940	1,290	1,290	\$0	\$1,290
2016	\$0	\$121,940	1,190	1,190	\$0	\$1,190
2015	\$0	\$121,940	1,110	1,110	\$0	\$1,110
2014	\$0	\$121,940	1,050	1,050	\$0	\$1,050
2013	\$0	\$121,940	980	980	\$0	\$980
2012	\$0	\$121,940	1,270	1,270	\$0	\$1,270
2011	\$0	\$121,940	1,250	1,250	\$0	\$1,250
2010	\$0	\$121,940	1,500	1,500	\$0	\$1,500
2009	\$0	\$54,840	1,640	1,640	\$0	\$1,640

Questions Please Call (361) 595-5775

This year is not certified and ALL values will be represented with "N/A".



## Superintendent CONTINUED FROM PAGE 1



Pictured are: TAMUK Leaders attend Valentine Lunch with KISD Superintendent from left to right: Dr. Lucy Villarreal, Dr. Linda Villarreal, Dr. Robert Vela President of TAMUK, and Henry Burgos. (Photo by Ted Figueroa)

## Superintendent CONTINUED FROM PAGE 1

asked the high school students to write her letters during their "Brahma time" and asked them to write about what they wanted for our district. The students asked for more tutoring options, class pets that can assist them with coping after traumatic events, and soccer goals for the soccer fields.

## Commissioners CONTINUED FROM PAGE 1

services with the U.S. Department of Commerce Economic Development Administration. Judge Madrid noted that phase one of the J.K. Northway is complete, they have broken ground on the Emergency Operations Center and the parking lot is under construction.

Approval was granted for computers and updates to J.P. Pet. 4 and J.P. Pet. 2 offices with funds coming from the JP Tech Fund. A memorandum of understanding between the Kleberg County Sheriff's Office and the Coastal Bend College Police Program to bring on interns to learn and develop professional skills at the Sheriff's Office.

A resolution authorizing the Kleberg and Kenedy Counties District Attorney's Office to apply for, submit, and seek continuance of its (Victim's Assistance Grant No. 2899707), for the program year 2023 through 2024 was approved.

The Commissioners agreed to allow the library director to apply for the Ed Rachel Grant, in the amount of \$50,000, as well as to replace 40 Dell Inspiron computers. The Commissioners then approved a payment to Macareno Signs in the amount of \$19,850 for the work done at J.K. Northway.

The court created a line item for an IT position at Kleberg County Human Services, to be funded by TxDot and the university, with the base pay to be \$14 per hour.

The Director's Position at the Kleberg County Vaccine Clinic will have a salary increase to \$25.00 an hour. A resolution authorizing the Kleberg County Sheriff to apply for the 2022 Operation Stone Garden Grant for the period of 3-1-2023 to 02-28-2024 was approved. Approval was granted to the Kleberg County Clerk to hire a new employee to begin on Feb. 21, 2023.

## Kingsville police recover stolen property from numerous thefts



Pictured above from left to right: Patrolman Robert Garcia, Senior Detective Cindi Flores, and Gang Officer Richard Beltran, with recovered stolen items. (Submitted photo)

BY TED FIGUEROA  
REPORTER

A man thought to be responsible for thefts of tools in motel parking lots over the past several months was arrested by Kingsville police. Jose De La Rosa, 32, was charged with theft of property valued at more than \$100 and less than \$750 and theft of property values at less than \$2,500, two or more previous convictions, according to Kingsville Police Chief Ricardo Torres.



Jose DeLaRosa (Submitted photo)

De La Rosa posted bond and has been released.

Torres said the crimes are still under investigation and further charges

may lead to the previous ones being enhanced. He asks citizens who may have had tools or other items stolen from their vehicles or who may have any tips regarding these thefts to call Sr. Det. Cindi Flores at the Kingsville Police Department Criminal Investigations Bureau. Torres praised officers and investigators for their "diligent work" in recovering several tools and work items that have been stolen from work trucks at local motels.

## ?? TRIVIA ??

### HOW SMART ARE YOU?

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

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

#### Questions:

1. Each Valentine's Day, the city of Verona, Italy, receives about 1,000 Valentine's cards addressed to a famous fictional character. Name that character.
  2. What was President John F. Kennedy's mother's first name?
  3. In what state would you find the city "LoveLand," once a hub for fur trading and named after a railroad President?
  4. First invented by a man named Milton in 1907, 70 million of what Valentine's Day favorites are now made every single day?
  5. In which U.S. city would one find an airport named "Love Field"?
  6. Name the comedy/drama that aired from 1977 to 1987 on ABC featuring a Captain and a Gopher.
  7. Before "X" stood for a kiss, what did it represent at the end of a letter?
  8. When did Sweethearts first get their shape?
  9. In the Victorian era, mean spirited Valentine's Day cards were called "\_\_\_\_\_ Valentine's."
  10. About how many roses are sent for Valentine's Day each year? (Answers will be on next issue)
- HOW SMART ARE YOU?
- 9-10. Okay Einstein, quit bragging
  - 7-8 Pick up your PhD at TAMUK
  - 5-6 You are on your way to your B.S. degree
  - 3-4 Do not skip any more school
  - 2 or less—don't leave home without a chaperon

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## TRIVIA ANSWERS

February 9, 2023 issue

1. Brown
2. Prunes
3. Switzerland
4. Tandoori
5. Tea
6. Honey
7. China
8. Netherlands
9. Coca-Cola
10. Gin

### PUBLIC HEARING NOTICE

CITY OF KINGSVILLE (KLEBERG COUNTY)  
TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The City of Kingsville is giving notice of the City's intent to submit Texas Community Development Block Grant Program grant applications for a Main Street grant request of \$500,000 for the installation of ADA compliant sidewalks and lighting activity; road construction/renovation to include curb and gutter and related drainage; demolition and clearance activity. The public hearing will be held on Monday, February 27, 2023, at 5:00 PM. Para mas informacion en espanol, comuniquese con Herlinda Solis at 361-595-8055.

If you have any questions, do not hesitate to contact me.

Thank you

Yours Sincerely,

Uche Echeozo  
Director of Planning  
and Development Services

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, March 1, 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: Rick Deyoe Applicant; requesting the Re-zoning of KT & I CO, Block 17, Lot PT 6, Acres 8.71 also known as 1420 Senator Carlos Truan BLVD, 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, March 13, 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: Rick Deyoe Applicant; requesting the Re-zoning of KT & I CO, Block 17, Lot PT 6, Acres 8.71 also known as 1420 Senator Carlos Truan BLVD, 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.

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