

# PLANNING & ZONING COMMISSION AGENDA

Wednesday, September 20, 2023, 6:00 p.m.

Regular Meeting

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

## PLANNING & ZONING COMMISSION SEATING ARRANGEMENT

### COMMISSION MEMBERS

Mike Klepac

Brian Coufal

Idotha Battle

Steve Zamora

Chairman

### COMMISSION MEMBERS

Debbie Tiffie

Larry Garcia

Herlinda Solis  
Administrative Assistant II

### CITY STAFF

Kwabena Agyekum  
Interim Director of Planning  
& Development Services

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

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

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

## AGENDA

- CALL TO ORDER
- ROLL CALL
- APPROVAL OF MINUTES OF PREVIOUS MEETING(S) – September 6, 2023
- PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS
- POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA
- OLD BUSINESS – *None.*

- **NEW BUSINESS –**

**ITEM #1 - Public Hearing on the request from:**

**Applicant; Roberto Cardenas; Owner Jonelle C. Qualia; requesting the replat of 3RD, Block 15, Lot 25, 26, 27 and 28 also known as 612 & 610 E. Richard, Kingsville, TX 78363.**

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

**Applicant; Roberto Cardenas; Owner Jonelle C. Qualia; requesting the replat of 3RD, Block 15, Lot 25, 26, 27 and 28 also known as 612 & 610 E. Richard, Kingsville, TX 78363.**

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

- **ADJOURNMENT**

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

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

I certify that this agenda was posted at least seventy-two (72) hours before the commencement of the Planning and Zoning Commission Meeting scheduled for Wednesday, September 20, 2023.



Kwabena Agyekum  
Interim Director of Planning & Development Services

Posted  
@ 12:00 PM  
On 9-15-23  
By H. John

**PLANNING AND ZONING COMISSION**  
**REGULAR MEETING MINUTES**  
**September 6, 2023**

**Planning and Zoning Members Present**

Steve Zamora  
Brain Coufal  
Debbie Tiffie  
Rev. Idotha Battle  
Mike Klepac

**Citizens Present**

**Staff Present**

Kwabena Agyekum, Interim Director of  
Planning and Development  
Herlinda Solis, Administrative Assistant II

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

Rev. Idotha Battle made a motion to approve the minutes from September 6, 2023, meeting as presented. Debbie Tiffie seconded. All in favor, none opposed. Motion carried.

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

Chairman opened the public Hearing at 6:00 PM

7. **Public Hearing Public Hearing on the request from:**

**Item # 1 David Thibodeaux owner/applicant; requesting a Special Use Permit for a projecting sign in C3 (Central Business) at ORIG TOWN, BLOCK 41, LOT 30-32 also known as 400 E Kleberg BLK., Kingsville, TX.**

Kobby Kwabena addressed the board and stated that David Thibodeaux is a business owner that would like to install 6 projecting signs for each individual business in his building so that they could be recognized, the signs are measured 36 by 14 in depth. The signs would be hanging above the awning, and this would require a Special Use Permit. The Planning Department recommends approval under Sec. 15-6-119 in the code of ordnance.

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

**Item # 2 David Thibodeaux owner/applicant; requesting a Special Use Permit for a projecting sign in C3 (Central Business) at ORIG TOWN, BLOCK 41, LOT 30-32 also known as 400 E Kleberg BLK., Kingsville, TX.**

Mike Klepac asked Kobby how big the signs would be, Kobby stated that 32 inches wide and 13.3 inches thick and the sign would be above the parapet. Mike Klepac noted that the information given doesn't specify the size or how high the signs can be, and that needed to be addressed. Kobby stated that the city ordinance would be followed for sign usage. Debbie Tiffie stated that this variance issue would need to be addressed later time and the SUP would be a case by case. Steve Zamora stated that the ordinance allows this type of sign with the SUP and that these signs are not very big is size.

Debbie Tiffie made the motion to approve the request from David Thibodeaux owner/applicant; requesting a Special Use Permit for a projecting sign in C3 (Central Business) at ORIG TOWN, BLOCK 41, LOT 30-32 also known as 400 E Kleberg BLK., Kingsville, TX. Rev. Idotha Battle second the motion. All in favor, none opposed.

**9. Miscellaneous** – Debbie Tiffie recommended that Kobby Agyekum look into the City Ordinance so that the issue for Projecting signs could be addressed and brought back to the Board Mike Klepak agreed, he stated that he just didn't was confusion for the future.

**10. Adjournment** - Meeting adjourned at 6:18 PM

# ITEMS 1 & 2



## MEMO

**Date:** September 6, 2023

**To:** Mark McLaughlin City Manager)

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

**Subject:** **Roberto Cardenas, Applicant; Jonelle C. Qualia, Owner; requesting the Re-plat of 3RD, Block 15, Lot 25, 26, 27 and 28 also known as 612 & 610 E. Richard, Kingsville, TX from one Property to 2 Separate Properties**

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

Consequently, this application is being submitted for your consideration. The department has reviewed the application and has found no adverse impact on the environment and the development complies with the relevant codes and Ordinances. Therefore, it is recommended that you consider the said application and approve same since this will encourage housing development within the city of Kingsville.

Thank you.

A handwritten signature in black ink, appearing to read "Kobby Agyekum", is written over a light blue horizontal line.

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

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

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

Project Address 612 & 610 E. Richards Av. Nearest Intersection E. Richards Av. & N 10th  
 (Proposed) Subdivision Name THIRD ADDITION Lot 25R & 28R Block 15  
 Legal Description: Lots 25, 26, 27 & 28 - Block 15 - THIRD ADDITION  
 Existing Zoning Designation R-1 Future Land Use Plan Designation Same

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

Applicant/Authorized Agent Roberto Cardenas Phone 361-993-0808 FAX 361-993-2525  
 Email Address (for project correspondence only): roberto@texasgeotech.com  
 Mailing Address 5525 S. Staples St., Suite B2 City Corpus Christi State Texas Zip 78411  
 Property Owner JONELLE C. QUALIA Phone 361-960-6565 FAX N/A  
 Email Address (for project correspondence only): jqualia2000@yahoo.com  
 Mailing Address 6710 Holly Road City Corpus Christi State TX Zip 78412

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	<u>\$250.00</u>
<input type="checkbox"/> SUP Request/Renewal	\$250.00	<input type="checkbox"/> Vacating Plat	\$50.00
<input type="checkbox"/> Zoning Variance Request (ZBA)	\$250.00	<input type="checkbox"/> Development Plat	\$100.00
<input type="checkbox"/> PUD Request	\$250.00	<input type="checkbox"/> Subdivision Variance Request	\$25.00 ea

Please provide a basic description of the proposed project:

The reason we need to plat this property is to re-plat four lots into two lots.  
Also the we need to get two address for each of the final recorded lots.

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

Applicant's Signature Roberto Calzun Date: 6-15-2023  
 Property Owner's Signature Jonelle Qualia, Mon. MBR. Date: 6-15-23  
 Accepted by: Marlene Rodriguez Date: 7/18/2023

# Kleberg CAD

## Property Search > 11391 610 & 612 E RICHARD ST for Year 2023

Tax Year: 2023 - Values not available

### Property

#### Account

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

#### Location

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

#### Owner

Name:	610 & 612 E RICHARD ST	Owner ID:	70765
Mailing Address:	KINGSVILLE TX SERIES OF JENIROSE PROPERTIES LLC 6710 HOLLY RD CORPUS CHRISTI, TX 78412	% 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
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(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
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(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
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(=) Assessed Value:	=	N/A	

### Taxing Jurisdiction

Owner: 610 & 612 E RICHARD ST  
 % Ownership: 100.0000000000%  
 Total Value: N/A

8.	Entity Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
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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: 1096.0 sqft Value: N/A

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

Improvement #2: RESIDENTIAL State Code: A1 Living Area: 804.0 sqft Value: N/A

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

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.3214	14000.00	100.00	140.00	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	\$25,840	\$7,000	0	32,840	\$0	\$32,840
2021	\$25,830	\$7,000	0	32,830	\$0	\$32,830
2020	\$24,750	\$7,000	0	31,750	\$0	\$31,750
2019	\$27,980	\$7,000	0	34,980	\$0	\$34,980
2018	\$29,310	\$7,000	0	36,310	\$0	\$36,310
2017	\$29,310	\$7,000	0	36,310	\$0	\$36,310
2016	\$32,330	\$7,000	0	39,330	\$0	\$39,330
2015	\$32,330	\$7,000	0	39,330	\$0	\$39,330
2014	\$32,330	\$7,000	0	39,330	\$0	\$39,330
2013	\$32,330	\$7,000	0	39,330	\$0	\$39,330
2012	\$32,330	\$7,000	0	39,330	\$0	\$39,330
2011	\$32,330	\$7,000	0	39,330	\$0	\$39,330
2010	\$23,320	\$3,500	0	26,820	\$0	\$26,820
2009	\$23,320	\$3,500	0	26,820	\$0	\$26,820

Questions Please Call (361) 595-5775

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

SEP 20 2017

Corporations Section

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**Certificate of Formation**

**of**

**Jenirose Properties, LLC, a Texas Series Limited Liability  
Company**

**(A Limited Liability Company)**

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**ARTICLE ONE**

The name of the filing entity being formed is Jenirose Properties, LLC, a Texas Series Limited Liability Company (the "Company").

**ARTICLE TWO**

The filing entity being formed is a limited liability company.

**ARTICLE THREE**

At any time the Company may establish one or more series of members, managers, membership interests, or assets (a "Series") that: (1) has separate rights, powers or duties with respect to specified property or obligations of the Company or profits and losses associated with specified property or obligations, and/or (2) has a separate business purpose or investment objective;

The Company has applied the entire limited liability company chapter of the Texas Business Organizations Code to each Series and its associated members and managers so as to elevate the Series to its own separate entity status notwithstanding the fact that the Company has paid one filing fee, registered as one entity with the Texas Secretary of State, files one franchise tax report as a single entity under one unique Texas taxpayer identification number, files one Federal Income Tax Return, and/or may comingle a designated Series' income by depositing its income receipts with those of other Series into one or more consolidated Company bank account(s).

A Series and its business and affairs may be wound up, dissolved, terminated and/or declare bankruptcy without causing the winding up, dissolution, termination and/or bankruptcy of the Company or any other Series. The winding

up, bankruptcy and/or termination of a designated Series shall not affect the limitation of liability of members and managers of the Company or any other Series;

The debts, liabilities, obligations, and expenses incurred, contracted for, or otherwise existing with respect to a particular Series shall be enforceable against the assets of that Series only, and shall not be enforceable against the assets of the Company generally or any other series. All persons who extend credit to a Series, or who contract with or have a claim against a Series, may look only to the assets associated with that Series for repayment of such credit or to enforce or satisfy any such contract or claim.

None of the debts, liabilities, obligations, and expenses incurred, contracted for, or otherwise existing with respect to the Company generally - or any other Series - shall be enforceable against the assets of a particular Series.

Each Series shall be separately labeled and/or given a distinct name and shall maintain separate and distinct records so that each Series' assets, debts, liabilities, obligations, expenses, profits and losses associated with it are held and accounted for separately from the assets, debts, liabilities, obligations, expenses, profits and losses of the Company and any other Series. and to engage in any other lawful business or activity necessary or convenient in pursuit of the foregoing purpose.

#### **ARTICLE FOUR**

The Company will have a period of duration of fifty years.

#### **ARTICLE FIVE**

The street address of the Company's initial Registered Office, and the name of its initial Registered Agent at that office, are as follows:

Jonelle C. Qualia  
6710 Holly Road  
Corpus Christi, Texas 78412

**ARTICLE SIX**

The Company will not have Managers. The names and addresses of the initial Members are:

Jonelle C. Qualia  
6710 Holly Road  
Corpus Christi, Texas 78412

Nathaniel S. Qualia  
6710 Holly Road  
Corpus Christi, Texas 78412

**ARTICLE SEVEN**

The Company intends to apply for Internal Revenue Code Subchapter S status.

**ARTICLE EIGHT**


The undersigned Organizer hereby disclaims any past or future interests in or control of Jenirose Properties, LLC, a Texas Series Limited Liability Company and resigns as the Organizer effective upon the formation of the Company.

IN WITNESS WHEREOF, I have hereunto set my hand this twentieth day of September, 2017.



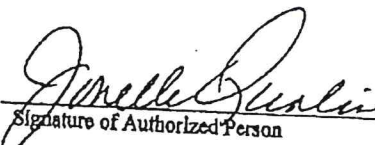
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Sharon Leal, Organizer  
408 W. 17th Street, Suite 101  
Austin, Texas 78701-1207  
(512) 474-2002

<p>Form 509 (Revised 06/15)</p> <p>Submit with relevant filing instrument.</p> <p>Filing Fee: None</p>	 <b>Consent to Use of Similar Name</b>	
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- (1) JENIROSE, INC.  
*Name and file number of the entity or individual who holds the existing name on file with the secretary of state*  
 consents to the use of
- (2) JENIROSE PROPERTIES, LLC, a Texas Series Limited Liability Company  
*Proposed name*  
 as the name of a filing entity or foreign filing entity in Texas for the purpose of submitting a filing instrument to the secretary of state.
- (3) The undersigned certifies to being authorized by the holder of the existing name to give this consent. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

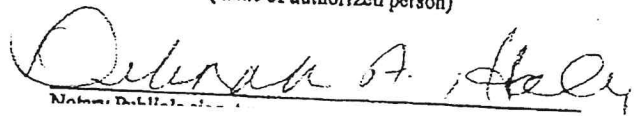
Date: 09/20/17

  
 Signature of Authorized Person  
Jonelle Qualla  
 Name of Authorized Person (type or print)  
President  
 Title of Authorized Person, if any (type or print)

State of Texas  
 County of Nueces

This instrument was acknowledged before me on 20<sup>th</sup> by Sept, 2017  
 (date) (name of authorized person)

  
**DEBORAH A HALEY**  
 ID# 002800  
 Notary Public

  
 Notary Public

W-230618

332508

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Warranty Deed with Vendor's Lien**

**Date:** November 14<sup>th</sup>, 2022 to be effective November 9<sup>th</sup>, 2022

**Grantor:** Atilano Efrain Chapa and wife, Noelia N. Chapa

**Grantor's Mailing Address:**

Atilano Efrain Chapa and Noelia N. Chapa  
610 E Richard Ave  
Kingsville, Texas 78363

**Grantee:** 610 E. RICHARD STREET, KINGSVILLE, TEXAS SERIES and 612 E. RICHARD STREET, KINGSVILLE, TEXAS SERIES, two separate series of JENIROSE PROPERTIES, LLC, a Texas series limited liability company

**Grantee's Mailing Address:**

610 E. RICHARD STREET, KINGSVILLE, TEXAS SERIES and 612 E. RICHARD STREET, KINGSVILLE, TEXAS SERIES, two separate series of JENIROSE PROPERTIES, LLC, a Texas series limited liability company  
6710 Holly Road  
Corpus Christi, Texas 78412

**Consideration:**

Cash and a note of even date executed by Grantee and payable to the order of FIRST COMMUNITY BANK in the principal amount of ~~22,500.00~~. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of FIRST COMMUNITY BANK and by a first-lien deed of trust of even date from Grantee to Kevin M. Maraist, Trustee.

**Property (including any improvements):**

Lots Twenty-five (25), Twenty-six (26), Twenty-seven (27) and Twenty-eight (28) in Block Fifteen (15), Third Addition, an addition to the City of Kingsville, according to the map or plat recorded in Volume 1, Page 37, and in Cabinet I, Envelope 20, Map Records of Kleberg County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing

restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; any encroachments or overlapping of improvements; and other matters arising from and existing by reason of the Kleberg County Water Utility District; and taxes for 2022, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. IT IS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THE PURCHASE CONTRACT, THIS DEED, AND THE OTHER CLOSING DOCUMENTS.

FIRST COMMUNITY BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of FIRST COMMUNITY BANK and are transferred to FIRST COMMUNITY BANK without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

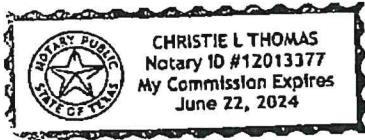
  
Atilano Efrain Chapa

  
Noelia N. Chapa

STATE OF TEXAS )

COUNTY OF Nueces )

This instrument was acknowledged before me on Nov. 14<sup>th</sup>, 2022, by  
Atilano Efrain Chapa and Noelia N. Chapa.



Christie Thomas  
Notary Public, State of Texas  
My commission expires: 6.22.2024

**After Recording Return To:**

The Law Office of Jacyr Hell PLLC  
5350 S Staples Ste. 407  
Corpus Christi Tx. 78411

GF# 22-355-JH



FILE# 332508  
FILED FOR RECORD

2022 NOV 22 PM 1:29

STEPHANIE G. GARZA  
COUNTY CLERK KLEBERG COUNTY  
BY: *Cynthia Silva*  
DEPUTY  
**CYNTHIA SILVA**

STATE OF TEXAS, COUNTY OF KLEBERG, I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED ON THE DATE AND TIME STAMPED HEREON BY ME AND WAS DULY RECORDED IN THE OFFICIAL RECORDS OF KLEBERG COUNTY, TEXAS.

NOV 28 2022

DELIVERY DATE



*Stephanie G. Garza*

STEPHANIE G. GARZA  
COUNTY CLERK, KLEBERG COUNTY

**ANY PROVISIONS HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE INVALID AND ENFORCEABLE UNDER FEDERAL LAW.**

RETURN TO:

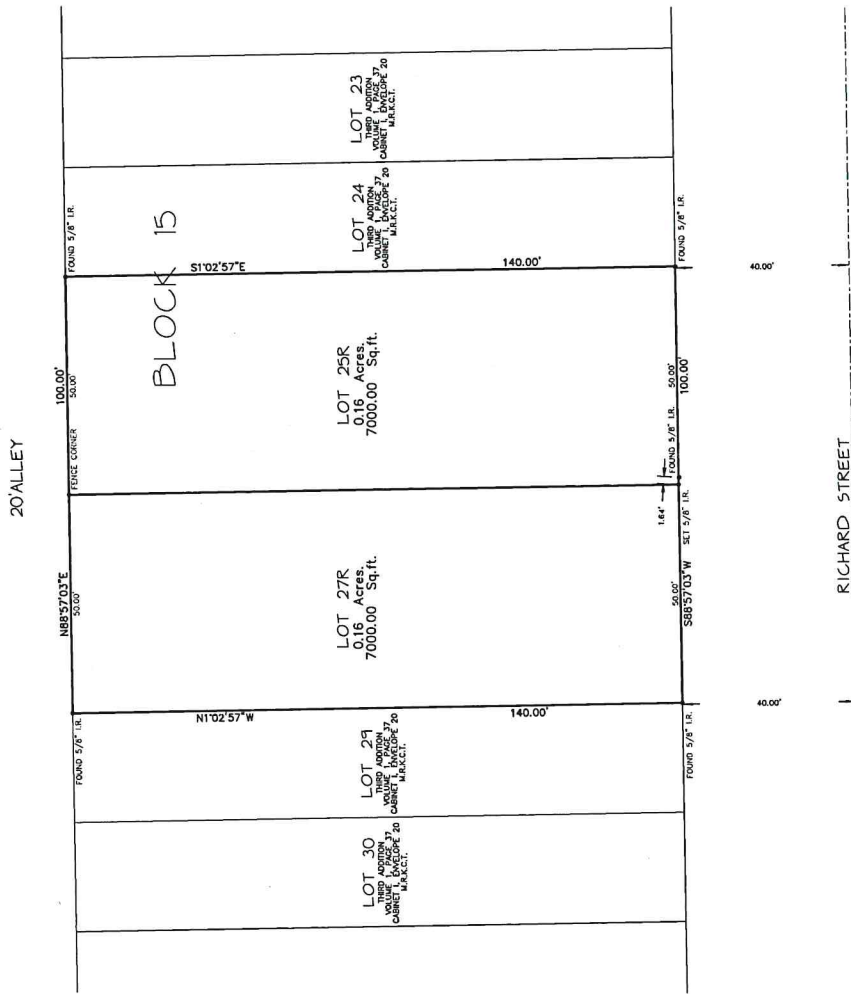
\_\_\_\_\_  
\_\_\_\_\_  
The Law Office of Jacyr Heil PLLC  
5350 S Staples Ste. 407  
Corpus Christi, TX 78411  
\_\_\_\_\_  
\_\_\_\_\_

**RECORDER'S MEMORANDUM:**  
ALL OR PART OF A SOCIAL SECURITY NUMBER, IF CONTAINED IN THIS DOCUMENT, MAY HAVE BEEN REDACTED. TEX. GOV'T CODE SEC. 552.147(B)  
THE COUNTY CLERK MAY REACT A LIVING PERSON'S SOCIAL SECURITY NUMBER FROM ANY OR ALL DOCUMENTS CONTAINED FOR DISCLOSURE IN KLEBERG COUNTY.

# FINAL PLAT THIRD ADDITION-BLOCK 15, LOTS 25R AND 28R

BEING A RE-PLAT OF LOTS TWENTY FIVE (25), TWENTY SIX (26), TWENTY SEVEN (27) AND TWENTY EIGHT (28) IN BLOCK FIFTEEN (15), THIRD ADDITION, RECORDED IN CABINET 1, ENVELOPE 20, AND IN VOLUME 1, PAGE 37, MAP RECORDS KLEBERG COUNTY, TEXAS.

- GENERAL NOTES:**
- 1) THE TOTAL PLATTED AREA CONTAINS 2.67 ACRES.
  - 2) BY GRAPHIC PLOTTING ONLY ONTO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48273C 0005 E, DATED 03/17/2014, THE EXACT EXTENT OF ANY FLOODING CAN ONLY BE DETERMINED BY A PROFESSIONAL ENGINEER.
  - 3) ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1927, TEXAS SOUTH ZONE.
  - 4) EXISTING WATER, GAS AND SEWER LINES.
  - 5) THE FINISHED FLOOR ELEVATION NEEDS TO BE 18 INCHES ABOVE ADJACENT THE PUBLIC ROAD.
  - 6) PROPERTY DESCRIBED HEREIN IS NOT LOCATED INSIDE THE INSTALLATION COMPATIBLE USE ZONE.
  - 7) R1 - SINGLE-FAMILY DISTRICT 1



VICINITY MAP  
NOT TO SCALE

STATE OF TEXAS  
COUNTY OF KLEBERG

WE, JENIROSE PROPERTIES, LLC, HEREBY CERTIFY THAT THE LANDS DESCRIBED WITHIN THE BOUNDARIES OF THIS FOREGOING PLAT OF NEESSEN, A SUBDIVISION OUT OF FARM LOT EIGHT AND NINE, SECTION 17 OF THE TWENTY EIGHT (28) TOWNSHIP 37 NORTH, RANGE 10 WEST, A SUBDIVISION OF THE CITY OF KINGSVILLE, TEXAS; AND I HAVE HAD SAID LANDS SURVEYED AND SUBMITTED AS SHOWN HEREON, AND THAT THE SAME ARE ACCURATELY DESCRIBED AND INTENDED FOR PUBLIC USE FOREVER AND THAT THIS PLAT IS MADE FOR THE PURPOSE OF DEDICATION AND DESCRIPTION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

JONELLE C. QUILIA, REGISTERED AGENT

STATE OF TEXAS  
COUNTY OF KLEBERG

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHILLIP JONELLE C. QUILIA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING PLAT OF NEESSEN, A SUBDIVISION OUT OF FARM LOT EIGHT AND NINE, SECTION 17 OF THE TWENTY EIGHT (28) TOWNSHIP 37 NORTH, RANGE 10 WEST, A SUBDIVISION OF THE CITY OF KINGSVILLE, TEXAS; AND HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

**TEXAS GEO TECH  
LAND SURVEYING, INC.**

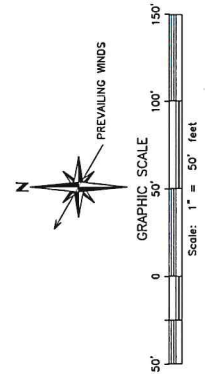
5525 South Staples St., Suite B-2  
Corpus Christi, TX 78411  
P: (361)993-0808 F: (361)993-2955  
Survey Date: JUNE 19, 2023  
JOB # 230618

STATE OF TEXAS  
COUNTY OF KLEBERG

I, DIANA J. RAMBEY, CLERK OF KLEBERG COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF NEESSEN, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED IN MY OFFICE THE \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE MAP RECORDS OF SAID COUNTY, IN CABINET \_\_\_\_\_ ENVELOPE \_\_\_\_\_

COUNTY CLERK  
KLEBERG COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY



STATE OF TEXAS  
COUNTY OF KLEBERG

THIS FINAL PLAT OF NEESSEN, A SUBDIVISION OUT OF FARM LOT EIGHT AND NINE, SECTION 17 OF THE TWENTY EIGHT (28) TOWNSHIP 37 NORTH, RANGE 10 WEST, A SUBDIVISION OF THE CITY OF KINGSVILLE, TEXAS; THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 A.D.; PROVIDED HOWEVER, THAT THIS APPROVAL SHALL BE VALID AND EFFECTIVE FOR SIX MONTHS FROM THE DATE IT IS FILED WITH THE COUNTY CLERK WITHIN SIX MONTHS HEREAFTER.

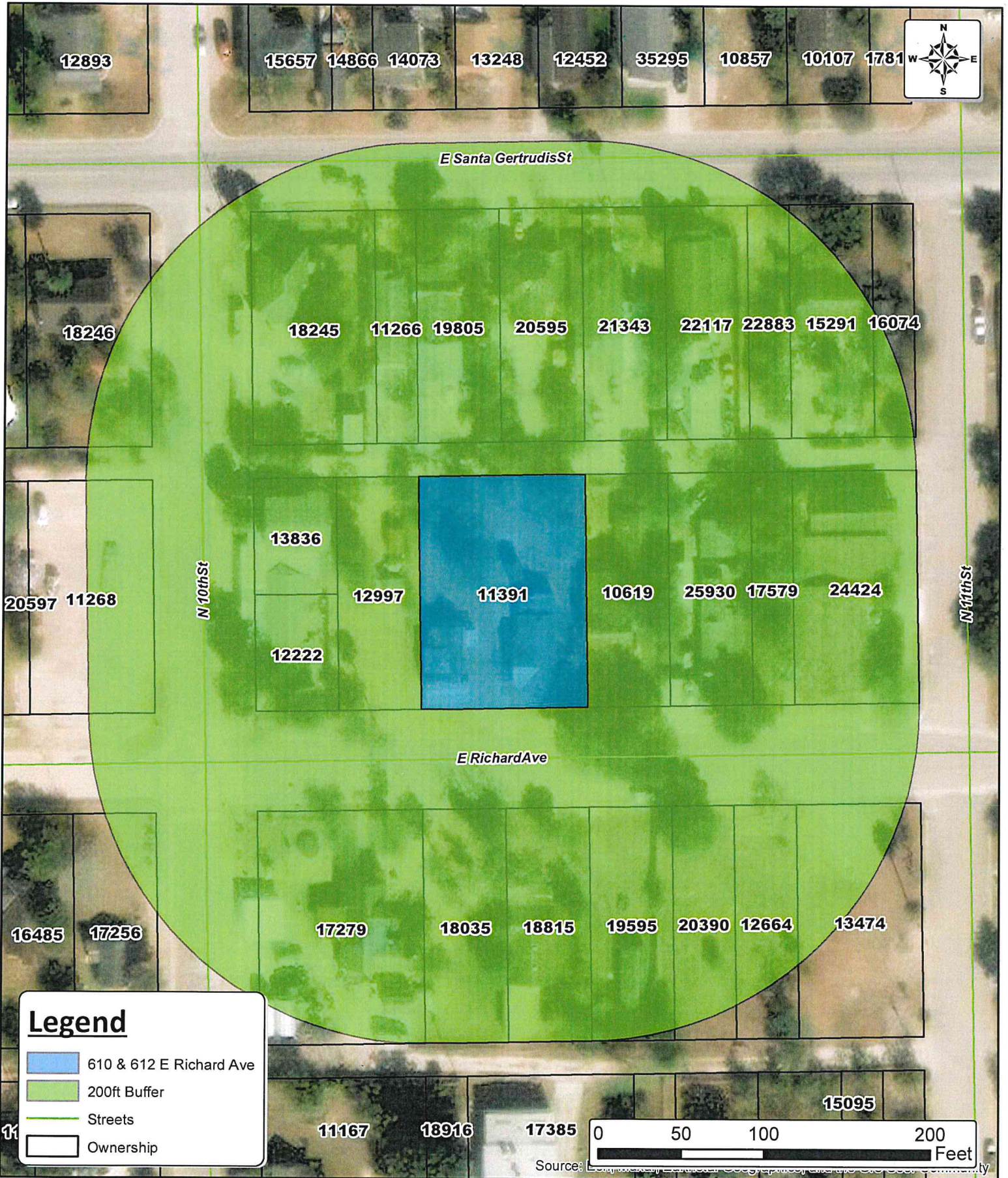
CHAIRMAN

STATE OF TEXAS  
COUNTY OF KLEBERG

THIS FINAL PLAT OF NEESSEN, A SUBDIVISION OUT OF FARM LOT EIGHT AND NINE, SECTION 17 OF THE TWENTY EIGHT (28) TOWNSHIP 37 NORTH, RANGE 10 WEST, A SUBDIVISION OF THE CITY OF KINGSVILLE, TEXAS; THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

DIRECTOR OF PLANNING

# 200ft Buffer at 610 & 612 E Richard Ave



**Legend**

- 610 & 612 E Richard Ave
- 200ft Buffer
- Streets
- Ownership

Page: 1 / 1

Drawn By: G. AMAYA

Last Update: 7/20/2023

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

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

**David Diaz EST**  
ETUX Dalia EST Elena Diaz (IND EXEC)  
2928 Wickersham LN  
Austin, TX 78741  
#11268

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

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

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

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

**Rodolfo M Orta**  
PO Box 297  
Kingsville, TX 78364  
#11266

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

**Frances T Olivarez**  
611 E Richard AVE  
Kingsville, TX 78363  
#19595

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

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

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

**Rolando Rodriguez**  
ETUX Delia Esther  
613 E Santa Gertrudis St  
Kingsville, TX 78363  
#20595

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

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

**Jesus Velasco**  
ETUX Idalia  
619 E Santa Gertrudis St  
Kingsville, TX 78363  
#21343

**Daniel Ramos Jr**  
290 E County Road 2170  
Kingsville, TX 78363  
#25930

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

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

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

**Rodolfo G Mendez**  
ETUX Anna Linda  
627 E Santa Gertrudis St  
Kingsville, TX 78363  
#22883

**Temple Betel Asambleas De Dios**  
PO Box 989  
Kingsville, TX 78364  
#24424

**Anna Linda Mendez**  
ETVIR Rodolfo G Mendez  
627 E Santa Gertrudis St  
Kingsville, TX 78363  
#15291

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

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

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

## KISD school board adopts 2023-24 budget, approves tax rate

By Gloria Bigger-Cantu  
Contributing Reporter

The Kingsville Independent School Board of trustees adopted the 2023-2024 budget and approved the tax rate for 2023 at a special meeting held on Aug. 29.

A public hearing was conducted to discuss the proposed 2023-2024 fiscal budget and the proposed 2023 tax rate before the special meeting.

KISD Chief Finance Of-

ficer Dr. Peter Pitts detailed the budget expenditures and reported on the 2023 proposed tax rate and resolution at the public hearing.

Dr. Pitts reviewed some of the budget information again at the meeting before a vote was taken. The trustees unanimously voted to approve the 2023-2024 budget based on the administration's recommendation.

The main KISD budget expenditure is spent on salaries just like other school

districts' budgets. KISD has a \$35.7 million budget for 2023-2024.

Dr. Pitts also reviewed the proposed tax rate and resolution at the meeting. He cited that property values have gone up this year. Last year the average market value of a residence was \$102,174 compared to this year's \$109,804. Last year the average taxable value of residence was \$65,002 compared to this year of \$35,615.

By a 6 to 1 vote Trustees approved the adoption of an M&O (maintenance & operations) tax rate of \$0.7829 per \$100 and I&S (Interest & Sinking) tax rate

of \$0.6275 per \$100; and a total tax rate of \$1.4104 and a resolution levying a tax rate for the KISD 2023 tax year.

Trustees Joe Miralles, Martin C. Liapa, Brian Coufal, David Garcia, Joseph Ruiz, and Delma Salinas voted "yes" while James Glusing voted "no" on this action item.

In other action, a Resolution for Employee Compensation and Premium Pay during periods of closure and non-workdays was unanimously approved. KISD employees will get paid when the district is closed or on non-workdays. These closures pertain to

continued COVID-19 cases in Texas, inclement weather, or other local emergencies where the district may be required occasionally in an effort to protect public health and preserve student/employee safety. The previous resolution ended June 30, 2023, and the new one will extend until June 30, 2024.

Also approved was the revision to the 2023-2024 instructional calendar year. Dr. Juan M. Sandoval, Assistant Superintendent of Support Programs, presented the revisions to address the make-up/bad weather days to be used in the event of emergency school closures for the school. The district was closed Aug. 22 because of inclement weather.

The designated make-up/bad weather days will be on May 10, 2023, Oct. 6, 2023,

April 19, 2024, and May 10, 2024.

In other business the trustees approved the dual credit Memorandum of Understanding between Texas A&M University-Kingsville ISD for the 2023-2024 school year. Ruiz noted that some colleges did not allow students to pay for anything. Dr. Sandoval said they would look at dual credit at Del Mar College in Corpus Christi. Coastal Bend College in Kingsville also offers dual credit courses to high school students.

"We are blessed there are three institutions that want our kids," Superintendent Dr. Cissy Reynolds Perez said.

After the meeting the school board members participated in a lengthy training session.



### ?? 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 is the study of tissue cells?
2. What day of the year is Sadie Hawkins Day?
3. What does M&M stand for on its candy wrapper?
4. In what year was the first email sent?
5. What is the Italian word for bartender?
6. The cashew is native to what country?
7. What is the largest gland in the human body?
8. What is added to white sugar to make brown sugar?
9. In what year was the first Rotary Club founded?
10. Lycanthropy is the ability to turn into what creature?

(Answers will be in the next issue)

**HOW SMART ARE YOU:**  
9-10. Okay Einstein, quit bragging  
7-8 Pick up your PhD at TANUK  
5-6 You are on your way to your B.S. degree  
3-4 Do not skip any more school  
2 or less—don't leave home without a chaperon

For all your pharmacy needs, contact Harrel's.  
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## TRIVIA

ANSWERS

### Aug. 31, 2023 issue

1. Sapphire	6. Toque or Dodin bouffant
2. Lamda	7. Texas Instruments
3. 54	8. Matchboxes
4. Mossad	9. 13
5. A Ferrule	10. Tightrope walker

## Kleberg County J.P. Pct. 2 returns to five-day schedule

**KLEBERG COUNTY** – With a renewed focus on flexibility and service, The Kleberg County JP Pct. 2 offices announced that they are returning to a five-day schedule. In a press release put out by their office, they explain the reason for the change.

In an effort to continually adapt to the needs of our constituents and our staff, the Kleberg County Justice of the Peace Pct. 2, under the leadership of Justice of the Peace Brandon Barrera, will be returning to a Monday through Friday schedule starting Tuesday, Sept. 5. This new schedule, operating from 8 a.m. to 4 p.m., comes after a successful experiment with a four-day workweek over the summer months.

The office had previously operated from Monday through Thursday, with longer hours each day to better serve their constituents and improve the work-life balance of their staff. The shift back to a five-day week is due to the conclusion of the summer season, a period during which Barrera's Clerk Orpha Weber, was able to spend more quality time with their family, taking



COUNTY OF KLEBERG  
KINGSVILLE, TEXAS

care of grandchildren, and pursuing personal interests.

Barrera had previously noted that the four-day week allowed his team to manage their work-life balance more effectively. However, the shift back to a five-day week does not signify a step back in this commitment. Instead, it reflects the office's dedication to flexibility and responsiveness to the changing needs of both their staff and constituents.

"While the four-day week proved beneficial in many aspects, the upcoming change in our schedule is a reflection of our commitment to adaptability and meeting the needs of our team and the community we serve," Barrera

said.

Despite the change in schedule, Barrera remains confident that the office will continue to provide a high level of service to their constituents. The Justice of the Peace Pct. 2's dedication to flexible scheduling signals a commitment to both their staff's well-being and their mission to serve their constituents effectively. The community can rest assured that, regardless of the schedule, their needs remain the top priority for Barrera and his team.

The possibility of resuming the four-day week during future summer periods remains, further emphasizing the office's commitment to a flexible, efficient, and service-oriented approach. In the ever-evolving landscape of public service, the Kleberg County Justice of the Peace Pct. 2 continues to stand as a beacon of adaptability and commitment to their constituents. As we move into the fall season, we look forward to seeing how this change positively impacts the staff's work-life balance and the level of service provided to their community.

## Robbery

Continued from page 1  
ence plate. Officers responded to the store and found the clerk unharmed. The clerk confirmed that he had been robbed, and money was taken from the store. An hour later, a KPD officer located a vehicle fitting the description. After an investigative stop, the male passenger was confirmed to be

Garcia. Crack cocaine was found inside the vehicle, police said. The money was recovered from the car, but the pistol was not located.

Garcia is being held on bonds totaling \$65,200. He also has an outstanding warrant for parole violation, for which there is no bond.

The investigation continues to determine if anybody assisted Garcia in this robbery.

Anyone with information about this case or any other criminal case can contact Kingsville Crime Stoppers at 361-592-INFO (4636). Callers can remain anonymous and might be eligible for a cash reward.



Cipriano Garcia III

### PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, September 20, 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, Jonelle C. Qualia; requesting the replat of 3RD Addition, Block 15, Lot 25, 26, 27, and 28 also known as 610 & 612 E. Richard, Kingsville, TX 78363.**

The meeting will be held at City Hall, 400 West King Avenue, Kingsville TX, 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, September 25, 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, Jonelle C. Qualia; requesting the replat of 3RD Addition, Block 15, Lot 25, 26, 27, and 28 also known as 610 & 612 E. Richard, Kingsville, TX 78363.**

The meeting will be held at City Hall, 400 West King Avenue, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City

## Birth ANNOUNCEMENTS

Celebrate the birth of your son/daughter by placing an announcement in The Kingsville Record!

Deadline: Fridays by 4 p.m.

**Announcement only.....\$30**  
**Announcement with photo....\$50**

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