

BOARD OF ADJUSTMENT AGENDA

Thursday August 10, 2023, 6:00 PM

Regular Meeting

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

BOARD MEMBERS

Ricki Cunningham, Chair
Albert Garcia, Vice Chairman
John Garza
Larry Garcia
Orlando Moya

CITY STAFF

Kobby Agyekum
Interim Director of Planning
& Development Services

Herlinda Solis
Administrative Assistant II

The following rules of conduct 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 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 Board of Adjustment 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) – July 13, 2023
- PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS
- POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA
- OLD BUSINESS – *None.*
- AGENDA ITEMS –

ITEM #1 – Public Hearing on the request from ITEM NO. 2023-2: Roberto Zavala, applicant; Columbus Club Assn. of Kingsville, Owner; requesting a Zoning Variance Request (Sign) for KT & I CO, BLOCK 18, LOT PT 12, REAR 3 Acres, KNIGHTS OF COLUMBUS HALL, and K T & I CO, BLOCK 18, LOT PT 12, (KNIGHTS OF COLUMBUS HALL #3389), 2.0 Acres also known as 320 General Cavazos Blvd., Kingsville, TX. 78363.

ITEM #2 – Discuss and Consider Action on the request ITEM NO. 2023-2: Roberto Zavala, applicant; Columbus Club Assn. of Kingsville, Owner; requesting a Zoning Variance Request (Sign) for KT & I CO, BLOCK 18, LOT PT 12, REAR 3 Acres, KNIGHTS OF COLUMBUS HALL, and K T & I CO, BLOCK 18, LOT PT 12, (KNIGHTS OF COLUMBUS HALL #3389), 2.0 Acres also known as 320 General Cavazos Blvd., Kingsville, TX. 78363.

ITEM #3 Public Hearing on the request from ITEM NO. 2023-3: Alonzo Olguin Jr, Owner/Applicant, requesting a Zoning Variance Request (Steel Garage) for Serenity Estates #2 (Replat), Lot 7-A, 2.2600 Acres also known as 702 W. Sage, Kingsville, TX. 78363.

ITEM #4 Discuss and Consider Action on the request ITEM NO. 2023-3: Alonzo Olguin Jr, Owner/Applicant, requesting a Zoning Variance Request (Steel Garage) for Serenity Estates #2 (Replat), Lot 7-A, 2.2600 Acres also known as 702 W. Sage, Kingsville, TX. 78363.

ITEM #5 Public Hearing on the request from ITEM NO. 2023-4: Rebecca Trant, Owner; Ramon Perez, Applicant, requesting a Zoning Variance Request (Carport) for Forrest Park 1, Block 2, Lot 22 also known as 810 Inez, Kingsville, TX. 78363.

ITEM #6 Discuss and Consider Action on the request ITEM NO. 2023-4: Rebecca Trant, Owner; Ramon Perez, Applicant, requesting a Zoning Variance Request (Carport) for Forrest Park 1, Block 2, Lot 22 also known as 810 Inez, 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 Zoning Board of Adjustments Meeting scheduled for Thursday, August 10, 2023.



Kobby Agyekum
Interim Director of Planning
& Development Services

Posted @ 11:00 AM
On 8-7-23
By 

**BOARD OF ADJUSTMENTS
REGULAR MEETING MINUTES
July 13, 2023**

Planning and Zoning Members Present

**John Garza
Larry Garcia
Orlando Moya
Albert Garcia**

Citizens Present

Eden Hernandez
Robin Robertson
Olivia West
Dan Brock

Staff Present

Kobby Agyekum
Interim Director of
Planning and Development Services

Herlinda Solis
Administrative Assistant II

Arturo Rangel
Planning and Development Intern

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

None available due to change in staff.
3. **Public Comments on or off the agenda –**

None
4. **Postponements –**

None
5. **Old Business –**

None
6. **New Business –**

Item NO. 1 – Public Hearing on the request from Eden Hernandez, applicant, requesting to appeal the decision of the administrative officer pertaining to the installation of 6-foot aluminum fencing in the front yard located at KT & I CO, BLOCK 3, Lot PT 10, 6.0 Acres also known as 2460 N. Young Dr., Kingsville Tx, 78363

Kobby Agyekum addressed the board about the 6.0 acre land and the type of fence to be used for the variance being requested.

7. Public Hearing on the request from

Eden Hernandez requested the approval of his fence. Orlando Moya questioned the type of fence for confirmation on its type and style. Albert Garcia stated that he likes the style and it adds a nice curb appeal. Public hearing closed at 6:06pm

8. Discuss and Consider Action on the request from

Larry Garcia made the motion to approve, with the motion seconded by John Garza. All approved the motion.

9. Miscellaneous –

Kobby Agyekum addressed the board about going to the city commission to extend their term for another 2 years, until 2025.

10. Adjournment - Meeting adjourned at 6:11 PM

ITEMS 1 & 2



MEMO

Date: August 3, 2023

To: Zoning Board of Adjustment

From: Kobby Agyekum (Interim Planning and Development Director)

Subject: Request to appeal decision of administrative officer regarding to the **request ITEM NO. 2023-2: Roberto Zavala, applicant; Columbus Club Assn. of Kingsville, Owner; requesting a Zoning Variance Request (Sign) for KT & I CO, BLOCK 18, LOT PT 12, REAR 3 Acres, KNIGHTS OF COLUMBUS HALL, and K T & I CO, BLOCK 18, LOT PT 12, (KNIGHTS OF COLUMBUS HALL #3389), 2.0 Acres also known as 320 General Cavazos Blvd., Kingsville, TX. 78363.**

Background and summary:

Mr. Zavala, applicant, and owner, of the property at 320 General Cavazos Boulevard wish install a twelve-foot-high Electric sign in the front yard of the Knights of Columbus Hall, the height of the sign must be eight feet in total height.

Attached is a drawing of the proposed sign and diagrams from manufacturer depicting the approximate distances from the ground and how it will look after construction in relation to neighboring properties. The property sits on a 5.0-acre lot; the properties adjacent and opposite within 200 feet to the north, south, east, and west have received letters to approve or reject the proposal but none has commented otherwise.

Mr. Zavala is requesting a variance from the 8-foot-high rule to be allowed to install 12-foot-high electric sign in the front yard as proposed in the drawings and photograph attached and would set up the design to comply with City of Kingsville Code of ordinances Sec. 15-6-130, changeable electronic variable messages signs.

The variance will not substantially or permanently injure the appropriate use of adjacent conforming properties in the same district and will not alter the essential character of the district but rather improve his business.

Thank you.

A handwritten signature in black ink, appearing to read "Kobby Agyekum".

Kobby Agyekum
Interim Director of Planning and
Development Services

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

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 320 General Cavazos Blvd. Nearest Intersection S. 6th St. and General Cavazos Blvd.

(Proposed) Subdivision Name S2900 - K T & I CO Lot PT 12 Block 18

Legal Description: K T & I CO, BLOCK 18, LOT PT 12, (Knights of Columbus Hall #3389) ACRES 2.0

Existing Zoning Designation C2 Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Roberto Zavala Phone 361-455-6021 FAX _____

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

Mailing Address 256 W. Co. Rd. 2170 City Kingsville State Texas Zip 78363

Property Owner Columbus Club Association of Kingsville Phone 361-592-5331 FAX N/A

Email Address (for project correspondence only): kingsvillecolumbusclub3389@gmail.com

Mailing Address P.O. Box 641 City Kingsville State TX. Zip 78363

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

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

Please provide a basic description of the proposed project:

Please see attachment (Ref: City of Kingsville Planning and Zoning Division Master Application for Zoning Variance Request for Proposed Sign Installation located at the Columbus Club Association of Kingsville)

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

Applicant's Signature [Signature] Date: 5-30-2023
 Property Owner's Signature [Signature] Date: 5-30-2023
 Accepted by: [Signature] Date: 6/26/2023

Kleberg CAD

Property Search > 18392 COLUMBUS CLUB ASSN for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID:	18392	Legal Description:	K T & I CO, BLOCK 18, LOT PT 12, (KNIGHTS OF COLUMBUS HALL #3389), ACRES 2.0
Geographic ID:	290001812402192	Zoning:	C2
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	320 GEN CAVAZOS	Mapsc0:	
Neighborhood:		Map ID:	A3
Neighborhood CD:			

Owner

Name:	COLUMBUS CLUB ASSN	Owner ID:	16232
Mailing Address:	OF KINGSVILLE PO BOX 641 KINGSVILLE, TX 78364-0641	% 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: COLUMBUS CLUB ASSN
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A

8.

CKI	CITY OF KINGSVILLE	N/A	N/A	N/A	N/A
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	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: COMMERCIAL State Code: F1 Living Area: 9788.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FR2L	EW4	1962	9788.0
OP1	OPEN PORCH BASIC (20%)	*		1962	33.0
OP1	OPEN PORCH BASIC (20%)	*		1962	33.0
ASP	ASPHALT (100%)	*		1962	14655.0

Improvement #2: COMMERCIAL State Code: F1 Living Area: 3060.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	WH3L		1970	2360.0
MA	MAIN AREA	WH3L		1970	700.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	2.0000	87120.00	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	\$143,540	\$28,000	0	171,540	\$0	\$171,540
2021	\$138,540	\$28,000	0	166,540	\$0	\$166,540
2020	\$133,070	\$28,000	0	161,070	\$0	\$161,070
2019	\$134,870	\$28,000	0	162,870	\$0	\$162,870
2018	\$113,200	\$28,000	0	141,200	\$0	\$141,200
2017	\$108,280	\$28,000	0	136,280	\$0	\$136,280
2016	\$108,280	\$28,000	0	136,280	\$0	\$136,280
2015	\$108,280	\$28,000	0	136,280	\$0	\$136,280
2014	\$108,280	\$28,000	0	136,280	\$0	\$136,280
2013	\$108,280	\$28,000	0	136,280	\$0	\$136,280
2012	\$108,280	\$28,000	0	136,280	\$0	\$136,280
2011	\$108,280	\$28,000	0	136,280	\$0	\$136,280
2010	\$108,280	\$28,000	0	136,280	\$0	\$136,280
2009	\$108,280	\$28,000	0	136,280	\$0	\$136,280

Questions Please Call (361) 595-5775

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

Kleberg CAD

Property Search > 29085 COLUMBUS CLUB ASSN for Year
2023

Tax Year: 2023 - Values not available

Property

Account

Property ID:	29085	Legal Description:	K T & I CO, BLOCK 18, LOT PT 12, REAR 3 AC OF COLUMBUS HALL, ACRES 3.0
Geographic ID:	290001812403192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	320 GENERAL CAVAZOS BLVD	Mapsco:	
Neighborhood:		Map ID:	A3
Neighborhood CD:			

Owner

Name:	COLUMBUS CLUB ASSN	Owner ID:	16232
Mailing Address:	OF KINGSVILLE PO BOX 641 KINGSVILLE, TX 78364-0641	% 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:	COLUMBUS CLUB ASSN
% Ownership:	100.0000000000%
Total Value:	N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
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10.

CAD	KLEBERG COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CKI	CITY OF KINGSVILLE	N/A	N/A	N/A	N/A
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	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	NATP3	NATIVE PASTURE	3.0000	130680.00	0.00	0.00	N/A	N/A

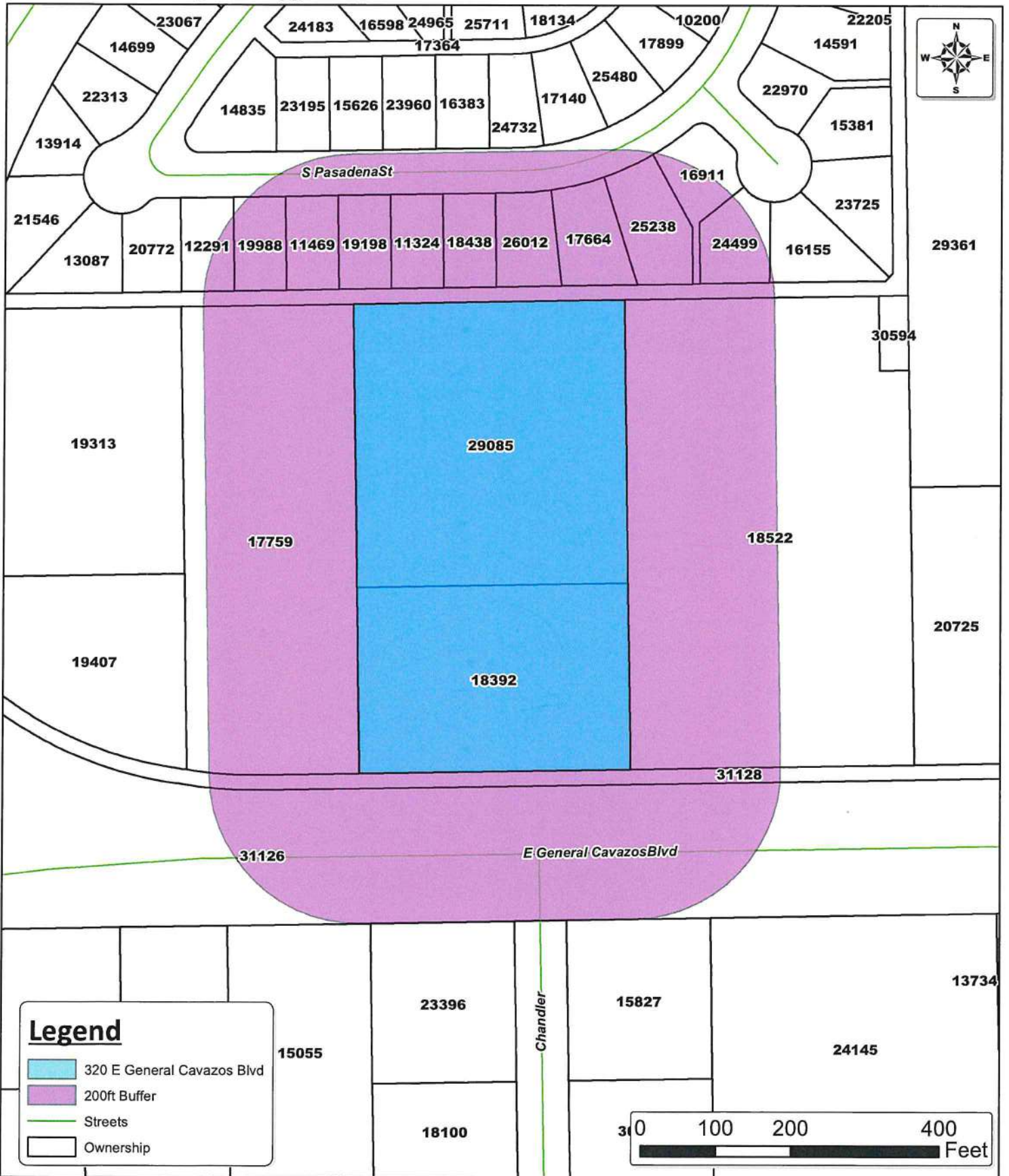
Roll Value History

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	\$42,000	350	350	\$0	\$350
2021	\$0	\$42,000	350	350	\$0	\$350
2020	\$0	\$42,000	280	280	\$0	\$280
2019	\$0	\$42,000	330	330	\$0	\$330
2018	\$0	\$42,000	330	330	\$0	\$330
2017	\$0	\$42,000	310	310	\$0	\$310
2016	\$0	\$42,000	320	320	\$0	\$320
2015	\$0	\$42,000	320	320	\$0	\$320
2014	\$0	\$42,000	300	300	\$0	\$300
2013	\$0	\$42,000	260	260	\$0	\$260
2012	\$0	\$42,000	290	290	\$0	\$290
2011	\$0	\$19,200	280	280	\$0	\$280
2010	\$0	\$19,200	330	330	\$0	\$330
2009	\$0	\$19,200	360	360	\$0	\$360

Questions Please Call (361) 595-5775

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

200ft Buffer at 320 E General Cavazos Blvd



Legend

- 320 E General Cavazos Blvd
- 200ft Buffer
- Streets
- Ownership

Drawn By: G. AMAYA

Last Update: 7/7/2023

Note: Ownership is labeled with its Prop ID.

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

ADMINISTRATION AND PROCEDURES

Sec. 15-6-155. - Enforcement by building official.

The Building Official appointed under the provisions of the Building Code of the city, is hereby charged with the enforcement of this article. The City Manager may charge such other city officers or officials with the enforcement of this article, in whole or in part, as may be necessary without amending this article.

(1962 Code, § 11-6-1)

Sec. 15-6-156. - Certificate of compliance and occupancy.

No land shall be used or occupied and no building hereafter structurally altered or erected shall be used or changed in use, until a certificate of occupancy shall have been issued by the Building Inspector, stating that the building or the proposed use of the land, complies with the provisions of this renewing, changing or extending of nonconforming use. A certificate of occupancy either for the whole or a part of a building or structure shall be applied for coincidentally with the application for a building permit, and shall be issued within the 10 days after the erection or structural alteration of such building or structure, or part thereof, shall have been completed in conformity with the provisions of this article.

(1962 Code, § 11-6-5)

Cross reference— Penalty, see § 15-6-999.

Sec. 15-6-157. - Board of adjustment.

- (A) *Organization.* The Board of Adjustment shall consist of five members each to be appointed by the City Commission for a term of two years. The Board of Adjustment shall also consist of three alternate members, each to be appointed by the City Commission for a term of two years, who will serve in the absence of one or more regular members when requested to do so by the mayor or city manager. Any member may be removed by the City Commission upon written charges after public hearing. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant. A maximum of five members may attend and vote at a Board of Adjustment meeting.
- (B) *Chairman.* The Board shall elect a chairman and adopt rules to govern its proceedings in accordance with this article and the statutes of the State of Texas. Meetings shall be held at the call of the chairman or such times as designated by the Board. The Board shall have the power to administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings showing the vote of each

member upon the question, or if absent and failing to vote, indicating such fact, and shall keep records of its examinations and other official action; all of which shall be immediately filed in the office of the Planning Department and shall be a public record.

- (C) *Appeals.* Appeals to the Board of Adjustment may be taken by any person aggrieved or by an officer, department, board or department municipality affected by any decision of an administrative officer. Such appeal shall be made within a reasonable time as provided by the rules of the Board by filing with the officer from whom the appeal is taken and with the Board of Adjustment a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall secure all papers and facts constituting the basis of the action being appealed for transmittal to the Board.
- (D) *Stay of proceeding.* An appeal stays all proceedings in furtherance of the action appealed, unless the officer from whom the appeal is taken certifies to the Board of Adjustment that by reason of acts stated in his certificate that a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed except by a restraining order granted by the Board of Adjustment or by the District Court on applications and notice and on the cause shown.
- (E) *Notice.* The secretary of the Planning Division of the Management Services Department in charge of handling Board of Adjustment appeals shall: mail announcements of appeals to all property owners within 200 feet of the site or parcel in question; advertise the hearing; and collect an application fee of \$250.00 (to cover the actual costs of materials used, mailing and publication costs), which must be collected prior to scheduling any hearing or appeal. Interested parties may appear in person, or be represented by an agent or attorney.
- (F) *Powers of the Board of Adjustment.* The Board of Adjustment shall have the following powers: to hear and decide appeals where it is alleged that there is error in any order, requirement, decision, or determination made by an administrative official. To authorize upon appeal such variance from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this article will result in unnecessary hardship; provided, that the spirit of the ordinance shall be observed and substantial justice done. Before any variance may be authorized, the Board shall find specifically all of the following conditions exist:
- (1) The variance will not authorize the operation of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought.
 - (2) The development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this article, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district.
 - (3)

The variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district.

- (4) The variance will not alter the essential character of the district in which is located the property for which the variance is sought.
 - (5) The variance will not weaken the general purposes of this article or the regulations herein established for the specific district.
 - (6) The variance will be in harmony with the spirit and purposes of this article.
 - (7) The variance will not adversely affect the public health, safety, or welfare.
 - (8) The variance will not substantially affect the comprehensive plan or zoning in the city and that adherence to the strict letter of the article will cause difficulties and hardships, the imposition of which upon the petitioner is unnecessary in or to carry out the general purpose of the plan.
 - (9) Special circumstances attached to the property covered by the application which do not generally apply to the other property in the same district.
 - (10) Because of the special circumstances, property covered by application is deprived of privileges possessed by other properties in the same district; and that the granting of the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.
- (G) *Findings of fact.* Every decision of the Board shall be based upon findings of fact and every finding of fact shall be supported in the record of its proceedings. The enumerated conditions required to exist on any matter upon which the Board is required to pass under this article shall be construed as limitation on the power of the Board to act. A mere finding or recitation of the enumerated conditions unaccompanied by findings of specific fact shall not be deemed findings of fact, and shall not be deemed compliance with this article.
- (H) *Decisions permitted.* The Board may affirm, modify, or reverse the order, requirement, decision or determination appealed.
- (I) *Vote for modification or reversal.* The concurring vote of four members of the Board shall be necessary to modify or reverse any order, requirement, decision or determination of any administrative officer or to decide in favor of the appellant or to effect any variation in the ordinance.
- (J) *Appeal from Board.* The city or any person aggrieved by any decision of the Board may have and maintain plenary action for relief therefrom in any court of competent jurisdiction; provided, petition for such relief is presented to the court within 10 days after the filing of such decision in the office of the City Recorder.
- (K) *Advertisement and announcement procedure.* When required, advertisement giving the time, place and subject of the hearing shall be published in a newspaper of general circulation in the city no less than 15 days prior to such hearing for the Board of Adjustment. Mailings to property

owners in the vicinity, when required, shall contain the time, place, and subject of the hearing and be mailed at least 10 days prior to the hearing.

(1962 Code, § 11-6-7; Ord. 84009, passed 6-18-84; Ord. 90027, passed 6-25-90; Ord. 200022, passed 11-20-00; Ord. No. 2015-05, § I, passed 1-26-2015, eff. 2-11-2015)

Statutory reference—Board of Adjustment, see Tex. Loc. Gov't Code, §§ 211.008 et seq.

Sec. 15-6-158. - Completion of buildings already under construction.

Nothing contained herein shall require any change in the plans, construction, or designated use of a building actually under construction at the time of passage of this article provided that the entire building shall be completed within one year from the date of the passage of this article.

(1962 Code, § 11-6-8)

Secs. 15-6-159—15-6-164. - Reserved.

SIGN REGULATIONS

Sec. 15-6-115. Signs restricted.

- (A) The size, number, characteristics, and location of signs are restricted by this article. Signs owned by or required by governmental entities are not regulated by this article. Advertising signs (signs not on the lot occupied by the business identified or signs aimed at products sold on site) are limited to business, industrial, and agricultural districts with property having frontage on numbered U.S. and State Highways.
- (B) Owner identification signs are permitted in all retail, commercial, industrial and agricultural districts (C-1, C-2, C-3, C-4, I-1, I-2, Ag), but in the case of freestanding signs, all signage shall be limited to a monument type signage.
- (C) *Monument sign* means a sign resting on the ground immediately below it or with the bottom of the sign within 18 inches of the ground immediately below it.

(Ord. 97041, passed 12-8-97; Ord. 2012-03, passed 2-27-2012; Ord. 2013-32, § I, passed 7-22-2013)

Sec. 15-6-116. Residential signs permitted.

No signs other than one real estate sign per street frontage (for rent or for sale) with a maximum area of ten square feet, political signs (any number) with a maximum area of 9 square feet, per sign, occupant's name signs (two) with no business reference and a maximum area of three square feet shall be permitted in the R-1 Single-Family and R-2 Two-Family Districts. In the R-3 Multi-Family and R-4 General Residential Districts, all signs permitted in the R-1 District and one sign per street frontage (maximum size of 80 square feet per sign) identifying the name of apartments are permitted. No sign shall be placed within 20 feet of the point of intersection of any two right-of-way lines.

(Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013)

Sec. 15-6-117. Owner identification signs permitted.

- (A) Owner identification signs in permitted districts shall comply with the standards of this section. Freestanding signs are limited to one sign per street frontage. The maximum size of any freestanding owner identification sign shall be 200 square feet. Freestanding signs shall be only of a monument type sign. The square footage of a multitenant sign may be increased by 16 square feet for each additional tenant over the first, with a maximum of 500 square feet overall. No sign shall be placed within the arc formed by a 20 foot radius from the point of intersection of two street right-of-way lines unless it complies with § 15-6-120. Each business may possess one sign intended for temporary use such as banners. Temporary signs and banners shall not be larger than 32 square feet and shall be permitted to comply with §15-6-126(c).
- (B) Flat wall signs shall have a total sign area limited to 10% of the facade on which the sign(s) is/are located computed against the first 20 feet in building height. Roof signs shall not be permitted. Wall signs shall not project more than one foot from the building and it shall be anchored to withstand wind conditions as specified by the adopted Building Code.

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- (C) Temporary sandwich board signs may only be located in front of commercial properties within the Historic District where sidewalks area minimum of eight feet wide. These temporary signs shall be located on a sidewalk during business hours. Under no exception shall the signs be placed over any commemorative pavers. The total size of the sign is not to exceed 42 inches by 24 inches (height × width). The signs must be internally weighted to withstand strong winds. The temporary sandwich board signs shall be placed on the sidewalk one foot from the curb. Sandwich boards should not obstruct pedestrian traffic flow. The minimum clear width of a pedestrian access rout shall be 48 inches exclusive of the width of the curb. Only one sandwich board sign shall be permitted per business, and the sign shall be located in front of that specific business, not at another location. If the business is a corner property, the sign may only be placed in one location. Historical Development Board design approval is required prior to a permit being issued by the city.
 - (D) Hanging signs shall be allowed for commercial properties within the Main Street District when such signs have a minimum clearance of 6’8” (80”) from the sidewalk and do not extend beyond the awning or canopy. These signs shall be a maximum size of 42” in width and 24” in depth.
 - (E) Window signs on commercial properties within the Main Street District shall cover no more than 30% of the total glass area of the windows on which they are placed.

(Ord. 97041, passed 12-8-97; Ord. 98003, passed 2-23-98; Ord. 98013, passed 7-13-98; Ord. 2006-57, passed 10-23-06; Ord. 2012-03, passed 2-27-2012; Ord. 2013-32, § I, passed 7-22-2013; Ord. 2019-12, § I, passed 4-8-2019)

Sec. 15-6-118. Advertising signs.

Advertising signs shall not exceed 200 square feet.

(Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013)

Sec. 15-6-119. Projecting signs.

No sign shall be permitted on or to project into the public right of way except in the Central Business District(C-3) zoning district upon receipt of a special use permit. In no case shall any sign be less than eight feet above the sidewalk. Special use permits for signs may be revoked upon 30 days notice by the City Commission and signs must be removed from the public right of way by the end of the 30 day period.

(Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013; Ord. 2019-12, § I, passed 4-8-2019)

Sec. 15-6-120. Obstructing signs.

Signs shall be designed and located so as not to significantly obstruct sight lines of driveways or intersections of public streets.

(Ord. 97041, passed 12-8-97; Ord. 98013, passed 7-13-98; Ord. 2013-32, § I, passed 7-22-2013)

Sec. 15-6-121. Prohibited signs.

The following signs shall be prohibited in all zoning districts:

- (1) Signs that interfere with free use of building entrances and exits, including emergency exits, or which obstruct doors or windows or impede light and ventilation otherwise required by city ordinance, code or regulation;
- (2) Signs in a public right-of-way other than those permitted under § 15-6-119;

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- (3) Signs within a driveway or street intersection sight visibility triangle which are between three feet and eight feet in height;
 - (4) Vehicle signs which are signs on vehicles or trailers that are moving parked or located so that they can be seen from a street right-of-way and for the primary purpose of displaying the sign. It shall be *prima facie* evidence that the primary purpose of a vehicle or trailer is to display a sign if the vehicle or trailer is parked on the same property for a continuous period exceeding 72 hours. The intent of this subsection is to prohibit the use or display of signs on vehicles and trailers to otherwise circumvent the purpose and intent of the sign code;
 - (5) Signs such as beacons or tethered balloons which are otherwise permitted but which by their design or location interfere with aircraft safety;
 - (6) Strobe, revolving and rapidly flashing light displays which has light displayed every 60 cycles per minute shall be prohibited. Any display resembling traffic-control devices, emergency signals, or caution signals are prohibited. Any display utilizing sirens, bells, whistles, or otherwise emitting noise detectable beyond the property line shall be prohibited. Revolving signs shall be limited to no more than one revolution every ten seconds.
 - (7) Obsolete signs as defined in § 15-6-131;
 - (8) Advertising on street furniture, including but not limited to, park benches, trash receptacles, dumpster enclosures, bus shelters, etc.
 - (9) Signs on public property. Signs found on public property in violation of this section will be removed by the City and disposed of.

The following signs, defined in § 15-6-132, shall be prohibited in the Main Street District:

- (1) Feather flag signs;
- (2) Inflatable signs;
- (3) Handmade or non-professional signs;
- (4) Signs placed directly on top of an awning;
- (5) Nuisance signs.

(Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013; Ord. 2019-12, § I, passed 4-8-2019)

Sec. 15-6-122. Traffic flow signs.

Signs to facilitate or direct traffic flow shall be permitted as needed. Traffic signs containing advertising or owner identification information shall be counted as owner identification or advertising signs. All such signs shall meet the requirements of the manual and specifications for a uniform system of traffic control devices adopted by the Texas Transportation Commission. No sign may be posted on or in view of a highway which attempt to direct the movement of traffic or prohibits viewing of a traffic sign or signal.

(Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013)

Sec. 15-6-123. Irregular shaped signs.

Signs of irregular shape (other than square, rectangle, triangle, or circle) shall have their area computed by drawing a rectangle around the sign and computing the enclosed area.

(Ord. 84-009, passed 6-18-84; Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013)

Sec. 15-6-124. Maximum size; US77/I-69 corridor.

- (A) Owner identification and advertising signs located within 300 feet of the U.S. Highway 77 Bypass/Interstate 69 right-of-way, may utilize steel poles or monument signs.
 - (1) When utilizing steel poles, the signs shall not have their total display face area exceed 400 square feet, with a sign maximum height of 50 feet, and a maximum sign length of 40 feet; inclusive of border and trim, but excluding the base or apron.
 - (2) When utilizing monument signs, the sign shall not have their total sign area exceed 400 square feet, with a maximum height equal to that which is allowed in the respective zoning district, inclusive of sign frame, cabinet, border and trim as measured from grade.
 - (B) The maximum size limitations apply to each side of the sign structure or structures visible to approaching traffic.
 - (C) Signs may be placed back-to-back, side by side, or stacked, with not more than two display faces visible to approaching traffic on the Highway 77 Bypass. Such sign structure or structures shall be considered one sign.
 - (D) Signs that exceed 200 square feet in area, including cutouts, may not be stacked or placed side by side.
- (Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013; Ord. 2014-47, 8-11-2014; Ord. No. 2020-20, § I, passed 4-2-20)

Sec. 15-6-125. Banners.

Banners are allowed and shall be located as allowed by § 15-6-126. Only City banners are allowed to be placed on street lights. The term "Portable signs" does not include banners.

(Ord. 97041, passed 12-8-97; Ord. 98003, passed 2-23-98; Ord. 98013, passed 7-13-98; Ord. 2013-32, § I, passed 7-22-2013; Ord. 2019-12, § I, passed 4-8-2019)

Sec. 15-6-126. Permits.

- (A) All signs and banners are required to be permitted prior to installation.
- (B) *Exempt signs.* The following signs are exempt from the permit requirements of these sign regulations. No sign, including exempt signs, may be posted within a street right-of-way without written approval from the Director of Public Works or his designee.
 - (1) Advertising and identifying signs located on currently licensed vehicles such as taxicabs, buses and trucks, as well as on bus benches, except for those vehicle signs prohibited under § 15-6-121;
 - (2) Any legal or public notice or warning required by a valid and applicable federal, state or local law, regulation or ordinance;
 - (3) *Noncommercial signs in all zoning districts, including but not limited to political, religious and social commentary signs and personal emblems.* Such signs shall be no greater than nine square feet in area within a residential zoning district or 32 square feet in a nonresidential district and may be free standing or attached flat against a wall so long as they are not painted directly on a structure. Political signs may be placed no more than 90 days prior to the election and can remain throughout the period of primary elections to the conclusion of the general election for those who are still viable political candidates. Upon the completion of the general election all political signs must be removed within ten days after said election.

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- (4) Holiday and seasonal lights and decorations with no commercial message;
 - (5) Signs advertising temporary activity on the property such as sale, rent or lease of the property; construction; grand openings; garage and yard sales; and special events and which meet the following requirements:
 - a. One sign shall be permitted on the property at any one time and shall be removed within 48-hours following the end of the temporary activity or event.
 - b. May be either installed flat against a structure or affixed in the ground as a freestanding sign.
 - c. In residential zoning districts, the maximum size shall be nine square feet.
 - d. In nonresidential zoning districts, the maximum size shall be 32 square feet.
 - (6) City banners;
 - (7) Historic building markers.
- (C) Temporary signs generally, except as otherwise permitted in this sign code, are not classified as exempt signs under § 15-6-126 of the sign code; therefore temporary signs shall:
- (1) Obtain a sign permit to be valid for 30 consecutive days, and no more than two temporary sign permits shall be issued for each business per any 180 day period;
 - (2) Not be placed in street rights-of-way or otherwise diminish public safety such as placement in an intersection visibility triangle;
 - (3) Not be mounted on a roof or above the roofline;
 - (4) Not be artificially illuminated; and
 - (5) Be a maximum of 20 square feet in area when located in residential zoning districts (R3 & R4 districts only);
 - (6) Be a maximum of 100 square feet in area when located in nonresidential zoning districts;
 - (7) Be limited to one sign per parcel for each street frontage.
 - (8) Signs advertising a temporary event may be placed no more than 60 days prior to the event and shall be removed no later than 10 days after the event has ended.

Permit fees will be as follows: \$0.20 per square foot, with a minimum permit fee of \$15.00.

(Ord. 97041, passed 12-8-97; Ord. 98003, passed 2-23-98; Ord. 98013, passed 7-13-98; Ord. 200022, passed 11-20-00; Ord. 2013-32, § I, passed 7-22-2013; Ord. 2019-12, § I, passed 4-8-2019)

Sec. 15-6-127. Historical district.

Any sign or banner to be located within the Historical District shall be reviewed by the historic preservation officer without review by the Historical Development Board to determine if the sign or banner is in compliance with the Historical Ordinance.

(Ord. 91034, passed — ; Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013; Ord. 2018-74, § I, passed 12-10-2018)

Sec. 15-6-128. Penalty.

If the owner fails to obtain a permit within three business days of being notified to obtain a permit, a written notice shall be sent by certified mail notifying the owner that he has two days from receipt of the written notice to obtain the required permit. Failure to comply with the written notification will result in a complaint being filed in Municipal Court. For each day the permit is not obtained, it will result in a separate offense. The fine per offense shall not exceed \$500.00.

(Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013)

Sec. 15-6-129. Grandfather clause.

Signs already in existence are exempted from permitting, but in the event of repair and/or replacement, other than routine maintenance, all existing signs shall comply with §§ 15-6-115 through 15-6-132 at that time. Notwithstanding anything else herein, all signs must comply with this article.

(Ord. 98013, passed 7-13-98; Ord. 2013-32, § I, passed 7-22-2013; Ord. 2019-12, § I, passed 4-8-2019)

Sec. 15-6-130. Changeable electronic variable message signs.

(A) *Purpose and Intent.* More businesses desire to utilize advancements in technology which permit signs to change copy electronically (e.g., utilizing a Changeable Electronic Variable Message (CEVMS) or a Light Emitting Diode (LED) type of sign). These newer technologies pose additional risks of impacting adjacent areas and adversely affecting the environment in which they operate unless regulated in a reasonable fashion. The intent of this section is to establish operating standards and regulations for signs which utilize these newer technologies in order to minimize the secondary effects that often accompany the unregulated display of digital signs, preserve the character of adjacent areas (with a principal focus on residential neighborhoods), protect property values, and reduce traffic hazards caused by undue distractions.

(B) *Definitions.*

Changeable electronic variable message sign (CEVMS) shall mean a sign which permits light to be turned on or off intermittently or which is operated in a way whereby light is turned on or off intermittently, including any illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use, including an LED or digital sign, and which varies in intensity or color. A CEVMS sign does not include a sign located within the right-of-way that functions as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices (MUTCD) approved by the Federal Highway Administrator as the National Standard.

Off-premises sign shall mean any sign, commonly known as a billboard, that advertises a business, person, activity, goods, products or services not located on the premises where the sign is installed and maintained, or that directs persons to a location other than the premises where the sign is installed and maintained.

On-premises sign shall mean any sign identifying or advertising the business, person, activity, goods, products or services sold or offered for sale on the premises where the sign is installed and maintained when such premises is used for business purposes.

Sign code application area shall mean the corporate limits of the city and the area of its extraterritorial jurisdiction as defined by Tex. Local Gov't Code § 42.021.

(C) *Permitted Uses.* Lighted CEVMS shall be permitted within all non-residential zoning districts of the Sign Code Application Area (excluding Ag Districts), provided information can be shown indicating they meet the below criteria prior to permitting and are maintained to perform as such after installation:

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- (1) Comply with the size and placement criteria as prescribed within Section 15-6-115 through 15-6-120.
 - (2) The luminance/brightness shall be limited to 5,000 NIT's during daylight, and 250 NIT's from dusk to dawn.
 - (3) The luminance/brightness of the sign shall be controlled by an ambient light monitor which shall automatically adjust the brightness levels based on ambient light levels.
 - (4) The sign display shall remain static for a minimum of five seconds, and shall require instantaneous change of the display.
 - (5) No animation or video shall be allowed utilizing the CEVMS.
 - (6) The CEVMS display shall be programmed to go dark in the instance of a malfunction.
- (D) *Prohibitions.* Prohibition of new off-premises sign. From and after the effective date, no new construction permit shall be issued for the erection of an off-premises sign including, but not limited to, billboards, new off-premises CEVMS or the conversion of an existing non-CEVMS off-premises sign to a CEVMS, within the Sign Code Application Area.
- (E) *Grandfather clause.* CEVMS signs already in existence on the passage of this ordinance are allowed to remain as is; however, in the event of repair and/or replacement, other than routine maintenance, such signs must comply with this section.
- (Ord. 2008-19, § I, passed 5-19-08; Ord. 2013-32, § I, passed 7-22-2013; Ord. No. 2015-01, § I, passed 1-12-2015)

Sec. 15-6-131. Unsafe and obsolete signs.

- (A) *Unsafe signs.* If, in the opinion of the Director of Development Services, Building Official, or other designated representative, any sign is or has become dangerous or unsafe in any manner whatsoever, the Director, Building Official, or designated representative shall issue an order to the real property owner directing that the sign shall be immediately repaired and made safe, or taken down and removed.
- (B) *Obsolete or abandoned signs and sign structures.* Any sign or sign support structure, whether existing on or installed after the effective date of this sign code: (1) which, for at least 90 consecutive days, has not identified or advertised a bona fide business, lessor, service, owner, product, or activity, or advertised a time which has passed or an event which has occurred; or (2) which has been dilapidated for 30 days or more; or (3) for which the city cannot determine the identity of a legal owner.
- (C) *Dilapidated Sign.* A sign which is decayed, deteriorated, or which has fallen into partial ruin that: (1) has any portion of the finished material or surface of the message portion of the sign that is visibly faded, flaked, broken off, missing, cracked, splintered, or defective or that is otherwise visibly deteriorated or in a state of disrepair so as not to substantially appear as it was intended or designed to appear when originally constructed; or (2) has an element, structural support, or frame member that is visibly bent, broken, dented, torn, twisted, leaning, or at angles other than those at which it was originally erected.
- (D) *Removal.* The owner, agent, or person in control of any premises on which there is displayed or maintained an unsafe, abandoned, obsolete or dilapidated sign or supporting structure or the owner or person in control of an unsafe, abandoned or dilapidated sign or supporting structure shall comply with the following requirements:
- a. Any sign that is unsafe, abandoned, obsolete or dilapidated shall be removed.
 - b. If a supporting structure used or designed to be used with a sign is unsafe, abandoned, obsolete or dilapidated, the supporting structure shall be removed.

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- c. If an unsafe, abandoned, obsolete or dilapidated supporting structure does not have a can, frame, or similar part of the supporting structure that would hold the sign or to which the sign would be attached, the supporting structure shall be removed.

Failure to remove shall be a violation of this ordinance. It shall be a rebuttable presumption that a sign is abandoned if it meets the definition of a dilapidated, abandoned or obsolete sign.

- (E) *Process.* Should the director of Development Services, Building Official, or other designated representative, determine that any sign is not properly maintained, is unsafe or insecure or has otherwise been constructed, erected or maintained in violation of the provisions of this code, he shall declare it to be a public nuisance and give written notice of same via hand delivery or certified mail return receipt requested to the real property owner of record.
 - a. Such notice and order shall contain substantially the following: (1) location, type, and business name of the sign that is sufficient for identification of such sign; (2) a statement that the designated city employee has found such sign to be in violation of this code or other laws, together with a general description of such violation; (3) the amount of time required to bring the sign into compliance with this code or any other law, said time not to exceed ten (10) days, which may be extended by the designated city employee when it is shown that such corrections cannot be accomplished within the original ten-day time period.
 - b. Should the owner of the premises where the sign in question is located fail to remove or repair the sign within the time period specified in this section, the city may remove or repair the sign and assess the cost for same against the owner of record of the real property from which it was removed or repaired. If said costs are not paid, then said costs shall constitute as a valid lien. The City shall assess the costs as a valid lien against such property with the lien accruing interest at eight (8) percent per annum, simple interest until such time as paid in full.
 - c. In addition to the above, the Director of Development Services, or other designated representative, may issue citations or pursue any other administrative or legal remedy in order to abate any sign which is in violation of this code or any other law.
 - d. Notwithstanding anything to the contrary, the Director of Development Services, or other designated representative, may cause any sign which is dangerous as an immediate hazard to persons or property to be removed summarily and without notice.

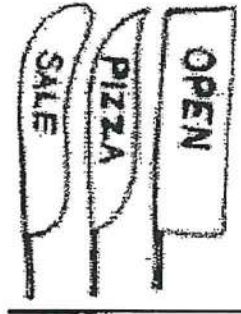
(Ord. 2012-03, passed 2-27-2012; Ord. 2013-32, § I, passed 7-22-2013)

Sec. 15-6-132. Definitions.

Banner. A temporary sign, either attached or freestanding, with or without characters, letters, illustrations or ornamentations, applied to cloth, paper, flexible plastic or fabric of any kind, attached to the exterior structure or freestanding on the site with temporary fastening devices such as rope, string, wire, twine or similar materials, which is in addition to the permitted permanent signs, announcing a special event for a business, i.e., business openings, grand openings, sales or promotional events.

Feather flag. A vertical portable sign that contains a harpoon-like style pole or staff driven into the ground for support or supported by means of an individual stand (see Figure 1).

Figure 1



Hanging sign. A sign attached to underneath the canopy or awning.

Inflatable sign. A sign manufactured of plastic, cloth, canvas, or other flexible or light fabric, inflated with air, secured to the ground, does not float, does not move freely in the wind, and does not exceed 30 feet in height.

Nuisance signs. Any sign which annoys and disturbs one in possession of his property, rendering its ordinary use or occupation physically uncomfortable to him, or which is illuminated to an intensity to cause glare or brightness to a degree that could constitute a hazard or nuisance. Nuisance signs shall include, but not be limited to, the following:

- (1) Signs containing statements, words, or pictures of an obscene, indecent, or immoral character, such as will offend public morals or decency.
- (2) Signs which imitate an official traffic sign or signal, or which contain the words 'stop,' 'go slow,' 'caution,' 'danger,' 'warning,' or similar words.
- (3) Signs which are of a size, location, movement, content, coloring, or manner of illumination which may be confused with or construed as a traffic-control device, which hide from view any traffic or street sign or signal, or which obstruct the view in any direction at a street or road intersection.
- (4) Signs which are moving, flashing, intermittently lighted, changing color, beacons, revolving, or similarly constructed, except as otherwise permitted in this chapter.

Window sign. A sign painted or applied to a window or door glass intended for permanent use.

(Ord. 2019-12, § I, passed 4-8-2019)

Secs. 15-6-133—15-6-139. Reserved.

Roberto Zavala
Chairman
Columbus Club Association of Kingsville
320 General Cavazos Blvd. Kingsville, TX. 78363
361-455-6021
Rzavas@yahoo.com

Date: May 31, 2023

Zoning Board of Adjustments
City of Kingsville Planning and Zoning Division
410 W King St, Kingsville, TX 78363 – P.O. Box 1458 Kingsville, TX. 78364
361-595-8055
tcavazos@cityofkingsville.com

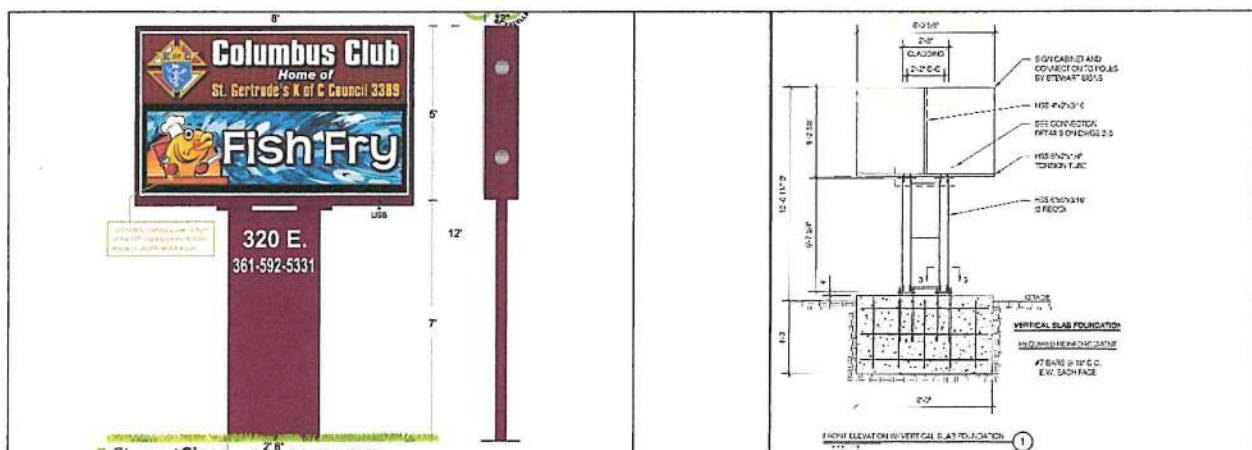
Ref: City of Kingsville Planning and Zoning Division Master Application for Zoning Variance Request for Proposed Sign Installation located at the Columbus Club Association of Kingsville

To whom it may concern:

The Columbus Club Association of Kingsville located at 320 General Cavazos Blvd. is requesting a variance to Sign regulations for our sign, if approved, to be installed at our location.

The Columbus Club of Association Kingsville is a Non-profit organization that generates funds through the rental of our venue to support the Mission of the Knights of Columbus council 3389. We also take pride in providing our venue for family bereavements per donation when possible. Additionally, we provide our venue to educational and government agencies for meetings for a donation or pro rata rate.

The proposed sign is 5ft. X 8ft. With a pedestal that is 2ft. 8in wide X 7 ft high. The pedestal has what the sign company calls cladding, which is a covering to enclose the pedestal frame work. A visual Description is provided.



The sign purpose is to be used for location identification of the hall (3 ft section). The LED portion (2 ft. Section) of the sign will be used to provide information of events that are taking place (i.e. "Chicken BBQ Fundraiser", "Organization General Meeting", "Health Fair", "Organization Election of Officer", "Vote Here".)

The proposed placing of the sign was selected to ensure that we stay within our property line. The placement of the sign to the crown of the road (General Cavazos Blvd.) is 136 ft. This is further away than other signs across the road (General Cavazos Blvd.) by at least 50 ft. This poses an issue that the visible angle of the sign will be extended to 157 ft. and the clarity to be able to identify what is on the sign will be even further away. And to identify the LED message even further.

<p>Triangle 1</p> <p>This is the online Triangle Calculator. For more information on this topic, check out the list of related webpages below.</p> <table border="1"> <thead> <tr> <th>Side</th> <th>Angle</th> </tr> </thead> <tbody> <tr> <td>Side A: 136.0000</td> <td>∠A: 90</td> </tr> <tr> <td>Side B: 136.0000</td> <td>∠B: 45</td> </tr> <tr> <td>Side C: 191.6000</td> <td>∠C: 45</td> </tr> </tbody> </table> <p>Given: 1 side given, 2 angles given</p> <p>✓ Successfully able to create a triangle</p> <p>Sign Location</p> <p>General Cavazos Blvd.</p>	Side	Angle	Side A: 136.0000	∠A: 90	Side B: 136.0000	∠B: 45	Side C: 191.6000	∠C: 45	<p>The sign is not to scale. It was taken from the crown of the road on General Cavazos Blvd. The Angle is between 30 to 40 deg.</p>
Side	Angle								
Side A: 136.0000	∠A: 90								
Side B: 136.0000	∠B: 45								
Side C: 191.6000	∠C: 45								

Another factor involved in the selection of the sign is the elevation of the road along with taking the differences of elevations on the easements into consideration. We took elevations from the proposed sign location to the edge of the road (General Cavazos Blvd.). The elevation increased by 18 inches and then adding an estimated 18 inches to the crown of the road, would total up to 36 inches. In between these distances exist an abandoned easement that creates a high spot so not to have a direct line of sight to anything on the ground at the proposed sign location. For the past several years, **4.5 ft** has been widely accepted as a representative driver eye height for determining sight distance in the vertical and the horizontal planes and for designing geometric features which provide adequate sight distance. So the total elevation including the driver eye height would be 90 inches or 7ft. 6in. WE feel that the height would be appropriate for a driver to be able to identify what was on the sign.

The last reason for the selection of the sign was safety. We looked at the factor of traffic coming into our parking lot via the center approach when events are happening. It is critical that we minimize the blind spot created by the sign or wide pedestal to any traffic moving in or out of the front parking area.

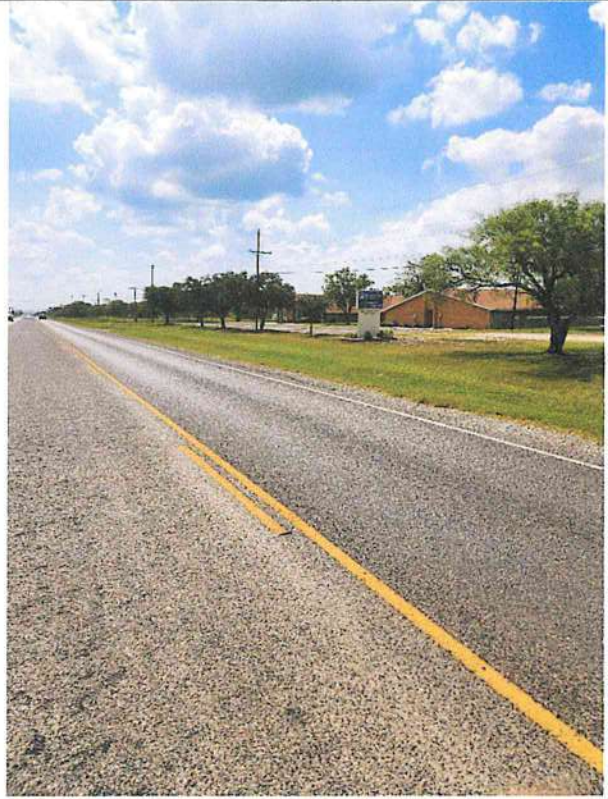
This safety concern revolves around traffic in the parking lot. The proposed height would reduce the possibility of vehicles damaging the actual sign by a direct hit to the sign. We also plan on placing a raised flower bed around the base of the sign to prevent damage to the base from vehicles.

We would like that our sign be approved for installation. We would not be able to make changes to the actual sign since it has already been constructed, but we would consider discussing options if changes are necessary to the base or pedestal.

I am providing pictures of additional signs that are on General Cavazos Blvd. Most of them are from the south side of the Blvd.



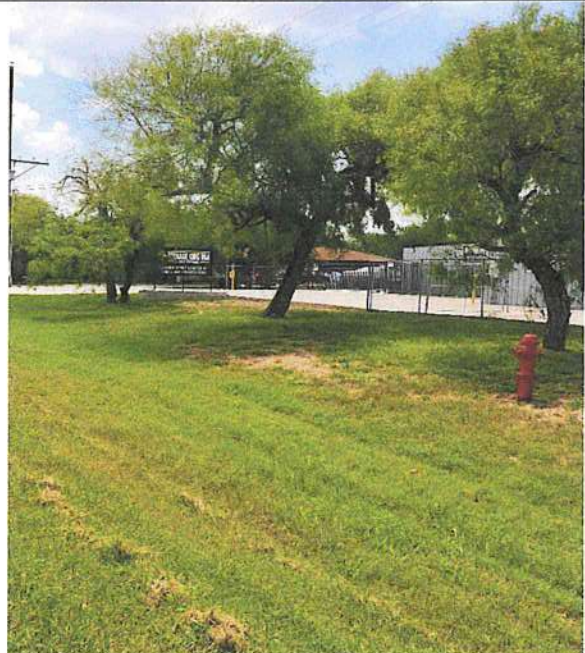
Dentist Office



Baptist Church



Animal Medical Clinic



Storage Business



Nursing Home



Funeral Home

On behalf of the Columbus Club Association of Kingsville and the Knights of Columbus Council 3389, I would sincerely like to thank you for your time and consideration on our request. May God bless all of you.

Robert Zavala
Chairman
Columbus Club Association of Kingsville
361-455-6021

Kingsville Texas LLC
Omega Healthcare Investors, Inc
303 International Circle STE 200
Hunt Valley, MD 21030
#17759

Desiderio Garza Jr
ETUX Alejandrina
253 S Pasadena St
Kingsville, TX 78363
#16911

Columbus Club Assn
Of Kingsville
PO Box 641
Kingsville, TX 78364
#18392

Carolyn Foster EST
Richard N Haesa (IND EXEC)
703 W Richard Ave
Kingsville, TX 78363
#16155

Donald M Brock Jr
ETUX Deloris S
PO Box 1203
Kingsville, TX 78364
#18522

Toby Jason Matthews
ETUX Keri Elaine
217 S Pasadena ST
Kingsville, TX 78363
#12291

Barbara Jeanine Birdwell
221 S Pasadena ST
Kingsville, TX 78363
#19988

Brian J Delong
ETUX Mary Ann Rocha
309 S Pasadena DR
Kingsville, TX 78363
#24499

Evelynn Acuna
225 S Pasadena
Kingsville, TX 78363
#11469

Lewis Morales
ETUX Autumn Whitlock-Morales
233 S Pasadena DR
Kingsville, TX 78363
#11324

Guadalupe Quinones
ETUX Debra
4000 S Brahma BLVD, Apt D1
Kingsville, TX 78363
#19198

Texas Dept of Transportation
125 E 11th St
Austin, TX 78701
#31126

Valentin Basaldua Jr
ETUX Twyla Dee Basaldua
237 S Pasadena
Kingsville, TX 78363
#18438

Rolando Trevino
ETUX Megan E
241 S Pasadena ST
Kingsville, TX 78363
#26012

Gloria Jean Flores
245 S Pasadena Dr
PO Box 1724
Kingsville, TX 78364
#17664

Fernando Saenz Jr
ETUX Virginia S
249 S Pasadena St
Kingsville, TX 78363
#25238

Coastal Bend organizations joining forces for Kleberg County students

From clothes, haircuts, school supplies, shoes, backpacks, and everything in between, Coastal Bend families will prepare for one of the most expensive months of the year. It is estimated that over 5,000 students will prepare for Back to School within Kleberg County.

"Back to School shopping and preparing can be stressful for families. We are thankful to be partnering with the Coastal Bend Wellness Foundation and Driscoll Health Plan on an event that will support families and promote education, health, and wellness in the community," said co-host Kleberg County Attorney Kira Talip Sanchez.

This event is offered at no cost and will provide over 1,000 free backpacks, school supplies, community program information, giveaways, free physicals for junior high school students, and so much more. The Back-to-School Bath & Wellness Fair will have something for community members of all



Backpacks, school supplies and more for Kleberg County students.

ages. Guardians will have the opportunity to connect with programs that aim to sustain health and wellness for their families and themselves, while youth can engage in activities and prepare for their return to the classroom.

We invite Kleberg County and all the surrounding communities to join us on Saturday, July 22, from 10 a.m.

to 1 p.m. at the J.K. Northway Expo Center, located at 501 E. Escudado Road in Kingsville.

For additional information on becoming a vendor, joining the event, or how to get involved, contact Michaela Flores at 361-814-2501 or MichaelaF@driscollwellness.org.

Bicyclist struck on U.S. Hwy 77 passes away

On Tuesday, July 11, 2023, at 3:31 a.m., Kingsville Police Department units were dispatched to U.S. Highway 77, south of General Cavazos Blvd., for two bicyclists that

had been struck by a vehicle. Officers learned that two males were riding bicycles on the northbound access road.

See "Bicyclist" on Pg. 11

?? 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. What does a Nephologist study?
2. In what year, will Haley's comet be visible with the naked eye from Earth?
3. What element comes last alphabetically?
4. Who played Tarzoo on Fantasy Island?
5. What was the final year of the Tonight Show, starring Johnny Carson?
6. What was the first television show filmed before a live studio audience?
7. What is the world's largest cat?
8. How many legs does a lobster have?
9. What is the deadliest spider on Earth?
10. What color is Yak milk?

(Answers will be in the next issue)

HOW SMART ARE YOU:
 9-10. Okay! Great job, quit bragging!
 7-8. Pick up your PhD at TAMU-KC!
 5-6. You are on your way to your B.S. degree!
 1-4. Do not skip any more school!
 2 or less--don't leave town without a chaperone!

For all your pharmacy needs, contact Harrel's.
 Lots of great items and downtown Kingsville's best eats!

Harrel's
 Kingsville Pharmacy
 204 E. Kleberg • Kingsville, TX
 (361) 592-3354

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, August 2, 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: **Owners/Applicant, Cassandra Canela & Jacob Castillo; requesting to replat of The Estates at Wildwood Trail Phase 2, Lot 40, also known as 1404 Lewis Street and The Estates at Wildwood Trail Phase 2, Lot 39, also known as 1426 Lewis Street, 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, August 14, 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: **Owners/Applicant, Cassandra Canela & Jacob Castillo; requesting to replat of The Estates at Wildwood Trail Phase 2, Lot 40, also known as 1404 Lewis Street and The Estates at Wildwood Trail Phase 2, Lot 39, also known as 1426 Lewis Street, 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

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, August 2, 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: **Applicant, Roberto Cardenas; Owner, Neessen Real Estate Holdings, Ltd.; requesting the replat of Neessen Subdivision, Block 1, Lots 1-8 (Chevrolet Dealership), about 9.5499 acres, also known as 2007 S. US HWY 77 Bypass, 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

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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.

TRIVIA ANSWERS

July 13, 2023

1. Magnetar
2. 1,048,576
3. 109
4. 20
5. Xerox
6. Vitamin C
7. Pressure
8. Vacuum
9. Trees
10. 220

PUBLIC HEARING NOTICE

The Zoning Board of Adjustments of the City of Kingsville will hold a Public Hearing Thursday, August 10, 2023, at 6:00 p.m. wherein the Board will discuss and/or take action on the following items and at which time all interested persons will be heard: **ITEM NO. 2023-3: Alonzo Olguin Jr, Owner/Applicant, requesting a Zoning Variance Request (Steel Garage) for Serenity Estates #2 (Replat), Lot 7-A, 2.2600 Acres also known as 702 W. Sage, 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 Zoning Board of Adjustments of the City of Kingsville will hold a Public Hearing Thursday, August 10, 2023, at 6:00 p.m. wherein the Board will discuss and/or take action on the following items and at which time all interested persons will be heard: **ITEM NO. 2023-4: Rebecca Trant, Owner; Ramon Perez, Applicant, requesting a Zoning Variance Request (Carport) for Forrest Park 1, Block 2, Lot 22 also known as 810 Inez, 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 Zoning Board of Adjustments of the City of Kingsville will hold a Public Hearing Thursday, August 10, 2023, at 6:00 p.m. wherein the Board will discuss and/or take action on the following items and at which time all interested persons will be heard: **ITEM NO. 2023-2: Roberto Zavala, applicant; Columbus Club Assn. of Kingsville, Owner; requesting a Zoning Variance Request (Sign) for KT & I CO, BLOCK 18, LOT PT 12, REAR 3 Acres, KNIGHTS OF COLUMBUS HALL, and K T & I CO, BLOCK 18, LOT PT 12, (KNIGHTS OF COLUMBUS HALL #3389), 2.0 Acres also known as 320 General Cavazos 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.

ITEMS 3 & 4



MEMO

Date: August 3, 2023
To: Zoning Board of Adjustment
From: Kobby Agyekum (Interim Planning and Development Director)
Subject: Request to appeal decision of administrative officer regarding the proposed **ITEM NO. 2023-3: Alonzo Olguin Jr, Owner/Applicant, requesting a Zoning Variance Request (Steel Garage) for Serenity Estates #2 (Replat), Lot 7-A, 2.2600 Acres also known as 702 W. Sage, Kingsville, TX. 78363.**

Background and summary:

Mr. Olguin, applicant and owner, of the property at 702 West Sage Road wish construct an oversized storage (steel garage) at the backyard of his large property at West sage road to accommodate his RV and his hobby room.

Attached are drawings of the proposed Garage which will be designed by a qualified engineer with good standing. The property sits on a 2.26-acre lot; the properties adjacent and opposite within 200 feet to the north, south, east, and west would not be affected by the proposed construction.

Mr. Olguin is requesting a variance from a normal two or three-car detached garage rule to be allowed to construct a large garage at the backyard of his property as proposed in the drawings and photograph attached.

The variance will not substantially or permanently injure the appropriate use of adjacent conforming properties in the same district and will not alter the essential character of the district but rather improve his yard from scattered storage.

Thank you.

A handwritten signature in black ink, appearing to read "Kobby Agyekum".

Kobby Agyekum
Interim Director of Planning and
Development Services

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

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 702 W. Sage Rd Nearest Intersection Armstrong + Sage
 (Proposed) Subdivision Name _____ Lot 7-A Block _____
 Legal Description: Serenity Estates #2, Lot 7-A, Acres 2.26 (REPLAT)
 Existing Zoning Designation _____ Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Alonzo Olguin JR. Phone 361-522-2334 FAX _____
 Email Address (for project correspondence only): aolguin1@yahoo.com
 Mailing Address 702 W. Sage Rd City Kingsville State TX Zip 78363
 Property Owner Alonzo + Concepcion Olguin Phone 361-522-2334 FAX _____
 Email Address (for project correspondence only): _____
 Mailing Address _____ City _____ State _____ Zip _____

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

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

40 x 68 x 14(feet) Fully galvanized steel garage engineered per Tx. windstorm.

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

Applicant's Signature [Signature] Date: 6-23-23
 Property Owner's Signature [Signature] Date: 6-23-23
 Accepted by: [Signature] Date: 7/18/2023

Kleberg CAD

Property Search > 46408 OLGUIN ALONZO JR for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID:	46408	Legal Description:	SERENITY ESTATES #2 (REPLAT), LOT 7-A, ACRES 2.2600
Geographic ID:	164500007000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	702 W SAGE RD TX	Mapsco:	
Neighborhood:		Map ID:	A1
Neighborhood CD:			

Owner

Name:	OLGUIN ALONZO JR	Owner ID:	64564
Mailing Address:	ETUX CONCEPCION 702 W SAGE RD KINGSVILLE, TX 78363-2861	% Ownership:	100.0000000000%
		Exemptions:	HS

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: OLGUIN ALONZO JR
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A

CKI	CITY OF KINGSVILLE	N/A	N/A	N/A	N/A
GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	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: 3654.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF7	EW3	2019	3654.0
OPFG	OPEN PORCH FRAME GOOD	*		2019	84.0
PCFG	PATIO COVERED FRAME GOOD	*		2019	96.0
PCFG	PATIO COVERED FRAME GOOD	*		2019	280.0
AGFF	ATTACHED GARAGE FRAME FINISHED	*		2019	832.0
CNC	CONCRETE SLAB RESIDENTIAL	*		2019	616.0
STGG	STORAGE FRAME (GOOD)	*		2019	168.0
SWF	SWIMMING POOL (FLAT VALUE)	FV		2019	640.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	1.0000	43560.00	0.00	0.00	N/A	N/A
2	A1	A1	1.0000	43560.00	0.00	0.00	N/A	N/A
3	C1	C1	0.2600	11325.60	0.00	0.00	N/A	N/A

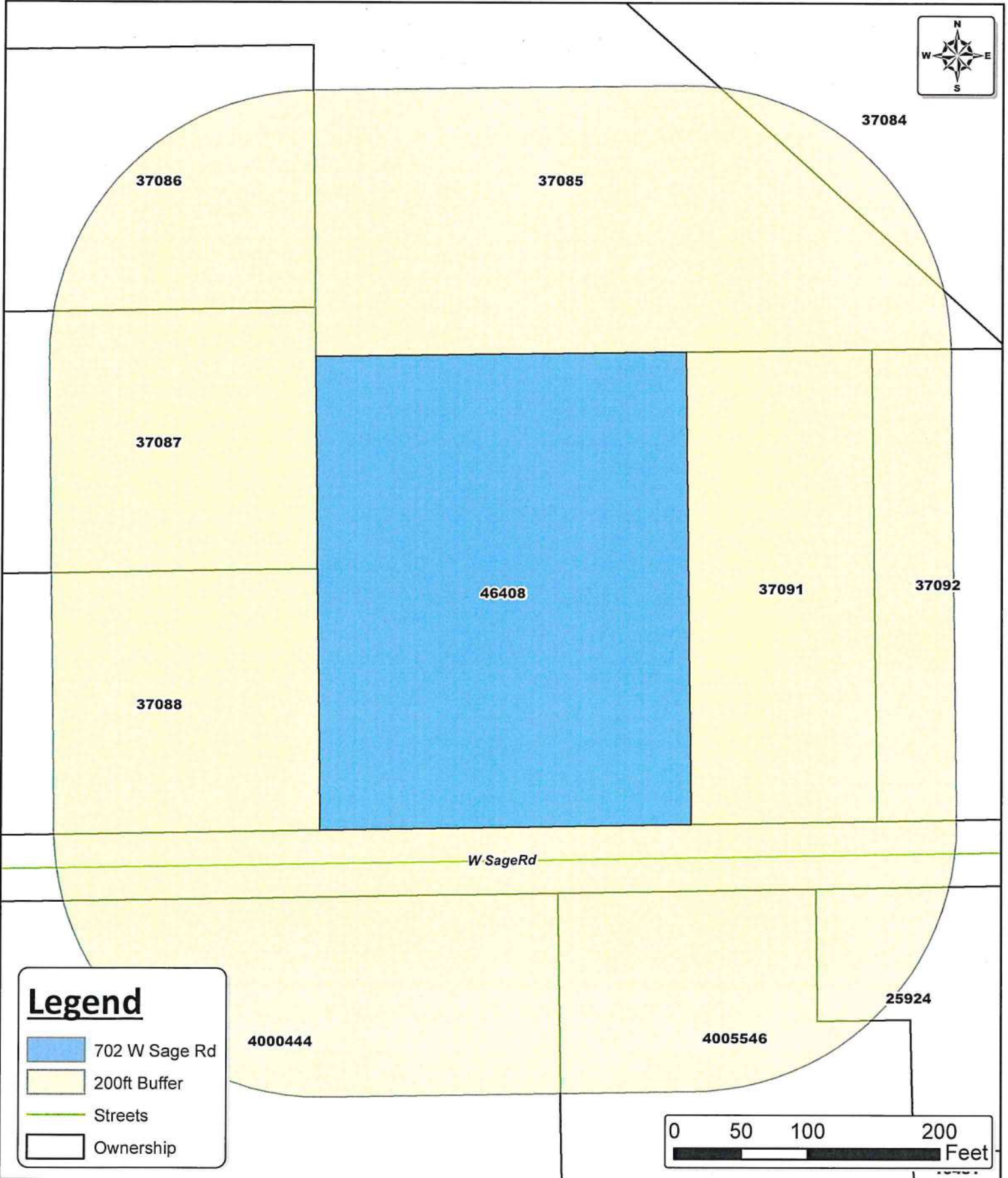
Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$447,120	\$72,000	0	519,120	\$0	\$519,120
2021	\$447,360	\$72,000	0	519,360	\$0	\$519,360
2020	\$387,130	\$71,300	0	458,430	\$0	\$458,430
2019	\$0	\$71,300	0	71,300	\$0	\$71,300

Questions Please Call (361) 595-5775

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

200ft Buffer at 702 W Sage



Page: 1/1

Drawn By: G. AMAYA

Last Update: 7/6/2023

Note: Ownership is labeled with its Prop ID.

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

ADMINISTRATION AND PROCEDURES

Sec. 15-6-155. - Enforcement by building official.

The Building Official appointed under the provisions of the Building Code of the city, is hereby charged with the enforcement of this article. The City Manager may charge such other city officers or officials with the enforcement of this article, in whole or in part, as may be necessary without amending this article.

(1962 Code, § 11-6-1)

Sec. 15-6-156. - Certificate of compliance and occupancy.

No land shall be used or occupied and no building hereafter structurally altered or erected shall be used or changed in use, until a certificate of occupancy shall have been issued by the Building Inspector, stating that the building or the proposed use of the land, complies with the provisions of this renewing, changing or extending of nonconforming use. A certificate of occupancy either for the whole or a part of a building or structure shall be applied for coincidentally with the application for a building permit, and shall be issued within the 10 days after the erection or structural alteration of such building or structure, or part thereof, shall have been completed in conformity with the provisions of this article.

(1962 Code, § 11-6-5)

Cross reference— Penalty, see § 15-6-999.

Sec. 15-6-157. - Board of adjustment.

- (A) *Organization.* The Board of Adjustment shall consist of five members each to be appointed by the City Commission for a term of two years. The Board of Adjustment shall also consist of three alternate members, each to be appointed by the City Commission for a term of two years, who will serve in the absence of one or more regular members when requested to do so by the mayor or city manager. Any member may be removed by the City Commission upon written charges after public hearing. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant. A maximum of five members may attend and vote at a Board of Adjustment meeting.
- (B) *Chairman.* The Board shall elect a chairman and adopt rules to govern its proceedings in accordance with this article and the statutes of the State of Texas. Meetings shall be held at the call of the chairman or such times as designated by the Board. The Board shall have the power to administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings showing the vote of each

member upon the question, or if absent and failing to vote, indicating such fact, and shall keep records of its examinations and other official action; all of which shall be immediately filed in the office of the Planning Department and shall be a public record.

- (C) *Appeals.* Appeals to the Board of Adjustment may be taken by any person aggrieved or by an officer, department, board or department municipality affected by any decision of an administrative officer. Such appeal shall be made within a reasonable time as provided by the rules of the Board by filing with the officer from whom the appeal is taken and with the Board of Adjustment a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall secure all papers and facts constituting the basis of the action being appealed for transmittal to the Board.
- (D) *Stay of proceeding.* An appeal stays all proceedings in furtherance of the action appealed, unless the officer from whom the appeal is taken certifies to the Board of Adjustment that by reason of acts stated in his certificate that a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed except by a restraining order granted by the Board of Adjustment or by the District Court on applications and notice and on the cause shown.
- (E) *Notice.* The secretary of the Planning Division of the Management Services Department in charge of handling Board of Adjustment appeals shall: mail announcements of appeals to all property owners within 200 feet of the site or parcel in question; advertise the hearing; and collect an application fee of \$250.00 (to cover the actual costs of materials used, mailing and publication costs), which must be collected prior to scheduling any hearing or appeal. Interested parties may appear in person, or be represented by an agent or attorney.
- (F) *Powers of the Board of Adjustment.* The Board of Adjustment shall have the following powers: to hear and decide appeals where it is alleged that there is error in any order, requirement, decision, or determination made by an administrative official. To authorize upon appeal such variance from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this article will result in unnecessary hardship; provided, that the spirit of the ordinance shall be observed and substantial justice done. Before any variance may be authorized, the Board shall find specifically all of the following conditions exist:
- (1) The variance will not authorize the operation of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought.
 - (2) The development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this article, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district.
 - (3)

The variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district.

- (4) The variance will not alter the essential character of the district in which is located the property for which the variance is sought.
 - (5) The variance will not weaken the general purposes of this article or the regulations herein established for the specific district.
 - (6) The variance will be in harmony with the spirit and purposes of this article.
 - (7) The variance will not adversely affect the public health, safety, or welfare.
 - (8) The variance will not substantially affect the comprehensive plan or zoning in the city and that adherence to the strict letter of the article will cause difficulties and hardships, the imposition of which upon the petitioner is unnecessary in or to carry out the general purpose of the plan.
 - (9) Special circumstances attached to the property covered by the application which do not generally apply to the other property in the same district.
 - (10) Because of the special circumstances, property covered by application is deprived of privileges possessed by other properties in the same district; and that the granting of the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.
- (G) *Findings of fact.* Every decision of the Board shall be based upon findings of fact and every finding of fact shall be supported in the record of its proceedings. The enumerated conditions required to exist on any matter upon which the Board is required to pass under this article shall be construed as limitation on the power of the Board to act. A mere finding or recitation of the enumerated conditions unaccompanied by findings of specific fact shall not be deemed findings of fact, and shall not be deemed compliance with this article.
- (H) *Decisions permitted.* The Board may affirm, modify, or reverse the order, requirement, decision or determination appealed.
- (I) *Vote for modification or reversal.* The concurring vote of four members of the Board shall be necessary to modify or reverse any order, requirement, decision or determination of any administrative officer or to decide in favor of the appellant or to effect any variation in the ordinance.
- (J) *Appeal from Board.* The city or any person aggrieved by any decision of the Board may have and maintain plenary action for relief therefrom in any court of competent jurisdiction; provided, petition for such relief is presented to the court within 10 days after the filing of such decision in the office of the City Recorder.
- (K) *Advertisement and announcement procedure.* When required, advertisement giving the time, place and subject of the hearing shall be published in a newspaper of general circulation in the city no less than 15 days prior to such hearing for the Board of Adjustment. Mailings to property

owners in the vicinity, when required, shall contain the time, place, and subject of the hearing and be mailed at least 10 days prior to the hearing.

(1962 Code, § 11-6-7; Ord. 84009, passed 6-18-84; Ord. 90027, passed 6-25-90; Ord. 200022, passed 11-20-00; Ord. No. 2015-05, § I, passed 1-26-2015, eff. 2-11-2015)

Statutory reference—Board of Adjustment, see Tex. Loc. Gov't Code, §§ 211.008 et seq.

Sec. 15-6-158. - Completion of buildings already under construction.

Nothing contained herein shall require any change in the plans, construction, or designated use of a building actually under construction at the time of passage of this article provided that the entire building shall be completed within one year from the date of the passage of this article.

(1962 Code, § 11-6-8)

Secs. 15-6-159—15-6-164. - Reserved.

Sec. 15-6-27. Accessory uses and structures.

- (A) *Purpose and findings.* This section establishes additional zoning district standards, exceptions to standards or alternative standards (e.g. screening, landscaping, and/or design standards) for particular uses which are subordinate to the principal use. The purpose of this section is to:
- Provide supplemental standards for individual uses in order to protect surrounding property values and uses;
 - Protect the public health, safety and general welfare; and
 - Implement the Master Plan of the City.

The section provides supplemental regulations for certain uses, structures and facilities. These regulations are in addition to the other applicable standards of this Code. In some cases, the establishment of these standards streamlines the permitting process by permitting the use as of right in certain districts subject to these regulations rather than a case-by-case consideration for a Special Use Permit (SUP). In other instances, the regulations do not streamline the process but address the unique development challenges of certain uses and structures whether permitted as of right or as a special use.

- (B) *Compliance Mandatory.* No accessory use may be initiated, established, or maintained unless it complies with the standards set forth for such use in this section and/or article.
- (C) *Regulations Supplement Other Code Regulations.* The regulations of this section shall supplement the requirements of the applicable base and overlay zoning district regulations and other applicable standards of this section. These standards are in addition to, and do not replace, the other standards for development set forth in any other sections or articles of the code of ordinances unless otherwise provided. To the extent that there is a conflict between a standard in another section of the code of ordinances and a standard in this section, the standard in this section governs unless otherwise indicated.
- (D) *Applicability.* This section applies to any subordinate use of the building or other structure, or use of land that is:
- (1) Conducted on the same lot as the principal use to which it is related; and
 - (2) Clearly incidental to, and customarily and commonly associated with, the main permitted use of the premises. Such accessory buildings and uses shall be so constructed, maintained and conducted as to not produce noise, vibration, concussion, dust, dirt, fly ash, odor, noxious gases, heat or glare which is injurious, damaging or unhealthful to adjacent property or the uses thereof and shall be on the premises of the main use.

Where a principal use or structure is permitted, such use shall include accessory uses and structures subject to this section.

- (E) *Permit Required.* Every accessory building requires a building permit. Application for such a permit shall be made to the Building Official. The building permit for the accessory building may be included on the permit for the main building or main land use if constructed or established simultaneously, otherwise a separate permit will be required.
- (F) The Director of Planning & Development Services, or his/her designee, shall determine whether a proposed accessory use/structure, or in the case of an enforcement action, an existing accessory use/structure is permitted under this ordinance. In reviewing and approving an accessory use/structure, the Director of Planning & Development Services, or his/her designee, shall find that the proposed use meets the following criteria:

-
- (1) Is not to be constructed or established on a lot until construction of the principal structure is completed or the principal use is established;
 - (2) Is not to be established on a vacant lot and/or is located on the same lot as the principal use served;
 - (3) Is subordinate to and serves a principal use;
 - (4) Is subordinate in area, extent or purpose to the principal use served;
 - (5) Contributes to the comfort, convenience or necessity of the occupants, business or industry of the principal use;
 - (6) Is not injurious, noxious or offensive to the neighborhood;
 - (7) Accessory uses of a storage nature are not located in the front yard area; and
 - (8) Accessory buildings shall not be used for dwelling purposes except where permitted in the Land Use Chart (Appendix A, Section 1 Land Use Chart or Article 6 of Chapter 15 of the Code of Ordinances).

In the event the Building Official denies the accessory building, or the Director of Planning and Development Services denies the accessory use, the applicant may appeal to the Board of Adjustment as provided in Section 15-6-157, or seek a special exception as allowed in Subsection 15-6-27(J). Any accessory use to a use requiring a special use permit is prohibited unless specifically allowed by the special use permit.

- (G) *General Requirements.* Unless otherwise specified in this section, all attached and detached accessory structures shall conform to the same use, height and area regulations required of the main use or structure and with the following additional limitations:
 - (1) Accessory uses shall not include the conduct of trade unless permitted in conjunction with a permitted use.
 - (2) Accessory uses shall be located on the same lot as the principal use for which they serve.
- (H) *Dimensional and Density Standards.* The location of accessory uses and structures is subject to Appendix B "Space Requirements" Section 1 & 2 of Article 6, Chapter 15 of the Code of Ordinances.
 - (1) For residential lots not exceeding one and one-half (1.5) acres, detached accessory structures shall not be located in the front yard. Detached accessory structures may be located in the rear yard area.
 - (2) For residential lots exceeding one and one-half (1.5) acres, detached accessory structures may be located in the front yard if it is required due to topographical issues or other impediment that prevents the placement of the structure in the rear yard area.
 - (3) Accessory uses and structures shall not exceed 60 percent of the gross floor area (GFA) of the principal use.
 - (4) Within nonresidential districts, accessory structures, except for carports, are prohibited within the side and rear yards of lots adjacent to a residential use or district. The total floor area of all accessory structures shall not exceed 2500 square feet.
- (I) *Permitted Accessory Uses and Structures.* Accessory uses and structures include, but are not limited to, the following list of examples, provided that each accessory use or building shall comply with all the provisions of this chapter.
 - (1) Drop-off boxes, such as mail or donation boxes, at all commercial establishments in C1 through I2 zone districts provided the drop-off box:
 - a. Is located behind the minimum setbacks required in the respective zones;

-
- b. Is located so it is not (1) blocking driveways, (2) blocking pass-through traffic in parking aisles, (3) blocking pedestrian traffic, (4) creating any safety issue as determined by the Director of Planning and Development Services; and
 - c. Does not eliminate any required parking spaces or is not located in any parking aisle.
- (2) Employee restaurants and cafeterias when located in a permitted business or manufacturing building. (The size of these accessory uses may be no more than 10% of the gross square footage of the business.)
 - (3) Home occupations in accordance with Section 15-6-26.
 - (4) Management offices for multi-tenant properties.
 - (5) The operation of service facilities and equipment in connection with schools, hospitals and other similar institutions or uses.
 - (6) The overnight parking of a truck which is a non-commercially licensed box truck or non-CDL licensed vehicle in working condition in a residential zone district.
 - (7) Recreational uses and structures for the use and convenience of occupants, employees or guests of a principal use or facility.
 - (8) Refreshment and service facilities in parks and playgrounds, and in permitted public or private recreation facilities or schools.
 - (9) Repair or construction of power boats, large sailing vessels or racing vehicles may be allowed only in zone districts for which repair or construction of vehicles as a commercial business is permitted. Repairs of personal vehicles or recreational boats or vehicles which are legally stored on a lot may be permitted in residential districts provided the vehicles are owned by the occupants of the dwelling and must take place within a private garage.
 - (10) *Residential accessory buildings.* Garages, carports, parking facilities, tool/storage sheds in residential zoning districts and for residential uses in all other zoning districts, provided:
 - a. *Attached accessory structures.* Garages, carports, parking facilities or tool/storage sheds attached to the main structure shall conform to the same height, area and setback regulations required for the main use or structure, except:
 - 1. The structure shall not occupy more than 50% of the required rear yard.
 - b. *Detached accessory structures.* Garages, carports, gazebos, parking facilities or tool/storage sheds detached from the main structure shall:
 - 1. Be in accordance with Appendix B, Section 1 "Space Requirements" Article 6 of Chapter 15 of the Code of Ordinances;
 - 2. Be located only in the side or rear yard area;
 - 3. Occupy an area no greater than 50% of the rear yard area behind the principal structure; and
 - 4. Be at least seven feet from the main dwelling.
 - c. Detached accessory structures located in any residential zoning district shall meet the following standards as approved by city staff:
 - 1. Galvanized (painted and unpainted) metal is prohibited as an exterior siding material, however roofs may utilize painted galvanized panels;

-
2. All accessory structures shall have enclosed eaves at a minimum length or depth of twelve inches unless it is a pre-manufactured and/or a preassembled metal or wood storage building and under 250 square feet in gross floor area.
 3. Freestanding metal carports that are not certified and sealed by a State of Texas licensed engineer and arched steel structures (aka Quonset huts) are prohibited. Freestanding metal carports accompanied by engineered stamped plans may be approved.
 4. Structures larger than 400 square feet in ground floor area shall meet the following additional requirements:
 - i. Exterior materials shall consist of the same or similar materials as the principal structure.
 - ii. In order to prevent an institutional or uncharacteristic appearance, any wall or fascia with a square footage greater than 400 sq. ft. shall have at least one window with a minimum measurement of two foot six inches by three feet six inches or a typical thirty six inch wide walk-in door.
 5. No visible exterior stairways to a second floor or attic is permitted at the front or side of the building.

The requirements of this subsection shall not apply to agricultural operations in residential or agricultural zoning districts.

- (11) Solar Energy Systems in accordance with 15-6-174 through 15-6-187.
 - (12) Storage of one boat, travel trailer, RV or pick-up camper in residential districts, but not in the front yard or the street side yard of a corner lot, and provided they are not used as living quarters.
 - (13) Telecommunications equipment buildings as provided for in, Section 15-6-47(D) of this article and chapter.
 - (14) Temporary construction trailers used for offices and/or storage, located on a lot for which building permits have been issued, provided the trailer meets the setbacks for an accessory structure and is limited to the duration of construction, not to exceed one year.
 - (15) Temporary real estate sales offices, located on a subdivision or property being sold, and limited to the period of sale, but not exceeding two years without a special use permit.
 - (16) The storage of building materials including, but not limited to, bricks, blocks, cement, concrete, electrical materials, glass, linoleum, lumber, plumbing materials, rocks and tile provided that these materials are to be used for construction on the premises and, if stored for more than 24 consecutive hours in a 30 day period, that they are screened from view of neighboring properties and adjacent streets and alleys, and provided that the storage use is in accordance with the provisions of Subsection (F). In no case shall building materials be stored outside of a building on residentially zoned property for a period of time exceeding 90 days.
 - (17) Public and private utility lines and structures, including, but not limited to, sanitary sewers, storm sewers, water, natural gas, electric, cable television and telephone.
 - (18) Wind Energy Conversion Systems (Exempt and Small Wind Energy Facilities) in accordance with Section 15-6-186 through 15-6-194.
- (J) Variances: A variance may be granted by the Board of Adjustment in accordance with the procedures contained in Section 15-6-157 for the following accessory uses:
- (1) The overnight parking of a commercially licensed box truck, CDL licensed vehicle or moving van for more than one night.

-
- (2) The storage of one boat, travel trailer, RV or pick-up camper in the front yard of any residential district.
- (K) *Prohibited Accessory Uses.* None of the following shall be permitted as an accessory use:
- (1) Equipment, material or vehicles, other than a registered motor vehicle in operable condition, boat, travel trailer, recreational vehicle or pick-up camper as permitted above, for more than 24 hours in a 30 day period in a residential district.
 - (2) The overnight parking of a semi-tractor trailers, dump trucks, service/delivery van or similar scale of vehicle in residential districts.
 - (3) Storage of any materials not directly related to the principal use of the property and located outside of a building in a residentially zoned district is specifically prohibited except for building materials as provided in Subsection 15-6-27(l)(15) and materials customarily associated with a residential use such as, but not limited to, above ground swimming pools and associated equipment buildings, arbors, barbecue pits and grills, firewood neatly stacked, gazebos, operational and licensed vehicles, planters, play structures, toys, trash cans used for normal on-site garbage collection and trellises attached to a building.

(Ord. 2014-30, § I, passed 4-23-14)

Steel garage variance request at 702 W. Sage rd. Kingsville Texas 78363

For Mr. and Mrs. Alonzo Olguin Jr.

Hello. First, thank you for taking the time to meet with me to discuss and hopefully agree to the variance for a fully galvanized steel garage for my personal residence. This garage is for personal use only to store all the equipment or items I currently have on my property at 702 W Sage rd. I would kindly ask for a variance so that I can have the ability to keep these items out of the elements and so that I may have a garage to be able to work on my personal equipment and vehicles. I do realize that there are others means by which to have a structure built but I also realize that an engineered steel garage is not only a cost saving initiative but also one that assists the environment and is a safe structure when engineered and installed properly. In no way is the garage I am requesting meant to reduce the neighborhood curb appeal or the general character of the neighborhood but instead should increase both as the garage will be built to mimic my residence.

Standard features of the building

- 26-gauge purlin bearing rib ("PBR") Roof System to provide full overlap between sheets and prevent leakage. This allows for an extended lifespan of the panels vs standard R panels which do tend to leak under higher winds thus creating potential premature rust areas.
- AZ55 galvalume roof coating to provide high resistance to rust.
- 26-gauge painted sidewall panels with a galvanized coating beneath the paint.
- Galvanized girts and purlins to prevent rust, warping and bending.
- Heavy 16-gauge galvanized base angle to seal the bottom of the building against leaks.
- Stainless steel roof fasteners with neoprene washers that won't rust or tarnish.
- Complete commercial trim package to cover the cut edges of the wall panels around door openings, the galvanized jambs and the galvanized header.
- Stamped, sealed engineering drawings by professional engineers.

Warranty coverage of building materials

- 40-year limited rust-through perforation warranty on AZ55 Galvalume® roof panels.
- 40-year limited paint warranty against cracking, flaking or peeling.
- 30-year limited paint warranty against chalking and fading.
- Limited lifetime warranty on stainless steel capped fasteners.
- 60-year warranty on steel beams (suitability of beams for local seismic, snow and wind loads in effect at time of order).

Additional items to be included for the steel garage.

- Cement slab to ensure load bearing requirements.
- Discuss/Confirm with 3rd party cement testing company to ensure the cement being delivered and poured is up to specs and will have samples kept for long term for reference if ever needed.
- Install brick wainscot on full front of garage to match the front of home (702 w sage rd)
- Colors for building will be similar (not exact matching colors but close) to the home (702 w sage rd)
- Windows as per city of Kingsville requirements.

Highlights of a 26-gauge PBR panel vs normal 29 gauge "R" panel

- A 26-gauge roof is not only thicker but also heavier than 29-gauge. The added weight gives the roof a greater chance of staying intact in the event of a very heavy windstorm. 26 gauge will out-perform any 29-gauge material. In hail prone areas, a heavier gauge will make sense due to impact-resistance.

Thank you for your time today. I hope that I have shown more than sufficient evidence as to why a steel garage at 702 W. Sage rd. is a structure that safe, personal and fit for purpose and I look forward to an answer and approval of my variance request.



OLYMPIA STEEL BUILDINGS®
 Universal Steel Buildings Corp.
 400 Island Ave. • McKees Rocks, PA 15136
 Tel: (888) 449-7756 • FAX: (412) 771-5731

Amendment: Y N
 Document Code: WW
 Pre-Rel. Comp. Y N

PURCHASE ORDER											
Buyer:	Alonzo Olguin Jr.				Estimated Delivery Date:	September		2023			
Contact:	Alonzo Olguin Jr.				Building Located within 20' of another Structure: Y <input type="checkbox"/> N <input checked="" type="checkbox"/>						
Phone:	(361) 522-2334				If YES: Existing Width:		Length:		Height:		
Email:	aolguin1@yahoo.com				Roof Slope:	:12	Type				
Mailing Address:	702 W. Sage Road				New Building Attaches to:	<input type="checkbox"/> End	<input type="checkbox"/> Side	of Existing Building			
City:	Kingsville	State	TX	ZIP	78363	OR		feet from	<input type="checkbox"/> End	<input type="checkbox"/> Side	of Existing Building
Ship To Address:	702 W. Sage Road				Additional Notes:						
City:	Kingsville	State	TX	ZIP	78363						
Erection Location:	702 W. Sage Road										
City:	Kingsville	State	TX	ZIP	78363						

YOUR STEEL BUILDING SPECIFICATIONS													
Dimensions, Framing and Panel Type				Requested Building Codes			Other Specifications						
Width:	40'			Building Code:	IBC21		Wall Color:	Standard					
Length:	58'			Wind Load:	140 mph		Trim Color:	Standard					
Height (Eave):	14'			Wind Exposure:	C		Roof Coating:	Galvalume					
Roof Pitch:	2 :12			Ground Snow Load:	0 psf		Base Condition:	Angle with Trim					
Bay Spacing:	Mixed			Roof Snow Load:	0 psf		Gutters & Downspouts Included:	No					
Frame Type:	Clear Frame RF			Collateral Load:	1 psf		Vents Included:	No					
LEW Type:	Post and Beam	REW Type:	Post and Beam	Live Load (Reducible):	20 psf		Wall Light Panels Included:	No					
LEW Bays:	Mixed	REW Bays:	Mixed	Seismic Coefficient:	0.0976		Roof Light Panels Included:	No					
LEW Bracing:	Rod	REW Bracing:	Rod	IBC Snow Exposure:	Partially Exposed		Insulation						
FSW Bracing:	Rod	BSW Bracing:	Rod	IBC Occupancy:	II. Normal		Building to be Insulated:	Yes					
Roof Type:	PBR 26ga	Wall Type:	PBR 26ga	IBC Thermal Cond.:	Heated/Insulated		Insulation Included:	No					
Special Notes				Wall Insul:	N/A	N/A	Roof Insul:	N/A	N/A				
Note: The attached drawings consisting of 1 pages marked as Exhibit I and incorporated in this contract by this reference must be initialed by Buyer and Seller and returned to the Seller with the signed copy of this contract.				Framed Openings:									
				Framed Openings:	(3) 12x12', (1) 3x7'								
				Service Doors Included:	No								
				Overhead Doors Included:	No								
				Windows Included:	No								

Subject to and as further provided at www.universalwarranty.info, your steel building may be covered by one or more of the following third party Manufacturer LIMITED WARRANTIES as to the following components: (a) STAINLESS STEEL CAPPED FASTENERS: Manufacturer Limited Lifetime Warranty, (b) PAINT ON WALLS: Manufacturer's 40 year limited warranty against cracking, flaking or peeling and Manufacturer's 30 year limited warranty against chalking and fading, (c) RUST PERFORATION: Manufacturer's 25 year warranty on unpainted roof panels with AZ55 Galvalume coating and Manufacturer painted roof panels with underlying AZ55 Galvalume coating, which Seller extends to 40 years, (d) GIRTS, PURLINS & C-SECTIONS All are galvanized. Subject to and as further provided in Seller's Provision and Disclaimer of Warranties and/or at www.universalwarranty.info, your steel building is covered by SELLER'S LIMITED STEEL BUILDING WARRANTY, which includes a one year limited warranty against material defects in materials and workmanship from date of original shipment of the Building from the manufacturing facility. EXCEPT FOR SELLER'S LIMITED STEEL BUILDING WARRANTY ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE DISCLAIMED. The preceding limited warranty summary is subject to the terms and conditions, limitations and exclusions on pages 1, 2 and 3 hereof and Seller's limited steel building warranty document incorporated herein by reference.

Purchase Price Summary	
Building Price:	\$ [REDACTED]
Freight:	\$ [REDACTED]
TOTAL PURCHASE PRICE (pre-tax):	\$ [REDACTED]
Engineering Deposit:	\$ [REDACTED]
Manufacturing Deposit:	\$ 0.00
Sales Tax (TX)	\$ [REDACTED] (8.25%)
COD Balance upon Delivery:	\$ [REDACTED]

Payment Details	
Payment paid via:	<input type="checkbox"/> Visa <input type="checkbox"/> MC <input type="checkbox"/> Check <input type="checkbox"/> Wire <input checked="" type="checkbox"/> Other ACH
Credit Card:	Exp. _____ CCV _____
X _____ (Buyer Signature)	
I hereby authorize Seller to charge the card indicated above in the amounts indicated under the Purchase Price Summary at left, including in the amount of the Engineering Deposit payable immediately upon execution of this purchase order. I hereby stipulate, agree and warrant to Seller that under no circumstances shall I or my credit card company stop payment of the above referenced amounts to Seller.	

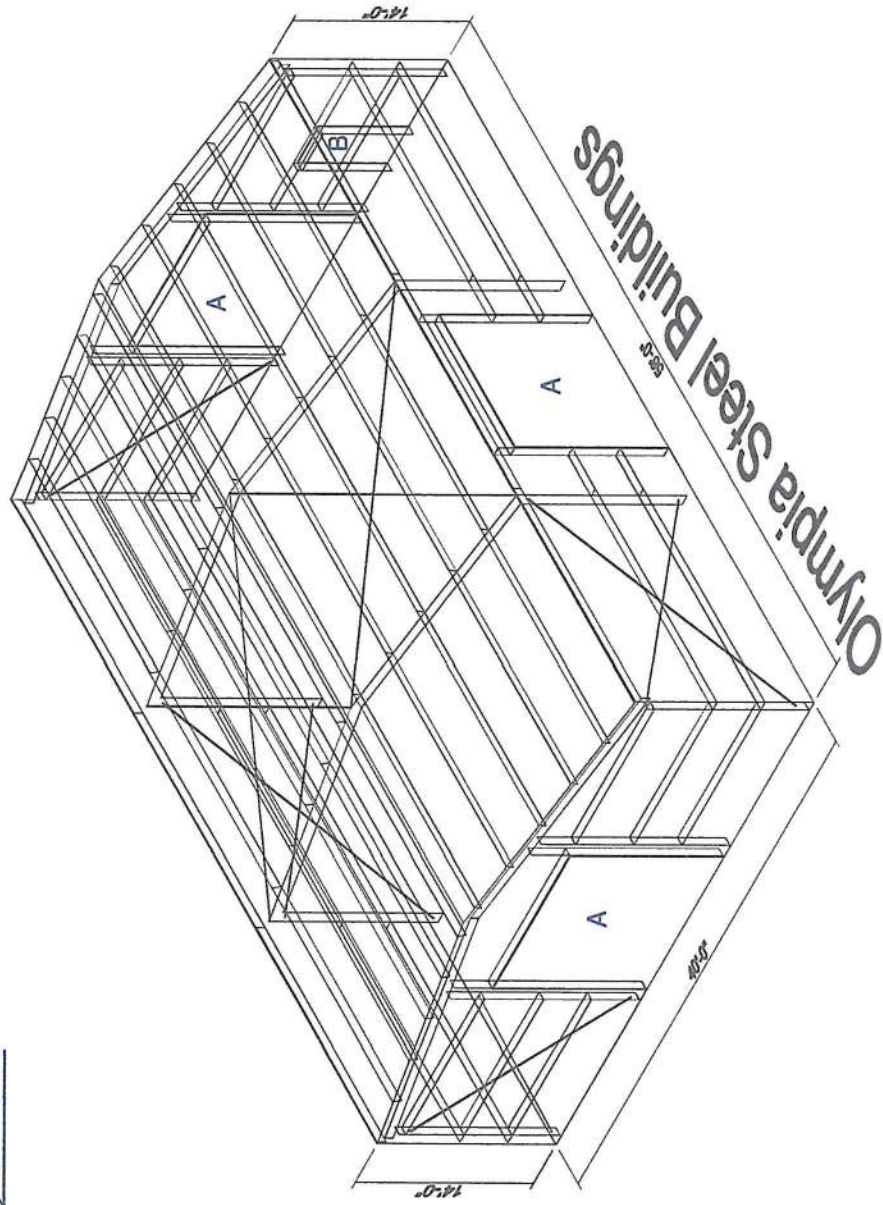
Subject to and as further provided in Seller's Terms and Conditions, the above named Buyer agrees to pay Universal Steel Buildings Corp. ("Seller") the Total Purchase Price set forth above for the purchase of the steel building described above and in the attached drawings (the "Steel Building") and the components and goods identified herein. The Total Purchase Price is payable in United States dollars by bank cashier's check or certified check as follows: (1) The Engineering Deposit shown above shall be paid by Buyer to Seller upon Buyer's signature hereof; (2) The Manufacturing Deposit, if any, shown above shall be paid by Buyer to Seller within seven (7) consecutive calendar days of the date that Seller notifies Buyer that Seller is prepared to have manufacture of the Steel Building commenced or to procure the components or goods ordered herein. Seller shall have no obligation to have the Steel Building manufactured or to procure the components or goods ordered until the Manufacturing Deposit is first paid in full to Seller; and (3) The Buyer shall pay the full COD Balance shown above to Seller's truck driver COD upon tender of delivery of the Steel Building and other merchandise ordered herein at the delivery destination by bank cashier's check or certified check made payable to Universal Steel Buildings Corp., before unloading of any of the goods ordered commences. Seller has no duty to allow unloading to commence until full payment of the COD Balance due is first paid to the truck driver as provided above. Under no circumstance is cash to be paid to the truck driver for the COD Balance due and Seller assumes no responsibility if cash is paid to the driver for the Balance. If any payment hereunder is made by Buyer by credit card, Buyer by its signature on the face hereof authorizes Seller to charge the credit card for all amounts due hereunder. Buyer is responsible for unloading the Steel Building and goods ordered and for having the necessary labor and equipment thereof. This purchase order by the above-named Buyer to the Seller shall constitute an agreement binding upon Seller only when accepted in writing by Seller's authorized officer. The representative of the Seller preparing this purchase order is not an officer of the Seller and is not authorized to accept this order of the Buyer. Upon receipt of this order at the home office of the Seller, if the order is accepted by Seller, the "Acceptance" copy hereto will be returned to the Buyer, duly signed by an officer of the Seller, or if not accepted by the Seller, the deposit above shall be returned to the Buyer. Upon acceptance by Seller, the Buyer shall not be entitled to a refund of the whole or any part of any payments made to Seller. Any check or check-by-fax sent by Buyer will be promptly cashed by Seller, and the resulting funds will be held as a deposit by Seller. THIS ORDER IS SUBJECT TO AND INCLUDES THE TERMS SET FORTH IN THIS PURCHASE ORDER, IN THE DRAWINGS ATTACHED AS EXHIBIT I HERETO, IN SELLER'S ACCOMPANYING TERMS AND CONDITIONS, AND IN SELLER'S PROVISION AND DISCLAIMER OF WARRANTIES. No verbal conditions, agreements, representations or warranties shall be enforceable against the Seller.

Dated: June 5th, 2023 **Location:** Signed at McKees Rocks, PA
BUYER: Alonzo Olguin Jr
 Buyer's Signature: Alonzo Olguin Jr
 Title: _____

Seller's Sales Representative: George D. Pocher Jr.
SELLER: UNIVERSAL STEEL BUILDINGS CORP.
 Seller's Signature: _____
 Title: Authorized Officer Accepted: _____



Exhibit #1
Wall Color: Light stone SRI62
Trim Color: Sahara tan SRI47
Initials: AC




Legend:
A = 12'x12' Factory located framed openings only (3)
B = 3'x7' Field located framed opening only (1)

I, James Breitenfeld, (print name) resident at 596 W Sage Rd.
Kingsville, TX, do not have any objections to a steel garage being built at 702 W.
Sage rd. The building should be constructed as per professional engineering
design and should also meet The City of Kingsville building codes.

I hereby give my approval to Mr. Alonzo Olguin Jr to request for a variance from
The City of Kingsville Texas and will not have any objections to an approval from
the city for the steel garage to be placed in the backyard of Mr. Olguin's
residence. Please accept this letter of recommendation for the commencement of
work on this structure.

Respectfully submitted,

 (sign name) 01 JULY 2023 (date)

I, Julio and Dalila Rivera, (print name) resident at 2372 N. Armstrong St do not have any objections to a steel garage being built at 702 W. Sage rd. The building should be constructed as per professional engineering design and should also meet The City of Kingsville building codes.

I hereby give my approval to Mr. Alonzo Olguin Jr to request for a variance from The City of Kingsville Texas and will not have any objections to an approval from the city for the steel garage to be placed in the backyard of Mr. Olguin's residence. Please accept this letter of recommendation for the commencement of work on this structure.

Respectfully submitted,

Julio and Dalila Rivera (sign name) 6/30/23 (date)

I, Patricia Toral-Gonzalez, (print name) resident at 710 W. Sage Rd. do not have any objections to a steel garage being built at 702 W. Sage rd. The building should be constructed as per professional engineering design and should also meet The City of Kingsville building codes.

I hereby give my approval to Mr. Alonzo Olguin Jr to request for a variance from The City of Kingsville Texas and will not have any objections to an approval from the city for the steel garage to be placed in the backyard of Mr. Olguin's residence. Please accept this letter of recommendation for the commencement of work on this structure.

Respectfully submitted,

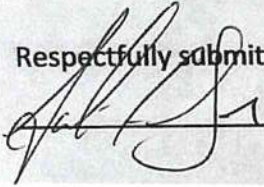


(sign name) June 29, 2023 (date)

I, Arturo Cariaga, (print name) resident at 618
W SAGE RD., do not have any objections to a steel garage being built at 702 W.
Sage rd. The building should be constructed as per professional engineering
design and should also meet The City of Kingsville building codes.

I hereby give my approval to Mr. Alonzo Olguin Jr to request for a variance from
The City of Kingsville Texas and will not have any objections to an approval from
the city for the steel garage to be placed in the backyard of Mr. Olguin's
residence. Please accept this letter of recommendation for the commencement of
work on this structure.

Respectfully submitted,



(sign name) 6-30-23 (date)

Juan Soliz
714 S 18th St
Kingsville, TX 78363
#37086

Guerrero Victoria A
2020 N Armstrong St
Kingsville, TX 78363-2693
#37084

Rivera Julio Adolio Jr
Etux Dalila A Rivera
PO Box 5985
Kingsville, TX 78364-5985
#37087

Gerragauch Daniel M
Patricia Gerragauch
710 W Sage Rd
Kingsville, TX 78363
#37088

Cariaga Arturo
Etux Esmeralda
618 W Sage Rd
Kingsville, TX 78363
#37091

Unknown Taxpayer
596 W Sage Rd
Kingsville, TX 78363
#37092

Schoech Melvin & Genell Trust
Melvin A & Genell K (TR)
605 W Sage Rd
Kingsville, TX 78363-2770
#4000444

Schoech Melvin & Genell Trust
Melvin A & Genell K (TR)
605 W Sage Rd
Kingsville, TX 78363-2770
#4005546

Perez Roberto De La Fuente
Etux Maria Del Rosario
Regino De La Cruz
1513 Beefmaster St
Mercedes, TX 78570
#37085

Schoech Melvin & Genell Trust
Melvin A & Genell K (TR)
605 W Sage Rd
Kingsville, TX 78363-2770
#25924

Coastal Bend organizations joining forces for Kleberg County students

From clothes, haircuts, school supplies, shoes, backpacks, and everything in between, Coastal Bend families will prepare for one of the most expensive months of the year. It is estimated that over 5,000 students will prepare for Back to School within Kleberg County.

"Back to School shopping and preparing can be stressful for families. We are thankful to be partnering with the Coastal Bend Wellness Foundation and Driscoll Health Plan on an event that will support families and promote education, health, and well-being in the community," said co-host Kleberg County Attorney Kara Tulp Sanchez.

This event is offered at no cost and will provide over 1,000 free backpacks, school supplies, community program information, giveaways, free physicals for junior/high school students, and so much more. The Back-to-School Bash & Wellness Fair will have something for community members of all



Backpacks, school supplies and more for Kleberg County students.

ages. Guardians will have the opportunity to connect with programs that aim to sustain health and wellness for their families and themselves, while youth can engage in activities and prepare for their return to the classroom.

We invite Kleberg County and all the surrounding communities to join us on Saturday, July 22, from 10 a.m.

to 1 p.m. at the J.K. Northway Expo Center, located at 501 E. Farcondado Road in Kingsville.

For additional information on becoming a vendor, joining the event, or how to get involved, contact Michaela Flores at 361-814-2001 or MichaelaF@chwellness.org.

Bicyclist struck on U.S. Hwy 77 passes away

On Tuesday, July 11, 2023, at 3:31 a.m., Kingsville Police Department units were dispatched to U.S. Highway 77, south of General Cavazos Blvd., for two bicyclists that had been struck by a vehicle. Officers learned that two males were riding bicycles on the northbound access road. See "Bicyclist" on Pg. 11

?? 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. What does a Nephrologist study?
2. In what year, will Haley's comet be visible with the naked eye from Earth?
3. What element comes last alphabetically?
4. Who played Tattoo on Fantasy Island?
5. What was the final year of the Tonight Show, starring Johnny Carson?
6. What was the first television show filmed before a live studio audience?
7. What is the world's largest cat?
8. How many legs does a lobster have?
9. What is the deadliest spider on Earth?
10. What color is Yak milk?

[Answers will be in the next issue]

HOW SMART ARE YOU:

- 9-10. Okay! Great, got bragging
- 7-8. Pick up your PhD at TAMU-K
- 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 diaper

For all your pharmacy needs, contact Harrel's. Lots of great items and downtown Kingsville's best eat!

Harrel's
Kingsville Pharmacy
204 E. Kleberg • Kingsville, Tx
(361) 592-3354

TRIVIA ANSWERS

July 13, 2023

1. Magnetar
2. 1,048,576
3. 109
4. 20
5. Xerox
6. Vitamin C
7. Pressure
8. Vacuum
9. Trees
10. 220

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, August 2, 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: Owners/Applicant, Cassandra Canela & Jacob Castillo; requesting to replat of The Estates at Wildwood Trail Phase 2, Lot 40, also known as 1404 Lewis Street and The Estates at Wildwood Trail Phase 2, Lot 39, also known as 1426 Lewis Street, 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, August 14, 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: Owners/Applicant, Cassandra Canela & Jacob Castillo; requesting to replat of The Estates at Wildwood Trail Phase 2, Lot 40, also known as 1404 Lewis Street and The Estates at Wildwood Trail Phase 2, Lot 39, also known as 1426 Lewis Street, 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

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, August 2, 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: Applicant, Roberto Cardenas; Owner, Neessen Real Estate Holdings, Ltd.; requesting the replat of Neessen Subdivision, Block 1, Lots 1-8 (Chevrolet Dealership), about 9.5499 acres, also known as 2007 S. US HWY 77 Bypass, 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, August 14, 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: Applicant, Roberto Cardenas; Owner, Neessen Real Estate Holdings, Ltd.; requesting the replat of Neessen Subdivision, Block 1, Lots 1-8 (Chevrolet Dealership), about 9.5499 acres, also known as 2007 S. US HWY 77 Bypass, 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

The Zoning Board of Adjustments of the City of Kingsville will hold a Public Hearing Thursday, August 10, 2023, at 6:00 p.m. wherein the Board will discuss and/or take action on the following items and at which time all interested persons will be heard: ITEM NO. 2023-3: Alonzo Olguin Jr, Owner/Applicant, requesting a Zoning Variance Request (Steel Garage) for Serenity Estates #2 (Replat), Lot 7-A, 2.2600 Acres also known as 702 W. Sage, 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 Zoning Board of Adjustments of the City of Kingsville will hold a Public Hearing Thursday, August 10, 2023, at 6:00 p.m. wherein the Board will discuss and/or take action on the following items and at which time all interested persons will be heard: ITEM NO. 2023-4: Rebecca Trant, Owner; Ramon Perez, Applicant, requesting a Zoning Variance Request (Carport) for Forrest Park 1, Block 2, Lot 22 also known as 810 Inez, 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 Zoning Board of Adjustments of the City of Kingsville will hold a Public Hearing Thursday, August 10, 2023, at 6:00 p.m. wherein the Board will discuss and/or take action on the following items and at which time all interested persons will be heard: ITEM NO. 2023-2: Roberto Zavala, applicant; Columbus Club Assn. of Kingsville, Owner; requesting a Zoning Variance Request (Sign) for KT & I CO, BLOCK 18, LOT PT 12, REAR 3 Acres, KNIGHTS OF COLUMBUS HALL, and K T & I CO, BLOCK 18, LOT PT 12, (KNIGHTS OF COLUMBUS HALL #3389), 2.0 Acres also known as 320 General Cavazos 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

ITEMS 5 & 6

MEMO

Date: August 3, 2023

To: Zoning Board of Adjustment

From: Kobby Agyekum (Interim Planning and Development Director)

Subject: Request to appeal decision of administrative officer regarding to the **request ITEM NO. 2023-4: Rebecca Trant, Owner; Ramon Perez, Applicant, requesting a Zoning Variance Request (Carport) for Forrest Park 1, Block 2, Lot 22 also known as 810 Inez, Kingsville, TX. 78363.**

Background and summary:

Mrs. Trant owner of the property at 810 Inez Road wishes to build a carport at the said address which will run into part of the City's easement. This may sound good to the petitioner, but in case of any work by the city that requires digging the easement might inconvenience the structure. This is not in conformity with the City of Kingsville Code of Ordinances Chapter 15-6-Appendix B, Sec. 1, space requirements.

Attached is a drawing of the proposed carport and diagrams from contractor depicting the approximate distances from the street, which is in a cul-de-sac, and how it will look after construction in relation to the property. The property is in a R-1 (Single Family Residential). The properties adjacent and opposite within 200 feet to the north, south, east, and west have received letters to approve or reject the proposal but none has commented otherwise.

Mrs. Trant is requesting a variance from the twenty-foot setback rule to be allowed to construct the carport as proposed in the drawings and photograph attached.

The variance will not substantially or permanently injure the appropriate use of adjacent conforming properties in the same district, however, at the same time will alter the essential character of the district even though it will improve the life of the residents in the said address.

Thank you.



Kobby Agyekum
Interim Director of Planning and
Development Services

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

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 810 INEZ Nearest Intersection INEZ & 18TH ST.
 (Proposed) Subdivision Name FOREST PARK 1 Lot 22 Block 2
 Legal Description: FOREST PARK 1 Block 2 - LOT 22
 Existing Zoning Designation R-1 Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Rebecca Tarrant/Ramon Perez Phone 361-779-4218 FAX _____
 Email Address (for project correspondence only): rppjr13@gmail.com
 Mailing Address 317 E. Shelton City Kingsville State TX Zip 78363
 Property Owner Rebecca Tarrant Phone 361-522-5541 FAX _____
 Email Address (for project correspondence only): _____
 Mailing Address 820 So 18TH St. City Kingsville State TX Zip 78363

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

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

BUILD CARPORT. ATTACH TO FRONT OF HOUSE @ 810 INEZ
(6') SIX FEET INTO SET BACK
SEE PLANS & PHOTOS

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

Applicant's Signature [Signature] Date: 6-16-2023
 Property Owner's Signature Rebecca Tarrant Trustee for TRUST Date: 6-16-2023
 Accepted by: [Signature] Date: 8/3/2023

Kleberg CAD

Property Search > 15161 T & R TRUST for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID: 15161 Legal Description: FORREST PARK 1, BLOCK 2, LOT 22
 Geographic ID: 130300222000192 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 810 INEZ Mapsco:
 Neighborhood: Map ID: B1
 Neighborhood CD:

Owner

Name: T & R TRUST Owner ID: 63436
 Mailing Address: REBECCA S TRANT (TRUSTEE) % Ownership: 100.0000000000%
 820 S 18TH ST
 KINGSVILLE, TX 78363-6482

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: T & R TRUST
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CKI	CITY OF KINGSVILLE	N/A	N/A	N/A	N/A

GKL	KLEBERG COUNTY	N/A	N/A	N/A	N/A
SKI	KINGSVILLE I.S.D.	N/A	N/A	N/A	N/A
WST	SOUTH TEXAS WATER AUTHORITY	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: 1844.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	MM4	EW5	1972	1382.0
MADM	MAIN ADDITION MASONRY	*		2004	462.0
OPMA	OPEN PORCH MASONRY AVERAGE	*		1972	85.0
PCMA	PATIO COVERED MASONRY AVERAGE	*		1972	210.0
STGG	STORAGE FRAME (GOOD)	*		2004	192.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.2686	11701.48	90.85	128.80	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	\$103,000	\$11,450	0	114,450	\$0	\$114,450
2021	\$103,000	\$11,450	0	114,450	\$0	\$114,450
2020	\$94,910	\$11,450	0	106,360	\$0	\$106,360
2019	\$94,910	\$11,450	0	106,360	\$0	\$106,360
2018	\$101,290	\$11,450	0	112,740	\$0	\$112,740
2017	\$101,290	\$11,450	0	112,740	\$0	\$112,740
2016	\$101,290	\$11,450	0	112,740	\$0	\$112,740
2015	\$88,920	\$11,450	0	100,370	\$0	\$100,370
2014	\$88,920	\$11,450	0	100,370	\$0	\$100,370
2013	\$88,920	\$11,450	0	100,370	\$0	\$100,370
2012	\$81,510	\$11,770	0	93,280	\$0	\$93,280
2011	\$81,510	\$11,770	0	93,280	\$0	\$93,280
2010	\$81,510	\$11,520	0	93,030	\$0	\$93,030
2009	\$81,510	\$11,520	0	93,030	\$190	\$92,840


Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/5/2018	PRB/WILL	PROBATE OF WILL	T & R TRUST	T & R TRUST			6104
2	8/6/2009	WD	WARRANTY DEED	OLIVAREZ REYMUNDO A JR	T & R TRUST	417	624	

3	OT	Other	UNKNOWN	OLIVAREZ REYMUNDO A JR	38	966
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Tax Due

Property Tax Information as of 06/16/2023

Amount Due if Paid on:  -

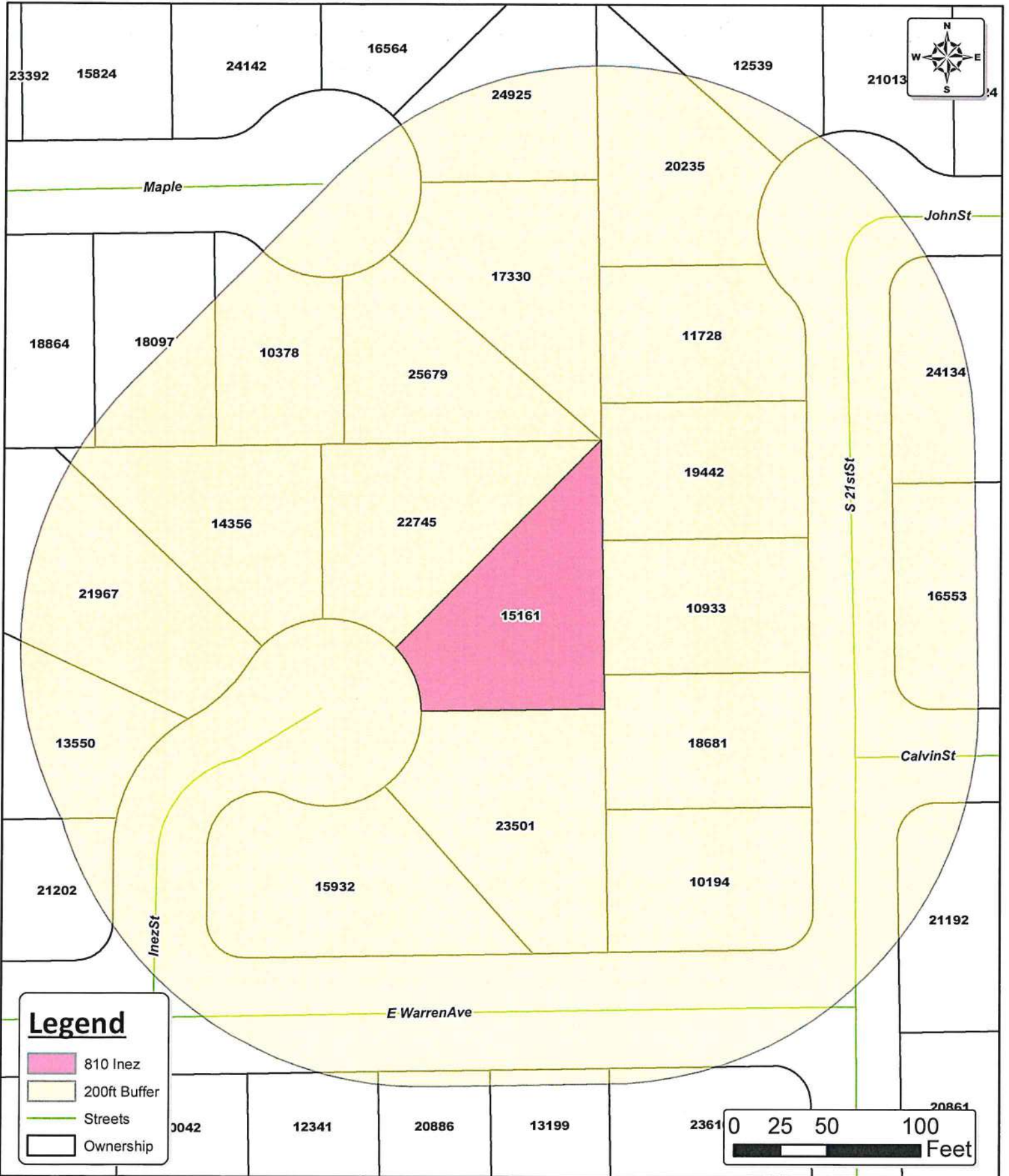
Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase 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

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

200ft Buffer at 810 Inez



Drawn By: G. AMAYA
 Last Update: 6/20/2023
 Note: Ownership is labeled with its Prop ID.

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

ADMINISTRATION AND PROCEDURES

Sec. 15-6-155. - Enforcement by building official.

The Building Official appointed under the provisions of the Building Code of the city, is hereby charged with the enforcement of this article. The City Manager may charge such other city officers or officials with the enforcement of this article, in whole or in part, as may be necessary without amending this article.

(1962 Code, § 11-6-1)

Sec. 15-6-156. - Certificate of compliance and occupancy.

No land shall be used or occupied and no building hereafter structurally altered or erected shall be used or changed in use, until a certificate of occupancy shall have been issued by the Building Inspector, stating that the building or the proposed use of the land, complies with the provisions of this renewing, changing or extending of nonconforming use. A certificate of occupancy either for the whole or a part of a building or structure shall be applied for coincidentally with the application for a building permit, and shall be issued within the 10 days after the erection or structural alteration of such building or structure, or part thereof, shall have been completed in conformity with the provisions of this article.

(1962 Code, § 11-6-5)

Cross reference— Penalty, see § 15-6-999.

Sec. 15-6-157. - Board of adjustment.

- (A) *Organization.* The Board of Adjustment shall consist of five members each to be appointed by the City Commission for a term of two years. The Board of Adjustment shall also consist of three alternate members, each to be appointed by the City Commission for a term of two years, who will serve in the absence of one or more regular members when requested to do so by the mayor or city manager. Any member may be removed by the City Commission upon written charges after public hearing. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant. A maximum of five members may attend and vote at a Board of Adjustment meeting.
- (B) *Chairman.* The Board shall elect a chairman and adopt rules to govern its proceedings in accordance with this article and the statutes of the State of Texas. Meetings shall be held at the call of the chairman or such times as designated by the Board. The Board shall have the power to administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings showing the vote of each

member upon the question, or if absent and failing to vote, indicating such fact, and shall keep records of its examinations and other official action; all of which shall be immediately filed in the office of the Planning Department and shall be a public record.

- (C) *Appeals.* Appeals to the Board of Adjustment may be taken by any person aggrieved or by an officer, department, board or department municipality affected by any decision of an administrative officer. Such appeal shall be made within a reasonable time as provided by the rules of the Board by filing with the officer from whom the appeal is taken and with the Board of Adjustment a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall secure all papers and facts constituting the basis of the action being appealed for transmittal to the Board.
- (D) *Stay of proceeding.* An appeal stays all proceedings in furtherance of the action appealed, unless the officer from whom the appeal is taken certifies to the Board of Adjustment that by reason of acts stated in his certificate that a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed except by a restraining order granted by the Board of Adjustment or by the District Court on applications and notice and on the cause shown.
- (E) *Notice.* The secretary of the Planning Division of the Management Services Department in charge of handling Board of Adjustment appeals shall: mail announcements of appeals to all property owners within 200 feet of the site or parcel in question; advertise the hearing; and collect an application fee of \$250.00 (to cover the actual costs of materials used, mailing and publication costs), which must be collected prior to scheduling any hearing or appeal. Interested parties may appear in person, or be represented by an agent or attorney.
- (F) *Powers of the Board of Adjustment.* The Board of Adjustment shall have the following powers: to hear and decide appeals where it is alleged that there is error in any order, requirement, decision, or determination made by an administrative official. To authorize upon appeal such variance from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this article will result in unnecessary hardship; provided, that the spirit of the ordinance shall be observed and substantial justice done. Before any variance may be authorized, the Board shall find specifically all of the following conditions exist:
- (1) The variance will not authorize the operation of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought.
 - (2) The development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this article, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district.
 - (3)

The variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district.

- (4) The variance will not alter the essential character of the district in which is located the property for which the variance is sought.
 - (5) The variance will not weaken the general purposes of this article or the regulations herein established for the specific district.
 - (6) The variance will be in harmony with the spirit and purposes of this article.
 - (7) The variance will not adversely affect the public health, safety, or welfare.
 - (8) The variance will not substantially affect the comprehensive plan or zoning in the city and that adherence to the strict letter of the article will cause difficulties and hardships, the imposition of which upon the petitioner is unnecessary in or to carry out the general purpose of the plan.
 - (9) Special circumstances attached to the property covered by the application which do not generally apply to the other property in the same district.
 - (10) Because of the special circumstances, property covered by application is deprived of privileges possessed by other properties in the same district; and that the granting of the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.
- (G) *Findings of fact.* Every decision of the Board shall be based upon findings of fact and every finding of fact shall be supported in the record of its proceedings. The enumerated conditions required to exist on any matter upon which the Board is required to pass under this article shall be construed as limitation on the power of the Board to act. A mere finding or recitation of the enumerated conditions unaccompanied by findings of specific fact shall not be deemed findings of fact, and shall not be deemed compliance with this article.
- (H) *Decisions permitted.* The Board may affirm, modify, or reverse the order, requirement, decision or determination appealed.
- (I) *Vote for modification or reversal.* The concurring vote of four members of the Board shall be necessary to modify or reverse any order, requirement, decision or determination of any administrative officer or to decide in favor of the appellant or to effect any variation in the ordinance.
- (J) *Appeal from Board.* The city or any person aggrieved by any decision of the Board may have and maintain plenary action for relief therefrom in any court of competent jurisdiction; provided, petition for such relief is presented to the court within 10 days after the filing of such decision in the office of the City Recorder.
- (K) *Advertisement and announcement procedure.* When required, advertisement giving the time, place and subject of the hearing shall be published in a newspaper of general circulation in the city no less than 15 days prior to such hearing for the Board of Adjustment. Mailings to property

owners in the vicinity, when required, shall contain the time, place, and subject of the hearing and be mailed at least 10 days prior to the hearing.

(1962 Code, § 11-6-7; Ord. 84009, passed 6-18-84; Ord. 90027, passed 6-25-90; Ord. 200022, passed 11-20-00; Ord. No. 2015-05, § I, passed 1-26-2015, eff. 2-11-2015)

Statutory reference—Board of Adjustment, see Tex. Loc. Gov't Code, §§ 211.008 et seq.

Sec. 15-6-158. - Completion of buildings already under construction.

Nothing contained herein shall require any change in the plans, construction, or designated use of a building actually under construction at the time of passage of this article provided that the entire building shall be completed within one year from the date of the passage of this article.

(1962 Code, § 11-6-8)

Secs. 15-6-159—15-6-164. - Reserved.

Sec. 15-6-27. Accessory uses and structures.

(A) *Purpose and findings.* This section establishes additional zoning district standards, exceptions to standards or alternative standards (e.g. screening, landscaping, and/or design standards) for particular uses which are subordinate to the principal use. The purpose of this section is to:

- Provide supplemental standards for individual uses in order to protect surrounding property values and uses;
- Protect the public health, safety and general welfare; and
- Implement the Master Plan of the City.

The section provides supplemental regulations for certain uses, structures and facilities. These regulations are in addition to the other applicable standards of this Code. In some cases, the establishment of these standards streamlines the permitting process by permitting the use as of right in certain districts subject to these regulations rather than a case-by-case consideration for a Special Use Permit (SUP). In other instances, the regulations do not streamline the process but address the unique development challenges of certain uses and structures whether permitted as of right or as a special use.

(B) *Compliance Mandatory.* No accessory use may be initiated, established, or maintained unless it complies with the standards set forth for such use in this section and/or article.

(C) *Regulations Supplement Other Code Regulations.* The regulations of this section shall supplement the requirements of the applicable base and overlay zoning district regulations and other applicable standards of this section. These standards are in addition to, and do not replace, the other standards for development set forth in any other sections or articles of the code of ordinances unless otherwise provided. To the extent that there is a conflict between a standard in another section of the code of ordinances and a standard in this section, the standard in this section governs unless otherwise indicated.

(D) *Applicability.* This section applies to any subordinate use of the building or other structure, or use of land that is:

- (1) Conducted on the same lot as the principal use to which it is related; and
- (2) Clearly incidental to, and customarily and commonly associated with, the main permitted use of the premises. Such accessory buildings and uses shall be so constructed, maintained and conducted as to not produce noise, vibration, concussion, dust, dirt, fly ash, odor, noxious gases, heat or glare which is injurious, damaging or unhealthful to adjacent property or the uses thereof and shall be on the premises of the main use.

Where a principal use or structure is permitted, such use shall include accessory uses and structures subject to this section.

(E) *Permit Required.* Every accessory building requires a building permit. Application for such a permit shall be made to the Building Official. The building permit for the accessory building may be included on the permit for the main building or main land use if constructed or established simultaneously, otherwise a separate permit will be required.

(F) The Director of Planning & Development Services, or his/her designee, shall determine whether a proposed accessory use/structure, or in the case of an enforcement action, an existing accessory use/structure is permitted under this ordinance. In reviewing and approving an accessory use/structure, the Director of Planning & Development Services, or his/her designee, shall find that the proposed use meets the following criteria:

-
- (1) Is not to be constructed or established on a lot until construction of the principal structure is completed or the principal use is established;
 - (2) Is not to be established on a vacant lot and/or is located on the same lot as the principal use served;
 - (3) Is subordinate to and serves a principal use;
 - (4) Is subordinate in area, extent or purpose to the principal use served;
 - (5) Contributes to the comfort, convenience or necessity of the occupants, business or industry of the principal use;
 - (6) Is not injurious, noxious or offensive to the neighborhood;
 - (7) Accessory uses of a storage nature are not located in the front yard area; and
 - (8) Accessory buildings shall not be used for dwelling purposes except where permitted in the Land Use Chart (Appendix A, Section 1 Land Use Chart or Article 6 of Chapter 15 of the Code of Ordinances).

In the event the Building Official denies the accessory building, or the Director of Planning and Development Services denies the accessory use, the applicant may appeal to the Board of Adjustment as provided in Section 15-6-157, or seek a special exception as allowed in Subsection 15-6-27(J). Any accessory use to a use requiring a special use permit is prohibited unless specifically allowed by the special use permit.

- (G) *General Requirements.* Unless otherwise specified in this section, all attached and detached accessory structures shall conform to the same use, height and area regulations required of the main use or structure and with the following additional limitations:
- (1) Accessory uses shall not include the conduct of trade unless permitted in conjunction with a permitted use.
 - (2) Accessory uses shall be located on the same lot as the principal use for which they serve.
- (H) *Dimensional and Density Standards.* The location of accessory uses and structures is subject to Appendix B "Space Requirements" Section 1 & 2 of Article 6, Chapter 15 of the Code of Ordinances.
- (1) For residential lots not exceeding one and one-half (1.5) acres, detached accessory structures shall not be located in the front yard. Detached accessory structures may be located in the rear yard area.
 - (2) For residential lots exceeding one and one-half (1.5) acres, detached accessory structures may be located in the front yard if it is required due to topographical issues or other impediment that prevents the placement of the structure in the rear yard area.
 - (3) Accessory uses and structures shall not exceed 60 percent of the gross floor area (GFA) of the principal use.
 - (4) Within nonresidential districts, accessory structures, except for carports, are prohibited within the side and rear yards of lots adjacent to a residential use or district. The total floor area of all accessory structures shall not exceed 2500 square feet.
- (I) *Permitted Accessory Uses and Structures.* Accessory uses and structures include, but are not limited to, the following list of examples, provided that each accessory use or building shall comply with all the provisions of this chapter.
- (1) Drop-off boxes, such as mail or donation boxes, at all commercial establishments in C1 through I2 zone districts provided the drop-off box:
 - a. Is located behind the minimum setbacks required in the respective zones;

-
- b. Is located so it is not (1) blocking driveways, (2) blocking pass-through traffic in parking aisles, (3) blocking pedestrian traffic, (4) creating any safety issue as determined by the Director of Planning and Development Services; and
 - c. Does not eliminate any required parking spaces or is not located in any parking aisle.
- (2) Employee restaurants and cafeterias when located in a permitted business or manufacturing building. (The size of these accessory uses may be no more than 10% of the gross square footage of the business.)
 - (3) Home occupations in accordance with Section 15-6-26.
 - (4) Management offices for multi-tenant properties.
 - (5) The operation of service facilities and equipment in connection with schools, hospitals and other similar institutions or uses.
 - (6) The overnight parking of a truck which is a non-commercially licensed box truck or non-CDL licensed vehicle in working condition in a residential zone district.
 - (7) Recreational uses and structures for the use and convenience of occupants, employees or guests of a principal use or facility.
 - (8) Refreshment and service facilities in parks and playgrounds, and in permitted public or private recreation facilities or schools.
 - (9) Repair or construction of power boats, large sailing vessels or racing vehicles may be allowed only in zone districts for which repair or construction of vehicles as a commercial business is permitted. Repairs of personal vehicles or recreational boats or vehicles which are legally stored on a lot may be permitted in residential districts provided the vehicles are owned by the occupants of the dwelling and must take place within a private garage.
 - (10) *Residential accessory buildings.* Garages, carports, parking facilities, tool/storage sheds in residential zoning districts and for residential uses in all other zoning districts, provided:
 - a. *Attached accessory structures.* Garages, carports, parking facilities or tool/storage sheds attached to the main structure shall conform to the same height, area and setback regulations required for the main use or structure, except:
 - 1. The structure shall not occupy more than 50% of the required rear yard.
 - b. *Detached accessory structures.* Garages, carports, gazebos, parking facilities or tool/storage sheds detached from the main structure shall:
 - 1. Be in accordance with Appendix B, Section 1 "Space Requirements" Article 6 of Chapter 15 of the Code of Ordinances;
 - 2. Be located only in the side or rear yard area;
 - 3. Occupy an area no greater than 50% of the rear yard area behind the principal structure; and
 - 4. Be at least seven feet from the main dwelling.
 - c. Detached accessory structures located in any residential zoning district shall meet the following standards as approved by city staff:
 - 1. Galvanized (painted and unpainted) metal is prohibited as an exterior siding material, however roofs may utilize painted galvanized panels;

-
2. All accessory structures shall have enclosed eaves at a minimum length or depth of twelve inches unless it is a pre-manufactured and/or a preassembled metal or wood storage building and under 250 square feet in gross floor area.
 3. Freestanding metal carports that are not certified and sealed by a State of Texas licensed engineer and arched steel structures (aka Quonset huts) are prohibited. Freestanding metal carports accompanied by engineered stamped plans may be approved.
 4. Structures larger than 400 square feet in ground floor area shall meet the following additional requirements:
 - i. Exterior materials shall consist of the same or similar materials as the principal structure.
 - ii. In order to prevent an institutional or uncharacteristic appearance, any wall or fascia with a square footage greater than 400 sq. ft. shall have at least one window with a minimum measurement of two foot six inches by three feet six inches or a typical thirty six inch wide walk-in door.
 5. No visible exterior stairways to a second floor or attic is permitted at the front or side of the building.

The requirements of this subsection shall not apply to agricultural operations in residential or agricultural zoning districts.

- (11) Solar Energy Systems in accordance with 15-6-174 through 15-6-187.
 - (12) Storage of one boat, travel trailer, RV or pick-up camper in residential districts, but not in the front yard or the street side yard of a corner lot, and provided they are not used as living quarters.
 - (13) Telecommunications equipment buildings as provided for in, Section 15-6-47(D) of this article and chapter.
 - (14) Temporary construction trailers used for offices and/or storage, located on a lot for which building permits have been issued, provided the trailer meets the setbacks for an accessory structure and is limited to the duration of construction, not to exceed one year.
 - (15) Temporary real estate sales offices, located on a subdivision or property being sold, and limited to the period of sale, but not exceeding two years without a special use permit.
 - (16) The storage of building materials including, but not limited to, bricks, blocks, cement, concrete, electrical materials, glass, linoleum, lumber, plumbing materials, rocks and tile provided that these materials are to be used for construction on the premises and, if stored for more than 24 consecutive hours in a 30 day period, that they are screened from view of neighboring properties and adjacent streets and alleys, and provided that the storage use is in accordance with the provisions of Subsection (F). In no case shall building materials be stored outside of a building on residentially zoned property for a period of time exceeding 90 days.
 - (17) Public and private utility lines and structures, including, but not limited to, sanitary sewers, storm sewers, water, natural gas, electric, cable television and telephone.
 - (18) Wind Energy Conversion Systems (Exempt and Small Wind Energy Facilities) in accordance with Section 15-6-186 through 15-6-194.
- (J) *Variances*: A variance may be granted by the Board of Adjustment in accordance with the procedures contained in Section 15-6-157 for the following accessory uses:
- (1) The overnight parking of a commercially licensed box truck, CDL licensed vehicle or moving van for more than one night.

-
- (2) The storage of one boat, travel trailer, RV or pick-up camper in the front yard of any residential district.
- (K) *Prohibited Accessory Uses.* None of the following shall be permitted as an accessory use:
- (1) Equipment, material or vehicles, other than a registered motor vehicle in operable condition, boat, travel trailer, recreational vehicle or pick-up camper as permitted above, for more than 24 hours in a 30 day period in a residential district.
 - (2) The overnight parking of a semi-tractor trailers, dump trucks, service/delivery van or similar scale of vehicle in residential districts.
 - (3) Storage of any materials not directly related to the principal use of the property and located outside of a building in a residentially zoned district is specifically prohibited except for building materials as provided in Subsection 15-6-27(l)(15) and materials customarily associated with a residential use such as, but not limited to, above ground swimming pools and associated equipment buildings, arbors, barbecue pits and grills, firewood neatly stacked, gazebos, operational and licensed vehicles, planters, play structures, toys, trash cans used for normal on-site garbage collection and trellises attached to a building.

(Ord. 2014-30, § I, passed 4-23-14)

July 5, 2023

City of Kingsville
Planning/Variance Committee

RE: **810 Inez Variance(s) Request**

Dear Committee Members:

Thank you for your consideration of our variance(s) request and I hope I can satisfy any concerns you may have pertaining to this request.

We purchased the above property in August of 2009 as an investment property and had tenants in the property until December of 2020. We evicted the tenants and had to do extensive repair/remodel work. My daughter and her two sons moved from San Antonio and moved into the property in February of 2021. She is a middle school teacher, the older son is an officer with the Kleberg County Sheriffs' Office and her youngest son is 'challenged' and stays home with a caregiver. She is considered a tenant and pays rent on a monthly basis.

When we purchased the property, the two car garage was already permanently enclosed by the previous owners where they turned that space into two very small rooms and a larger room behind them. Although this may have seemed a good idea to them for their purposes at the time, it is rarely a good idea to give up a garage for a number of reasons.

As a landlord, I try very hard to maintain my properties and provide what I can to create a 'home' for all my tenants. I now have the funds to build the kind of carport that is needed at this property.

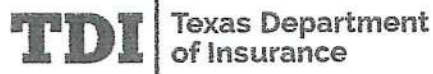
I am requesting a variance at this property to be able to build a carport for a number of reasons;

1. To protect the two vehicles they own from the intense and brutal west sun in the summers and the rain and sleet in the winters.
2. To help conserve energy consumption inside the house. I believe the way we have designed the carport will aid in lowering energy consumption because we would be blocking the west sun that 'beats' down on that part of the house – as it has no protection at this time.
3. Last but not least, we designed the carport so that family members and guests can enter the home under cover of the carport during inclement weather.

I feel it is extremely important to be respectful of our neighbors and have worked with Mr. Perez to design a carport that will not only seem as if it is a part of the original home but will also be "pleasing to the eyes" as well as improve the property value.

Again, I appreciate your review of our request and plead that it be approved.

Rebecca Trant
820 S 18th St.
361-522-5941/ttrant@att.net



Application for Certificate of Compliance Form WPI-1

App
ID:2331044

Physical Address of Structure to be Inspected
810 Inez St

Tract/Addition:
Lot:
Block:

City: Kingsville

ZIP: 78363

County: Kleberg

City Limits: Inside City Limits

Structure is located in:

Is the structure located in a Coastal Barrier Resource Zone (CBRA): No

Owner

Name: Rebecca Trant
Mailing Address: 820 SOUTH 18TH STREET

Phone: City: Kingsville

Fax: ZIP: 78363

Contractor

Name:
Mailing Address:

Phone: City:

Fax: ZIP:

Engineer

Name: Lucas Castillo
Mailing Address: 2820 Gull
Email: lcastillo.atlas@gmail.com

Phone: (956) 379-3857
City: McAllen
Texas Registration No.: 119990

Fax: ZIP: 78504

Commencement of Construction Date

06-01-2023

Date of Application

05-25-2023

Type of Building

House

Inspections

1. Additions, Carport -

Location: Front Facade, Square Footage: 400,

- 2.
- 3.

Comments

Submitter

Name: Lucas Castillo

Phone: (956) 379-3857

Date: 05-25-2023

Submitter Type: Engineer

For Texas Department of Insurance Inspections: mail or email to your local field office

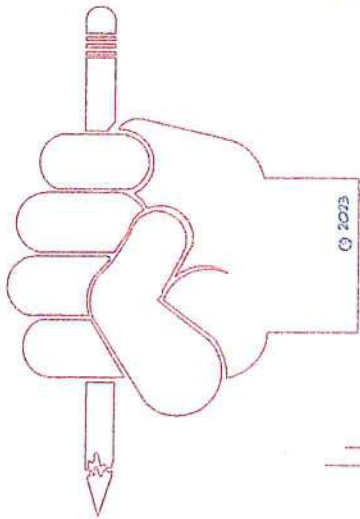
For inspections by engineers: mail or email to Austin office: windstorm@tdi.texas.gov

Texas Department of Insurance

Windstorm Inspections Program

P.O. Box 12030

Austin, TX 78711-2030



© 2023

Ramon Cantu

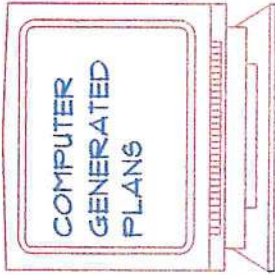
DESIGNED BY
RNTM DRAFTING SERVICES
505 N 34 TH ST MCALLEN TX 78501
(956) 279-5547

RESIDENTIAL FLOOR PLANS

VISIT US ON THE WEB AT WWW.RNTMDRAFTINGSERVICES.COM

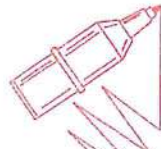
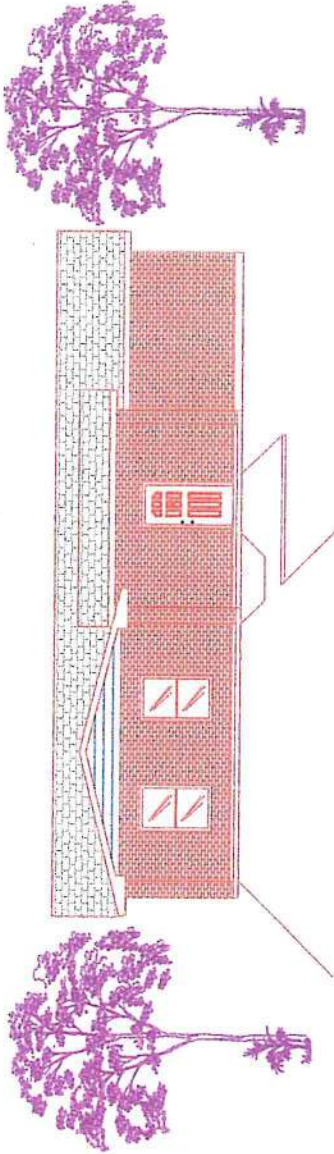
RAMON CANTU
OWNER - DESIGNER

NORMA CANTU
OWNER



GENERAL NOTE:

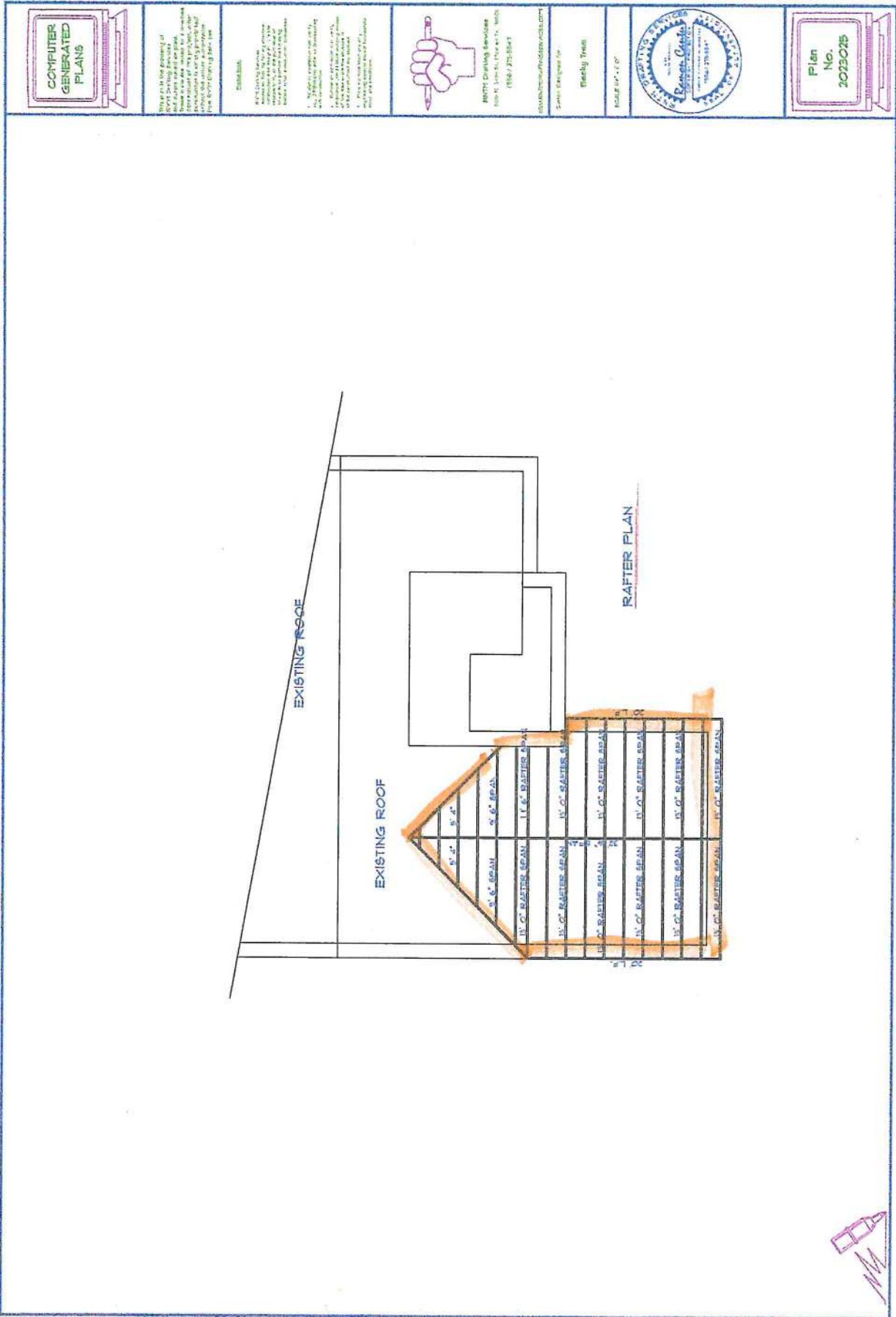
RNTM DRAFTING SERVICES DOES NOT WARRANT THAT THIS PLAN CONTRACTOR NEEDS TO VERIFY ALL DIMENSIONS AND CHECK NEIGHBORHOOD REQUIREMENTS. ANY CHANGES TO THIS PLAN CONTRACTOR NEEDS TO BE SUBMITTED IN WRITING TO RNTM DRAFTING SERVICES AND ADDITIONAL CHARGES MAY APPLY.



LEGEND
CARPORT 440

CUSTOM DESIGNED FOR
BECKY TRENT

PLAN NO. 2023025



COMPUTER
GENERATED
PLANS

These plans are the property of
RPMH Drafting Services
and are not to be used for any other
purpose without the written consent of
RPMH Drafting Services.
This is not a contract.

DISCLAIMER
I, the undersigned, being a duly
licensed professional engineer,
do hereby certify that these
plans were prepared by me or
under my direct supervision and
that I am a duly licensed
professional engineer in the
State of Florida.



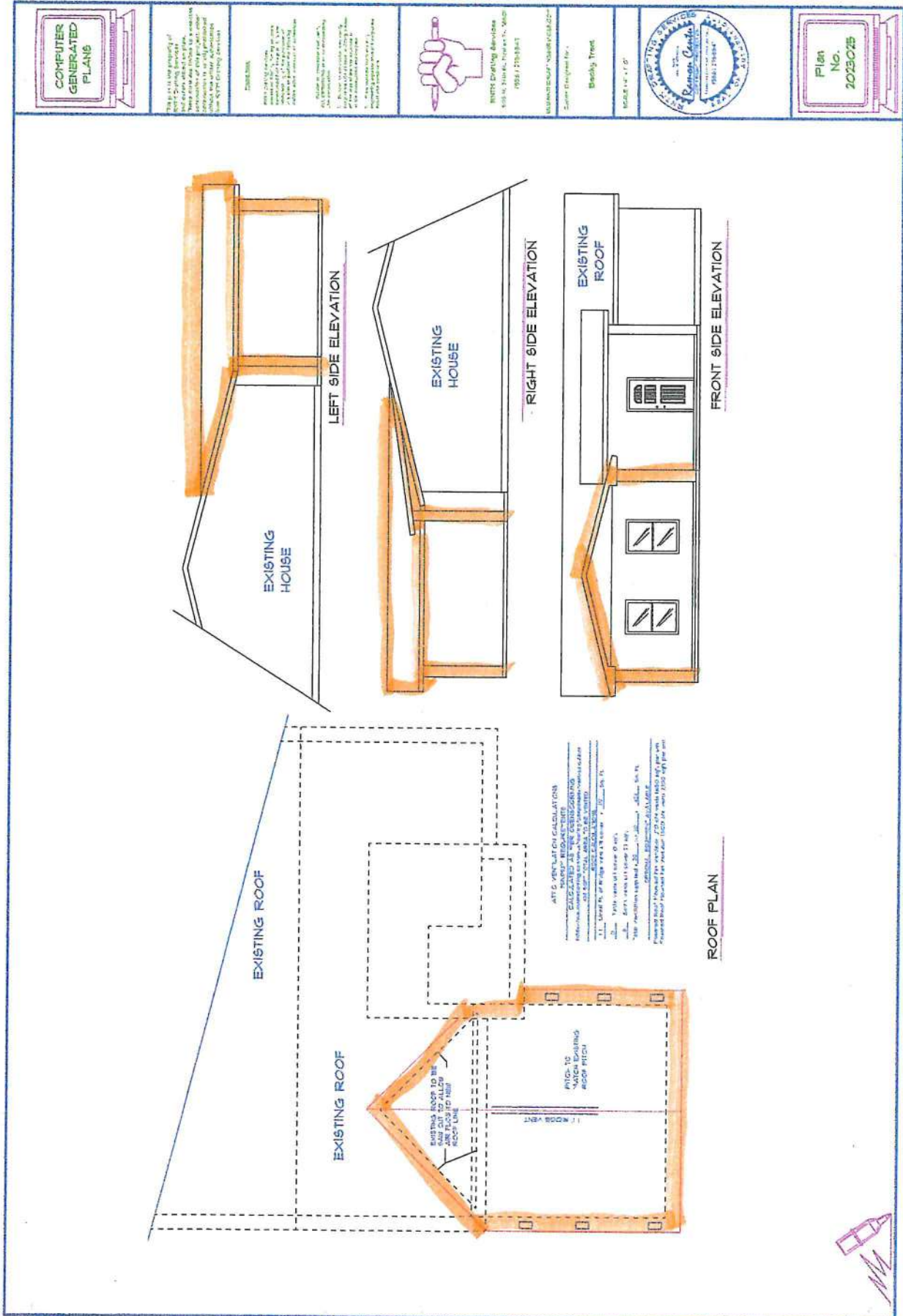
RPMH Drafting Services
1000 N. US Hwy 90, Suite 100
Tomball, TX 77375
(281) 373-8847

Scale: As Shown
Drawing Title:
Scale: 1/4" = 1'-0"



Plan
No.
20230215





COMPUTER GENERATED PLANS

This is the property of the software. The user is responsible for the accuracy of the drawings. The user must check all dimensions and details before construction. The user must check all dimensions and details before construction. The user must check all dimensions and details before construction.

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ARCHITECT

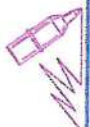
RAMON

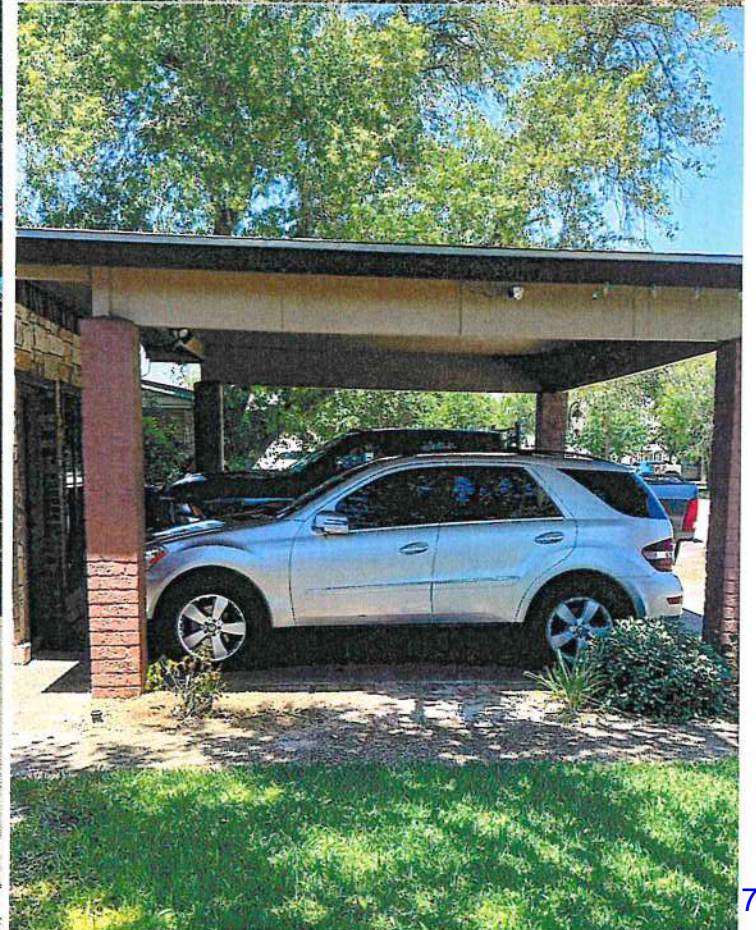
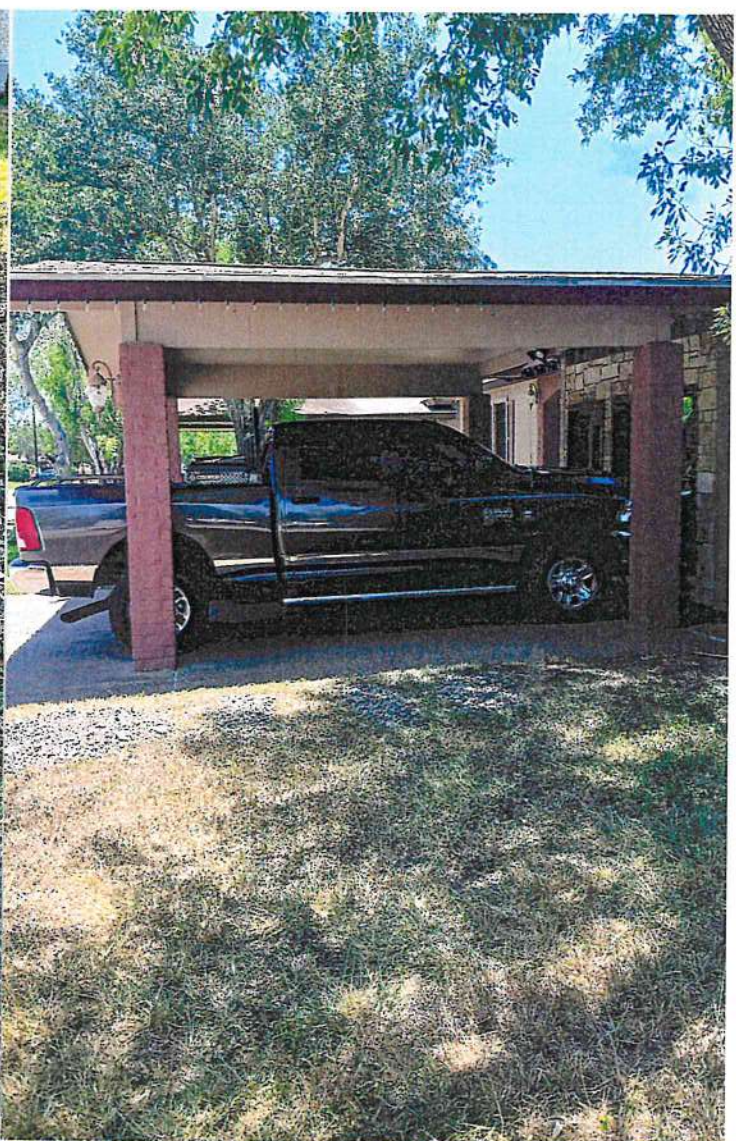
1988 / 21238247

Becky Trent

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

PLAN No. 2023025





Garza Samantha
1528 Maple St
Kingsville, TX 78363-6534
#24925

Curiel Isa
Etux Mary Lou
721 S 21st St
Kingsville, TX 78363-6503
#12539

Trevino Sonya
725 S 21st St
Kingsville, TX 78363
#20235

Amaya Gavino O
Etux Lillian E
1511 Maple St
Kingsville, TX 78363-6534
#18864

Herrera Juan M
Etux Olivia
1517 Maple St
Kingsville, TX 78363-6534
#18097

Placker Jimmy
1515 Maple St
Kingsville, TX 78363
#10378

Narvaez Pedro B
Antonia Narvaez
1521 Maple St
Kingsville, TX 78363-6534
#25679

Platt Keith A
Etux Kristina A
1527 Maple St
Kingsville, TX 78363-6534
#17330

Farek George
727 S 21st St
Kingsville, TX 78363
#11728

Leal Jerry
803 S 21st St
Kingsville, TX 78363
#19442

Oliveira Ernestina Flores
(Life EST) Nilda N Garcia
1705 John St
Kingsville, TX 78363
#24134

Arce Rosendo III
Etux Susana (WROS)
PO Box 1611
Kingsville, TX 78364-1611
#16553

Roberts Janis L Trust
Janis L Roberts Trustee
804 E Clubhouse Lane
San Tan Valley, AZ 85140
#21192

Medrano Gustavo
Sergio Camarena Medrano
901 S 21st St
Kingsville, Tx 78363-6507
#23610

Garcia Jose H
Etux Margaret
1529 E Warren Ave
Kingsville, Tx 78363-6542
#13199

Ortiz Maria E (Life Est)
Rachel O Johnson
1525 E Warren Ave
Kingsville, Tx 78363-6542
#20886

Ahrens James Lee
Etux Maribeth
1521 E Warren Ave
Kingsville, Tx 78363-6542
#12341

T & R Trust
Rebecca S Trant (Trustee)
820 S 18th St
Kingsville, Tx 78363-6482
#21202

Cantu Elva
505 E Rachal
Beeville, Tx 78102
#13550

Hinojosa Angelina
Juan L Hinojosa
811 Inez
Kingsville, Tx 78363
#21967

Gant Joel B Etux Beverly
803 Inez St
Kingsville, Tx 78363-6526
#14356

De La Garza Francisco J
Etux Vienna D
802 Inez St
Kingsville, Tx 78363-6526
#22745

Baca Paul A
Etux Linda Gale
948 Pecan St
Canyon Lake, Tx 78133
#10933

Kemp Pearly
819 S 21st St
Kingsville, Tx 78363-6505
#18681

Rios Dariel
Etux Clarissa F
829 S 21st St
Kingsville, Tx 78363
#10194

Juarez Oscar Z
Etux Esmeralda
820 Inez St
Kingsville, Tx 78363-6526
#23501

Smith Benjamin I
Etux Margaret R
1807 E Caesar
Kingsville, Tx 78363
#15932

Coastal Bend organizations joining forces for Kleberg County students

From clothes, haircuts, school supplies, shoes, backpacks, and everything in between, Coastal Bend families will prepare for one of the most expensive months of the year. It is estimated that over 5,000 students will prepare for Back to School within Kleberg County.

"Back to School shopping and preparing can be stressful for families. We are thankful to be partnering with the Coastal Bend Wellness Foundation and Driscoll Health Plan on an event that will support families and promote education, health, and wellness in the community," said co-host Kleberg County Attorney Kiva Talip Sanchez.

This event is offered at no cost and will provide over 1,000 free backpacks, school supplies, community program information, giveaways, free physicals for justice high school students, and so much more. The Back-to-School Bash & Wellness Fair will have something for community members of all



Backpacks, school supplies and more for Kleberg County students.

ages. Guardians will have the opportunity to connect with programs that aim to sustain health and wellness for their families and themselves, while youth can engage in activities and prepare for their return to the classroom.

We invite Kleberg County and all the surrounding communities to join us on Saturday, July 22, from 10 a.m.

to 1 p.m. at the J.K. Northway Expo Center, located at 501 E. Escondido Road in Kingsville.

For additional information on becoming a vendor, joining the event, or how to get involved, contact Michaela Flores at 361-814-2001 or Michaela.Flores@driscoll.org.

Bicyclist struck on U.S. Hwy 77 passes away

On Tuesday, July 11, 2023, at 3:31 a.m., Kingsville Police Department units were dispatched to U.S. Highway 77, south of General Cavazos Blvd., for two bicyclists that

had been struck by a vehicle. Officers learned that two males were riding bicycles on the southbound access road.

See "Bicyclist" on Pg. 11

?? 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. What does a Nephologist study?
2. In what year, will Haley's comet be visible with the naked eye from Earth?
3. What element comes last alphabetically?
4. Who played Tattoo on Fantasy Island?
5. What was the final year of the Tonight Show, starring Johnny Carson?
6. What was the first television show filmed before a live studio audience?
7. What is the world's largest cat?
8. How many legs does a lobster have?
9. What is the deadliest spider on Earth?
10. What color is Yak milk?

(Answers will be in the next issue)

HOW SMART ARE YOU:

- 9-10: Clay Eriksen, east tugging
- 7-8: Pick up your PFD 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 stapener

For all your pharmacy needs, contact Harrel's. Lots of great items and downtown Kingville's best cats!

Harrel's
Kingsville Pharmacy
204 E. Kleberg • Kingsville, Tx
(361) 592-3354

TRIVIA ANSWERS

July 13, 2023

1. Magnetar
2. 1,048,576
3. 109
4. 20
5. Xerox
6. Vitamin C
7. Pressure
8. Vacuum
9. Trees
10. 220

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, August 2, 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: Owners/Applicant, Cassandra Canela & Jacob Castillo; requesting to replat of The Estates at Wildwood Trail Phase 2, Lot 40, also known as 1404 Lewis Street and The Estates at Wildwood Trail Phase 2, Lot 39, also known as 1426 Lewis Street, 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, August 14, 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: Owners/Applicant, Cassandra Canela & Jacob Castillo; requesting to replat of The Estates at Wildwood Trail Phase 2, Lot 40, also known as 1404 Lewis Street and The Estates at Wildwood Trail Phase 2, Lot 39, also known as 1426 Lewis Street, 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

The Zoning Board of Adjustments of the City of Kingsville will hold a Public Hearing Thursday, August 10, 2023, at 6:00 p.m. wherein the Board will discuss and/or take action on the following items and at which time all interested persons will be heard: ITEM NO. 2023-3: Alonzo Olguin Jr, Owner/Applicant, requesting a Zoning Variance Request (Steel Garage) for Serenity Estates #2 (Replat), Lot 7-A, 2.2600 Acres also known as 702 W. Sage, 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 Zoning Board of Adjustments of the City of Kingsville will hold a Public Hearing Thursday, August 10, 2023, at 6:00 p.m. wherein the Board will discuss and/or take action on the following items and at which time all interested persons will be heard: ITEM NO. 2023-4: Rebecca Trant, Owner; Ramon Perez, Applicant, requesting a Zoning Variance Request (Carport) for Forrest Park 1, Block 2, Lot 22 also known as 810 Inez, 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

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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.

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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

The Zoning Board of Adjustments of the City of Kingsville will hold a Public Hearing Thursday, August 10, 2023, at 6:00 p.m. wherein the Board will discuss and/or take action on the following items and at which time all interested persons will be heard: ITEM NO. 2023-2: Roberto Zavala, applicant; Columbus Club Assn. of Kingsville, Owner; requesting a Zoning Variance Request (Sign) for KT & I CO, BLOCK 18, LOT PT 12, REAR 3 Acres, KNIGHTS OF COLUMBUS HALL, and K T & I CO, BLOCK 18, LOT PT 12, (KNIGHTS OF COLUMBUS HALL #3389), 2.0 Acres also known as 320 General Cavazos 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.