City of Kingsville, Texas

AGENDA
CITY COMMISSION
MONDAY, DECEMBER 11, 2023
REGULAR MEETING
CITY HALL
HELEN KLEBERG GROVES COMMUNITY ROOM
400 WEST KING AVENUE
5:00 P.M.

Live Videostream: https://www.facebook.com/cityofkingsvilletx

I. Preliminary Proceedings.

OPEN MEETING

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

MINUTES OF PREVIOUS MEETING(S)

Regular Meeting – November 27, 2023

APPROVED BY:
Mark McLaughlin
City Manager

II. Public Hearing - (Required by Law).[1]

1. Conduct hearing regarding proposed Tax Increment Reinvestment Zone Number One, City of Kingsville, Texas. (City Attorney).

2. Public hearing on condemnation of structure at 1225 E. Santa Gertrudis, Kingsville, Texas. (Interim Planning & Development Services Director).

3. Public hearing on condemnation of structure at 508 S. 2nd Street, Kingsville, Texas. (Interim Planning & Development Services Director).

4. Public hearing on condemnation of structure at 424 W. Fordyce, Kingsville, Texas. (Interim Planning & Development Services Director).

5. Public hearing on condemnation of structure at 406 E. Lee, Kingsville, Texas. (Interim Planning & Development Services Director).

6. Public hearing on condemnation of structure at 527 E. Alice, Kingsville, Texas. (Interim Planning & Development Services Director).

III. Reports from Commission & Staff.[2]

"At this time, the City Commission and Staff will report/update on all committee assignments which may include but is not limited to the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal League. Staff reports include the following: Building & Development , Code Enforcement, Proposed Development Report; Accounting & Finance – Financial Services - Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports; Police & Fire Department – Grant Update, Police & Fire Reports; Street Updates; Public Works- Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Administration –Workshop Schedule, Interlocal Agreements,

Public Information, Hotel Occupancy Report, Quiet Zone, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Water And Wastewater Rate Study Presentation. No formal action can be taken on these items at this time."

IV. Public Comment on Agenda Items.[3]

1. Comments on all agenda and non-agenda items.

V. Consent Agenda

Notice to the Public

The following items are of a routine or administrative nature. The Commission has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.

CONSENT MOTIONS, RESOLUTIONS, ORDINANCES AND ORDINANCES FROM PREVIOUS MEETINGS:

(At this point the Commission will vote on all motions, resolutions, and ordinances not removed for individual consideration)

1. Motion to approve final passage of an ordinance amending the Fiscal Year 2023-2024 Budget to accept and expend grant funding from Lone Star for Police Department personnel, training & travel, computer equipment, vehicle and associated equipment. (Interim Police Chief).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.[4]

2. Consideration and approval of an ordinance of the City Commission of the City of Kingsville, Texas designating an area within its corporate limits as Reinvestment Zone Number One, City of Kingsville, Texas, for tax increment financing purposes, pursuant to Chapter 311, as amended, Texas Tax Code; creating a board of directors for such zone; providing for an effective date and termination date; and containing findings and provisions related to the foregoing matters. (City Attorney).

3. Consideration and approval of a resolution accepting a Petition for and calling for a public hearing on the creation of the Somerset at Kingsville Public Improvement District Number 1 within the City of Kingsville, Texas pursuant to Chapter 372 of the Texas Local Government Code and authorizing the mailing and publication of notice of the public hearing. (City Attorney).

4. Consider condemnation of structure located at 1225 E. Santa Gertrudis, Kingsville, Texas. (Interim Planning & Development Services Director).

5. Consider condemnation of structure located at 508 S. 2nd Street, Kingsville, Texas. (Interim Planning & Development Services Director).

6. Consider condemnation of structure located at 424 W. Fordyce, Kingsville, Texas. (Interim Planning & Development Services Director).

7. Consider condemnation of structure located at 406 E. Lee, Kingsville, Texas. (Interim Planning & Development Services Director).

8. Consider condemnation of structure located at 527 E. Alice, Kingsville, Texas. (Interim Planning & Development Services Director).

9. Consider introduction of an ordinance amending the Fiscal Year 2023-2024 Budget to provide funding for Fire Fighter Radios. (IT Director).

10. Consider accepting donation from KKB for replacement trees for Chamberlain Park. (Purchasing Manager).

11. Consider introduction of an ordinance amending the Fiscal Year 2023-2024 Budget to accept and expend donation from Keep Kingsville Beautiful for replacement trees in Chamberlain Park. (Purchasing Manager).

12. Consider authorizing purchase of 2024 Laydown Machine for the Street Department from Holt Cat Equipment Company via Sourcewell Purchasing Cooperative, as per staff recommendation. (CO2023A). (Purchasing Manager).

13. Consider authorizing purchase of 2024 Chipspreader for the Street Department from Cooper Equipment Company via BuyBoard Purchasing Cooperative, as per staff recommendation. (CO2023A). (Purchasing Manager).

14. Consider awarding Bid #23-09 for GLO CDBG-Mitigation Contract #22-082-016-D218 Project 2-Monhole Rehabilitation Project. (authorization to accept lone bidder came after 11/26/23). (City Engineer).

15. Consider a resolution of the City of Kingsville, Texas authorizing participation with the Cities Served by AEP Texas; authorizing hiring of legal counsel; finding that the City's reasonable rate case expenses shall be reimbursed by the Company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring legal notice of this resolution to legal counsel. (City Attorney).

VII. Adjournment.

1. No person's comments shall exceed 5 minutes. Cannot be extended by Commission.
2. No person's comments shall exceed 5 minutes without permission of majority of Commission.
3. Comments are limited to 3 minutes per person. May be extended or permitted at other times in the meeting only with 5 affirmative Commission votes. The speaker must identify himself by name and address.
4. Items being considered by the Commission for action except citizen's comments to the Mayor and Commission, no comment at this point without 5 affirmative votes of the Commission.

NOTICE

This City of Kingsville and Commission Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 361/595-8002 or FAX 361/595-8024 or E-Mail mvalenzuela@cityofkingsville.com for further information. Braille Is Not Available. The City Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551-071 (Consultation with Attorney), 551-072 (Deliberations about Real Property), 551-073 Deliberations about Gifts and Donations), 551-074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551-086 (Certain Public Power Utilities: Competitive Matters), and 551-087 (Economic Development).

I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall, City of Kingsville, 400 West King Avenue, Kingsville, Texas, a place convenient

and readily accessible to the general public at all times and said Notice was posted on the following date and time:

December 7, 2023, at 4:00 P.M. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

Mary Valenzuela

Mary Valenzuela, TRMC, City Secretary
City of Kingsville, Texas

This public notice was removed from the official posting board at the Kingsville City Hall on the following date and time:_____

By: _____
City Secretary's Office
City of Kingsville, Texas

MINUTES OF PREVIOUS MEETING(S)

NOVEMBER 27, 2023

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, NOVEMBER 27, 2023, IN THE HELEN KLEBERG GROVES COMMUNITY ROOM, 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 5:00 P.M.

CITY COMMISSION PRESENT:
Sam R. Fugate, Mayor (arrived at 5:11 p.m.)
Hector Hinojosa, Commissioner
Norma N. Alvarez, Commissioner
Edna Lopez, Commissioner
Ann Marie Torres, Commissioner

CITY STAFF PRESENT:
Courtney Alvarez, City Attorney
Kyle Benson, Director of Information & Technology
Derek Williams, IT
Bill Donnell, Public Works Director
Kwabena Agyekum, Senior Planner/HPO
Brad Lile, Interim Police Chief
Rudy Mora, Engineer
Mike Mora, Capital Improvements Manager
Susan Ivy, Parks Director
Charlie Sosa, Purchasing Manager
Emilio Garcia, Health Director

I. Preliminary Proceedings.

OPEN MEETING
Mayor Pro Tem Hinojosa opened the meeting at 5:00 P.M. with four commission members present. Mayor Fugate arrived at 5:11 p.m.

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)
The invocation was delivered by Ms. Courtney Alvarez, City Attorney, followed by the Pledge of Allegiance and the Texas Pledge.

MINUTES OF PREVIOUS MEETING(S)

Regular Meeting – November 13, 2023

Motion made by Commissioner Lopez to approve the minutes of November 13, 2023 as presented, seconded by Commissioner Torres. The motion was passed and approved by the following vote: Torres, Lopez, Alvarez, Hinojosa voting "FOR".

II. Public Hearing - (Required by Law).[1]

1. Conduct a Public Hearing regarding the advisability of the improvements to be financed by for the Somerset at Kingsville Public Improvement District No. 1.

Mayor Pro Tem Hinojosa opened this public hearing at 5:02 p.m.

Mayor Pro Tem Hinojosa announced that this is a public hearing and if anyone would like to speak on behalf of this item they may do so now with a five-minute limit. Additional time cannot be extended by the City Commission.

Ms. Courtney Alvarez, City Attorney stated that as the City Secretary did not receive any comments regarding this public hearing or for the public comment section of this meeting, it is being recommended to suspend this public hearing and conclude it at the next City Commission meeting on December 11, 2023.

Mayor Pro Tem Hinojosa commented that this public hearing will be suspended until December 11, 2023, at 5:00 p.m.

There being no further comments Mayor Pro Tem Hinojosa closed this public hearing at 5:04 p.m.

III. Reports from Commission & Staff.[2]

"At this time, the City Commission and Staff will report/update on all committee assignments which may include but is not limited to the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal League. Staff reports include the following: Building & Development , Code Enforcement, Proposed Development Report; Accounting & Finance – Financial Services - Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports; Police & Fire Department – Grant Update, Police & Fire Reports; Street Updates; Public Works-Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Water And Wastewater Rate Study Presentation. No formal action can be taken on these items at this time."

Ms. Alvarez thanked staff, community partners, and volunteers for their hard work during the Ranch Hand Weekend festivities. Ms. Alvarez further announced upcoming events that will be taking place in the downtown area. She further reported that Mr. John Blair has accepted the position of Police Chief and will begin mid-January 2024. She also reported that under the Local Government Code 143 staff will bring to the commission an item to confirm or ratify the hiring of Mr. Blair. Ms. Alvarez further reported that the next commission meeting is scheduled for Monday, December 11, 2023, with a deadline for staff to submit their agenda items no later than Friday, December 1, 2023.

IV. Public Comment on Agenda Items.[3]

1. Comments on all agenda and non-agenda items.

Mr. Lance Hamm, 912 South Creek, commented that he would like to speak about traffic safety. He thanked the commission for having the police department monitor the speed on Hwy 77. He further commented that he had seen a sidewalk by Harvey Elementary coming from the crosswalk over to King Street. Hamm stated that he had gone to Gillett School and noticed that if you go on 17th Street to Santa Gertrudis there is no school zone speed reduction in that area. It is on the other side of Santa Gertrudis which is odd coming from the main road on Santa Gertrudis there is no flashing lights that will notify traffic that the speed is reduced. He further stated that his main reason for speaking tonight was to speak about General Cavazos's speed limit. He stated that he had spoken with the City Manager and the City's Engineer about the issue. Currently, the speed limit posted is 45 mph and he thinks that if the city was built or formed today with a speed limit assigned to that street the City Manager, City Engineer, and City Commissioners would come up with a speed limit of 35 mph. He stated that the research that he has done, the ordinance for the speed limit on General Cavazos is 35 mph with a posted speed limit of 45 mph. He stated that his request is for one of the commissioners to ask the question what the speed limit for General Cavazos is and if it is 35 mph then why it is posted at 45 mph. He stated that he has spoken with TxDOT on this, and they have it on their list to do a safety study on this road. Mr. Hamm commented that it is about safety, especially with a high school and baseball fields near that road.

V. Consent Agenda

Notice to the Public

The following items are of a routine or administrative nature. The Commission has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.

CONSENT MOTIONS, RESOLUTIONS, ORDINANCES AND ORDINANCES FROM PREVIOUS MEETINGS:

(At this point the Commission will vote on all motions, resolutions, and ordinances not removed for individual consideration)

Motion made by Commissioner Lopez to approve the consent agenda as presented, seconded Commissioner Torres. The motion was passed and approved by the following vote: Torres, Lopez, Alvarez, Hinojosa, Fugate voting "FOR".

1. Motion to approve final passage of an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate funding for the purchase orders rolled forward from the prior fiscal year. (Finance Director).

2. Motion to approve final passage an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate funding for the CO Series 2023A bond issue. (Finance Director).

3. Motion to approve final passage an ordinance amending the Fiscal Year 2023-2024 Budget to accept and expend donations from sponsors of the Park Healthy Family Events. (Parks Director).

4. Motion to approve final passage an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate additional ARP funding for the fire station design fees. (Purchasing Manager).

5. Motion to approve final passage an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate funding for a Stonegarden Grant awarded Police Vehicle purchase. (Purchasing Manager).

6. Motion to approve final passage an ordinance amending the Fiscal Year 2023-2024 Budget to accept and expend grant funding from Borderstar for Police Department personnel costs. (subset of Local Border Security Program). (Interim Police Chief).

7. Motion to approve final passage an ordinance amending the Fiscal Year 2023-2024 Budget to appropriate funding for the Police Department P25 Phase 2 Radio System Upgrade. (IT Director).

8. Motion to approve final passage an ordinance amending the Fiscal Year 2023-2024 budget to appropriate funding for a change order for the Wastewater Main Replacement Line (Project #3) included in the D218 GLO Grant. (Change Order#1A). (City Engineer).

9. Motion to approve final passage an ordinance amending the City of Kingsville Code of Ordinance §15-4-3 and §15-4-4 of Chapter XV, Article 4, Flood Damage Prevention, providing for updated map dates and correction. (City Attorney/City Engineer).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.[4]

10. Consider introduction of an ordinance amending the Fiscal Year 2023-2024 Budget to accept and expend grant funding from Lone Star for Police Department personnel, training & travel, computer equipment, vehicle and associated equipment. (Interim Police Chief).

Mr. Bradley Lile, Interim Police Chief stated that the Kingsville Police Department has received and award from Operation Lone Star for $336,106.00 of which $. 158,001.00 will be for the complete pay and benefits for 1.5 officers for a year; $20,000 for overtime for dispatchers who work the border grant and $20,000 in fuel, mileage and incidentals for operation Lonestar related training, $138,105.00 for various equipment.

Introduction item.

11. Consider a resolution authorizing the City Manager to execute a Construction Contract with Gerke Excavating, Inc. for Project 4 of the Community Development Block Grant-Mitigation Program (CDBG-MIT) General Land Office (GLO) State Contract Number 22-082-016-D218. (City Engineer).

Mr. Rudy Mora, City Engineer, stated that this just to allow the City Manager to sign the contract as it was awarded at the previous meeting.

Motion made by Commissioner Alvarez to approve the resolution authorizing the City Manager to execute a Construction Contract with Gerke Excavating, Inc. for Project 4 of the Community Development Block Grant-Mitigation Program (CDBG-MIT) General Land Office (GLO) State Contract Number 22-082-016-D218, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Torres, Lopez, Alvarez, Hinojosa, Fugate voting "FOR".

VI. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 5:16 P.M.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, TRMC, CMC, City Secretary

PUBLIC HEARING(S)

PUBLIC HEARING #1

02 FOR RENT

BISHOP PLAZA APARTMENTS
900 E. Oregon • (361) 584-3715
One Bedroom $517 • Two Bedroom $602
Currently accepting all applications including students and otherwise ineligible persons.
RENTAL ASSISTANCE AVAILABLE
This institution is an equal opportunity provider and employer.

02 FOR RENT

Loft apartment near cc bayfront, exterior staircase entry, garage parking, large kennel some furniture, appliances $700 plus electric, dposit $650. Call or text (361) 253-1090.

Beautiful, like new, large 2-bedroom apartment, large closet space, one bath, granite countertops, ceramic floors, kitchen appliances, plenty of cabinets, dining room, living room, washer and dryer. Ceiling fans, raised ceilings, central AC/H, individual security lights, landscaped, two blocks to TAMUK. Rent $875 monthly plus electricity. Deposit $438. No pets. 361-720-0592.

02 FOR RENT

02 FOR RENT

05 GARAGE SALE

2 Family garage sale, Saturday December 2nd 924 S. 18th St from 8 a.m. - 4 p.m., christmas ornaments, womens and girl clothes, toys, a little bit of everything rain or shine or cold.

Planning a garage sale next weekend? Come advertise your sale in the Classifieds!

Picture it SOLD
REAL ESTATE
Shop the Classifieds by Category
New Listings Added Weekly!
Buy & Sell in Print & Online
(361) 345-1331

14 MISCELLANEOUS

14 MISCELLANEOUS

14 MISCELLANEOUS

BEST ESTATE LIQUIDATORS Charming estate sale!
Friday & Saturday, December 1 & 2 9 a.m. – 2 p.m. both days
319 W. CR 2140 Kingsville, TX 78363

Lovely antique furniture, metal bed, upholstered chairs, buffet, tv cabinet, dressers, occasional tables, sofa, art & mirrors, lighting, garage items, china, crystal, delightful home decor, full kitchen, linens, riding mower, SUV and lots more!

For photos & more details visit www.bestestateliquidators.net
To chat about our services call Jennifer at (361) 249-3666.

22 PUBLIC NOTICES

22 PUBLIC NOTICES

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CITATION BY PUBLICATION

Cause No. 2023-CV-424

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-RANCH SERIES V TRUST	IN THE DISTRICT COURT
v.	
RAMIRO LETRIA, AND THE UNKNOWN HEIRS AT LAW OF SOILA ACEVEDO, DECEASED	KENEDY COUNTY, TEXAS
DEFENDANT(S)	
IN RE: 202 East Kenedy Avenue Sarita, TX 78385	105TH JUDICIAL DISTRICT

TO: THE UNKNOWN HEIRS AT LAW OF SOILA ACEVEDO, DECEASED Defendant- GREETING

NOTICE TO DEFENDANT: "You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 am on the Monday next following the expiration of 42 days after the date this citation was issued, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org."

You are hereby commanded to appear by filing a written answer to the Plaintiff's Petition at or before 10:00 o'clock A.M. on the Monday next after the expiration of 42 days after the date of issuance of this citation, before the Honorable 105th District Court of Kenedy County, at the Courthouse in said County in Sarita, Texas. Said Plaintiff's Petition was filed in said court on the 31st day of October, 2023 in the above entitled cause.

A brief statement of the nature of this suit is as follows, to-wit: the property located at 202 East Kenedy Ave., Sarita, TX, 78385 and legally described as: LOTS NINE (9), AND TEN (10), BLOCK THIRTY-FIVE (35), SARITA TOWNSITE KENEDY COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES AND 10, MAP RECORDS, KENEDY COUNTY, TEXAS, AND AS SHOWN ON THE MAP OR PLAT TITLED SUBDIVISION HORIZONTAL CONTROL OF THE SARITA TOWNSITE, RECORDED IN VOLUME 1, PAGE 26, MAP RECORDS, KENEDY COUNTY, TEXAS.

as is more fully shown by Plaintiff's Petition on file in the suit.

Issued and given under my hand and seal of said Court at Sarita, Texas this 27th day of November, 20 23.

Attorney for Plaintiff or Plaintiff:
Grouse Sobczyk, Attorney
16001 Addison Rd. Suite 150
Addison, TX 75001

Clerk of the Court
VERONICA VELA, District Clerk
P.O. Box 227
Kenedy County, Texas
By: Alicia Garcia, Deputy

OFFICER'S RETURN

Came to hand on the ___ day of ___, 20___, at ___ o'clock ___M and executed the citation by delivering the same to Alkahuba Record a newspaper published in the County of Kenedy, State of Texas, to be posted on four times, once in each week for 4 consecutive weeks. Said publications were made respectively on the

1. ___ day of ___, 20___
2. ___ day of ___, 20___
3. ___ day of ___, 20___
4. ___ day of ___, 20___

the first publication to begin at least 28 days before the return day hereof. A proved copy thereof will be returned to the clerk of the court attached hereto.

Fees: $ 165.00

Postage: $ ___

VERONICA VELA, District Clerk
KENEDY, County, Texas

By: ___ Deputy

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City of Kingsville City Commission
Notice of Public Hearing
On Creation of Reinvestment Zone

THE KINGSVILLE CITY COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY DECEMBER 11, 2023 ON OR AFTER 5:00 P.M. AT CITY OF KINGSVILLE CITY HALL, 400 WEST KING AVENUE, KINGSVILLE, TEXAS 78363, ON THE CREATION OF A REINVESTMENT ZONE AND ITS BENEFITS TO THE CITY OF KINGSVILLE AND TO PROVIDE A REASONABLE OPPORTUNITY FOR ANY OWNER OF PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE TO PROTEST THE INCLUSION OF THEIR PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE, WHICH PROPOSED ZONE CONSISTS OF APPROXIMATELY 58.69 ACRES OF LAND GENERALLY LOCATED OFF OF GENERAL CAVAZOS BLVD., BRAHMA BLVD., AND E. TRANT RD, WITHIN THE CITY, AS MORE PARTICULARLY DESCRIBED BY A METES AND BOUNDS DESCRIPTION AVAILABLE AT KINGSVILLE CITY HALL AND AVAILABLE FOR PUBLIC INSPECTION. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE INCLUSION OF PROPERTY WITHIN THE ZONE, THE CREATION OF THE REINVESTMENT ZONE, ITS BOUNDARIES, OR THE CONCEPT OF TAX INCREMENT FINANCING. FOLLOWING THE PUBLIC HEARING, KINGSVILLE CITY COMMISSION WILL CONSIDER ADOPTION OF AN ORDINANCE CREATING THE REINVESTMENT ZONE.

22 PUBLIC NOTICES

22 PUBLIC NOTICES

22 PUBLIC NOTICES

Application has been made with Texas Alcoholic Beverage Commission for Wine and Malt Beverage Retailer's Off-Premises Permit (BQ) by Haiza 415, LLC. dba Stop N Shop Bishop, to be located at 102 W. Main St. Bishop, Nueces County, Texas 78343. The officer of said LLC is Hassan I. Chatania, Manager.

NOTICE OF PUBLIC SALE: - Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Asset Management, LLC as Agent for Owner 1600 East General Cavazos Blvd., Kingsville, TX 78363 to satisfy a Lien on December 12, 2023 approximately 12 p.m. at www.storagetreasures.com: Stella Grimes, Lenard D Brown

22 PUBLIC NOTICES

22 PUBLIC NOTICES

22 PUBLIC NOTICES

NOTICE OF PUBLIC MEETING TO DISCUSS KINGSVILLE INDEPENDENT SCHOOL DISTRICT'S STATE FINANCIAL ACCOUNTABILITY RATING

The Kingsville Independent School District will hold a public meeting on Monday, December 11th, 2023 at 5:00 p.m. in the Administration Building Board Room, 207 North Third St., Kingsville, Texas. The purpose of this meeting is to discuss Kingsville Independent School District's rating on the state's financial accountability system.

TRUSTED
NEWS & INFORMATION
When You Need It Most

EQUAL HOUSING OPPORTUNITY

All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention, to make any such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women or people securing custody of children under 18. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination call HUD toll-free at 1-800-669-9777. The toll-free telephone number for the hearing impaired is 1-800-927-9275.

CLASSIFIED ADVERTISING RATES AND TERMS

Classified Display Advertising: $8.00 per column inch. Minimum size is two column inches. Photo reproduction charge is $10.00. Classified Reader Advertising: $8.00 for 20 words or less. Additional words 50¢ each. Words in bold print or all capitalized are 30¢ extra for each word in bold print or all capitalized. Tearsheets are 50¢ each. All classified advertising will be accepted at Classifieds business offices, 231 East Kleberg. Cash must accompany orders except for businesses with regular classified accounts. If an error appears in a classified reader advertisement, advertisers are required to notify the Classified Advertising Department within the next business day to schedule publication of a corrected version of the advertisement at no additional charge. Classified display advertisements require a signed proof from the advertiser for publication.

CLASSIFIEDS

231 East Kleberg
P.O. Box 951 • Kingsville, Texas 78363
Phone: (361) 345-1331

DEADLINE

THE KINGSVILLE RECORD publishes on Thursdays

Deadline for all Classified advertising is Friday by 4 p.m.
Email us at: classifieds@kingsvillerecord.com

PUBLIC HEARING #2

City of Kingsville
Planning and Development Services Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Kobby Agyekum, Senior Planner/HPO

DATE: November 29, 2023

SUBJECT: Properties for demolition

Summary: The Department of Planning and Development Services has isolated five properties for demolition and seeks City Commission's approval for their condemnation and subsequent demolition.

Background: The Code of Ordinances of the City of Kingsville provides for building condemnation if it is uninhabitable in *Section 15-1-165. - Condemned Building or structure; specifications.* The Planning and Development Services department carried out detailed inspections that revealed the unsafe and dilapidated state of the buildings. Consequently, these buildings have been declared uninhabitable. The relevant owners have been duly notified and nothing has been done to improve or remove the dilapidated structures. Copies of the notifications are attached for review.

Financial Impact: Cost incurred will be billed to owners.

Recommendation: Staff recommends the Following properties to be authorized for demolition:

1. 406 East Lee Avenue, Kingsville Texas 78363
2. 424 West Fordyce Avenue, Kingsville Texas 78363
3. 527 East Alice Avenue, Kingsville Texas 78363
4. 508 S 2nd Street, Kingsville Texas 78363
5. 1225 East Santa Gertrudis Avenue, Kingsville Texas 78363

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INITIATED BY	BUILDING OFFICIAL
1225 E SANTA GERTRUDIS		Kphillips	
LEGAL DESCRIPTION	**BLOCK**	**LOT**	
FILIBERTO AC 1	1	W/2 W/2 2	
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**	
ESPINOZA RAMON JR EST	1225 E SANTA GERTRUDIS	KINGSVILLE, TX 78363	

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			X		AB, B, C, D, H, I, MI, NR	1, 2, 4, 5
Yard						
Condition			X		OV	
Utilities						
Electric			X			
Gas			X			
Water			X			
Roof						
Covering			X			
Walls						
Exterior			X		B, C, D, H, I, MI, NR	1, 2, 4
Interior			X			
Ceilings			X			
Windows/Doors						
Secured			X		B, C, D, H, I, MI, NR	1, 2, 4
Condition			X			
Foundation						
Exterior			X		NR	
Interior			X			
Plumbing			X			
Electrical			X			

REASON CODES:

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

COMMENT CODES:

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

BUILDING OFFICIAL COMMENTS:

HAS BEEN WITHOUT WATER SINCE 12/1/2017 AND ELECTRICAL SINCE 2018

SIGNATURE: _____ DATE: 08/15/23

CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
1225 E SANTA GERTRUDIS (SHED)		Manuel Buentello
LEGAL DESCRIPTION	**BLOCK**	**LOT**
FILIBERTO AC 1	BLOCK 1	LOT W/2 W/2 2
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
ESPINOZA RAMON JR EST	1225 E SANTA GERTRUDIS ST	KINGSVILLE, TX 78363-4703

PROPERTY CONDITION REPORT

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

REASON CODES:

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

COMMENT CODES:

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

BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING EASY ACCESS FOR ANIMALS, VAGRANTS, AND CRIMINAL ACTIVITY.

HAS BEEN WITHOUT WATER SINCE 12/01/2017 AND ELECTRICAL SINCE 01/01/2018

SIGNATURE: _____ DATE: 02/28/2019

MANUEL BUENTELLO, CITY OF KINGSVILLE BUILDING OFFICIAL

DILAPIDATED STRUCTURES

PRELIMINARY VISUAL INSPECTION CHECKLIST

Owner: Ramon Espinoza Jr Est Date View: 4/26/2020

Address: 1225 E Santa Gertrudis Kingsville, TX 78363

Legal Description: Filiberto AC, Block 1, Lot W/2 W/2 2

Exterior Condition of Structure as Viewed from Right-of-Way:

	Yes	No	Comments
Exterior Walls	X		Exposed sheetrock
Roof	X		Looks as if plants are growing through roof from inside
Windows	X		Broken or missing
Active Gas Svc		X	
Active Water Meter		X	Last date of service 12/27/2017
Active Electrical			Pending Verification

Overall Condition of Premises:

	Yes	No	Comments
Grass	X		
Debris	X		brush
Vehicles		X	
Mail/Mail Box	X		
Fence	X		

Maryann Lyo

Code Enforcement Officer

Front and Back Structure

CONDEMNATION CHECKLIST

Property Address: 1225 E Santa Gertrudes Phone: _____
Property Owner: Ramon Espinoza Jr Phone: _____
Owner's Address: 1225 E Santa Gertrudes Fax: _____
Kingsville TX 78363

PLANNED DATE	ACTUAL DATE	ACTION
☐ 2-28-19	2-28-19	1. Identify structure unfit for human habitation.
☐ 2-28-19	2-28-19	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 2-28-19	2-28-19	3. Determine ownership from county assessment & tax collection record.
☐ 2-28-19	2-28-19	4. Obtain legal description.
☐ 2-28-19	2-28-19	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
3-1-19	3-1-19	
☐ 6/29/2020	6/29/2020	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
☐ 8-15-2023	8-15-2023	7. 2nd Notice Sent. (10 day response) (Optional)
☐ _____	_____	8. If response is not received or is not adequate, proceed as follows:
☐ 9-7-23	9-7-23	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 9-6-23	9-6-23	1) Post affidavit in newspaper twice a week for one week
☐ 9-8-23	9-8-23	10. Post sign on property advising date the City

Council will consider condemnation of structure.

☐ _____	_____	11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
☐ 9-8-23	9-8-23	12. Photograph posted sign with date stamp.
☐ 9-21-23	9-21-23	13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
NOV 1, 2023	NOV 1, 2023	
		☐ a. Location Map
		☐ b. Photographs of the structure with date stamp
		☐ c. Inspection report
		☐ d. Pre-condemnation notice
		☐ e. Condemnation resolution
☐ _____	_____	14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐ _____	_____	15. City Council adopts condemnation resolution.
☐ _____	_____	16. File Notice of Condemnation with the County Clerk.
☐ _____	_____	17. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐ _____	_____	18. Post 45-day Order to Demolish on structure.
		☐ a. Take photo with date stamp
☐ _____	_____	19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐ _____	_____	20. Photograph posted notice with date stamp.
☐ _____	_____	21. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐ _____	_____	22. Issue Notice to Proceed to Public Works Director and Demolition Crew.
☐ _____	_____	23. Prepare demolition cost statement consisting of:
		☐ a. Mailing fees
		☐ b. Publication fees

☐ c. Demolition costs

☐ d. Landfill tipping fees

☐ e. Filing fees

☐ f. Administrative fees

☐ g. Any documentation miscellaneous costs

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

Prop ID	Owner	%	Legal Description			Values		
23125	34303	100.00 R	**Geo: 125700101003192**	Effective Acres: 0.000000	Imp HS:	45,650	Market:	48,710
QUINTANILLA OSCAR C EST			FILIBERTO AC 1, BLOCK 1, LOT E/2 E/2 1		Imp NHS:	0	Prod Loss:	0
ETUX ERNESTINA QUINTANIL					Land HS:	3,060	Appraised:	48,710
1221 E SANTA GERTRUDIS S			Acres:	0.0000	Land NHS:	0	Cap:	768
KINGSVILLE, TX 78363-4703			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	47,942
			Situs: 1221 E SANTA GERTRUDIS	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			47,942	8,400	39,542	0.825000	326.22

13594	64138	100.00 R	**Geo: 125700102000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	24,970
ESPINOZA RAMON JR EST			FILIBERTO AC 1, BLOCK 1, LOT W/2 W/2 2		Imp NHS:	21,910	Prod Loss:	0
1225 E SANTA GERTRUDIS S					Land HS:	0	Appraised:	24,970
KINGSVILLE, TX 78363-4703			Acres:	0.0000	Land NHS:	3,060	Cap:	0
			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	24,970
			Situs: 1225 E SANTA GERTRUDIS	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			24,970	0	24,970	0.825000	206.00

14259	13389	100.00 R	**Geo: 125700102001192**	Effective Acres: 0.000000	Imp HS:	0	Market:	66,150
REYES BETTY ANN			FILIBERTO AC 1, BLOCK 1, LOT E/2 W/2 2		Imp NHS:	63,090	Prod Loss:	0
6219 PANTHER PEAK					Land HS:	0	Appraised:	66,150
SAN ANTONIO, TX 78247-6212			Acres:	0.0000	Land NHS:	3,060	Cap:	0
			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	66,150
			Situs: 1227 E SANTA GERTRUDIS	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			66,150	0	66,150	0.825000	545.74

14915	68309	100.00 R	**Geo: 125700102002192**	Effective Acres: 0.000000	Imp HS:	91,060	Market:	94,120
RAMOS RUBEN JR (HEIR)			FILIBERTO AC 1, BLOCK 1, LOT W/2 E/2 2		Imp NHS:	0	Prod Loss:	0
ETAL					Land HS:	3,060	Appraised:	94,120
1229 E SANTA GERTRUDIS			Acres:	0.0000	Land NHS:	0	Cap:	11,829
KINGSVILLE, TX 78363			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	82,291
			Situs: 1229 E SANTA GERTRUDIS TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			82,291	8,400	73,891	0.825000	609.60

15528	54871	100.00 R	**Geo: 125700102003192**	Effective Acres: 0.000000	Imp HS:	0	Market:	32,830
RAMOS RUBEN JR			FILIBERTO AC 1, BLOCK 1, LOT E/2 E/2 2		Imp NHS:	27,730	Prod Loss:	0
ETAL					Land HS:	0	Appraised:	32,830
1229 E SANTA GERTRUDIS			Acres:	0.0000	Land NHS:	5,100	Cap:	0
KINGSVILLE, TX 78363			State Codes: F1	Map ID:	B1 Prod Use:	0	Assessed:	32,830
			Situs: 1233 E SANTA GERTRUDIS	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			32,830	0	32,830	0.825000	270.85

21997	66356	100.00 R	**Geo: 125700103000192**	Effective Acres: 0.000000	Imp HS:	20,220	Market:	23,220
FLORES CYNTHIA			FILIBERTO AC 1, BLOCK 1, LOT E/2 E/2 3		Imp NHS:	0	Prod Loss:	0
1230 E RICHARD					Land HS:	3,000	Appraised:	23,220
KINGSVILLE, TX 78363			Acres:	0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	23,220
			Situs: 1230 E RICHARD AVE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			23,220	0	23,220	0.825000	191.56

22640	18844	100.00 R	**Geo: 125700103001192**	Effective Acres: 0.000000	Imp HS:	17,640	Market:	20,640
PENA GUADALUPE N			FILIBERTO AC 1, BLOCK 1, LOT W/2 E/2 3		Imp NHS:	0	Prod Loss:	0
1228 E RICHARD AVE					Land HS:	3,000	Appraised:	20,640
KINGSVILLE, TX 78363-4755			Acres:	0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	20,640
			Situs: 1228 E RICHARD	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			20,640	0	20,640	0.825000	170.28

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY APPRAISAL INFORMATION 2019

PROPERTY 13594 R

Legal Description
FILIBERTO AC 1, BLOCK 1, LOT W/2 W/2 2

OWNER ID 64138

OWNERSHIP 100.00%

ESPINOZA RAMON JR EST
1225 E SANTA GERTRUDIS ST
KINGSVILLE, TX 78363-4703

Entities

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values

IMPROVEMENTS		17,340
LAND MARKET	+	3,060
MARKET VALUE	=	20,400
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	20,400
HS CAP LOSS	-	0
ASSESSED VALUE	=	20,400

125700102000192 Ref ID2: R13594 Map ID B1

ACRES:
EFF. ACRES:

SITUS 1225 E SANTA GERTRUDIS

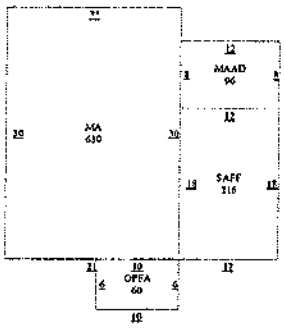
APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR	CT
TOPOGRAPHY	LAST APPR. YR	2018
ROAD ACCESS	LAST INSP. DATE	03/27/2018
ZONING	NEXT INSP. DATE	
BUILDER		
NEXT REASON		

REMARKS: FOR '18 UPDATE APPR CHGS PER SITE INSP BY CT 3/27/18 5/7/18 JO -- FOR NOTES ONLY: REM DEFERRAL INFO FROM LEGAL DESC PER HOUSE BILL 394 7/10/15 TF/MMG -- FOR 2015

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
11/10/2017		ESPINOZA RAMON J DEATH / /	
05/25/2005		SWARTZ & BROUGH SPWD/VL / 309 / 202	
11/12/2004		GONZALEZ ESTER - WD / 295 / 872	

SUBD: S257 100.00% NBHD:

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF3/	630.0	59.49	1	1950	1976	*	37,480	40%	100%	100%	100%	100%	0.40	14,990
	OPFA	OPEN PORCH F	R	*/	60.0	11.90	1	1950	1976	*	710	40%	100%	100%	100%	100%	0.40	290
	SAFF	STORAGE ATTA	R	*/	216.0	23.80	1	1950	1976	*	5,140	40%	100%	100%	100%	100%	0.40	2,060
	MAAD	ADDN (INC W/	F	NV/	96.0	0.00	1	1950	1976			100%	100%	100%	100%	100%	1.00	0
1.	RESIDENTIAL			STCD: A1	1,002.0		Homesite: N				43,330							17,340

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EWB	0
Interior Finish	1	IN1	0
Roof Style	1	RT2	0
Flooring	1	FL3	0
Heating/Cooling	1	HA5	0
Plumbing	1	1	0
			0

SUBD: S257 100.00% NBHD:

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	A1		FF60D130	A1	N	FF	50X140	61.20	3,060	1.00	1.00	A	3,060	NO			0.00	0
													3,060					0

Comment: F: 50 R: 50 D: 140 FF

Effective Date of Appraisal: January 1 Date Printed: 06/09/2020 03:33:12PM by VICKI

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:
ESPINOZA RAMON JR EST
1225 E SANTA GERTRUDIS ST
KINGSVILLE, TX 78363-4703

Legal Description:
FILIBERTO AC 1, BLOCK 1, LOT W/2 W/2 2

Account No: 125700102000192

2022 Value: $26,020
Appr. Dist. No.: 13594

Legal Acres: .1607
Parcel Address: 1225 E SANTA GERTRUDIS

As of Date: 04/21/2023

Print Date: 04/21/2023 Printed By: JLARA

Year	Tax Units	Remaining Levy	IF PAID BY May 1, 2023 Penalty Interest	IF PAID BY May 1, 2023 Total	IF PAID BY May 31, 2023 Penalty Interest	IF PAID BY May 31, 2023 Total	IF PAID BY June 30, 2023 Penalty Interest	IF PAID BY June 30, 2023 Total
2022	137 900 901 905	$831.15	$91.42	$922.57	$108.05	$939.20	$124.67	$955.82
TOTAL AMOUNT DUE:				$922.57		$939.20		$955.82

Tax Unit Codes:
137 KLEBERG COUNTY 900 CITY OF KINGSVILLE 901 KINGSVILLE ISD 905 SOUTH TX WATER AUTH

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

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

THE TAXES ON THIS PROPERTY ARE DELINQUENT. THE PROPERTY IS SUBJECT TO A LIEN FOR THE DELINQUENT TAXES. IF THE DELINQUENT TAXES ARE NOT PAID, THE LIEN MAY BE FORECLOSED.

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

31.1.52

Print Date: 04/21/2023

Appr. Dist. No.: 13594

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE PAYABLE TO:
MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364

125700102000192

If Paid By	Amount Due
May 1, 2023	$922.57
May 31, 2023	$939.20
June 30, 2023	$955.82
Amount Paid:	$_____

125700102000192

ESPINOZA RAMON JR EST
1225 E SANTA GERTRUDIS ST
KINGSVILLE, TX 78363-4703

STATEMENT OF ALL TAXES DUE

ACCT # 1-257-001-02000-192
DATE 06/09/2020
SD

MELISSA T DELAGARZA, PCC
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

Property Description

FILIBERTO AC 1, BLOCK 1, LOT W/2 W/2 2

PROP TYPE-A1A1
PCT OWNER-

TOWN -
ACRES - .160

LOCATION- 1225 E SANTA GERTRUDIS

Values

LAND MKT VALUE	3,060	IMPR/PERS MKT VAL	17,340
LAND AGR VALUE		MKT. BEFORE EXEMP	20,400
		LIMITED TXBL. VAL	

EXEMPTIONS GRANTED: NONE

ESPINOZA RAMON JR EST

1225 E SANTA GERTRUDIS ST

KINGSVILLE TX 78363-4703

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2007	25.87	41.66	13.51	81.04
TAXES 2008	72.00	105.84	35.57	213.41
TAXES 2008	72.00	104.40	35.27	211.67
TAXES 2008	71.99	102.95	34.98	209.92
TAXES 2009	288.05	394.64	136.54	819.23
TAXES 2010	38.43	48.04	17.29	103.76
TAXES 2011	175.83	198.70	74.90	449.43
TAXES 2013	121.05	107.74	45.75	274.54
TAXES 2014	121.05	93.21	42.86	257.12
TAXES 2015	125.02	81.25	41.25	247.52
TAXES 2016	125.80	66.68	38.50	230.98
TAXES 2017	23.90	9.80	6.74	40.44
TAXES 2018	685.88	198.90	176.96	1,061.74
TAXES 2019	658.59	98.79	.00	757.38
	2,605.46	1,652.60	700.12	4,958.18

ACCT # 1-257-001-02000-192

TOTAL DUE 06/2020	**4,958.18**
TOTAL DUE 07/2020	5,156.72
TOTAL DUE 08/2020	5,187.94
TOTAL DUE 09/2020	5,219.28

YOU MAY PAY YOUR TAXES ONLINE AT www.texasonlinerecords.com
A PROCESSING FEE OF 2.95% WILL BE APPLIED TO CREDIT CARD PAYMENTS

VD811-LRKC

STATEMENT OF ALL TAXES DUE

ACCT # 1-257-001-02000-192
DATE 06/09/2020
SD

MELISSA T DELAGARZA, PCC
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
KLEBERG COUNTY	800.63	590.72	242.15	1,633.50
CITY OF KINGSVILLE	1,124.81	901.70	365.27	2,391.78
KINGSVILLE ISD	633.69	140.39	83.55	857.63
SOUTH TX WATER AUTH	46.33	19.79	9.15	75.27

	TAX LEVY FOR THE CURRENT ROLL YEAR: 137	156.98
	TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	174.02
	TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	309.86
	TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	17.73
TOTAL	TAX LEVY FOR THE CURRENT ROLL YEAR	658.59

YOU MAY PAY YOUR TAXES ONLINE AT www.texasonlinerecords.com
A PROCESSING FEE OF 2.95% WILL BE APPLIED TO CREDIT CARD PAYMENTS

VD811-LRKC

Prop ID	Owner	%	Legal Description			Values		
21868	55809	100.00 R	**Geo: 125700101001192**	Effective Acres: 0.000000	Imp HS:	53,870	Market:	56,930
VILLANUEVA RAMON RAMIREZ			FILIBERTO AC 1, BLOCK 1, LOT E/2 W/2 1		Imp NHS:	0	Prod Loss:	0
ANA LEMUZ DE RAMIREZ					Land HS:	3,060	Appraised:	56,930
1205 E SANTA GERTRUDIS S			Acres:	0.0000	Land NHS:	0	Cap:	2,020
KINGSVILLE, TX 78363-4703			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	54,910
			Situs: 1205 E SANTA GERTRUDIS ST TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			54,910	8,400	46,510	0.830000	385.03

22510	49976	100.00 R	**Geo: 125700101002192**	Effective Acres: 0.000000	Imp HS:	0	Market:	3,060
GONZALES RODOLFO EST			FILIBERTO AC 1, BLOCK 1, LOT W/2 E/2 1		Imp NHS:	0	Prod Loss:	0
PO BOX 707					Land HS:	0	Appraised:	3,060
KINGSVILLE, TX 78364-0707			Acres:	0.0000	Land NHS:	3,060	Cap:	0
			State Codes: C1	Map ID:	B1 Prod Use:	0	Assessed:	3,060
			Situs: 1231 E SANTA GERTRUDIS	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			3,060	0	3,060	0.830000	25.40

23125	34303	100.00 R	**Geo: 125700101003192**	Effective Acres: 0.000000	Imp HS:	32,960	Market:	36,020
QUINTANILLA OSCAR C EST			FILIBERTO AC 1, BLOCK 1, LOT E/2 E/2 1		Imp NHS:	0	Prod Loss:	0
ETUX ERNESTINA QUINTANIL					Land HS:	3,060	Appraised:	36,020
1221 E SANTA GERTRUDIS S			Acres:	0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-4703			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	36,020
			Situs: 1221 E SANTA GERTRUDIS	Mtg Cd:	Prod Mkt:	0	Exemptions:	OV65, HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			36,020	8,400	27,620	0.830000	229.25

13594	64138	100.00 R	**Geo: 125700102000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	20,400
ESPINOZA RAMON JR EST			FILIBERTO AC 1, BLOCK 1, LOT W/2 W/2 2		Imp NHS:	17,340	Prod Loss:	0
1225 E SANTA GERTRUDIS S					Land HS:	0	Appraised:	20,400
KINGSVILLE, TX 78363-4703			Acres:	0.0000	Land NHS:	3,060	Cap:	0
			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	20,400
			Situs: 1225 E SANTA GERTRUDIS	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			20,400	0	20,400	0.830000	169.32

14259	13389	100.00 R	**Geo: 125700102001192**	Effective Acres: 0.000000	Imp HS:	0	Market:	40,930
REYES BETTY ANN			FILIBERTO AC 1, BLOCK 1, LOT E/2 W/2 2		Imp NHS:	37,870	Prod Loss:	0
6219 PANTHER PEAK					Land HS:	0	Appraised:	40,930
SAN ANTONIO, TX 78247-6212			Acres:	0.0000	Land NHS:	3,060	Cap:	0
			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	40,930
			Situs: 1227 E SANTA GERTRUDIS	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			40,930	0	40,930	0.830000	339.72

14915	54871	100.00 R	**Geo: 125700102002192**	Effective Acres: 0.000000	Imp HS:	0	Market:	70,400
RAMOS RUBEN JR			FILIBERTO AC 1, BLOCK 1, LOT W/2 E/2 2		Imp NHS:	67,340	Prod Loss:	0
ETAL					Land HS:	0	Appraised:	70,400
1229 E SANTA GERTRUDIS			Acres:	0.0000	Land NHS:	3,060	Cap:	0
KINGSVILLE, TX 78363			State Codes: A	Map ID:	B1 Prod Use:	0	Assessed:	70,400
			Situs: 1229 E SANTA GERTRUDIS TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			70,400	0	70,400	0.830000	584.32

15528	54871	100.00 R	**Geo: 125700102003192**	Effective Acres: 0.000000	Imp HS:	0	Market:	14,400
RAMOS RUBEN JR			FILIBERTO AC 1, BLOCK 1, LOT E/2 E/2 2		Imp NHS:	9,300	Prod Loss:	0
ETAL					Land HS:	0	Appraised:	14,400
1229 E SANTA GERTRUDIS			Acres:	0.0000	Land NHS:	5,100	Cap:	0
KINGSVILLE, TX 78363			State Codes: F1	Map ID:	B1 Prod Use:	0	Assessed:	14,400
			Situs: 1233 E SANTA GERTRUDIS	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			14,400	0	14,400	0.830000	119.52

Prop ID	Owner	%	Legal Description	Values
23125	34303	100.00 R	**Geo: 125700101003192**	Effective Acres: 0.000000 Imp HS: 45,650 Market: 48,710
QUINTANILLA OSCAR C EST			FILIBERTO AC 1, BLOCK 1, LOT E/2 E/2 1	Imp NHS: 0 Prod Loss: 0
ETUX ERNESTINA QUINTANIL				Land HS: 3,060 Appraised: 48,710
1221 E SANTA GERTRUDIS S			Acres:	0.0000 Land NHS: 0 Cap: 768
KINGSVILLE, TX 78363-4703			State Codes: A Map ID:	B1 Prod Use: 0 Assessed: 47,942
			Situs: 1221 E SANTA GERTRUDIS Mtg Cd:	Prod Mkt: 0 Exemptions: HS, OV65
			DBA:	

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			47,942	8,400	39,542	0.825000	326.22

13594	64138	100.00 R	**Geo: 125700102000192**	Effective Acres: 0.000000 Imp HS: 0 Market: 24,970	
ESPINOZA RAMON JR EST			FILIBERTO AC 1, BLOCK 1, LOT W/2 W/2 2	Imp NHS: 21,910 Prod Loss: 0	
1225 E SANTA GERTRUDIS S				Land HS: 0 Appraised: 24,970	
KINGSVILLE, TX 78363-4703			Acres:	0.0000 Land NHS: 3,060 Cap: 0	
			State Codes: A Map ID:	B1 Prod Use: 0 Assessed: 24,970	
			Situs: 1225 E SANTA GERTRUDIS Mtg Cd:	Prod Mkt: 0 Exemptions:	
			DBA:		

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			24,970	0	24,970	0.825000	206.00

14259	13389	100.00 R	**Geo: 125700102001192**	Effective Acres: 0.000000 Imp HS: 0 Market: 66,150	
REYES BETTY ANN			FILIBERTO AC 1, BLOCK 1, LOT E/2 W/2 2	Imp NHS: 63,090 Prod Loss: 0	
6219 PANTHER PEAK				Land HS: 0 Appraised: 66,150	
SAN ANTONIO, TX 78247-6212			Acres:	0.0000 Land NHS: 3,060 Cap: 0	
			State Codes: A Map ID:	B1 Prod Use: 0 Assessed: 66,150	
			Situs: 1227 E SANTA GERTRUDIS Mtg Cd:	Prod Mkt: 0 Exemptions:	
			DBA:		

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			66,150	0	66,150	0.825000	545.74

14915	68309	100.00 R	**Geo: 125700102002192**	Effective Acres: 0.000000 Imp HS: 91,060 Market: 94,120	
RAMOS RUBEN JR (HEIR)			FILIBERTO AC 1, BLOCK 1, LOT W/2 E/2 2	Imp NHS: 0 Prod Loss: 0	
ETAL				Land HS: 3,060 Appraised: 94,120	
1229 E SANTA GERTRUDIS			Acres:	0.0000 Land NHS: 0 Cap: 11,829	
KINGSVILLE, TX 78363			State Codes: A Map ID:	B1 Prod Use: 0 Assessed: 82,291	
			Situs: 1229 E SANTA GERTRUDIS TX Mtg Cd:	Prod Mkt: 0 Exemptions: HS, OV65	
			DBA:		

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			82,291	8,400	73,891	0.825000	609.60

15528	54871	100.00 R	**Geo: 125700102003192**	Effective Acres: 0.000000 Imp HS: 0 Market: 32,830	
RAMOS RUBEN JR			FILIBERTO AC 1, BLOCK 1, LOT E/2 E/2 2	Imp NHS: 27,730 Prod Loss: 0	
ETAL				Land HS: 0 Appraised: 32,830	
1229 E SANTA GERTRUDIS			Acres:	0.0000 Land NHS: 5,100 Cap: 0	
KINGSVILLE, TX 78363			State Codes: F1 Map ID:	B1 Prod Use: 0 Assessed: 32,830	
			Situs: 1233 E SANTA GERTRUDIS Mtg Cd:	Prod Mkt: 0 Exemptions:	
			DBA:		

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			32,830	0	32,830	0.825000	270.85

21997	66356	100.00 R	**Geo: 125700103000192**	Effective Acres: 0.000000 Imp HS: 20,220 Market: 23,220	
FLORES CYNTHIA			FILIBERTO AC 1, BLOCK 1, LOT E/2 E/2 3	Imp NHS: 0 Prod Loss: 0	
1230 E RICHARD				Land HS: 3,000 Appraised: 23,220	
KINGSVILLE, TX 78363			Acres:	0.0000 Land NHS: 0 Cap: 0	
			State Codes: A Map ID:	B1 Prod Use: 0 Assessed: 23,220	
			Situs: 1230 E RICHARD AVE TX Mtg Cd:	Prod Mkt: 0 Exemptions: HS	
			DBA:		

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			23,220	0	23,220	0.825000	191.56

22640	18844	100.00 R	**Geo: 125700103001192**	Effective Acres: 0.000000 Imp HS: 17,640 Market: 20,640	
PENA GUADALUPE N			FILIBERTO AC 1, BLOCK 1, LOT W/2 E/2 3	Imp NHS: 0 Prod Loss: 0	
1228 E RICHARD AVE				Land HS: 3,000 Appraised: 20,640	
KINGSVILLE, TX 78363-4755			Acres:	0.0000 Land NHS: 0 Cap: 0	
			State Codes: A Map ID:	B1 Prod Use: 0 Assessed: 20,640	
			Situs: 1228 E RICHARD Mtg Cd:	Prod Mkt: 0 Exemptions: HS	
			DBA:		

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			20,640	0	20,640	0.825000	170.28

Kleberg CAD

Property Search > 13594 ESPINOZA RAMON JR EST for Year 2019

Tax Year: 2019 - Values not available

Property

Account

Property ID:	13594	Legal Description:	FILIBERTO AC 1, BLOCK 1, LOT W/2 W/2 2
Geographic ID:	125700102000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	1225 E SANTA GERTRUDIS	Mapsco:	
Neighborhood:		Map ID:	B1
Neighborhood CD:			

Owner

Name:	ESPINOZA RAMON JR EST	Owner ID:	64138
Mailing Address:	1225 E SANTA GERTRUDIS ST KINGSVILLE, TX 78363-4703	% 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: ESPINOZA RAMON JR EST
% 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:** 726.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EWB	1950	630.0
OPFA	OPEN PORCH FRAME AVERAGE	*		1950	60.0
SAFF	STORAGE ATTACHED FRAME FINISHED	*		1950	216.0
MAAD	ADDN (INC W/MAIN FOR SF PRICING)	NV		1950	96.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.1607	7000.00	50.00	140.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	$18,260	$3,060	0	21,320	$0	$21,320
2017	$14,620	$3,060	0	17,680	$0	$17,680
2016	$14,620	$3,060	0	17,680	$0	$17,680
2015	$14,620	$3,060	0	17,680	$0	$17,680
2014	$14,620	$3,060	0	17,680	$0	$17,680
2013	$14,620	$3,060	0	17,680	$0	$17,680
2012	$14,620	$3,000	0	17,620	$0	$17,620
2011	$18,290	$3,000	0	21,290	$0	$21,290
2010	$18,290	$3,000	0	21,290	$0	$21,290
2009	$18,290	$3,000	0	21,290	$0	$21,290
2008	$18,290	$3,000	0	21,290	$0	$21,290
2007	$18,290	$3,000	0	21,290	$0	$21,290
2006	$18,290	$3,000	0	21,290	$500	$20,790
2005	$15,900	$3,000	0	18,900	$0	$18,900

Questions Please Call (361) 595-5775

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

© N. Harris Computer Corporation

STATEMENT OF ALL TAXES DUE

ACCT # 1-257-001-02000-192
DATE 03/11/2019
SD

MELISSA T DELAGARZA, PCC
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

Property Description

FILIBERTO AC 1, BLOCK 1, LOT W/2 W/2 2

TOWN -
ACRES - .160

LOCATION- 1225 E SANTA GERTRUDIS

Values

LAND MKT VALUE	3,060	IMPR/PERS MKT VAL	18,260
LAND AGR VALUE		MKT. BEFORE EXEMP	21,320
		LIMITED TXBL. VAL	
EXEMPTIONS GRANTED:	NONE		

ESPINOZA RAMON JR EST

1225 E SANTA GERTRUDIS ST

KINGSVILLE TX 78363-4703

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2007	25.87	27.77	12.77	76.37
TAXES 2008	71.99	93.04	33.41	200.45
TAXES 2008	72.00	93.60	33.12	198.72
TAXES 2009	288.05	351.43	127.89	767.37
TAXES 2010	38.43	42.28	16.14	96.85
TAXES 2011	175.83	172.31	69.62	417.76
TAXES 2013	121.05	89.58	42.12	252.75
TAXES 2014	121.05	75.06	39.22	235.33
TAXES 2015	125.02	62.51	37.51	225.04
TAXES 2016	125.80	47.81	34.72	208.33
TAXES 2017	23.90	6.22	6.03	36.15
TAXES 2018	685.88	61.73	.00	747.61
	1,946.87	1,227.49	485.33	3,659.69

ACCT # 1-257-001-02000-192

TOTAL DUE 03/2019	3,659.69
TOTAL DUE 04/2019	3,688.54
TOTAL DUE 05/2019	3,717.33
TOTAL DUE 06/2019	3,746.21

YOU MAY PAY YOUR TAXES ONLINE AT www.texasonlinerecords.com
A PROCESSING FEE OF 2.95% WILL BE APPLIED TO CREDIT CARD PAYMENTS

ND811-LRKC

STATEMENT OF ALL TAXES DUE

ACCT # 1-257-001-02000-192
DATE 03/11/2019
SD

MELISSA T DELAGARZA, PCC
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
KLEBERG COUNTY	643.65	462.28	184.86	1,290.79
CITY OF KINGSVILLE	950.79	724.15	296.40	1,971.34
KINGSVILLE ISD	323.83	29.15	.00	352.98
SOUTH TX WATER AUTH	28.60	11.91	4.07	44.58

TAX LEVY FOR THE CURRENT ROLL YEAR:	137	166.61
TAX LEVY FOR THE CURRENT ROLL YEAR:	CITY	176.96
TAX LEVY FOR THE CURRENT ROLL YEAR:	KISD	323.83
TAX LEVY FOR THE CURRENT ROLL YEAR:	STWA	18.48
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR		685.88

YOU MAY PAY YOUR TAXES ONLINE AT www.texasonlinerecords.com
A PROCESSING FEE OF 2.95% WILL BE APPLIED TO CREDIT CARD PAYMENTS

ND811-LRKC

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY 13594 R
Legal Description
FILIBERTO AC 1, BLOCK 1, LOT W/2 W/2 2

OWNER ID
54138

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2019
ESPINOZA RAMON JR EST
1225 E SANTA GERTRUDIS ST
KINGSVILLE, TX 78363-4703

Entities

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values

IMPROVEMENTS		18,640
LAND MARKET	+	3,060
MARKET VALUE	=	21,700
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	21,700
HS CAP LOSS	-	0
ASSESSED VALUE	=	21,700

Ref ID2: R13594
125700102000192 Map ID 81

ACRES:
EFF. ACRES:

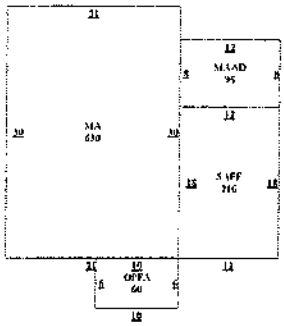
SITUS 1225 E SANTA GERTRUDIS

APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	CT
TOPOGRAPHY	LAST APPR. YR	2018
ROAD ACCESS	LAST INSP. DATE	03/27/2018
ZONING	NEXT INSP. DATE	
BUILDER		
NEXT REASON		
REMARKS	FOR '18 UPDATE APPR CHGS PER SITE INSP BY CT 3/27/18 5/7/18 JO – FOR NOTES ONLY: REM DEFERRAL INFO FROM LEGAL DESC PER HOUSE BILL 394 7/10/15 TF/MMG – FOR 2015	

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
11/10/2017	*****	ESPINOZA RAMON J	DEATH / /
05/25/2005	*****	SWARTZ & BROUGH	SPWD/VL / 309 / 202
11/12/2004	*****	GONZALEZ ESTER -	WD / 295 / 872

SUBD: S257 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF3/	630.0	63.97	1	1950	1976	* 40,300	40%	100%	100%	100%	100%	0.40	16,120
	OPFA	OPEN PORCH F	R	*/	60.0	12.79	1	1950	1976	* 770	40%	100%	100%	100%	100%	0.40	310
	SAFF	STORAGE ATTA	R	*/	216.0	25.59	1	1950	1976	* 5,530	40%	100%	100%	100%	100%	0.40	2,210
	MAAD	ADDN (INC W/	F	NV/	96.0	0.00	1	1950	1976		100%	100%	100%	100%	100%	1.00	0
1	RESIDENTIAL			STCD: A1	1,002.0		Homesite: N			46,600							18,640

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EWB	0
Interior Finish	1	IN1	0
Roof Style	1	RT2	0
Flooring	1	FL3	0
Heating/Cooling	1	HA5	0
Plumbing	1	1	0
			0

PRELIMINARY VALUE SUBJECT TO CHANGE

SUBD: S257 100.00% NBHD:

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1	A1		FF60D130	A1	N	FF	50X140	61.20	3,060	1.00	1.00	A	3,060	NO			0.00	0
													3,060					0

Comment: F: 50 R: 50 D: 140 FF

Effective Date of Appraisal: January 1 Date Printed: 03/04/2019 11:31:38AM by NORMAA

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

MARCH 01, 2019

RAMON ESPINOZA JR EST
1225 E SANTA GERTRUDIS
KINGSVILLE, TX 78363

Re: FILIBERTO AC 1, BLOCK 1, LOT W/2 W/2 2 1225 E SANTA GERTRUDIS FRONT AND BACK STRUCTURES

Dear Sir or Madam:

It has been determined that the structure at **1225 E SANTA GERTRUDIS** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
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AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

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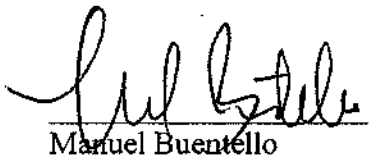
Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

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

Sincerely,



Manuel Buentello
Building Official

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

JUNE 29, 2020

RAMON ESPINOZA JR
1225 E SANTA GERTRUIDS
KINGSVILLE, TX 78363

Re: FILIBERTO AC 1, BLOCK 1, LOT W/2 W/2 2 1225 E SANTA GERTRUIDS

Dear Sir or Madam:

It has been determined that the structure at **1225 E SANTA GERTRUDIS** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
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If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,



George Martinez
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 - KINGSVILLE, TEXAS 78364

AUGUST 15, 2023

RAMON ESPINOZA JR
1225 E SANTA GERTRUDIS
KINGSVILLE, TX, 78363

Re: FILBERTO AC 1, BLOCK 1, LOT W/2 W/2 2 1225 E SANTA GERTRUDIS KINGSVILLE TX FRONT AND BACK STRUCTURES

Dear Sir or Madam:

It has been determined that the structure at **1225 E Santa Gertrudis Kingsville, TX 78363** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

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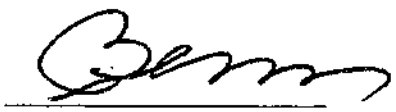

Belinda Tarver

Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7021 0950 0000 4793 8890

NOVEMBER 2, 2023

RAMON ESPINOZA JR
1225 E SANTA GERTRUDIS
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 1225 E SANTA GERTRUDIS**

Dear Sir or Madam:

On AUGUST 15, 2023, a letter was sent from the City of Kingsville stating that your property located at **1225 E SANTA GERTUDIS** was a fire hazard or was dangerous to human life or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, DECEMBER 11, 2023,** at **5:00 p.m**. to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **DECEMBER 11, 2023**.

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

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

Sincerely,

Belinda Tarver
Building Official

Chase Continued from page 1



A Nov. 2 chase from Kingsville to Bishop ends in the 400 block of East 2nd Street, where the pickup truck driven by Robert Cano crashed into the porch of a home. (Submitted photo)

to enter a house in the 400 block of East 3rd Street, where officers caught up to him. A struggle ensued and the suspect was tasered. He was identified as Robert Cano, 34, of Kingsville and was taken into custody without injury.

In addition to KPD units, Kleberg County Precinct 1 Constable, Nueces County Precinct 3 Constable's Department and Bishop Police Department officers, assisted as the pursuit ended.

Cano is in the Kleberg County Jail for:

- Evading Arrest with Vehicle (3d Degree Felony)
- Evading Arrest with Previous Conviction (State Jail Felony)
- Assault Causes Bodily Injury-Family Member (Class A Misdemeanor), Kleberg County warrant.
- Possession of Controlled Substance, less than 1 gram (State Jail Felony), Nueces County warrant.

USS Kingsville Continued from page 1

community stake holder groups including the Kingsville Chamber of Commerce, Navy League, the Commissioning Committee as well as city and county elected officials. The group was also provided tours of Naval Air Station Kingsville and the King Ranch.

"The visit from the ship's crew and commissioning support team really bring homes the fact that we are just about one year from commissioning the USS Kingsville," said Manny Salazar, member of the USS Commissioning Committee and President/CEO of the Kingsville Chamber of Commerce. "The process has been long but we were so excited to be talk logistics for the actual event. On top of that, it was great to show them what makes Kingsville such a special place and how proud we are for the recognition and honor of being a namesake community."

The primary purposes of the visit were to establish closer relations with the community through the series of meetings and to tour the Port of Corpus Christi to determine the feasibility of a commissioning ceremony at that facility.

Port officials were most accommodating with providing the best option for birthing the ship, and facilitating the commissioning ceremony.

The commissioning committee hopes to receive formal approval on the location from the United States Navy in early 2024 with an anticipated commissioning in fall of 2024.

Once commissioned, the USS Kingsville will be one of only two Navy vessels bearing the name of a Texas city along with the USS Fort Worth.

Meeting Continued from page 1

years ago and has dropped in price significantly, put together a seven-page inter-local agreement for commissioners to review at the meeting.

The city manager suggested the city pay the first full payment of $83,000, which is due Dec. 12.

The second payment, due Oct. 12, 2024, would be split equally between the city and county. Then the final payment, due Oct. 12, 2025, would be paid solely by the county.

McLaughlin pointed out that the amounts could be slightly lower, when adjusted for the expected lower number of radios to be reprogrammed than estimated.

County commissioners unanimously approved the measure, while the city will place it on the Nov. 13 meeting for vote.

City and county officials also discussed an EMS agreement that would potentially see the city provide EMS ambulance coverage for the northern section of Kleberg County.

Kleberg County Judge Rudy Madrid said the county currently oversees operation of two ambulance units: one in the Ricardo/Riviera area, and another that serves parts of Kingsville.

"The prices for ambulance service have gotten extremely high," Madrid said.

The city of Kingsville also oversees operation of two ambulance units, with one unmanned unit held in reserve.

It was pointed out that the city of Kingsville had a similar agreement to provide service in Bishop years ago.

"We have to make sure our costs are covered if we agree to do this," Kingsville Mayor Sam Fugate said.

Madrid said he'd ideally like to partner with the city for ambulance service "for a couple of years" until the potential tax and financial benefits of the 1PointFive direct air capture unit comes into county coffers, allowing for more flexibility.

McLaughlin said the city's fire department responds to an average of 55-60 calls per week for EMS. He added that it's upwards of 80-90 calls per week during its busiest times, seeing an ambulance call once every two hours.



Kingsville City commissioners held a joint meeting with Kleberg County Commissioners Nov. 1, as the governmental entities discussed partnerships and other unified goals. (Photo by J.T. Strasner)

"I think we're a little premature on this," Fugate said in summation. "We'll let our attorney and fire chief kick the idea around."

No action was taken.

City and county officials also discussed an amendment to the inter-local agreement on housing jail inmates.

The city had previously paid $55 per day for up to seven inmates, and those spots were reserved. The city paid an increased per day premium for inmates beyond those seven spots.

Under the new agreement, the city would pay $125 per day per inmate, and keep the seven reserved spots.

McLaughlin said there was a time when those seven spots were not reserved, which created a situation where those arrested on warrant violations could not be held at the jail, because of a lack of room.

"Having those seven spots is very important," McLaughlin said.

Madrid said increasing fees for jail use is critical, as operation of the jail has become very expensive.

"Our budget just for operating the jail this year is $3 million," he said.

Healthcare, indigent care, meals, transportation and other costs have gone up significantly in recent years.

"Healthcare is the really big one," Madrid said.

Paying overtime to staff has also been costly, as there have been staff shortages. If an inmate goes to the emergency room, a deputy has to go with the inmate, sometimes staying hours upon end, creating more overtime and comp time.

"We just paid an obscene amount to zero out the comp time for our sheriff's department," Madrid said.

"I'm aware the city need to pay its fair share," McLaughlin said of jail costs.

No action was taken, as both entities will continue to look at the inter-local agreement and come to terms.



?? 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. A mother cat's purring acts as a what, signaling kittens to nurse before their eyes have opened.
2. The tsetse fly carries what disease?
3. What is the smallest bird?
4. A mean-spirited woman gets her nickname from what rodent?
5. Toxicology is the study of what?
6. What is the hardest bone in the human body?
7. What is the name of the system blind people used to read?
8. What are the first 6 values of Pi?
9. What is the largest rodent alive today?
10. What happens when the sound barrier is broken?

(Answers will be in the next issue)

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

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

TRIVIA ANSWERS

Nov. 2, 2023 issue

1. Naval Lt. Jacques Cousteau and Engineer Emil Gagnan
2. Goats don't close their eyes when sleeping.
3. The Bristlecone Pine
4. In the ear. (hammer, anvil and stapes)
5. 32
6. Uranus
7. To get to insects below the bark.
8. No. Now be honest, did you try?
9. Pigmy Shrew
10. Extrasolar planets

PUBLIC NOTICE

The City Commission will meet on Monday, December 11, 2023, at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

406 E LEE
424 W FORDYCE
527 E ALICE
508 S 2ND
1225 E SANTA GERTRUDIS

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any of these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on the agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

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Ramon Espinoza Jr
1225 E Santa Gertrudis
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Kingsville TEXAS

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

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Ramon Espinoza Jr
1225 E Santa Gertrudis
78363

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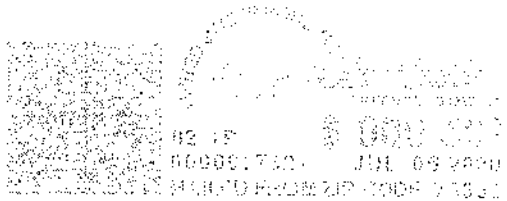
Kingsville TEXAS

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364



Ramon Espinoza Jr
1225 E Santa Gertrudis
Kingsville TX 78363

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Kingsville TEXAS



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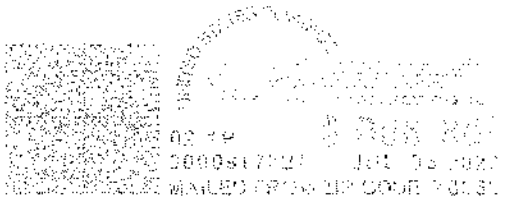

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1225 E Santa Gertrudis
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Ramon Espinoza Jr
1225 E Santa Gertrudis
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Google Maps 1225 E Santa Gertrudis St



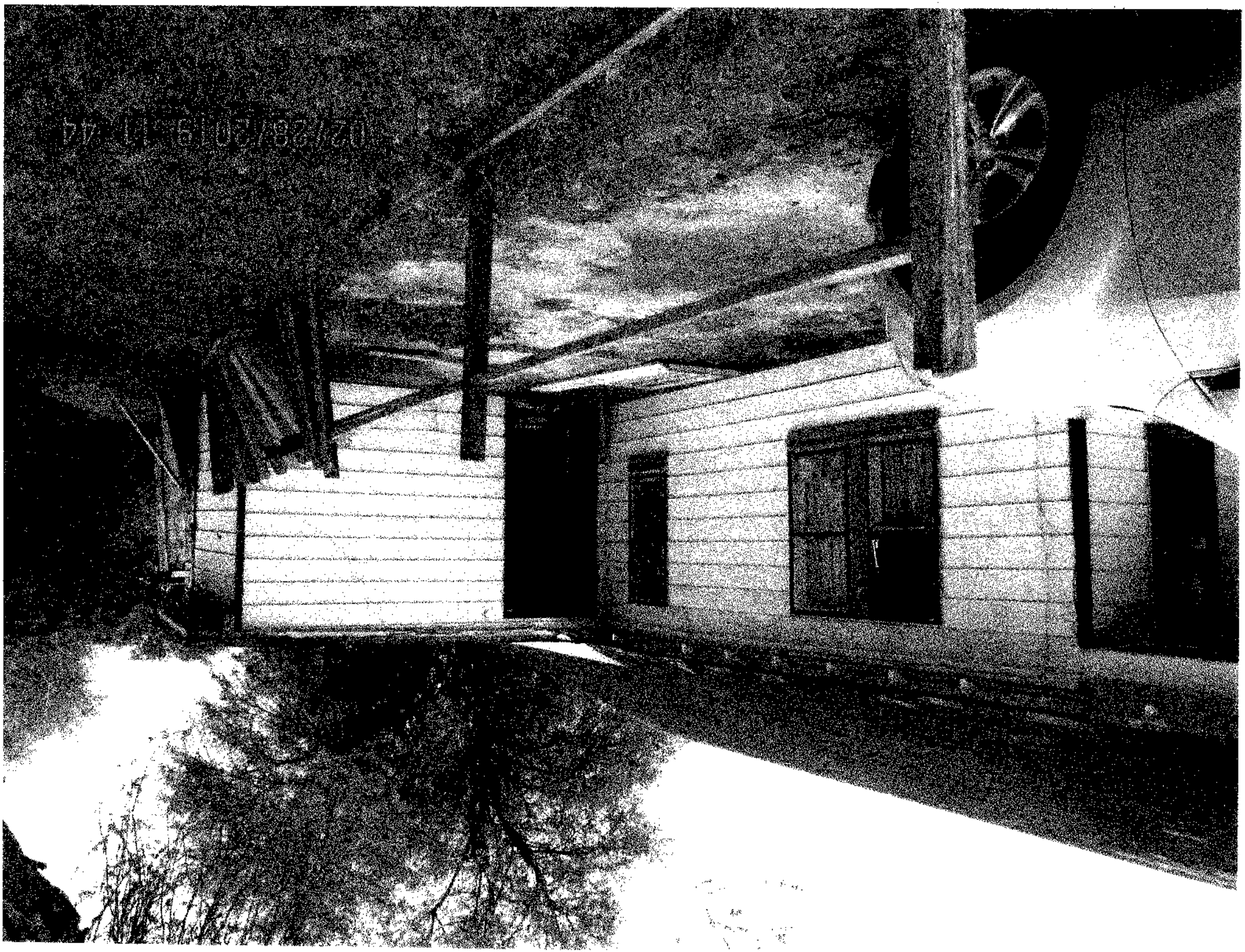


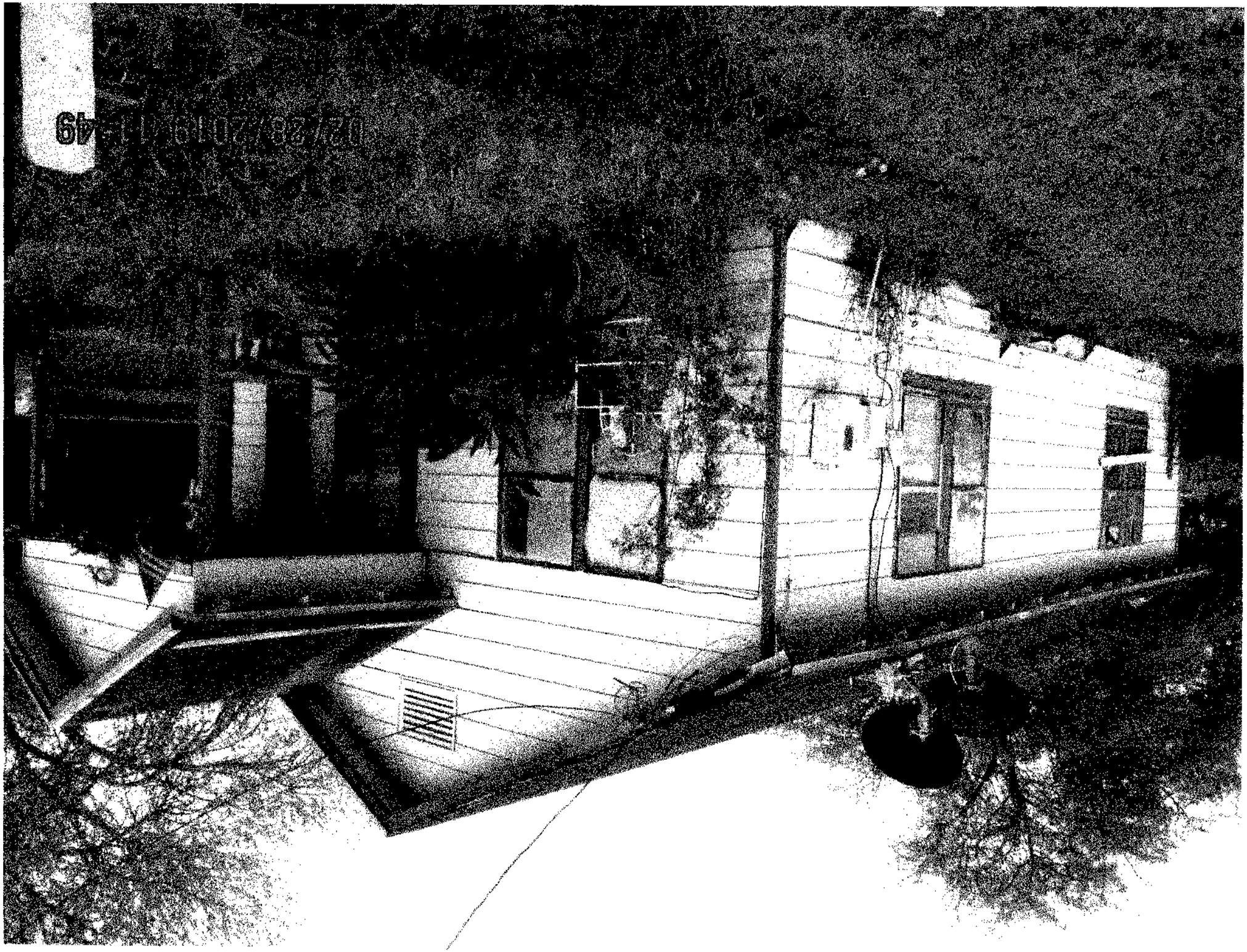
1225 E Santa Gertrudis St

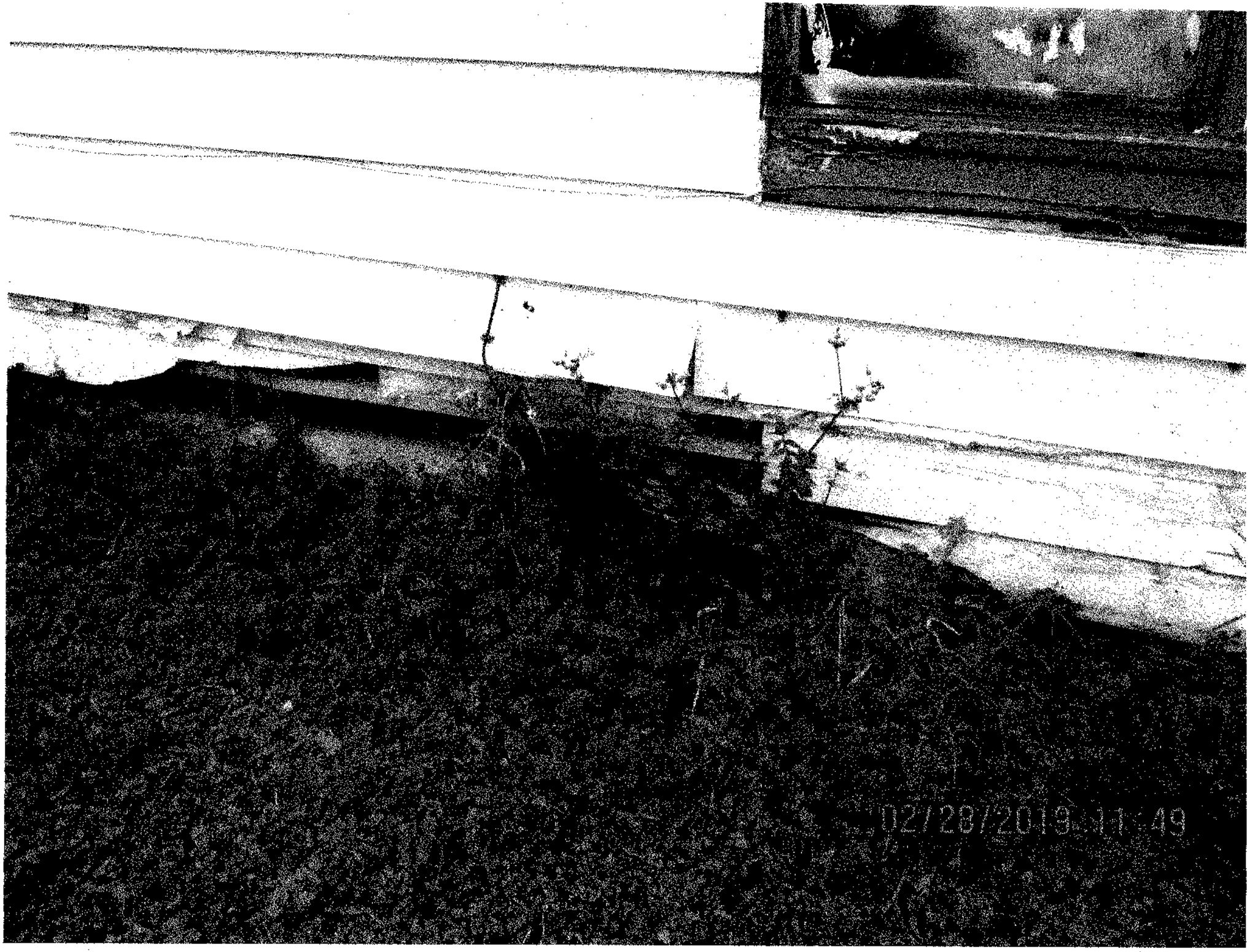
Kingsville, TX 78363

Photos





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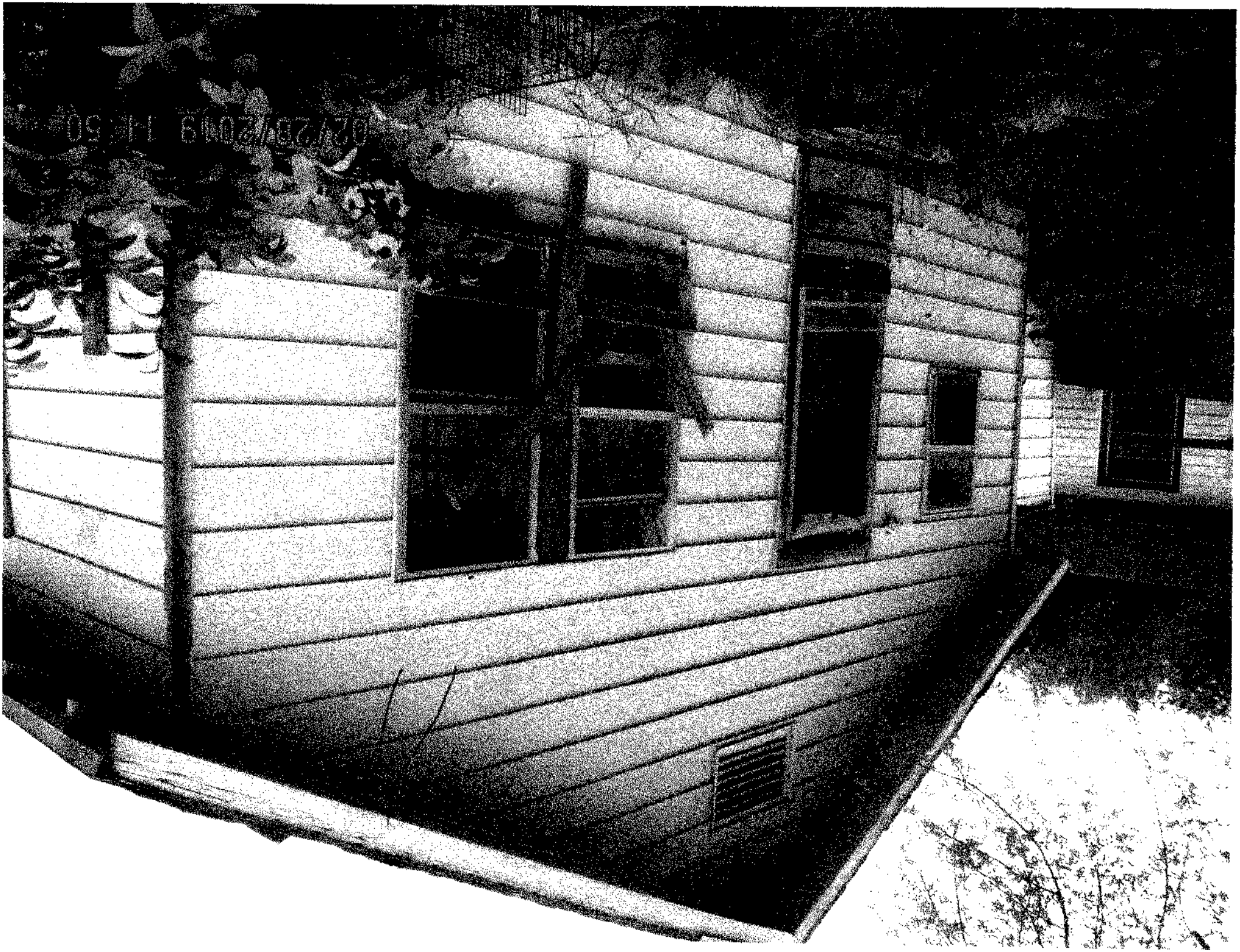


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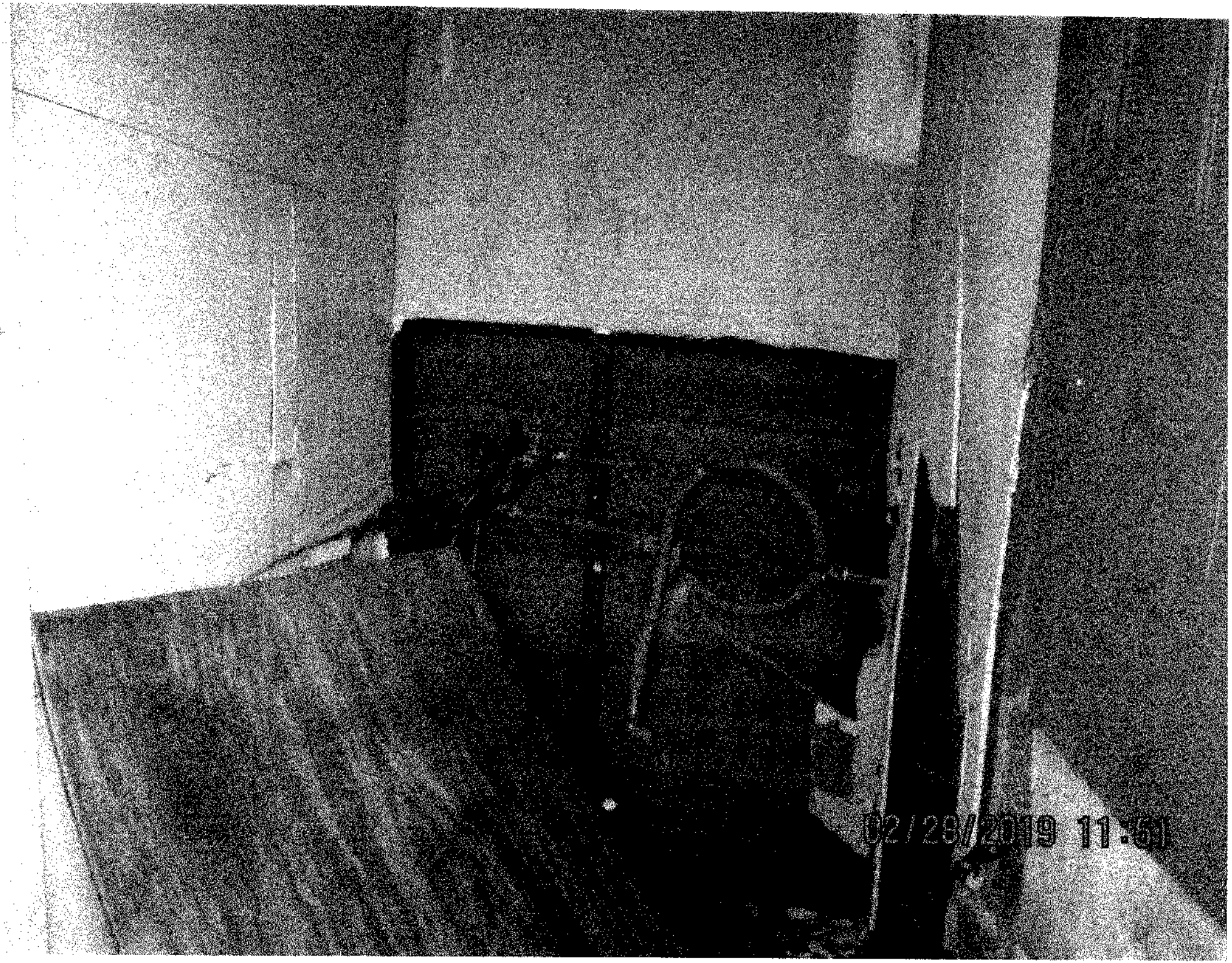
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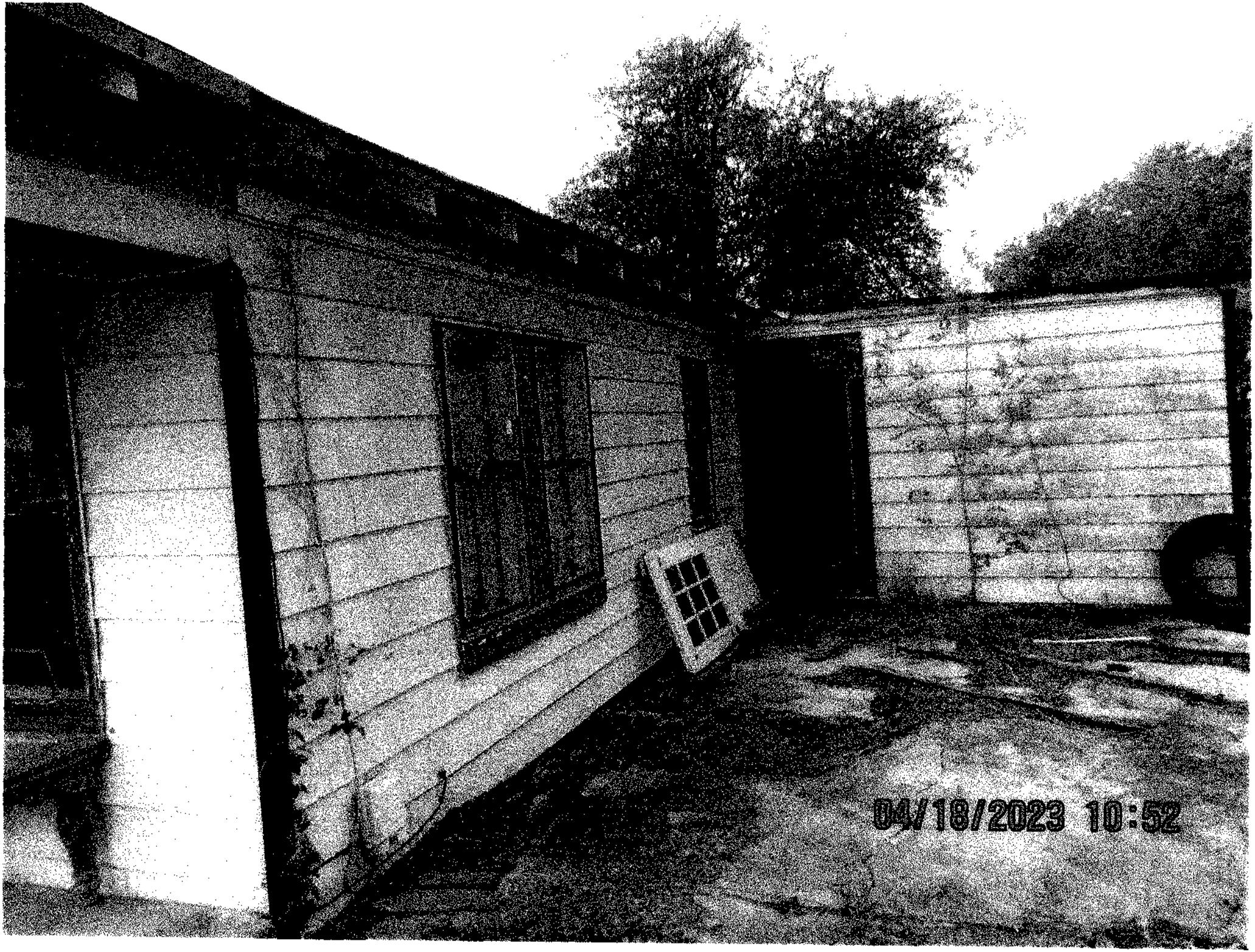
02/28/2019 11:52


02/28/2019 11:52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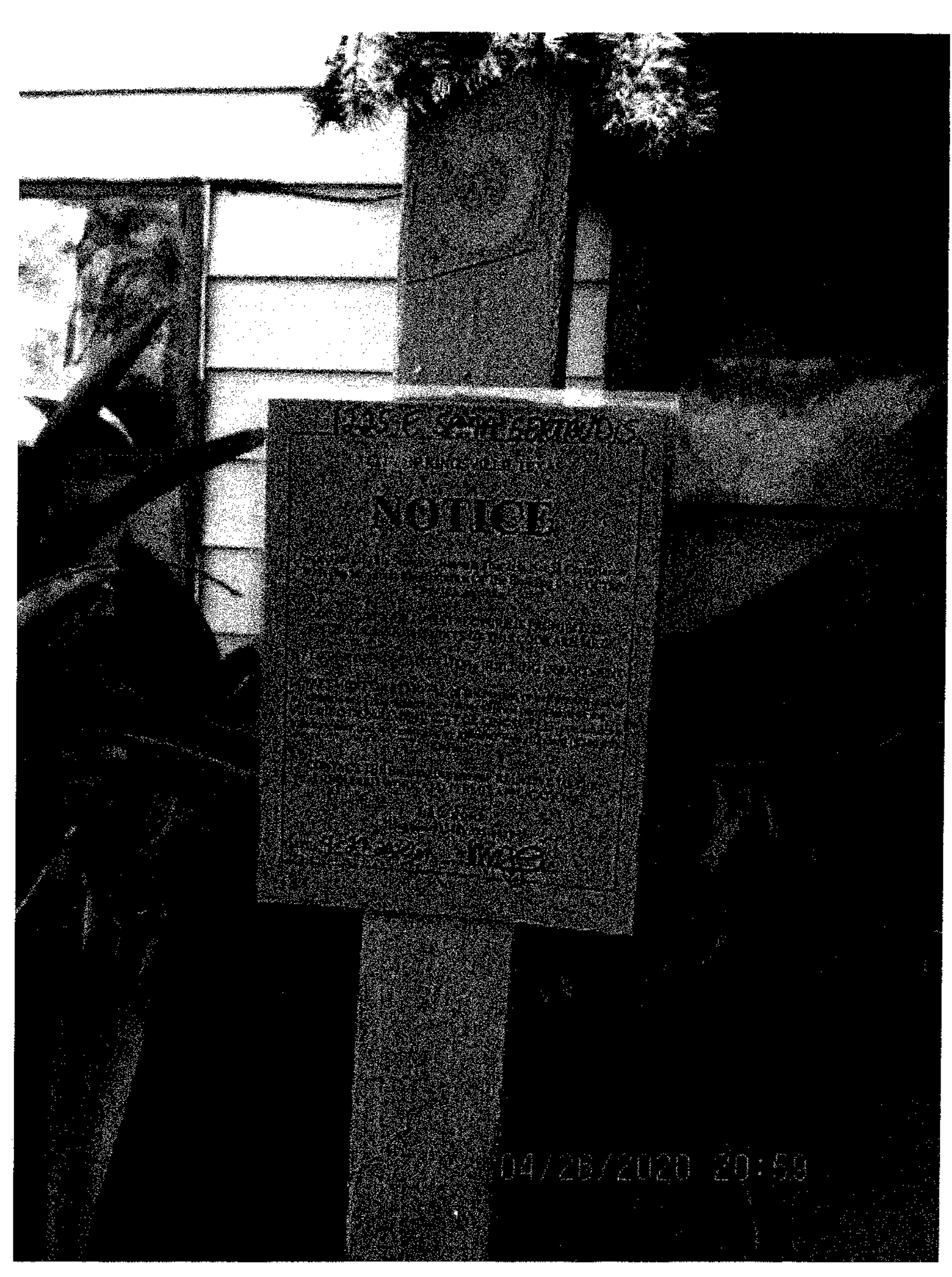

NOTICE
04/29/2020 20:59


07/16/2018 13:45


04/26/2020 20:59


04/28/2024


04/26/2020 20:

CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION

OF 1225 E Santa Gertrudis ON

October 23, 2023

BY ORDER OF BUILDING OFFICIAL

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

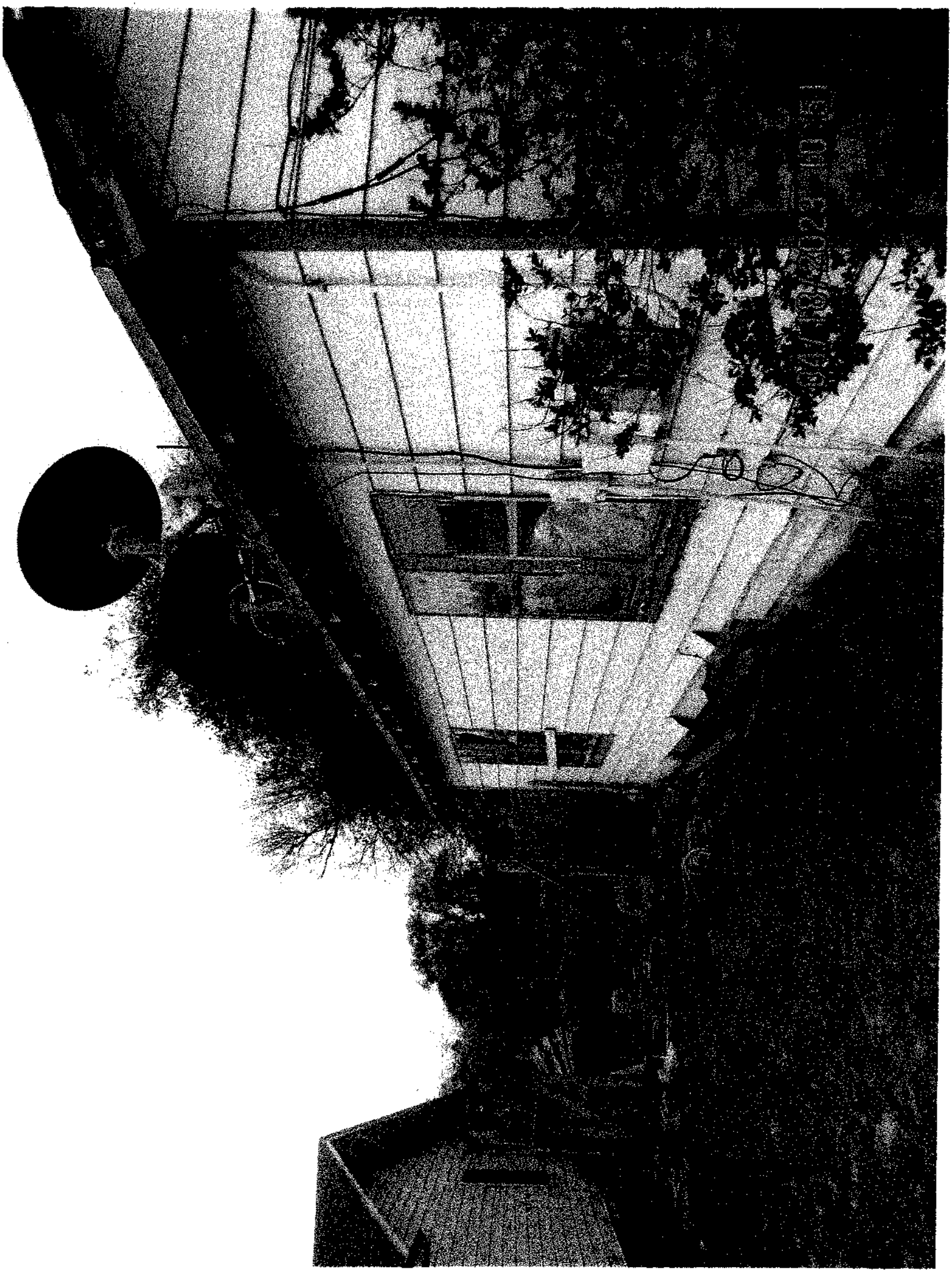
CONTACT The Building Department at
410 W KING
Telephone: (361) 595-8019

DATE: 9/8/2023 BY: [signature]
Belmont Harper Building Official

09/08/2023 14:37


09/08/2023 14:37


04/18/2023 10:51



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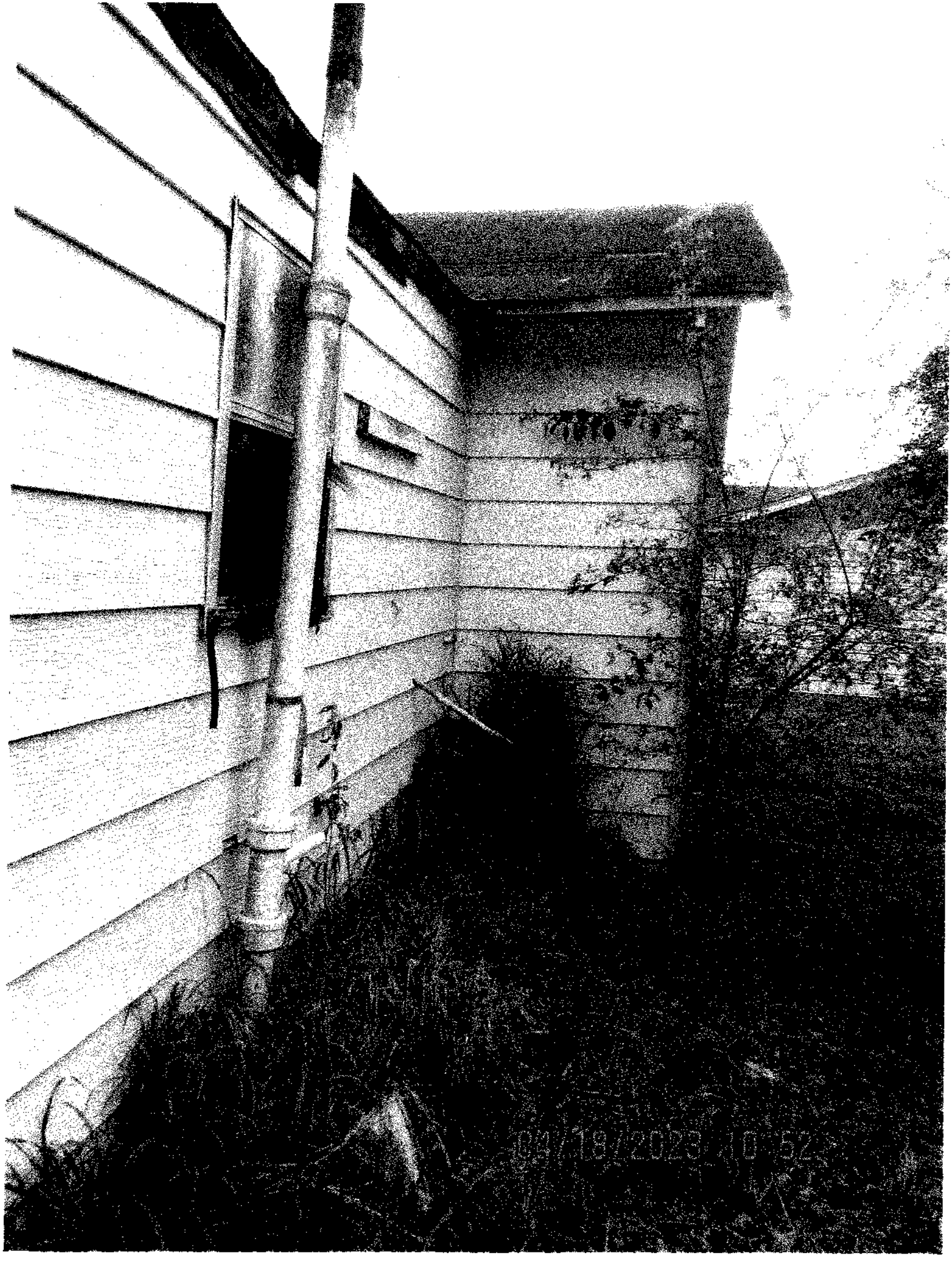
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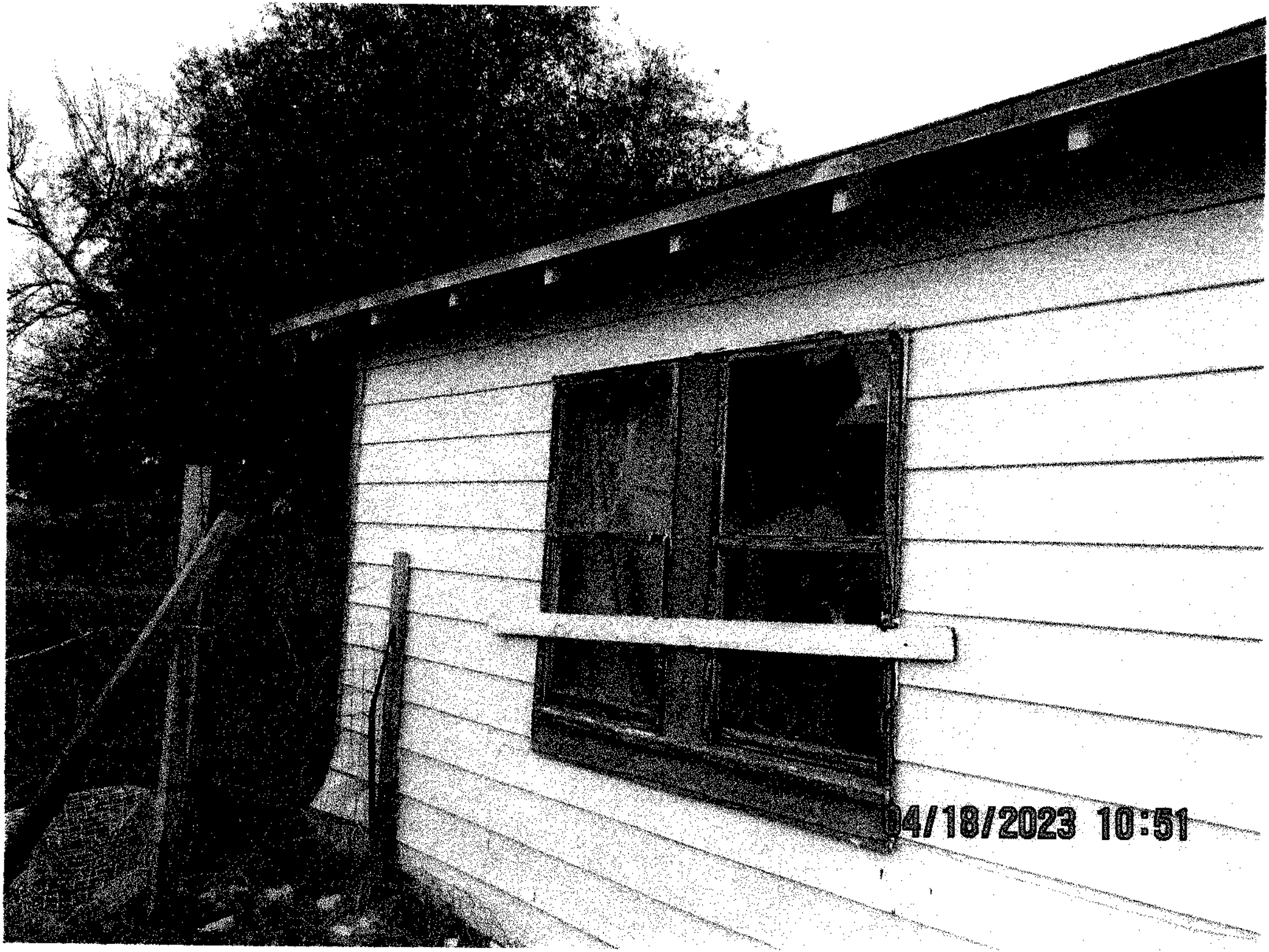
18/2023 10:52


04/18/2023 10:51


04/18/2023 10:51

CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION

OF [illegible]

[illegible]

[illegible]

[illegible]

[illegible]

CONTACT: The Building Department
410 W KING
Telephone: (361) 595-8019

DATE [illegible] BY [illegible]

11/14/2023 10:58



PUBLIC HEARING #3

City of Kingsville
Planning and Development Services Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Kobby Agyekum, Senior Planner/HPO

DATE: November 29, 2023

SUBJECT: Properties for demolition

Summary: The Department of Planning and Development Services has isolated five properties for demolition and seeks City Commission's approval for their condemnation and subsequent demolition.

Background: The Code of Ordinances of the City of Kingsville provides for building condemnation if it is uninhabitable in *Section 15-1-165. - Condemned Building or structure; specifications.* The Planning and Development Services department carried out detailed inspections that revealed the unsafe and dilapidated state of the buildings. Consequently, these buildings have been declared uninhabitable. The relevant owners have been duly notified and nothing has been done to improve or remove the dilapidated structures. Copies of the notifications are attached for review.

Financial Impact: Cost incurred will be billed to owners.

Recommendation: Staff recommends the Following properties to be authorized for demolition:

1. 406 East Lee Avenue, Kingsville Texas 78363
2. 424 West Fordyce Avenue, Kingsville Texas 78363
3. 527 East Alice Avenue, Kingsville Texas 78363
4. 508 S 2nd Street, Kingsville Texas 78363
5. 1225 East Santa Gertrudis Avenue, Kingsville Texas 78363

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INSPECTOR
508 S 2nd		Maryann Trejo
LEGAL DESCRIPTION	**BLOCK**	**LOT**
2nd	2	S/2 1-2
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**
8 Sisters 2 Brothers	PO Box 3396	Santa Clara, CA 95055

PROPERTY CONDITION REPORT

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

REASON CODES:

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

COMMENT CODES:

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

BUILDING OFFICIAL COMMENTS:

Found theoverall condition to be in severe and hazardous state of disrepair. It is unsecured and very dangerous allowing easy access for animals, vagrants and criminal acativity

HAS BEEN WITHOUT WATER SINCE 8/31/04 AND ELECTRICAL SINCE

SIGNATURE: _____ DATE: 3-23-2021

CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		Initiated By	Building Official
508 S 2nd St		MaryAnn Trejo	Nicholas Daniels
LEGAL DESCRIPTION	**BLOCK**	**LOT**	
2nd	Block 2	Lot S/2 1-2	
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**	
8 Sisters 2 Brothers	PO BOX 3396	SANTA CLARA, CA 95055	

PROPERTY CONDITION REPORT

	Y OR N	ACCEPTABLE			REASON CODE	COMMENT CODES
PICTURES TAKEN:	Y	YES	NO	N/A		
Building						
Condition			X		AB,C,D,NR	1,2,5,6
Yard						
Condition			X		OV	
Utilities						
Electric				X		
Gas				X		
Water				X		
Roof						
Covering			X		B,C,D,NR	
Walls						
Exterior		X				
Interior				X		
Ceilings				X	MI	
Windows/Doors						
Secured			X			
Condition			X		AB,B,NR	
Foundation						
Exterior				X		
Interior				X		
Plumbing				X		
Electrical			X		OU,NR	

REASON CODES:

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

COMMENT CODES:

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

BUILDING OFFICIAL COMMENTS: Revisting this property, it was determined in 2015 that the property would be undergoing restoration. It has continued to fall into further disrepair with no construction permits being obtained to restore the building. It remains unsecure, an attractive nuisance to childre, a harbor for vagrants and potential wind born debris.

SIGNATURE: _____ DATE: 06/01/22

CITY OF KINGSVILLE BUILDING OFFICIAL

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		Initiated By	Building Official
508 S 2nd St		Maryann Trejo	Nicholas Daniels
LEGAL DESCRIPTION	**BLOCK**	**LOT**	
2nd	Block 2	Lot S/2 1-2	
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**	
8 Sisters 2 Brothers	PO BOX 3396	Santa Clara, CA 95055	

PROPERTY CONDITION REPORT

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

REASON CODES:

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

COMMENT CODES:

1. AN ATTRACTIVE NUISANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. Uncovered Roof
6. Graffiti

BUILDING OFFICIAL COMMENTS: Building has not had any plans submitted for repair, it remains dilapidated and slowly falling into further disrepair. It remains unsecure, an attractive nuisance to children, a garbor for vagrans and potential for windborne debris. Was allowed further time to repair in 2015 at a comission meeting no work complete.

SIGNATURE: _____ DATE: 07/25/2022

CITY OF KINGSVILLE BUILDING OFFICIAL

CONDEMNATION CHECKLIST

Property Address: 508 S 2nd Phone: _____

Property Owner: 8 sister 2 Brothers Phone: _____

Owner's Address: P.O. Box 3396 Fax: _____
Santa Clara, CA 95055

PLANNED DATE	ACTUAL DATE	ACTION
☐ 3-23-2021	3-23-2021	1. Identify structure unfit for human habitation.
☐ 3-22-2021	3-22-2021	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 3-31-2021	3-31-2021	3. Determine ownership from county assessment & tax collection record.
☐ 3-31-2021	3-31-2021	4. Obtain legal description.
☐ 3-31-2021	3-31-2021	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 4-1-2021	4-01-2021	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
☐ 3-10-2022	3-10-2022	7. 2nd Notice Sent. (10 day response) (Optional)
☐ _____	_____	8. If response is not received or is not adequate, proceed as follows:
☐ 9-7-23	9-7-23	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
NOV 2, 2023	NOV 2, 2023	
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 9-6-23	9-6-23	1) Post affidavit in newspaper twice a week for one week
☐ 9-18-23	9-18-23	10. Post sign on property advising date the City

☐	7-20-2022	7-20-2022
☐	9-18-23	9-18-23
☐	9-21-23	9-21-23
	NOV 1, 2023	NOV 1, 2023

Council will consider condemnation of structure.

11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
12. Photograph posted sign with date stamp.
13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
    - ☐ a. Location Map
    - ☐ b. Photographs of the structure with date stamp
    - ☐ c. Inspection report
    - ☐ d. Pre-condemnation notice
    - ☐ e. Condemnation resolution

☐	_____	_____
☐	_____	_____
☐	_____	_____
☐	_____	_____
☐	_____	_____
☐	_____	_____
☐	_____	_____
☐	_____	_____
☐	_____	_____

14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
15. City Council adopts condemnation resolution.
16. File Notice of Condemnation with the County Clerk.
17. Send owner(s) & other vested interests the following:
    - ☐ a. Copy of the City Council resolution.
    - ☐ b. 45-day order to demolish
18. Post 45-day Order to Demolish on structure.
    - ☐ a. Take photo with date stamp
19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
20. Photograph posted notice with date stamp.
21. Notify utility companies to disconnect & remove services from structure for safe demolition.
22. Issue Notice to Proceed to Public Works Director and Demolition Crew.
23. Prepare demolition cost statement consisting of:
    - ☐ a. Mailing fees
    - ☐ b. Publication fees

☐ c. Demolition costs

☐ d. Landfill tipping fees

☐ e. Filing fees

☐ f. Administrative fees

☐ g. Any documentation miscellaneous costs

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

2021 TAX STATEMENT

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

Certified Owner:
8 SISTERS 2 BROTHERS
PO BOX 3396
SANTA CLARA, CA 95055

Legal Description:
2ND, BLOCK 2, LOT S/2 1-2

Account No: 100400201010192 **Appr. Dist. No.:31586**
As of Date: 03/09/2022

Legal Acres: .0803
Parcel Address:508 S 2ND ST
Print Date: 03/09/2022 **Print By:** JLARA

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
$660	$2,940	$3,600	$3,600	$0	$0	$0	$3,600

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
KLEBERG COUNTY	$3,600		$0.00	$3,600	0.7718700	$27.79
SALES TAX SAVINGS IS $5.02						
CITY OF KINGSVILLE	$3,600		$0.00	$3,600	0.8400000	$30.24
SALES TAX SAVINGS IS $6.69						
KINGSVILLE ISD	$3,600		$0.00	$3,600	1.5189000	$54.68
SOUTH TX WATER AUTH	$3,600		$0.00	$3,600	0.0824260	$2.97

Total Tax: $115.68
Total Tax Paid to date: $115.68
Total Tax Remaining: $0.00

Exemptions:

AMOUNT DUE IF PAID BY:

03/31/2022 9%	05/02/2022 11%	05/31/2022 13%	06/30/2022 15%	08/01/2022 18 + up to 20%	08/31/2022 19 + up to 20%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

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

School Information:
KINGSVILLE ISD 2021 M&O 1.0265000 I&S .49240000 Total 1.5189000 2020 M&O 1.0533000 I&S .46560000 Total 1.5189000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT. 4.1.73

Print Date: 03/09/2022

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:
MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364
361-595-8542

100400201010192

100400201010192
8 SISTERS 2 BROTHERS
PO BOX 3396
SANTA CLARA, CA 95055

AMOUNT PAID:
$_____.____

N0811-LBKC

2021

Account

Property ID:	31586	Legal Description:	2ND, BLOCK 2, LOT S/2 1-2
Geographic ID:	100400201010192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	508 S 2ND ST TX	Mapsco:	
Neighborhood:		Map ID:	A2
Neighborhood CD:			

Owner

Name:	8 SISTERS 2 BROTHERS	Owner ID:	57966
Mailing Address:	PO BOX 3396 SANTA CLARA, CA 95055	% Ownership:	100.0000000000%
		Exemptions:	

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$2,940	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$660	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$3,600	
(–) Ag or Timber Use Value Reduction:	–	$0	
(=) Appraised Value:	=	$3,600	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$3,600	

Owner: 8 SISTERS 2 BROTHERS
% Ownership: 100.0000000000%
Total Value: $3,600

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	$3,600	$3,600	$0.00
CKI	CITY OF KINGSVILLE	0.840000	$3,600	$3,600	$30.24
GKL	KLEBERG COUNTY	0.771870	$3,600	$3,600	$27.79

SKI	KINGSVILLE I.S.D.	1.518900	$3,600		$3,600	$54.68
WST	SOUTH TEXAS WATER AUTHORITY	0.082426	$3,600		$3,600	$2.97
	Total Tax Rate:	3.213196				
				Taxes w/Current Exemptions:		$115.68
				Taxes w/o Exemptions:		$115.68

Improvement #1: COMMERCIAL **State Code:** F1 **Living Area:** 2032.0 sqft **Value:** $2,940

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	RS2L	EW5	1955	1592.0
MA	MAIN AREA	WH2L		1955	440.0
CN1	CANOPY BASIC (20%)	*		1955	96.0
CN1	CANOPY BASIC (20%)	*		1955	70.0
CON	CONCRETE SLAB COMMERCIAL	*		1955	1755.0

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	0.0803	3500.00	50.00	70.00	$660	$0

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	$2,940	$660	0	3,600	$0	$3,600
2020	$2,860	$660	0	3,520	$0	$3,520
2019	$2,800	$660	0	3,460	$0	$3,460
2018	$2,720	$660	0	3,380	$0	$3,380
2017	$2,720	$660	0	3,380	$0	$3,380
2016	$2,720	$660	0	3,380	$0	$3,380
2015	$2,720	$660	0	3,380	$0	$3,380
2014	$2,720	$660	0	3,380	$0	$3,380
2013	$2,720	$660	0	3,380	$0	$3,380
2012	$2,720	$500	0	3,220	$0	$3,220
2011	$2,720	$500	0	3,220	$0	$3,220
2010	$5,550	$500	0	6,050	$0	$6,050
2009	$5,550	$500	0	6,050	$0	$6,050
2008	$5,550	$500	0	6,050	$0	$6,050

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/14/2012	TXRS	TAX RESALE DEED	KLEBERG COUNTY TRUSTEE	8 SISTERS 2 BROTHERS	471	886	
2	8/12/2011	SHF	SHERIFF'S TAX DEED	DONE DEALS INC	KLEBERG COUNTY TRUSTEE	456	305	

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

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.

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY APPRAISAL INFORMATION 2022

PROPERTY 31586 R 11/30/2005

Legal Description
2ND, BLOCK 2, LOT S/2 1-2

OWNER ID 57956

OWNERSHIP 100.00%

8 SISTERS 2 BROTHERS
PO BOX 3396
SANTA CLARA, CA 95055

Ref ID2: R31586
100400201010192 Map ID A2

ACRES:
EFF. ACRES:

SITUS 508 S 2ND ST TX

APPR VAL METHOD: Cost

Entities	
CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

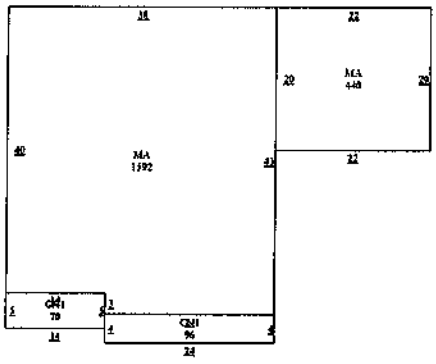
Values		
IMPROVEMENTS		3,070
LAND MARKET	+	660
MARKET VALUE	=	3,730
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	3,730
HS CAP LOSS	-	0
ASSESSED VALUE	=	3,730

GENERAL

UTILITIES		LAST APPR.	AYG/CT/M
TOPOGRAPHY		LAST APPR. YR	2021
ROAD ACCESS	PC	LAST INSP. DATE	09/24/2020
ZONING		NEXT INSP. DATE	
BUILDER			
NEXT REASON			

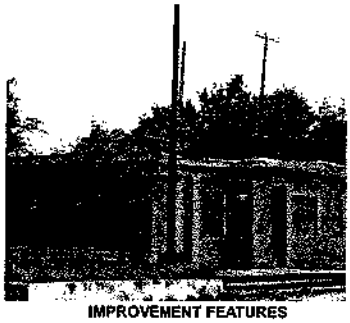
REMARKS FOR 2021 UPDATE PER NEW SCHEDULES - APPR AYG/CT/MMP 9/24/20 10/29/20 MMG – FOR 2020 UPDATE APPRAISAL CHGS AND/OR SCHEDULE CHGS PER SITE INSP - APPR CT

SKETCH for Improvement #1 (COMMERCIAL)



EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
06/14/2012	*****	KLEBERG COUNTY TTXRS	/ 471 / 886
08/12/2011	*****	DONE DEALS INC	SHF / 456 / 305

SUBD: S004 100.00% NBHD:

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	C	RS2L/	1,592.0	35.25	1	1955	1955	*	56,120	21%	20%	100%	100%	100%	0.04	2,360
	MA	MAIN AREA	C	WH2L/	440.0	22.97	1	1955	1955	*	10,110	21%	20%	100%	100%	100%	0.04	420
	CN1	CANOPY BASIC	C	*/	96.0	7.05	1	1955	1955	*	680	20%	20%	100%	100%	100%	0.04	30
	CN1	CANOPY BASIC	C	*/	70.0	7.05	1	1955	1955	*	490	20%	20%	100%	100%	100%	0.04	20
	CON	CONCRETE SLA	C	*/	1,755.0	3.44	1	1955	1955	*	6,040	20%	20%	100%	100%	100%	0.04	240
1.	COMMERCIAL		STCD: F1		3,953.0		Homesite: N				73,440							3,070

IMPROVEMENT FEATURES

Foundation	1	FD1	0
Exterior Wall	1	EW5	0
Interior Finish	1	IN4	0
Roof Style		RT3,RM3	0
Flooring	1	FL3	0
Heating/Cooling	1	HA2	0
Plumbing	1	1	0
			0

SUBD: S004 100.00% NBHD:

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	F1		FF20D140	F1	N	FF	50X70	13.20	660	1.00	1.00	A	660	NO			0.00	0
													660					0

Comment: F: 50.0 R: 50.0 FF

Effective Date of Appraisal: January 1 Date Printed: 03/08/2022 03:16:56PM by TATIANAM

Prop ID	Owner	%	Legal Description			Values		
15354	62815	100.00 R	**Geo: 100400131000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	35,450
RAMON EDDIE			2ND, BLOCK 1, LOT 31, 32		Imp NHS:	34,450	Prod Loss:	0
1906 MORNINGSIDE					Land HS:	0	Appraised:	35,450
ALICE, TX 78332				Acres: 0.0000	Land NHS:	1,000	Cap:	0
			State Codes: A	Map ID:	A2 Prod Use:	0	Assessed:	35,450
			Situs: 530 W FORDYCE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			35,450	0	35,450	0.852080	302.06

10262	13270	100.00 R	**Geo: 100400201000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	660
KLEBERG COUNTY TRUSTEE			2ND, BLOCK 2, LOT N/2 1-2, (E X E M P T)		Imp NHS:	0	Prod Loss:	0
PO BOX 1457					Land HS:	0	Appraised:	660
KINGSVILLE, TX 78364-1457				Acres: 0.0000	Land NHS:	660	Cap:	0
			State Codes: C1	Map ID:	A2 Prod Use:	0	Assessed:	660
			Situs: 500 2ND ST BLK TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	EX-XV
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			660	660	0	0.852080	0.00

31586	57966	100.00 R	**Geo: 100400201010192**	Effective Acres: 0.000000	Imp HS:	0	Market:	3,600
8 SISTERS 2 BROTHERS			2ND, BLOCK 2, LOT S/2 1-2		Imp NHS:	2,940	Prod Loss:	0
PO BOX 3396					Land HS:	0	Appraised:	3,600
SANTA CLARA, CA 95055				Acres: 0.0000	Land NHS:	660	Cap:	0
			State Codes: F1	Map ID:	A2 Prod Use:	0	Assessed:	3,600
			Situs: 508 S 2ND ST TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			3,600	0	3,600	0.852080	30.67

11012	41746	100.00 R	**Geo: 100400203000192**	Effective Acres: 0.000000	Imp HS:	16,960	Market:	17,960
WICKHAM KEVIN			2ND, BLOCK 2, LOT 3, 4		Imp NHS:	0	Prod Loss:	0
PO BOX 66					Land HS:	1,000	Appraised:	17,960
KINGSVILLE, TX 78364-0066				Acres: 0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	A2 Prod Use:	0	Assessed:	17,960
			Situs: 425 W HUISACHE	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			17,960	8,400	9,560	0.852080	81.46

11799	41746	100.00 R	**Geo: 100400205000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	3,320
WICKHAM KEVIN			2ND, BLOCK 2, LOT 5, 6		Imp NHS:	2,320	Prod Loss:	0
PO BOX 66					Land HS:	0	Appraised:	3,320
KINGSVILLE, TX 78364-0066				Acres: 0.0000	Land NHS:	1,000	Cap:	0
			State Codes: F1	Map ID:	A2 Prod Use:	0	Assessed:	3,320
			Situs: 421 W HUISACHE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			3,320	0	3,320	0.852080	28.29

12605	12172	100.00 R	**Geo: 100400207000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	1,000
CABELLO ARMANDO			2ND, BLOCK 2, LOT 7, 8		Imp NHS:	0	Prod Loss:	0
% LUCIA F TANGUMA					Land HS:	0	Appraised:	1,000
622 AIRPORT RD				Acres: 0.0000	Land NHS:	1,000	Cap:	0
CORPUS CHRISTI, TX 78405-31			State Codes: C1	Map ID:	A2 Prod Use:	0	Assessed:	1,000
			Situs: 419 W HUISACHE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			1,000	0	1,000	0.852080	8.52

13390	53119	100.00 R	**Geo: 100400209000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	1,500
BROOKS SHYLAR DEMOND			2ND, BLOCK 2, LOT 9, 10, 11		Imp NHS:	0	Prod Loss:	0
5413 COUNTY ROAD 73A					Land HS:	0	Appraised:	1,500
ROBSTOWN, TX 78380-6027				Acres: 0.0000	Land NHS:	1,500	Cap:	0
			State Codes: C1	Map ID:	A2 Prod Use:	0	Assessed:	1,500
			Situs: 411 W HUISACHE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			1,500	0	1,500	0.852080	12.78

2021 TAX STATEMENT

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

Certified Owner:
8 SISTERS 2 BROTHERS
PO BOX 3396
SANTA CLARA, CA 95055

Legal Description:
2ND, BLOCK 2, LOT S/2 1-2

Account No: 100400201010192 **Appr. Dist. No.: 31586**

Legal Acres: .0803
Parcel Address: 508 S 2ND ST
As of Date: 06/22/2022 **Print Date:** 06/22/2022 **Print By:** JLARA

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
$660	$2,940	$3,600	$3,600	$0	$0	$0	$3,600

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
KLEBERG COUNTY	$3,600		$0.00	$3,600	0.7718700	$27.79
SALES TAX SAVINGS IS $5.02						
CITY OF KINGSVILLE	$3,600		$0.00	$3,600	0.8400000	$30.24
SALES TAX SAVINGS IS $6.69						
KINGSVILLE ISD	$3,600		$0.00	$3,600	1.5189000	$54.68
SOUTH TX WATER AUTH	$3,600		$0.00	$3,600	0.0824260	$2.97

Total Tax: $115.68
Total Tax Paid to date: $115.68
Total Tax Remaining: $0.00

Exemptions:

AMOUNT DUE IF PAID BY:

06/30/2022 15%	08/01/2022 18%	08/31/2022 19%	09/30/2022 20%	10/31/2022 21%	11/30/2022 22%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

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

School Information:
KINGSVILLE ISD 2021 M&O 1.0265000 I&S .49240000 Total 1.5189000 2020 M&O 1.0533000 I&S .46560000 Total 1.5189000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT. 4.1.73

Print Date: 06/22/2022

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

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

1004002010101 92

100400201010192
8 SISTERS 2 BROTHERS
PO BOX 3396
SANTA CLARA, CA 95055

AMOUNT PAID:

$_____

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY **31586** R 11/30/2005

Legal Description
2ND, BLOCK 2, LOT S/2 1-2

OWNER ID
57966

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2021
8 SISTERS 2 BROTHERS
PO BOX 3396
SANTA CLARA, CA 95055

Entities

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values

IMPROVEMENTS		2,940
LAND MARKET	+	660
MARKET VALUE	=	3,600
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	3,600
HS CAP LOSS	-	0
ASSESSED VALUE	=	3,600

Ref ID2: R31586
100400201010192 Map ID A2

ACRES:
EFF. ACRES:

SITUS 508 S 2ND ST TX

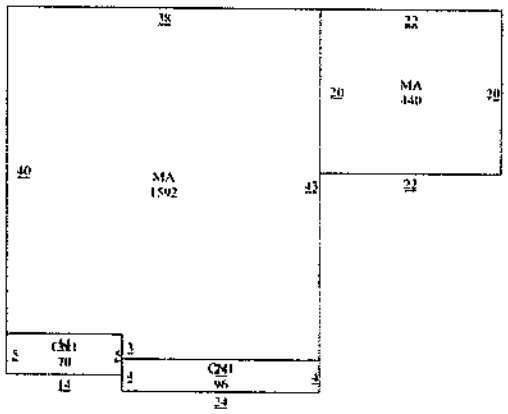
APPR VAL METHOD: Cost

GENERAL

UTILITIES		LAST APPR.	AYG/CT/M
TOPOGRAPHY		LAST APPR. YR	2021
ROAD ACCESS	PC	LAST INSP. DATE	09/24/2020
ZONING		NEXT INSP. DATE	
BUILDER			
NEXT REASON			

REMARKS: FOR 2021 UPDATE PER NEW SCHEDULES - APPR AYG/CT/MMP 9/24/20 10/29/20 MMG -- FOR 2020 UPDATE APPRAISAL CHGS AND/OR SCHEDULE CHGS PER SITE INSP - APPR CT

SKETCH for Improvement #1 (COMMERCIAL)



EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
06/14/2012	*****	KLEBERG COUNTY TTXRS	/ 471 / 886
08/12/2011	*****	DONE DEALS INC	SHF / 456 / 305

SUBD: S004 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	C	RS2L/	1,592.0	35.25	1	1955	1955	*	56,120	20%	20%	100%	100%	100%	0.04	2,250
	MA	MAIN AREA	C	WH2L/	440.0	22.97	1	1955	1955	*	10,110	20%	20%	100%	100%	100%	0.04	400
	CN1	CANOPY BASIC	C	*/	96.0	7.05	1	1955	1955	*	680	20%	20%	100%	100%	100%	0.04	30
	CN1	CANOPY BASIC	C	*/	70.0	7.05	1	1955	1955	*	490	20%	20%	100%	100%	100%	0.04	20
	CON	CONCRETE SLA	C	*/	1,755.0	3.44	1	1955	1955	*	6,040	20%	20%	100%	100%	100%	0.04	240
1.	COMMERCIAL		STCD: F1		3,953.0	Homesite: N					73,440							2,940

IMPROVEMENT FEATURES

Foundation	1	FD1	0
Exterior Wall	1	EW5	0
Interior Finish	1	IN4	0
Roof Style		RT3,RM3	0
Flooring	1	FL3	0
Heating/Cooling	1	HA2	0
Plumbing	1	1	0
			0

SUBD: S004 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	F1		FF20D140	F1	N	FF	50X70	13.20	660	1.00	1.00	A	660	NO			0.00	0
Comment: F: 50.0 R: 50.0 FF													660					0

Effective Date of Appraisal: January 1 Date Printed: 06/03/2022 03:17:31PM by SUSANDL

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY APPRAISAL INFORMATION 2020

PROPERTY **31586** R 11/30/2005

Legal Description
2ND, BLOCK 2, LOT S/2 1-2

OWNER ID 57966

OWNERSHIP 100.00%

8 SISTERS 2 BROTHERS
PO BOX 3396
SANTA CLARA, CA 95055

Ref ID2: R31586
100400201010192 Map ID A2

ACRES:
EFF. ACRES:

SITUS 508 S 2ND ST TX

APPR VAL METHOD: Cost

Entities	
CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

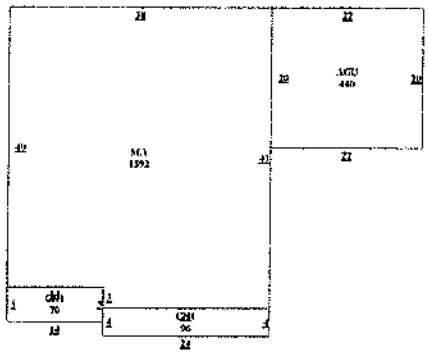
Values		
IMPROVEMENTS		2,860
LAND MARKET	+	660
MARKET VALUE	=	3,520
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	3,520
HS CAP LOSS	-	0
ASSESSED VALUE	=	3,520

GENERAL

UTILITIES		LAST APPR.	CT
TOPOGRAPHY		LAST APPR. YR	2020
ROAD ACCESS	PC	LAST INSP. DATE	01/17/2020
ZONING		NEXT INSP. DATE	
BUILDER			
NEXT REASON			

REMARKS FOR 2021 UPDATE PER NEW SCHEDULES - APPR AVG/CT/MMP 9/24/20 10/29/20 MMG -- FOR 2020 UPDATE APPRAISAL CHGS AND/OR SCHEDULE CHGS PER SITE INSP - APPR CT

SKETCH for Improvement #1 (COMMERCIAL)



EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
06/14/2012	*****	KLEBERG COUNTY TTXRS	/ 471 / 686
08/12/2011	*****	DONE DEALS INC	SHF / 456 / 305

SUBD: S004 100.00% NBHD:

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	C	RS2L/	1,592.0	24.66	1	1955	1961	*	39,260	20%	20%	100%	100%	100%	0.04	1,570
	AGU	ATTACHED GAR	C	*/	440.0	7.40	1	1955	1961	*	3,260	20%	20%	100%	100%	100%	0.04	130
	CN1	CANOPY BASIC	F	NV/	96.0	0.00	1	1955	1961	*		100%	100%	100%	100%	100%	1.00	0
	CN1	CANOPY BASIC	F	NV/	70.0	0.00	1	1955	1961	*		100%	100%	100%	100%	100%	1.00	0
	CON	CONCRETE SLA	C	*/	1,755.0	3.29	1	1955	1961	*	5,770	20%	100%	100%	100%	100%	0.20	1,150
1.	COMMERCIAL		STCD: F1		3,953.0		Homesite: N				48,290							2,860

(CN1 INCLUDED IN RS2L RATE)

IMPROVEMENT FEATURES

Foundation	1	FD1	0
Exterior Wall	1	EW5	0
Interior Finish	1	IN4	0
Roof Style		RT3,RM3	0
Flooring	1	FL3	0
Heating/Cooling	1	HA2	0
Plumbing	1	1	0
			0

SUBD: S004 100.00% NBHD:

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	F1		FF20D140	F1	N	FF	50X70	13.20	660	1.00	1.00	A	660	NO			0.00	0
													660					0

Comment: F: 50.0 R: 50.0 FF

Effective Date of Appraisal: January 1 Date Printed: 04/01/2021 08:59:35AM by VICKI

Prop ID	Owner	%	Legal Description			Values		
13773	32867	100.00 R	**Geo: 100400127000192**	Effective Acres: 0.000000	Imp HS:	24,400	Market:	25,400
CRAIG LOIS MARIE			2ND, BLOCK 1, LOT 27, 28		Imp NHS:	0	Prod Loss:	0
524 W FORDYCE AVE					Land HS:	1,000	Appraised:	25,400
KINGSVILLE, TX 78363-5346				Acres:	0.0000 Land NHS:	0	Cap:	3,455
			State Codes: A	Map ID:	A2 Prod Use:	0	Assessed:	21,945
			Situs: 524 W FORDYCE	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			21,945	8,400	13,545

14569	31748	100.00 R	**Geo: 100400129000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	8,300
BAZAN GLENDA			2ND, BLOCK 1, LOT 29, 30		Imp NHS:	7,300	Prod Loss:	0
526 W FORDYCE					Land HS:	0	Appraised:	8,300
KINGSVILLE, TX 78363				Acres:	0.0000 Land NHS:	1,000	Cap:	0
			State Codes: A	Map ID:	A2 Prod Use:	0	Assessed:	8,300
			Situs: 526 W FORDYCE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			8,300	0	8,300

15354	62815	100.00 R	**Geo: 100400131000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	34,130
RAMON EDDIE			2ND, BLOCK 1, LOT 31, 32		Imp NHS:	33,130	Prod Loss:	0
1906 MORNINGSIDE					Land HS:	0	Appraised:	34,130
ALICE, TX 78332				Acres:	0.0000 Land NHS:	1,000	Cap:	0
			State Codes: A	Map ID:	A2 Prod Use:	0	Assessed:	34,130
			Situs: 530 W FORDYCE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			34,130	0	34,130

10262	13270	100.00 R	**Geo: 100400201000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	660
KLEBERG COUNTY TRUSTEE			2ND, BLOCK 2, LOT N/2 1-2, (E X E M P T)		Imp NHS:	0	Prod Loss:	0
PO BOX 1457					Land HS:	0	Appraised:	660
KINGSVILLE, TX 78364-1457				Acres:	0.0000 Land NHS:	660	Cap:	0
			State Codes: C1	Map ID:	A2 Prod Use:	0	Assessed:	660
			Situs: 500 2ND ST BLK TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	EX-XV
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			660	660	0

31586	57966	100.00 R	**Geo: 100400201010192**	Effective Acres: 0.000000	Imp HS:	0	Market:	3,520
8 SISTERS 2 BROTHERS			2ND, BLOCK 2, LOT S/2 1-2		Imp NHS:	2,860	Prod Loss:	0
PO BOX 3396					Land HS:	0	Appraised:	3,520
SANTA CLARA, CA 95055				Acres:	0.0000 Land NHS:	660	Cap:	0
			State Codes: F1	Map ID:	A2 Prod Use:	0	Assessed:	3,520
			Situs: 508 S 2ND ST TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			3,520	0	3,520

11012	41746	100.00 R	**Geo: 100400203000192**	Effective Acres: 0.000000	Imp HS:	16,410	Market:	17,410
WICKHAM KEVIN			2ND, BLOCK 2, LOT 3, 4		Imp NHS:	0	Prod Loss:	0
PO BOX 66					Land HS:	1,000	Appraised:	17,410
KINGSVILLE, TX 78364-0066				Acres:	0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	A2 Prod Use:	0	Assessed:	17,410
			Situs: 425 W HUISACHE	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			17,410	8,400	9,010

11799	41746	100.00 R	**Geo: 100400205000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	2,640
WICKHAM KEVIN			2ND, BLOCK 2, LOT 5, 6		Imp NHS:	1,640	Prod Loss:	0
PO BOX 66					Land HS:	0	Appraised:	2,640
KINGSVILLE, TX 78364-0066				Acres:	0.0000 Land NHS:	1,000	Cap:	0
			State Codes: F1	Map ID:	A2 Prod Use:	0	Assessed:	2,640
			Situs: 421 W HUISACHE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			2,640	0	2,640

Prop ID	Owner	%	Legal Description			Values		
15354	62815	100.00 R	**Geo: 100400131000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	35,450
RAMON EDDIE			2ND, BLOCK 1, LOT 31, 32		Imp NHS:	34,450	Prod Loss:	0
1906 MORNINGSIDE					Land HS:	0	Appraised:	35,450
ALICE, TX 78332				Acres:	0.0000 Land NHS:	1,000	Cap:	0
			State Codes: A	Map ID:	A2 Prod Use:	0	Assessed:	35,450
			Situs: 530 W FORDYCE TX	Mtg Cd:	Prod Mkt:	0 Exemptions:		
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			35,450	0	35,450	0.852080	302.06

Prop ID	Owner	%	Legal Description			Values		
10262	13270	100.00 R	**Geo: 100400201000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	660
KLEBERG COUNTY TRUSTEE			2ND, BLOCK 2, LOT N/2 1-2, (E X E M P T)		Imp NHS:	0	Prod Loss:	0
PO BOX 1457					Land HS:	0	Appraised:	660
KINGSVILLE, TX 78364-1457				Acres:	0.0000 Land NHS:	660	Cap:	0
			State Codes: C1	Map ID:	A2 Prod Use:	0	Assessed:	660
			Situs: 500 2ND ST BLK TX	Mtg Cd:	Prod Mkt:	0 Exemptions:		EX-XV
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			660	660	0	0.852080	0.00

Prop ID	Owner	%	Legal Description			Values		
31586	57966	100.00 R	**Geo: 100400201010192**	Effective Acres: 0.000000	Imp HS:	0	Market:	3,600
8 SISTERS 2 BROTHERS			2ND, BLOCK 2, LOT S/2 1-2		Imp NHS:	2,940	Prod Loss:	0
PO BOX 3396					Land HS:	0	Appraised:	3,600
SANTA CLARA, CA 95055				Acres:	0.0000 Land NHS:	660	Cap:	0
			State Codes: F1	Map ID:	A2 Prod Use:	0	Assessed:	3,600
			Situs: 508 S 2ND ST TX	Mtg Cd:	Prod Mkt:	0 Exemptions:		
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			3,600	0	3,600	0.852080	30.67

Prop ID	Owner	%	Legal Description			Values		
11012	41746	100.00 R	**Geo: 100400203000192**	Effective Acres: 0.000000	Imp HS:	16,960	Market:	17,960
WICKHAM KEVIN			2ND, BLOCK 2, LOT 3, 4		Imp NHS:	0	Prod Loss:	0
PO BOX 66					Land HS:	1,000	Appraised:	17,960
KINGSVILLE, TX 78364-0066				Acres:	0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	A2 Prod Use:	0	Assessed:	17,960
			Situs: 425 W HUISACHE	Mtg Cd:	Prod Mkt:	0 Exemptions:		HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			17,960	8,400	9,560	0.852080	81.46

Prop ID	Owner	%	Legal Description			Values		
11799	41746	100.00 R	**Geo: 100400205000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	3,320
WICKHAM KEVIN			2ND, BLOCK 2, LOT 5, 6		Imp NHS:	2,320	Prod Loss:	0
PO BOX 66					Land HS:	0	Appraised:	3,320
KINGSVILLE, TX 78364-0066				Acres:	0.0000 Land NHS:	1,000	Cap:	0
			State Codes: F1	Map ID:	A2 Prod Use:	0	Assessed:	3,320
			Situs: 421 W HUISACHE	Mtg Cd:	Prod Mkt:	0 Exemptions:		
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			3,320	0	3,320	0.852080	28.29

Prop ID	Owner	%	Legal Description			Values		
12605	12172	100.00 R	**Geo: 100400207000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	1,000
CABELLO ARMANDO			2ND, BLOCK 2, LOT 7, 8		Imp NHS:	0	Prod Loss:	0
% LUCIA F TANGUMA					Land HS:	0	Appraised:	1,000
622 AIRPORT RD				Acres:	0.0000 Land NHS:	1,000	Cap:	0
CORPUS CHRISTI, TX 78405-31			State Codes: C1	Map ID:	A2 Prod Use:	0	Assessed:	1,000
			Situs: 419 W HUISACHE	Mtg Cd:	Prod Mkt:	0 Exemptions:		
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			1,000	0	1,000	0.852080	8.52

Prop ID	Owner	%	Legal Description			Values		
13390	53119	100.00 R	**Geo: 100400209000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	1,500
BROOKS SHYLAR DEMOND			2ND, BLOCK 2, LOT 9, 10, 11		Imp NHS:	0	Prod Loss:	0
5413 COUNTY ROAD 73A					Land HS:	0	Appraised:	1,500
ROBSTOWN, TX 78380-6027				Acres:	0.0000 Land NHS:	1,500	Cap:	0
			State Codes: C1	Map ID:	A2 Prod Use:	0	Assessed:	1,500
			Situs: 411 W HUISACHE TX	Mtg Cd:	Prod Mkt:	0 Exemptions:		
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			1,500	0	1,500	0.852080	12.78

STATEMENT OF ALL TAXES DUE

ACCT # 1-004-002-01000-192
DATE 04/05/2021
JL

MARIA V. VALADEZ, TAC
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

Property Description

2ND, BLOCK 2, LOT N/2 1-2, (E X E M P T)

PROP TYPE-C4
PCT OWNER-

TOWN -
ACRES - .080

LOCATION- 500 2ND ST

Values

LAND MKT VALUE 660
LAND AGR VALUE

IMPR/PERS MKT VAL
MKT. BEFORE EXEMP 660
LIMITED TXBL. VAL

EXEMPTIONS GRANTED: OTH SUIT NO. 7339C
(REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)

KLEBERG COUNTY TRUSTEE

PO BOX 1457

KINGSVILLE TX 78364-1457

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2002	81.00	187.12	40.22	308.34
TAXES 2003	574.27	1,257.63	274.79	2,106.69
TAXES 2004	566.77	1,173.21	347.99	2,087.97
TAXES 2005	775.72	1,512.65	457.68	2,746.05
TAXES 2006	587.94	1,075.92	332.78	1,996.64
TAXES 2007	611.81	1,046.20	331.60	1,989.61
TAXES 2008	491.74	781.86	254.73	1,528.33
TAXES 2009	501.56	737.29	247.77	1,486.62
TAXES 2010	518.85	700.44	243.87	1,463.16
TAXES 2011	212.84	261.80	94.93	569.57
TAXES 2020	.00	.00	.00	.00
	4,922.50	8,734.12	2,626.36	16,282.98

ACCT # 1-004-002-01000-192

TOTAL DUE 04/2021 **16,282.98**
TOTAL DUE 05/2021 16,341.72
TOTAL DUE 06/2021 16,400.50
TOTAL DUE 07/2021 16,459.20

YOU MAY PAY YOUR TAXES ONLINE AT www.texasonlinerecords.com
A PROCESSING FEE OF 2.95% WILL BE APPLIED TO CREDIT CARD PAYMENTS

ND811-LRKC

STATEMENT OF ALL TAXES DUE

ACCT # 1-004-002-01000-192
DATE 04/05/2021
JL

MARIA V. VALADEZ, TAC
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
KLEBERG COUNTY	1,080.43	1,900.00	573.82	3,554.25
CITY OF KINGSVILLE	1,261.46	2,210.13	670.41	4,142.00
KINGSVILLE ISD	2,483.56	4,451.99	1,330.50	8,266.05
SOUTH TX WATER AUTH	97.05	172.00	51.63	320.68

TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR ..... .00

ATTY DAT 10/23/2009

JUDGEMENT DATE 03/23/2011

YOU MAY PAY YOUR TAXES ONLINE AT www.texasonlinerecords.com
A PROCESSING FEE OF 2.95% WILL BE APPLIED TO CREDIT CARD PAYMENTS

ND811-LRKC

2021 - Values not available

Account

Property ID:	31586	Legal Description:	2ND, BLOCK 2, LOT S/2 1-2
Geographic ID:	100400201010192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	508 S 2ND ST TX	Mapsco:	
Neighborhood:		Map ID:	A2
Neighborhood CD:			

Owner

Name:	8 SISTERS 2 BROTHERS	Owner ID:	57966
Mailing Address:	PO BOX 3396 SANTA CLARA, CA 95055	% Ownership:	100.0000000000%
		Exemptions:	

(+) 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	

2021 - Values not available

Account

Property ID:	31586	Legal Description:	2ND, BLOCK 2, LOT S/2 1-2
Geographic ID:	100400201010192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	508 S 2ND ST TX	Mapsco:	
Neighborhood:		Map ID:	A2
Neighborhood CD:			

Owner

Name:	8 SISTERS 2 BROTHERS	Owner ID:	57966
Mailing Address:	PO BOX 3396 SANTA CLARA, CA 95055	% Ownership:	100.0000000000%
		Exemptions:	

(+) 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		

8/31/04
LDS
water

(=) Assessed Value: = N/A

Improvement #1: COMMERCIAL **State Code:** F1 **Living Area:** 2032.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	RS2L	EW5	1955	1592.0
MA	MAIN AREA	WH2L		1955	440.0
CN1	CANOPY BASIC (20%)	*		1955	96.0
CN1	CANOPY BASIC (20%)	*		1955	70.0
CON	CONCRETE SLAB COMMERCIAL	*		1955	1755.0

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	0.0803	3500.00	50.00	70.00	N/A	N/A

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	$2,860	$660	0	3,520	$0	$3,520
2019	$2,800	$660	0	3,460	$0	$3,460
2018	$2,720	$660	0	3,380	$0	$3,380
2017	$2,720	$660	0	3,380	$0	$3,380
2016	$2,720	$660	0	3,380	$0	$3,380
2015	$2,720	$660	0	3,380	$0	$3,380
2014	$2,720	$660	0	3,380	$0	$3,380
2013	$2,720	$660	0	3,380	$0	$3,380
2012	$2,720	$500	0	3,220	$0	$3,220
2011	$2,720	$500	0	3,220	$0	$3,220
2010	$5,550	$500	0	6,050	$0	$6,050
2009	$5,550	$500	0	6,050	$0	$6,050
2008	$5,550	$500	0	6,050	$0	$6,050
2007	$5,550	$500	0	6,050	$0	$6,050

2022 - Values not available

Account

Property ID:	31586	Legal Description:	2ND, BLOCK 2, LOT S/2 1-2
Geographic ID:	100400201010192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	508 S 2ND ST TX	Mapsco:	
Neighborhood:		Map ID:	A2
Neighborhood CD:			

Owner

Name:	8 SISTERS 2 BROTHERS	Owner ID:	57966
Mailing Address:	PO BOX 3396 SANTA CLARA, CA 95055	% Ownership:	100.0000000000%
		Exemptions:	

(+) 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		

2021 TAX STATEMENT

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

Certified Owner:
8 SISTERS 2 BROTHERS
PO BOX 3396
SANTA CLARA, CA 95055

Legal Description:
2ND, BLOCK 2, LOT S/2 1-2

Legal Acres: .0803

Account No: 100400201010192 **Appr. Dist. No.:31586** **Parcel Address:**508 S 2ND ST

As of Date: 06/03/2022 **Print Date:** 06/03/2022 **Print By:** JLARA

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
$660	$2,940	$3,600	$3,600	$0	$0	$0	$3,600

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
KLEBERG COUNTY	$3,600		$0.00	$3,600	0.7718700	$27.79
SALES TAX SAVINGS IS $5.02 CITY OF KINGSVILLE	$3,600		$0.00	$3,600	0.8400000	$30.24
SALES TAX SAVINGS IS $6.69 KINGSVILLE ISD	$3,600		$0.00	$3,600	1.5189000	$54.68
SOUTH TX WATER AUTH	$3,600		$0.00	$3,600	0.0824260	$2.97

Total Tax: $115.68
Total Tax Paid to date: $115.68
Total Tax Remaining: $0.00

Exemptions:

AMOUNT DUE IF PAID BY:

06/30/2022 15%	08/01/2022 18%	08/31/2022 19%	09/30/2022 20%	10/31/2022 21%	11/30/2022 22%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

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

School Information:
KINGSVILLE ISD 2021 M&O 1.0265000 I&S .49240000 Total 1.5189000 2020 M&O 1.0533000 I&S .46560000 Total 1.5189000

4.1.73

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

Print Date: 06/03/2022

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

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

100400201010192

100400201010192
8 SISTERS 2 BROTHERS
PO BOX 3396
SANTA CLARA, CA 95055

AMOUNT PAID:

$_____.____

2021 TAX STATEMENT

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

Certified Owner:
8 SISTERS 2 BROTHERS
PO BOX 3396
SANTA CLARA, CA 95055

Legal Description:
2ND, BLOCK 2, LOT S/2 1-2

Account No: 100400201010192 **Appr. Dist. No.:** 31586

Legal Acres: .0803
Parcel Address: 508 S 2ND ST

As of Date: 06/03/2022 **Print Date:** 06/03/2022 **Print By:** JLARA

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
$660	$2,940	$3,600	$3,600	$0	$0	$0	$3,600

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
KLEBERG COUNTY	$3,600		$0.00	$3,600	0.7718700	$27.79
SALES TAX SAVINGS IS $5.02 CITY OF KINGSVILLE	$3,600		$0.00	$3,600	0.8400000	$30.24
SALES TAX SAVINGS IS $6.69 KINGSVILLE ISD	$3,600		$0.00	$3,600	1.5189000	$54.68
SOUTH TX WATER AUTH	$3,600		$0.00	$3,600	0.0824260	$2.97

Total Tax: $115.68
Total Tax Paid to date: $115.68
Total Tax Remaining: $0.00

Exemptions:

AMOUNT DUE IF PAID BY:

06/30/2022 15%	08/01/2022 18%	08/31/2022 19%	09/30/2022 20%	10/31/2022 21%	11/30/2022 22%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

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KINGSVILLE ISD 2021 M&O 1.0265000 I&S .49240000 Total 1.5189000 2020 M&O 1.0533000 I&S .46560000 Total 1.5189000

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Print Date: 06/03/2022

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

100400201010192

100400201010192
8 SISTERS 2 BROTHERS
PO BOX 3396
SANTA CLARA, CA 95055

AMOUNT PAID:

$_____.____

2021 TAX STATEMENT

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

Certified Owner:
8 SISTERS 2 BROTHERS
PO BOX 3396
SANTA CLARA, CA 95055

Legal Description:
2ND, BLOCK 2, LOT S/2 1-2

Legal Acres: .0803

Account No: 100400201010192 **Appr. Dist. No.:31586** **Parcel Address:**508 S 2ND ST

As of Date: 06/03/2022 **Print Date:** 06/03/2022 **Print By:** JLARA

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
$660	$2,940	$3,600	$3,600	$0	$0	$0	$3,600

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
KLEBERG COUNTY	$3,600		$0.00	$3,600	0.7718700	$27.79
SALES TAX SAVINGS IS $5.02						
CITY OF KINGSVILLE	$3,600		$0.00	$3,600	0.8400000	$30.24
SALES TAX SAVINGS IS $6.69						
KINGSVILLE ISD	$3,600		$0.00	$3,600	1.5189000	$54.68
SOUTH TX WATER AUTH	$3,600		$0.00	$3,600	0.0824260	$2.97

Total Tax: $115.68
Total Tax Paid to date: $115.68
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Exemptions:

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06/30/2022 15%	08/01/2022 18%	08/31/2022 19%	09/30/2022 20%	10/31/2022 21%	11/30/2022 22%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

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School Information:
KINGSVILLE ISD 2021 M&O 1.0265000 I&S .49240000 Total 1.5189000 2020 M&O 1.0533000 I&S .46560000 Total 1.5189000

4.1.73

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

Print Date: 06/03/2022

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

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

* 1 0 0 4 0 0 2 0 1 0 1 0 1 9 2 *

100400201010192
8 SISTERS 2 BROTHERS
PO BOX 3396
SANTA CLARA, CA 95055

AMOUNT PAID:

$_____

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

APRIL 1, 2021

8 SISTERS 2 BROTHERS
P.O. BOX 3396
SANTA CLARA, CA 95055

Re: 2ND, BLOCK 2, LOT S/2 1-2 508 S 2ND

Dear Sir or Madam:

It has been determined that the structure at **508 S 2ND** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger

the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

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

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

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

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

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

Sincerely,



Nicholas Daniels
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 - KINGSVILLE, TEXAS 78364

March 10, 2022

8 SISTERS 2 BROTHERS
PO Box 3396
Santa Clara CA, 95055

Re: 2ND, BLOCK 2, LOT S/2 1-2 508 S 2ND ST, KINGSVILLE, TX 78363

Dear Sir or Madam:

It has been determined that the structure at **508 S 2Nd St Kingsville, TX 78363** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
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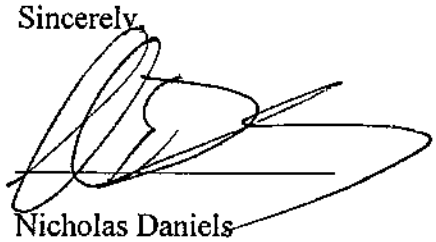
If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,



Nicholas Daniels

Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 - KINGSVILLE, TEXAS 78364

6/1/2022

Sisters 2 Brothers 8
PO Box 3396
Santa Clara CA, 95055

Re: 2Nd, BLOCK 2, LOT S/2 1-2

508 S 2Nd St Kingsville, TX 78363

Dear Sir or Madam:

It has been determined that the structure at 508 S 2Nd St Kingsville, TX 78363 is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

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

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

Sincerely,

Nicholas Daniels

Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7021 0950 0000 4793 5059

JULY 19, 2022

8 SISTERS 2 BROTHERS
P.O. BOX 3396
SANTA CLARA, CA 95055

Re: **HEARING FOR PROPERTY AT 508 S 2ND**

Dear Sir or Madam:

On June 1, 2022, a letter was sent from the City of Kingsville stating that your property located at **508 S 2ND** was a fire hazard or was dangerous to human life or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, AUGUST 22, 2022** at **5:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **AUGUST 22, 2022**.

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

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

Sincerely,

Nicholas Daniels
Building Official

Pull the permit, But no work has been done. Permit is expired.

CITY OF KINGSVILLE

GENERAL PERMIT

THIS FORM WAS PRINTED ON: 08/22/2022

PERMIT #: **P051006-082222**

DATE ISSUED: **08/22/2022**

PROJECT ADDRESS: **508 S 2Nd St Kingsville, TX 78363**

EXPIRES: **08/22/2023**

SUBDIVISION: **2Nd**

Owner : **LEOTIS CARTER II**

Address **508 S 2ND**
City **KINGSVILLE**
State **TX**
Zip: **78363**
Phone#:

Contractor: **8 SISTERS 2 BROTHERS - LEOTIS CARTER II**
Address: **508 S 2ND - MARTIN LUTHER KING**
City: **KINGSVILLE**
State: **TX**
Zip: **78363**
Phone#: **3613551550**

Zone:
Prop.Use **Commercial**
Work: **ROOF AND LICENSE**
Prop.Value: **$0.00**

SQ FT **440**
Cnst Type: **ROOF**
Lot #: **S/2 1-2**
Blk #: **2**

Description	Unit Price	Quantity	Total
Building Roofing	0.06	440.00	26.4
Contractor-General	125	1.00	125

TOTAL $151.40

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

SPECIAL CONDITIONS: CITY BRUSH CREWS WILL NOT PICK UP BROKEN CONCRETE, LUMBER OR BRUSH FROM CONSTRUCTION SITES. PERSONS WORKING AT SUCH SITE ARE RESPONSIBLE FOR CLEANING ALL DEBRIS.

Nicholas Daniels, Building Official

08/22/2022

CERTIFIED MAIL-RETURN RECEIPT 70210350000088762252

6/2/2023

Property Owner:
8 Sisters 2 Brothers
PO Box 3396
Santa Clara, CA 95055

RE: NOTICE OF ALLEGED VIOLATION
For the property at:
508 S 2nd
Kingsville, TX 78363

Dear 8 Sisters 2 Brothers:

This department has performed a routine inspection of your premises and revealed that the structure at 508 S 2nd in Kingsville, TX 78363 is still dilapidated and unsafe. The Building Official allotted time to bring the structure up to Code. Since then, the permit you pulled on August 22, 2022, has expired. The City of Kingsville will continue with the Condemnation process.

If you have any questions, please feel free to contact us at 361-595-8019.

Cordially,

Belinda Tarver
Building Official
City of Kingsville



508 S 2nd

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7021 0950 0000 4793 8845

NOVEMBER 2, 2023

8 SISTERS 2 BROTHERS
P.O. BOX 3396
SANTA CLARA, CA 95055

Re: **HEARING FOR PROPERTY AT 508 S 2ND**

Dear Sir or Madam:

On JUNE 1, 2022, a letter was sent from the City of Kingsville stating that your property located at **508 S 2ND** was a fire hazard or was dangerous to human life or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, DECEMBER 11, 2023,** at **5:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **DECEMBER 11, 2023.**

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

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

Sincerely,

Belinda Tarver
Building Official

Chase Continued from page 1



A Nov. 2 chase from Kingsville to Bishop ends in the 400 block of East 2nd Street, where the pickup truck driven by Robert Cano crashed into the porch of a home. (Submitted photo)

to enter a house in the 400 block of East 3rd Street, where officers caught up to him. A struggle ensued and the suspect was tasered. He was identified as Robert Cano, 34, of Kingsville and was taken into custody without injury.

In addition to KPD units, Kleberg County Precinct 1 Constable, Nueces County Precinct 3 Constable's Department and Bishop Police Department officers, assisted as the pursuit ended.

Cano is in the Kleberg County Jail for:

- Evading Arrest with Vehicle (3d Degree Felony)
- Evading Arrest with Previous Conviction (State Jail Felony)
- Assault Causes Bodily Injury-Family Member (Class A Misdemeanor), Kleberg County warrant.
- Possession of Controlled Substance, less than 1 gram (State Jail Felony), Nueces County warrant.

USS Kingsville Continued from page 1

community stake holder groups including the Kingsville Chamber of Commerce, Navy League, the Commissioning Committee as well as city and county elected officials. The group was also provided tours of Naval Air Station Kingsville and the King Ranch.

"The visit from the ship's crew and commissioning support team really bring homes the fact that we are just about one year from commissioning the USS Kingsville," said Manny Salazar, member of the USS Commissioning Committee and President/CEO of the Kingsville Chamber of Commerce. "The process has been long but we were so excited to be talk logistics for the actual event. On top of that, it was great to show them what makes Kingsville such a special place and how proud we are for the recognition and honor of being a namesake community."

The primary purposes of the visit were to establish closer relations with the community through the series of meetings and to tour the Port of Corpus Christi to determine the feasibility of a commissioning ceremony at that facility.

Port officials were most accommodating with providing the best option for birthing the ship, and facilitating the commissioning ceremony.

The commissioning committee hopes to receive formal approval on the location from the United States Navy in early 2024 with an anticipated commissioning in fall of 2024.

Once commissioned, the USS Kingsville will be one of only two Navy vessels bearing the name of a Texas city along with the USS Fort Worth.

Meeting Continued from page 1

years ago and has dropped in price significantly, put together a seven-page inter-local agreement for commissioners to review at the meeting.

The city manager suggested the city pay the first full payment of $83,000, which is due Dec. 12.

The second payment, due Oct. 12, 2024, would be split equally between the city and county. Then the final payment, due Oct. 12, 2025, would be paid solely by the county.

McLaughlin pointed out that the amounts could be slightly lower, when adjusted for the expected lower number of radios to be reprogrammed than estimated.

County commissioners unanimously approved the measure, while the city will place it on the Nov. 13 meeting for vote.

City and county officials also discussed an EMS agreement that would potentially see the city provide EMS ambulance coverage for the northern section of Kleberg County.

Kleberg County Judge Rudy Madrid said the county currently oversees operation of two ambulance units: one in the Ricardo/Riviera area, and another that serves parts of Kingsville.

"The prices for ambulance service have gotten extremely high," Madrid said.

The city of Kingsville also oversees operation of two ambulance units, with one unmanned unit held in reserve.

It was pointed out that the city of Kingsville had a similar agreement to provide service in Bishop years ago.

"We have to make sure our costs are covered if we agree to do this," Kingsville Mayor Sam Fugate said.

Madrid said he'd ideally like to partner with the city for ambulance service "for a couple of years" until the potential tax and financial benefits of the 1PointFive direct air capture unit comes into county coffers, allowing for more flexibility.

McLaughlin said the city's fire department responds to an average of 55-60 calls per week for EMS. He added that it's upwards of 80-90 calls per week during its busiest times, seeing an ambulance call once every two hours.



Kingsville City commissioners held a joint meeting with Kleberg County Commissioners Nov. 1, as the governmental entities discussed partnerships and other unified goals. (Photo by J.T. Strasner)

"I think we're a little premature on this," Fugate said in summation. "We'll let our attorney and fire chief kick the idea around."

No action was taken.

City and county officials also discussed an amendment to the inter-local agreement on housing jail inmates.

The city had previously paid $55 per day for up to seven inmates, and those spots were reserved. The city paid an increased per day premium for inmates beyond those seven spots.

Under the new agreement, the city would pay $125 per day per inmate, and keep the seven reserved spots.

McLaughlin said there was a time when those seven spots were not reserved, which created a situation where those arrested on warrant violations could not be held at the jail, because of a lack of room.

"Having those seven spots is very important," McLaughlin said.

Madrid said increasing fees for jail use is critical, as operation of the jail has become very expensive.

"Our budget just for operating the jail this year is $3 million," he said.

Healthcare, indigent care, meals, transportation and other costs have gone up significantly in recent years.

"Healthcare is the really big one," Madrid said.

Paying overtime to staff has also been costly, as there have been staff shortages. If an inmate goes to the emergency room, a deputy has to go with the inmate, sometimes staying hours upon end, creating more overtime and comp time.

"We just paid an obscene amount to zero out the comp time for our sheriff's department," Madrid said.

"I'm aware the city need to pay its fair share," McLaughlin said of jail costs.

No action was taken, as both entities will continue to look at the inter-local agreement and come to terms.



CALL (361) 737-2022

Free Estimates

• Roofing • Siding • Windows

References available

SHINGLES EXPRESS LLC

?? 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. A mother cat's purring acts as a what, signaling kittens to nurse before their eyes have opened.
2. The tsetse fly carries what disease?
3. What is the smallest bird?
4. A mean-spirited woman gets her nickname from what rodent?
5. Toxicology is the study of what?
6. What is the hardest bone in the human body?
7. What is the name of the system blind people used to read?
8. What are the first 6 values of Pi?
9. What is the largest rodent alive today?
10. What happens when the sound barrier is broken?

(Answers will be in the next issue)

HOW SMART ARE YOU:

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

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

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

TRIVIA ANSWERS

Nov. 2, 2023 issue

1. Naval Lt. Jacques Cousteau and Engineer Emil Gagnan
2. Goats don't close their eyes when sleeping.
3. The Bristlecone Pine
4. In the ear. (hammer, anvil and stapes)
5. 32
6. Uranus
7. To get to insects below the bark.
8. No. Now be honest, did you try?
9. Pigmy Shrew
10. Extrasolar planets

PUBLIC NOTICE

The City Commission will meet on Monday, December 11, 2023, at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

406 E LEE
424 W FORDYCE
527 E ALICE
508 S 2ND
1225 E SANTA GERTRUDIS

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any of these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on the agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

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8 Sisters 2 Brothers
P.O. Box 3396
Mt. Ala. PA 95065

NIXIE 958 CE 1 0106/09/22
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
MANUAL PROC REQ *1310-01652-16-39

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3/P

7018 1830 0000 9352 6799

E, TEXAS 78364

CERTIFIED MAIL

Kingsville TEXAS

7021 0350 0000 8876 2252

SAN ANTONIO TX 780
3 JUN 2023 PM 4 L

78364

8 Sisters 2 Brothers
PO Box 3396
Mt. Ala. PA 95065

5 Day Return

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6/12

NIXIE 958 CE 1 0107/17/23
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UNABLE TO FORWARD
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UNCUNC

NIXIE 938 CC 1 0109/30/22

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 78364 *1510-04111-21-59

Sisters 2 Brothers
P.O. Box 3396
Santa Clara, CA 95055

7021 0950 0000 4793 5059

XAS 78364

Kingsville TEXAS

1602

CERTIFIED MAIL

1602

Kingsville TEXAS

7019 2970 0000 6076 1652

TEXAS 78364

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5/10/21

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4/14

8 Sisters 2 Brothers
P.O. Box 3396

NIXIE 957 CE 1 0204/28/21

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 78364 *2772-00539-28-21

9505583396 B015

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

8 Sisters 2 Brothers
P.O. BOX 3396
Santa Clara, CA 95055

9590 9402 7054 1225 6074 85

2. Article Number *(Transfer from service label)*

7021 0950 0000 4793 8500

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Michael Ramos

☐ Agent
☐ Addres

B. Received by *(Printed Name)*

Michael Ramos

C. Date of Deliv

9-30-23

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- d Mail Restricted Delivery
  500)
- ☐ Priority Mail Express
- ☐ Registered Mail™
- ☐ Registered Mail Rest Delivery
- ☐ Signature Confirmati
- ☐ Signature Confirmati Restricted Delivery

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

V. Items for consideration by Commissioners.[4]

3. **Consider condemnation of structures located at 1247 E. King, Kingsville, Texas. (Director of Planning & Development Services).**

Commissioner Pena stated that after speaking with Mrs. Margarita Ambriz who has provided a letter to him stating that she has sought help for repairs to the roof at this location. She will purchase all necessary materials for this repair. Pena further stated that according to the letter from Mrs. Ambriz, all delinquent taxes have been paid and is requesting additional time to secure the individuals and materials for the repairs.

Mayor Fugate asked how much time Mrs. Ambriz is requesting.

Mrs. Ambriz stated that she would need an additional six months to make the repairs.

Mayor Fugate asked what the condition of the house was like.

Mrs. Ambriz stated that the interior of the structure is ok except the living room. She further stated that she has spoken with Delma Rios who knows individuals who can assist Mrs. Ambriz with the repairs.

Mayor Fugate commented that with this property being on a major thoroughfare, visitors that come into Kingsville to visit drive through King Street which makes it important that these homes that are not maintained. Mayor Fugate further commented that if the Commission grants her the extension, permits would need to be pulled for the repairs. If repairs are not started and completed by a certain time, this structure will be brought back to the City Commission for condemnation consideration.

Mrs. Ambriz further commented that she received an extension previously which allowed her to pay back taxes. This extension will allow her to begin repairs.

Commissioner Leubert suggested for Mrs. Ambriz to meet with Daniel and Tom to get a realistic timeline on what it's going to take for both Mrs. Ambriz and the City, but will have to meet with staff on staff's schedule.

Mayor Fugate suggested not to take any action on this condemnation, but will revisit it at a later time. This will allow the property owner to visit with city staff and give her more time to begin the repairs. Mayor Fugate further stated that if repairs are not done, City staff will bring the item back to the Commission for condemnation consideration.

No action taken.

4. **Consider condemnation of structures located at 409 E. Nettie, Kingsville, Texas. (Director of Planning & Development Services).**

Motion made by Commissioner Leubert finding not able to repair building or structure is unsafe and present condition is a violation of ordinances and cannot be corrected without substantial reconstruction then declare the building or structure to be a nuisance and order its demolition by owner/agent/person in charge within 30 days, city shall abate in any manner it deems necessary and proper, seconded by Commissioner Pena. The motion was passed and approved by the following vote: Leubert, Pena, Fugate voting "FOR".

5. **Consider condemnation of structures located at 508 S. 2nd, Kingsville, Texas. (Director of Planning & Development Services).**

Mayor Fugate stated that what he sees as far as owners of this property is eight sisters and two brothers.

Mr. Carter commented that he is the one who purchased the property and placed it under a business name. He further stated that he was told it needed to be back under his name which is the process he is going through so that they can turn on water and electricity services.

Mayor Fugate stated that he understands why they are not turning water services on for him and further asked Mr. Carter if he has seen the pictures submitted by city staff.

Mr. Carter commented that he also had the same issue at the property located across the street which list the eight sisters and two brothers. He stated that they wouldn't do anything even though there wasn't any structure problems or electrical problems, they wouldn't turn on water services because it wasn't under his name.

Mayor Fugate further asked Mr. Carter if he has seen the pictures submitted by city staff.

Mr. Carter responded that he has seen the pictures. He further commented that it's the roof and not the structure. Once the roof is taken off it would be like the building that the Mayor's office is in.

Mayor Fugate responded that when he saw those pictures, he thought about his office and what happens is when you take the roof off, you get into windstorm as whether the walls are going to be strong enough.

Mr. Carter commented that they are old school which is what's better than what we have now. Carter further commented that once he tears the building down the cost, everyone thinks the cost is cheaper, but it's not.

Mayor Fugate commented that there hasn't been any City Commission that is more concerned about historic preservation. Fugate stated that while the City Commission has been very active in the Douglas School on the West Side and in process in restoring the old High School and actively involved in the Flato School property, so he takes issue with us not being concerned about historic sites.

Mr. Carter commented that a lot of city's he goes to that take over tax sales, board up the house or buildings that are left abandon; this isn't done here in Kingsville. Carter further commented that the city has partial ownership property before they resale it to the new owner and with this he is a new owner who is stuck with trying to fix it.

Mayor Fugate asked if Mr. Carter thought it was the City's obligation to board up all the buildings in Kingsville.

Mr. Carter responded that as the entity that owns the property for a long period of time. Carter further stated that the house was fine until people started breaking into the house, which should have been boarded up. Carter stated that the City of Corpus Christi boards their properties.

Mrs. Alvarez commented that Kleberg County Trustees own some property in the area and the Trustees represent all of the taxing entities not just the city.

Mr. Carter further stated that his plan is to try and restore the property and make into a barber shop school. He stated that he had plans and gave it to them to look at.

Mayor Fugate asked who is referring as to they.

Mr. Carter responded that he gave them to the last engineer who was upstairs, but is no longer with the City.

Mayor Fugate asked Mr. Charlie Cardenas, Public Works Director/City Engineer how long he has been employed with the City. Mr. Cardenas responded that he has been with the City for two years. Mayor Fugate further asked Mr. Carter who he had given the plans to.

Mr. Carter responded that he had given them to the last engineer that was here.

Commissioner Leubert asked Mr. Carter how long of an extension he would need to get a new roof on this structure, because it's not just the roof, but to clean up the building.

Mr. Carter responded that half of it has already been cleaned out with sheetrock on the walls on half of the building. The other half is not done due to bees. Carter further stated that he is looking until summer to take the entire roof off.

Commissioner Leubert asked that in what period of time he would be able to get a new roof on the building.

Mr. Carter responded that he can keep coming back to the Commission and show progress on the building.

Commissioner Leubert commented that the he would need to have a timeline.

Mr. Carter stated that he would need to have six months to show that progress has been made.

Mayor Fugate asked if the building has been engineered.

Mr. Carter stated that the he was showing him engineered work at that time and will try again a metal roof.

Mayor Fugate commented that before Mr. Carter spends a dime on this building; hire an engineer to see if it is even worth keeping. Fugate further commented that what Mr. Carter will be surprised to find out, is that the structure is unsound.

Mr. Carter commented that they say it was fine.

Mayor Fugate asked who Mr. Carter is referring as to they.

Mr. Carter responded that he is referring to the engineer in Kingsville.

Mayor Fugate asked for the engineer's name. Mr. Carter responded that he is referring to the engineer that is located next door to the Methodist Church.

Mayor Fugate asked if Mr. Carter had a report from the Engineer.

Mr. Carter's response was that he didn't receive a report because he didn't pay for a report. Carter further stated that he spoke to the Engineer personally, and they told him to tear down the structure. Carter further stated that once he tears the structure down, which is what everyone says, "just tear it down", which is the problem with the City of Kingsville, everyone just wants to tear it down. Carter stated that this isn't the answer for everything, and if he can fix the structure the city should allow him to do so.

Mayor Fugate commented that he doesn't want to tear down anything in Kingsville but he wants citizens to take care of their property and maintain it. Fugate further commented that Mr. Carter has had this property for close to two years and came in to see Mr. Kahn, and asked if Mr. Carter saw this as taking care of the property.

Mr. Carter responded no as he didn't have time and that for two years after working and paying taxes for the City of Kingsville, he has done a lot more and the City hasn't checked the other side of the structure.

Mayor Fugate commented that Mr. Carter could have gotten a trailer and loaded the trash and haul it to the City cleanup event that is done every six months.

Mr. Carter commented that he has come to the City and try to get the trailer, as his trailer collapsed on the wheels. He further commented that he has attempted numerous times to rent the truck, but was told that he needed a contract to turn on water.

Mayor Fugate commented that while Mr. Carter is busy criticizing staff which he takes exception to as well. Fugate further commented that Mr. Carter's criticism is not getting him very far with him. Mayor Fugate stated that he does care about this city and he doesn't feel that Mr. Carter feels the same way.

Mr. Carter's response was for staff to look at the property across the street which he devotes his time after hours.

Mayor Fugate at this time, came up to the camera videotaping the City Commission meeting and displayed a photograph taken by city staff, showing how bad the structure is located at 508 S. 2nd Street.

Mr. Carter commented that he would like for citizens to go by 501 S. 2nd Street where the cleaners is located and see the big change that has been done. Carter stated that he was planning on doing the same thing to the other property, but has been giving the run around and has received no assistance from anyone.

Mayor Fugate commented to Mr. Carter that the City Commission will probably grant him the additional time, although he doesn't feel that Mr. Carter should receive additional time. Fugate further commented that Mr. Carter needs to come with a plan to repair this property as well as a timeline of completion.

Mr. Carter commented that he would like to come back to the Commission and prove them wrong. He further commented that some individuals sit behind a desk and think that others can't do certain things.

Commissioner Leubert commented that in all fairness, since the Commission has approved the additional time being requested by Mrs. Ambriz, she is proposing that the Commission grant Mr. Carter additional time to make the necessary repairs. Leubert further commented that Mr. Carter would have to meet with Charlie Cardenas, Public Works Director/City Engineer, Tom Ginter, Director of Planning & Development Services and Daniel Ramirez, Building Official within the next week or two to begin a plan for repairs to the property. Leubert further commented that she would like staff to update the City Commission on the status of this property.

Commissioner Pena asked if property taxes were up-to-date. Mr. Carter responded yes, his paycheck is going towards property taxes.

Mrs. Alvarez stated that according to the statement from the Tax Assessor Collectors Office dated January 16, 2015, taxes for years 2012, 2013, and 2014 were due as of January16, 2015. Alvarez further commented that taxes couldn't have been paid as of January 16th, but as of the printout date three years are still due.

Mayor Fugate asked for a recommendation from the City Commission regarding this property.

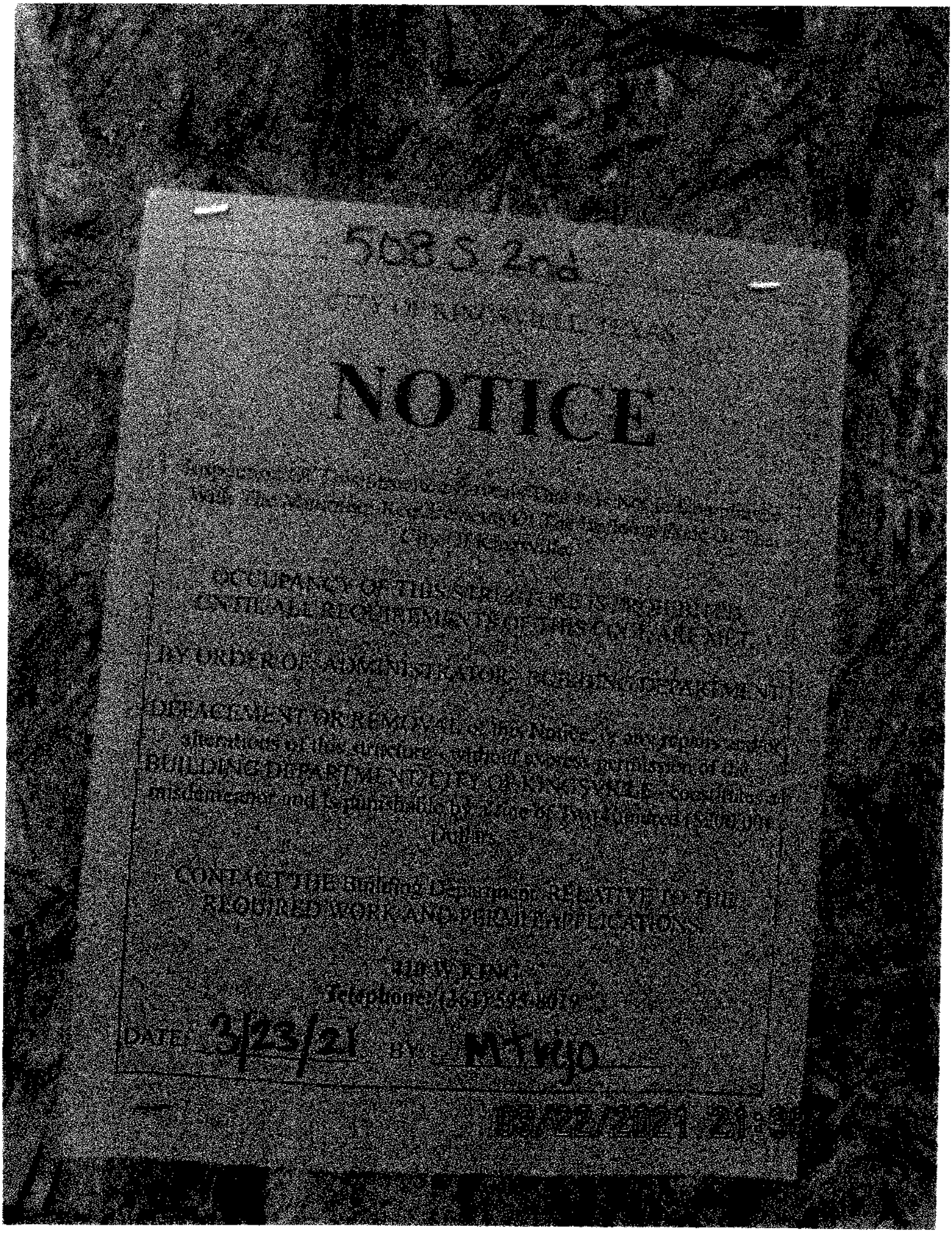
Commissioner Leubert commented that she has already made her proposal to allow Mr. Carter more time, but must meet with city staff as soon as possible.

Mayor Fugate commented that city staff both past and existing works very hard at what they do to serve the citizens of this city. Fugate further stated that he takes exception to comments made about by Mr. Naim Kahn, and existing City Engineer and Planner and anyone else that is involved in this process. Fugate further stated that he doesn't like when citizens misrepresent the fine work that City staff does for the City of Kingsville.

No action taken.

6. **Consider condemnation of structures located at 525 W. Lott, Kingsville, Texas. (Director of Planning & Development Services).**

Motion made by Commissioner Leubert finding not able to repair building or structure is unsafe and present condition is a violation of ordinances and cannot be corrected without substantial reconstruction then declare the building or structure to be a nuisance and order its demolition by owner/agent/person in charge within 30



508 S 2nd

CITY OF KINGSVILLE, TEXAS

NOTICE

Inspection of This Structure Revealed Unit #1 is NOT a Compliance With The Minimum Requirements Of The Building Code Of The City Of Kingsville.

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

BY ORDER OF ADMINISTRATOR, BUILDING DEPARTMENT

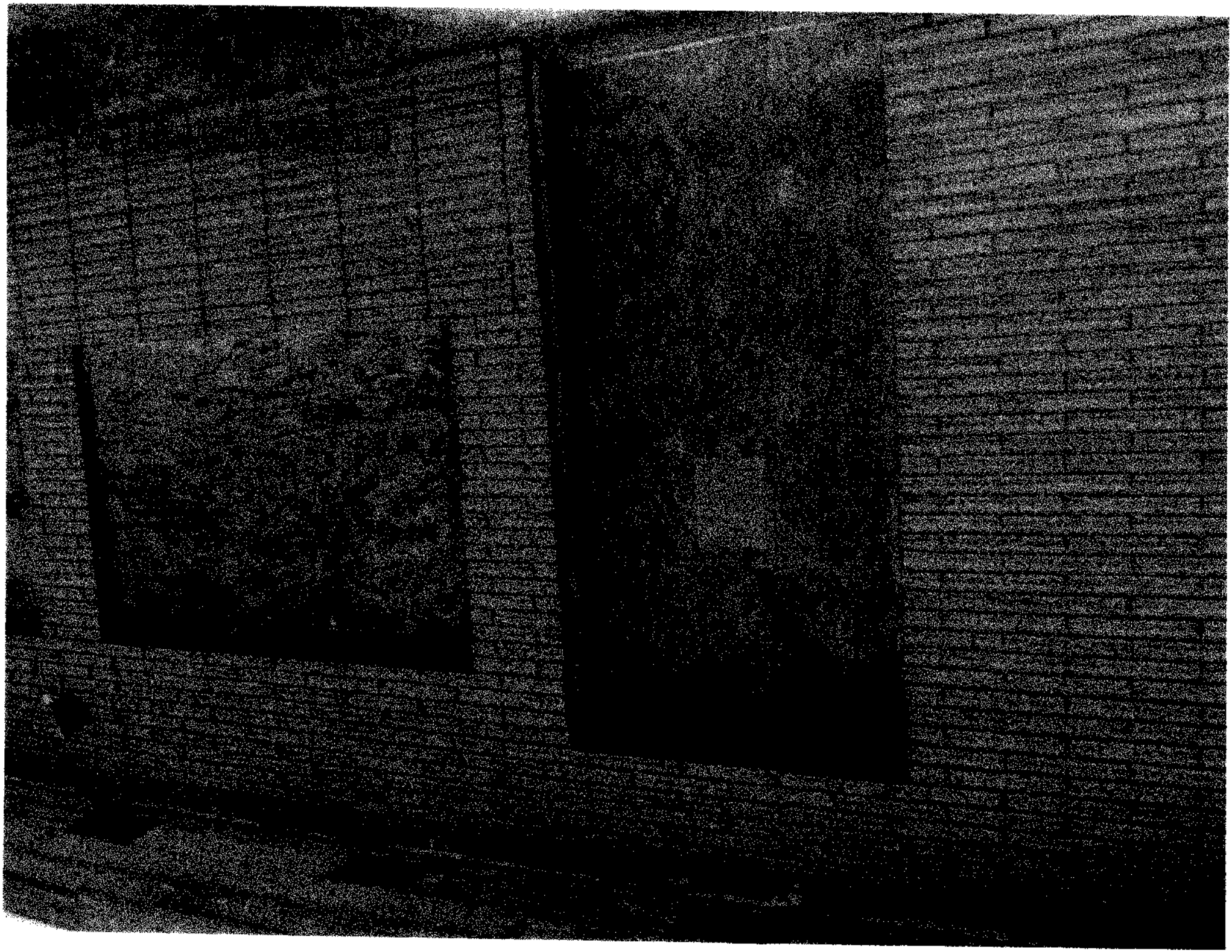
DEFACEMENT OR REMOVAL of this Notice, or any repairs and/or alterations of this structure without express permission of the BUILDING DEPARTMENT, CITY OF KINGSVILLE, constitutes a misdemeanor and is punishable by a fine of Two Hundred ($200.00) Dollars.

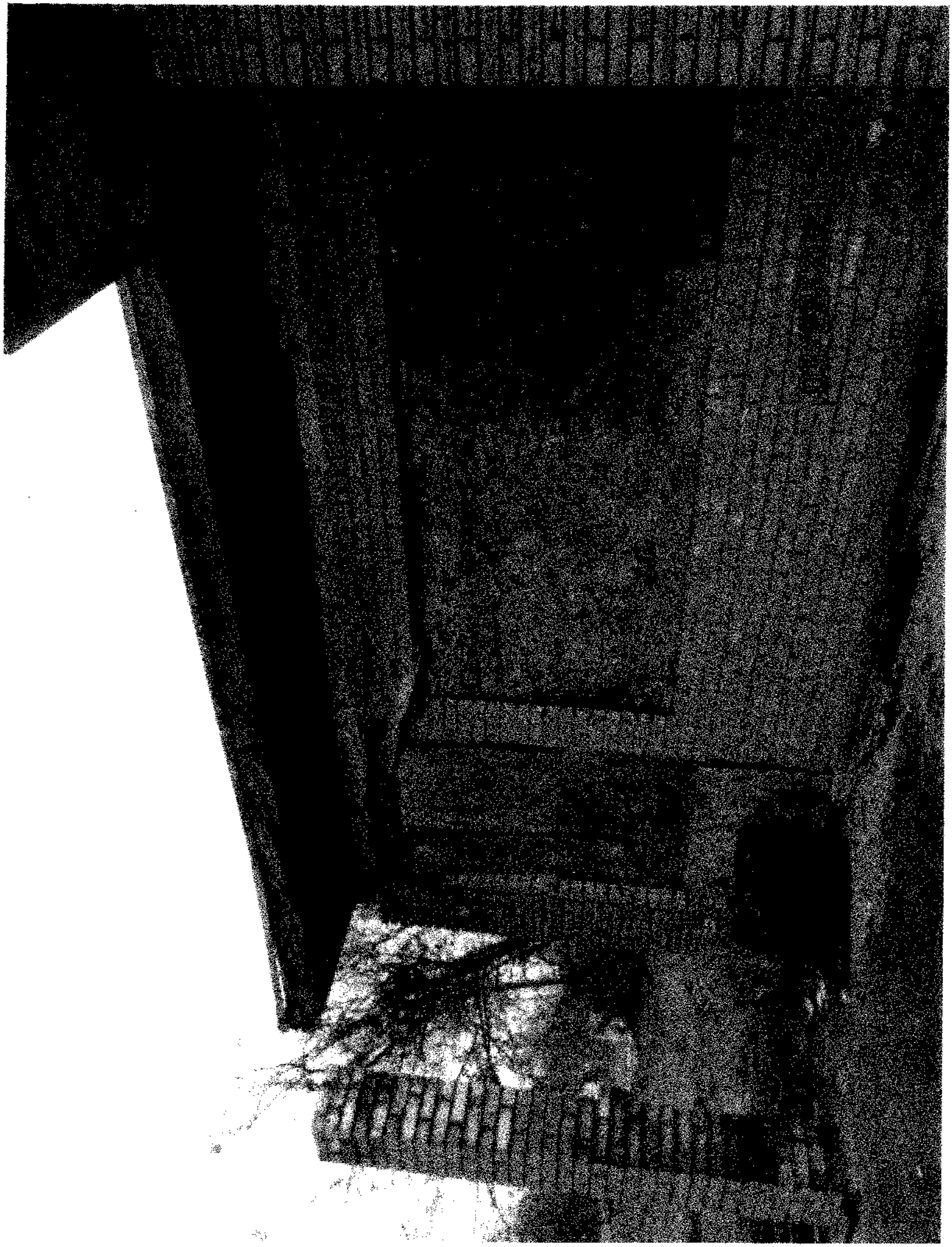
CONTACT THE Building Department RELATIVE TO THE REQUIRED WORK AND PERMIT APPLICATIONS.

410 W KING
Telephone: (361) 595-8019

DATE: 3/23/21 BY: MTVJO

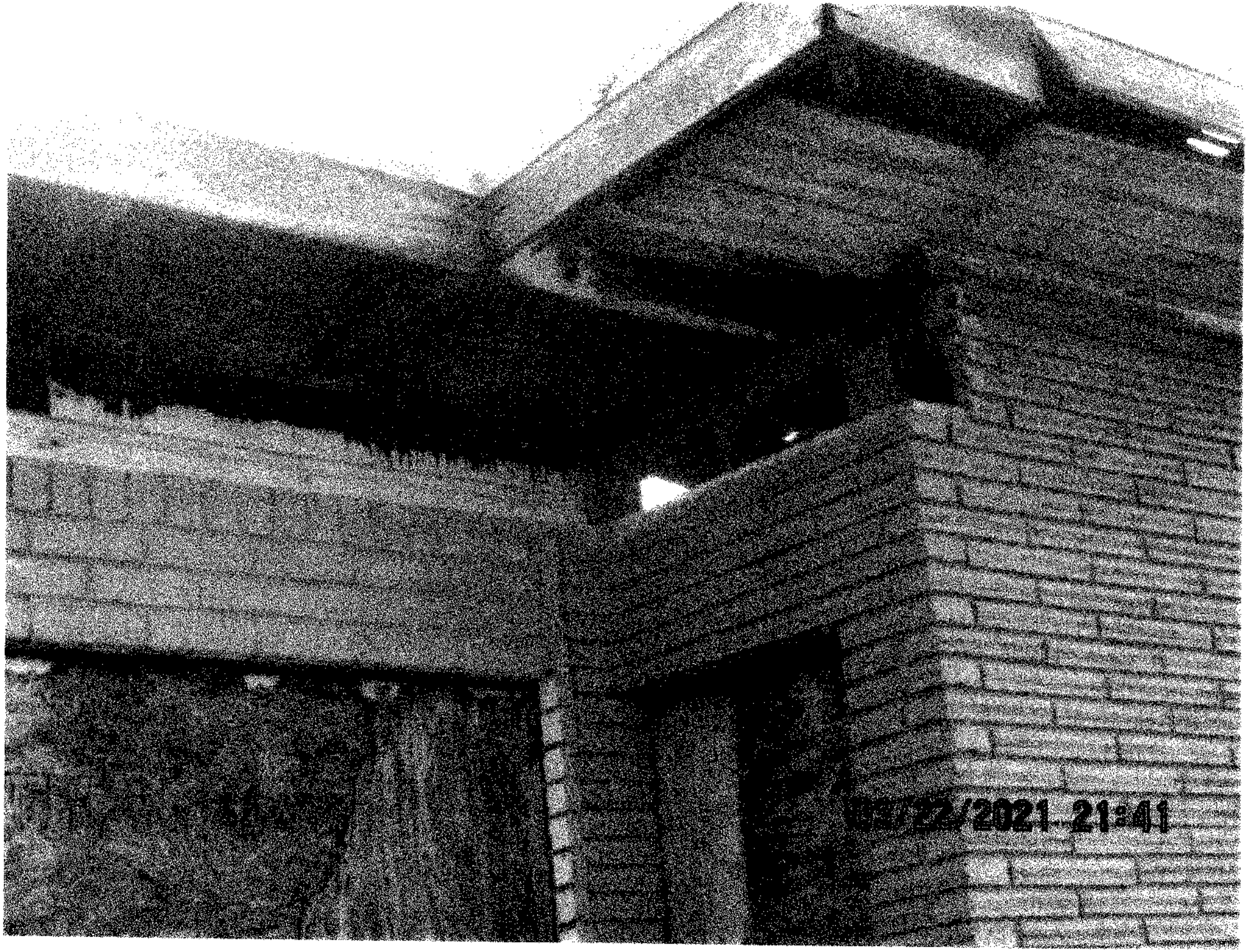
03/22/2021 21:3








08/22/2021 23:40


03/22/2021 21:41


03/22/2021 21:40

NOTICE

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

OCCUPANCY OF THIS
UNTIL ALL REQUIREMENTS O

BY ORDER OF ADMINISTRATOR- BUILDING DEPARTMENT

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

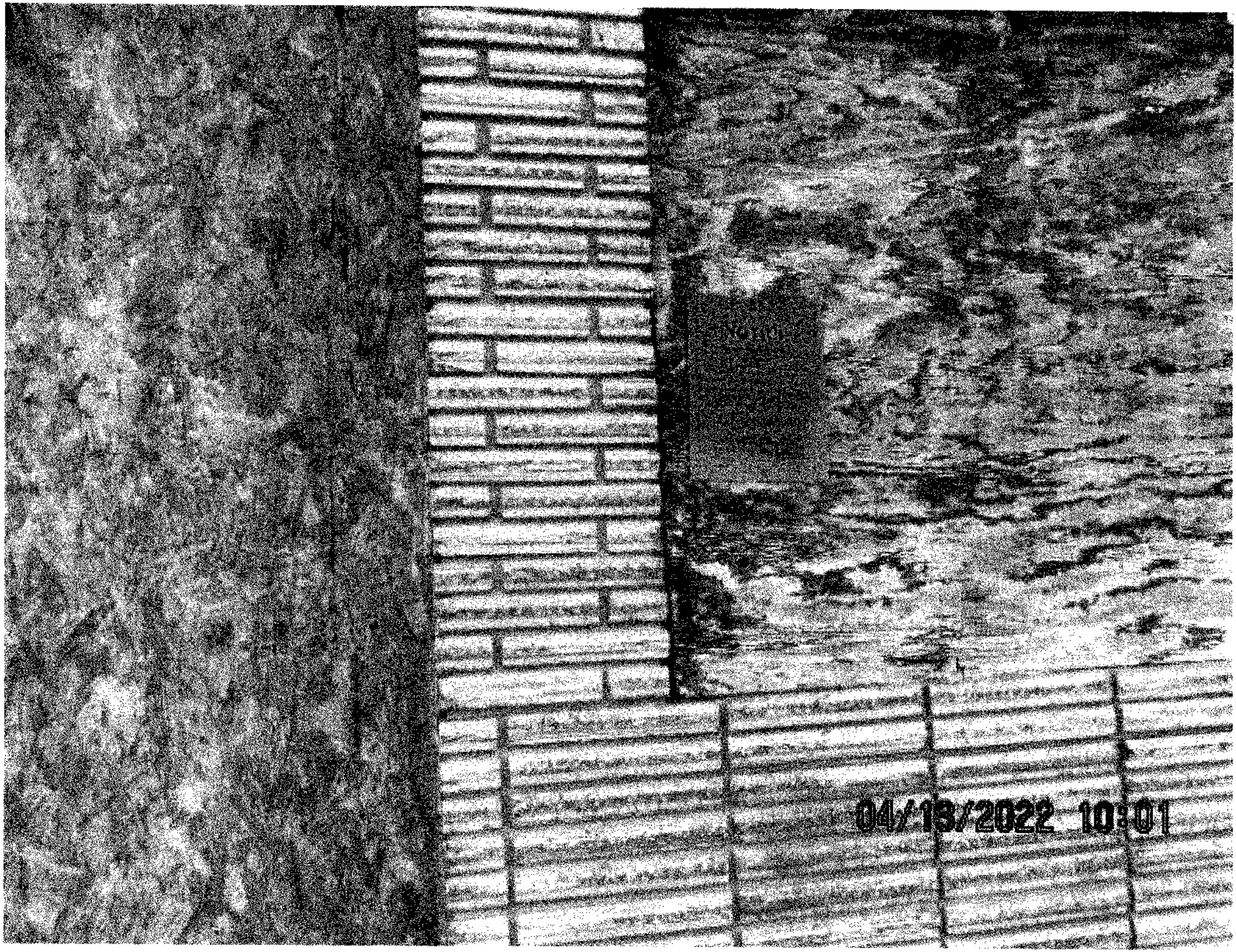
CONTACT THE Building Department RELATIVE TO THE REQUIRED WORK AND PERMIT APPLICATIONS

410 W. KING
Telephone (361) 595-8019

DATE 4-13-22 BY MG

04/13/2022 10:01


04/12/2022 10:03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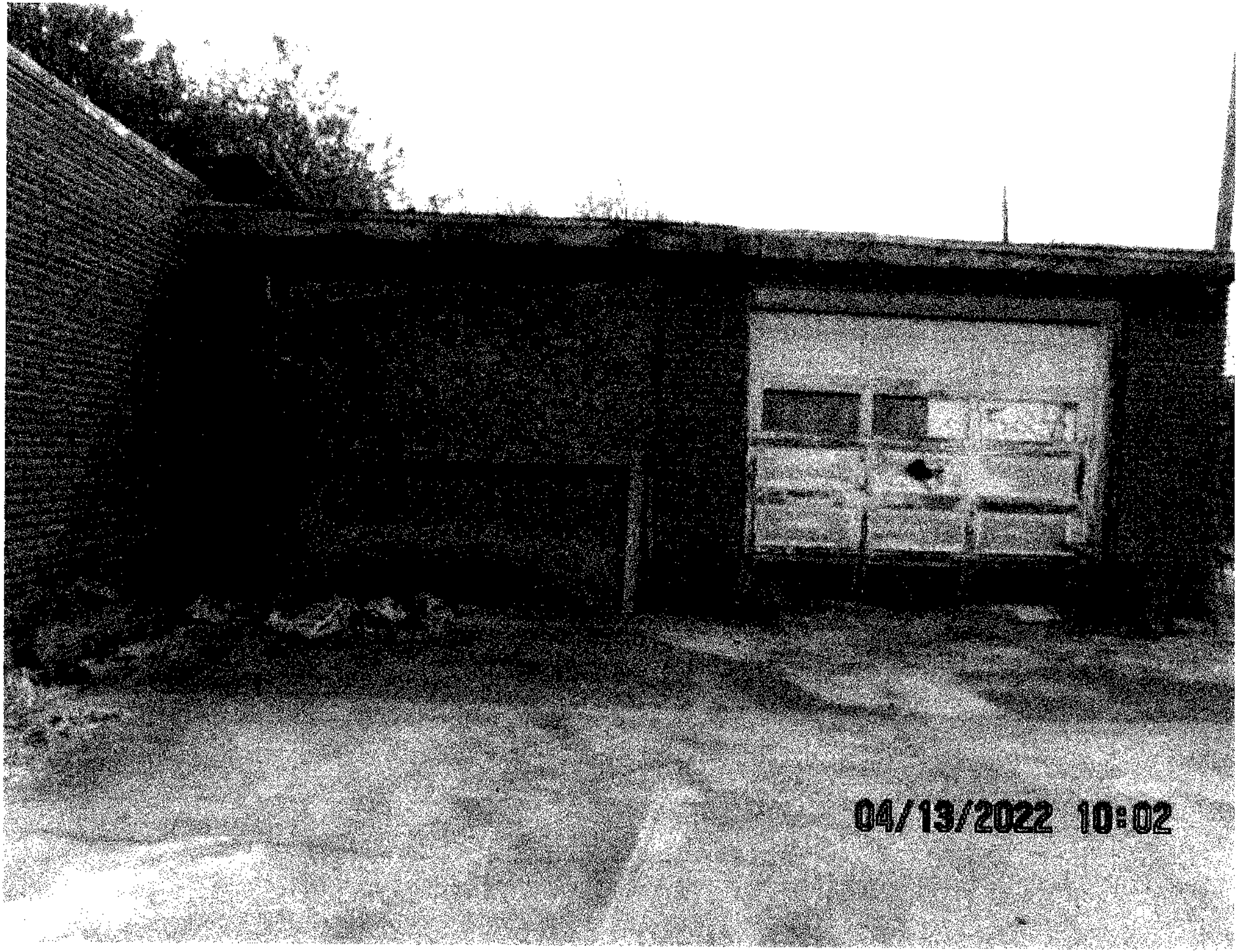
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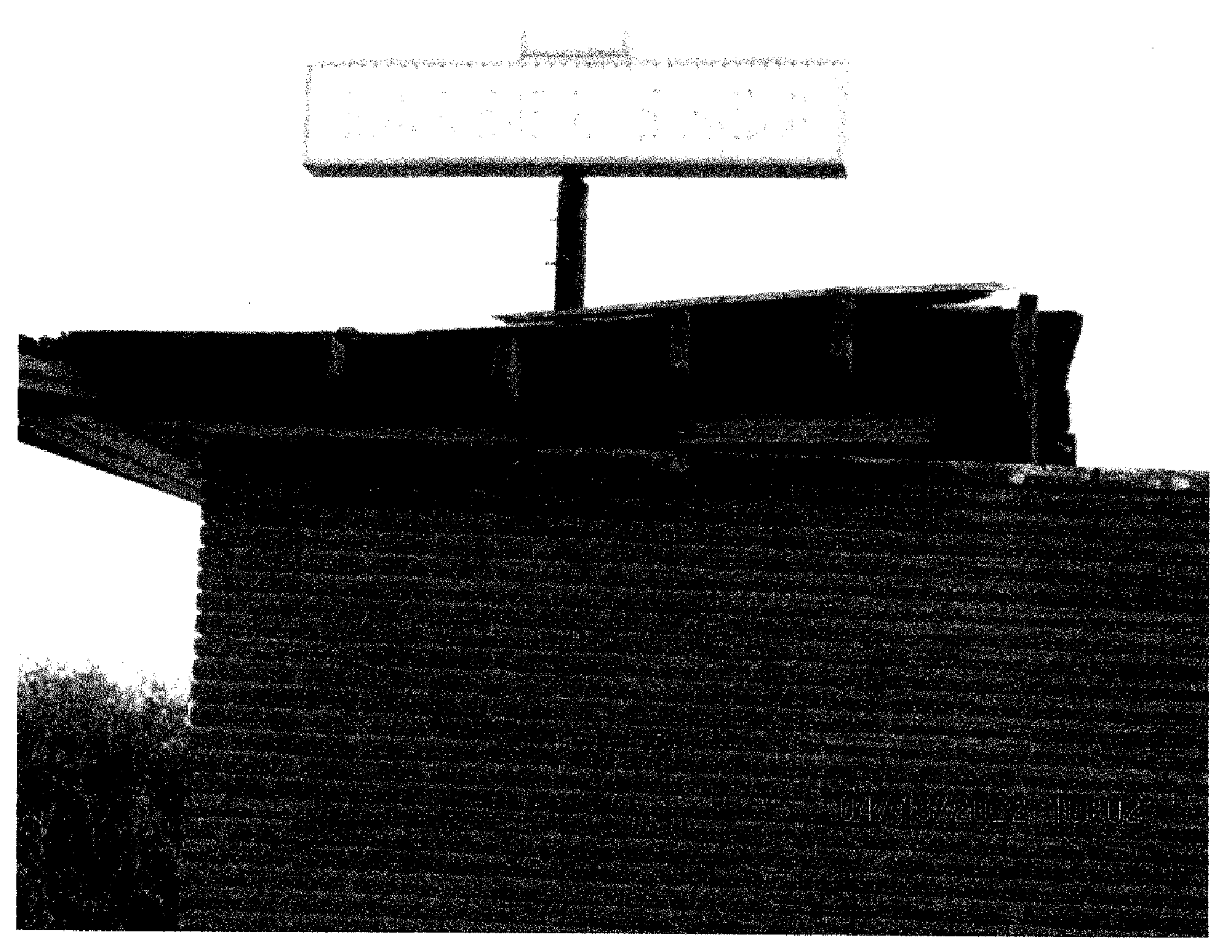
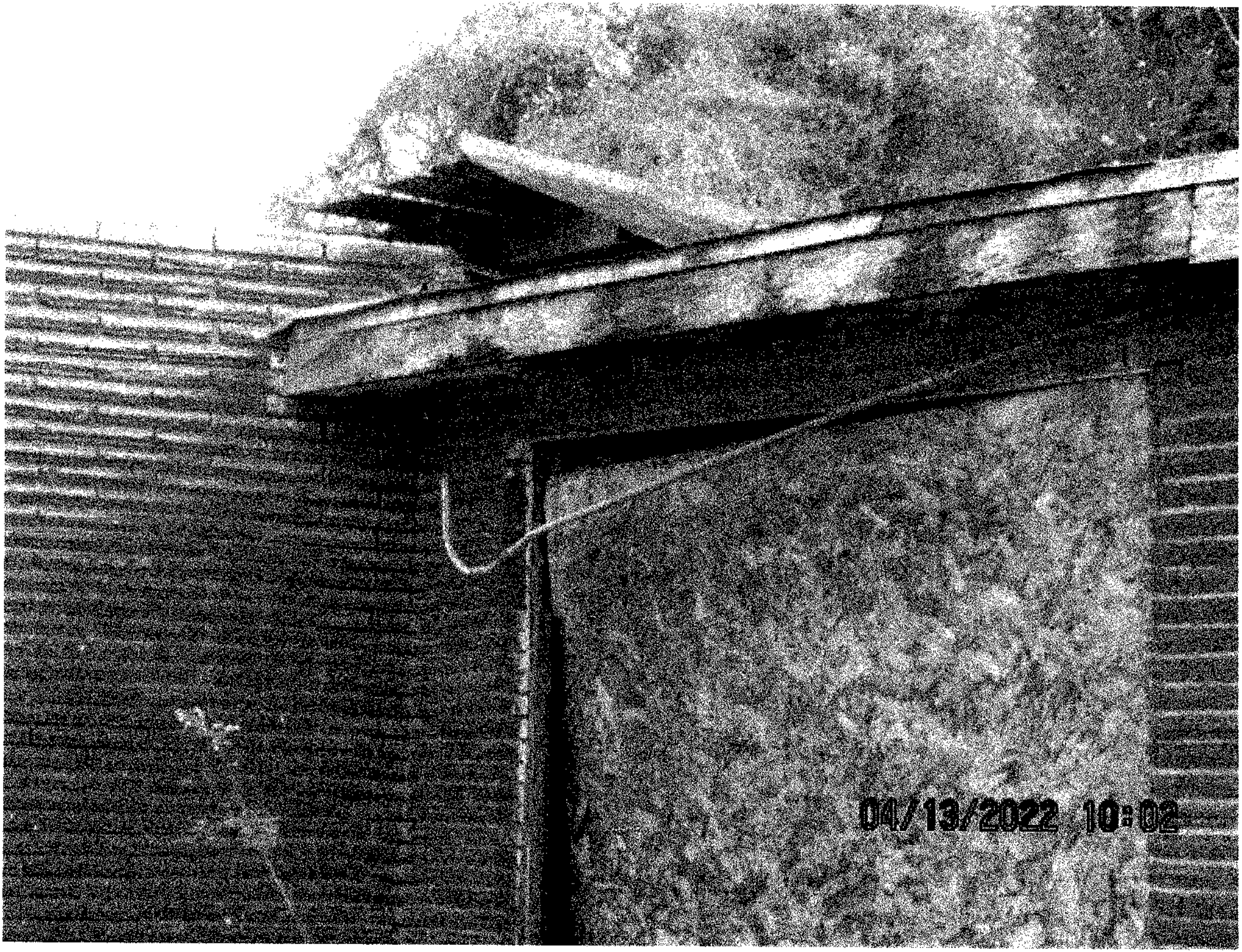
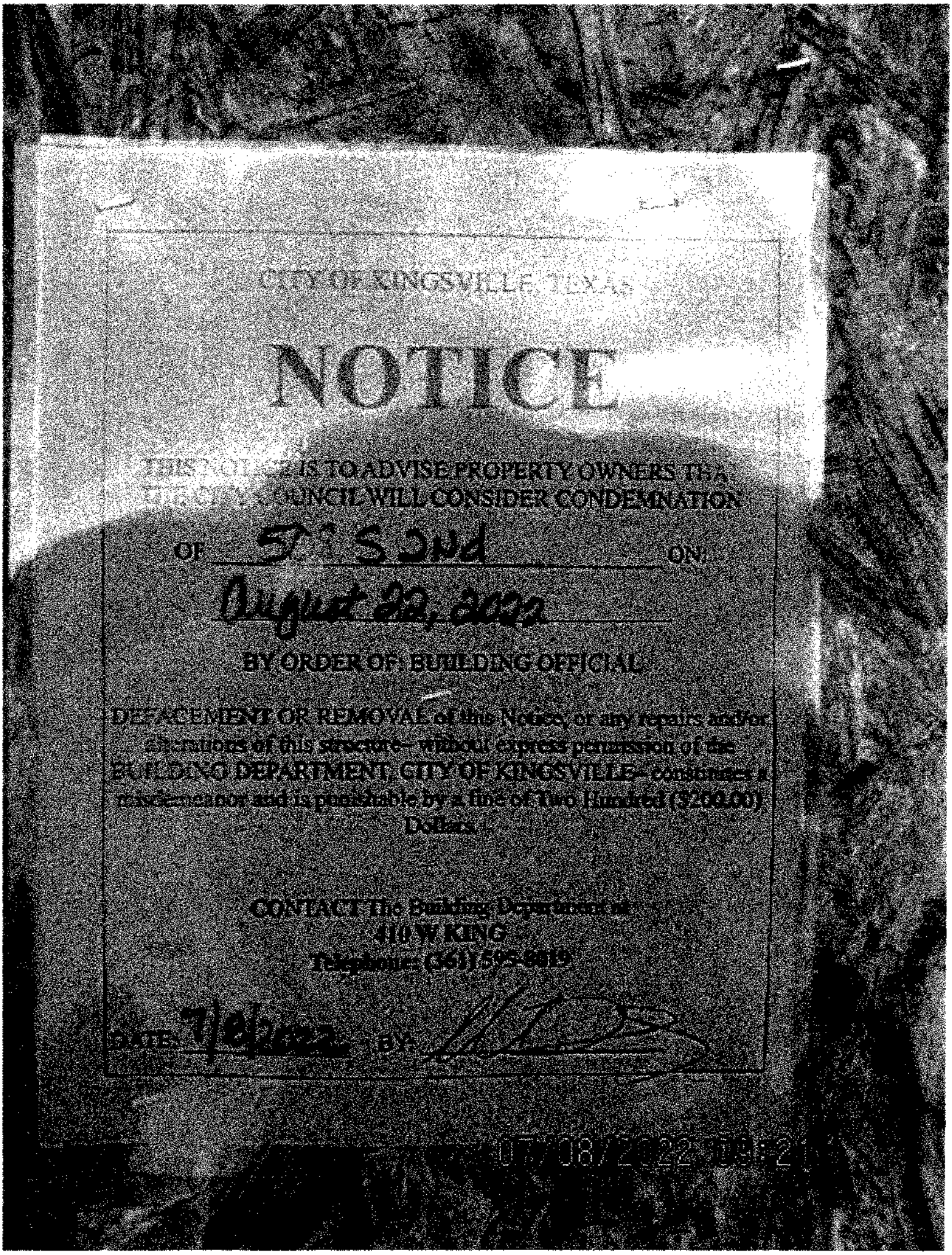


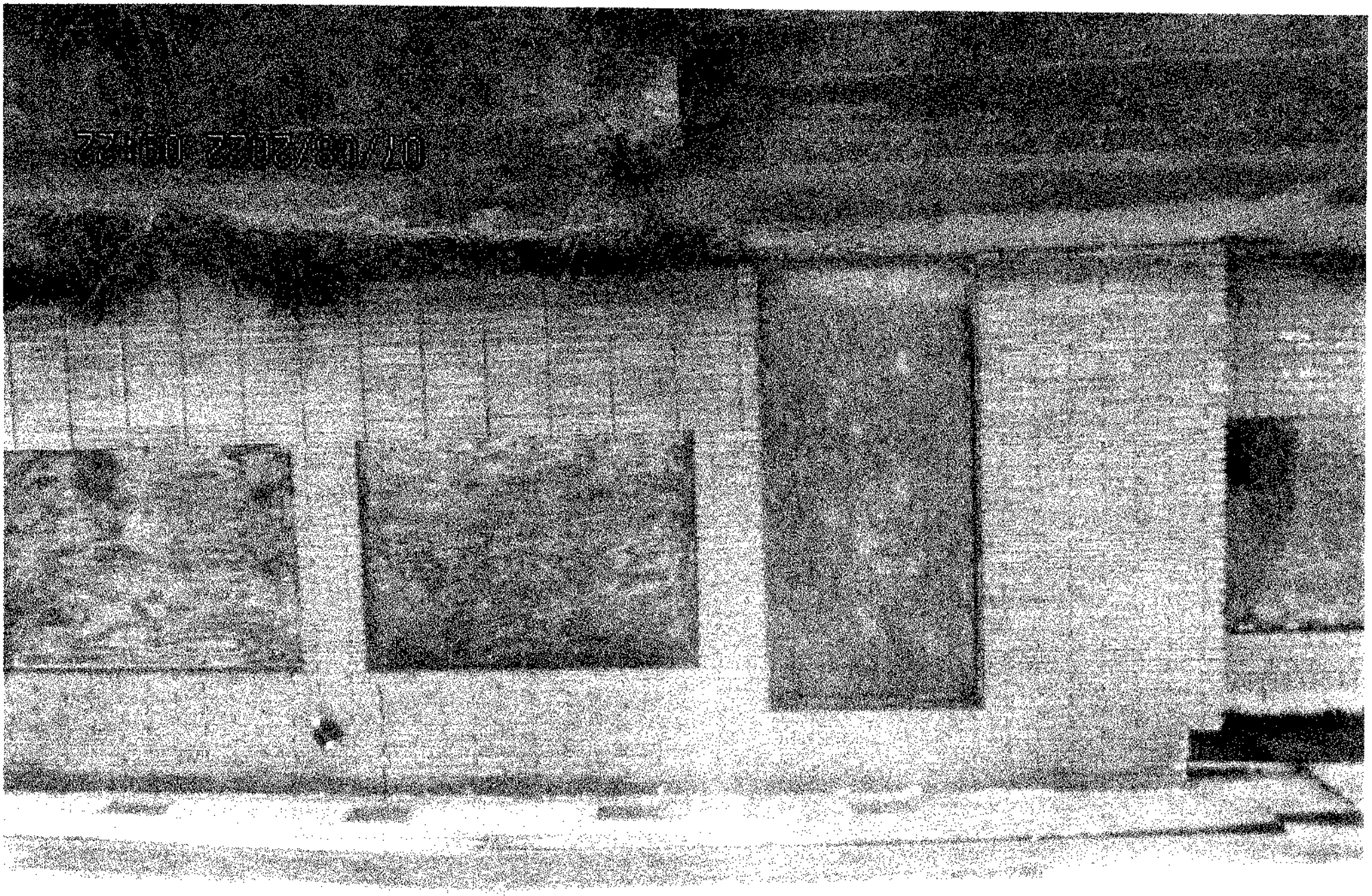

04/13/2022 10:02



UNIVERSAL 10-02


CITY OF KINGSVILLE, TEXAS
NOTICE
THIS NOTICE IS TO ADVISE PROPERTY OWNERS THA
CITY COUNCIL WILL CONSIDER CONDEMNATION
OF 517 S 2nd ON:
August 22, 2022
BY ORDER OF: BUILDING OFFICIAL
DEFACEMENT OR REMOVAL of this Notice or any repairs and/or alterations of this structure without express permission of the BUILDING DEPARTMENT, CITY OF KINGSVILLE- constitutes a misdemeanor and is punishable by a fine of Two Hundred ($200.00) Dollars
CONTACT The Building Department at:
410 W KING
Telephone: (361) 595-8019
DATE: 7/8/22 BY:
07/08/2022 08:21

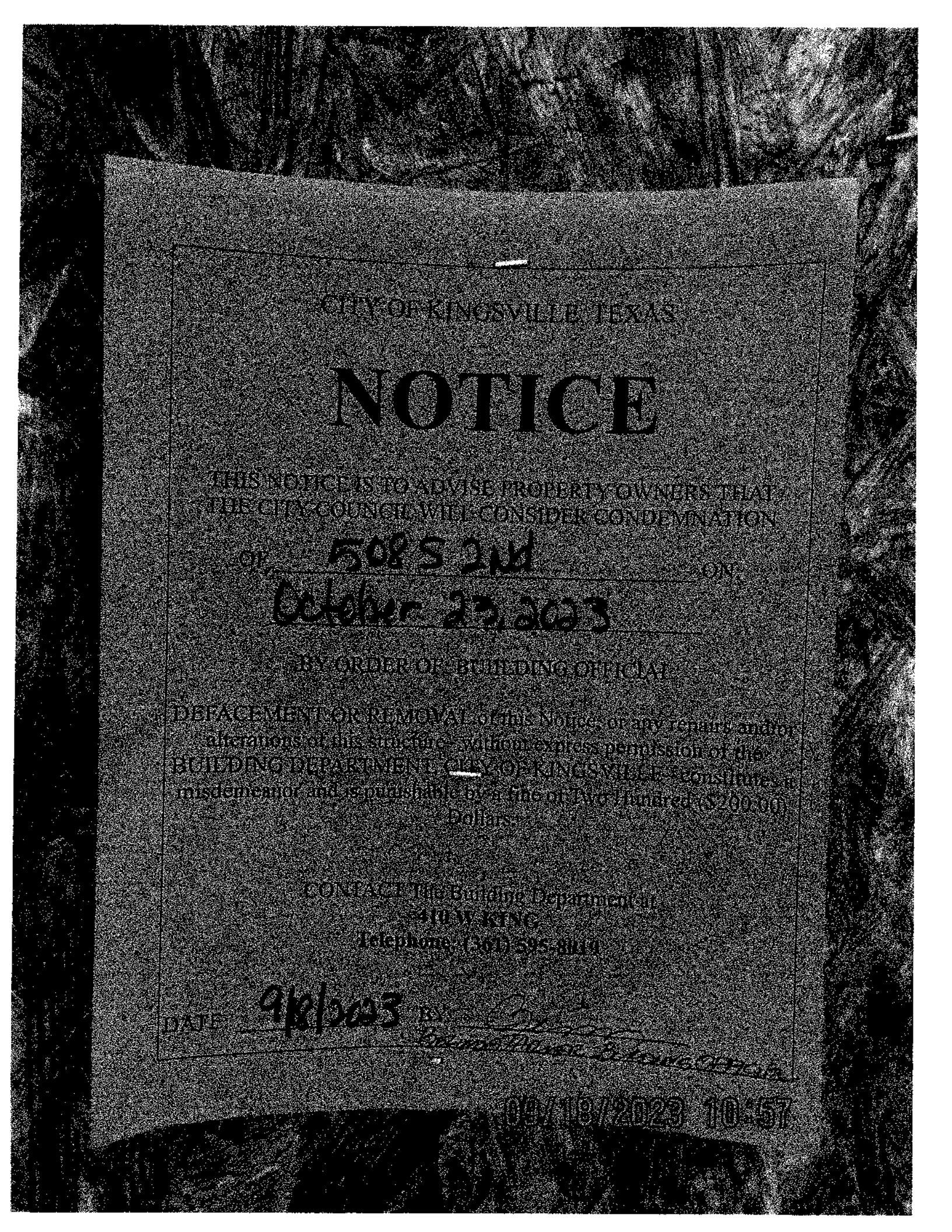

07/08/2022 09:22




07/06/2022 09:22


07/03/2022 09:22


04/19/2022 08:03



CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION

OF 508 S 2nd ON

October 23, 2023

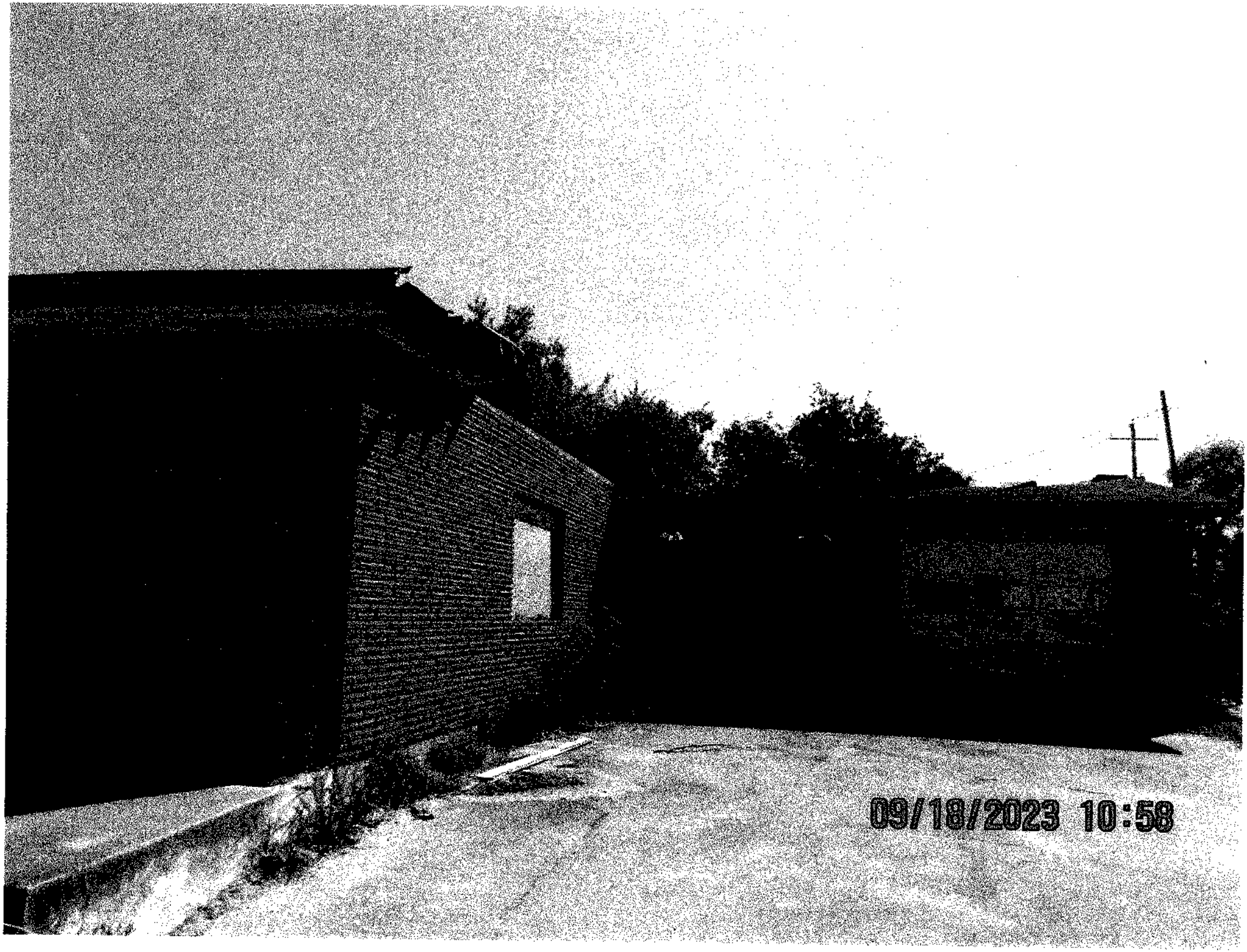
BY ORDER OF BUILDING OFFICIAL

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

CONTACT the Building Department at
410 W KING
Telephone: (361) 595-8019

DATE 9/8/2023 BY [signature]
Building Official

09/18/2023 10:57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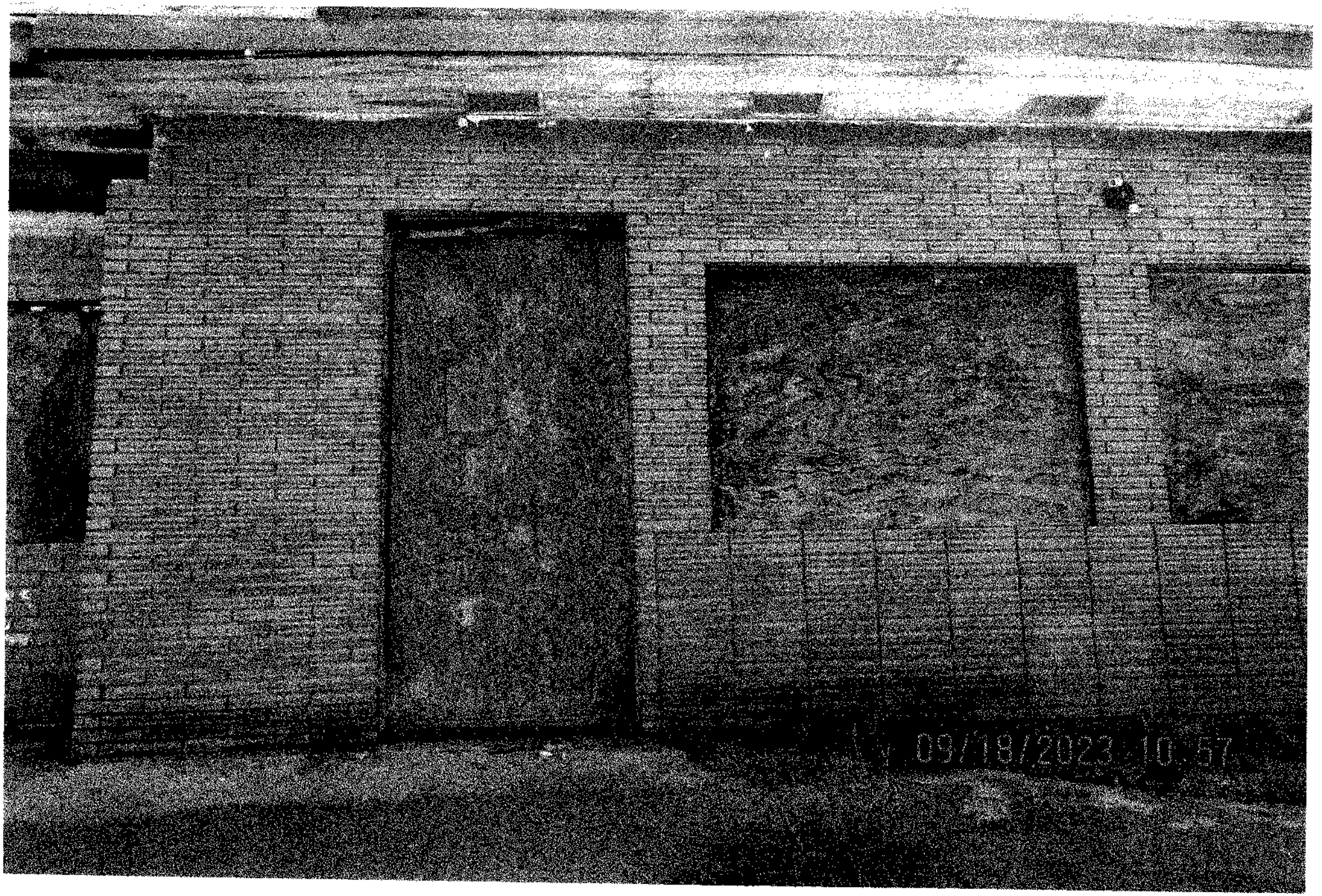
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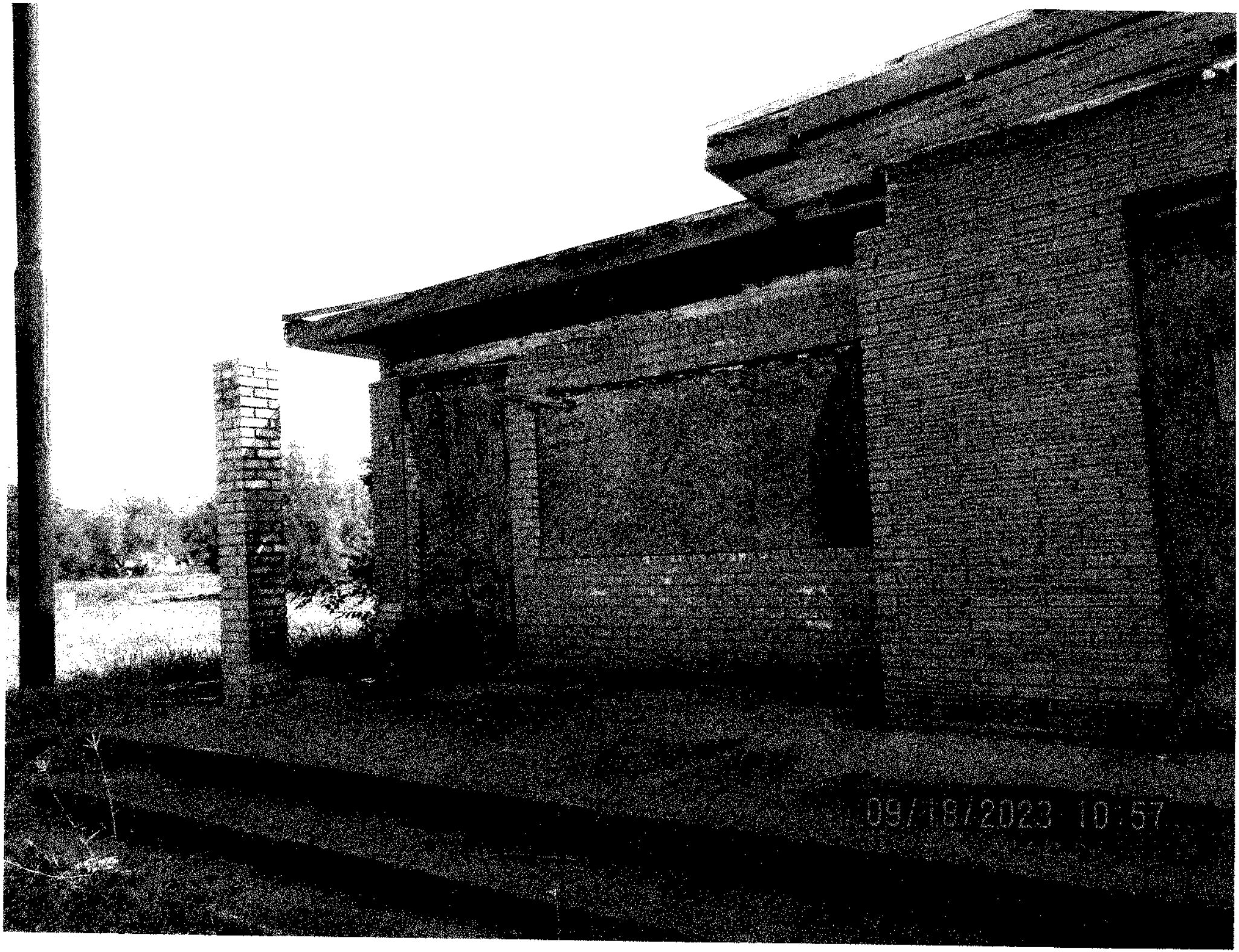
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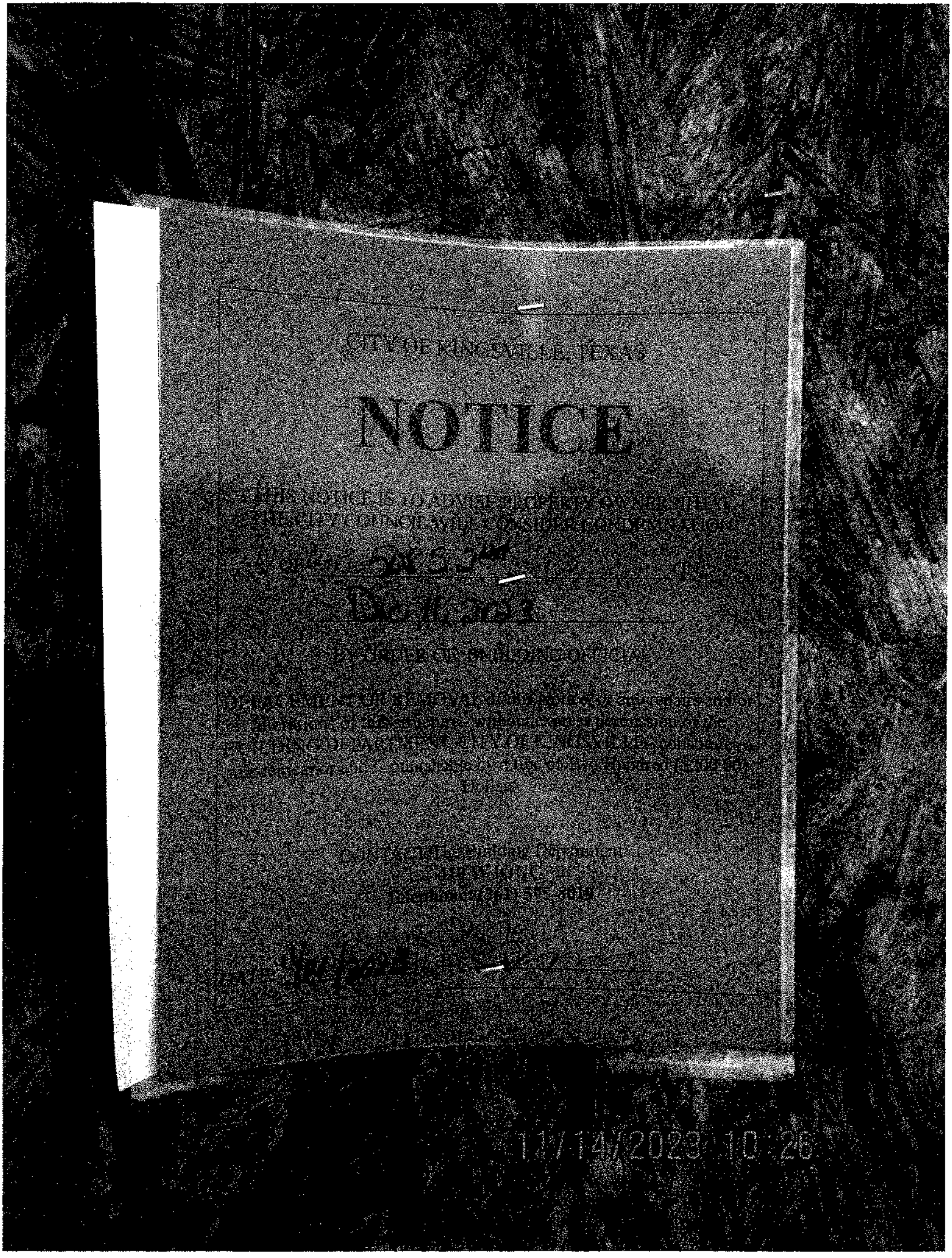
CITY OF KINGSVILLE, TEXAS
NOTICE
11/14/2023 10:26


11/14/2023 10:26

PUBLIC HEARING #4

City of Kingsville
Planning and Development Services Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Kobby Agyekum, Senior Planner/HPO

DATE: November 29, 2023

SUBJECT: Properties for demolition

Summary: The Department of Planning and Development Services has isolated five properties for demolition and seeks City Commission's approval for their condemnation and subsequent demolition.

Background: The Code of Ordinances of the City of Kingsville provides for building condemnation if it is uninhabitable in *Section 15-1-165. - Condemned Building or structure; specifications.* The Planning and Development Services department carried out detailed inspections that revealed the unsafe and dilapidated state of the buildings. Consequently, these buildings have been declared uninhabitable. The relevant owners have been duly notified and nothing has been done to improve or remove the dilapidated structures. Copies of the notifications are attached for review.

Financial Impact: Cost incurred will be billed to owners.

Recommendation: Staff recommends the Following properties to be authorized for demolition:

1. 406 East Lee Avenue, Kingsville Texas 78363
2. 424 West Fordyce Avenue, Kingsville Texas 78363
3. 527 East Alice Avenue, Kingsville Texas 78363
4. 508 S 2nd Street, Kingsville Texas 78363
5. 1225 East Santa Gertrudis Avenue, Kingsville Texas 78363

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INITIATED BY	BUILDING OFFICIAL
424 W Fordyce		Maryann Trejo	
LEGAL DESCRIPTION	**BLOCK**	**LOT**	
2ND,BLOCK 2,LOT W9.12'28,29,E2.24'30	2	W9.12'28,29,E2.24'30	
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**	
Javier Cabreles De La Cruz	PO Box 941	Kingsville, TX 78364-0941	

PROPERTY CONDITION REPORT

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

REASON CODES:

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

COMMENT CODES:

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

BUILDING OFFICIAL COMMENTS:

HAS BEEN WITHOUT WATER SINCE ACTIVE AND ELECTRICAL SINCE ACTIVE

SIGNATURE: _____ DATE: 03-13-23

CITY OF KINGSVILLE BUILDING OFFICIAL

CONDEMNATION CHECKLIST

Property Address: 424 W Fordyce Phone: _____

Property Owner: Javier Dela Cruz Cabrera Phone: _____

Owner's Address: P.O. Box 941 Fax: _____
Kingsville TX 78363

PLANNED DATE	ACTUAL DATE	ACTION
☐ 1-04-2023	1-04-2023	1. Identify structure unfit for human habitation.
☐ 3-08 2023	3-08 2023	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 3-13-2023	3-13-2023	3. Determine ownership from county assessment & tax collection record.
☐ 3-13 2023	3-13-2023	4. Obtain legal description.
☐ 3-13-2023	3-13-2023	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 4-19-2023	4-19-2023	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
☐ _____	_____	7. 2nd Notice Sent. (10 day response) (Optional)
☐ _____	_____	8. If response is not received or is not adequate, proceed as follows:
☐ 9-7-23	9-7-23	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 9-6-23	9-6-23	1) Post affidavit in newspaper twice a week for one week
☐ 9-18-23	9 18-23	10. Post sign on property advising date the City

Council will consider condemnation of structure.

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

☐ 9-19-23 9-18-23 12. Photograph posted sign with date stamp.

☐ 9-21-23 9-21-23

Nov 1, 2023 Nov 1, 2023

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

☐ a. Location Map

☐ b. Photographs of the structure with date stamp

☐ c. Inspection report

☐ d. Pre-condemnation notice

☐ e. Condemnation resolution

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

☐ _____ _____ 15. City Council adopts condemnation resolution.

☐ _____ _____ 16. File Notice of Condemnation with the County Clerk.

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

☐ a. Copy of the City Council resolution.

☐ b. 45-day order to demolish

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

☐ a. Take photo with date stamp

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

☐ _____ _____ 20. Photograph posted notice with date stamp.

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

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

☐ _____ _____ 23. Prepare demolition cost statement consisting of:

☐ a. Mailing fees

☐ b. Publication fees

☐ c. Demolition costs

☐ d. Landfill tipping fees

☐ e. Filing fees

☐ f. Administrative fees

☐ g. Any documentation miscellaneous costs

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

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:

DE LA CRUZ JAVIER CABRALES
PO BOX 941
KINGSVILLE, TX 78364-0941

Legal Description:

2ND, BLOCK 2, LOT W9.12' 28, 29, E2.24' 30

Account No: 100400228000192

2023 Value: $20,520
Appr. Dist. No.: 12698

Legal Acres: .1170
Parcel Address: 424 W FORDYCE

As of Date: 12/06/2023

Print Date: 12/06/2023 Printed By: JLARA

Year	Tax Units	Remaining Levy	IF PAID BY January 1, 2024 Penalty Interest	IF PAID BY January 1, 2024 Total	IF PAID BY January 31, 2024 Penalty Interest	IF PAID BY January 31, 2024 Total	IF PAID BY February 29, 2024 Penalty Interest	IF PAID BY February 29, 2024 Total
2007	137 900 901 905	$121.10	$198.64	$319.74	$199.15	$320.25	$199.65	$320.75
2008	137 900 901 905	$783.00	$1,171.36	$1,954.36	$1,174.63	$1,957.63	$1,177.89	$1,960.89
2009	137 900 901 905	$290.06	$392.16	$682.22	$393.38	$683.44	$394.58	$684.64
2010	137 900 901 905	$298.14	$277.27	$575.41	$278.51	$576.65	$279.76	$577.90
2012	137 900 901 905	$141.61	$98.19	$239.80	$98.78	$240.39	$99.37	$240.98
2014	137 900 901 905	$151.22	$75.97	$227.19	$76.59	$227.81	$77.22	$228.44
2015	137 900 905	$112.88	$47.33	$160.21	$47.78	$160.66	$48.26	$161.14
2016	137 900 905	$14.67	$5.48	$20.15	$5.53	$20.20	$5.59	$20.26
2017	137 900 905	$185.17	$51.70	$236.87	$52.46	$237.63	$53.23	$238.40
2018	137 900 905	$242.74	$59.67	$302.41	$60.69	$303.43	$61.70	$304.44
2019	137 900 905	$260.32	$50.97	$311.29	$52.07	$312.39	$53.16	$313.48
2020	137 900 905	$284.30	$41.46	$325.76	$42.65	$326.95	$43.83	$328.13
2021	137 900 905	$5.68	$0.40	$6.08	$0.43	$6.11	$0.45	$6.13
2022	137 900	$105.23	$4.82	$110.05	$5.27	$110.50	$5.70	$110.93
2023	137 900 905	$126.43	$0.00	$126.43	$0.00	$126.43	$0.53	$126.96
TOTAL AMOUNT DUE:				**$5,597.97**		**$5,610.47**		**$5,623.47**

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

31.154

Print Date: 12/06/2023

Appr. Dist. No.: 12698

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

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

* 1 0 0 4 0 0 2 2 8 0 0 0 1 9 2 *

If Paid By	Amount Due
January 1, 2024	$5,597.97
January 31, 2024	$5,610.47
February 29, 2024	$5,623.47
Amount Paid:	$_____.__

100400228000192

DE LA CRUZ JAVIER CABRALES
PO BOX 941
KINGSVILLE, TX 78364-0941

Prop ID	Owner	%	Legal Description			Values		
19624	12757	100.00 R	**Geo: 100400225000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	1,460
DE LOS SANTOS ISRAEL			2ND, BLOCK 2, LOT W6.84' 25, 26, 27, E15.88' 28		Imp NHS:	0	Prod Loss:	0
2905 WHITTIER CT					Land HS:	0	Appraised:	1,460
STOCKTON, CA 95207-2317			Acres:	0.0000	Land NHS:	1,460	Cap:	0
			State Codes: C1 Map ID:		A2 Prod Use:	0	Assessed:	1,460
			Situs: 418 W FORDYCE Mtg Cd:		Prod Mkt:	0	Exemptions:	
			DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			1,460	0	1,460	0.852080	12.44

12698	46938	100.00 R	**Geo: 100400228000192**	Effective Acres: 0.000000	Imp HS:	30,160	Market:	30,890
DE LA CRUZ JAVIER			2ND, BLOCK 2, LOT W9.12' 28, 29, E2.24' 30		Imp NHS:	0	Prod Loss:	0
CABRALES					Land HS:	730	Appraised:	30,890
PO BOX 941			Acres:	0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78364-0941			State Codes: A Map ID:		A2 Prod Use:	0	Assessed:	30,890
			Situs: 424 W FORDYCE Mtg Cd:		Prod Mkt:	0	Exemptions:	HS, OV65
			DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			30,890	8,400	22,490	0.852080	191.63

13510	68468	100.00 R	**Geo: 100400230000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	24,470
SCOTT BRITTNEY SCOTTA			2ND, BLOCK 2, LOT E7.22' 31, W22.76' 30		Imp NHS:	23,870	Prod Loss:	0
430 W FORDYCE					Land HS:	0	Appraised:	24,470
KINGSVILLE, TX 78363			Acres:	0.0000	Land NHS:	600	Cap:	0
			State Codes: A Map ID:		A2 Prod Use:	0	Assessed:	24,470
			Situs: 430 W FORDYCE Mtg Cd:		Prod Mkt:	0	Exemptions:	
			DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			24,470	0	24,470	0.852080	208.50

21933	46401	100.00 R	**Geo: 100400231000192**	Effective Acres: 0.000000	Imp HS:	26,380	Market:	27,240
BENAVIDEZ ALBERTO JR			2ND, BLOCK 2, LOT 32, W17.78' 31		Imp NHS:	0	Prod Loss:	0
432 W FORDYCE AVE					Land HS:	860	Appraised:	27,240
KINGSVILLE, TX 78363-5344			Acres:	0.0000	Land NHS:	0	Cap:	2,712
			State Codes: A Map ID:		A2 Prod Use:	0	Assessed:	24,528
			Situs: 432 W FORDYCE TX Mtg Cd:		Prod Mkt:	0	Exemptions:	HS
			DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			24,528	0	24,528	0.852080	209.00

16980	13785	100.00 R	**Geo: 100400301000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	1,000
KING STAR BAPTIST CHURCH			2ND, BLOCK 3, LOT 1, 2, (E X E M P T)		Imp NHS:	0	Prod Loss:	0
605 S 2ND ST					Land HS:	0	Appraised:	1,000
KINGSVILLE, TX 78363-5308			Acres:	0.0000	Land NHS:	1,000	Cap:	0
			State Codes: C1 Map ID:		A2 Prod Use:	0	Assessed:	1,000
			Situs: 429 W FORDYCE Mtg Cd:		Prod Mkt:	0	Exemptions:	EX-XV
			DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			1,000	1,000	0	0.852080	0.00

17732	63023	100.00 R	**Geo: 100400303000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	21,850
MORRIS MYRTLE EST			2ND, BLOCK 3, LOT 3, W/2 4		Imp NHS:	21,100	Prod Loss:	0
425 W FORDYCE AVE					Land HS:	0	Appraised:	21,850
KINGSVILLE, TX 78363			Acres:	0.0000	Land NHS:	750	Cap:	0
			State Codes: A Map ID:		A2 Prod Use:	0	Assessed:	21,850
			Situs: 427 W FORDYCE Mtg Cd:		Prod Mkt:	0	Exemptions:	
			DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			21,850	0	21,850	0.852080	186.18

10018	65811	100.00 R	**Geo: 100400304000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	41,920
PEREZ OSCAR R			2ND, BLOCK 3, LOT E/2 4, 5-7		Imp NHS:	40,170	Prod Loss:	0
PO BOX 1681					Land HS:	0	Appraised:	41,920
KINGSVILLE, TX 78364-1681			Acres:	0.0000	Land NHS:	1,750	Cap:	0
			State Codes: A Map ID:		A2 Prod Use:	0	Assessed:	41,920
			Situs: 425 W FORDYCE Mtg Cd:		Prod Mkt:	0	Exemptions:	
			DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			41,920	0	41,920	0.852080	357.19

2023 - Values not available

Account

Property ID:	12698	Legal Description:	2ND, BLOCK 2, LOT W9.12' 28, 29, E2.24' 30
Geographic ID:	100400228000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	424 W FORDYCE	Mapsco:	
Neighborhood:		Map ID:	A2
Neighborhood CD:			

Owner

Name:	DE LA CRUZ JAVIER CABRALES	Owner ID:	46938
Mailing Address:	PO BOX 941 KINGSVILLE, TX 78364-0941	% Ownership:	100.0000000000%
		Exemptions:	OTHER, HS

(+) 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		

Prop ID	Owner	%	Legal Description			Values		
19624	68981	100.00 R	**Geo: 100400225000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	10,920
ECHEOZO UCHE			2ND, BLOCK 2, LOT W6.84' 25, 26, 27, E15.88' 28		Imp NHS:	0	Prod Loss:	0
313 W ELLA					Land HS:	0	Appraised:	10,920
KINGSVILLE, TX 78363			Acres:	0.0000	Land NHS:	10,920	Cap:	0
			State Codes: C1	Map ID:	A2 Prod Use:	0	Assessed:	10,920
			Situs: 418 W FORDYCE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			10,920	0	10,920	0.825000	90.09

Prop ID	Owner	%	Legal Description			Values		
12698	46938	100.00 R	**Geo: 100400228000192**	Effective Acres: 0.000000	Imp HS:	15,060	Market:	20,520
DE LA CRUZ JAVIER			2ND, BLOCK 2, LOT W9.12' 28, 29, E2.24' 30		Imp NHS:	0	Prod Loss:	0
CABRALES					Land HS:	5,460	Appraised:	20,520
PO BOX 941			Acres:	0.0000	Land NHS:	0	Cap:	2,117
KINGSVILLE, TX 78364-0941			State Codes: A	Map ID:	A2 Prod Use:	0	Assessed:	18,403
			Situs: 424 W FORDYCE	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			18,403	8,400	10,003	0.825000	82.52

Prop ID	Owner	%	Legal Description			Values		
13510	68468	100.00 R	**Geo: 100400230000192**	Effective Acres: 0.000000	Imp HS:	36,700	Market:	41,190
SCOTT BRITTNEY SCOTTA			2ND, BLOCK 2, LOT E7.22' 31, W22.76' 30		Imp NHS:	0	Prod Loss:	0
430 W FORDYCE					Land HS:	4,490	Appraised:	41,190
KINGSVILLE, TX 78363			Acres:	0.0000	Land NHS:	0	Cap:	3,715
			State Codes: A	Map ID:	A2 Prod Use:	0	Assessed:	37,475
			Situs: 430 W FORDYCE	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			37,475	0	37,475	0.825000	309.17

Prop ID	Owner	%	Legal Description			Values		
21933	46401	100.00 R	**Geo: 100400231000192**	Effective Acres: 0.000000	Imp HS:	35,640	Market:	42,060
BENAVIDEZ ALBERTO JR			2ND, BLOCK 2, LOT 32, W17.78' 31		Imp NHS:	0	Prod Loss:	0
432 W FORDYCE AVE					Land HS:	6,420	Appraised:	42,060
KINGSVILLE, TX 78363-5344			Acres:	0.0000	Land NHS:	0	Cap:	12,381
			State Codes: A	Map ID:	A2 Prod Use:	0	Assessed:	29,679
			Situs: 432 W FORDYCE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			29,679	0	29,679	0.825000	244.85

Prop ID	Owner	%	Legal Description			Values		
16980	13785	100.00 R	**Geo: 100400301000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	7,500
KING STAR BAPTIST CHURCH			2ND, BLOCK 3, LOT 1, 2, (E X E M P T)		Imp NHS:	0	Prod Loss:	0
605 S 2ND ST					Land HS:	0	Appraised:	7,500
KINGSVILLE, TX 78363-5308			Acres:	0.0000	Land NHS:	7,500	Cap:	0
			State Codes: C1	Map ID:	A2 Prod Use:	0	Assessed:	7,500
			Situs: 429 W FORDYCE	Mtg Cd:	Prod Mkt:	0	Exemptions:	EX-XV
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			7,500	7,500	0	0.825000	0.00

Prop ID	Owner	%	Legal Description			Values		
17732	63023	100.00 R	**Geo: 100400303000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	34,250
MORRIS MYRTLE EST			2ND, BLOCK 3, LOT 3, W/2 4		Imp NHS:	28,620	Prod Loss:	0
425 W FORDYCE AVE					Land HS:	0	Appraised:	34,250
KINGSVILLE, TX 78363			Acres:	0.0000	Land NHS:	5,630	Cap:	0
			State Codes: A	Map ID:	A2 Prod Use:	0	Assessed:	34,250
			Situs: 427 W FORDYCE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			34,250	0	34,250	0.825000	282.56

Prop ID	Owner	%	Legal Description			Values		
10018	65811	100.00 R	**Geo: 100400304000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	75,390
PEREZ OSCAR R			2ND, BLOCK 3, LOT E/2 4, 5-7		Imp NHS:	62,260	Prod Loss:	0
PO BOX 1681					Land HS:	0	Appraised:	75,390
KINGSVILLE, TX 78364-1681			Acres:	0.0000	Land NHS:	13,130	Cap:	0
			State Codes: A	Map ID:	A2 Prod Use:	0	Assessed:	75,390
			Situs: 425 W FORDYCE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			75,390	0	75,390	0.825000	621.97

Owner: DE LA CRUZ JAVIER CABRALES
% Ownership: 100.0000000000%
Total Value: N/A

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

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** 1661.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EWG	1964	1085.0
OPFA	OPEN PORCH FRAME AVERAGE	*		1964	40.0
MAD3F	MAIN ADDITION FRAME	*		2005	576.0
WDFA	WOOD DECK FRAME AVERAGE	*		2005	48.0
STGL	STORAGE FRAME (LOW)	*		2005	168.0

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.1170	5096.00	36.40	140.00	N/A	N/A

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	$16,000	$730	0	16,730	$0	$16,730
2021	$30,160	$730	0	30,890	$0	$30,890
2020	$28,900	$730	0	29,630	$1,338	$28,292
2019	$24,990	$730	0	25,720	$0	$25,720
2018	$24,060	$730	0	24,790	$0	$24,790
2017	$24,060	$730	0	24,790	$0	$24,790
2016	$26,530	$730	0	27,260	$0	$27,260
2015	$26,530	$730	0	27,260	$0	$27,260
2014	$26,530	$730	0	27,260	$0	$27,260
2013	$26,530	$730	0	27,260	$0	$27,260
2012	$26,530	$730	0	27,260	$0	$27,260
2011	$26,530	$730	0	27,260	$0	$27,260
2010	$26,530	$730	0	27,260	$0	$27,260

2009	$26,530	$730	0	27,260	$0	$27,260

CITY OF KINGSVILLE

P. O. BOX 1458 - KINGSVILLE, TEXAS 78364

APRIL 19, 2023

JAVIER DE LA CRUZ
PO Box 941
Kingsville TX, 78364

Re: 2ND, BLOCK 2, LOT W9.12' 28, 29 E2.24'30 424 W FORDYCE

Dear Sir or Madam:

It has been determined that the structure at **424 W Fordyce Kingsville, TX 78364** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of

such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

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

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

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

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

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

Sincerely,

Belinda Tarver

Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7021 0950 0000 4793 8883

NOVEMBER 2, 2023

JAVIER DE LA CRUZ
P.O. BOX 941
KINGSVILLE, TX 78364

Re: **HEARING FOR PROPERTY AT 424 W FORDYCE**

Dear Sir or Madam:

On APRIL 19, 2023, a letter was sent from the City of Kingsville stating that your property located at **424 W FORDYCE** was a fire hazard or was dangerous to human life or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, DECEMBER 11, 2023,** at **5:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **DECEMBER 11, 2023**.

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

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

Sincerely,

Belinda Tarver
Building Official

Chase Continued from page 1



A Nov. 2 chase from Kingsville to Bishop ends in the 400 block of East 2nd Street, where the pickup truck driven by Robert Cano crashed into the porch of a home. (Submitted photo)

to enter a house in the 400 block of East 3rd Street, where officers caught up to him. A struggle ensued and the suspect was tasered. He was identified as Robert Cano, 34, of Kingsville and was taken into custody without injury.

In addition to KPD units, Kleberg County Precinct 1 Constable, Nueces County Precinct 3 Constable's Department and Bishop Police Department officers, assisted as the pursuit ended.

Cano is in the Kleberg County Jail for:

- Evading Arrest with Vehicle (3d Degree Felony)
- Evading Arrest with Previous Conviction (State Jail Felony)
- Assault Causes Bodily Injury-Family Member (Class A Misdemeanor), Kleberg County warrant.
- Possession of Controlled Substance, less than 1 gram (State Jail Felony), Nueces County warrant.

USS Kingsville Continued from page 1

community stake holder groups including the Kingsville Chamber of Commerce, Navy League, the Commissioning Committee as well as city and county elected officials. The group was also provided tours of Naval Air Station Kingsville and the King Ranch.

"The visit from the ship's crew and commissioning support team really bring homes the fact that we are just about one year from commissioning the USS Kingsville," said Manny Salazar, member of the USS Commissioning Committee and President/CEO of the Kingsville Chamber of Commerce. "The process has been long but we were so excited to be talk logistics for the actual event. On top of that, it was great to show them what makes Kingsville such a special place and how proud we are for the recognition and honor of being a namesake community."

The primary purposes of the visit were to establish closer relations with the community through the series of meetings and to tour the Port of Corpus Christi to determine the feasibility of a commissioning ceremony at that facility.

Port officials were most accommodating with providing the best option for birthing the ship, and facilitating the commissioning ceremony.

The commissioning committee hopes to receive formal approval on the location from the United States Navy in early 2024 with an anticipated commissioning in fall of 2024.

Once commissioned, the USS Kingsville will be one of only two Navy vessels bearing the name of a Texas city along with the USS Fort Worth.

Meeting Continued from page 1



Kingsville City commissioners held a joint meeting with Kleberg County Commissioners Nov. 1, as the governmental entities discussed partnerships and other unified goals. (Photo by J.T. Strasner)

years ago and has dropped in price significantly, put together a seven-page inter-local agreement for commissioners to review at the meeting.

The city manager suggested the city pay the first full payment of $83,000, which is due Dec. 12.

The second payment, due Oct. 12, 2024, would be split equally between the city and county. Then the final payment, due Oct. 12, 2025, would be paid solely by the county.

McLaughlin pointed out that the amounts could be slightly lower, when adjusted for the expected lower number of radios to be reprogrammed than estimated.

County commissioners unanimously approved the measure, while the city will place it on the Nov. 13 meeting for vote.

City and county officials also discussed an EMS agreement that would potentially see the city provide EMS ambulance coverage for the northern section of Kleberg County.

Kleberg County Judge Rudy Madrid said the county currently oversees operation of two ambulance units; one in the Ricardo/Riviera area, and another that serves parts of Kingsville.

"The prices for ambulance service have gotten extremely high," Madrid said.

The city of Kingsville also oversees operation of two ambulance units, with one unmanned unit held in reserve.

It was pointed out that the city of Kingsville had a similar agreement to provide service in Bishop years ago.

"We have to make sure our costs are covered if we agree to do this," Kingsville Mayor Sam Fugate said.

Madrid said he'd ideally like to partner with the city for ambulance service "for a couple of years" until the potential tax and financial benefits of the 1PointFive direct air capture unit comes into county coffers, allowing for more flexibility.

McLaughlin said the city's fire department responds to an average of 55-60 calls per week for EMS. He added that it's upwards of 80-90 calls per week during its busiest times, seeing an ambulance call once every two hours.

"I think we're a little premature on this," Fugate said in summation. "We'll let our attorney and fire chief kick the idea around."

No action was taken.

City and county officials also discussed an amendment to the inter-local agreement on housing jail inmates.

The city had previously paid $55 per day for up to seven inmates, and those spots were reserved. The city paid an increased per day premium for inmates beyond those seven spots.

Under the new agreement, the city would pay $125 per day per inmate, and keep the seven reserved spots.

McLaughlin said there was a time when those seven spots were not reserved, which created a situation where those arrested on warrant violations could not be held at the jail, because of a lack of room.

"Having those seven spots is very important," McLaughlin said.

Madrid said increasing fees for jail use is critical, as operation of the jail has become very expensive.

"Our budget just for operating the jail this year is $3 million," he said.

Healthcare, indigent care, meals, transportation and other costs have gone up significantly in recent years.

"Healthcare is the really big one," Madrid said.

Paying overtime to staff has also been costly, as there have been staff shortages. If an inmate goes to the emergency room, a deputy has to go with the inmate, sometimes staying hours upon end, creating more overtime and comp time.

"We just paid an obscene amount to zero out the comp time for our sheriff's department," Madrid said.

"I'm aware the city need to pay its fair share," McLaughlin said of jail costs.

No action was taken, as both entities will continue to look at the inter-local agreement and come to terms.



?? 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. A mother cat's purring acts as a what, signaling kittens to nurse before their eyes have opened.
2. The tsetse fly carries what disease?
3. What is the smallest bird?
4. A mean-spirited woman gets her nickname from what rodent?
5. Toxicology is the study of what?
6. What is the hardest bone in the human body?
7. What is the name of the system blind people used to read?
8. What are the first 6 values of Pi?
9. What is the largest rodent alive today?
10. What happens when the sound barrier is broken?

(Answers will be in the next issue)

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

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

TRIVIA ANSWERS

Nov. 2, 2023 issue

1. Naval Lt. Jacques Cousteau and Engineer Emil Gagnan
2. Goats don't close their eyes when sleeping.
3. The Bristlecone Pine
4. In the ear. (hammer, anvil and stapes)
5. 32
6. Uranus
7. To get to insects below the bark.
8. No. Now be honest, did you try?
9. Pigmy Shrew
10. Extrasolar planets

PUBLIC NOTICE

The City Commission will meet on Monday, December 11, 2023, at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

406 E LEE
424 W FORDYCE
527 E ALICE
508 S 2ND
1225 E SANTA GERTRUDIS

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any of these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on the agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

PUBLIC NOTICE

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Neo.2

Kingsville TEXAS

7021 0950 0000 4793 8371

S 78364

FWD

Javier De La Cruz

NIXIE 782 CE 1 0105/

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC FWD

MANUAL PROC REQ *1310-06800-

160.2

Kingsville TEXAS

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

FIRST-CLASS

US POSTAGE

Javier De La Cruz
COAY P.O. Box 941 TX 78364

NIXIE 782 DE 1 0009/27/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

AWD BC: 78564145858 *1310-02886-14-38

160.2

Kingsville TEXAS

7021 0950 0000 4793 8524

TEXAS 78364

FIRST-CLASS

US POSTAGE

Javier De la Cruz
P.O. Box 941 TX 78364

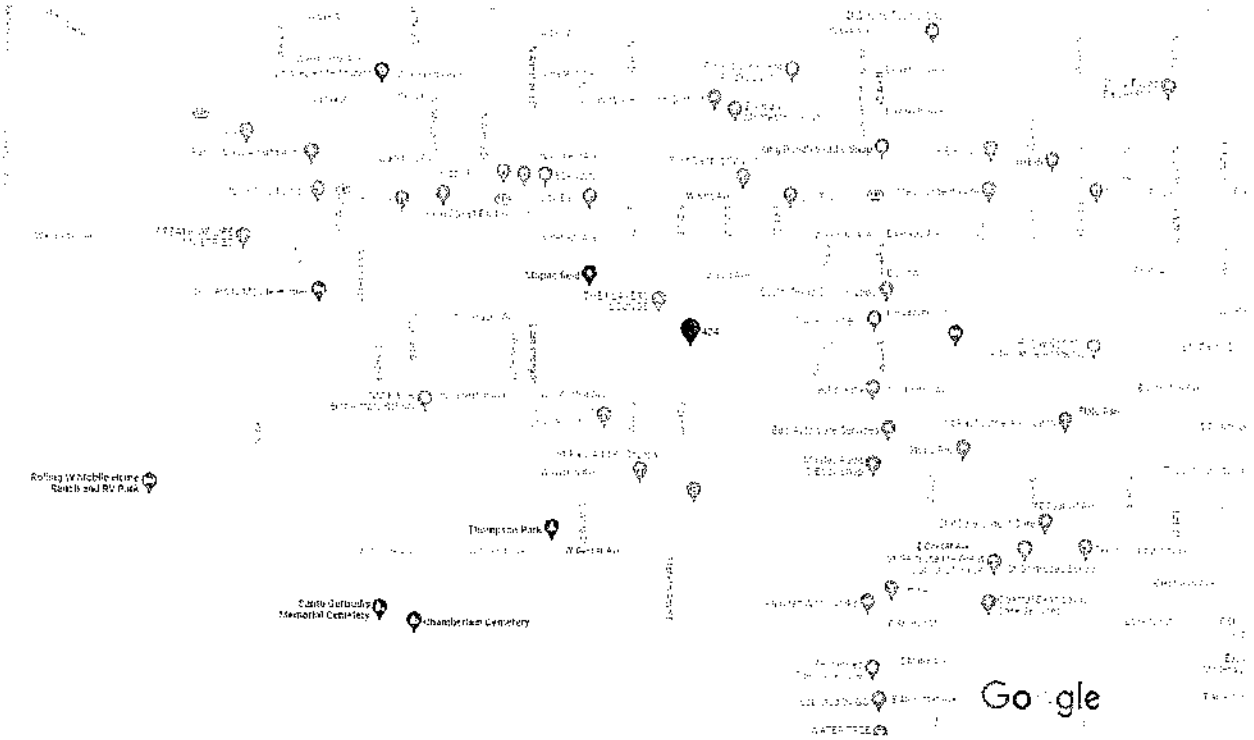
9-16
9-21
10-2 UNC

NIXIE 782 CE 1 0110/08/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

MANUAL PROC REQ *1310-02812-14-38

Google Maps 424 W Fordyce Ave



Map data ©2023 500 ft



424 W Fordyce Ave

Building

Directions Save Nearby Send to phone Share

424 W Fordyce Ave, Kingsville, TX 78363

424 W

CITY OF KINGSVILLE, TEX

TICE

is Structure Reveals
Requirements

OCCUPANCY OF ... UCTURE IS PROHIBIT
UNTIL ALL REQUIREM... OF THIS CODE ARE

BY ORDER OF ADMINISTRATO...

D... MENT OR REMOVAL of ...
... structure without express perm...
... TY OF KINGSVILLE
... fine of Two Hundre...

CO...
R... CATIONS

410 W...
Telephone: (361) ...

23 BY: KP

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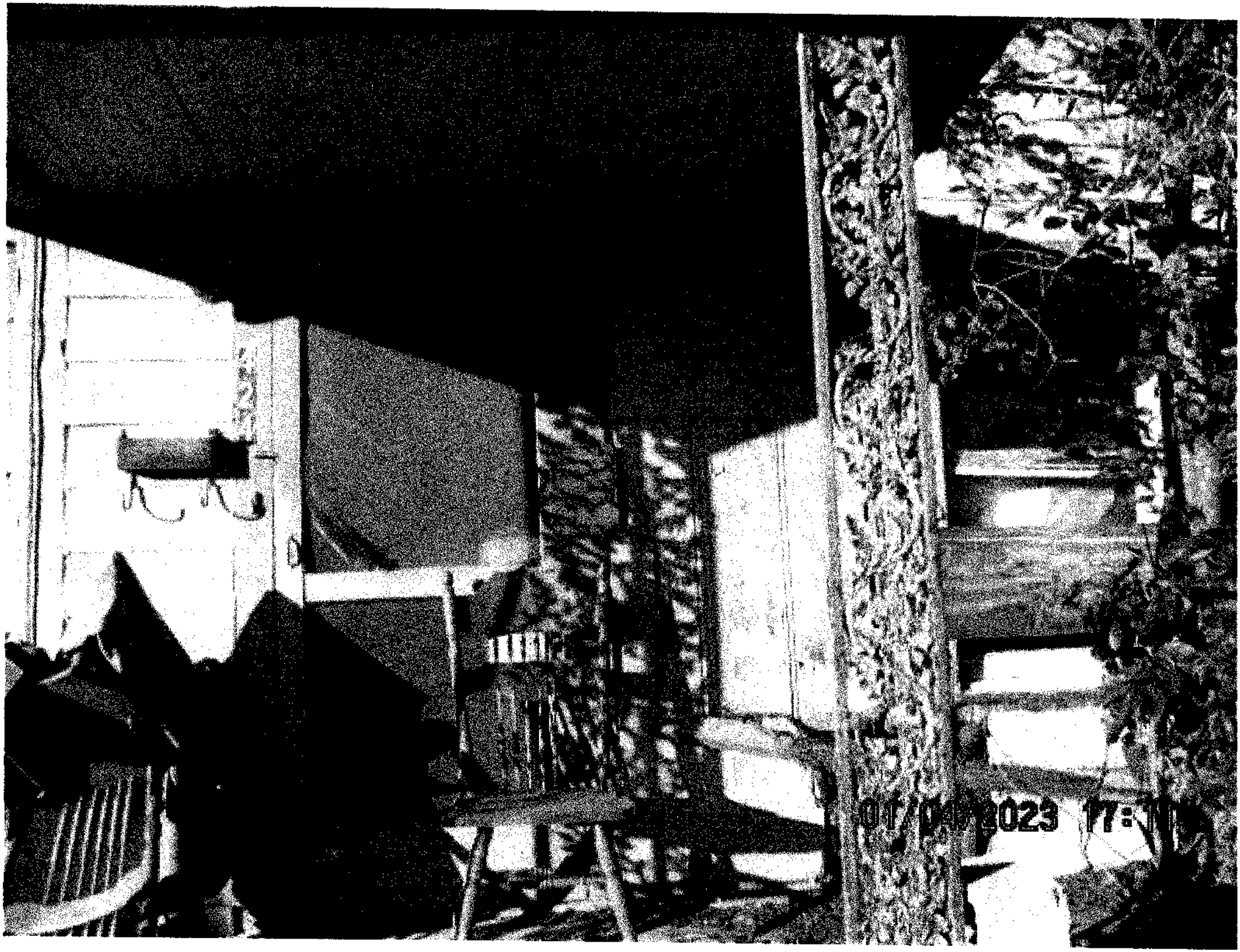


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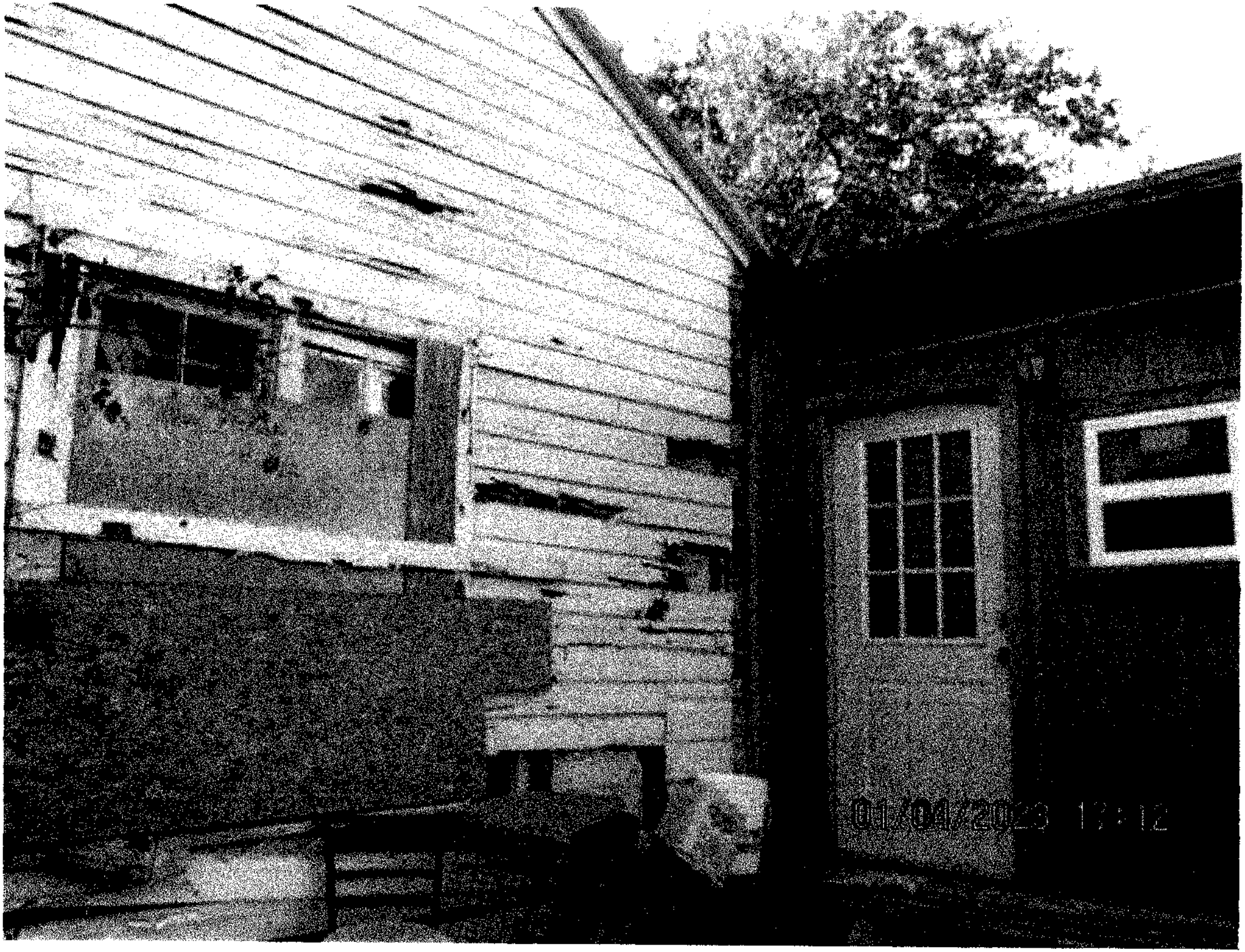
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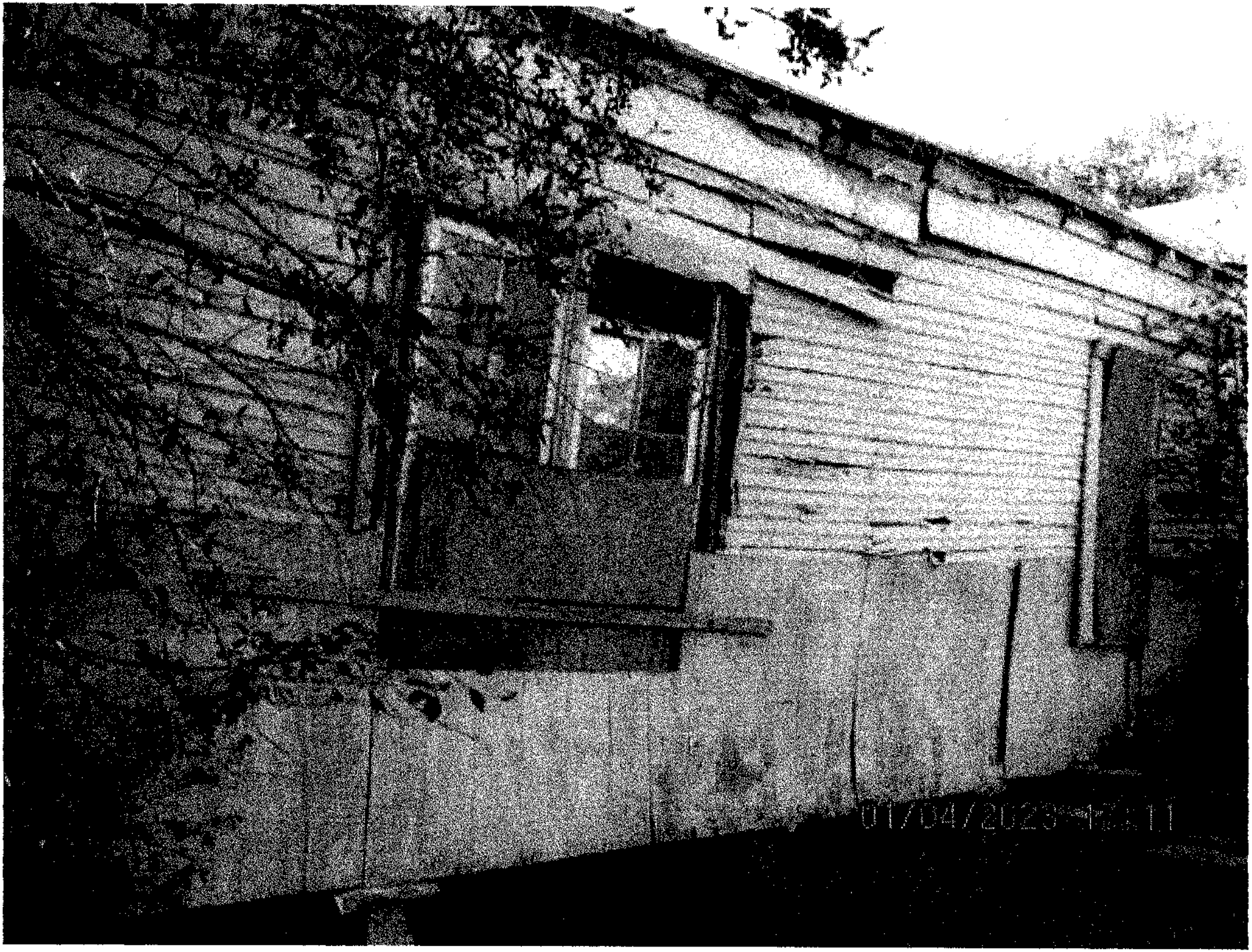
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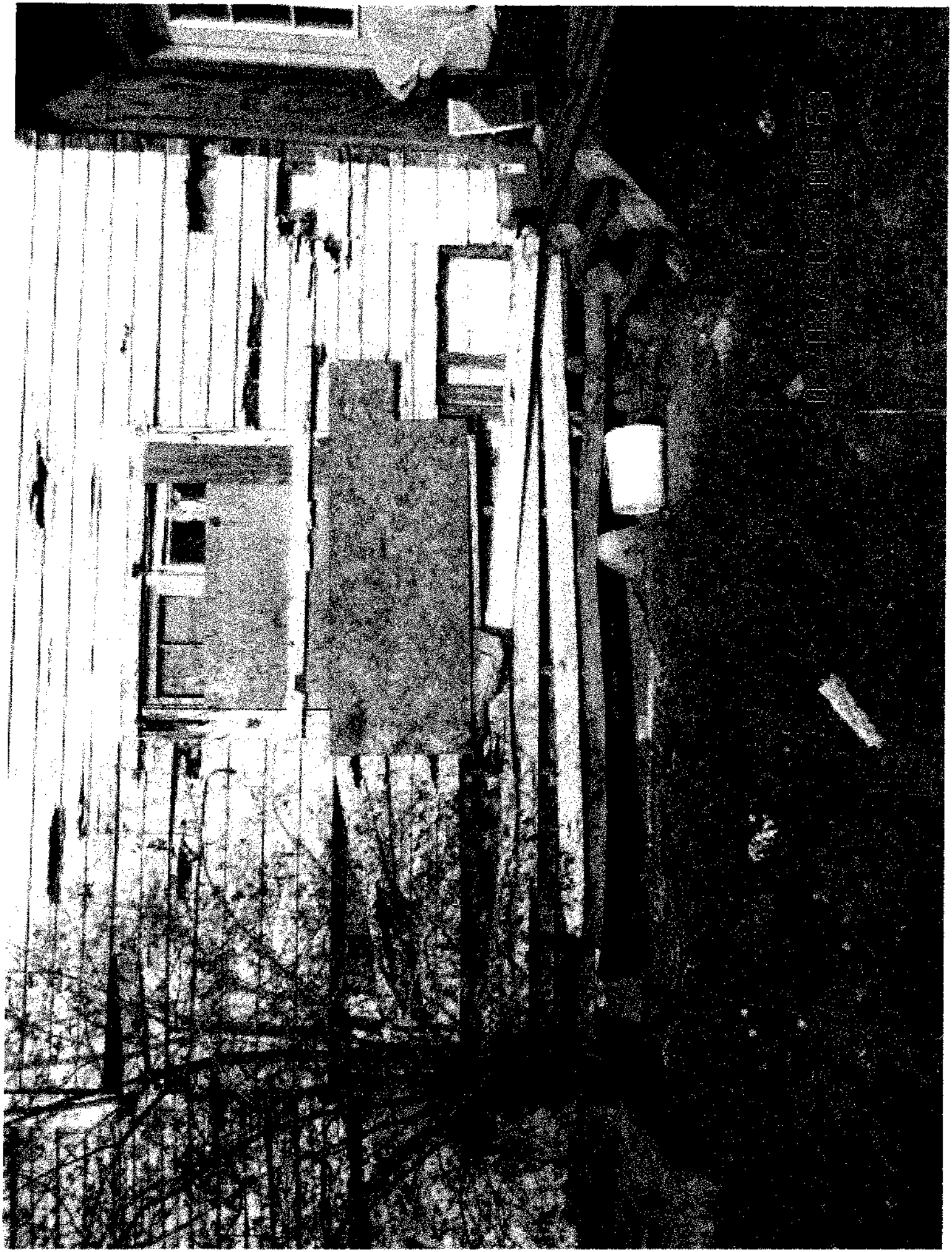

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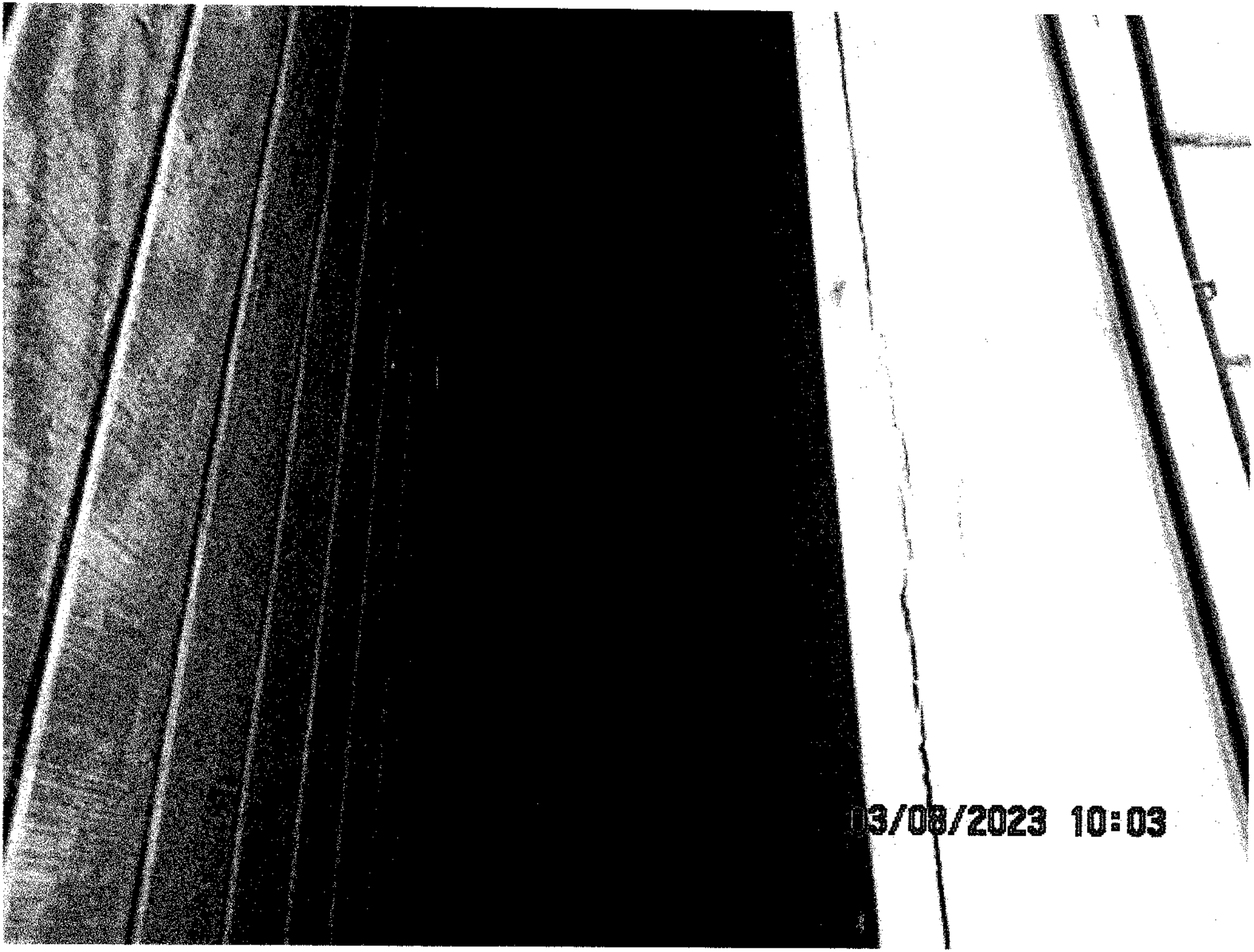
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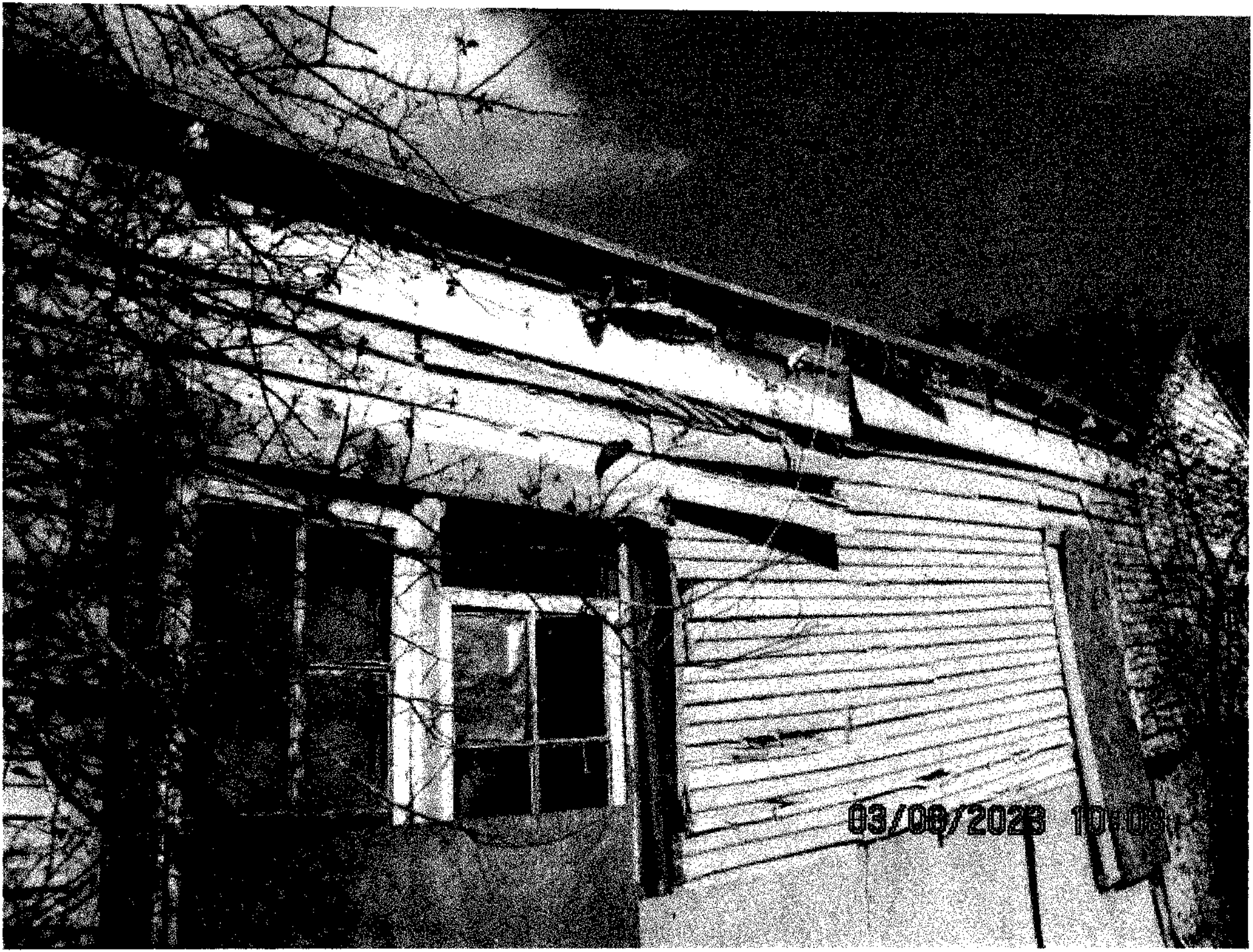
06/06/2023 10:07

03/08/2023 10:01:20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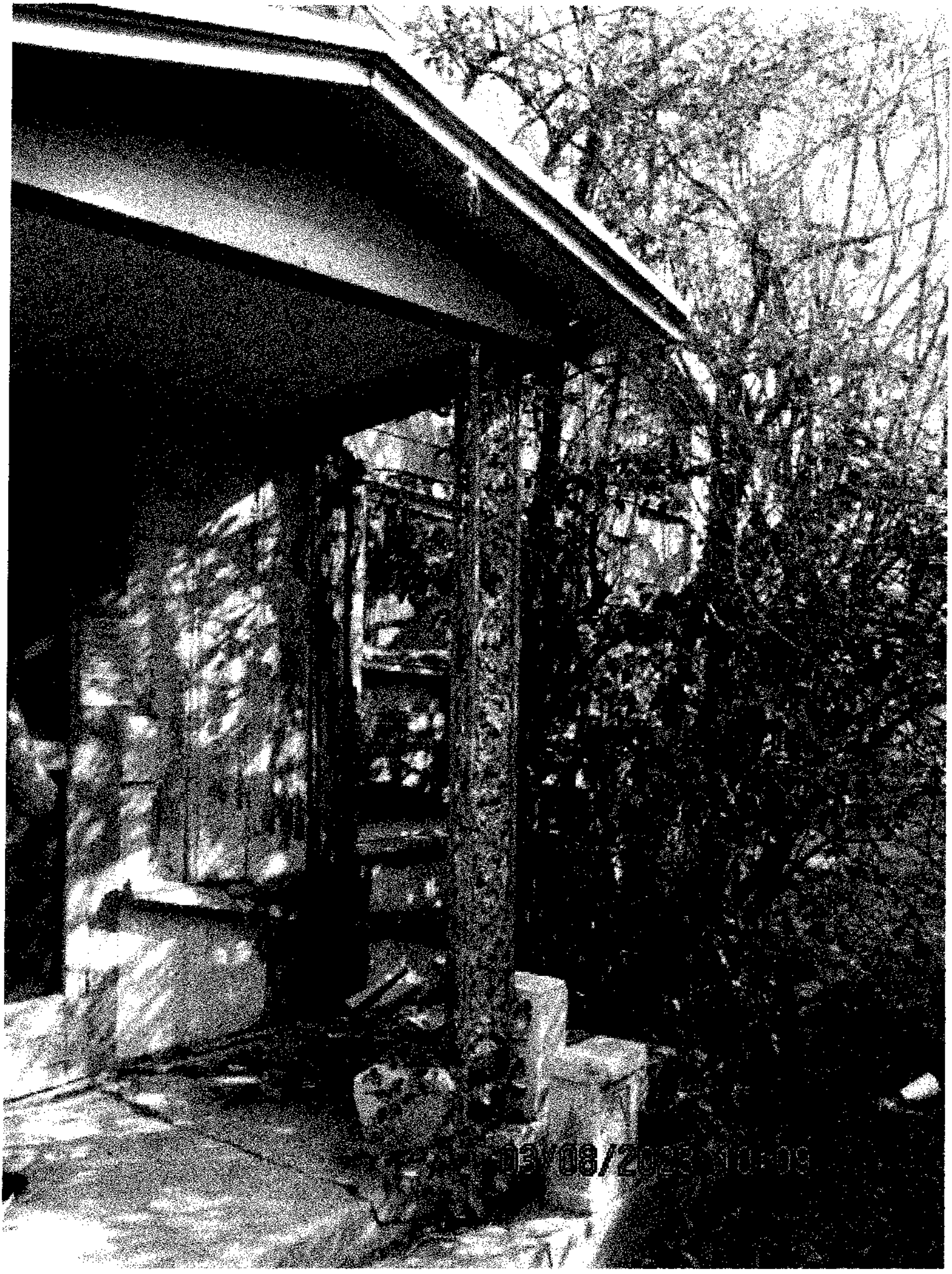






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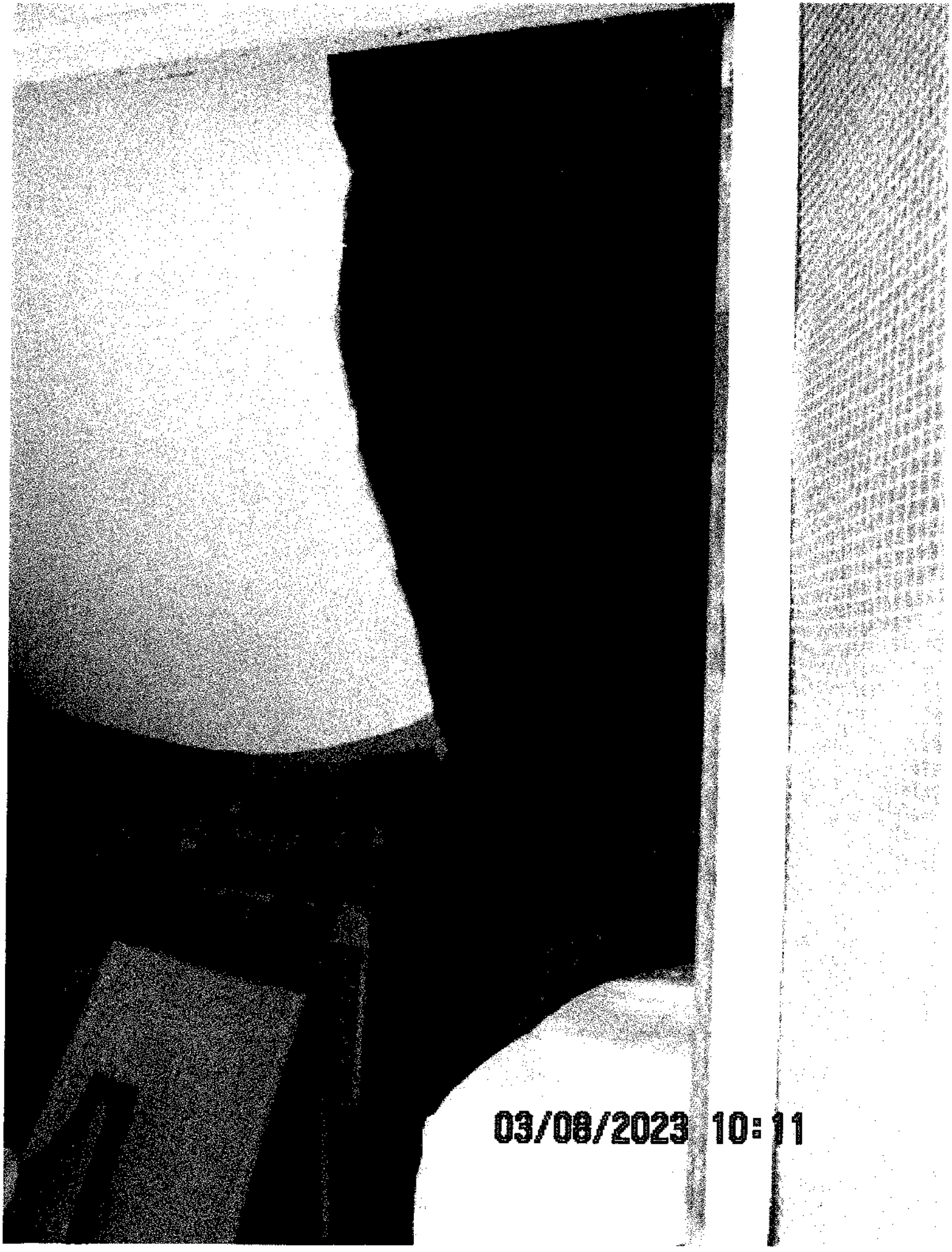
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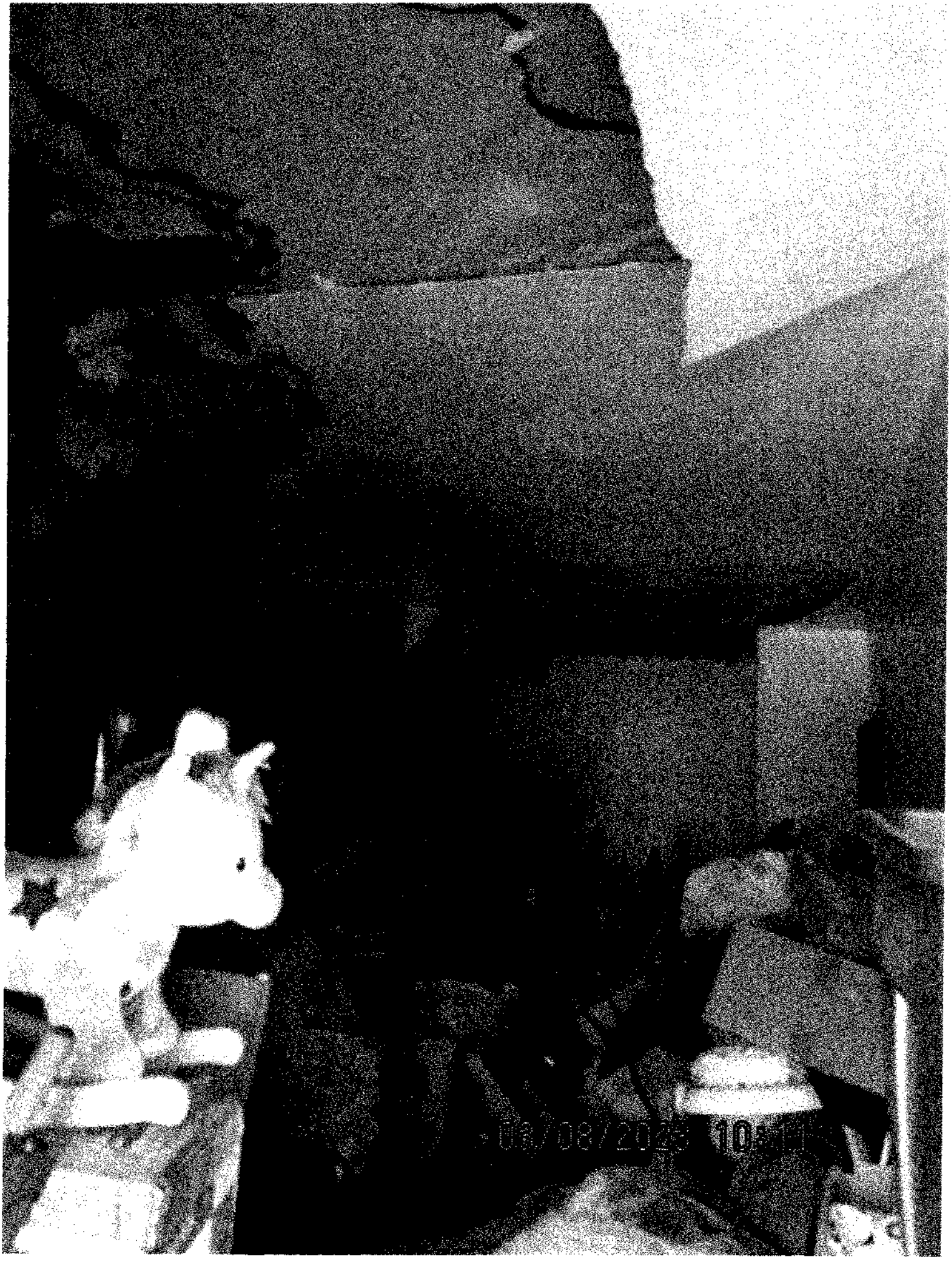

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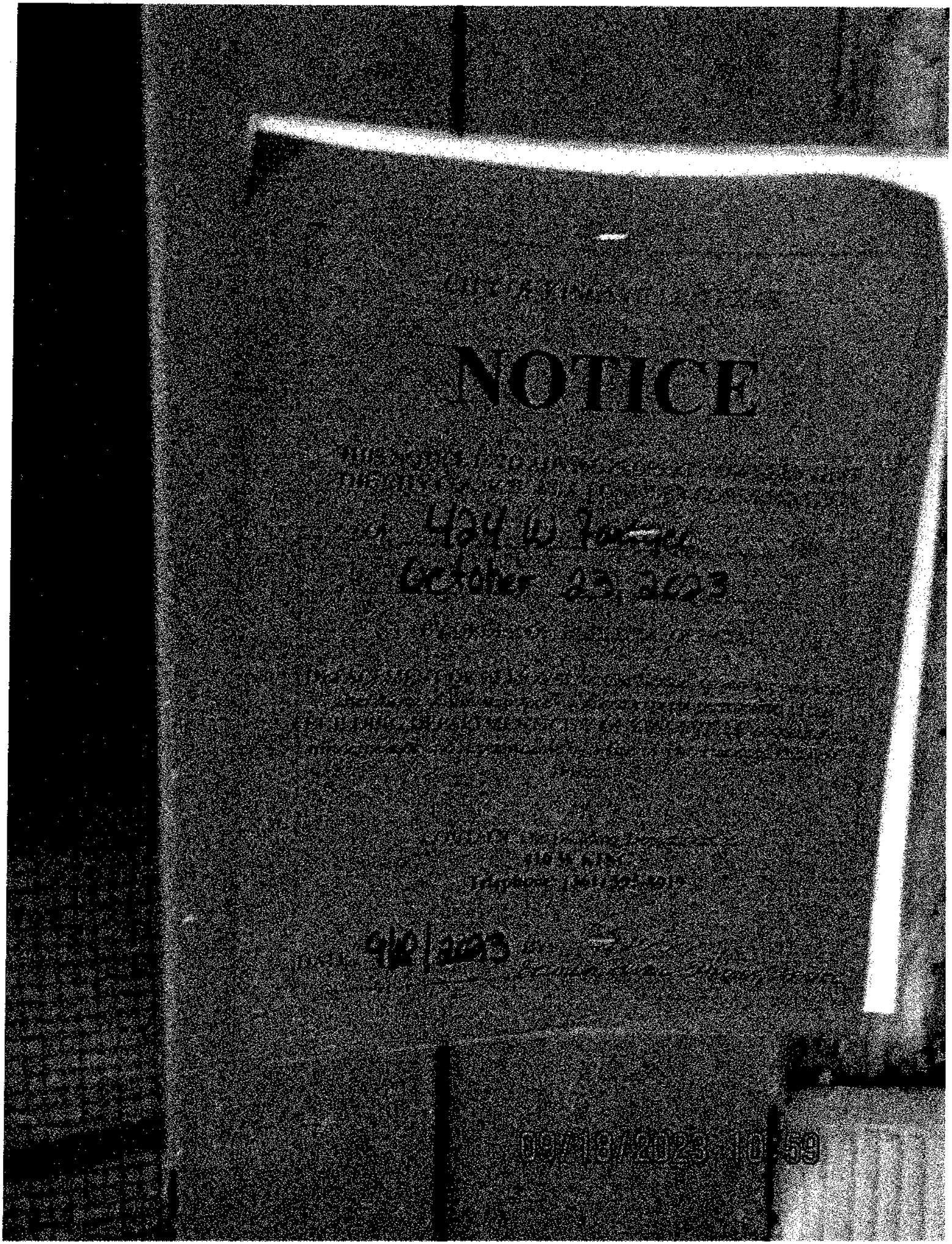
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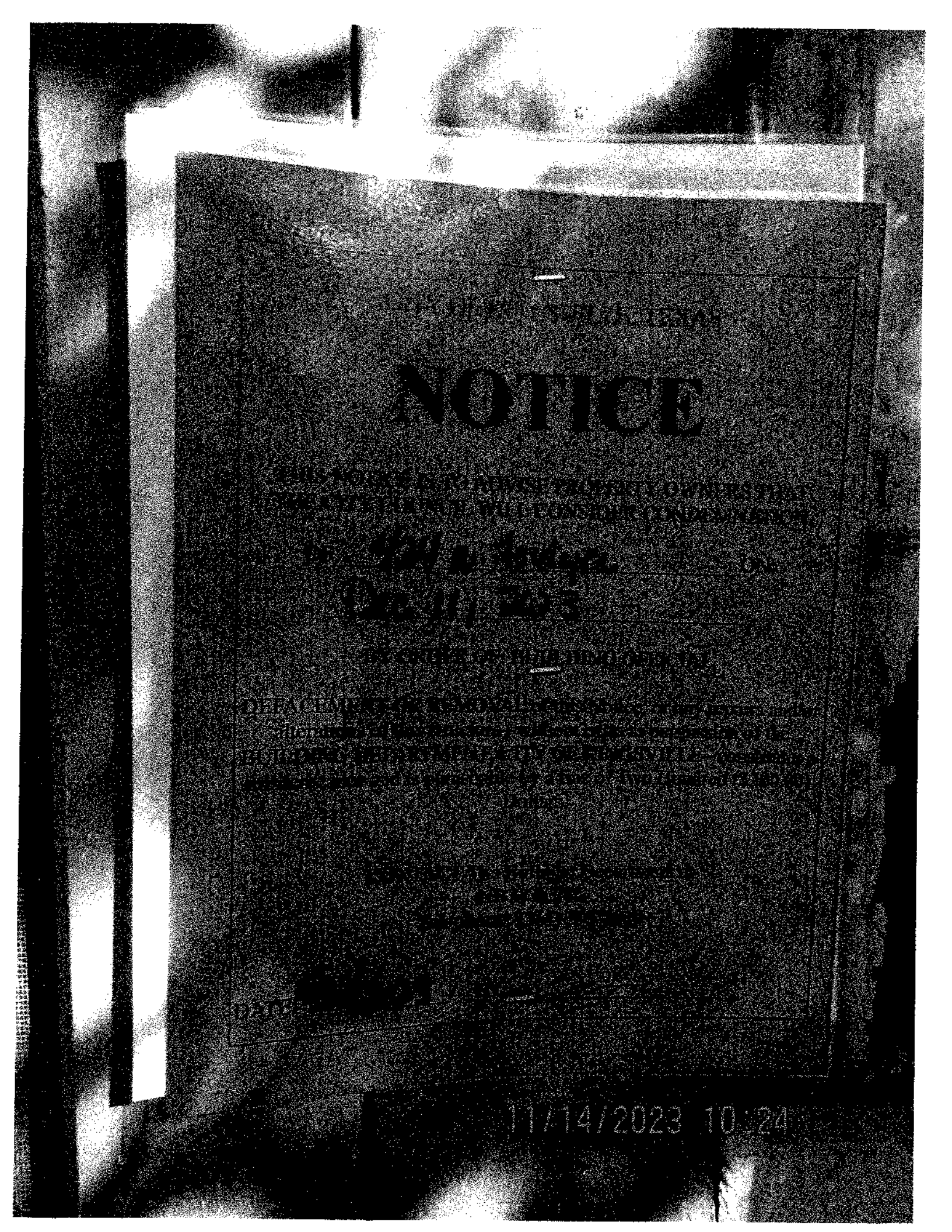
October 23, 2023
09/19/2023 10:59


09/18/2025 11:00


NOTICE
11/14/2023 10:24



PUBLIC HEARING #5

City of Kingsville
Planning and Development Services Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Kobby Agyekum, Senior Planner/HPO

DATE: November 29, 2023

SUBJECT: Properties for demolition

Summary: The Department of Planning and Development Services has isolated five properties for demolition and seeks City Commission's approval for their condemnation and subsequent demolition.

Background: The Code of Ordinances of the City of Kingsville provides for building condemnation if it is uninhabitable in *Section 15-1-165. - Condemned Building or structure; specifications*. The Planning and Development Services department carried out detailed inspections that revealed the unsafe and dilapidated state of the buildings. Consequently, these buildings have been declared uninhabitable. The relevant owners have been duly notified and nothing has been done to improve or remove the dilapidated structures. Copies of the notifications are attached for review.

Financial Impact: Cost incurred will be billed to owners.

Recommendation: Staff recommends the Following properties to be authorized for demolition:

1. 406 East Lee Avenue, Kingsville Texas 78363
2. 424 West Fordyce Avenue, Kingsville Texas 78363
3. 527 East Alice Avenue, Kingsville Texas 78363
4. 508 S 2nd Street, Kingsville Texas 78363
5. 1225 East Santa Gertrudis Avenue, Kingsville Texas 78363

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

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

PROPERTY CONDITION REPORT

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

REASON CODES:

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

COMMENT CODES:

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

BUILDING INSPECTOR COMMENTS:

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

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

SIGNATURE: _____ DATE: 2/10/2022

CITY OF KINGSVILLE BUILDING INSPECTOR

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

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

PROPERTY CONDITION REPORT

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

REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold	NR-Needs Repair
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated	
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SIGNATURE: _____ DATE: 2/10/2022

CITY OF KINGSVILLE BUILDING INSPECTOR

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

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

PROPERTY CONDITION REPORT

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

REASON CODES:

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

COMMENT CODES:

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

BUILDING OFFICIAL COMMENTS:

Found theoverall condition to be in severe and hazardous state of disrepair. It is unsecured and very dangerous allowing easy access for animals, vagrants and criminal acativity

HAS BEEN WITHOUT WATER SINCE _____ AND ELECTRICAL SINCE no service

SIGNATURE: _____ DATE: 3-22-2021

CITY OF KINGSVILLE BUILDING OFFICIAL

CONDEMNATION CHECKLIST

Property Address: 406 E Lee — Phone: _____

Property Owner: Christopher Adam Besch — Phone: _____

Owner's Address: P.O. Box 463, Natalia, TX 78059 — Fax: _____

PLANNED DATE	ACTUAL DATE	ACTION
☐ 3-22-2021	3-22-2021	1. Identify structure unfit for human habitation.
☐ 3-16-2021	3-16-2021	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 3-22-2021	3-22-2021	3. Determine ownership from county assessment & tax collection record.
☐ 3-22-2021	3-22-2021	4. Obtain legal description.
☐ 3-22-2021	3-22-202	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 3-24-2021	3-24-2021	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
☐ 3-15-2022	3-15-2022	7. 2nd Notice Sent. (10 day response) (Optional)
☐ 11-17-2022	11-17-2022	8. If response is not received or is not adequate, proceed as follows:
☐ 11-17-2022	11-17-2022	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
New letter 9-7-23	9-7-23	
Newspaper 9-6-23	9-6-23	
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 11-18-2022	11-18-2022	1) Post affidavit in newspaper twice a week for one week
☐ 11-18-2022	11-18-2022	10. Post sign on property advising date the City
9-18-23	9-18-23	

Council will consider condemnation of structure.

☐ 12-21-2022 | 12-21-2022 | 11. Within the Historical District. Meeting date to be heard by the Historical Development Board.

☒ 11-18-2022 | 11-18-2022 | 12. Photograph posted sign with date stamp.

☐ 12-16-2022 | 12-16 2022 | 13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of

9-18-23 | 9-18-23

9-21-23 | 9-21-23

NOV 1, 2023 | NOV 1, 2023

☐ a. Location Map

☐ b. Photographs of the structure with date stamp

☐ c. Inspection report

☐ d. Pre-condemnation notice

☐ e. Condemnation resolution

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

☐ _____ | _____ | 15. City Council adopts condemnation resolution.

☐ _____ | _____ | 16. File Notice of Condemnation with the County Clerk.

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

☐ a. Copy of the City Council resolution.

☐ b. 45-day order to demolish

☐ _____ | _____ | 18. Post 45-day Order to Demolish on structure.

☐ a. Take photo with date stamp

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

☐ _____ | _____ | 20. Photograph posted notice with date stamp.

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

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

☐ _____ | _____ | 23. Prepare demolition cost statement consisting of:

☐ a. Mailing fees

☐ b. Publication fees

☐ c. Demolition costs

☐ d. Landfill tipping fees

☐ e. Filing fees

☐ f. Administrative fees

☐ g. Any documentation miscellaneous costs

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

Prop ID	Owner	%	Legal Description				Values		
23757	65433	100.00 R	**Geo: 100102317000192**	Effective Acres:	0.000000	Imp HS:	63,750	Market:	67,750
DE LA PAZ MONICA LAMAR			ORIG TOWN, BLOCK 23, LOT 17, 18			Imp NHS:	0	Prod Loss:	0
405 N 9TH ST						Land HS:	4,000	Appraised:	67,750
KINGSVILLE, TX 78363			Acres:		0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID:		C1 Prod Use:	0	Assessed:	67,750
			Situs: 405 N 9TH ST TX	Mtg Cd:		Prod Mkt:	0	Exemptions:	HS
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			67,750	0	67,750

24530	49580	100.00 R	**Geo: 100102319000192**	Effective Acres:	0.000000	Imp HS:	0	Market:	25,370
RODRIGUEZ MANUEL EST			ORIG TOWN, BLOCK 23, LOT 19, 20			Imp NHS:	21,370	Prod Loss:	0
912 E KING AVE						Land HS:	0	Appraised:	25,370
KINGSVILLE, TX 78363-5867			Acres:		0.0000	Land NHS:	4,000	Cap:	0
			State Codes: A	Map ID:		C1 Prod Use:	0	Assessed:	25,370
			Situs: 428 E LEE	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			25,370	0	25,370

25282	59836	100.00 R	**Geo: 100102321000192**	Effective Acres:	0.000000	Imp HS:	0	Market:	4,000
PENDLETON HOLDINGS LLC			ORIG TOWN, BLOCK 23, LOT 21, 22			Imp NHS:	0	Prod Loss:	0
312 N PASADENA						Land HS:	0	Appraised:	4,000
KINGSVILLE, TX 78363			Acres:		0.0000	Land NHS:	4,000	Cap:	0
			State Codes: C1	Map ID:		C1 Prod Use:	0	Assessed:	4,000
			Situs: 418 E LEE	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			4,000	0	4,000

26050	63185	100.00 R	**Geo: 100102323000192**	Effective Acres:	0.000000	Imp HS:	0	Market:	18,100
PEREZ JOSE V			ORIG TOWN, BLOCK 23, LOT 23, 24			Imp NHS:	14,100	Prod Loss:	0
MARIA CLINE						Land HS:	0	Appraised:	18,100
PO BOX 5182			Acres:		0.0000	Land NHS:	4,000	Cap:	0
KINGSVILLE, TX 78364-5182			State Codes: A	Map ID:		C1 Prod Use:	0	Assessed:	18,100
			Situs: 416 E LEE	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			18,100	0	18,100

10739	65940	100.00 R	**Geo: 100102325000192**	Effective Acres:	0.000000	Imp HS:	0	Market:	25,560
PEREZ JUAN JESUS			ORIG TOWN, BLOCK 23, LOT 25-27			Imp NHS:	19,560	Prod Loss:	0
412 E LEE						Land HS:	0	Appraised:	25,560
KINGSVILLE, TX 78363			Acres:		0.0000	Land NHS:	6,000	Cap:	0
			State Codes: A	Map ID:		C1 Prod Use:	0	Assessed:	25,560
			Situs: 412 E LEE	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			25,560	0	25,560

20024	58961	100.00 R	**Geo: 100102328000192**	Effective Acres:	0.000000	Imp HS:	0	Market:	4,000
BESA CHRISTOPHER ADAM			ORIG TOWN, BLOCK 23, LOT 28, 29			Imp NHS:	0	Prod Loss:	0
P O BOX 663						Land HS:	0	Appraised:	4,000
NATALIA, WA 78059			Acres:		0.0000	Land NHS:	4,000	Cap:	0
			State Codes: F1	Map ID:		C1 Prod Use:	0	Assessed:	4,000
			Situs: 406 E LEE	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			4,000	0	4,000

20812	17747	100.00 R	**Geo: 100102330000192**	Effective Acres:	0.000000	Imp HS:	0	Market:	1,000
GARZA JESUS EST			ORIG TOWN, BLOCK 23, LOT 30			Imp NHS:	0	Prod Loss:	0
C/O ARNOLD GARZA						Land HS:	0	Appraised:	1,000
514 KRESS ST			Acres:		0.0000	Land NHS:	1,000	Cap:	0
HOUSTON, TX 77020-4908			State Codes: C1	Map ID:		C1 Prod Use:	0	Assessed:	1,000
			Situs: 404 E LEE	Mtg Cd:		Prod Mkt:	0	Exemptions:	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			1,000	0	1,000

STATEMENT OF ALL TAXES DUE

ACCT # 1-001-023-28000-192
DATE 03/23/2021
JL

MARIA V. VALADEZ, TAC
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

Property Description

ORIG TOWN, BLOCK 23, LOT 28, 29

PROP TYPE-F1F1
PCT OWNER-

TOWN -
ACRES - .160

LOCATION- 406 E LEE

Values

LAND MKT VALUE 4,000
LAND AGR VALUE

IMPR/PERS MKT VAL
MKT. BEFORE EXEMP 4,000
LIMITED TXBL. VAL

EXEMPTIONS GRANTED: NONE

BESA CHRISTOPHER ADAM

P O BOX 683

NATALIA WA 78059

	LEVY	P&I	ATTY FEES	AMT DUE
TAXES 2017	129.66	64.83	38.90	233.39
TAXES 2018	128.69	48.90	35.52	213.11
TAXES 2019	129.14	33.58	32.55	195.27
TAXES 2020	129.74	11.68	.00	141.42
	517.23	158.99	106.97	783.19

ACCT # 1-001-023-28000-192

TOTAL DUE 03/2021	**783.19**
TOTAL DUE 04/2021	790.40
TOTAL DUE 05/2021	797.64
TOTAL DUE 06/2021	804.90

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	LEVY	P&I	ATT FEES	TOTAL
KLEBERG COUNTY	125.26	38.61	25.93	189.80
CITY OF KINGSVILLE	135.09	41.39	27.87	204.35
KINGSVILLE ISD	243.04	74.74	50.31	368.09
SOUTH TX WATER AUTH	13.84	4.25	2.86	20.95

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	31.42
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	34.08
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	60.76
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	3.48
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	129.74

YOU MAY PAY YOUR TAXES ONLINE AT www.texasonlinerecords.com
A PROCESSING FEE OF 2.95% WILL BE APPLIED TO CREDIT CARD PAYMENTS

ND811-LRKC

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY 20024 R

Legal Description
ORIG TOWN, BLOCK 23, LOT 28, 29

OWNER ID 58961

OWNERSHIP 100.00%

PROPERTY APPRAISAL INFORMATION 2020

BESA CHRISTOPHER ADAM
P O BOX 663
NATALIA, WA 78059

Entities	
CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values		
IMPROVEMENTS		0
LAND MARKET	+	4,000
MARKET VALUE	=	4,000
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	4,000
HS CAP LOSS	-	0
ASSESSED VALUE	=	4,000

Ref ID2: R20024
100102328000192 Map ID C1

ACRES:
EFF. ACRES:

APPR VAL METHOD: Cost

SITUS 406 E LEE

GENERAL

UTILITIES	LAST APPR.	CT
TOPOGRAPHY	LAST APPR. YR	2019
ROAD ACCESS	LAST INSP. DATE	01/23/2019
ZONING	NEXT INSP. DATE	
BUILDER		
NEXT REASON		

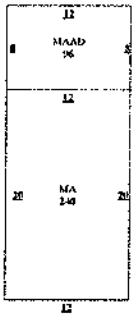
REMARKS FOR '21 NO VAL CHG PER INSP - APPR
AYG/CT/MP 9/24/20 10/29/20 MMG – FOR 2019
UPDATE ACCT PER SCHEDULE OR SITE INSP
BY CT 1/23/19 5/3/19 JO – FOR '16 RECLASS MA

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

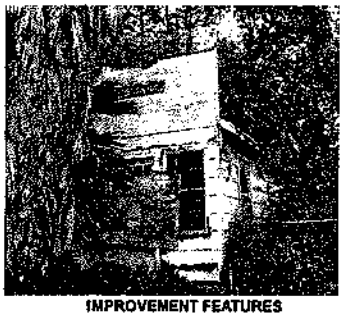
SALE DT	PRICE	GRANTOR	DEED INFO
04/10/2013		LOREDO KARLA YAMGWD	/ 488 / 629
09/01/1989		PENA FEDERICO ES	OT / 2809 / 284
		UNKNOWN	OT / /

SKETCH for Improvement #1 (COMMERCIAL)



EXEMPTIONS

PICTURE



SUBD: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	C	RS3L/	240.0	23.31	1	1951	1951	*		20%	0.01%	100%	100%	100%	0.00	0
	MAAD	ADDN (INC W/	C	RS3L/	96.0	23.31	1	1951	1951	*		10%	0.01%	100%	100%	100%	0.00	0
1.	COMMERCIAL		STCD: F1		336.0		Homesite: N				0	(Flat Values)						0

IMPROVEMENT FEATURES

SUBD: S001 100.00% NBHD:

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	F1		FF80D140	F1	N	FF	50X140	80.00	4,000	1.00	1.00	A	4,000	NO			0.00	0
Comment: F: 50.0 R: 50.0 FF													4,000					0

Effective Date of Appraisal: January 1 Date Printed: 03/23/2021 03:41:40PM by VICKI

Account

Property ID:	20024	Legal Description:	ORIG TOWN, BLOCK 23, LOT 28, 29
Geographic ID:	100102328000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	406 E LEE	Mapsco:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

Owner

Name:	BESA CHRISTOPHER ADAM	Owner ID:	58961
Mailing Address:	P O BOX 683 NATALIA, WA 78059	% Ownership:	100.0000000000%
		Exemptions:	

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$0		
(+) Land Homesite Value:	+	$0		
(+) Land Non-Homesite Value:	+	$4,000	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0	$0	
(+) Timber Market Valuation:	+	$0	$0	
(=) Market Value:	=	$4,000		
(–) Ag or Timber Use Value Reduction:	–	$0		
(=) Appraised Value:	=	$4,000		
(–) HS Cap:	–	$0		
(=) Assessed Value:	=	$4,000		

Owner: BESA CHRISTOPHER ADAM
% Ownership: 100.0000000000%
Total Value: $4,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	$4,000	$4,000	$0.00
CKI	CITY OF KINGSVILLE	0.852080	$4,000	$4,000	$34.08
GKL	KLEBERG COUNTY	0.785460	$4,000	$4,000	$31.42

SKI	KINGSVILLE I.S.D.	1.518900	$4,000	$4,000	$60.75
WST	SOUTH TEXAS WATER AUTHORITY	0.086911	$4,000	$4,000	$3.48
	Total Tax Rate:	3.243351			
				Taxes w/Current Exemptions:	$129.73
				Taxes w/o Exemptions:	$129.73

Improvement #1: COMMERCIAL **State Code:** F1 **Living Area:** 336.0 sqft **Value:** $0

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	RS3L		1951	240.0
MAAD	ADDN (INC W/MAIN FOR SF PRICING)	RS3L		1951	96.0

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	0.1607	7000.00	50.00	140.00	$4,000	$0

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	$0	$4,000	0	4,000	$0	$4,000
2019	$0	$4,000	0	4,000	$0	$4,000
2018	$0	$4,000	0	4,000	$0	$4,000
2017	$0	$4,000	0	4,000	$0	$4,000
2016	$0	$4,000	0	4,000	$0	$4,000
2015	$500	$4,000	0	4,500	$0	$4,500
2014	$500	$4,000	0	4,500	$0	$4,500
2013	$500	$4,000	0	4,500	$0	$4,500
2012	$500	$4,000	0	4,500	$0	$4,500
2011	$500	$4,000	0	4,500	$0	$4,500
2010	$500	$4,000	0	4,500	$0	$4,500
2009	$500	$4,000	0	4,500	$0	$4,500
2008	$500	$4,000	0	4,500	$0	$4,500
2007	$500	$4,000	0	4,500	$0	$4,500

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/10/2013	GWD	GENERAL WARRANTY DEED	LOREDO KARLA YAMARA	BESA CHRISTOPHER ADAM	488	629	
2		OT	Other	PENA FEDERICO EST	LOREDO KARLA YAMARA	2809	284	
3		OT	Other	UNKNOWN	PENA FEDERICO EST			

Property Tax Information as of 03/23/2021

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

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.

2021 - Values not available

Account

Property ID:	20024	Legal Description:	ORIG TOWN, BLOCK 23, LOT 28, 29
Geographic ID:	100102328000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	406 E LEE	Mapsco:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

Owner

Name:	BESA CHRISTOPHER ADAM	Owner ID:	58961
Mailing Address:	P O BOX 683 NATALIA, WA 78059	% Ownership:	100.0000000000%
		Exemptions:	

(+) 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	

2022 - Values not available

Account

Property ID:	20024	Legal Description:	ORIG TOWN, BLOCK 23, LOT 28, 29
Geographic ID:	100102328000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	406 E LEE	Mapsco:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

Owner

Name:	BESA CHRISTOPHER ADAM	Owner ID:	58961
Mailing Address:	P O BOX 683 NATALIA, WA 78059	% Ownership:	100.0000000000%
		Exemptions:	

(+) 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

Improvement #1: COMMERCIAL **State Code:** F1 **Living Area:** 336.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	RS3L		1951	240.0
MAAD	ADDN (INC W/MAIN FOR SF PRICING)	RS3L		1951	96.0

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	0.1607	7000.00	50.00	140.00	N/A	N/A

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	$0	$4,000	0	4,000	$0	$4,000
2020	$0	$4,000	0	4,000	$0	$4,000
2019	$0	$4,000	0	4,000	$0	$4,000
2018	$0	$4,000	0	4,000	$0	$4,000
2017	$0	$4,000	0	4,000	$0	$4,000
2016	$0	$4,000	0	4,000	$0	$4,000
2015	$500	$4,000	0	4,500	$0	$4,500
2014	$500	$4,000	0	4,500	$0	$4,500
2013	$500	$4,000	0	4,500	$0	$4,500
2012	$500	$4,000	0	4,500	$0	$4,500
2011	$500	$4,000	0	4,500	$0	$4,500
2010	$500	$4,000	0	4,500	$0	$4,500
2009	$500	$4,000	0	4,500	$0	$4,500
2008	$500	$4,000	0	4,500	$0	$4,500

2021

Account

Property ID:	20024	Legal Description:	ORIG TOWN, BLOCK 23, LOT 28, 29
Geographic ID:	100102328000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	406 E LEE	Mapsco:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

Owner

Name:	BESA CHRISTOPHER ADAM	Owner ID:	58961
Mailing Address:	P O BOX 683 NATALIA, WA 78059	% Ownership:	100.0000000000%
		Exemptions:	

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$0		
(+) Land Homesite Value:	+	$0		
(+) Land Non-Homesite Value:	+	$4,000	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0	$0	
(+) Timber Market Valuation:	+	$0	$0	
(=) Market Value:	=	$4,000		
(–) Ag or Timber Use Value Reduction:	–	$0		
(=) Appraised Value:	=	$4,000		
(–) HS Cap:	–	$0		
(=) Assessed Value:	=	$4,000		

Owner: BESA CHRISTOPHER ADAM
% Ownership: 100.0000000000%
Total Value: $4,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	$4,000	$4,000	$0.00
CKI	CITY OF KINGSVILLE	0.840000	$4,000	$4,000	$33.60
GKL	KLEBERG COUNTY	0.771870	$4,000	$4,000	$30.87

SKI	KINGSVILLE I.S.D.	1.518900	$4,000	$4,000	$60.76
WST	SOUTH TEXAS WATER AUTHORITY	0.082426	$4,000	$4,000	$3.30
	Total Tax Rate:	3.213196			
				Taxes w/Current Exemptions:	$128.53
				Taxes w/o Exemptions:	$128.53

Improvement #1: COMMERCIAL **State Code:** F1 **Living Area:** 336.0 sqft **Value:** $0

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	RS3L		1951	240.0
MAAD	ADDN (INC W/MAIN FOR SF PRICING)	RS3L		1951	96.0

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	0.1607	7000.00	50.00	140.00	$4,000	$0

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	$0	$4,000	0	4,000	$0	$4,000
2020	$0	$4,000	0	4,000	$0	$4,000
2019	$0	$4,000	0	4,000	$0	$4,000
2018	$0	$4,000	0	4,000	$0	$4,000
2017	$0	$4,000	0	4,000	$0	$4,000
2016	$0	$4,000	0	4,000	$0	$4,000
2015	$500	$4,000	0	4,500	$0	$4,500
2014	$500	$4,000	0	4,500	$0	$4,500
2013	$500	$4,000	0	4,500	$0	$4,500
2012	$500	$4,000	0	4,500	$0	$4,500
2011	$500	$4,000	0	4,500	$0	$4,500
2010	$500	$4,000	0	4,500	$0	$4,500
2009	$500	$4,000	0	4,500	$0	$4,500
2008	$500	$4,000	0	4,500	$0	$4,500

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/10/2013	GWD	GENERAL WARRANTY DEED	LOREDO KARLA YAMARA	BESA CHRISTOPHER ADAM	488	629	
2		OT	Other	PENA FEDERICO EST	LOREDO KARLA YAMARA	2809	284	
3		OT	Other	UNKNOWN	PENA FEDERICO EST			

Property Tax Information as of 03/09/2022

Amount Due if Paid on:

Year	Taxing	Taxable	Base	Base Taxes	Base Tax	Discount / Penalty &	Attorney	Amount

Jurisdiction	Value	Tax	Paid	Due	Interest	Fees	Due

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.

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:

BESA CHRISTOPHER ADAM
P O BOX 683
NATALIA, WA 78059

Legal Description:

ORIG TOWN, BLOCK 23, LOT 28, 29

Account No: 100102328000192

2023 Value: $7,500
Appr. Dist. No.: 20024

Legal Acres: .1607
Parcel Address: 406 E LEE

As of Date: 12/06/2023

Print Date: 12/06/2023 Printed By: JLARA

Year	Tax Units	Remaining Levy	IF PAID BY January 1, 2024 Penalty Interest	Total	IF PAID BY January 31, 2024 Penalty Interest	Total	IF PAID BY February 29, 2024 Penalty Interest	Total
2018	137 900 901 905	$31.78	$33.42	$65.20	$33.82	$65.60	$34.21	$65.99
2019	137 900 901 905	$129.14	$117.26	$246.40	$118.81	$247.95	$120.35	$249.49
2020	137 900 901 905	$129.74	$99.13	$228.87	$100.67	$230.41	$102.25	$231.99
2021	137 900 901 905	$128.53	$79.69	$208.22	$81.24	$209.77	$82.77	$211.30
2022	137 900 901 905	$127.77	$60.81	$188.58	$62.35	$190.12	$63.90	$191.67
2023	137 900 901 905	$225.95	$0.00	$225.95	$0.00	$225.95	$15.81	$241.76
TOTAL AMOUNT DUE:				$1,163.22		$1,169.80		$1,192.20

Tax Unit Codes:

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

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

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

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

31.1.54

Print Date: 12/06/2023

Appr. Dist. No.: 20024

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

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

100102328000192

If Paid By	Amount Due
January 1, 2024	$1,163.22
January 31, 2024	$1,169.80
February 29, 2024	$1,192.20
Amount Paid:	$_____

100102328000192

BESA CHRISTOPHER ADAM
P O BOX 683
NATALIA, WA 78059

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:

BESA CHRISTOPHER ADAM
P O BOX 683
NATALIA, WA 78059

Legal Description:

ORIG TOWN, BLOCK 23, LOT 28, 29

Account No: 100102328000192

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

Legal Acres: .1607
Parcel Address: 406 E LEE

As of Date: 03/09/2022

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

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

Tax Unit Codes:

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

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

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

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

31.1.46

Print Date: 03/09/2022

Appr. Dist. No.: 20024

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

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

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

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

100102328000192

BESA CHRISTOPHER ADAM
P O BOX 683
NATALIA, WA 78059

ND811-LRKC

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:
BESA CHRISTOPHER ADAM
P O BOX 683
NATALIA, WA 78059

Legal Description:
ORIG TOWN, BLOCK 23, LOT 28, 29

Account No: 100102328000192
2021 Value: $4,000
Appr. Dist. No.: 20024
Legal Acres: .1607
Parcel Address: 406 E LEE
As of Date: 03/09/2022
Print Date: 03/09/2022 Printed By: JLARA

Year	Tax Units	Remaining Levy	IF PAID BY March 31, 2022 Penalty Interest	Total	IF PAID BY May 2, 2022 Penalty Interest	Total	IF PAID BY May 31, 2022 Penalty Interest	Total
TOTAL AMOUNT DUE:				$867.22		$874.95		$882.63

THE TAXES ON THIS PROPERTY ARE DELINQUENT. THE PROPERTY IS SUBJECT TO A LIEN FOR THE DELINQUENT TAXES. IF THE DELINQUENT TAXES ARE NOT PAID, THE LIEN MAY BE FORECLOSED.

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

31.1.46

Print Date: 03/09/2022

Appr. Dist. No.: 20024

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE PAYABLE TO:
MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364

100102328000192

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

100102328000192

BESA CHRISTOPHER ADAM
P O BOX 683
NATALIA, WA 78059

ND811-I BKC

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

MARCH 24, 2021

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

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

Dear Sir or Madam:

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

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger

the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

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

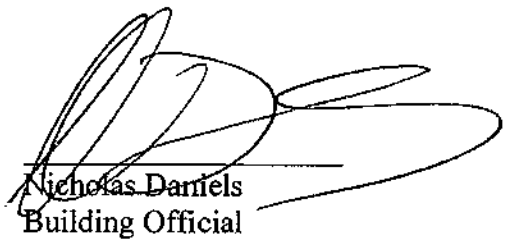
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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

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

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

Sincerely,



Nicholas Daniels
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 - KINGSVILLE, TEXAS 78364

MARCH 15, 2022

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

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

Dear Sir or Madam:

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

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
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(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
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such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
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('62 Code, § 4-6-1)

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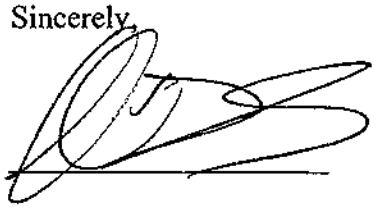
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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

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

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

Sincerely,



Nicholas Daniels

Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7021 0950 0000 4793 8869

NOVEMBER 2, 2023

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

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

Dear Sir or Madam:

On NOVEMBER 17, 2022, a letter was sent from the City of Kingsville stating that your property located at **406 E LEE** was a fire hazard or was dangerous to human life or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, DECEMBER 11, 2023, at 5:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **DECEMBER 11, 2023**.

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

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

Sincerely,

Belinda Tarver
Building Official

PUBLIC NOTICE

The City Commission will meet on Monday December 11, 2023, at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

406 E LEE
424 W FORDYCE
527 E ALICE
508 S 2ND
1225 E SANTA GERTRUDIS

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any of these properties, we would request that you attend the meeting. The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on the agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

Chase Continued from page 1



A Nov. 2 chase from Kingsville to Bishop ends in the 400 block of East 2nd Street, where the pickup truck driven by Robert Cano crashed into the porch of a home. (Submitted photo)

to enter a house in the 400 block of East 3rd Street, where officers caught up to him. A struggle ensued and the suspect was tasered. He was identified as Robert Cano, 34, of Kingsville and was taken into custody without injury.

In addition to KPD units, Kleberg County Precinct 1 Constable, Nueces County Precinct 3 Constable's Department and Bishop Police Department officers, assisted as the pursuit ended.

Cano is in the Kleberg County Jail for:

- Evading Arrest with Vehicle (3d Degree Felony)
- Evading Arrest with Previous Conviction (State Jail Felony)
- Assault Causes Bodily Injury-Family Member (Class A Misdemeanor), Kleberg County warrant.
- Possession of Controlled Substance, less than 1 gram (State Jail Felony), Nueces County warrant.

USS Kingsville Continued from page 1

community stake holder groups including the Kingsville Chamber of Commerce, Navy League, the Commissioning Committee as well as city and county elected officials. The group was also provided tours of Naval Air Station Kingsville and the King Ranch.

"The visit from the ship's crew and commissioning support team really bring homes the fact that we are just about one year from commissioning the USS Kingsville," said Manny Salazar, member of the USS Commissioning Committee and President/CEO of the Kingsville Chamber of Commerce. "The process has been long but we were so excited to be talk logistics for the actual event. On top of that, it was great to show them what makes Kingsville such a special place and how proud we are for the recognition and honor of being a namesake community."

The primary purposes of the visit were to establish closer relations with the community through the series of meetings and to tour the Port of Corpus Christi to determine the feasibility of a commissioning ceremony at that facility.

Port officials were most accommodating with providing the best option for birthing the ship, and facilitating the commissioning ceremony.

The commissioning committee hopes to receive formal approval on the location from the United States Navy in early 2024 with an anticipated commissioning in fall of 2024.

Once commissioned, the USS Kingsville will be one of only two Navy vessels bearing the name of a Texas city along with the USS Fort Worth.

Meeting Continued from page 1

years ago and has dropped in price significantly, put together a seven-page inter-local agreement for commissioners to review at the meeting.

The city manager suggested the city pay the first full payment of $83,000, which is due Dec. 12.

The second payment, due Oct. 12, 2024, would be split equally between the city and county. Then the final payment, due Oct. 12, 2025, would be paid solely by the county.

McLaughlin pointed out that the amounts could be slightly lower, when adjusted for the expected lower number of radios to be reprogrammed than estimated.

County commissioners unanimously approved the measure, while the city will place it on the Nov. 13 meeting for vote.

City and county officials also discussed an EMS agreement that would potentially see the city provide EMS ambulance coverage for the northern section of Kleberg County.

Kleberg County Judge Rudy Madrid said the county currently oversees operation of two ambulance units: one in the Ricardo/Riviera area, and another that serves parts of Kingsville.

"The prices for ambulance service have gotten extremely high," Madrid said.

The city of Kingsville also oversees operation of two ambulance units, with one unmanned unit held in reserve.

It was pointed out that the city of Kingsville had a similar agreement to provide service in Bishop years ago.

"We have to make sure our costs are covered if we agree to do this," Kingsville Mayor Sam Fugate said.

Madrid said he'd ideally like to partner with the city for ambulance service "for a couple of years" until the potential tax and financial benefits of the 1PointFive direct air capture unit comes into county coffers, allowing for more flexibility.

McLaughlin said the city's fire department responds to an average of 55-60 calls per week for EMS. He added that it's upwards of 80-90 calls per week during its busiest times, seeing an ambulance call once every two hours.

"I think we're a little premature on this," Fugate said in summation. "We'll let our attorney and fire chief kick the idea around."

No action was taken.

City and county officials also discussed an amendment to the inter-local agreement on housing jail inmates.

The city had previously paid $55 per day for up to seven inmates, and those spots were reserved. The city paid an increased per day premium for inmates beyond those seven spots.

Under the new agreement, the city would pay $125 per day per inmate, and keep the seven reserved spots.

McLaughlin said there was a time when those seven spots were not reserved, which created a situation where those arrested on warrant violations could not be held at the jail, because of a lack of room.

"Having those seven spots is very important," McLaughlin said.

Madrid said increasing fees for jail use is critical, as operation of the jail has become very expensive.

"Our budget just for operating the jail this year is $3 million," he said.

Healthcare, indigent care, meals, transportation and other costs have gone up significantly in recent years.

"Healthcare is the really big one," Madrid said.

Paying overtime to staff has also been costly, as there have been staff shortages. If an inmate goes to the emergency room, a deputy has to go with the inmate, sometimes staying hours upon end, creating more overtime and comp time.

"We just paid an obscene amount to zero out the comp time for our sheriff's department," Madrid said.

"I'm aware the city need to pay its fair share," McLaughlin said of jail costs.

No action was taken, as both entities will continue to look at the inter-local agreement and come to terms.



Kingsville City commissioners held a joint meeting with Kleberg County Commissioners Nov. 1, as the governmental entities discussed partnerships and other unified goals. (Photo by J.T. Strasner)



?? 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. A mother cat's purring acts as a what, signaling kittens to nurse before their eyes have opened.
2. The tsetse fly carries what disease?
3. What is the smallest bird?
4. A mean-spirited woman gets her nickname from what rodent?
5. Toxicology is the study of what?
6. What is the hardest bone in the human body?
7. What is the name of the system blind people used to read?
8. What are the first 6 values of Pi?
9. What is the largest rodent alive today?
10. What happens when the sound barrier is broken?

(Answers will be in the next issue)

HOW SMART ARE YOU:

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

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

TRIVIA ANSWERS

Nov. 2, 2023 issue

1. Naval Lt. Jacques Cousteau and Engineer Emil Gagnan
2. Goats don't close their eyes when sleeping.
3. The Bristlecone Pine
4. In the ear. (hammer, anvil and stapes)
5. 32
6. Uranus
7. To get to insects below the bark.
8. No. Now be honest, did you try?
9. Pigmy Shrew
10. Extrasolar planets

PUBLIC NOTICE

The City Commission will meet on Monday, December 11, 2023, at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

406 E LEE
424 W FORDYCE
527 E ALICE
508 S 2ND
1225 E SANTA GERTRUDIS

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any of these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on the agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Christopher Adam Bess
P.O. BOX 683
Natalia, TX 78059

9590 9402 4205 8121 3442 24

2. Article Number *(Transfer from service label)*

7011 1570 0003 3833 2831

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Andrew Bess ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* Andrew Bess

C. Date of Delivery 4-5-21

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Christopher Adam Bess
P. O. Box 683
Natalia, TX 78059

9590 9402 7054 1225 6057 71

2. Article Number *(Transfer from service label)*

7021 0950 0000 4793 8289

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Andrew Bess ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Andrew Bess

C. Date of Delivery

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Christopher Adam Bess
P.O. Box 1683
Natalia, WA 78059

9590 9402 7054 1225 6058 25

2. Article Number (Transfer from service label)
7021 0950 0000 4793 8296

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Andrew Bess ☐ Agent ☐ Addressee

B. Received by (Printed Name) Andrew Bess
C. Date of Delivery

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

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

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

160.7

Kingsvi

7021 0950 0000 47[illegible] BOX 1458 - KINGSVILLE, TEXAS 78364

6666<86695

DNN

FIRST-CLASS

US POSTAGE PITNEY BOWES

ZIP 78363
02 7H
0006055151

$ 007.82⁰

NOV 18 2022

Adam Besa

NIXIE 782 CE 1 0112/07/22

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

MANUAL PROC REQ *2193-00109-07-07

NAME
1ST NOTICE 11/21
2ND NOTICE 11/26
RETURN 12/10

Kingsville TEXAS

7021 0950 0000 4793 5028

TEXAS 78364

LW
05/02/2022

3/28/22

Christopher Adam Besa
P O Box 1683

NIXIE 782 CE 1 04/29/22

RETURN TO SENDER
UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78364 *2193-02722-29-00

78059380683 BC:

Google Maps 406 E Lee Ave



Map data ©2021 200 ft



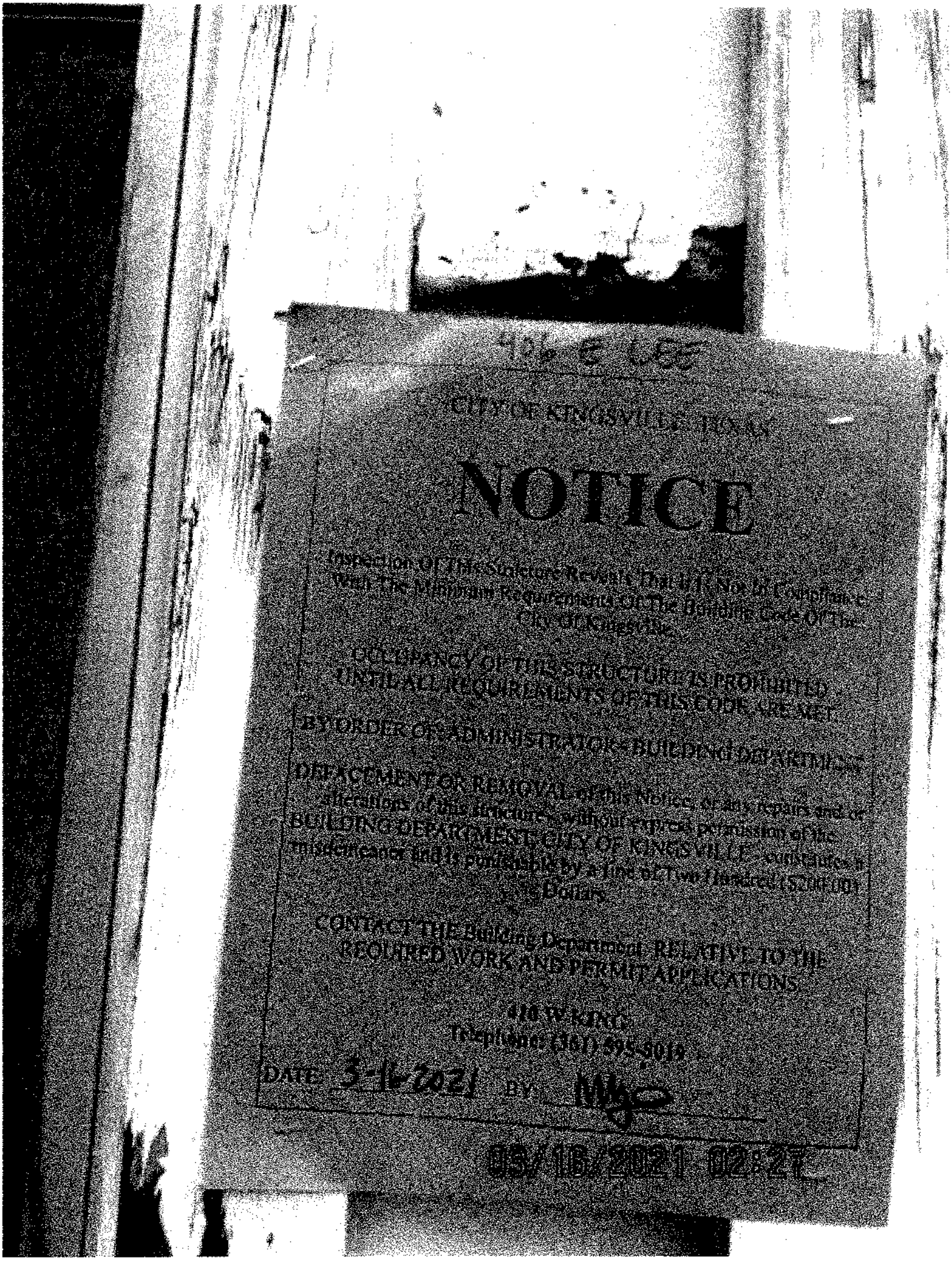
406 E Lee Ave

Directions Save Nearby Send to your phone Share

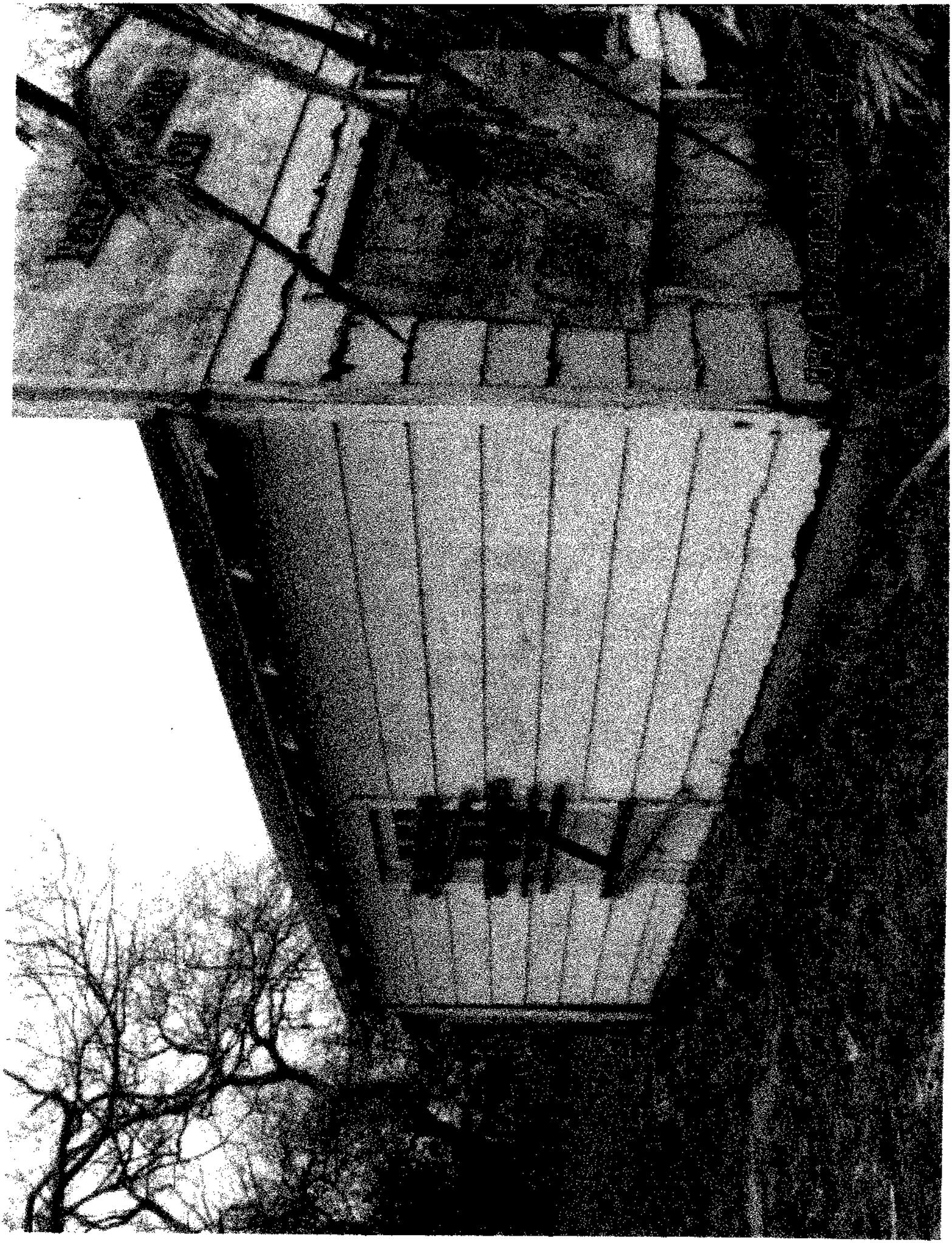
406 E Lee Ave, Kingsville, TX 78363

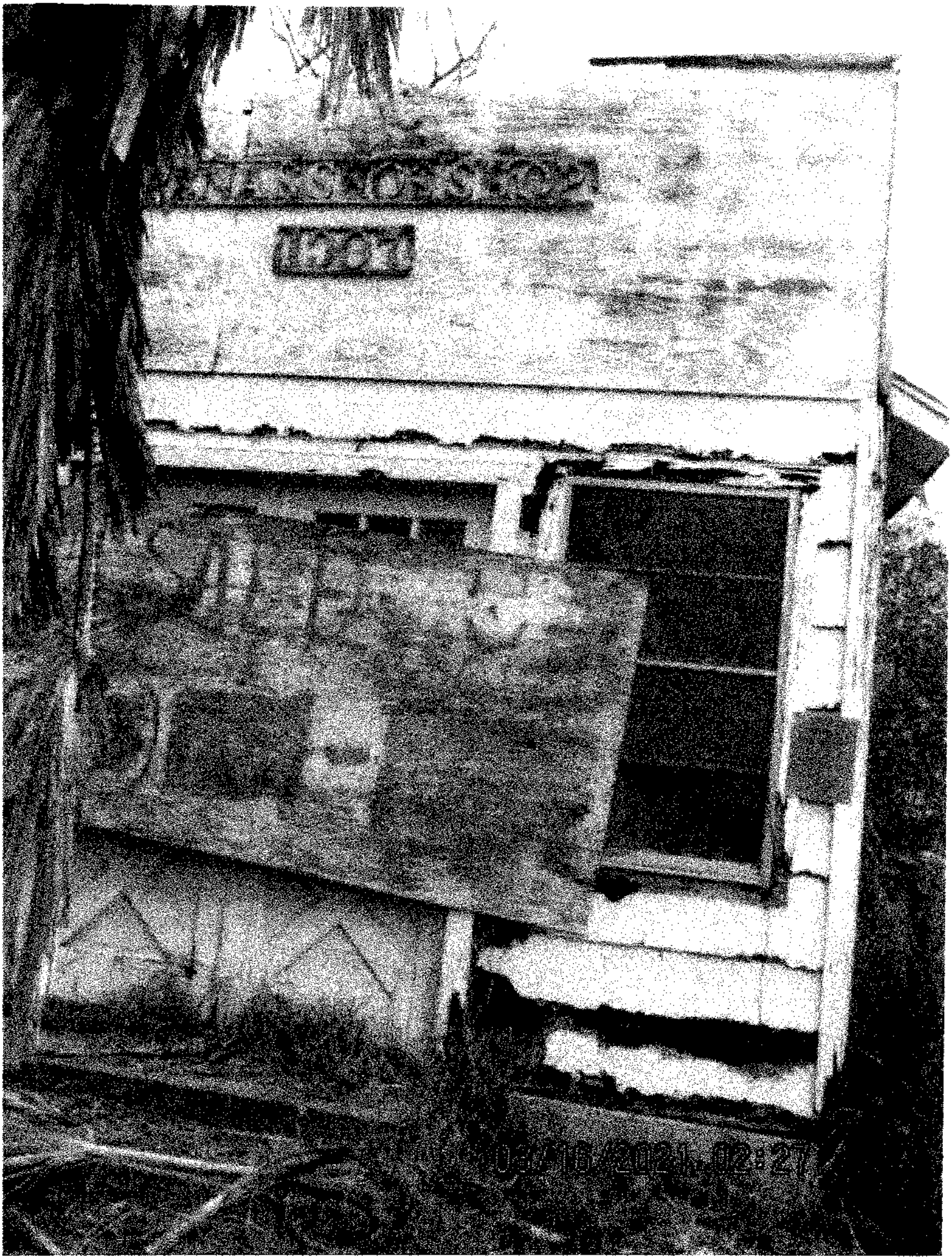
G4CP+27 Kingsville, Texas

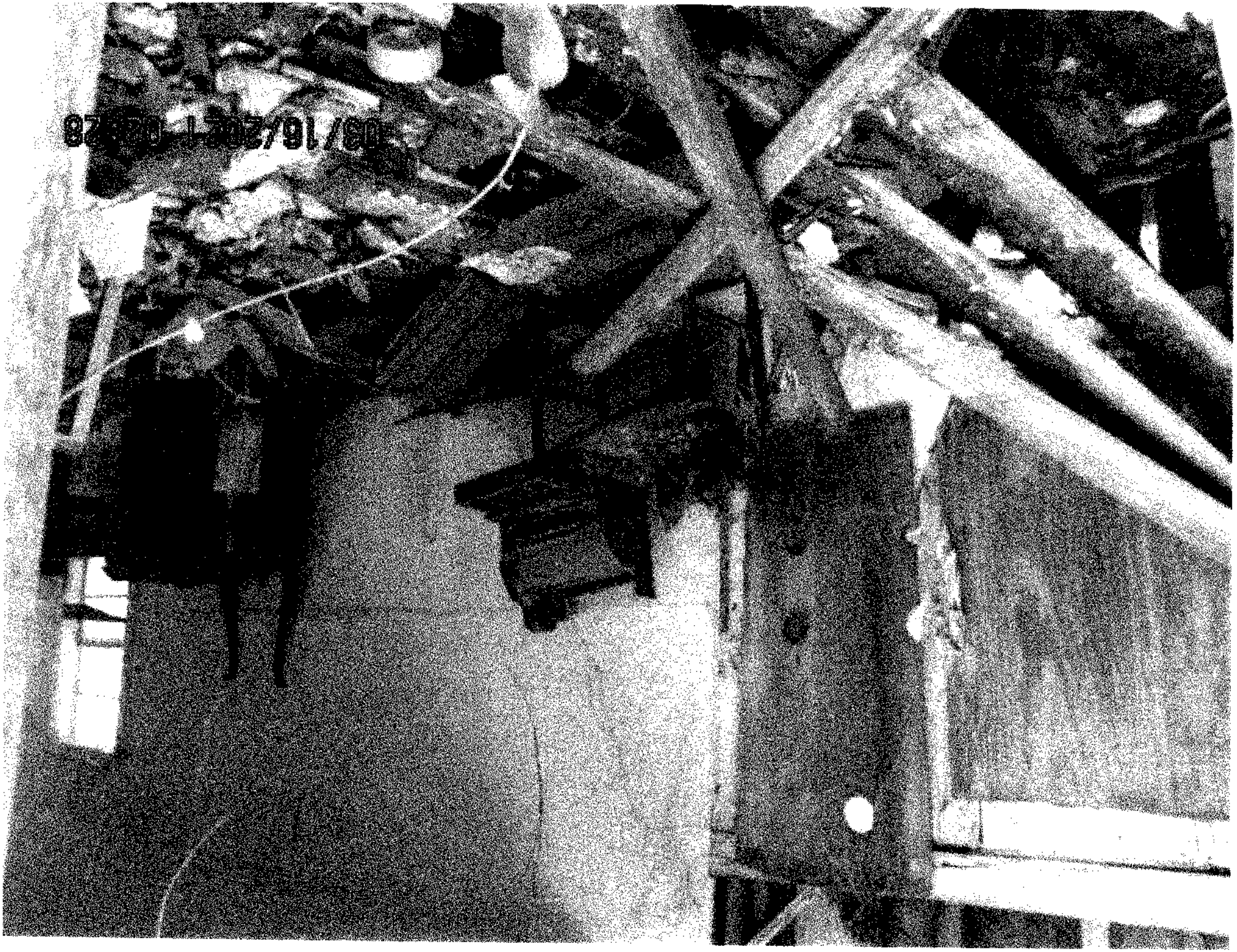
Photos

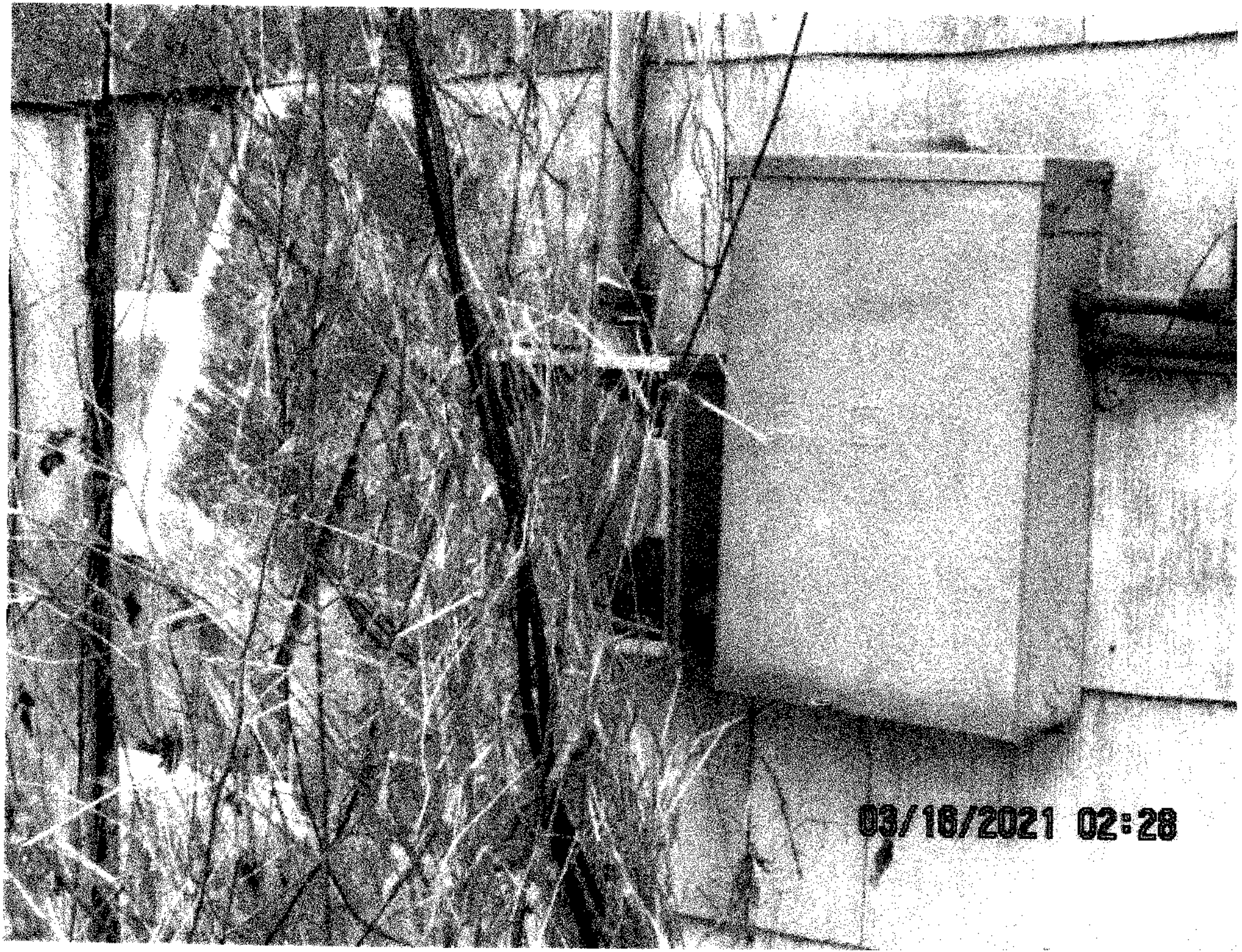

CITY OF KINGSVILLE, TEXAS
NOTICE
Inspection Of This Structure Reveals That It Is Not In Compliance
With The Minimum Requirements Of The Building Code Of The
City Of Kingsville.
OCCUPANCY OF THIS STRUCTURE IS PROHIBITED
UNTIL ALL REQUIREMENTS OF THIS CODE ARE MET
BY ORDER OF: ADMINISTRATOR, BUILDING DEPARTMENT
DEFACEMENT OR REMOVAL of this Notice or any repairs and or
alterations of this structure without written permission of the
BUILDING DEPARTMENT, CITY OF KINGSVILLE constitutes a
misdemeanor and is punishable by a fine of Two Hundred ($200.00)
Dollars.
CONTACT THE Building Department RELATIVE TO THE
REQUIRED WORK AND PERMIT APPLICATIONS
410 W KING
Telephone: (361) 595-8019
DATE 3-16-2021 BY MG
03/16/2021 02:27

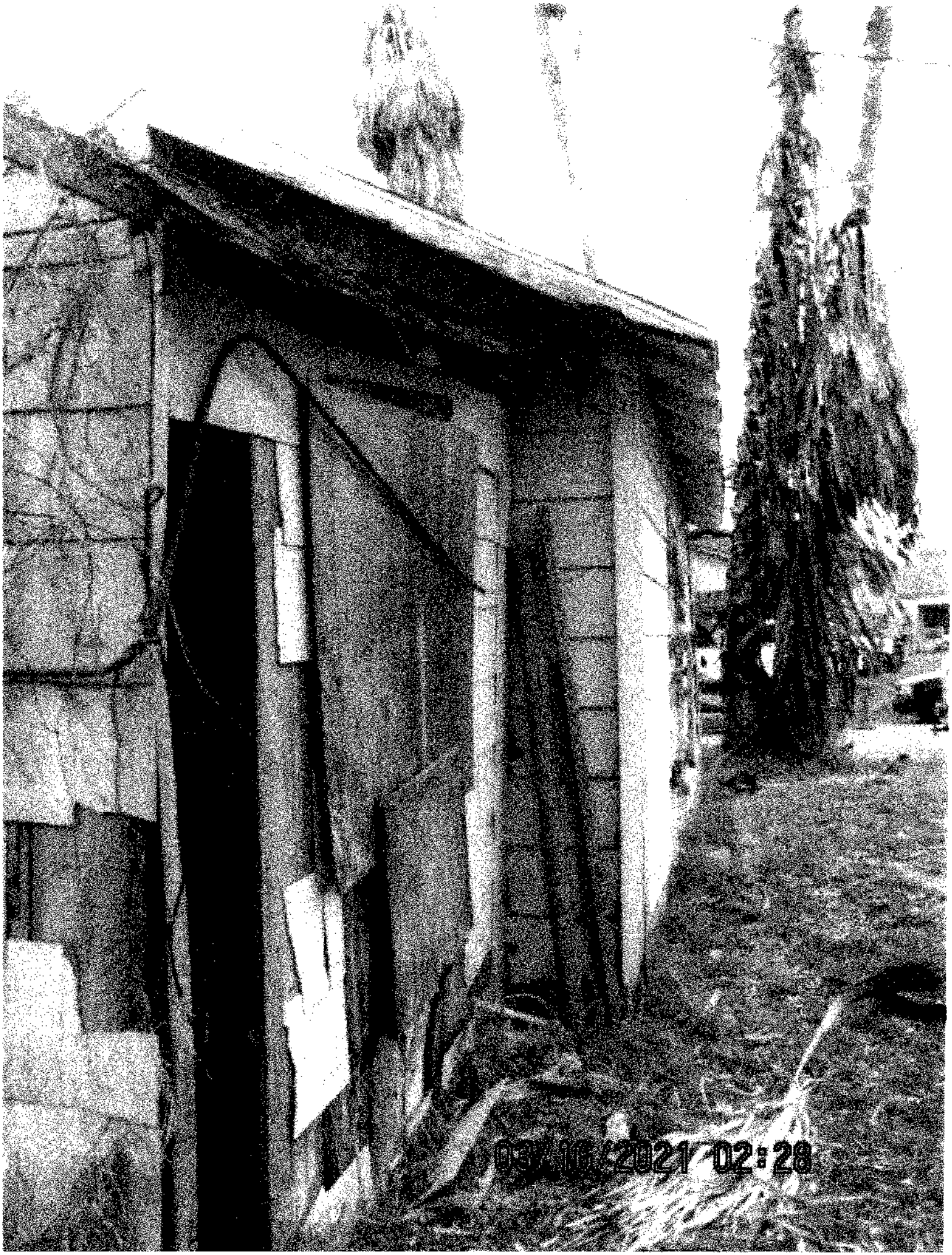


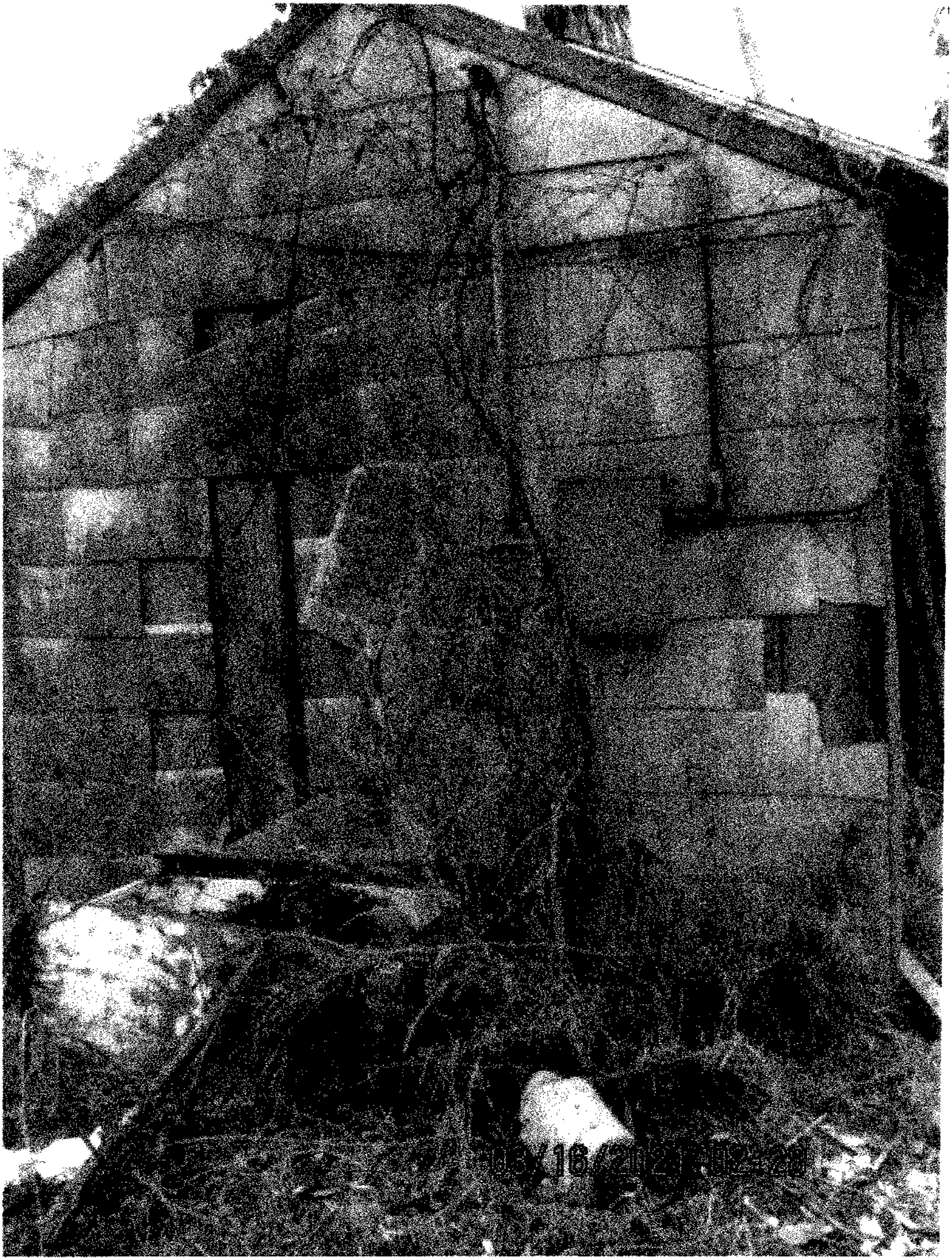


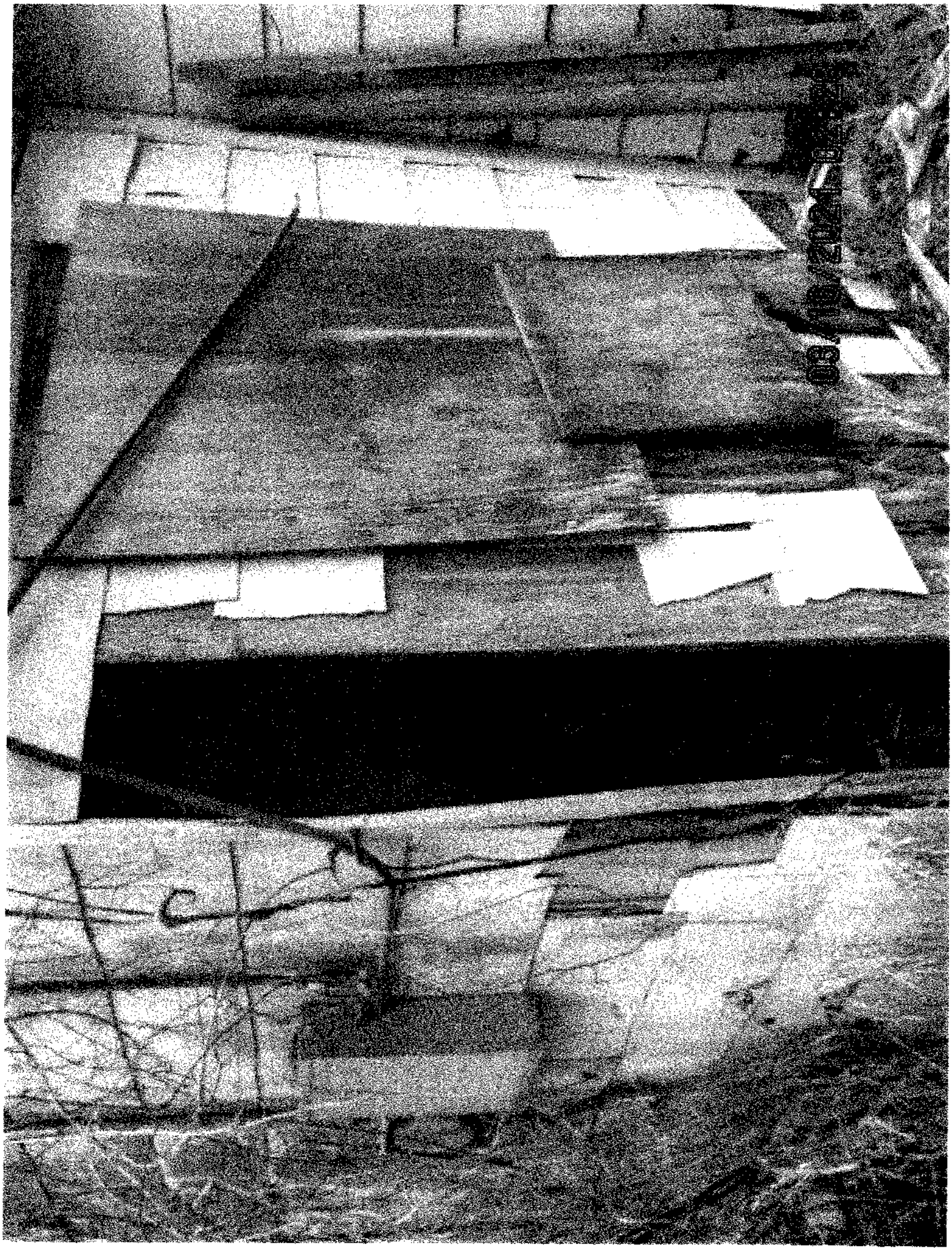

06/16/2021 02:27

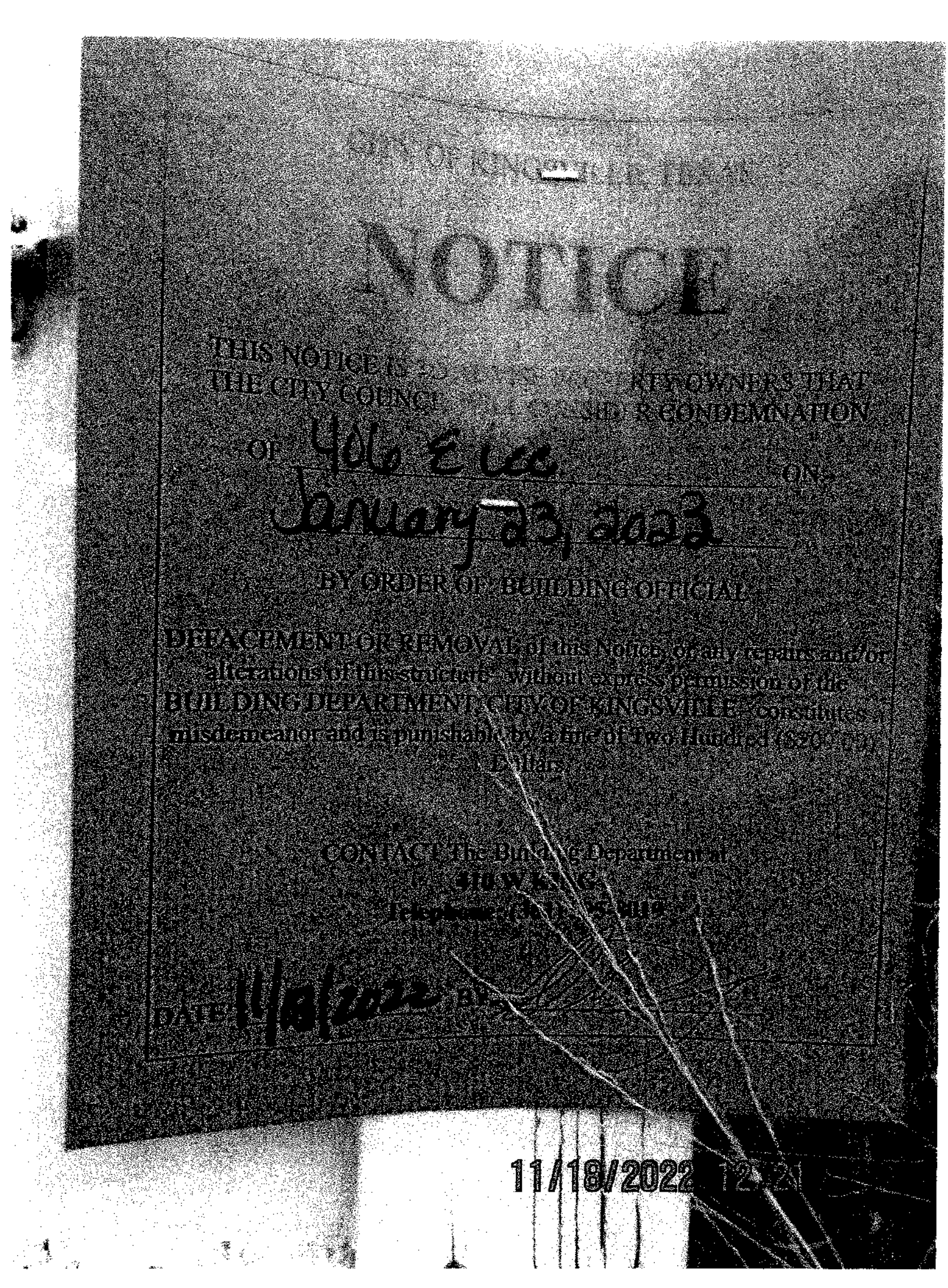



03/16/2021 02:28


03/11/2021 02:28



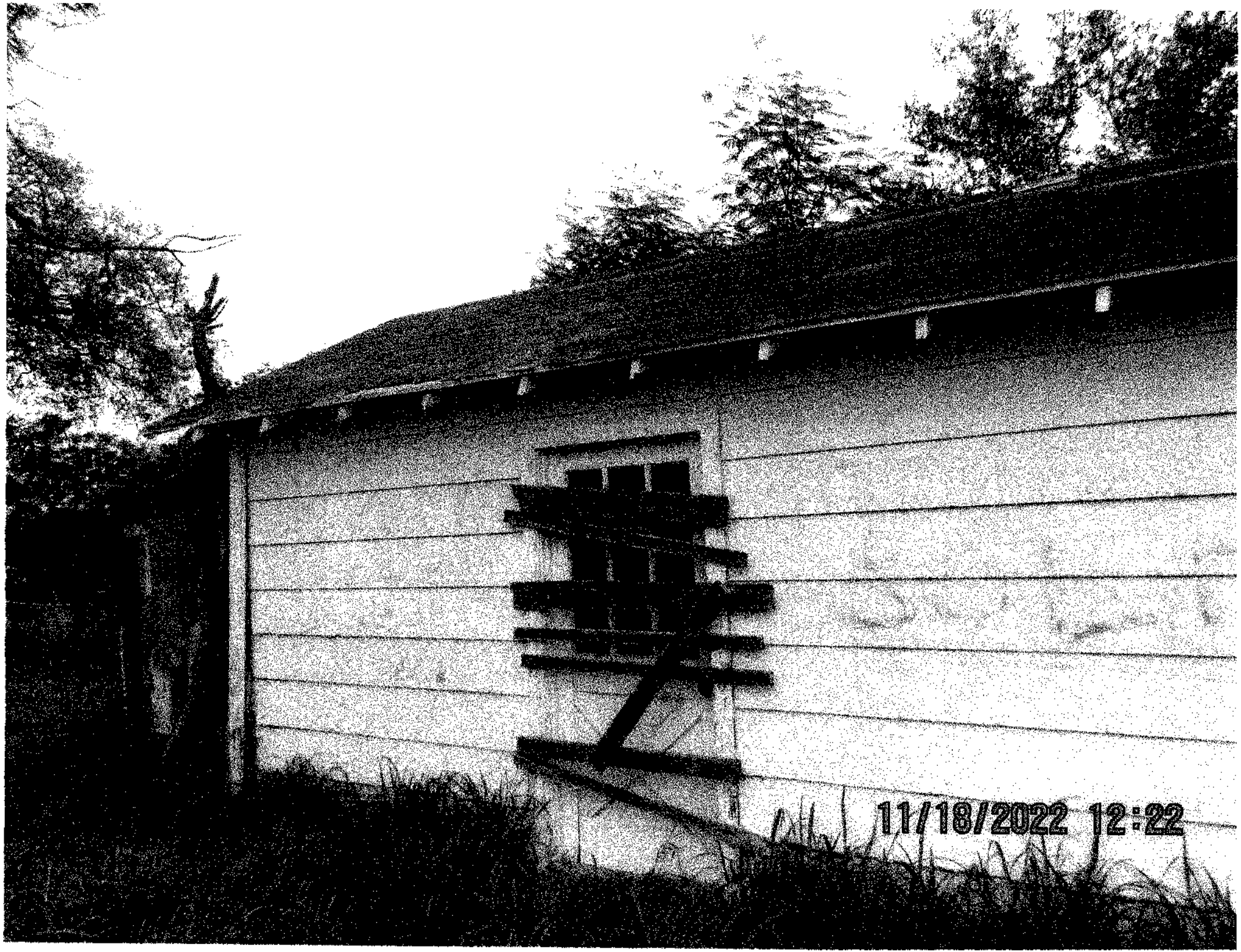



NOTICE
THIS NOTICE I
THE CITY COUNC
RTY OWNERS THAT
H R CONDEMNATION
OF 406 E Lee ON
January 23, 2023
BY ORDER OF BUILDING OFFICIAL
DEFACEMENT OR REMOVAL of this Notice, or any repairs and/or
alterations of this structure without express permission of the
BUILDING DEPARTMENT, CITY OF KINGSVILLE, constitutes a
misdemeanor and is punishable by a fine of Two Hundred ($200.00)
Dollars
CONTACT the Building Department at
410 W K
Telephone: (36
DATE 11/18/2022 BY
11/18/2022 12:2

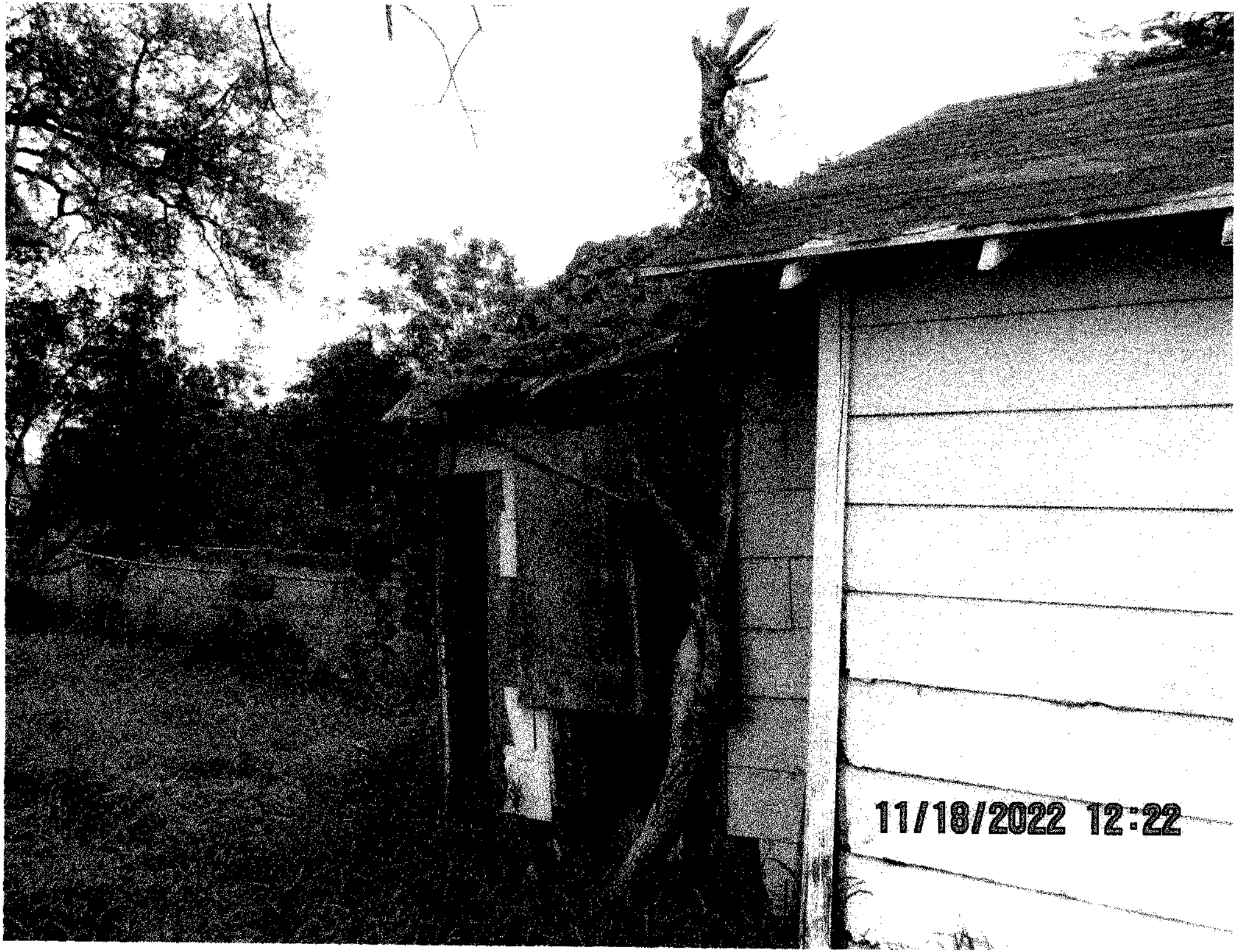

11/18/2022 12:23

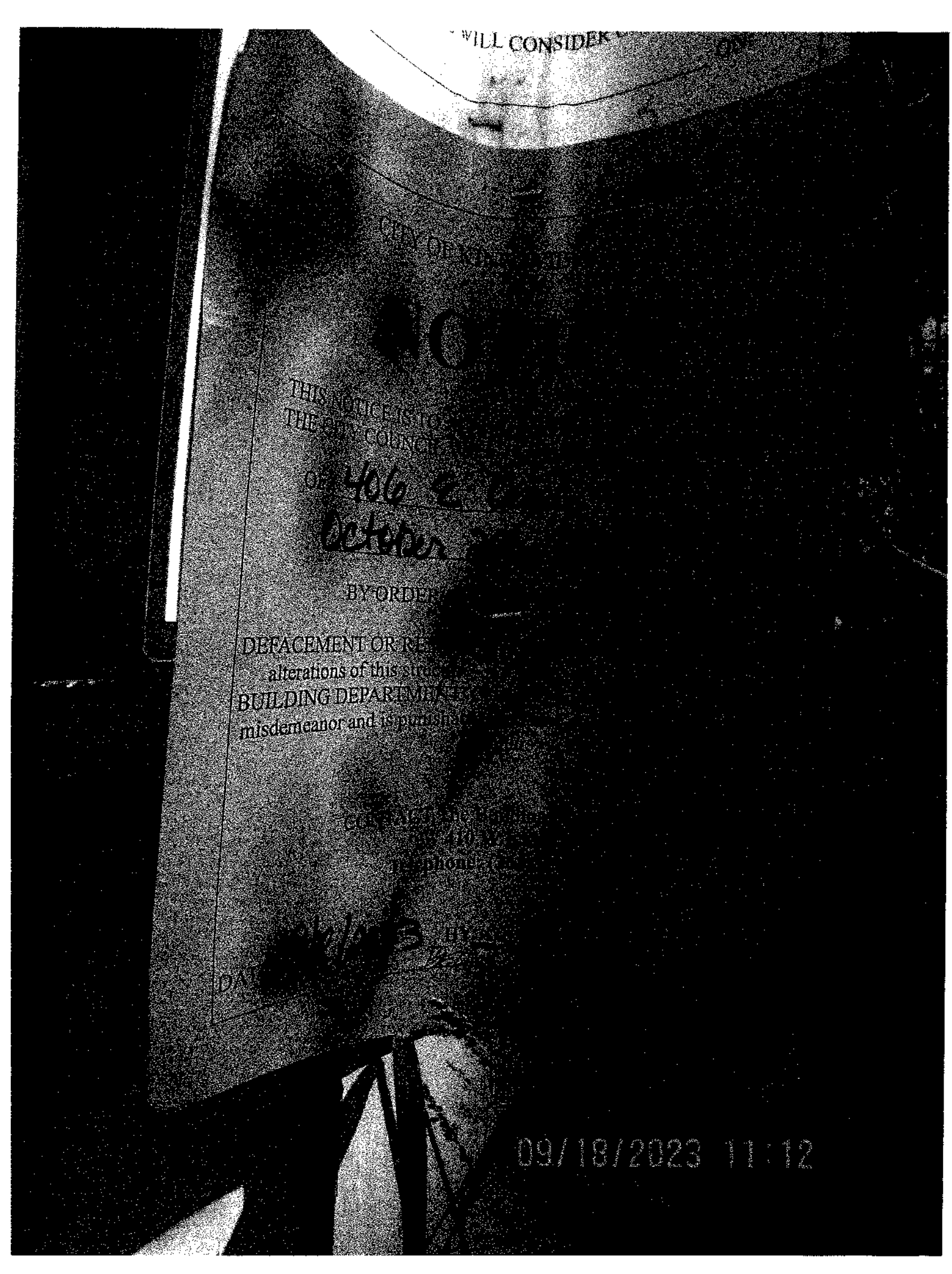

11/18/2022 12:21



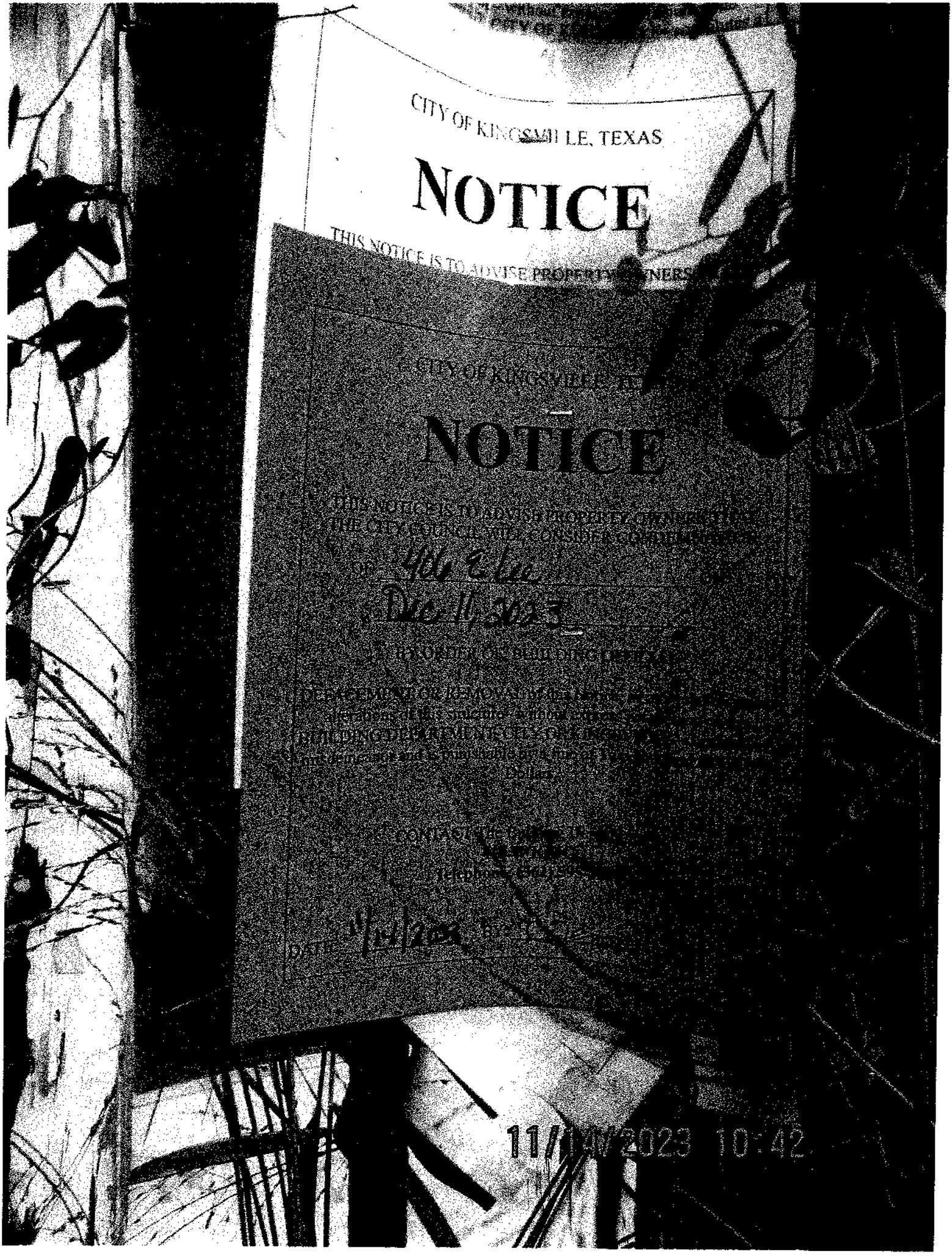

11/18/2022 12:22

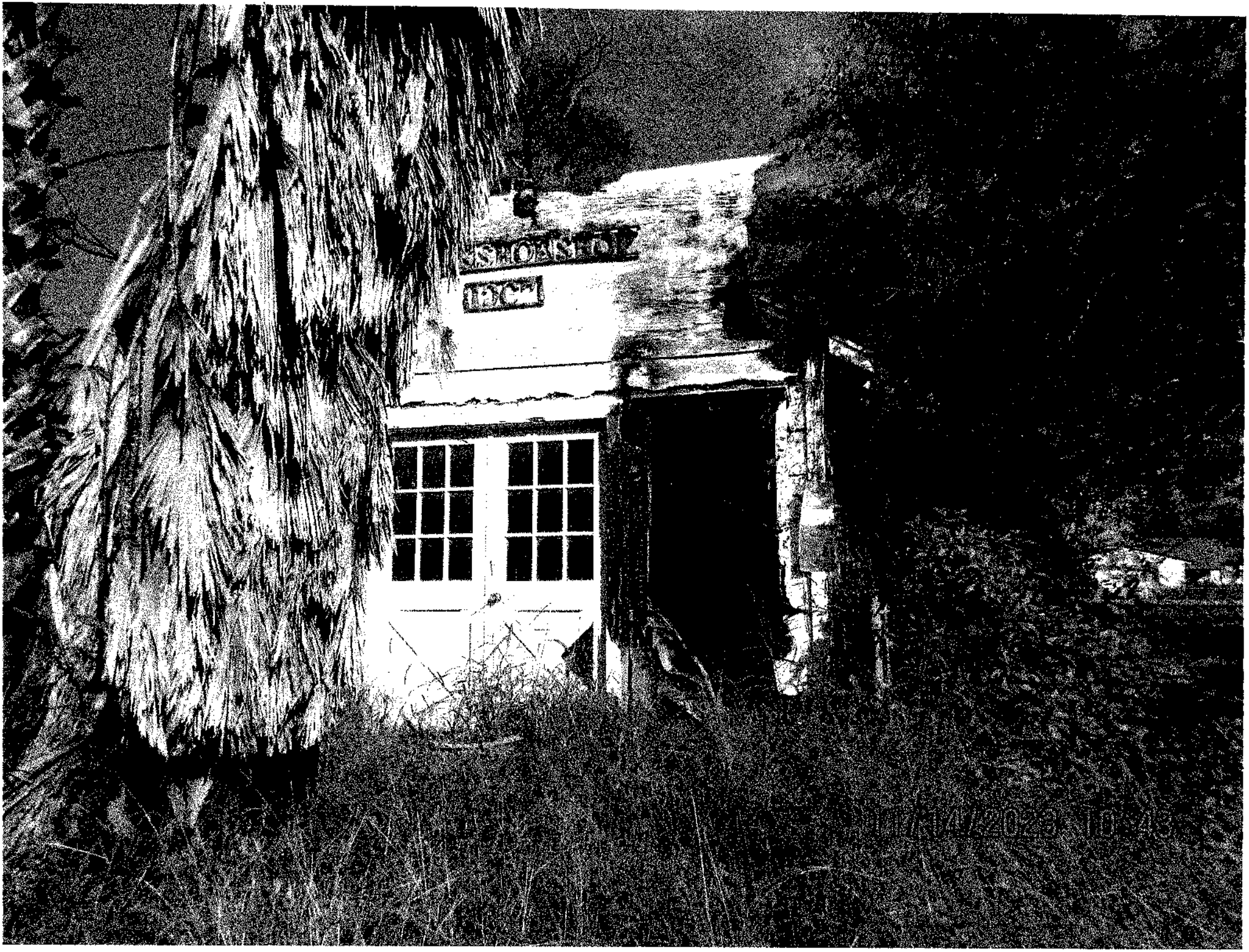

11/18/2022 12:21


11/18/2022 12:22


WILL CONSIDER
CITY OF
THIS NOTICE IS TO
THE
COUNCIL
OF
October
BY ORDER
DEFACEMENT OR RE
alterations of this
BUILDING DEPARTMENT
misdemeanor and is
09/18/2023 11:12




CITY OF KINGSVILLE, TEXAS
NOTICE
THIS NOTICE IS TO ADVISE PROPERTY OWNERS
CITY OF KINGSVILLE, TE
NOTICE
THIS NOTICE IS TO ADVISE PROPERTY OWNERS
THE CITY COUNCIL WILL CONSIDER CONDEMNATION
OF
Dec 11, 2023
BY ORDER OF BUILDING DEPT.
DEMOLISHMENT OR REMOVAL
BUILDING DEPARTMENT
Telephone
DATE
11/17/2023 10:42


11/14/2023 10:43

PUBLIC HEARING #6

City of Kingsville
Planning and Development Services Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Kobby Agyekum, Senior Planner/HPO

DATE: November 29, 2023

SUBJECT: Properties for demolition

Summary: The Department of Planning and Development Services has isolated five properties for demolition and seeks City Commission's approval for their condemnation and subsequent demolition.

Background: The Code of Ordinances of the City of Kingsville provides for building condemnation if it is uninhabitable in *Section 15-1-165. - Condemned Building or structure; specifications.* The Planning and Development Services department carried out detailed inspections that revealed the unsafe and dilapidated state of the buildings. Consequently, these buildings have been declared uninhabitable. The relevant owners have been duly notified and nothing has been done to improve or remove the dilapidated structures. Copies of the notifications are attached for review.

Financial Impact: Cost incurred will be billed to owners.

Recommendation: Staff recommends the Following properties to be authorized for demolition:

1. 406 East Lee Avenue, Kingsville Texas 78363
2. 424 West Fordyce Avenue, Kingsville Texas 78363
3. 527 East Alice Avenue, Kingsville Texas 78363
4. 508 S 2nd Street, Kingsville Texas 78363
5. 1225 East Santa Gertrudis Avenue, Kingsville Texas 78363

CITY OF KINGSVILLE

P.O. BOX 1458
KINGSVILLE, TX 78364

REPORT ADDRESS		INITIATED BY	BUILDING OFFICIAL
527 E Alice		Maryann Trejo	
LEGAL DESCRIPTION	**BLOCK**	**LOT**	
Orig Town,Block 24,Lot 13-16	24	13-16	
OWNER NAME	**OWNER'S ADDRESS**	**CITY/STATE/ZIP**	
Raul G Longoria ETAL	828 N Reynolds	Alice, TX 78332	

PROPERTY CONDITION REPORT

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

REASON CODES:

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

COMMENT CODES:

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

BUILDING OFFICIAL COMMENTS:

HAS BEEN WITHOUT WATER SINCE 01/24/2023 non pay AND ELECTRICAL SINCE Jan-23

SIGNATURE: _____ DATE: 03-13-23

CITY OF KINGSVILLE BUILDING OFFICIAL

all structures

CONDEMNATION CHECKLIST

Property Address: 527 E Alice Phone: _____
Property Owner: Raul G Longoria Phone: _____
Owner's Address: 828 N Reynolds Fax: _____
Alice TX 78332

PLANNED DATE	ACTUAL DATE	ACTION
☐ 1-19-2023	1-19-2023	1. Identify structure unfit for human habitation.
☐ 3-13-2023	3-13-2023	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 3-14-2023	3-14-2023	3. Determine ownership from county assessment & tax collection record.
☐ 3-14-2023	3-14-2023	4. Obtain legal description.
☐ 3-14-2023	3-14-2023	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 4-17-2023	4-17-2023	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
☐ _____	_____	7. 2nd Notice Sent. (10 day response) (Optional)
☐ _____	_____	8. If response is not received or is not adequate, proceed as follows:
☐ 9-7-23	9-1-23	9. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
☐ 9-6-23	9-6-23	☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 9-8-23	9-8-23	1) Post affidavit in newspaper twice a week for one week
		10. Post sign on property advising date the City

☐ 9-20-2023	9-20-2023	Council will consider condemnation of structure.
☐ 9-8-23	9-8-23	11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
☐ 9-21-23	9-21-23	12. Photograph posted sign with date stamp.
Nov 1, 2023	Nov 1, 2023	13. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
		☐ a. Location Map
		☐ b. Photographs of the structure with date stamp
		☐ c. Inspection report
		☐ d. Pre-condemnation notice
		☐ e. Condemnation resolution
☐ _____	_____	14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐ _____	_____	15. City Council adopts condemnation resolution.
☐ _____	_____	16. File Notice of Condemnation with the County Clerk.
☐ _____	_____	17. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐ _____	_____	18. Post 45-day Order to Demolish on structure.
		☐ a. Take photo with date stamp
☐ _____	_____	19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐ _____	_____	20. Photograph posted notice with date stamp.
☐ _____	_____	21. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐ _____	_____	22. Issue Notice to Proceed to Public Works Director and Demolition Crew.
☐ _____	_____	23. Prepare demolition cost statement consisting of:
		☐ a. Mailing fees
		☐ b. Publication fees

☐ c. Demolition costs

☐ d. Landfill tipping fees

☐ e. Filing fees

☐ f. Administrative fees

☐ g. Any documentation miscellaneous costs

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

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY 12769 R

Legal Description
ORIG TOWN, BLOCK 24, LOT 13 - 16

OWNER ID
62954

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2022

LONGORIA RAUL G
ETAL
828 N REYNOLDS
ALICE, TX 78332

Entities

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values

IMPROVEMENTS		43,820
LAND MARKET	+	8,000
MARKET VALUE	=	51,820
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	51,820
HS CAP LOSS	-	0
ASSESSED VALUE	=	51,820

Ref ID2: R12769
100102413000192 Map ID C1

ACRES:
EFF. ACRES:

SITUS 527 E ALICE TX

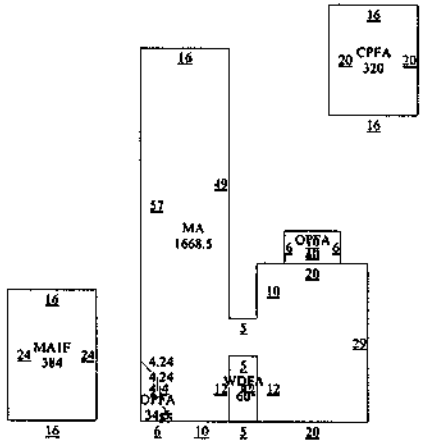
APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2022
ROAD ACCESS	LAST INSP. DATE	07/01/2022
ZONING	NEXT INSP. DATE	
BUILDER		
NEXT REASON		

REMARKS: FOR '22 CHG EFF YR PER IE 7/1/22 JO -- FOR 2022 NC - UPDATE PER SCHL PER IE/AM/TM 6/22/22 JO -- FOR 2019 UPDATE APPR CHGS PER SCHEDULE OR SITE INSP BY CT 1/23/19

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
03/01/2022	MISC	0	A	0
09/22/2000	ROOF		A	3,500

SALE DT	PRICE	GRANTOR	DEED INFO
01/04/2017	*****	LONGORIA RUBALDO	DT / /
06/02/2010	*****	LONGORIA RUBALDO	AFF / 433 / 574
01/01/2010	*****	LONGORIA RUBALDO	DEATH / /

SUBD: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF3/	1,668.5	51.10	1	1999	1979	*	88,040	40%	60%	100%	100%	100%	0.24	21,130
	MA1F	MA 1/2 STORY	R	*/	384.0	25.55	1	1999	1979	*	9,810	40%	60%	100%	100%	100%	0.24	2,360
	CPFA	CARPORT FRAM	R	*/	320.0	7.67	1	1999	1979	*	2,450	40%	100%	100%	100%	100%	0.40	980
	WDFA	WOOD DECK FR	R	*/	60.0	7.67	1	1999	1979	*	460	40%	60%	100%	100%	100%	0.24	110
	OPFA	OPEN PORCH F	R	*/	34.5	10.22	1	1999	1979	*	350	40%	60%	100%	100%	100%	0.24	90
	OPFA	OPEN PORCH F	R	*/	60.0	10.22	1	1999	1979	*	610	40%	60%	100%	100%	100%	0.24	150
1.	RESIDENTIAL		STCD: A1		2,527.0	Homesite: N					101,720							24,820

IMPROVEMENT FEATURES

Plumbing	1	2	2,780
Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM2	0
Flooring	1	FL2	0
Heating/Cooling	1	HA5	0
			2,780

SUBD: S001 100.00% NBHD:

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	A1		FF60D140	A1	N	FF	100X140	80.00	8,000	1.00	1.00	A	8,000	NO			0.00	0
													8,000					0

Comment: F: 100.0 R: 100.0 FF

Effective Date of Appraisal: January 1 Date Printed: 03/14/2023 01:11:52PM by VICKI

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY 12769 R

Legal Description
ORIG TOWN, BLOCK 24, LOT 13 - 16

OWNER ID
62954

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2022
LONGORIA RAUL G
ETAL
828 N REYNOLDS
ALICE, TX 78332

Entities

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values

IMPROVEMENTS		43,820
LAND MARKET	+	8,000
MARKET VALUE	=	51,820
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	51,820
HS CAP LOSS	-	0
ASSESSED VALUE	=	51,820

Ref ID2: R12769
100102413000192 Map ID C1

ACRES:
EFF. ACRES:

SITUS 527 E ALICE TX

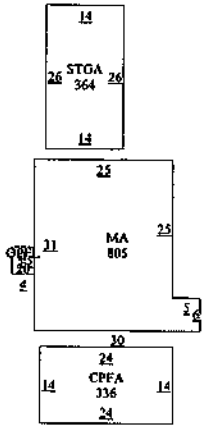
APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2022
ROAD ACCESS	LAST INSP. DATE	07/01/2022
ZONING	NEXT INSP. DATE	
BUILDER		
NEXT REASON		

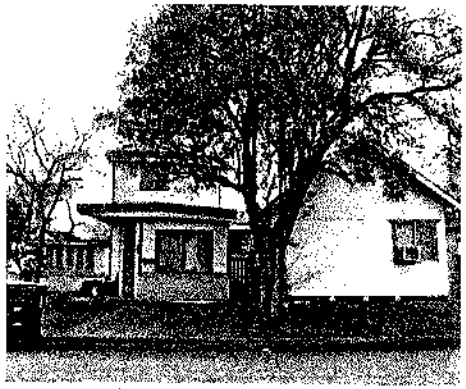
REMARKS: FOR '22 CHG EFF YR PER IE 7/1/22 JO – FOR 2022 NC - UPDATE PER SCHL PER IE/AM/TM 6/22/22 JO – FOR 2019 UPDATE APPR CHGS PER SCHEDULE OR SITE INSP BY CT 1/23/19

SKETCH for Improvement #2 (RESIDENTIAL)



EXEMPTIONS

PICTURE



IMPROVEMENT FEATURES

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
03/01/2022	MISC	0	A	0
09/22/2000	ROOF		A	3,500

SALE DT	PRICE	GRANTOR	DEED INFO
01/04/2017	*****	LONGORIA RUBALDO	QT / /
06/02/2010	*****	LONGORIA RUBALDO	AFF / 433 / 574
01/01/2010	*****	LONGORIA RUBALDO	DEATH / /

SUBD: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF2/	805.0	52.91	1	1999	1979	*	42,590	40%	100%	100%	100%	100%	0.40	17,040
	OPFL	OPEN PORCH F	R	*/	20.0	7.94	1	1999	1979	*	160	40%	100%	100%	100%	100%	0.40	60
	CPFA	CARPORT FRAM	R	*/	336.0	7.94	1	1999	1979	*	2,670	40%	100%	100%	100%	100%	0.40	1,070
	STGA	STORAGE FRAM	R	*/	364.0	11.45	1	1999	1979	*	4,170	20%	100%	100%	100%	100%	0.20	830
2.	RESIDENTIAL		STCD: A1		1,525.0	Homesite: N					49,590							19,000

SUBD: S001 100.00% NBHD:

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE

Effective Date of Appraisal: January 1 Date Printed: 03/14/2023 01:11:53PM by VICKI

Prop ID	Owner	%	Legal Description			Values		
13128	67521	100.00 R	**Geo: 100102331000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	42,660
GARZA DIANA L ETAL			ORIG TOWN, BLOCK 23, LOT 31, 32		Imp NHS:	38,660	Prod Loss:	0
					Land HS:	0	Appraised:	42,660
400 E LEE AVE				Acres: 0.0000	Land NHS:	4,000	Cap:	0
KINGSVILLE, TX 78363-3863			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	42,660
			Situs: 400 E LEE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			42,660	0	42,660	0.852080	363.50

24171	55184	100.00 R	**Geo: 100102401000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	401,690
MEX METHODIST CHURCH (EL BUEN PASTOR)			ORIG TOWN, BLOCK 24, LOT 1-5, (E X E M P T)		Imp NHS:	391,690	Prod Loss:	0
					Land HS:	0	Appraised:	401,690
419 N 9TH ST				Acres: 0.0000	Land NHS:	10,000	Cap:	0
KINGSVILLE, TX 78363			State Codes: F1	Map ID:	C1 Prod Use:	0	Assessed:	401,690
			Situs: 501 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:	EX-XV
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			401,690	401,690	0	0.852080	0.00

18128	21826	100.00 R	**Geo: 100102406000192**	Effective Acres: 0.000000	Imp HS:	38,510	Market:	42,510
MARTINEZ JOE A ETUX YOLANDA L			ORIG TOWN, BLOCK 24, LOT 6, 7		Imp NHS:	0	Prod Loss:	0
					Land HS:	4,000	Appraised:	42,510
513 E ALICE AVE				Acres: 0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-3856			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	42,510
			Situs: 513 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			42,510	0	42,510	0.852080	362.22

18891	54431	100.00 R	**Geo: 100102408000192**	Effective Acres: 0.000000	Imp HS:	43,660	Market:	70,030
KERWIN RICHARD R EST ETUX MELIDA G			ORIG TOWN, BLOCK 24, LOT 8-10		Imp NHS:	19,930	Prod Loss:	0
					Land HS:	5,540	Appraised:	70,030
916 E SANTA GERTRUDIS				Acres: 0.0000	Land NHS:	900	Cap:	0
KINGSVILLE, TX 78363			State Codes: A, F1	Map ID:	C1 Prod Use:	0	Assessed:	70,030
			Situs: 515 E ALICE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	DV4, HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			70,030	20,400	49,630	0.852080	422.89

11953	67251	100.00 R	**Geo: 100102411000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	27,680
GONZALES ETELINA EST			ORIG TOWN, BLOCK 24, LOT 11, 12		Imp NHS:	23,680	Prod Loss:	0
523 E ALICE AVE					Land HS:	0	Appraised:	27,680
KINGSVILLE, TX 78363-3856				Acres: 0.0000	Land NHS:	4,000	Cap:	0
			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	27,680
			Situs: 523 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			27,680	0	27,680	0.852080	235.86

12769	62954	100.00 R	**Geo: 100102413000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	51,820
LONGORIA RAUL G ETAL			ORIG TOWN, BLOCK 24, LOT 13 - 16		Imp NHS:	43,820	Prod Loss:	0
					Land HS:	0	Appraised:	51,820
828 N REYNOLDS				Acres: 0.0000	Land NHS:	8,000	Cap:	0
ALICE, TX 78332			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	51,820
			Situs: 527 E ALICE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			51,820	0	51,820	0.852080	441.55

14393	49110	100.00 R	**Geo: 100102417000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	13,000
LOERA MARILANDA PEREZ EST			ORIG TOWN, BLOCK 24, LOT 17, E15' 18		Imp NHS:	9,800	Prod Loss:	0
					Land HS:	0	Appraised:	13,000
530 E LEE AVE				Acres: 0.0000	Land NHS:	3,200	Cap:	0
KINGSVILLE, TX 78363-3865			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	13,000
			Situs: 530 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			13,000	0	13,000	0.852080	110.77

Prop ID	Owner	%	Legal Description			Values		
18128	21826	100.00 R	**Geo: 100102406000192**	Effective Acres: 0.000000	Imp HS:	34,580	Market:	42,080
MARTINEZ JOE A			ORIG TOWN, BLOCK 24, LOT 6, 7		Imp NHS:	0	Prod Loss:	0
ETUX YOLANDA L					Land HS:	7,500	Appraised:	42,080
513 E ALICE AVE				Acres:	0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-3856			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	42,080
			Situs: 513 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			42,080	0	42,080	0.825000	347.16

18891	70521	100.00 R	**Geo: 100102408000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	84,910
KERWIN RICHARD R EST			ORIG TOWN, BLOCK 24, LOT 8-10		Imp NHS:	72,850	Prod Loss:	0
ETUX MELIDA G EST					Land HS:	0	Appraised:	84,910
% LILLIAN K SALINAS				Acres:	0.0000 Land NHS:	12,060	Cap:	0
720 HALL ST			State Codes: A, F1	Map ID:	C1 Prod Use:	0	Assessed:	84,910
KINGSVILLE, TX 78363			Situs: 515 E ALICE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			84,910	0	84,910	0.825000	700.51

11953	70123	100.00 R	**Geo: 100102411000192**	Effective Acres: 0.000000	Imp HS:	30,850	Market:	38,350
GONZALEZ CRISELDA			ORIG TOWN, BLOCK 24, LOT 11, 12		Imp NHS:	0	Prod Loss:	0
523 E ALICE					Land HS:	7,500	Appraised:	38,350
KINGSVILLE, TX 78363-3856				Acres:	0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	38,350
			Situs: 523 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			38,350	0	38,350	0.825000	316.39

12769	62954	100.00 R	**Geo: 100102413000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	56,120
LONGORIA RAUL G			ORIG TOWN, BLOCK 24, LOT 13 - 16		Imp NHS:	41,120	Prod Loss:	0
ETAL					Land HS:	0	Appraised:	56,120
828 N REYNOLDS				Acres:	0.0000 Land NHS:	15,000	Cap:	0
ALICE, TX 78332			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	56,120
			Situs: 527 E ALICE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			56,120	0	56,120	0.825000	462.99

14393	49110	100.00 R	**Geo: 100102417000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	18,710
LOERA MARILANDA			ORIG TOWN, BLOCK 24, LOT 17, E15' 18		Imp NHS:	12,710	Prod Loss:	0
PEREZ EST					Land HS:	0	Appraised:	18,710
530 E LEE AVE				Acres:	0.0000 Land NHS:	6,000	Cap:	0
KINGSVILLE, TX 78363-3865			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	18,710
			Situs: 530 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			18,710	0	18,710	0.825000	154.36

22776	68236	100.00 R	**Geo: 100102418000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	21,000
528 EAST LEE TRUST			ORIG TOWN, BLOCK 24, LOT W10' 18, 19		Imp NHS:	15,750	Prod Loss:	0
FRANCISCO VASQUEZ JR (TR					Land HS:	0	Appraised:	21,000
528 E LEE				Acres:	0.0000 Land NHS:	5,250	Cap:	0
KINGSVILLE, TX 78363			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	21,000
			Situs: 528 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			21,000	0	21,000	0.825000	173.25

23528	57569	100.00 R	**Geo: 100102420000192**	Effective Acres: 0.000000	Imp HS:	68,950	Market:	96,250
GONZALEZ YOLANDA			ORIG TOWN, BLOCK 24, LOT 20, 21		Imp NHS:	19,800	Prod Loss:	0
522 E LEE					Land HS:	7,500	Appraised:	96,250
KINGSVILLE, TX 78363-3865				Acres:	0.0000 Land NHS:	0	Cap:	123
			State Codes: A	Map ID:	C1 Prod Use:	0	Assessed:	96,127
			Situs: 522 E LEE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS, OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			96,127	8,400	87,727	0.825000	723.75

2022 TAX STATEMENT

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

Certified Owner:
LONGORIA RAUL G
ETAL
828 N REYNOLDS
ALICE, TX 78332

Legal Description:
ORIG TOWN, BLOCK 24, LOT 13 - 16

Legal Acres: .3214
Parcel Address: 527 E ALICE

Account No: 100102413000192 **Appr. Dist. No.:** 12769
As of Date: 03/14/2023 **Print Date:** 03/14/2023 **Print By:** JLARA

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
$8,000	$43,820	$51,820	$51,820	$0	$0	$0	$51,820

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
KLEBERG COUNTY	$51,820		$0.00	$51,820	0.7718700	$399.98
SALES TAX SAVINGS IS $72.31						
CITY OF KINGSVILLE	$51,820		$0.00	$51,820	0.8250000	$427.52
SALES TAX SAVINGS IS $96.33						
KINGSVILLE ISD	$51,820		$0.00	$51,820	1.5189000	$787.09
SOUTH TX WATER AUTH	$51,820		$0.00	$51,820	0.0784890	$40.67

Total Tax: $1,655.26
Total Tax Paid to date: $1,655.26
Total Tax Remaining: $0.00

Exemptions:

AMOUNT DUE IF PAID BY:

03/31/2023 9%	05/01/2023 11%	05/31/2023 13%	06/30/2023 15%	07/31/2023 18 + up to 20%	08/31/2023 19 + up to 20%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

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

School Information:
KINGSVILLE ISD 2022 M&O .99980000 I&S .51910000 Total 1.5189000 2021 M&O 1.0265000 I&S .49240000 Total 1.5189000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT. 4.1.74

Print Date: 03/14/2023

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:
MARIA VICTORIA VALADEZ
KLEBERG COUNTY TAX-ASSESSOR COLLECTOR
PO BOX 1457
KINGSVILLE, TEXAS 78364
361-595-8542

100102413000192

100102413000192
LONGORIA RAUL G
ETAL
828 N REYNOLDS
ALICE, TX 78332

AMOUNT PAID:
$_____.____

2023 - Values not available

Account

Property ID:	12769	Legal Description:	ORIG TOWN, BLOCK 24, LOT 13 - 16
Geographic ID:	100102413000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	527 E ALICE TX	Mapsco:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

Owner

Name:	LONGORIA RAUL G	Owner ID:	62954
Mailing Address:	ETAL 828 N REYNOLDS ALICE, TX 78332	% Ownership:	100.0000000000%
		Exemptions:	

(+) 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	

Owner: LONGORIA RAUL G

2023 - Values not available

Account

Property ID:	12769	Legal Description:	ORIG TOWN, BLOCK 24, LOT 13 - 16
Geographic ID:	100102413000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	527 E ALICE TX	Mapsco:	
Neighborhood:		Map ID:	C1
Neighborhood CD:			

Owner

Name:	LONGORIA RAUL G	Owner ID:	62954
Mailing Address:	ETAL 828 N REYNOLDS ALICE, TX 78332	% Ownership:	100.0000000000%
		Exemptions:	

(+) 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		

Owner: LONGORIA RAUL G
% Ownership: 100.0000000000%
Total Value: N/A

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

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** 2052.5 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF3	EW1	1999	1668.5
MA1F	MA 1/2 STORY FRAME	*		1999	384.0
CPFA	CARPORT FRAME AVERAGE	*		1999	320.0
WDFA	WOOD DECK FRAME AVERAGE	*		1999	60.0
OPFA	OPEN PORCH FRAME AVERAGE	*		1999	34.5
OPFA	OPEN PORCH FRAME AVERAGE	*		1999	60.0

Improvement #2: RESIDENTIAL **State Code:** A1 **Living Area:** 805.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF2		1999	805.0
OPFL	OPEN PORCH FRAME LOW	*		1999	20.0
CPFA	CARPORT FRAME AVERAGE	*		1999	336.0
STGA	STORAGE FRAME (AVERAGE)	*		1999	364.0

#	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

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	$43,820	$8,000	0	51,820	$0	$51,820
2021	$43,820	$8,000	0	51,820	$0	$51,820
2020	$41,860	$8,000	0	49,860	$0	$49,860
2019	$41,860	$8,000	0	49,860	$0	$49,860

2018	$31,160	$8,000	0	39,160	$0	$39,160
2017	$31,160	$8,000	0	39,160	$0	$39,160
2016	$20,740	$8,000	0	28,740	$0	$28,740
2015	$26,810	$8,000	0	34,810	$0	$34,810
2014	$26,810	$8,000	0	34,810	$0	$34,810
2013	$26,810	$8,000	0	34,810	$0	$34,810
2012	$26,810	$8,000	0	34,810	$0	$34,810
2011	$26,810	$8,000	0	34,810	$0	$34,810
2010	$26,810	$8,000	0	34,810	$0	$34,810
2009	$26,810	$8,000	0	34,810	$0	$34,810

CITY OF KINGSVILLE

P. O. BOX 1458 - KINGSVILLE, TEXAS 78364

APRIL 17, 2023

RAUL G LONGORIA Etal
828 N REYNOLDS
ALICE TX, 78332

Re: ORIG TOWN, BLOCK 24, LOT 13 – 16 527 E ALICE – ALL STRUCTURES

Dear Sir or Madam:

It has been determined that the structure at **527 E Alice Kingsville, TX 78363** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of

such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

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

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

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

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

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

Sincerely,

Belinda Tarver; Building Official

Hybrid Permit

CITY OF KINGSVILLE

GENERAL PERMIT

THIS FORM WAS PRINTED ON: 04/29/2022

PERMIT #:	P049840-032422	DATE ISSUED:	04/27/2022
PROJECT ADDRESS:	527 E Alice Kingsville, TX 78363	EXPIRES:	04/27/2023
SUBDIVISION:	Orig Town		
Owner :	Rubaldo G Jr Longoria Etal	Contractor:	SHORTY'S & SONS
Address	527 E Alice	Address:	527 E ALICE
City	Kingsville	City:	KINGSVILLE
State	TX	State:	TX
Zip:	78363	Zip:	78363
Phone#:		Phone#:	3614883120
Zone:		SQ FT	
Prop.Use	Residential	Cnst Type:	REMODEL
Work:	HOUSELEVEL, REPLACING SIDING, WINDOW DOOR AND PAINT	Lot #:	13 - 16
		Blk #:	24
Prop.Value:	$0.00		

Description	Unit Price	Quantity	Total
Residential Remodel Plan Review Fee	25	1.00	25
Building Remodeling	100	1.00	100
		TOTAL	$125.00

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

SPECIAL CONDITIONS: CITY BRUSH CREWS WILL NOT PICK UP BROKEN CONCRETE, LUMBER OR BRUSH FROM CONSTRUCTION SITES. PERSONS WORKING AT SUCH SITE ARE RESPONSIBLE FOR CLEANING ALL DEBRIS.

04/27/2022

Nicholas Daniels, Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019

CERTIFIED MAIL – RETURN RECEIPT #7021 0950 0000 4793 8876

NOVEMBER 2, 2023

RAUL G LONGORIA
828 N REYNOLDS
ALICE, TX 78332

Re: **HEARING FOR PROPERTY AT 527 E ALICE**

Dear Sir or Madam:

On APRIL 17, 2023, a letter was sent from the City of Kingsville stating that your property located at **527 E ALICE** was a fire hazard or was dangerous to human life or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, DECEMBER 11, 2023,** at **5:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for **DECEMBER 11, 2023**.

The hearing will take place at the Helen Kleberg Groves Community Room located on the first floor of City Hall, 400 West King, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

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

Sincerely,

Belinda Tarver
Building Official

PUBLIC NOTICE

The City Commission will meet on Monday December 11, 2023, at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

406 E LEE
424 W FORDYCE
527 E ALICE
508 S 2ND
1225 E SANTA GERTRUDIS

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any of these properties, we would request that you attend the meeting. The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on the agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

Chase Continued from page 1



A Nov. 2 chase from Kingsville to Bishop ends in the 400 block of East 2nd Street, where the pickup truck driven by Robert Cano crashed into the porch of a home. (Submitted photo)

to enter a house in the 400 block of East 3rd Street, where officers caught up to him. A struggle entued and the suspect was tasered. He was identified as Robert Cano, 34, of Kingsville and was taken into custody without injury.

In addition to KPD units, Kleberg County Precinct 1 Constable, Nueces County Precinct 3 Constable's Department and Bishop Police Department officers, assisted as the pursuit ended.

Cano is in the Kleberg County Jail for:

- Evading Arrest with Vehicle (3d Degree Felony)
- Evading Arrest with Previous Conviction (State Jail Felony)
- Assault Causes Bodily Injury-Family Member (Class A Misdemeanor), Kleberg County warrant.
- Possession of Controlled Substance, less than 1 gram (State Jail Felony), Nueces County warrant.

USS Kingsville Continued from page 1

community stake holder groups including the Kingsville Chamber of Commerce, Navy League, the Commissioning Committee as well as city and county elected officials. The group was also provided tours of Naval Air Station Kingsville and the King Ranch.

"The visit from the ship's crew and commissioning support team really bring homes the fact that we are just about one year from commissioning the USS Kingsville," said Manny Salazar, member of the USS Commissioning Committee and President/CEO of the Kingsville Chamber of Commerce. "The process has been long but we were so excited to be talk logistics for the actual event. On top of that, it was great to show them what makes Kingsville such a special place and how proud we are for the recognition and honor of being a namesake community."

The primary purposes of the visit were to establish closer relations with the community through the series of meetings and to tour the Port of Corpus Christi to determine the feasibility of a commissioning ceremony at that facility.

Port officials were most accommodating with providing the best option for birthing the ship, and facilitating the commissioning ceremony.

The commissioning committee hopes to receive formal approval on the location from the United States Navy in early 2024 with an anticipated commissioning in fall of 2024.

Once commissioned, the USS Kingsville will be one of only two Navy vessels bearing the name of a Texas city along with the USS Fort Worth.

Meeting Continued from page 1

years ago and has dropped in price significantly, put together a seven-page inter-local agreement for commissioners to review at the meeting.

The city manager suggested the city pay the first full payment of $83,000, which is due Dec. 12.

The second payment, due Oct. 12, 2024, would be split equally between the city and county. Then the final payment, due Oct. 12, 2025, would be paid solely by the county.

McLaughlin pointed out that the amounts could be slightly lower, when adjusted for the expected lower number of radios to be reprogrammed than estimated.

County commissioners unanimously approved the measure, while the city will place it on the Nov. 13 meeting for vote.

City and county officials also discussed an EMS agreement that would potentially see the city provide EMS ambulance coverage for the northern section of Kleberg County.

Kleberg County Judge Rudy Madrid said the county currently oversees operation of two ambulance units: one in the Ricardo/Riviera area, and another that serves parts of Kingsville.

"The prices for ambulance service have gotten extremely high," Madrid said.

The city of Kingsville also oversees operation of two ambulance units, with one unmanned unit held in reserve.

It was pointed out that the city of Kingsville had a similar agreement to provide service in Bishop years ago.

"We have to make sure our costs are covered if we agree to do this," Kingsville Mayor Sam Fugate said.

Madrid said he'd ideally like to partner with the city for ambulance service "for a couple of years" until the potential tax and financial benefits of the 1PointFive direct air capture unit comes into county coffers, allowing for more flexibility.

McLaughlin said the city's fire department responds to an average of 55-60 calls per week for EMS. He added that it's upwards of 80-90 calls per week during its busiest times, seeing an ambulance call once every two hours.



Kingsville City commissioners held a joint meeting with Kleberg County Commissioners Nov. 1, as the governmental entities discussed partnerships and other unified goals. (Photo by J.T. Strasner)

"I think we're a little premature on this," Fugate said in summation. "We'll let our attorney and fire chief kick the idea around."

No action was taken.

City and county officials also discussed an amendment to the inter-local agreement on housing jail inmates.

The city had previously paid $55 per day for up to seven inmates, and those spots were reserved. The city paid an increased per day premium for inmates beyond those seven spots.

Under the new agreement, the city would pay $125 per day per inmate, and keep the seven reserved spots.

McLaughlin said there was a time when those seven spots were not reserved, which created a situation where those arrested on warrant violations could not be held at the jail, because of a lack of room.

"Having those seven spots is very important," McLaughlin said.

Madrid said increasing fees for jail use is critical, as operation of the jail has become very expensive.

"Our budget just for operating the jail this year is $3 million," he said.

Healthcare, indigent care, meals, transportation and other costs have gone up significantly in recent years.

"Healthcare is the really big one," Madrid said.

Paying overtime to staff has also been costly, as there have been staff shortages. If an inmate goes to the emergency room, a deputy has to go with the inmate, sometimes staying hours upon end, creating more overtime and comp time.

"We just paid an obscene amount to zero out the comp time for our sheriff's department," Madrid said.

"I'm aware the city need to pay its fair share," McLaughlin said of jail costs.

No action was taken, as both entities will continue to look at the inter-local agreement and come to terms.



?? 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. A mother cat's purring acts as a what, signaling kittens to nurse before their eyes have opened.
2. The tsetse fly carries what disease?
3. What is the smallest bird?
4. A mean-spirited woman gets her nickname from what rodent?
5. Toxicology is the study of what?
6. What is the hardest bone in the human body?
7. What is the name of the system blind people used to read?
8. What are the first 6 values of Pi?
9. What is the largest rodent alive today?
10. What happens when the sound barrier is broken?

(Answers will be in the next issue)

HOW SMART ARE YOU:

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

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

TRIVIA ANSWERS
Nov. 2, 2023 issue

1. Naval Lt. Jacques Cousteau and Engineer Emil Gagnan
2. Goats don't close their eyes when sleeping.
3. The Bristlecone Pine
4. In the ear. (hammer, anvil and stapes)
5. 32
6. Uranus
7. To get to insects below the bark.
8. No. Now be honest, did you try?
9. Pigmy Shrew
10. Extrasolar planets

PUBLIC NOTICE

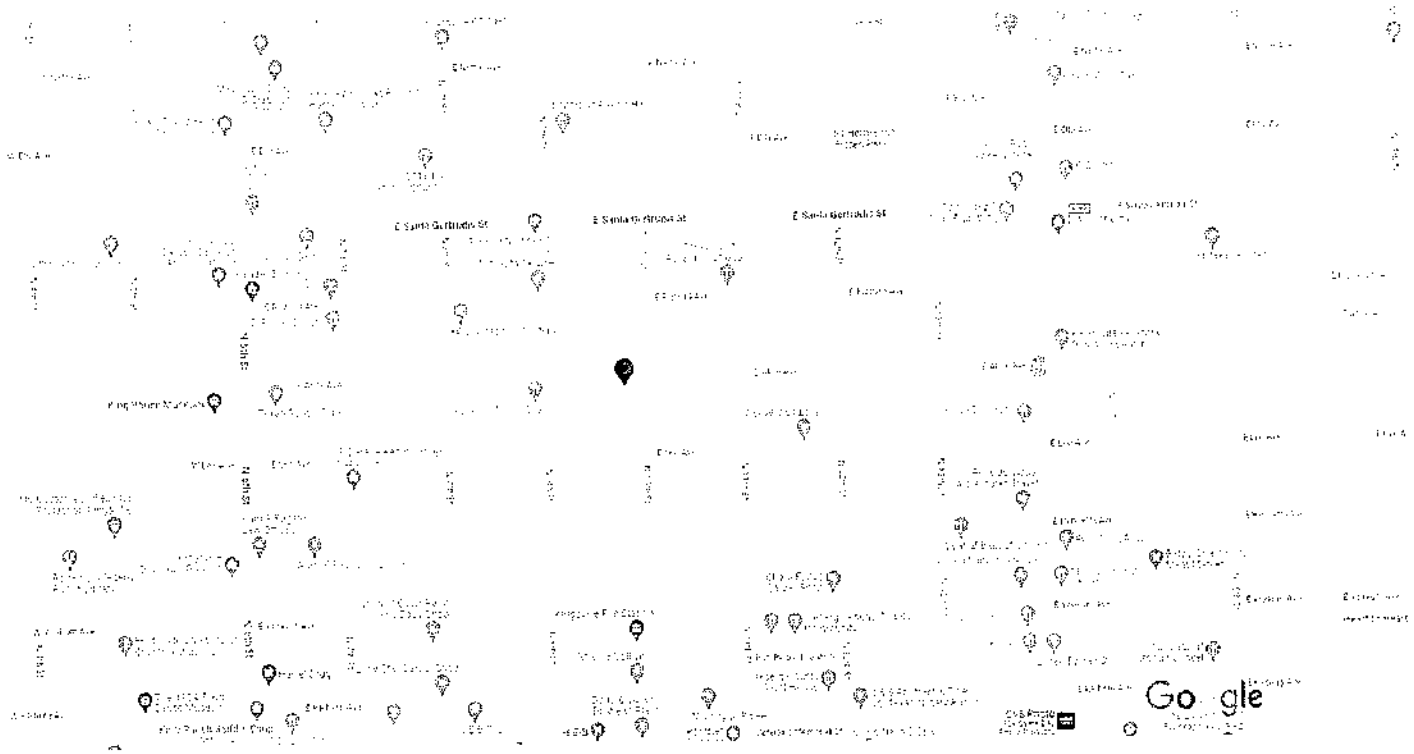
The City Commission will meet on Monday, December 11, 2023, at 5:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

406 E LEE
424 W FORDYCE
527 E ALICE
508 S 2ND
1225 E SANTA GERTRUDIS

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any of these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 400 West King, at the Helen Kleberg Groves Community Room.

If you have any questions about the items on the agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

Google Maps 527 E Alice Ave



Map data ©2023 Google 200 ft



527 E Alice Ave

Directions Save Nearby Send to phone Share

527 E Alice Ave, Kingsville, TX 78363

G4CQ+74 Kingsville, Texas

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Raul H Rongone
828 N Reynolds
Alice, TX 78332



9590 9402 7054 1225 6058 70

2. Article Number *(Transfer from service label)*

7021 0950 0000 4793 8364

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Age
☐ Add

B. Received by *(Printed Name)*

C. Date of D

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Expr
- ☐ Registered Mail™
- ☐ Registered Mail F Delivery
- ☐ Signature Confirm
- ☐ Signature Confirm Restricted Delive

lail
lail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return R

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Raul G Longoria
878 N Reynolds
Alice, TX 78332



9590 9402 7054 1225 6074 23

2. Article Number (Transfer from service label)

7021 0950 0000 4793 8548

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☒ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery

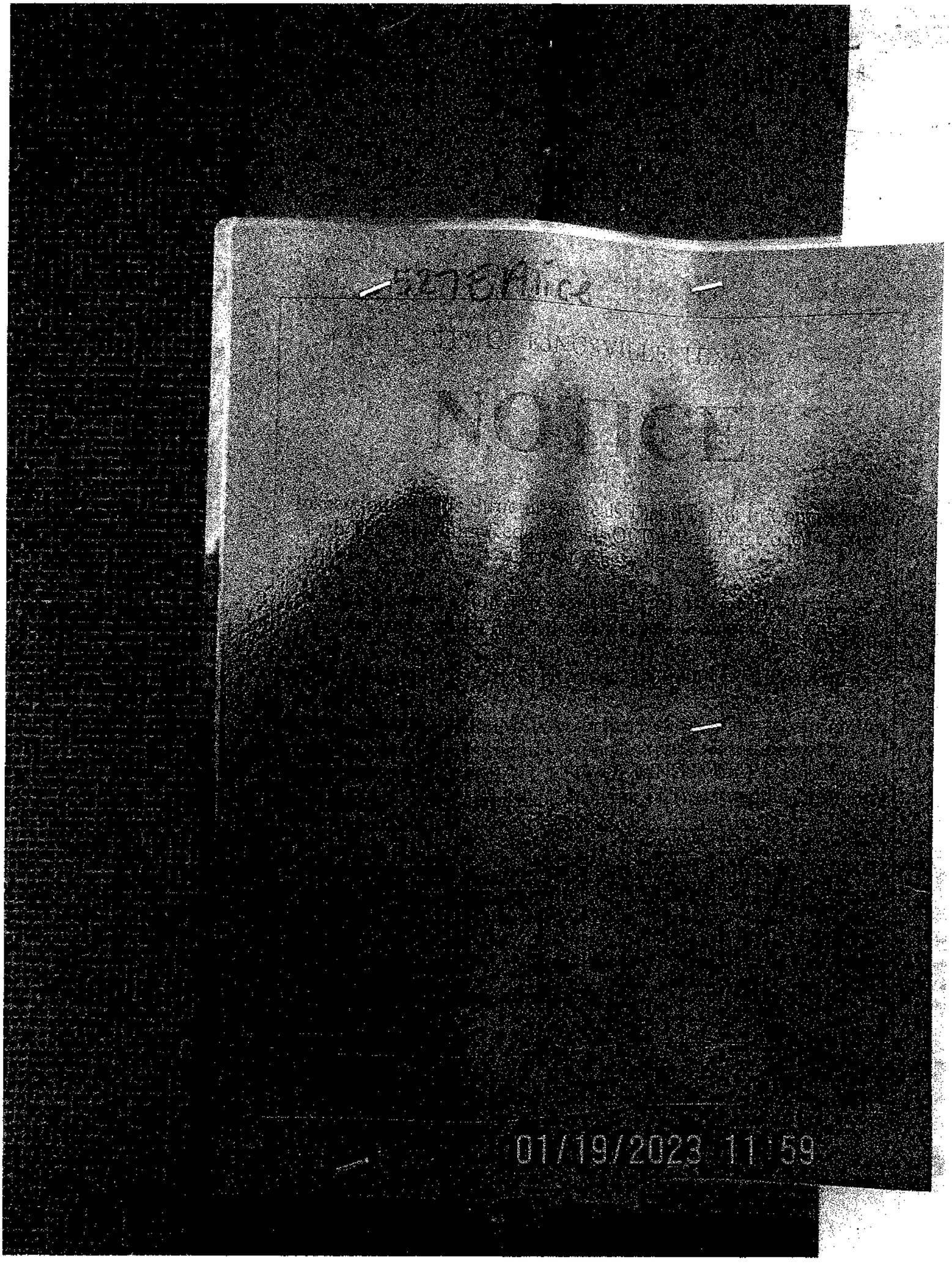
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

(over $500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt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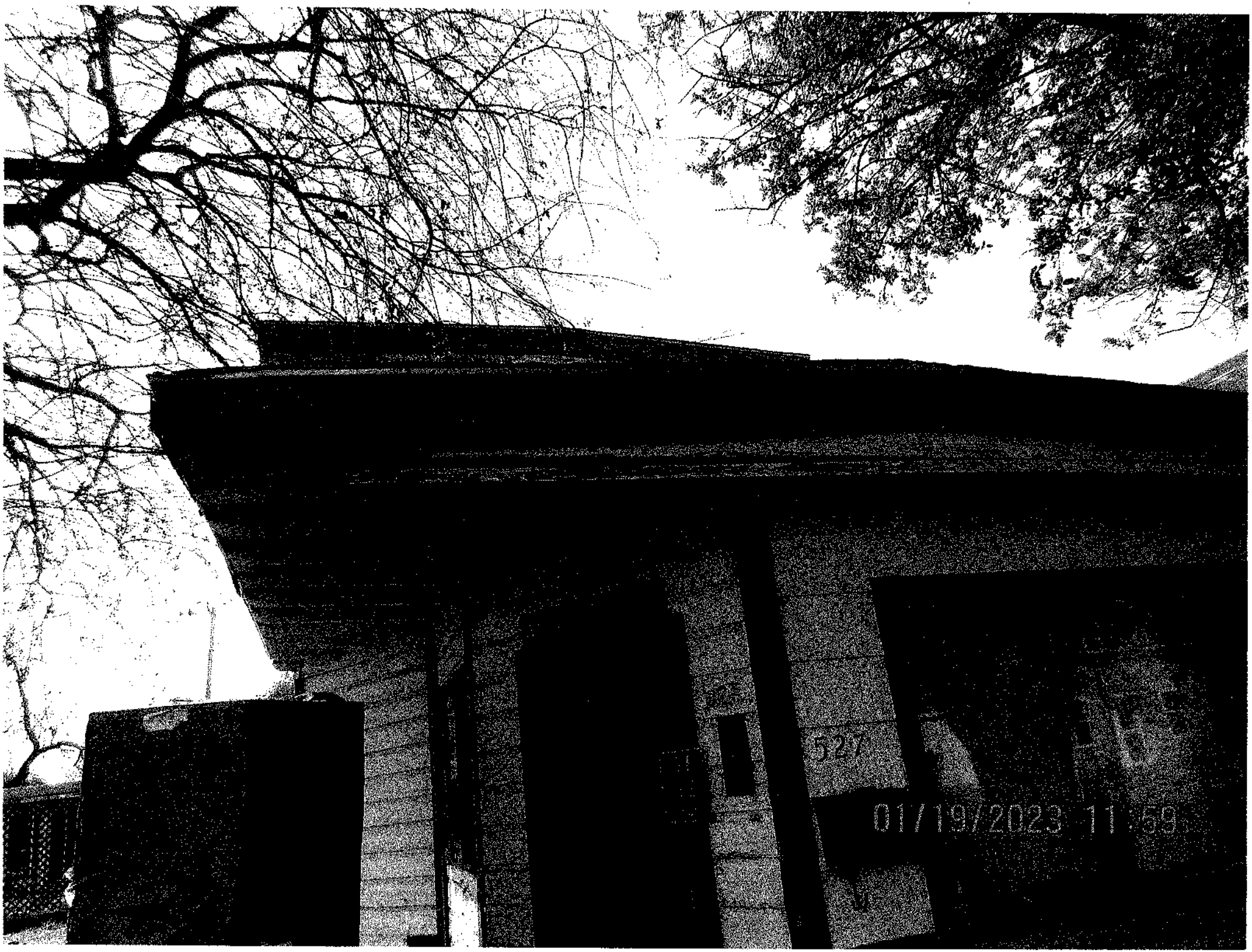
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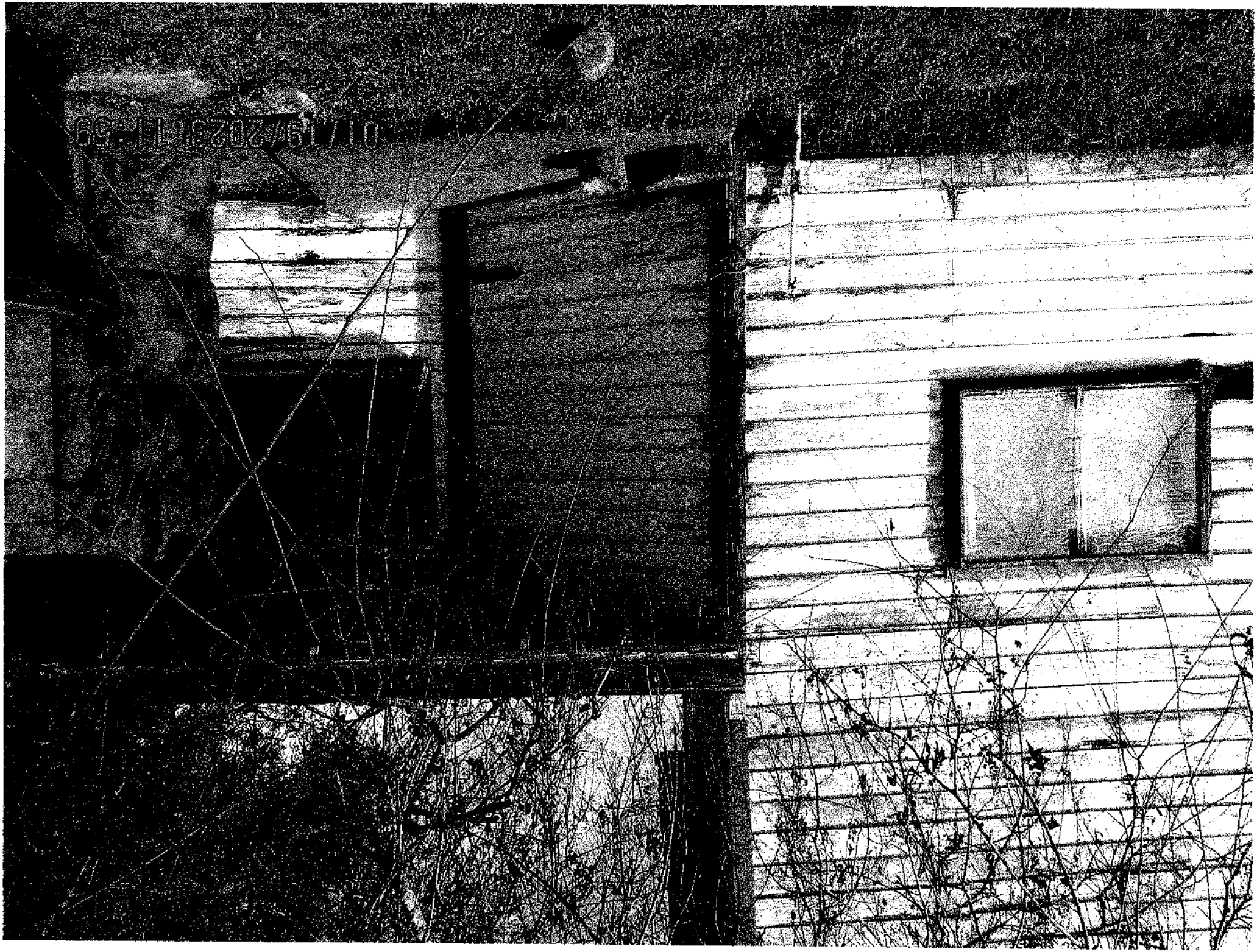

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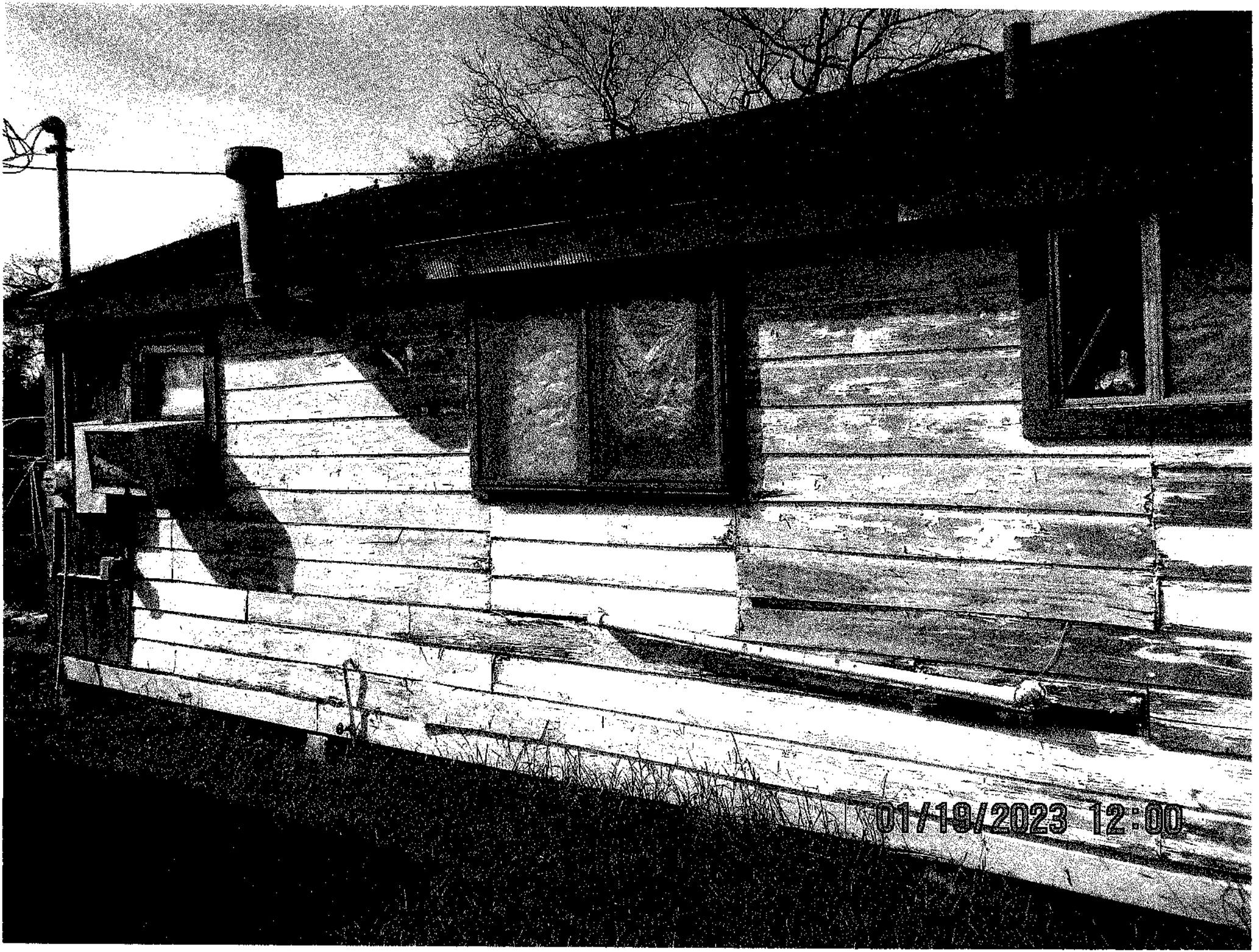
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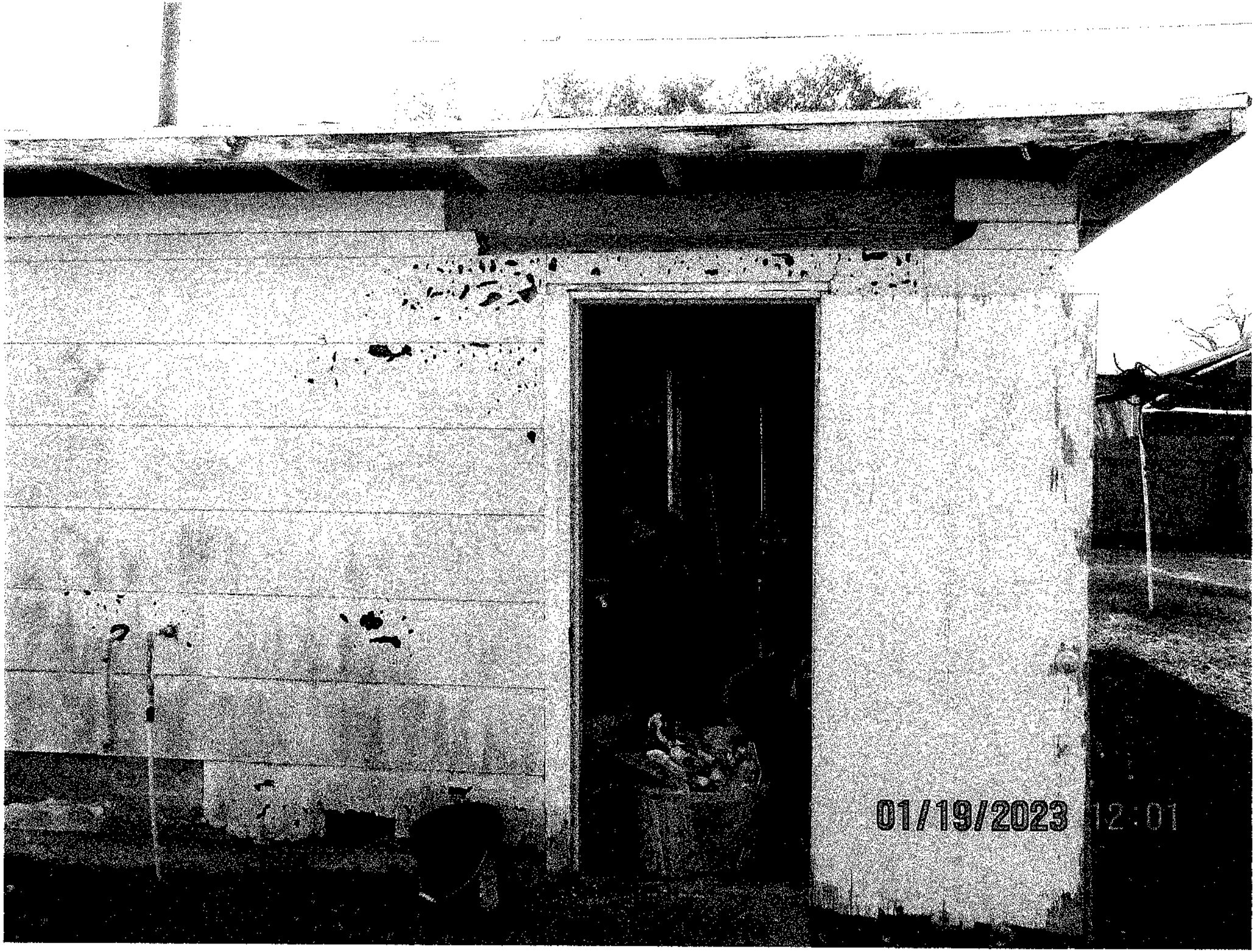
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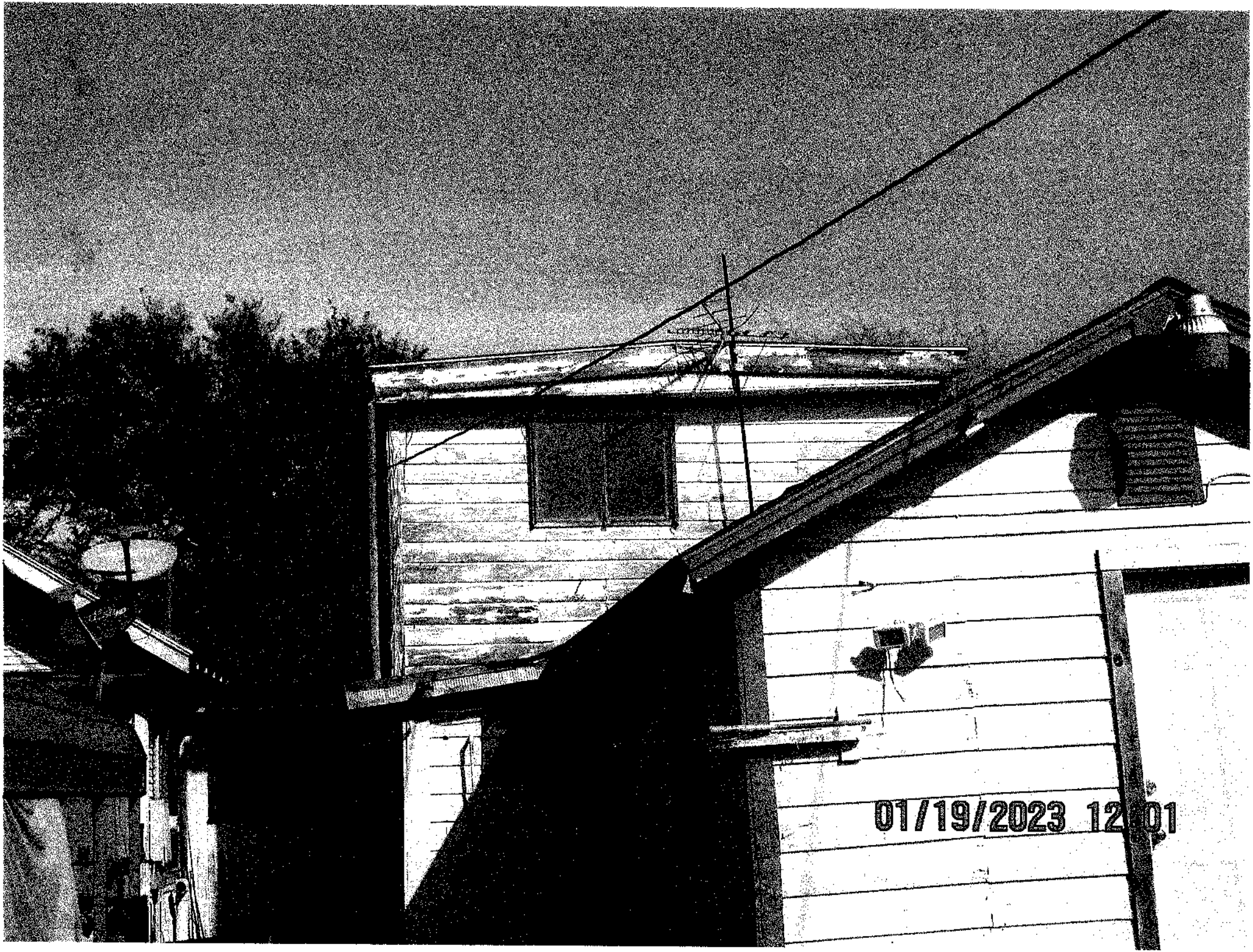
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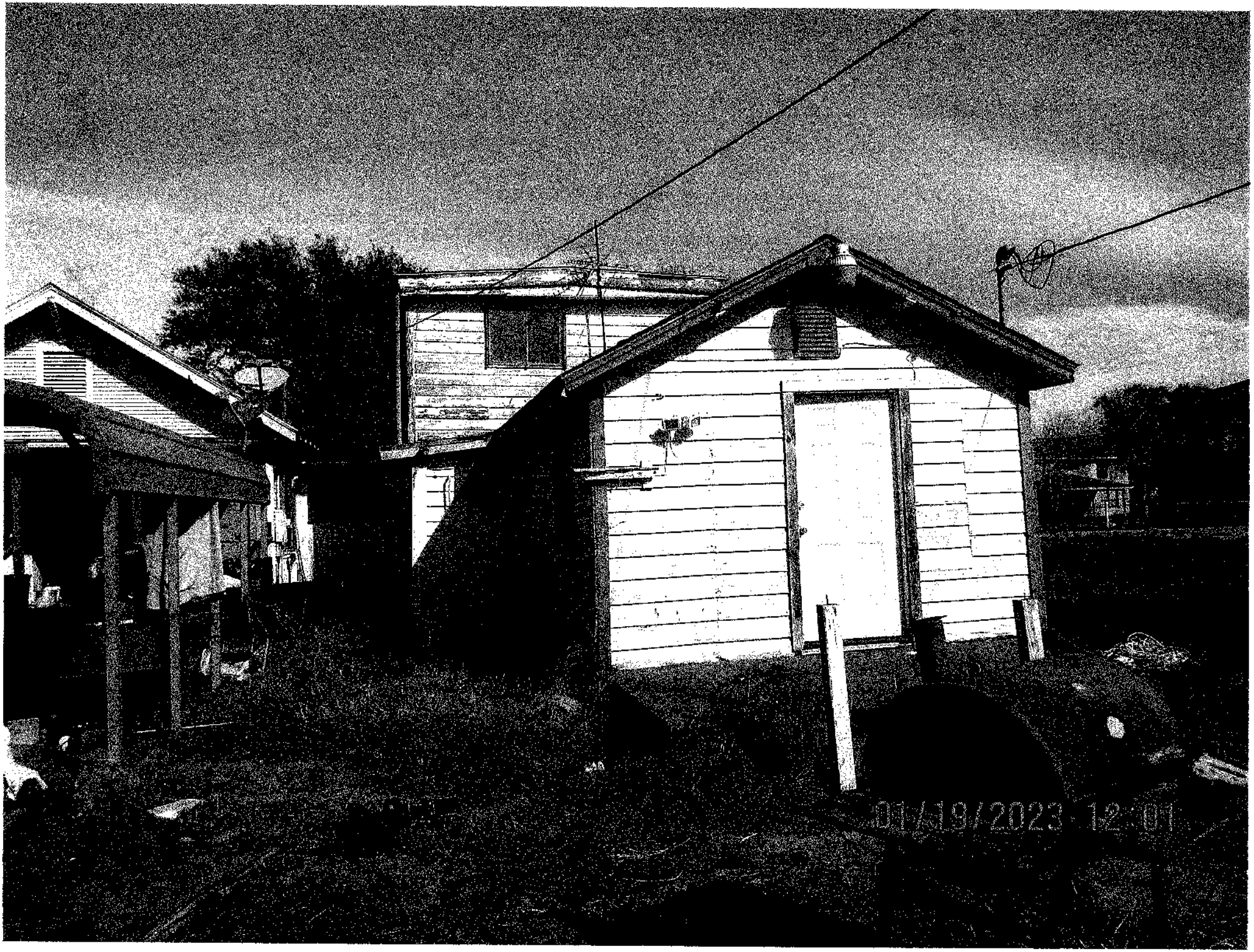
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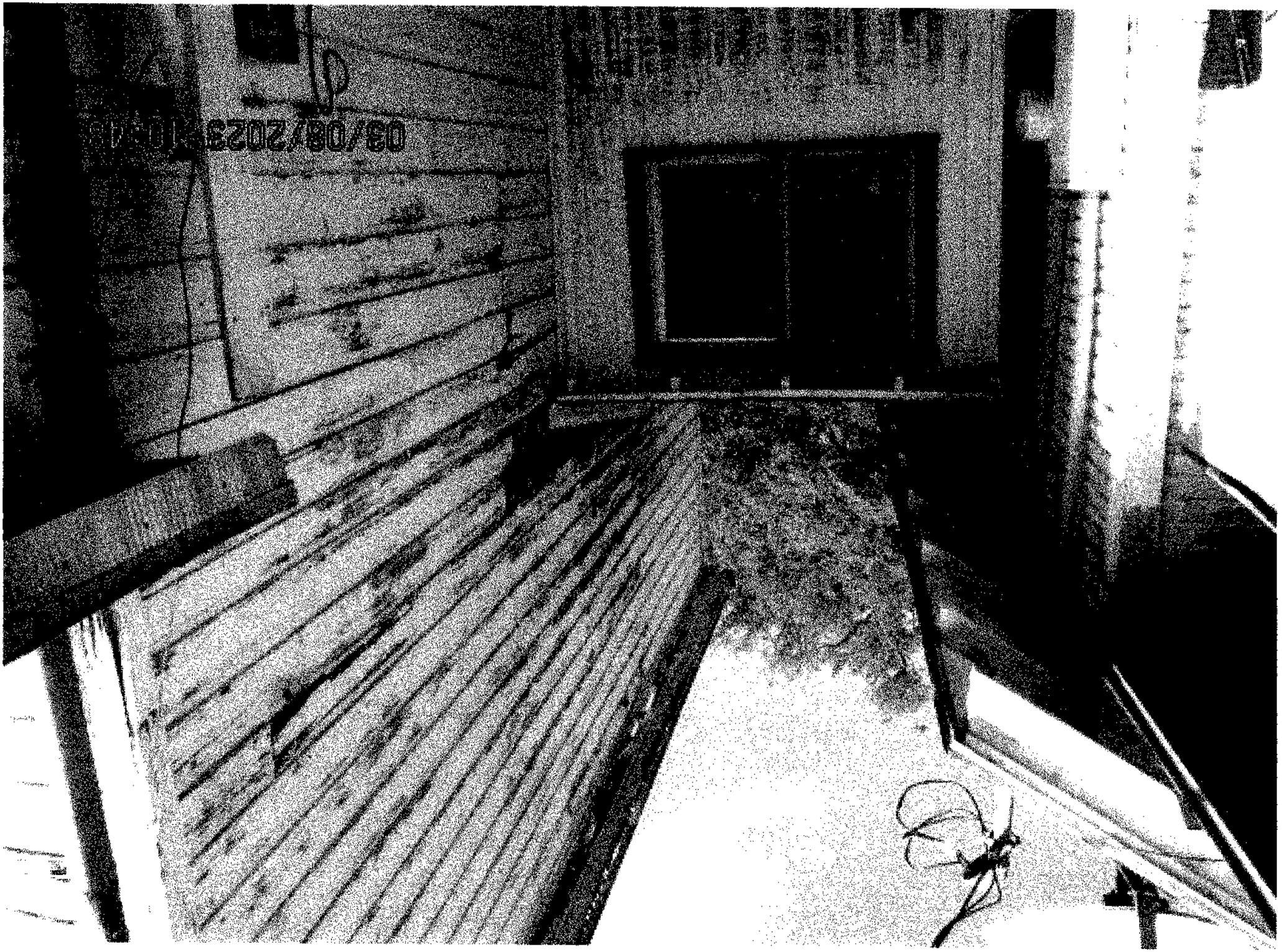

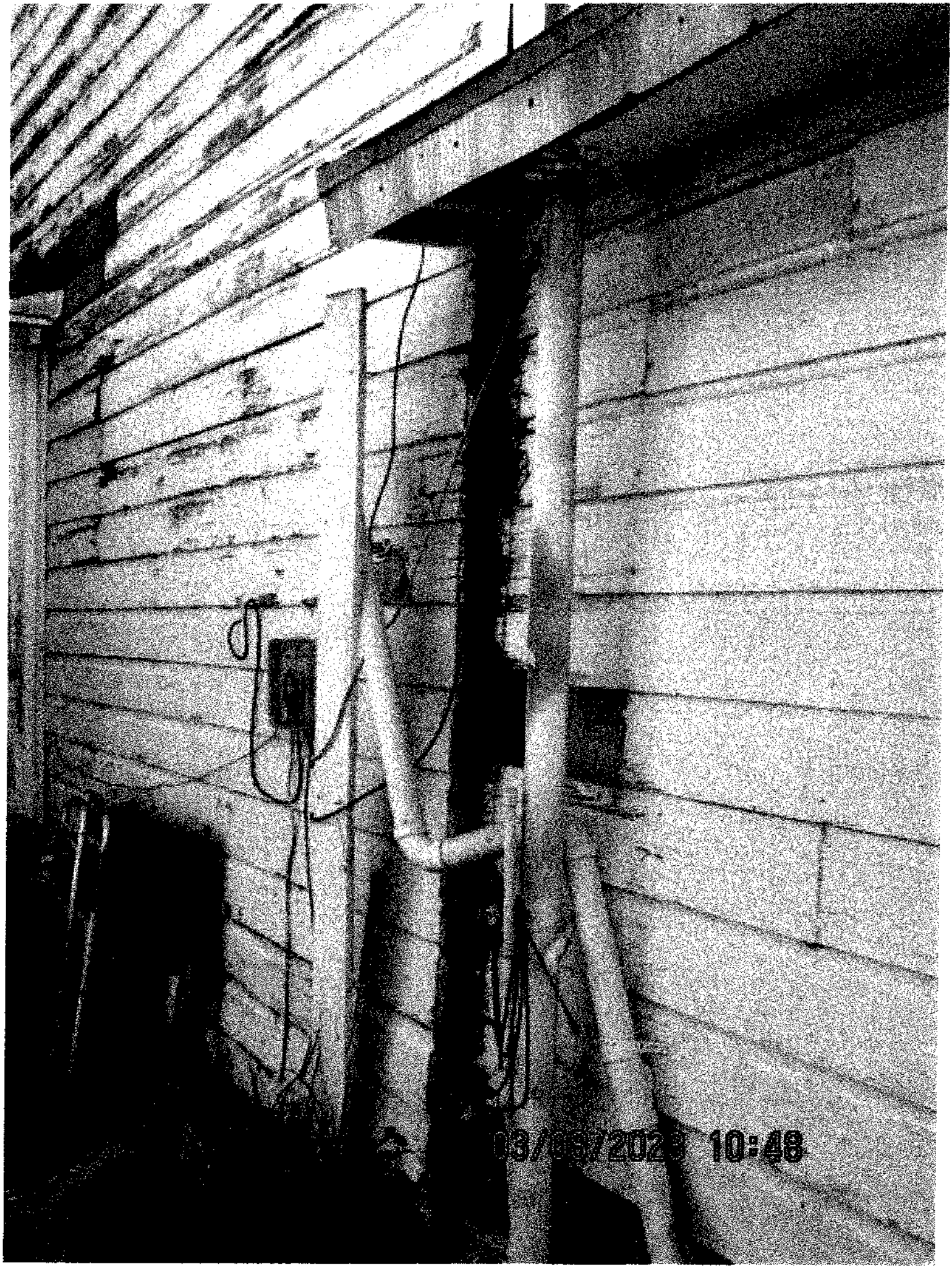
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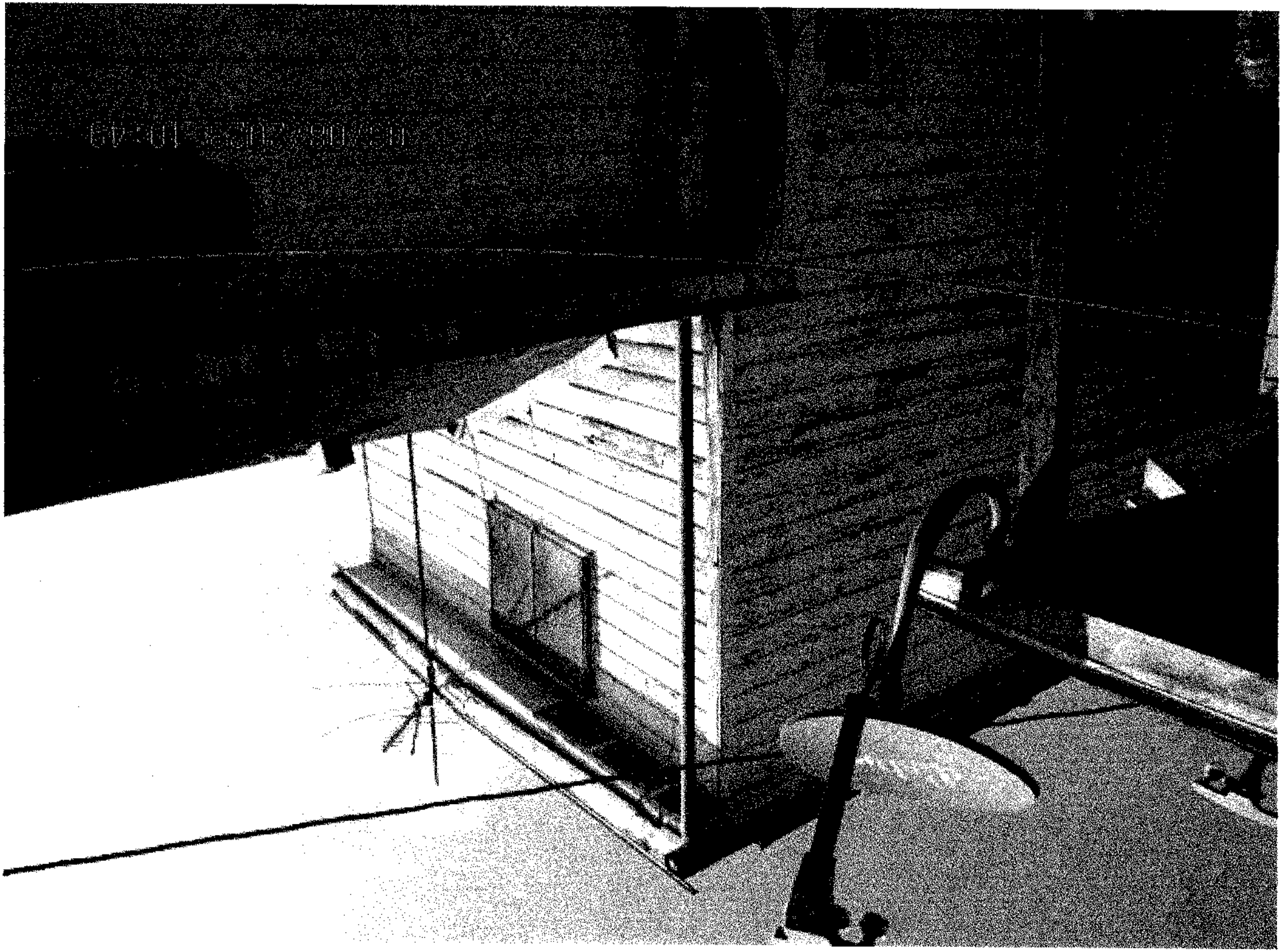


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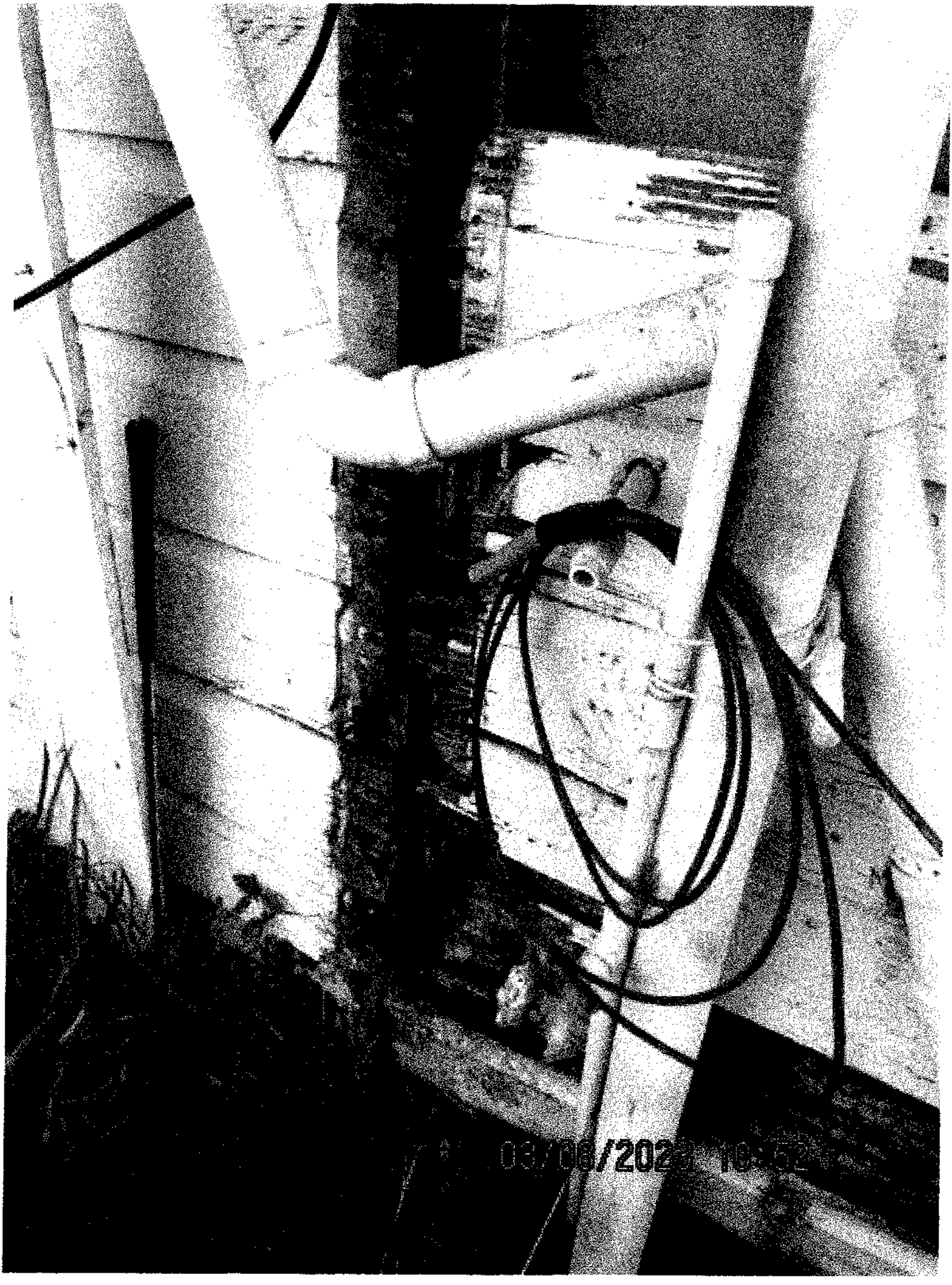

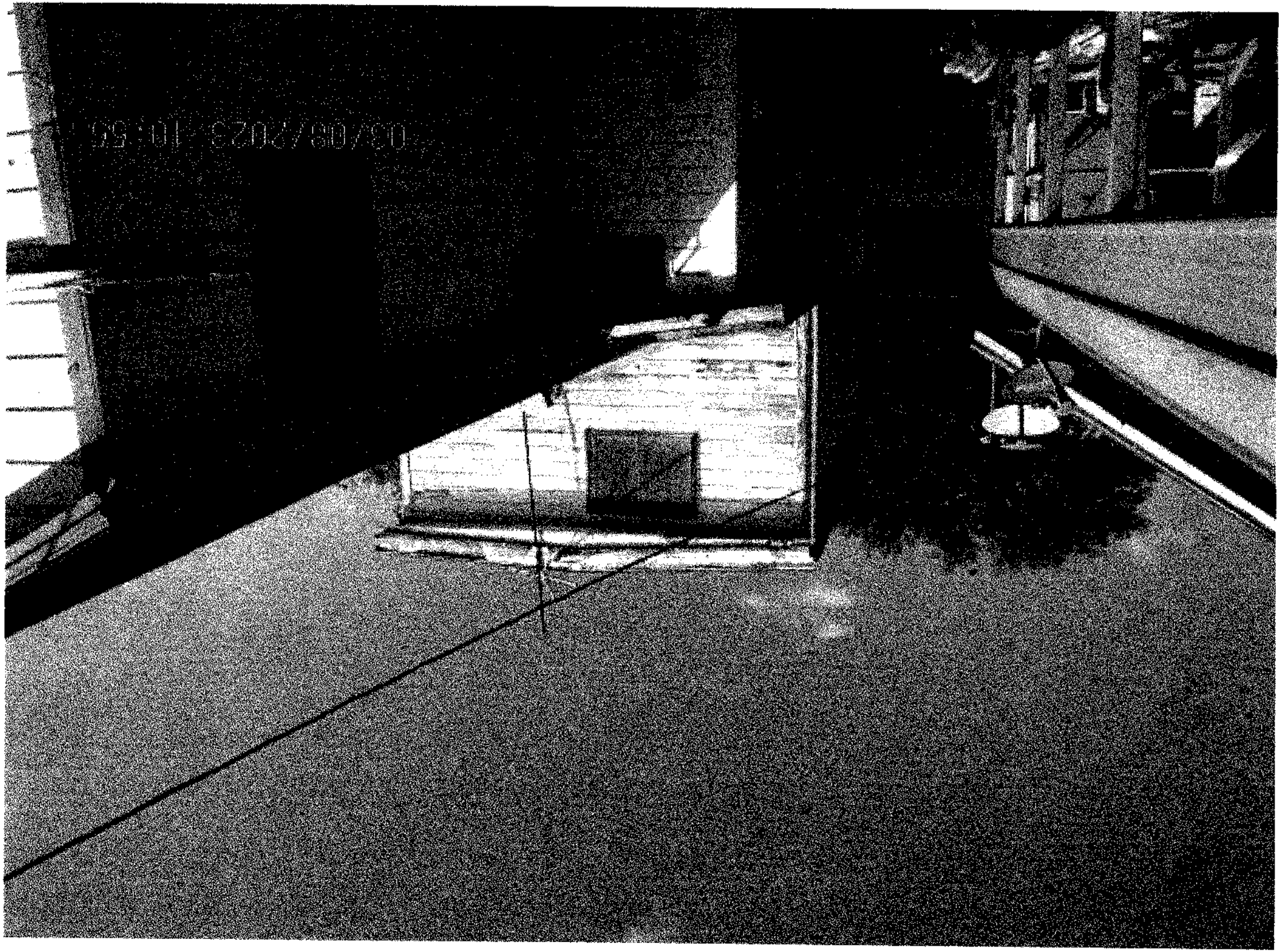


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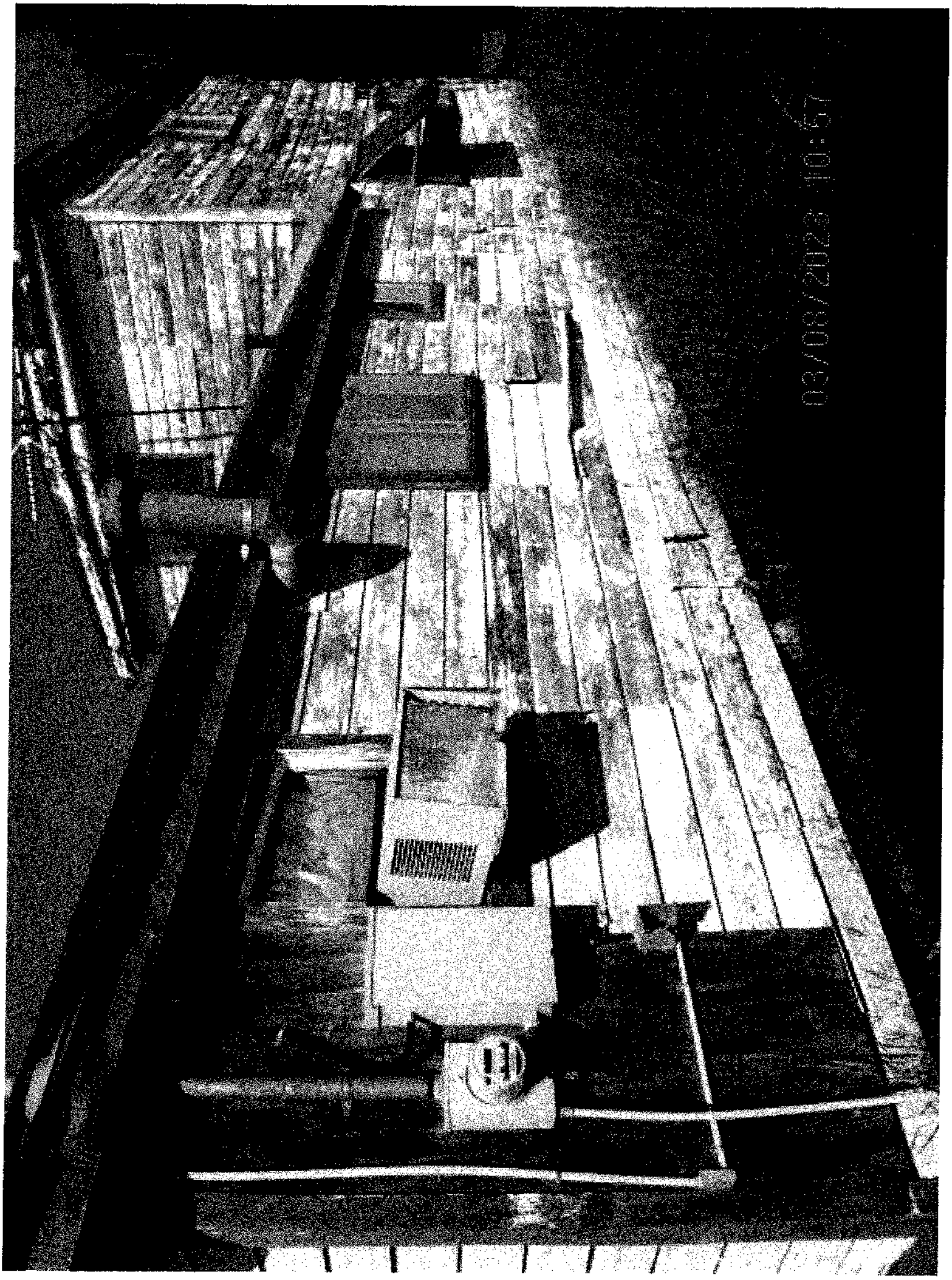
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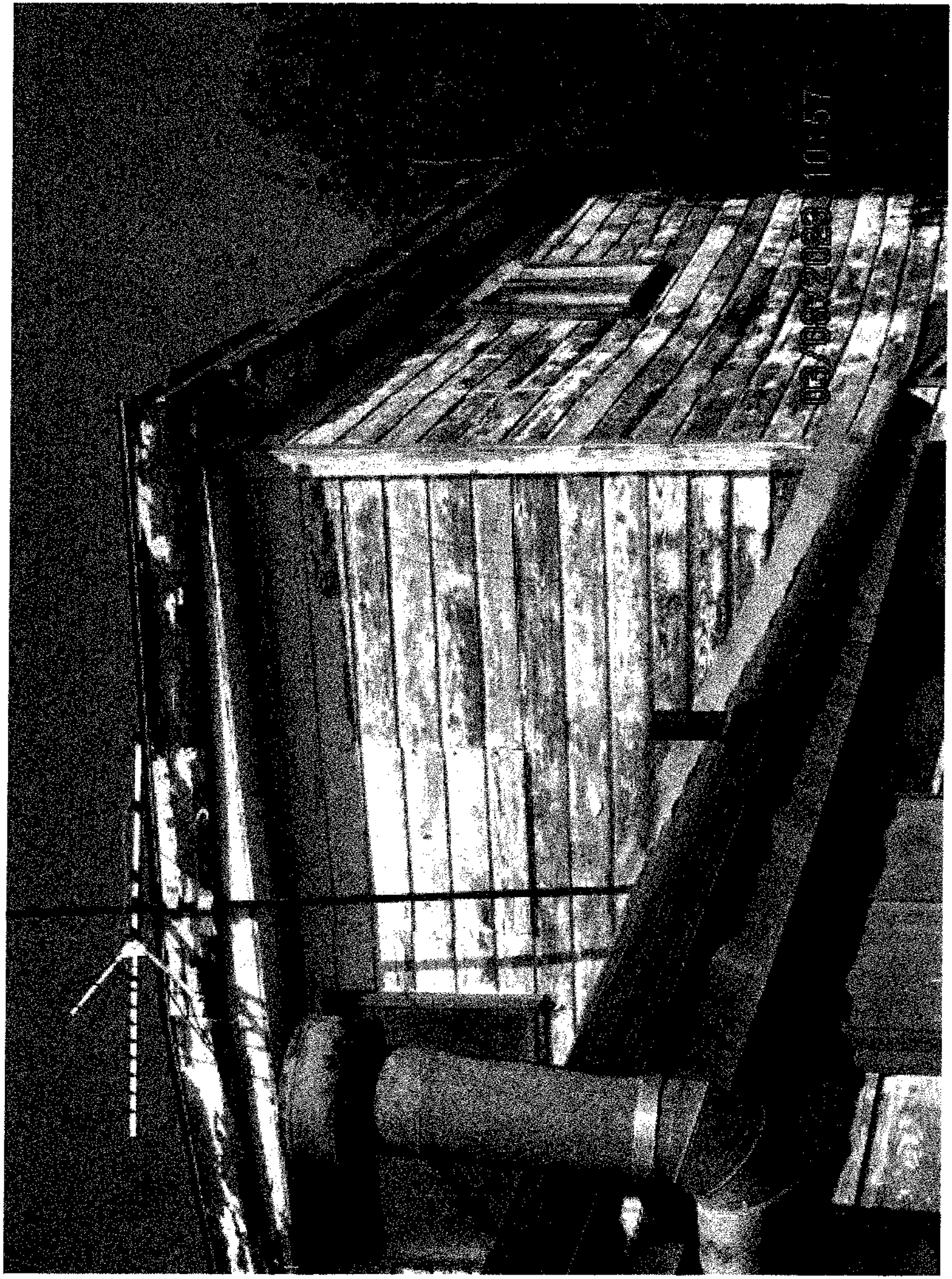

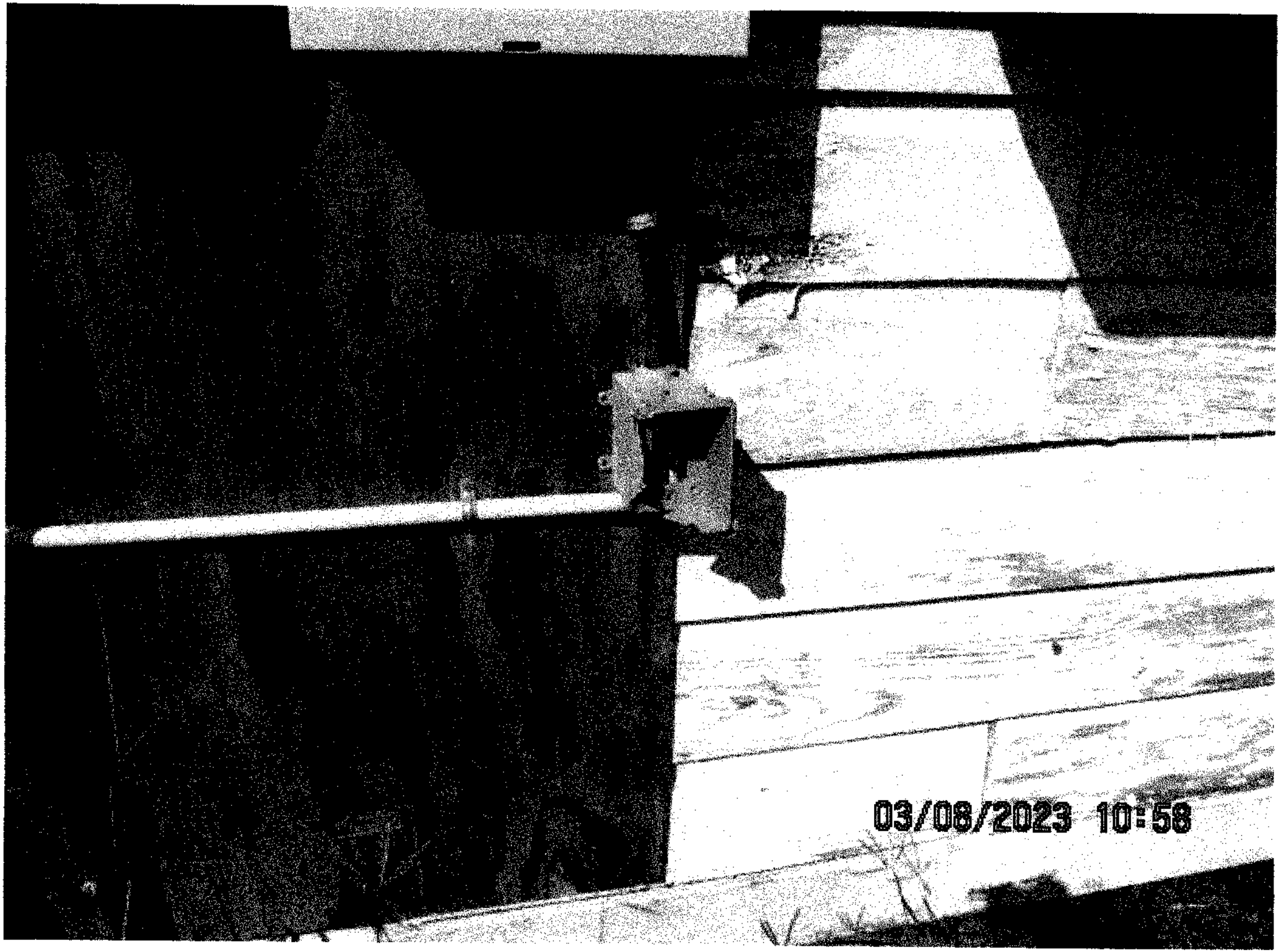
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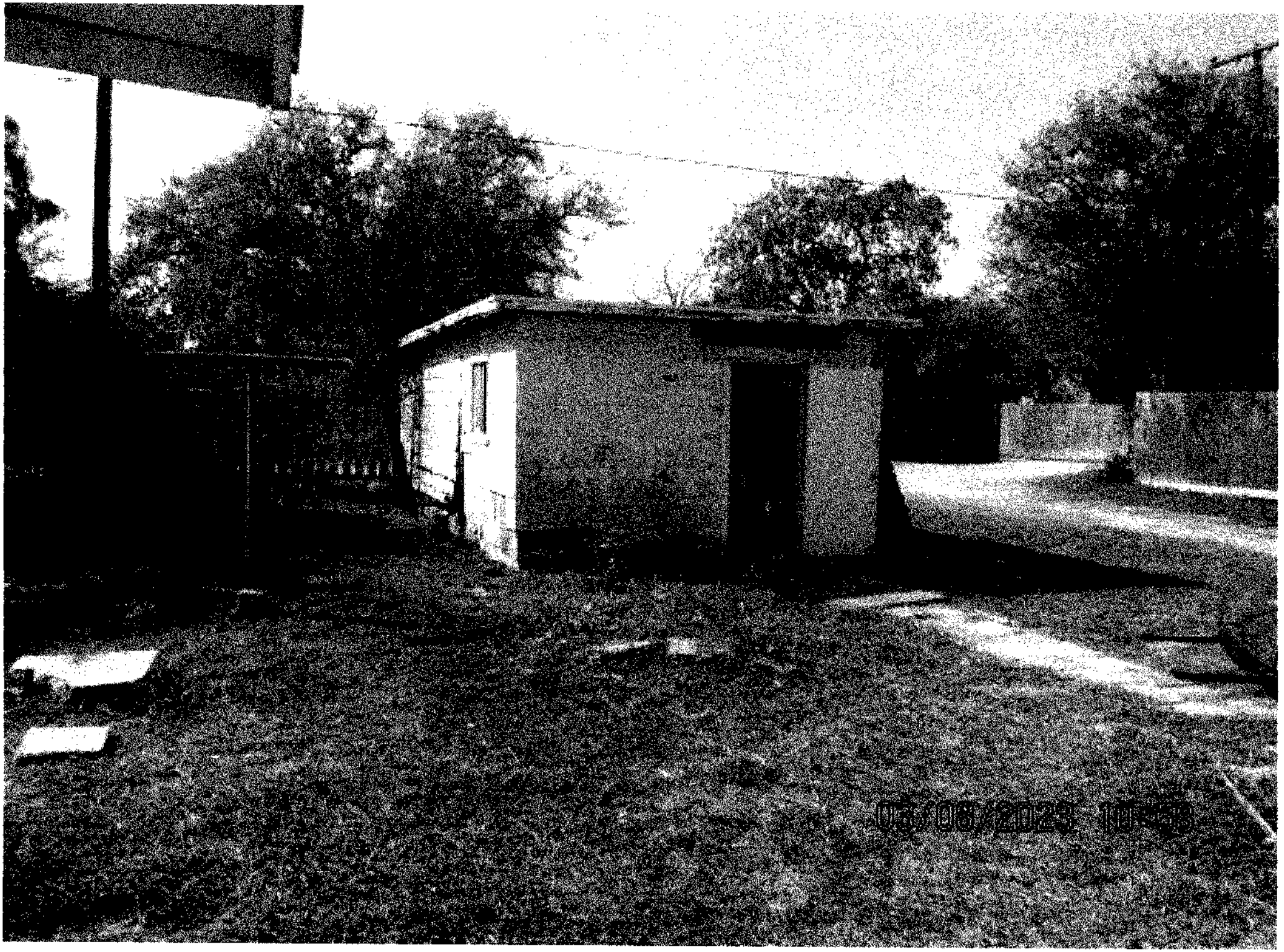
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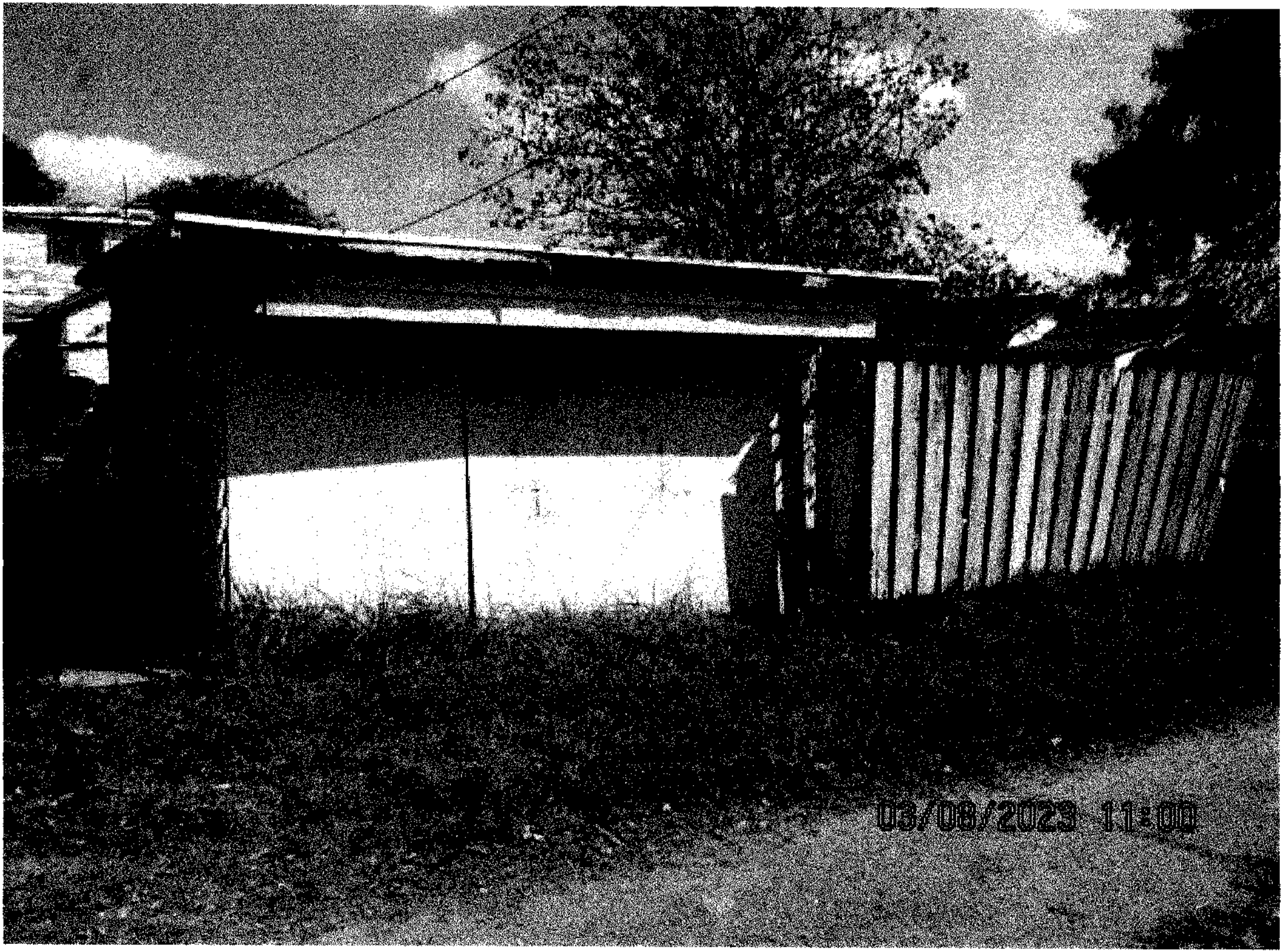
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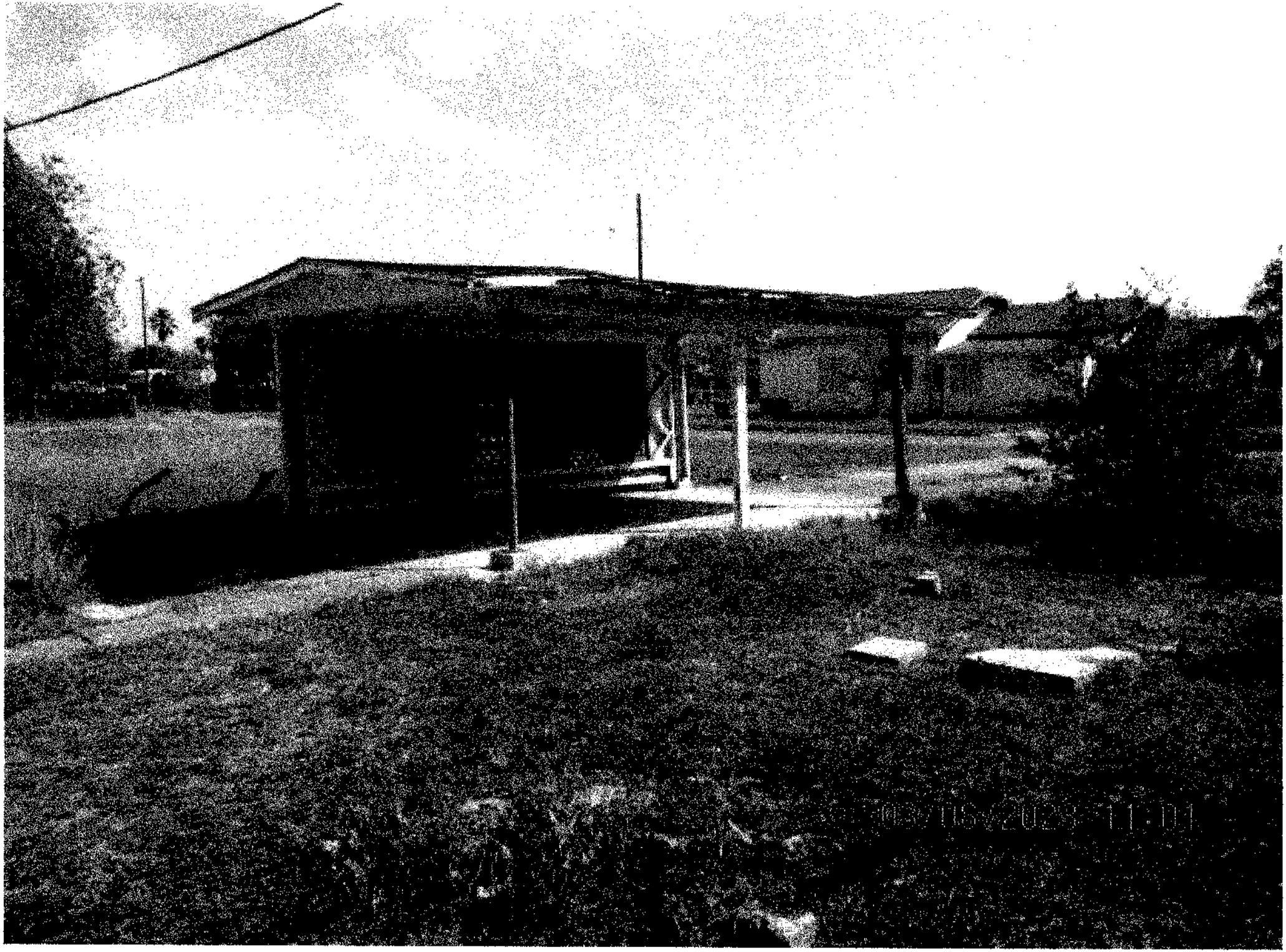

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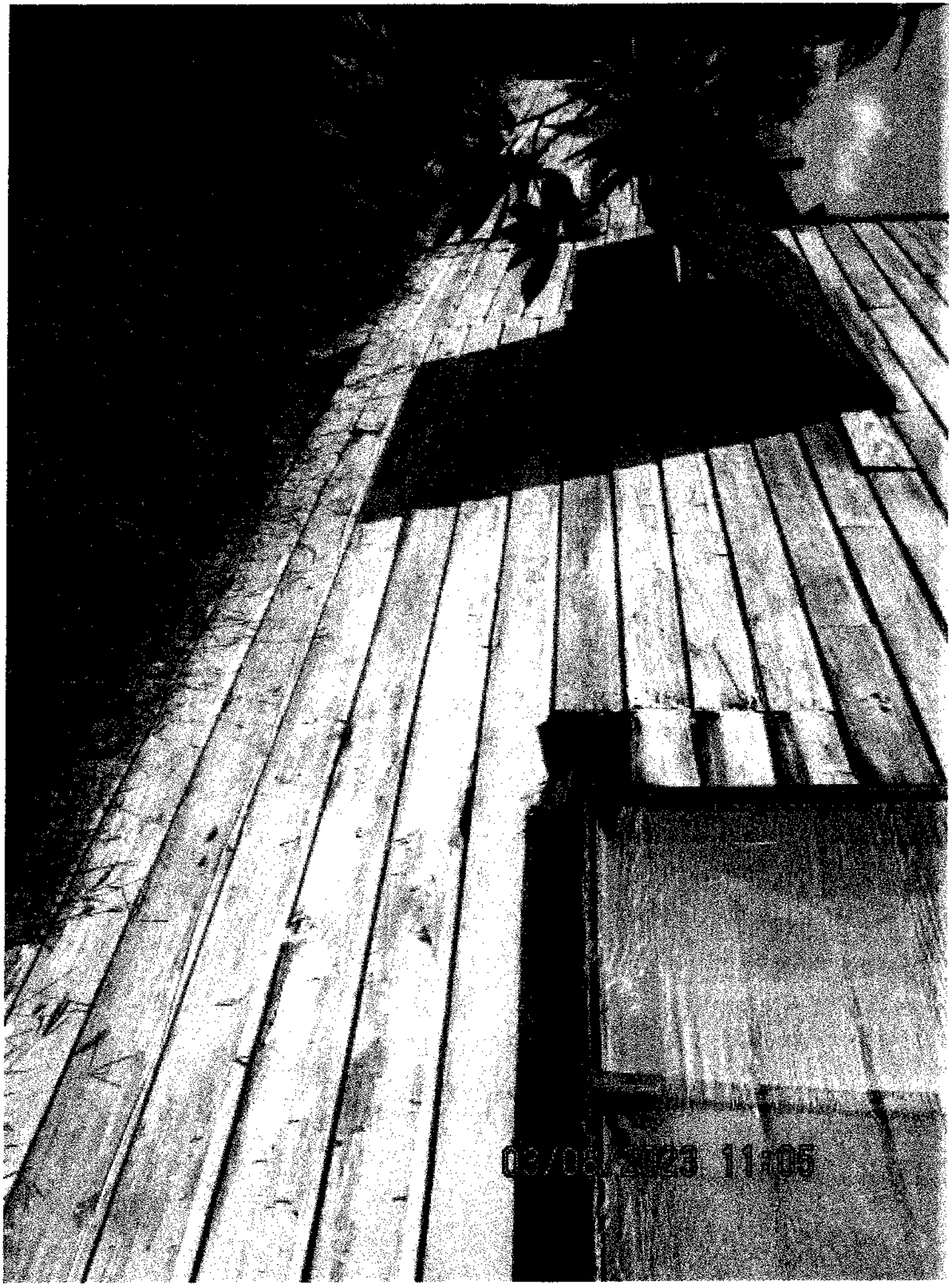
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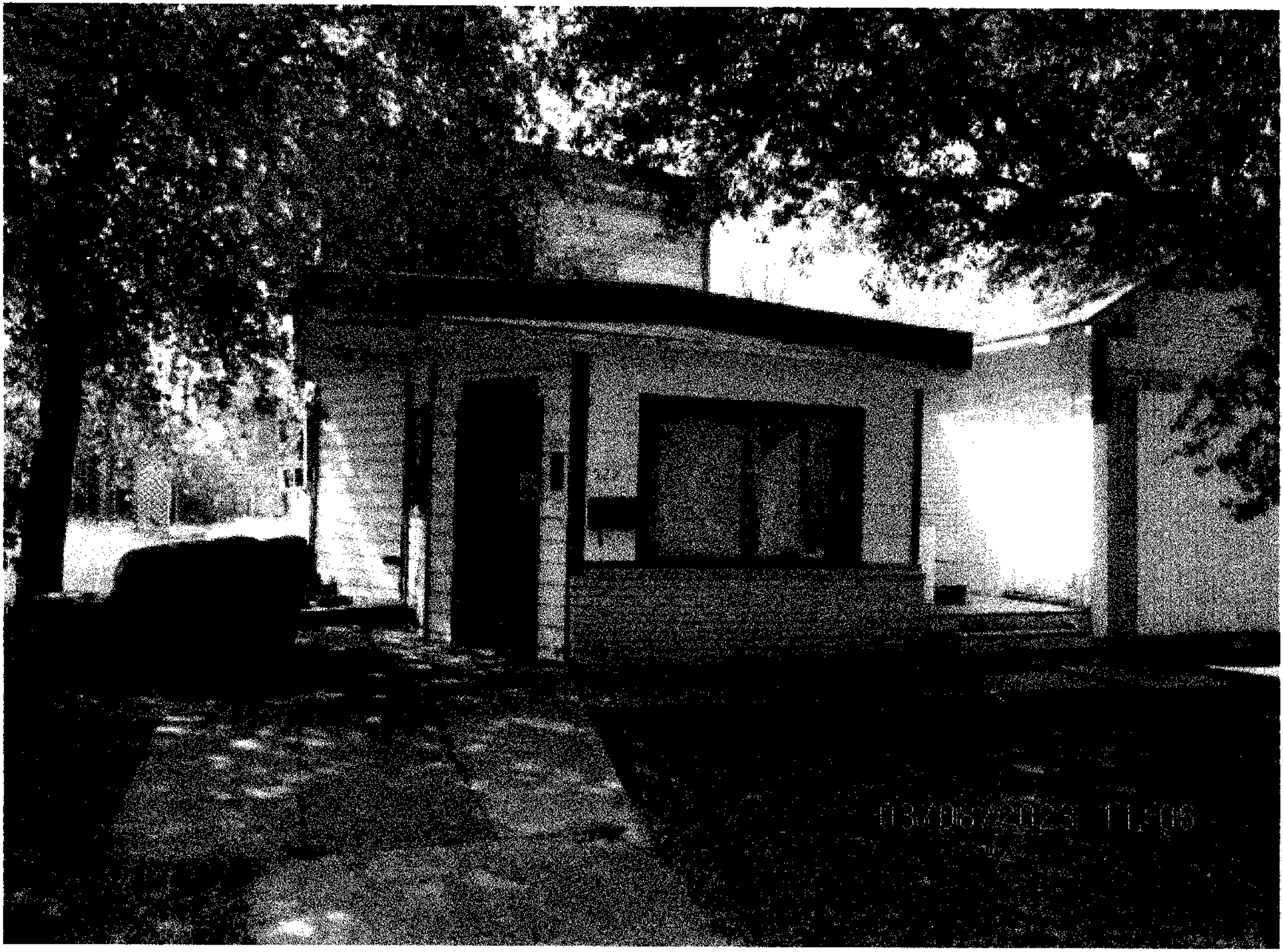
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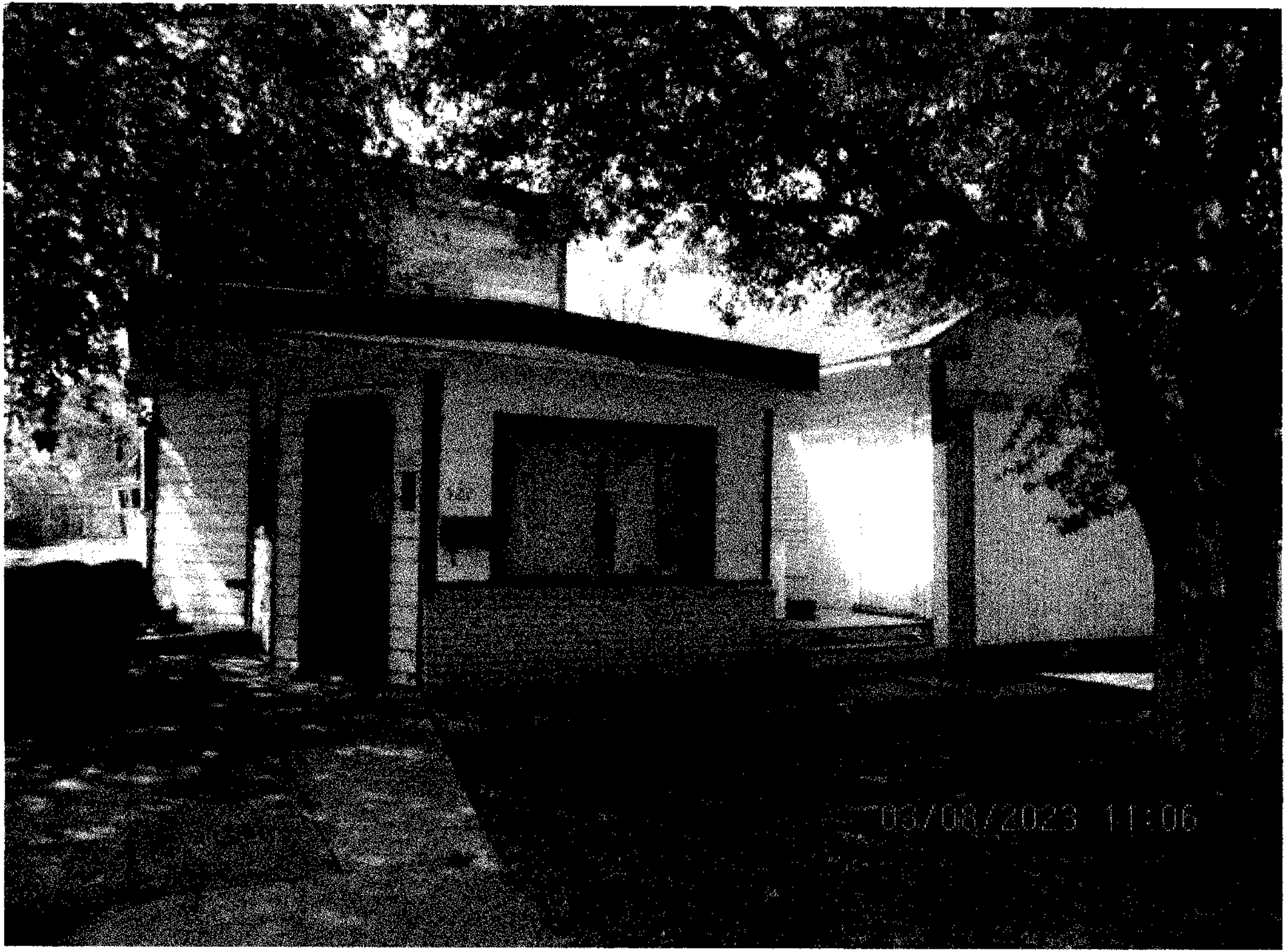
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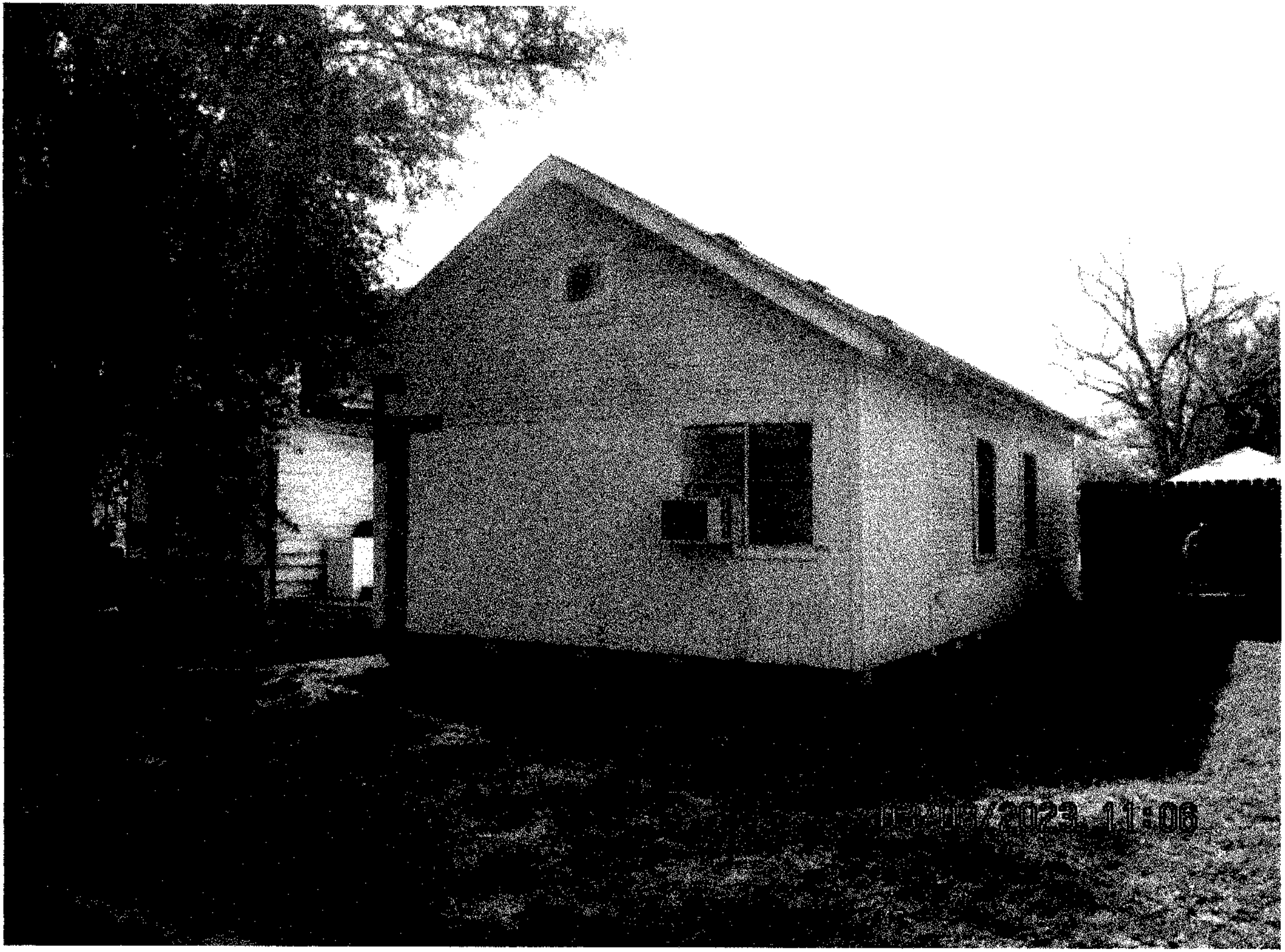
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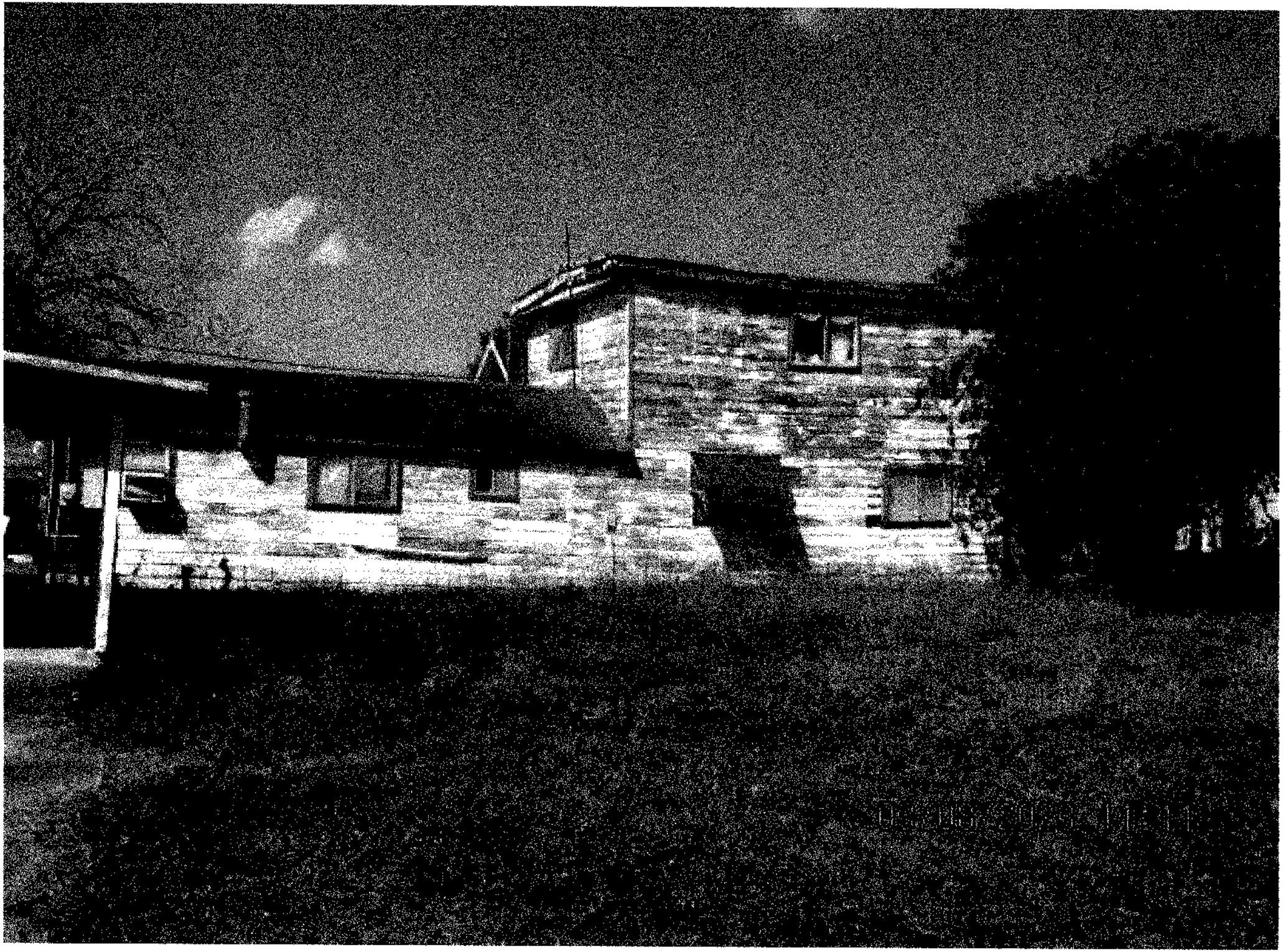


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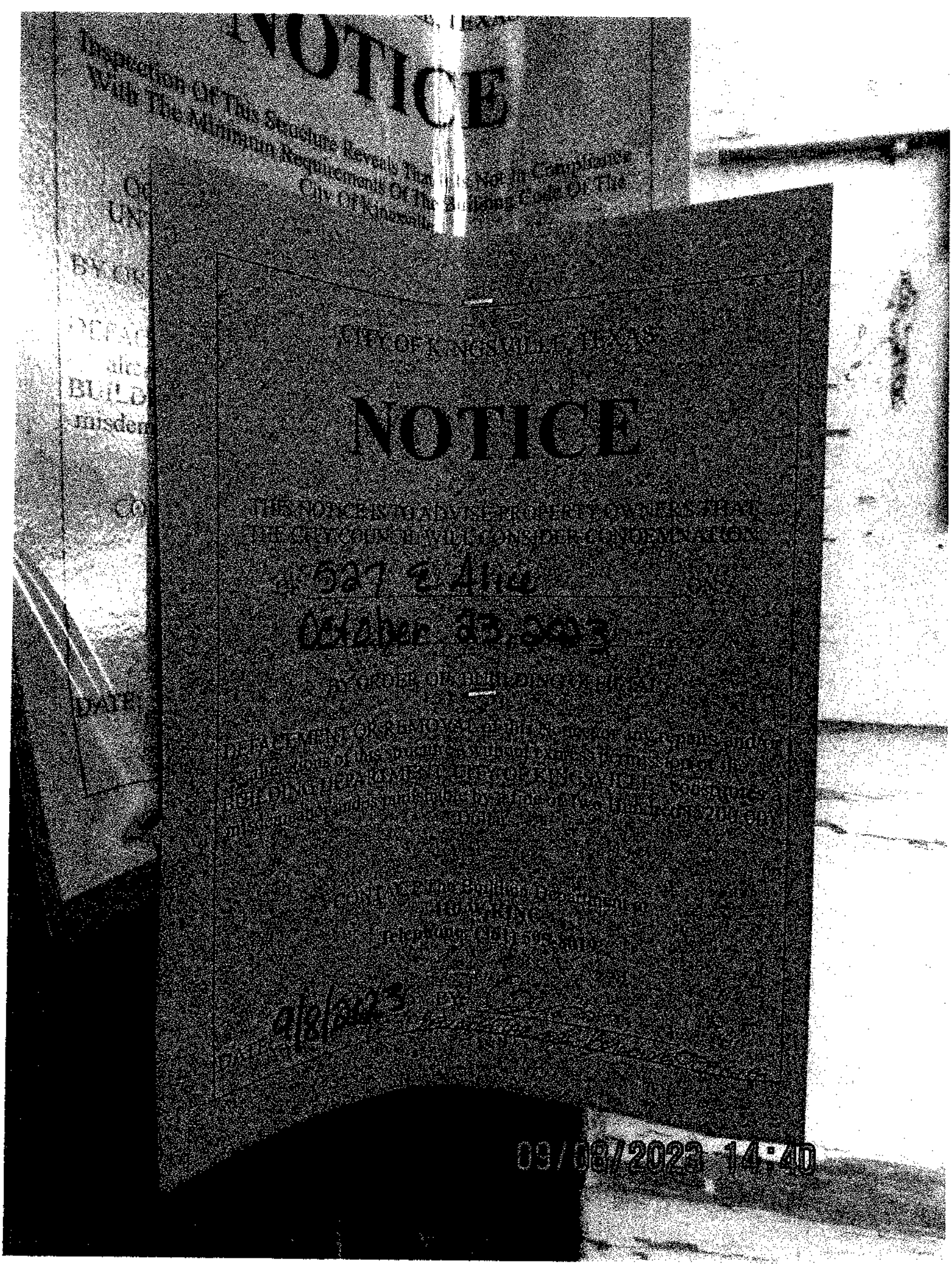

NOTICE

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

CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION

527 E Alice

October 23, 2023

BY ORDER OF BUILDING OFFICIAL

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

CONTACT The Building Department at
410 W. KING
Telephone: (361) 595-8019

DATE 9/8/2023

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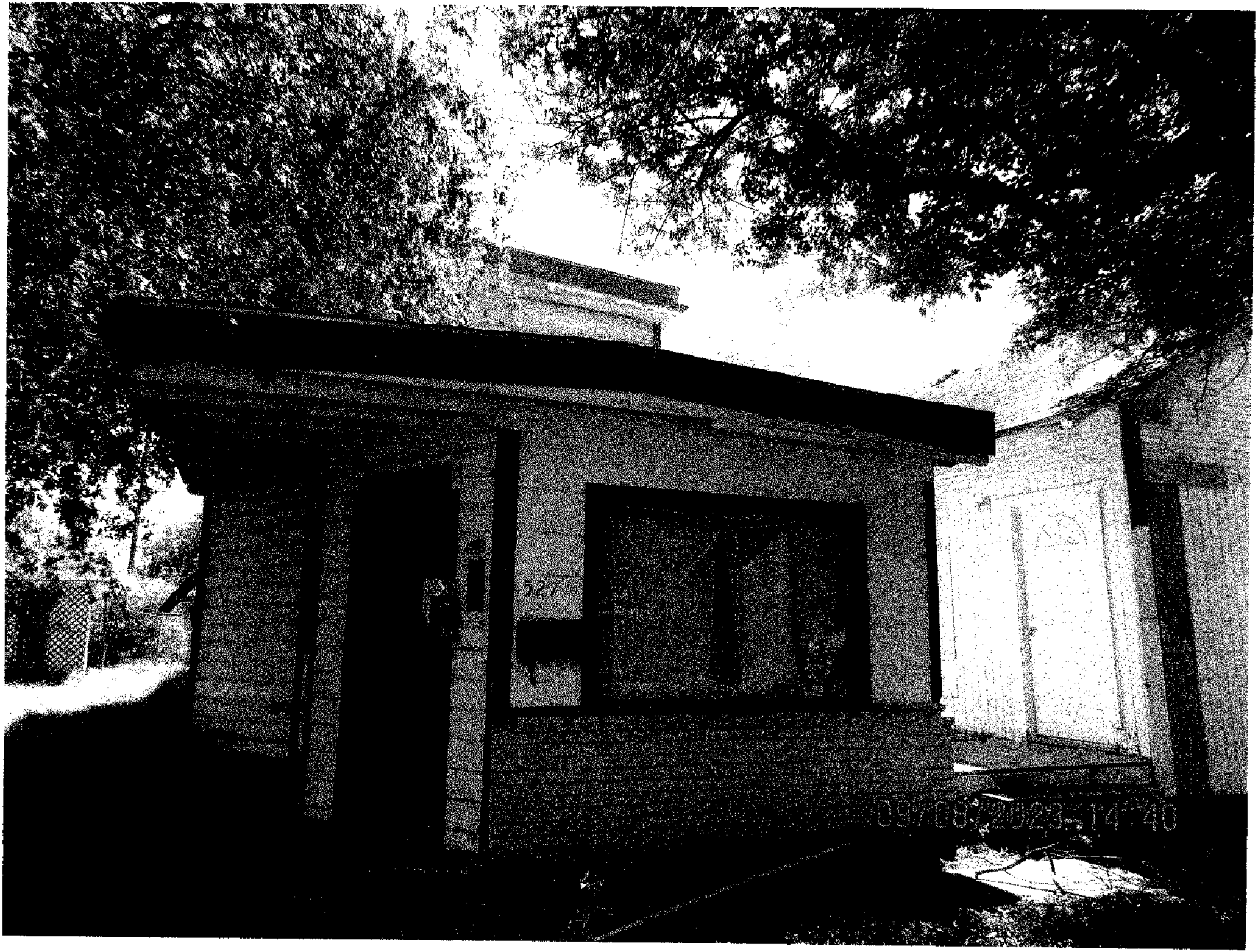
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CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION

OF 527 E Alice ON

Dec 11, 2023

BY ORDER OF BUILDING OFFICIAL

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

CONTACT The Building Department at:
[illegible]
Telephone: (361) 595-[illegible]

DATE 11/14/2023 BY [illegible]

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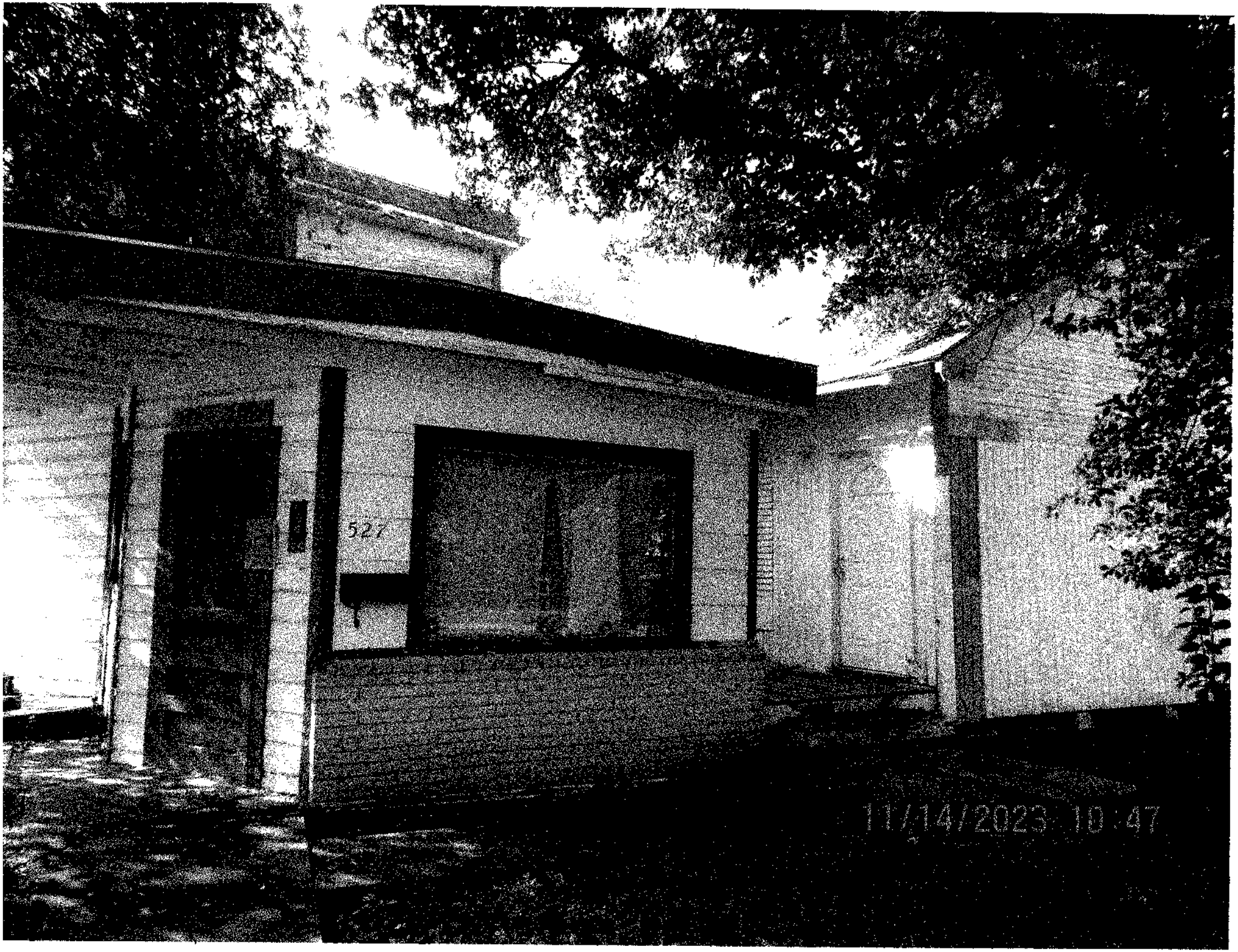
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CONSENT AGENDA

AGENDA ITEM #1

City of Kingsville
Police Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Bradley Lile, Interim Chief of Police

DATE: August 15, 2023

SUBJECT: FY2023-2024 Operation Lone Star Grant Program (OLS) → Awarded Nov. 9, 2023

Summary:
The Kingsville Police Department is requesting a resolution to apply for and if awarded to accept and expend FY2023-2024 Operation Lone Star Grant Program (OLS) funds.

Background:
The purpose of the program is to enhance interagency border security operations supporting Operation Lone Star including the facilitation of directed actions to deter and interdict criminal activity and detain non-citizen inmates. Program participants shall assist in the execution of coordinated border security operations in an effort to:

Law Enforcement

1. Increase the effectiveness and impact of Operation Lone Star.
2. Reduce border-related criminal activity in Texas.
3. Implement and increase the effectiveness of operational methods, measures, and techniques for outbound/southbound operations.
4. Decrease the supply of drugs smuggled into and through Texas from Mexico.
5. Disrupt and deter operations of gang and cartel criminal organizations.
6. Decrease specifically targeted tactics (such as conveyance methods) for drugs in the Texas border region.
7. Decrease use of specific areas for crime as targeted in directed action missions.
8. Increase the effectiveness of directed action missions based upon intelligence and analysis to ensure they target the most serious threats and are conducted in high pay-off areas.
9. Increase the number and quality of analytical intelligence products developed at the Unified Command and state levels.
10. Increase coordination between local and state law enforcement agencies in planning, execution, and analysis of border security operations

Financial Impact:

City of Kingsville TEXAS

City of Kingsville
Police Department

Funding may be used to provide additional personnel, equipment, supplies, contractual support, travel, and training in support of Operation Lone Star activities, including for any one or more of the following activities.

Operation Lone Star - Law Enforcement. Activities related to law enforcement operations in support of OLS:

- **LAW ENFORCEMENT PERSONNEL - OVERTIME**
  - o Overtime for increased patrol, search and rescue, recovery operations, and/or investigative capacity for certified peace officers.
  - o Overtime for law enforcement support personnel. These costs may include overtime for personnel necessary to support officers that are on patrol and participating in Operation Lone Star, such as Communications Officer/Dispatcher overtime necessary to maintain a safe Officer to Dispatcher ratio.
  - o Overtime for non-exempt administrative personnel supporting Operation Lone Star.
  - o Overtime backfill costs for non-border county agencies directly supporting OLS. Agencies must upload a letter of support from the border county for which the nonborder county intends to provide law enforcement personnel.

- **LAW ENFORCEMENT PERSONNEL – REGULAR or STRAIGHT-TIME & TEMPORARY POSITIONS**
  - o Augmentees: Personnel costs for law enforcement personnel who are not regular employees of a funded agency, but are brought on as needed to specifically cover border security operations so that there can be a force multiplier during Operation Lone Star.
  - o Regular time for law enforcement personnel working border operations. Grant funds must be used to supplement existing funds and not supplant funds that have been budgeted for the same purpose.
  - o Part-time to Full-Time: Personnel costs for part-time law enforcement personnel in order to bring them to temporary full-time status.
  - o Regular time for administrative personnel supporting OLS law enforcement activities.
  - o Hiring or contracting temporary staff to support OLS law enforcement activities.
  - o Personnel backfill costs for non-border county agencies directly supporting OLS. Agencies must upload a letter of support from the border county for which the nonborder county intends to provide law enforcement personnel.

- **LAW ENFORCEMENT - EQUIPMENT & TECHNOLOGY**
  - o Costs for equipment, technology, or the rental of equipment, which will benefit the border security mission and will be routinely utilized during Operation Lone Star.

- **LAW ENFORCEMENT - SUPPLIES and DIRECT OPERATING EXPENSE**

  - o General office supplies and program supplies related to OLS law enforcement activities.

City of Kingsville TEXAS

City of Kingsville
Police Department

Operational costs are also allowable, such as vehicle operating costs or costs for minor emergency repairs as described below, or for other services preapproved by the PSO that are critical to success of the program. Examples include:

- ♣ The cost of fuel, lubricants, and minor emergency repairs or maintenance for vehicles, aircraft, boats, generators, and similar equipment used during the hours in which grant-funded staff are working.
- ♣ Only actual expenses supported by invoiced gas, oil, and repair or maintenance receipts may be reimbursed under this grant.
- ♣ Maintenance costs must be prorated to show the usage of vehicles or equipment for regular law enforcement duties as compared to usage while officers are working grant-paid patrols.

- **LAW ENFORCEMENT – TRAVEL & TRAINING**
  - o Travel, per diem, and lodging costs associated with personnel, augmentees, or contractors engaged in OLS activities.

The grant for "Operation Lone Star" is a reimbursement type has a minimum funding level of $5,000 with no maximum and does not require any cash match.

Recommendation:
The City of Kingsville Commission approve the resolution for our application and administration and award of this grant.

Please place this on the next available agenda. Thank you for your assistance regarding this matter.

Office of the Governor, Public Safety Office
Homeland Security Grants Division
Funding Announcement: ***FY2024 Operation Lone Star Grant Program (OLS)***

Purpose

The Public Safety Office (PSO) is soliciting grant applications for local projects that support Operation Lone Star.

The purpose of the program is to enhance interagency border security operations supporting Operation Lone Star including the facilitation of directed actions to deter and interdict criminal activity and detain inmates. Program participants shall assist in the execution of coordinated border security operations to:

Law Enforcement

1. Increase the effectiveness and impact of Operation Lone Star.
2. Reduce border-related criminal activity in Texas.
3. Implement and increase the effectiveness of operational methods, measures, and techniques for outbound/southbound operations.
4. Decrease the supply of drugs smuggled into and through Texas from Mexico.
5. Disrupt and deter operations of gang and cartel criminal organizations.
6. Decrease specifically targeted tactics (such as conveyance methods) for drugs in the Texas border region.
7. Decrease use of specific areas for crime as targeted in directed action missions.
8. Increase the effectiveness of directed action missions based upon intelligence and analysis to ensure they target the most serious threats and are conducted in high pay-off areas.
9. Increase the number and quality of analytical intelligence products developed at the Unified Command and state levels.
10. Increase coordination between local and state law enforcement agencies in planning, execution, and analysis of border security operations.

Jail Operations

11. Increase capacity for detention operations and other supporting functions associated with increased criminal activity due to surges in illegal migration.

Human Remains Processing

12. Support county medical examiner offices in the humane processing of the remains of undocumented migrants.

Court Administration

13. Increase capacity and expediency in the case preparation, magistration, pre/post-adjudication proceedings, and criminal trials of OLS defendants.

Fire/EMS Operations

14. Increase capacity for fire/EMS operations in direct support of OLS.

Available Funding

State funds for these projects are authorized under the Texas General Appropriations Act, Article I, for Trusteed Programs within the Office of the Governor. All awards are subject to the availability of appropriated funds and any modifications or additional requirements that may be imposed by law.

Eligible Organizations

1. Units of local government; and
2. Federally Recognized Native American tribes.
3. Eligible applicants must be a county or a municipality located in a county that has issued a disaster declaration relating to border security.
4. Preference will be given to eligible applicants within or providing support services to a County that is:
   a) adjacent to or a portion of which are located within 20 miles of an international border;
   b) adjacent to two counties located on an international border with a population of more than 5,000 and less than 7,500 according to the most recent federal decennial census; or
   c) adjacent to the Gulf Intracoastal Waterway, as defined by Section 51.002, Transportation Code;
5. Jurisdictions not physically located within a county described in item 4. above (border county), but applying to provide support services to a jurisdiction that is physically located within a border county must submit a letter of support, memorandum of understanding or other similar documentation from the border county(ies) requesting their supportive services.

Application Process

Applicants must access the Office of the Governor's eGrants grant management website at https://eGrants.gov.texas.gov to register and apply for funding. Additional requirements are included within the online application.

Note for All Applicants: Applicants must upload the required Texas Direct Deposit Authorization Form, Texas Application for Payee Identification Number Form, and the IRS W9 Form for each application prior to submission. The eGrants system will not allow an application to be submitted until these forms are attached to the application. These forms are available for download from eGrants at

https://egrants.gov.texas.gov/updates.aspx under the Financial Management section of "Forms and Guides" or from the "Forms" link on the Profile/Grant.Vendor tab within the grant application.

Key Dates

Action	Date
Funding Announcement Release	06/09/2023
Online System Opening Date	06/09/2023
Final Date to Submit and Certify an Application	08/11/2023 at 5:00pm CST
Earliest Project Start Date	09/01/2023

Project Period

Projects must begin on or after 09/01/2023 and may not exceed 08/31/2024.

Funding Levels

Minimum: $5,000

Maximum: None

Match Requirement: None

Standards

Grantees must comply with standards applicable to this fund source cited in the Texas Grant Management Standards (TxGMS), Federal Uniform Grant Guidance, and all statutes, requirements, and guidelines applicable to this funding.

Eligible Activities & Costs

Funding may be used to provide additional personnel, equipment, supplies, contractual support, travel, and training in support of **Operation Lone Star** activities, including for any one or more of the following activities.

Operation Lone Star - Law Enforcement. Activities related to law enforcement operations in support of OLS:

- **LAW ENFORCEMENT PERSONNEL - OVERTIME**
    - Overtime for increased patrol, search and rescue, recovery operations, and/or investigative capacity for certified peace officers.
    - Overtime for law enforcement support personnel. These costs may include overtime for personnel necessary to support officers that are on patrol and participating in

Operation Lone Star, such as Communications Officer/Dispatcher overtime necessary to maintain a safe Officer to Dispatcher ratio.

- Overtime for non-exempt administrative personnel supporting Operation Lone Star.
- Overtime backfill costs for non-border county agencies directly supporting OLS. Agencies must upload a letter of support from the border county for which the non-border county intends to provide law enforcement personnel.

- **LAW ENFORCEMENT PERSONNEL – REGULAR or STRAIGHT-TIME & TEMPORARY POSITIONS**
  - Augmentees: Personnel costs for law enforcement personnel who are not regular employees of a funded agency, but are brought on as needed to specifically cover border security operations so that there can be a force multiplier during Operation Lone Star.
  - Regular time for law enforcement personnel working border operations. Grant funds must be used to supplement existing funds and not supplant funds that have been budgeted for the same purpose.
  - Part-time to Full-Time: Personnel costs for part-time law enforcement personnel to bring them to temporary full-time status.
  - Regular time for administrative personnel supporting OLS law enforcement activities.
  - Hiring or contracting temporary staff to support OLS law enforcement activities.
  - Personnel backfill costs for non-border county agencies directly supporting OLS. Agencies must upload a letter of support from the border county for which the non-border county intends to provide law enforcement personnel.
- **LAW ENFORCEMENT - EQUIPMENT & TECHNOLOGY**
  - Costs for equipment, technology, or the rental of equipment, which will benefit the border security mission and will be routinely utilized during Operation Lone Star.
- **LAW ENFORCEMENT - SUPPLIES and DIRECT OPERATING EXPENSE**
  - General office supplies and program supplies related to OLS law enforcement activities. Operational costs are also allowable, such as vehicle operating costs or costs for minor emergency repairs as described below, or for other services pre-approved by the PSO that are critical to success of the program. Examples include:
    - The cost of fuel, lubricants, and minor emergency repairs or maintenance for vehicles, and similar equipment used during the hours in which grant-funded staff are working.
    - Only actual expenses supported by invoiced gas, oil, and repair or maintenance receipts may be reimbursed under this grant.
    - Maintenance costs must be prorated to show the usage of vehicles or equipment for regular law enforcement duties as compared to usage while officers are working grant-paid patrols.
- **LAW ENFORCEMENT – TRAVEL & TRAINING**
  - Travel, per diem, and lodging costs associated with personnel, augmentees, or contractors engaged in OLS activities.

Operation Lone Star - Human Remains Processing. Activities related to the humane processing of the remains of undocumented migrants:

- **MEDICAL EXAMINER PERSONNEL – OVERTIME**
  - Overtime for OLS death investigations conducted by a medical examiner, deputy examiner, trained technician, or a forensic pathologist as authorized under Article 49.25 of the Code of Criminal Procedure.
  - Overtime for non-exempt administrative personnel supporting a County Medical Examiner's Office.
- **MEDICAL EXAMINER PERSONNEL – REGULAR or STRAIGHT-TIME & TEMPORARY POSITIONS**
  - Regular time for county medical examiner personnel conducting OLS death investigations. Grant funds must be used to supplement existing funds and not supplant funds that have been budgeted for the same purpose.
  - Part-time to Full-Time: Personnel costs for part-time county medical examiner personnel to bring them to temporary full-time status.
  - Regular time for administrative personnel supporting a County Medical Examiner's Office.
  - Hiring or contracting temporary staff to assist or conduct OLS death investigations.
- **MEDICAL EXAMINER - EQUIPMENT & TECHNOLOGY**
  - Costs for equipment, technology, or the rental of equipment related to the processing of OLS death investigations, temporary morgues, and/or additional body storage capacity.
- **MEDICAL EXAMINER - SUPPLIES and DIRECT OPERATING EXPENSE**
  - Costs for supplies and direct operating expenses related to conducting OLS death investigations.
- **MEDICAL EXAMINER – CONTRACTUAL**
  - Costs associated with the outsourcing of OLS death investigations, temporary body storage, and other contractual costs incurred by a county medical examiner's office related to the humane processing of the remains of undocumented migrants.

Operation Lone Star – Jail Operations. Activities related to the intake, processing, and holding of OLS inmates in local detention facilities.

- **JAIL OPERATIONS PERSONNEL – OVERTIME**
  - Overtime for jailers and support staff related to the intake, processing, and holding of OLS inmates.
  - Overtime for non-exempt administrative personnel supporting a local detention facility.

- Overtime backfill costs for non-border county agencies directly supporting OLS. Agencies must upload a letter of support from the border county for which the non-border county intends to provide jailers.

- **JAIL OPERATIONS PERSONNEL - REGULAR or STRAIGHT-TIME & TEMPORARY POSITIONS**
  - Augmentees: Personnel costs for jailers who are not regular employees of a funded agency, but are brought on as needed to specifically assist in the intake, processing, and holding of OLS inmates.
  - Regular time for jailers. Grant funds must be used to supplement existing funds and not supplant funds that have been budgeted for the same purpose.
  - Part-time to Full-Time: Personnel costs for part-time jailers to bring them to temporary full-time status.
  - Regular time for administrative personnel supporting OLS corrections activities.
  - Hiring or contracting temporary jail staff to support OLS corrections activities.
  - Personnel backfill costs for non-border county agencies directly supporting OLS. Agencies must upload a letter of support from the border county for which the non-border county intends to provide jailers.
- **JAIL OPERATIONS - EQUIPMENT & TECHNOLOGY**
  - Costs for equipment, technology, or the rental of equipment related to the intake, processing, and holding of OLS inmates.
- **JAIL OPERATIONS - SUPPLIES and DIRECT OPERATING EXPENSE**
  - Costs for office supplies, program supplies, and other direct operating expenses related to the intake, processing, and holding of OLS inmates; including inmate transportation to court proceedings or state custody.
- **JAIL OPERATIONS – CONTRACTUAL**
  - Costs associated with outsourcing OLS inmates to other county jail facilities and/or other contractual costs incurred by a county jail facility related to the intake, processing, and holding of OLS inmates.
- **JAIL OPERATIONS – CONSTRUCTION**
  - Cost associated with constructing, renovating, or repairing a permanent or temporary jail facility to increase bed capacity to hold OLS inmates.

  Note: Construction, renovation, and repair costs may only be funded to the extent that State-supported OLS inmate capacity is unavailable.
- **JAIL OPERATIONS – TRAVEL & TRAINING**
  - Travel, per diem, and lodging costs associated with jail personnel, augmentees, or contractors engaged in OLS corrections activities.

Operation Lone Star – Court Administration. Activities related to the case preparation, magistration, pre/post-adjudication proceedings, and criminal trials of OLS defendants.

- **COURT ADMINISTRATION PERSONNEL – OVERTIME**

- Overtime for courtroom staff, court coordinators, and clerks supporting court operations, including but not limited to, case preparation, magistration, pre/post-adjudication proceedings, and criminal trials for OLS defendants.

- **COURT ADMINISTRATION PERSONNEL - REGULAR or STRAIGHT-TIME & TEMPORARY POSITIONS**
  - Regular time for courtroom staff, court coordinators, and clerks. Grant funds must be used to supplement existing funds and not supplant funds that have been budgeted for the same purpose.
  - Part-time to Full-Time: Personnel costs for part-time courtroom staff, court coordinators, and clerks to bring them to temporary full-time status.
  - Hiring or contracting temporary courtroom staff, court coordinators, and clerks to support OLS courts activities.
- **COURT ADMINISTRATION - EQUIPMENT & TECHNOLOGY**
  - Costs for equipment and technology to support court operations, including but not limited to, case preparation, magistration, pre/post-adjudication proceedings, and criminal trials for OLS defendants.
- **COURT ADMINISTRATION - SUPPLIES and DIRECT OPERATING EXPENSE**
  - Costs for office supplies, program supplies, and other direct operating expenses to support court operations, including but not limited to, magistration, pre/post-adjudication proceedings, and criminal trials for OLS defendants.
- **COURT ADMINISTRATION – CONTRACTUAL**
  - Costs associated with contractual costs incurred to support court operations, including but not limited to, magistration, pre/post-adjudication proceedings, and criminal trials for OLS defendants.

Operation Lone Star – Fire/EMS Operations. Activities related to emergency response efforts provided by locally operated Fire/EMS agencies.

- **FIRE/EMS OPERATIONS (RESCUE) – OVERTIME**
  - Overtime for increased rescue call volume, search and rescue, and/or recovery operations.
  - Overtime for rescue support personnel. These costs may include overtime for personnel necessary to support rescue personnel that are operating on incident scenes and participating in Operation Lone Star, such as telecommunications professional overtime necessary to maintain a safe responder to dispatcher ratio.
  - Overtime for non-exempt administrative personnel supporting Operation Lone Star.
- **FIRE/EMS OPERATIONS (RESCUE) – REGULAR or STRAIGHT-TIME & TEMPORARY POSITIONS**
  - Part-time to Full-time: Personnel costs for part-time rescue personnel to bring them to temporary full-time status.
  - Hiring or contracting temporary staff to support OLS rescue activities.

- **FIRE/EMS OPERATIONS - EQUIPMENT & TECHNOLOGY**
    - Costs for equipment, technology, or the rental of equipment, which will benefit the border security mission and will be routinely utilized during Operation Lone Star.
- **FIRE/EMS OPERATIONS (RESCUE) – SUPPLIES and DIRECT OPERATING EXPENSE**
    - General office supplies and program supplies related to OLS rescue activities. Operational costs are also allowable, such as vehicle operating costs or costs for minor emergency repairs as described below, or for other services pre-approved by the PSO that are critical to success of the program. Examples include:
        - Costs associated with fuel, lubricants, and minor emergency repairs or maintenance for vehicles, and similar equipment used during the hours in which grant-funded staff are working.
        - Only actual expenses supported by invoiced gas, oil, and repair or maintenance receipts may be reimbursed under this grant.
        - Maintenance costs must be prorated to show the usage of vehicles or equipment for regular rescue duties as compared to usage while first responders are working grant-funded rescue operations.
- **FIRE/EMS OPERATIONS – TRAVEL & TRAINING**
    - Travel, per diem, and lodging costs associated with personnel, augmentees, or contractors engaged in OLS activities.

Program-Specific Requirements

1. Eligible applicants, as applicable, assure to continue and/or renew a local disaster declaration relating to border security for the entirety of the project period. The expiration or dissolution of a local disaster declaration may result in the early termination of the grant agreement.
2. Eligible applicants in a border county, as described in the Eligible Organizations section, must upload a letter from the county attorney expressing their office's active participation in prosecuting misdemeanor offenses, as appropriate, in support of Operation Lone Star.
3. Eligible applicants performing law enforcement functions must agree to perform the following activities:
    a) Participate in operational planning and coordination meetings, information/intelligence sharing meetings, and After Action Reviews (AARs) established by the Texas Department of Public Safety's (DPS) Joint Operations and Intelligence Centers (JOICs).
    b) Participate weekly on the JOIC Unified Command conference calls or meetings as required by the JOIC.
    c) Report significant border-related events that occur during each 24-hour period.
    d) Conduct enhanced law enforcement patrolling activities if funded for those activities through this grant.
    e) Submit information on incidents using the Border Incident Assessment Report (BIAR).

    The grantee shall report all border-related incidents to the appropriate JOIC using the BIAR. BIAR reporting shall include events that occur during Enhanced Operation activities AND

events that occur during Steady State activities. Enhanced (Surge) Operations originate out of the use of Lone Star funds when the local agency chooses to increase the hours of patrol or investigations. Steady State activities are defined as normal patrol or investigative duties that do not use grant funds, but directly impact the overall Lone Star mission, such as organized crime arrests, terroristic activities, weapons trafficking arrests, kidnappings, human trafficking, human smuggling, home invasions with a border or organized crime nexus, illegal immigration, border-related murders, gang-related murders, vehicle thefts, or drug trafficking.

The BIAR is the primary incident and information-reporting tool for the grantee in local border security operations. The grantee shall ensure all BIARs conform to the respective standards outlined by the JOIC and are submitted within 24 hours of the end of shift and/or the timeframes established by the JOIC.

4. Coordinate planning and execution of border security and supporting operations with the DPS South Texas or West Texas, if requested by those regions.
5. Applicants performing overtime activities must provide a copy of the local overtime policy as approved by its governing board. This policy will be considered the official policy for grant purposes and must be used throughout the grant period. The policy must:
    i. Clearly describe how overtime will be calculated;
    ii. Be consistent with the agency's local overtime policy;
    iii. Treat overtime for grant-paid personnel the same as non-grant paid personnel.
6. Project Overtime (OT) shall be reimbursed following the grantee's overtime policy and the requirements as stated below:
    i. OT is time actually worked that exceeds the required number of hours during an employee's designated work period, as per grantee's policies and procedures.
    ii. OT must be worked to support border security operations.
    iii. The project OT rate shall be no more than one-and-one-half (1.5) times the employee's regular pay rate.
    iv. Exempt salaried employees working border security operations may be reimbursed for overtime only if the grantee's overtime policy specifically allows for this.
    v. PSO will only reimburse the grantee for OT that does not exceed a total of 16 hours worked (regular plus OT) during any 24-hour period.

Eligibility Requirements

1. Local units of government, including counties, municipalities, special districts, school districts, junior college districts, or other political subdivisions of the state, must submit a written certification of the local government's compliance with the cybersecurity training required by Section 2054.5191 of the Texas Government Code. A determination of non-compliance with the cybersecurity training requirements will result in a refund of the original grant award as well as ineligibility of future grant awards until the second anniversary of the date the local government is determined ineligible.

2. Entities receiving funds from PSO must be located in a county that has an average of 90% or above on both adult and juvenile dispositions entered into the computerized criminal history database maintained by the Texas Department of Public Safety (DPS) as directed in the Texas Code of Criminal Procedure, Chapter 66. The disposition completeness percentage is defined as the percentage of arrest charges a county reports to DPS for which a disposition has been subsequently reported and entered into the computerized criminal history system.

   Counties applying for grant awards from the Office of the Governor must commit that the county will report at least 90 percent of convictions within five business days to the Criminal Justice Information System at the Department of Public Safety.

3. Eligible applicants operating a law enforcement agency must be current on reporting complete UCR data and the Texas specific reporting mandated by 411.042 TGC, to the Texas Department of Public Safety (DPS) for inclusion in the annual Crime in Texas (CIT) publication. To be considered eligible for funding, applicants must have submitted a full twelve months of accurate data to DPS for the most recent calendar year by the deadline(s) established by DPS. Due to the importance of timely reporting, applicants are required to submit complete and accurate UCR data, as well as the Texas-mandated reporting, on a no less than monthly basis and respond promptly to requests from DPS related to the data submitted.

4. Local units of government, including cities, counties and other general purpose political subdivisions, as appropriate, and institutions of higher education that operate a law enforcement agency, must comply with all aspects of the programs and procedures utilized by the U.S. Department of Homeland Security ("DHS") to: (1) notify DHS of all information requested by DHS related to illegal aliens in Agency's custody; and (2) detain such illegal aliens in accordance with requests by DHS. Additionally, counties and municipalities may NOT have in effect, purport to have in effect, or make themselves subject to or bound by, any law, rule, policy, or practice (written or unwritten) that would: (1) require or authorize the public disclosure of federal law enforcement information in order to conceal, harbor, or shield from detection fugitives from justice or aliens illegally in the United States; or (2) impede federal officers from exercising authority under 8 U.S.C. § 1226(a), § 1226(c), § 1231(a), § 1357(a), § 1366(1), or § 1366(3). Lastly, eligible applicants must comply with all provisions, policies, and penalties found in Chapter 752, Subchapter C of the Texas Government Code.

   Each local unit of government, and institution of higher education that operates a law enforcement agency, must download, complete and then upload into eGrants the CEO/Law Enforcement Certifications and Assurances Form certifying compliance with federal and state immigration enforcement requirements. This Form is required for each application submitted to OOG and is active until August 31, 2024 or the end of the grant period, whichever is later.

5. Eligible applicants must have a DUNS (Data Universal Numbering System) number assigned to its agency (to request a DUNS number, go to https://fedgov.dnb.com/webform).

6. Eligible applicants must be registered in the federal System for Award Management (SAM) database located at https://sam.gov/.

Failure to comply with program eligibility requirements may cause funds to be withheld and/or suspension or termination of grant funds.

Prohibitions

Grant funds may **not** be used to support the unallowable costs listed in the Guide to Grants or any of the following unallowable costs:

1. Inherently religious activities such as prayer, worship, religious instruction, or proselytization;
2. Lobbying;
3. Any portion of the salary of, or any other compensation for, an elected or appointed government official;
4. Vehicles or equipment for government agencies that are for general agency use;
5. Weapons, ammunition, tasers, or explosives;
6. Admission fees or tickets to any amusement park, recreational activity, or sporting event;
7. Promotional gifts;
8. Food, meals, beverages, or other refreshments, except for eligible per diem associated with grant-related travel;
9. Membership dues for individuals;
10. Any expense or service that is readily available at no cost to the grant project;
11. Any use of grant funds to replace (supplant) funds that have been budgeted for the same purpose through non-grant sources;
12. Fundraising;
13. General Salary Stipends;
14. Aircraft (including sUAS, drones, unmanned aerial aircraft);
15. Fire Engines;
16. Ambulances (types 1, 2, & 3); and
17. Any other prohibition imposed by federal, state, or local law.

Selection Process

Application Screening: PSO will screen all applications to ensure that they meet the requirements included in the funding announcement.

Peer/Merit Review: Applications will be reviewed by PSO staff in consultation with subject matter experts appointed by the PSO Executive Director. Funding decisions will be based on eligibility and operational content, which includes, but is not limited to, the following:

1. Compliance - Past compliance with grant requirements, reporting, and information sharing.
2. Performance – Impact and effectiveness of the Applicant's participation in previous border security operations or activities, and effectiveness in using grant funds awarded for border security.
3. Risk – The Applicant's need as indicated by data available on border-related criminal activity, population, and other factors.

4. Other Funding – The Applicant's history of applying for, receiving, and/or effectively utilizing other sources of funding available to support border security activities (e.g. Operation Stonegarden).

Final Decisions: The Office of the Governor will consider rankings along with other factors and make all final funding decisions. Other factors may include reasonableness, cost effectiveness, overall funds availability, geographic distribution, or other relevant factors.

The Office of the Governor may not fund all applications or may only award part of the amount requested. In the event that funding requests exceed available funds, the Office of the Governor may revise projects to address a more limited focus.

Contact Information

For more information, contact the eGrants help desk at eGrants@gov.texas.gov or (512) 463-1919.

RESOLUTION #2023-49

A RESOLUTION AUTHORIZING APPLICATION TO, ADMINISTRATION OF, AND ACCEPTANCE OF OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, HOMELAND SECURITY GRANTS DIVISION'S FY2024 OPERATION LONE STAR GRANT PROGRAM (OLS); AUTHORIZING THE CHIEF OF POLICE, OR INTERIM CHIEF, TO ACT ON THE CITY'S BEHALF WITH SUCH PROGRAM.

WHEREAS, the City Commission of the City of Kingsville finds it in the best interest of the citizens of Kingsville, that the Kingsville Police Department apply for and, if awarded, accept and administer the Office of the Governor, Public Safety Office, Homeland Security Grants Division's FY2024 Operation Lone Star Grant Program, which provides funding to deter and interdict criminal activity and detain non-citizen inmates and to assist in the execution of coordinated border security operations as described in the grant information; and

WHEREAS, the City agrees to provide the applicable matching funds for the said project as required by the grant application, if any, though no match is expected as this is a reimbursement type grant that has a minimum funding level of $5,000; and

WHEREAS, to support the safety of officers and citizens, the City would like to use grant funds as allowed by the grant (ie, categories such as overtime, personnel costs, equipment & technology, supplies & direct operating expenses, travel & training); and

WHEREAS, the City agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Kingsville City Commission assures that the funds received through the grant will be returned to the Office of the Governor in full;

WHEREAS, the City of Kingsville has previously applied for similar grants that assist with improved officer and citizen safety; and

WHEREAS, the City Commission of the City of Kingsville designates the Kingsville Chief of Police, or Interim Chief, as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, administer, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City Commission of the City of Kingsville approves the submission, acceptance (if awarded), and administration of the grant application for the Office of the Governor, Public Safety Office, Homeland Security Grants Division's FY2024 Operation Lone Star Grant Program.

II.

THAT the Chief of Police, or Interim Chief, is hereby authorized and directed to act on the City's behalf in all matters pertaining to the Office of the Governor, Public Safety Office, Homeland Security Grants Division's FY2024 Operation Lone Star Grant Program, including but not limited to any certifications, amendments or representations stipulated therein and that the Chief of Police will administer the program and execute and submit all certifications, reports, or contracts necessary for the administration and expenditure of such program.

III.

THAT this Resolution shall be and become effective on or after adoption.

PASSED AND APPROVED by a majority vote of the City Commission on the 21st day of August, 2023.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

Courtney Alvarez

From: Bradley Lile <bradley.lile@kingsvillepd.us>
Sent: Thursday, November 9, 2023 1:35 PM
To: Mark McLaughlin
Cc: Courtney Alvarez
Subject: Operation Lone Star Award
Attachments: doc03670320231109125842.pdf

This sender is trusted.

Mr. McLaughlin:

I am happy to announce that KPD has received an awards letter for the Operation Lone Star grant #4385702, in the amount of $336,106.10, for grant FY 2024. The grant is broken down into the following sections:

$158,001 in officer pay for officers to be assigned to the border-related missions (highway interdiction, narcotics investigations).
$20,000 in overtime for dispatchers who are dispatching for the OLS grant.
$20,000 in fuel, mileage and incidentals expenses for OLS border-related trainings.
$138,105.10 for Equipment (desktop computers, laptop computers, specialized software, one police vehicle ($70,000), a police radio, one license plate reader).

Since it is too late for Monday's city commission meeting, this information will be in the following commission meeting.

This grant request was completely written by Michael Chavana, with assistance from Javier Aleman and Jorge Flores. This grant enhances our ability to increase our role in border crime enforcement and provides the salary for 1.5 officers for one year. A great job by these officers.

--Bradley Lile
Interim Chief

Statement of Grant Award (SOGA)

The Statement of Grant Award is the official notice of award from the Office of the Governor (OOG). This Grant Agreement and all terms, conditions, provisions and obligations set forth herein shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns and all other State of Texas agencies and any other agencies, departments, divisions, governmental entities, public corporations, and other entities which shall be successors to each of the Parties or which shall succeed to or become obligated to perform or become bound by any of the covenants, agreements or obligations hereunder of each of the Parties hereto.

The approved project narrative and budget for this award are reflected in eGrants on the 'Narrative' and 'Budget/Details' tabs. By accepting the Grant Award in eGrants, the Grantee agrees to strictly comply with the requirements and obligations of this Grant Agreement including any and all applicable federal and state statutes, regulations, policies, guidelines and requirements. In instances where conflicting requirements apply to a Grantee, the more restrictive requirement applies.

The Grant Agreement includes the Statement of Grant Award; the OOG Grantee Conditions and Responsibilities; the Grant Application in eGrants; and the other identified documents in the Grant Application and Grant Award, including but not limited to: 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Chapter 783 of the Texas Government Code, Title 34, Part 1, Chapter 20, Subchapter E, Division 4 of the Texas Administrative Code, and the Texas Grant Management Standards (TxGMS) developed by the Comptroller of Public Accounts; the state Funding Announcement or Solicitation under which the grant application was made, and for federal funding, the Funding Announcement or Solicitation under which the OOG was awarded funds; and any applicable documents referenced in the documents listed above. For grants awarded from the U.S. Department of Justice, the current applicable version of the Department of Justice Grants Financial Guide and any applicable provisions in Title 28 of the CFR apply. For grants awarded from the Federal Emergency Management Agency (FEMA), all Information Bulletins and Policies published by the FEMA Grants Program Directorate apply. The OOG reserves the right to add additional responsibilities and requirements, with or without advance notice to the Grantee.

By clicking on the 'Accept' button within the 'Accept Award' tab, the Grantee accepts the responsibility for the grant project, agrees and certifies compliance with the requirements outlined in the Grant Agreement, including all provisions incorporated herein, and agrees with the following conditions of grant funding. The grantee's funds will not be released until the grantee has satisfied the requirements of the following Condition(s) of Funding and Other Fund-Specific Requirement(s), if any, cited below:

Grant Number:	4385702	**Award Amount:**	$336,106.10
Date Awarded:	11/9/2023	**Grantee Cash Match:**	$0.00
Grant Period:	09/01/2023 - 08/31/2024	**Grantee In Kind Match:**	$0.00
Liquidation Date:	11/29/2024	**Grantee GPI:**	$0.00
Program Fund:	BD-Operation Lone Star Grant Program	**Total Project Cost:**	$336,106.10
Grantee Name:	Kingsville, City of		
Project Title:	Operation Lone Star Grant FY2024		
Grant Manager:	James Ziehl		
Unique Entity Identifier (UEI):	MYHPJ4MJZCL4		

CFDA:	N/A
Federal Awarding Agency:	N/A - State Funds
Federal Award Date:	N/A - State Funds
Federal/State Award ID Number:	2024-BD-ST-0001
Total Federal Award/State Funds Appropriated:	$101,302,104.79
Pass Thru Entity Name:	Texas Office of the Governor – Homeland Security Grants Division (HSGD)
Is the Award R&D:	No
Federal/State Award Description:	The purpose of the program is to enhance interagency border security operations supporting Operation Lone Star including the facilitation of directed actions to deter and interdict criminal

ORDINANCE NO. 2023-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2023-2024 BUDGET TO ACCEPT AND EXPEND GRANT FUNDING FROM LONE STAR FOR POLICE DEPARTMENT PERSONNEL, TRAINING & TRAVEL, COMPUTER EQUIPMENT, VEHICLE AND ASSOCIATED EQUIPMENT.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2023-2024 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT – BA#16

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 208 – Lone Start Grant 4385702					
Revenues -4					
2100	Police	State Grants	72010	$336,106.10	
Expenditures - 5					
2100	Police	Salaries	11100	$135,343.00	
2100	Police	Overtime	11200	$20,000.00	
2100	Police	Retirement	11400	$12,303.00	
2100	Police	FICA	11500	$10,354.00	
2100	Police	Training & Travel	31600	$20,000.00	
2100	Police	Computers & Assoc Eq	22600	$17,000.00	
2100	Police	Vehicle	71100	$95,000.00	
2100	Police	Machinery & Equipment	71200	$26,106.10	
		Total:		$336,106.10	

[To amend the City of Kingsville FY 23-24 budget to accept and expend funding from Lone Star for Police Department Personnel, Training & Travel, Computers & Associated Equipment, Vehicle and Machinery & Equipment. Funding will come from the grant funding.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 27th day of November 2023.

PASSED AND APPROVED on this the 11th day of December, 2023.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

REGULAR AGENDA

AGENDA ITEM #2

CITY OF KINGSVILLE, TEXAS

ORDINANCE NO. 2023-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS DESIGNATING AN AREA WITHIN ITS CORPORATE LIMITS AS REINVESTMENT ZONE NUMBER ONE, CITY OF KINGSVILLE, TEXAS, FOR TAX INCREMENT FINANCING PURPOSES, PURSUANT TO CHAPTER 311, AS AMENDED, TEXAS TAX CODE; CREATING A BOARD OF DIRECTORS FOR SUCH ZONE; PROVIDING FOR AN EFFECTIVE DATE AND TERMINATION DATE; AND CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING MATTERS

WHEREAS, the City of Kingsville, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous or noncontiguous geographic area that is in the City limits or the extraterritorial jurisdiction of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Commission of the City of Kingsville (the "City Commission") desires for the City to consider the creation of a tax increment reinvestment zone in the corporate limits of the City with the boundaries described in the metes and bounds and depiction attached hereto as ***Exhibit A*** (the "Zone"); and

WHEREAS, pursuant to and as required by the Act, the City has prepared a Reinvestment Zone Number One, City of Kingsville, Texas *Preliminary Project and Finance Plan,* dated December 11, 2023, attached hereto as ***Exhibit B*** (hereinafter referred to as the "Preliminary Project and Finance Plan"), for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, the City Commission, by Resolution No. 2023-59 adopted on October 23, 2023, authorized publication of notice of the City's intention to conduct a public hearing (the *Hearing*) concerning the creation of Reinvestment Zone Number One, City of Kingsville, Texas (the *Zone*), upon the Property in accordance with and as required by Chapter 311, and established December 11, 2023 as the date of the Hearing; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in the *Kingsville Record* which is a newspaper having general circulation in the City on November 30, 2023, which date was before the seventh (7th) day before the public hearing; and

WHEREAS, on December 11, 2023, the City Commission opened a public hearing in accordance with Section 311.003(c) of the Act, and interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Commission, the public hearing was closed on December 11, 2023; and

WHEREAS, the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the City has prepared a preliminary reinvestment zone financing plan, which provides that fifty percent (50%) of the incremental ad valorem taxes collected by the City for operations and maintenance and, fifty percent (50%) of the incremental ad valorem taxes collected by Kleberg County, Texas, (the *County*) for purposes other than establishing and funding an interest and sinking fund are to be deposited into the Tax Increment Fund (defined herein); and

WHEREAS, the total appraised value of taxable real property in the Zone for purposes of levying City ad valorem taxes thereon is approximately $53,120 for the 2023 tax year, which is the tax increment base year applicable to the Zone; and

WHEREAS, the City Commission finds that the adoption of this Ordinance is in the best interest of the residents of the City; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS, THAT:

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are incorporated and adopted as part of this Ordinance for all purposes as if fully set forth herein.

SECTION 2. FINDINGS.

The City Commission, after conducting the above-described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

(a) That the public hearing on the creation of the proposed tax increment reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by applicable law, including the Act; and

(b) That creation of the proposed reinvestment zone with boundaries as described and depicted in ***Exhibit A*** will result in benefits to the City, its residents and property owners, in general, and to the property, residents and property owners in the reinvestment zone; and

(c) That the proposed reinvestment zone, as described and depicted in ***Exhibit A***, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:

1. It is a geographic area located wholly within the City; and

2. The area is predominately open, undeveloped or underdeveloped, and the lack of necessary public improvements impairs sound growth of the City; and

(d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and

(e) That the total appraised value of taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and

(f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City; and

(g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future; and

(h) That the City Commission has prepared the Preliminary Project and Finance Plan prior to the execution of this Ordinance; and

(i) That the City Commission finds that the Preliminary Project and Finance Plan is feasible.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Commission hereby designates the area described and depicted in ***Exhibit A*** hereto as a tax increment reinvestment zone. The name assigned to the Zone for identification is **Reinvestment Zone Number One, City of Kingsville, Texas**.

SECTION 4. BOARD OF DIRECTORS.

(a) The City Commission hereby creates a board of directors for the Zone (hereinafter referred to as the "Board") consisting of seven (7) members. Six (6) members shall be appointed by the City Commission, and the remaining one (1) member shall be appointed by the Commissioners Court of Kleberg County if Kleberg County participates in the Zone. If Kleberg County elects not to participate in the Zone, the City Commission shall appoint the seventh member. City Commission members may serve as Board members. If the Commissioners Court does not appoint its member by January 31, 2024, the City Commission shall appoint one member not appointed by the Commissioners Court, and the Commissioners Court shall be deemed to have waived its right to appoint such members in the future.

(b) A Board member appointed to the Board shall be eligible to serve on the Board if that person is at least 18 years of age and: (1) is a resident of the county in which the Zone is located or a county adjacent to that county; or (2) owns real property in the Zone, whether or not the individual resides in the county in which the Zone is located or a county adjacent to that county.

(c) The Board shall make recommendations to the City Commission concerning the administration, management, and operation of the Zone. The Board shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone (hereinafter referred to as the "Project and Finance Plan") as required by the Act, and shall submit the Project and Finance Plan to the City

Commission for approval. The Board shall consider amendments to the Project and Finance Plan on its own initiative or upon submission by the City Commission, but amendments considered by the Board shall not take effect unless and until adopted by the City Commission.

(d) The Board members shall not receive any salary or other compensation for their services as directors.

(e) Members of the Board shall be appointed for terms of two (2) years. The terms of the Board members may be staggered. The City Commission may remove and replace a Board member at any time during a term.

(f) The initial Board shall consist of seven (7) members and the following shall be members:

1. Mayor
2. Mayor Pro Tem
3. City Commissioner
4. City Commissioner
5. City Commissioner
6. City Manager
7. County member (if Kleberg County is participating in the Zone, otherwise City appointee)

The City Commission hereby appoints the Mayor to serve as chairman of the Board during the time the initial Board is serving. Each year the City Commission shall appoint one member of the Board to serve as chair for a term of one year that begins on January 1 of the year following that person's appointment. If the City Commission does not appoint a chair during that period, the Mayor is automatically appointed to serve as chair for the term that begins on January 1 of the following year. The Board may elect a vice-chair to preside in the absence of the chair or when there is a vacancy in the office of chair. The Board may elect other officers as it considers appropriate.

SECTION 5. DURATION OF THE ZONE.

The Zone shall take effect immediately upon the passage and approval of this Ordinance, and termination of the Zone shall occur upon the earlier of: (i) September 30, 2054 (with final year's tax to be deposited by January 31, 2055), or (ii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes, and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act and the Project and Finance Plan.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

The tax increment base shall consist of the total taxable value, as of January 1, 2023, of all real property taxable by the City or other taxing unit participating in the Zone, and located in the Zone for the year in which the Zone was designated as a reinvestment zone pursuant to Section 311.012(c) of the Act (the "Tax Increment Base").

The amount of the tax increment placed into the Tax Increment Fund (hereinafter defined) for a year shall consist of: (i) fifty percent (50%) of the City's available portion of the tax increment, as defined by Section 311.012(a) of the Act, and (ii) all or a portion of property taxes of other taxing units participating in the Zone and located in the Zone (as set forth in an agreement to participate in the Zone) for that year on the Captured Appraised Value (defined below) of real property taxable by the City or other taxing unit participating in the Zone and located in the Zone (the "Tax Increment"). Consistent with Section 311.012(b)

of the Texas Tax Code, as amended, the Captured Appraised Value of real property taxable by the City or other taxing unit participating in the Zone for a year is the total appraised value of all real property taxable by the unit and located in the Zone for that year less the Tax Increment Base (the "Captured Appraised Value").

SECTION 7. TAX INCREMENT FUND.

There is hereby created and established a fund (the "Tax Increment Fund") for the Zone that may be divided into subaccounts as authorized by subsequent ordinances, into which the Tax Increment of the City, as such increments are described in the Project and Finance Plan with included administration costs less any amount not required to be paid into the Tax Increment Fund pursuant to the Act, is to be deposited. The Tax Increment Fund and any subaccounts shall be maintained at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues to be dedicated to and used in the Zone shall be deposited into the Tax Increment Fund from which money will be disbursed to pay project costs, plus interest, for the Zone; however, excess funds may be transferred to the City's general fund as determined by the City for any lawful purpose.

SECTION 8. SEVERABILITY CLAUSE.

Should any provision, section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Kingsville hereby declares that it would have passed this Ordinance, and each provision, section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more provisions, sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Commission at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the Municipal Complex of the City for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code (the "Texas Open Meetings Act"), and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Commission further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. NOTICES.

The contents of the notice of the Hearing, which Hearing was held before the City Commission on December 11, 2023, and the publication of said notice, are hereby ratified, and confirmed.

SECTION 11. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law.

PASSED, APPROVED, AND ADOPTED by the City Commission of the City of Kingsville, Texas, on this the **11th day of December, 2023.**

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

(City Seal)

Exhibit A
Metes-and-Bounds Description and Depiction of the Zone

54.53 Acre Tract

STATE OF TEXAS

COUNTY OF KLEBERG

Fieldnotes, for a 54.43 Acre Tract of Land, being comprised of three Tracts, a portion of a 27.21 Acre Tract (Called 27.22 Acre Tract) out of Lots 2 & 5, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 27.22 Acre Tract described in a Special Warranty Deed from Victoria Bank and Trust Company to Eddie Yaklin, recorded in Volume 79, Page 154, Official Records of Kleberg County, Texas, a 12.36 Acre Tract out of the John Clayton Addition, a map of which is recorded in Envelope 145, Map Records of Kleberg County, Texas, said 12.36 Acre Tract described in a Warranty Deed from Jose A. Mendoza and Alice G. Mendoza to Eddie L. Yaklin, recorded in Volume 157, Page 271. Official Records of Kleberg County, Texas, and a 29.83 Acre Tract (Called 31.09 Acre Tract) out of Lot 6, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 31.09 Acre Tract described in a Warranty Deed from Lorell M. Ryan to Eddie Yaklin, recorded in Volume 427, Page 740, Official Records of Kleberg County, Texas; said 54.53 Acre Tract being more fully described as follows:

Beginning, at a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the East boundary line of a 27.22 Acre Tract of Land as described in a Warranty Deed with Vendor's Lien from Dawn Marie Hensley to Thomas Best and Glenda Best, recorded in Volume 487, Page 386, Official Records of Kleberg County, Texas, being the Northwest corner of a 20 Foot wide Drainage Easement as shown on the recorded plat of Manning Place, a map of which is recorded in Envelope 117, Plat Cabinet 1, of the said Map Records, for the Southwest corner of the said 29.83 Acre Tract and a Southwest corner of this Tract;

Thence, North 00°52'59" West, with the common boundary line of the said 27.22 Acre Tract and the said 29.83 Acre Tract, 1118.82 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, being the Northeast corner of the said 27.22 Acres, the West boundary line of the said 29.83 Acres, the Southeast corner of the said 27.21 Acres and for an inner ell corner of this Tract, from **Whence** a 5/8 Inch Iron Rod Found, bears North 48°37'05" West, 2.99 Feet;

Thence, South 89°06'04" West, with the common boundary line of the said 27.22 Acre Tract and the said 27.21 Acre Tract, 276.60 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, for a corner of this Tract, from Whence, a 5/8 Inch Iron Rod Found, for the Southwest corner of the said 27.21 Acre Tract bears, South 89°06'04" West, 842.75 Feet;

Thence, North 00°57'56" West, over and across the said 27.21 Acre Tract, 768.72 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, for an inner ell corner of this Tract;

Thence, South 89°06'04" West, over and across the said 27,21 Acre Tract, 842.75 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the West boundary line of the said 27.21 Acre Tract, for an outer corner of this Tract;

Thence, North 00°57'56" West, with the West boundary line of the said 27.21 Acres, at 285.19 Feet, pass a 5/8 Inch Iron Rod with plastic cap stamped "RPLS 1963" Found in concrete, in all 291.28 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, being the Southwest corner of Lot 1, Burris Acres, a map of which is recorded in Volume 2, Page 45, of the said Map Records, for the

Northwest corner of the said 27.21 Acres and of this Tract;

Thence, North 89°06'04" East, with the common boundary line of Lots 1-5, of the said Burns Acres and the said 27.21 Acres, 1117.40 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the West boundary line of a 16.73 Acre Tract as described in a Special Warranty Deed from Goldia Burroughs Hubert to Goldia Burroughs Hubert and Laverne Patrick Hubert, recorded in Document No. 308415, of the said Official Records, being the Southeast corner of the said Lot 5, Burris Acres, the Northeast corner of the said 27.21 Acres and for an outer ell corner of this Tract;

Thence, South 01°03'44" East, with the common boundary line of the said 16.73 Acres and the said 27.21 Acres, 188.12 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped `URBAN ENGR CCTX" Set, on the East boundary line of the said 27.21 Acres, for the common corner of the said 16.73 Acres, the said 12.36 Acres and of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears North 43°21'41" East, 3.26 Feet;

Thence, North 88°56'16" East, with the common boundary line of the said 16.73 Acres and the said 12.36 Acres, 639.51 Feet, to a 5/8 Inch Iron Rod with plastic cap stamped "TEXAS GEO TECH" Found, on the South boundary line of the said 16.73 Acres, for the common corner of Lot A, John Clayton Addition, a map of which is recorded in Envelope 145, of the said Map Records, the said 12.36 Acres and of this Tract;

Thence, South 01°03'44" East, with the common boundary line of Lots A and B, of the said John Clayton Addition and the said 12.36 Acres, at 350.00 Feet, pass a 5/8 Inch Iron Rod Found, being the common corner of the said Lots A and B, in all 700.00 Feet, to a 5/8 Inch Iron Rod Found, for the common corner of the said Lot B, the said 12.36 Acres and for an inner ell corner of this Tract;

Thence, North 88°56'16" East, with the common boundary line of the said Lot B and the said 12.36 Acres, 622.30 Feet, to the West Right-of-Way line of F.M. 1717, a public roadway, the common corner of the said Lot B, the said 12.36 Acres and for a Northeast corner of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears North 28°09'42" West, 0.22 Feet;

Thence, South 01°01'10" East, with the common boundary line of the said F.M. 1717, the said 12.36 Acres and the said 29.83 Acres, 146.44 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped `URBAN ENGR CCTX" Set, on the said Right-of-Way line, for a common corner of Lot 5, Block 2, Manning Place, a map of which is recorded in Volume 106, Page 4, Envelope 24, of the said Map Records, the said 29.83 Acres and of this Tract, for the beginning of a non-tangent curve to the Left, having a delta of 90°45'23", a radius of 15.00 Feet, an arc length of 23.76 Feet, and a chord which bears North 45°41'58" West, 21.35 Feet;

Thence, with the common boundary line of the said Lot 5, the said 29.83 Acres and the said non-tangent curve to the Left, 23.76 Feet, to a 5/8 Inch Iron Rod Found, for a common corner of the said Lot 5, the said 29.83 Acres and of this Tract;

Thence, South 88°55'20" West, with the said common boundary line, 202.62 Feet, to a 1/2 Inch Iron Rod Found, being the common corner of the said Lot 5, the said 29.83 Acres and for an inner ell corner of this Tract;

Thence, South 00°57'57" East, with the common boundary line of Lots 1-5, Block 2, of the said Maiming Place and the said 29.83 Acres, at 120.00 Feet, pass a 5/8 Inch Iron Rod Found (In Pipe), being the common corner of the said Lots 4 and 5, in all 600.20 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped `URBAN ENGR CCTX" Set, being the common corner of the said Lot 1, Block 2, the said 29.83 Acres and for the inner ell corner of this Tract;

Thence, North 88°55'20" East, with the common boundary line of the said Lot 1, Block 2 and the said

29.83 Acres, 204.66 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped `URBAN ENGR CCTX" Set, being the common corner of the said Lot 1, Block 2, the said 29.83 Acres and of this Tract, for the beginning of a circular curve to the Left, having a delta of 90°36'13", a radius of 15.00 Feet, an arc length of 23.72 Feet, and a chord which bears North 44°13'27" East, 21.32 Feet;

Thence, with the common boundary line of the said Lot 1, the said 29,83 Acres and the said circular curve to the Left, 23.72 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped `URBAN ENGR CCTX" Set, on the said Right-of-Way line, for a common corner of the said Lot 1, the said 29.83 Acres and of this Tract;

Thence, South 00°10'52" East, with the common boundary line of the said Right-of-Way line and the said 29.83 Acres, 90.41 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped `URBAN ENGR CCTX" Set, on the said Right-of-Way line, being a common corner of Lot 14, Block 1, of the said Manning Place, the said 29.83 Acres and of this Tract, for the beginning of a non-tangent curve to the Left, having a delta of 90°45'23", a radius of 15.00 Feet, an arc length of 23.76 Feet, and a chord which bears North 45°36'26" West, 21,35 Feet;

Thence, with the common boundary line of the said Lot 14, the said 29.83 Acres and the said non-tangent curve to the Left, 23.76 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped `URBAN ENGR CCTX" Set, for a common corner of the said Lot 14, the said 29.83 Acres and of this Tract;

Thence, South 89°00'53" West, with the said common boundary line, 203.55 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped `URBAN ENGR CCTX" Set, for a common corner of the said Lot 14, the said 29.83 Acres and of this Tract;

Thence, South 00°57'57" East, with the common boundary line of Lots 11-14, of the said Block 1 and the said 29.83 Acres, at 250.00 Feet, pass a 5/8 Inch Iron Rod Found, on the common corner of the said Lots 12 and 13, in all 499.50 Feet, to the North boundary line of Lot 9, Block 1, Manning Places, a map of which is recorded in Envelope 117, Plat Cabinet 1, of the said Map Records, the Southwest corner of the said Lot 11, for the Southeast corner of the said 29.83 Acres and of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears South 20°36'49" West, 0.29 Feet;

Thence, South 88°56'43" West, with the common boundary line of Lots 1-9, Block 1, of the said Manning Place, the said 20 Foot wide Drainage Easement and the said 29.83 Acres, 1045.47 Feet, to the Point of Beginning, containing 54.53 Acres (2,375,400 Sq. Ft) of land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

4.16 Acre Tract

STATE OF TEXAS

COUNTY OF KLEBERG

Fieldnotes, for a 4.16 Acre Tract of Land, being all of Lots 1 and 2, Burris Acres, a map of which is recorded in Volume 2, Page 45, of the Map Records of Kleberg County, Texas, SAVE AND EXCEPT a portion of the said Lot 2, as described in a Warranty Deed from Barbara E. Goetsch to Jose M. Graveley and Evelyn Graveley, recorded in Document Number 316331, of the Official Records of Kleberg County Texas; said 4.16 Acre Tract more fully described as follows:

Beginning, at a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the apparent South Right-of-Way line of FM 1356 (commonly known as General Cavazos Boulevard), a 200 Foot wide public roadway, for the Northwest corner of the said Lot 1, the said Burris Acres and for this Tract;

Thence, North 89°00'44" East, with the said South Right-of-Way line, the North Boundary line of the said Lot 1, 282.16 Feet, to a 5/8 Inch Iron Rod Found, being the Northeast corner of the said Lot 1, for the Northwest corner of the said Lot 2 and the Northwest corner of the said Save and Except Tract granted to Jose M. Graveley and Evelyn Graveley;

Thence, South 01°01'01" East with the common boundary line of the said Lot 1 and 2, and the said Graveley Tract, 200.00 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, being the Southwest corner of the said Graveley Tract and for an inner ell corner of this Tract;

Thence, over and across the said Lot 2, with the boundary of the said Graveley Tract and this Tract as follows:

- North 89°00'44" East, 120.00 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, being the Southeast corner of the said Graveley Tract and for an inner ell corner of this Tract;

- North 01°01'01" West, 200.00 Feet, to a 5/8 Inch Iron Rod Found, on the common boundary line of the said South Right-of-Way line and the said Lot 2, being the Northeast corner of the said Graveley Tract and for an outer ell corner of this Tract;

Thence, North 89°00'44" East, with the said common boundary line, 88.62 Feet, to a 5/8 Inch Iron Rod Found, being the Northwest corner of Lot 3, of the said Burris Acres, for the Northeast corner of the said Lot 2 and for this Tract;

Thence, South 01°01'01" East, with the common boundary line of the said Lots 2 and 3, at 417.28 Feet, pass a 5/8 Inch Iron Rod Found, in all 418.14 Feet, to a point on the North boundary line of 27.21 Acre Tract (Called 27.22 Acre Tract) out of Lots 2 & 5, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 27.22 Acre Tract described in a Special Warranty Deed from Victoria Bank and Trust Company to Eddie Yaklin, recorded in Volume 79, Page 154, Official Records of Kleberg County, Texas, being the Southwest corner of the said Lot 3, for the Southeast corner of the said Lot 2 and for this Tract;

Thence, South 89°06'04" West, with the common boundary line of the said Lots 1 and 2, and the said 27.21 Acre Tract, 490.78 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX"

Set, being the Northwest corner of the said 27.21 Acre Tract, for the Southwest corner of the said Lot 1, and for this Tract;

Thence, North 01°01'01" West, with the West boundary line of the said Lot 1, at 414.20 Feet, pass a 5/8 Inch Iron Rod in Concrete Found, in all 417.38 Feet, to the **Point of Beginning,** containing 4.16 Acres (181,027 SqFt) of Land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*

Exhibit B
Preliminary Project Plan and Finance Plan

TAX INCREMENT REINVESTMENT ZONE NO. 1

CITY OF KINGSVILLE, TEXAS

PRELIMINARY PROJECT AND FINANCING PLAN

DECEMBER 11, 2023

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

TAX INCREMENT REINVESTMENT ZONE NO. 1

CITY OF KINGSVILLE, TEXAS

PRELIMINARY PROJECT AND FINANCING PLAN

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1. INTRODUCTION

1.1. AUTHORITY AND PURPOSE

The City of Kingsville, Texas, a Texas home rule municipality (the "City"), has the authority under Chapter 311, Texas Tax Code, as amended (the "Act") to designate a contiguous or noncontiguous geographic area within the corporate limits of the City and within the extraterritorial jurisdiction of the City as a tax increment reinvestment zone to promote development or redevelopment of the area if the governing body of the City (the "City Commission") determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the zone is feasible, and that creation of the zone is in the best interest of the City and the property in the zone. The purpose of the zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

1.2. ELIGIBILITY REQUIREMENTS

Except as provided in the Act, an area may be designated as a tax increment reinvestment zone if such area is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City. The City cannot, however, designate a zone if more than 30% of the property in the proposed zone, excluding property that is publicly owned, is "used for residential purposes" (defined by the Act as follows: "... property is used for residential purposes if it is occupied by a house having fewer than five living units ...") or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds 50% of the total appraised value of taxable real property in the City and in industrial districts created by the City.

The Zone. By City Commission action on December 11, 2023, the City created a tax increment reinvestment zone to be known as "Tax Increment Reinvestment Zone No. 1, City of Kingsville" (the "Zone") that includes approximately 58.69 acres depicted on **Exhibit A** and described on **Exhibit B** (the "Property"). The Somerset at Kingsville Public Improvement District No. 1 (the "PID") is anticipated to conterminously include 58.69 acres comprising the Property. The Property meets the eligibility requirements of the Act. The Property is undeveloped, and due to its size, location, and physical characteristics, development will not occur solely through private investment in the foreseeable future. The Property substantially impairs and arrests the sound growth of the City because it is predominately underdeveloped due to factors such as no public infrastructure and the need for economic incentives to attract development to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone, increased sales and use tax for the City and the State of Texas, and increased job opportunities for residents of the City, Kleberg County (the "County") and the region. If the public works, public improvements, programs, and other projects are financed as contemplated by the Final Plan (hereinafter defined), the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City and the County, and to all of the region quality developments.

1.3. PRELIMINARY PLAN; HEARING

Before the City adopted the ordinance designating the Zone, the City Commission prepared a preliminary reinvestment zone financing plan in accordance with the Act and, on December 11, 2023, held a public hearing on the creation of the proposed zone and its benefits to the City and to the Property, at which public hearing interested persons spoke for and against the creation of the proposed zone, the boundaries of the proposed zone, and the concept of tax increment financing, and at which hearing the owners of the Property (collectively the "Owners") were given a reasonable opportunity to protest the inclusion of the Property in the proposed zone. The requirement of the Act for a preliminary reinvestment zone financing plan was satisfied by the preliminary plan dated December 11, 2023 (the "Preliminary Plan"), the purpose of which is to describe, in general terms, the public works, public improvements, programs, and other projects that will be undertaken and financed by the Zone. A description of how such public works, improvements, programs, and projects are to be undertaken and financed will be determined by the Final Plan and by the Development Agreement (both hereinafter defined), which require approval by the Board (hereinafter defined) and by the City Commission.

1.4. CREATION OF THE ZONE

Subsequent to the above-referenced public hearing, the City Council adopted ordinance No. _____ on December 11, 2023 (the "Creation Ordinance") in accordance with the Act creating the Zone after the City Commission found that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, that the Zone is feasible, and that creation of the Zone is in the best interest of the City and the Property. The ordinance creating the Zone appointed a Board of Directors for the Zone initially consisting of seven (7) members, if County participation is approved and confirmed, otherwise initially consisting of six (6) members (the "Board").

1.5. BOARD RECOMMENDATIONS

Upon the creation of the Zone on December 11, 2023, the Board, during its _____, 2024, meeting, reviewed the *Final Project and Finance Plan for Tax Increment Reinvestment Zone No. 1, City of Kingsville* (the "Final Plan") and approved and recommended to the City Commission to approve the Final Plan pursuant to which the City will contribute a portion of the ad valorem tax increment (the "Tax Increment") attributable to new development in the Zone into a tax increment fund created by the City and segregated from all other funds of the City (the "TIRZ Fund") for payment of the costs of public works, public improvements, programs, and other projects benefiting the Zone.

1.6. COMMISSION ACTION

The City Commission, taking into consideration the recommendations of the Board, is anticipated to consider and approve the Final Plan in 2024.

1.7. SUMMARY OF RESULTS

As real property taxes are generated on an ad valorem basis from assessed values, it is first necessary to estimate the future assessed value resulting from the Zone. This plan provides assessed value information based on the following:

- The development is completed as proposed by Somerset Land Development, LLC (the "Developer");
- The units are sold according to the development pace estimated by the Developer, as summarized in subsequent sections of this report;
- Property values are projected to grow at 2% per year for the duration of the Zone;
- The real property tax rate remains static at the fiscal year 2023 level in future years;
- The PID is anticipated to include the 58.69 acres comprising the Property; and
- The City has committed to use **50%** of the incremental revenues generated from the Property.
- The County, if County participation is approved and confirmed, is anticipated to commit to use **50%** of the incremental revenues generated from the Property.

In summary, the TIRZ financing analysis indicates that, assuming two percent (2%) annual inflation through 2054 (and after completion of all phases), the TIRZ is estimated to have an incremental value of $136,789,920.

Table 1-A provides the projected total and incremental assessed value for the Zone in 2054. Refer to **Exhibit C-2**, attached hereto, for more information on the projected incremental value for each year.

Table 1-A
Projected Assessed Values

Year	Projected Value	Base Value[(a)]	Incremental Value
2054	$136,843,040	$53,120	$136,789,920

[(a)] The base value of $53,120 represents the allocable share of the 2023 market value shown in KCAD records allocated based on the proportional acreage of parcels 50188, 13811, and 20148.

The assessed values displayed in Table 1-A are the basis for estimating incremental real property taxes. The projected incremental taxes are shown in Table 1-B. The Property is anticipated to be fully built out by December 31, 2031, and such fully built-out values are anticipated to be reflected in the 2032 property appraisal and the related incremental taxes will become fully available on taxes dues as of January 31, 2033. The new proposed development could not occur without the Public Improvements required to be constructed within the Zone. The total projected value of the new development at build-out as of January 1, 2032, is $88,515,420 with an incremental value of $88,462,300. Table 1-B illustrates the projected assessed value for taxes due as of January 31, 2033, assuming two percent (2%) annual inflation.

Table 1-B
Projected Incremental Tax Revenue

Jurisdiction	Total Projected Appraised Value at Buildout as of January 1, 2032	Base Value[a]	Total Projected Incremental Appraised Value at Buildout as of January 1, 2032	Projected Incremental Tax Revenue due as of January 31, 2033[b]	Projected Incremental Tax Revenue Available for Project Costs due as of January 31, 2033[b]
City of Kingsville	$88,515,420	$53,120	$88,462,300	$672,313	$336,157
Kleberg County	$88,515,420	$53,120	$88,462,300	$682,814	$341,407
Total				**$1,355,127**	**$677,564**

[a] The base value of $53,120 represents the allocable share of the 2023 market value shown in KCAD records allocated based on the proportional acreage of parcels 50188, 13811, and 20148.

[b] Represents the projected incremental tax revenues generated from the Property. Discussions regarding the County's participation are currently underway and the Final Plan will be updated to reflect the actual participation from the County, if any.

Refer to **Exhibit C-3.1, Exhibit C-3.2, Exhibit C-4.1, and Exhibit C-4.2** for projected tax increment revenues for each year under each scenario.

The financing plan for the public improvements contemplates the issuance of special revenue bonds by the City and/or a reimbursement agreement executed by the City secured by special assessments on property within the Somerset at Kingsville Public Improvement District No. 1 ("PID Assessments"). The bonds secured by the PID Assessments are referred to as the "PID Bonds" and the total estimated par amount is $9,549,000.

A portion of the total public improvement costs are proposed to be funded with the PID Bonds. As a result, real property tax increment revenues will be used to pay a portion of the Project Costs by offsetting the PID Assessments imposed on the property within the PID.

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2. *ASSESSMENT AND TAX COLLECTION PROCEDURES*

2.1 AUTHORITY AND PURPOSE

Pursuant to Texas Tax Code, all taxable property is appraised at its market value as of January 1 of each year. Each county in Texas is served by an appraisal district, which determines the value of all that county's taxable property. Generally, local governments that collect property taxes, such as counties, cities and school districts, are members of the appraisal district.

2.2 METHODOLOGY

Each county appraisal district determines the value of all taxable property within the county boundaries. Tax Code Section 25.18 requires appraisal districts to reappraise all property in its jurisdiction at least once every three years. Tax Code Section 23.01 requires that appraisal districts comply with the Uniform Standards of Professional Appraisal Practice if mass appraisal is used and that the same appraisal methods and techniques be used in appraising the same or similar kinds of property. Individual characteristics that affect the property's market value must be evaluated in determining the property's market value.

Before appraisals begin, the appraisal district compiles a list of taxable property. The list contains a description and the name and address of the owner for each property. In a mass appraisal, the appraisal district then classifies properties according to a variety of factors, such as size, use and construction type. Using data from recent property sales, the appraisal district appraises the value of typical properties in each class. Taking into account differences such as age or location, the appraisal district uses typical property values to appraise all the properties in each class.

With few exceptions, Tax Code Section 23.01 requires taxable property to be appraised at market value as of January 1. Market value is the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- it is exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and
- both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

Source: https://comptroller.texas.gov/taxes/property-tax/valuing-property.php

2.3 APPEALS

According to the Kleberg County Appraisal District ("KCAD"), property owners may utilize the County Appraisal District ("CAD") appeal procedures if they have a concern about:

- the market or appraised value of the property;
- unequal appraisal of the property compared to other properties;
- the inclusion of the property on the appraisal roll;
- any exemptions that may apply to the property owner;
- the qualification for an agricultural or timber appraisal;
- the taxable status of the property;
- the local governments which should be taxing the property;
- the ownership of property;
- a change of use of land receiving special appraisal; and/or
- any action taken by the chief appraiser, CAD or Appraisal Review Board ("ARB") that applies to and adversely affects the property.

If property owners cannot resolve their concern informally with the CAD staff, they may have their cases heard by the ARB. The ARB is an independent board of citizens that review problems with appraisals or other concerns listed above. It has the power to order the CAD to make the necessary changes to solve problems. If a property owner files a written request for an ARB hearing (called a notice of protest) on or before May 31 (or 30 days after the notice of appraised value was mailed to the property owner, whichever is later), the ARB will set the case for a hearing. The property owner will receive written notice of the time, date, and place of the hearing. After it decides the case, the ARB must send them a copy of its order by certified mail. If the property owner is not satisfied with the decision, it has the right to appeal. If it chooses to go to court, the property owner must start the process by filing a petition within 60 days of the date it receives the ARB's order. In certain cases, as an alternative to filing an appeal in district court, the property owner may file not later than the 45th day after it receives notice of the ARB order a request for binding arbitration with the CAD. In certain cases, originating in certain counties, as an alternative to filing an appeal in district court, the property owner may appeal to the State Office of Administrative Hearings (SOAH). An appeal to SOAH is initiated by not later than the 30th day after the property owner receives notice of the ARB's order by filing with the chief appraiser of the CAD a notice of appeal. KCAD also takes a similar approach.

2.4 Taxation Procedures

The assessment and property tax process for each tax year includes the steps shown in Table 2-A.

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Table 2-A
Property Tax Timeline

Date(s)	Event
January 1	CADs are required to appraise property on this date. A lien attaches to each taxable property to ensure property tax payment.
January 1 - April 30	CAD completes appraisals and processes applications for exemptions.
April - May	Appraisal districts send notices of appraised value.
May 1	Appraisal review board begins hearing protests from property owners.
July 1	Local taxing units may impose additional penalties for legal costs related to collecting unpaid taxes.
August - September	Local taxing units adopt tax rates.
October 1	Local taxing units (or county tax assessor-collector, acting on their behalf) begin sending tax bills to property owners.
January 1	Taxes due to local taxing units (or county tax assessor-collector, if acting on their behalf).
February 1	Local taxing units begin charging penalty and interest for unpaid tax bills.

2.5 Penalties and Interest

According to the Texas Comptroller, if taxes are not paid by January 31st, penalties and interest will accrue are shown in Table 2-B.

Table 2-B
Penalties and Interest

If Tax Paid In:	Penalty		Interest		Total
February	6%	+	1%	=	7%
March	7%	+	2%	=	9%
April	8%	+	3%	=	11%
May	9%	+	4%	=	13%
June	10%	+	5%	=	15%
July	12%	+	6%	=	18%

Penalties reach a maximum of 12% and interest of 1% is added each month after the due date. All real property accounts not paid in full by June 30th of the year in which they become delinquent will be referred to the delinquent tax attorney for enforced collection and will incur an additional penalty equal to 15% - 20% of the total taxes, penalties, and interest due.

2.6 Tax Sale

According to the Kleberg County Tax Collector's website, tax sales are held once orders of sale are issued from the district courts in reference to tax judgments for delinquent taxes. Real property being sold as a result of a foreclosure to satisfy delinquent taxes is required by Texas law to be sold on the first Tuesday of the month. All counties have sales on the same day.

2.7 Tax Rates

Tax rates are set on an annual basis by the City and the County. For fiscal year 2023, real property tax rate in the City is $0.76000 per $100 of assessed value, and the County is $0.77187 per $100 of assessed value.

The City and the County tax rates have fluctuated in past years. It is likely that the tax rates will continue to change overtime; for purposes of this study, however, it is assumed that the tax rate will remain at its current level in future years.

Table 2-C provides historical tax rates from fiscal years 2017 to 2023.

Table 2-C
Historical Tax Rates 2017-2023

Tax Year	City Tax Rate Per $100 Assessed Value	County Tax Rate Per $100 Assessed Value
2017	$0.84220	$0.79500
2018	$0.83000	$0.78145
2019	$0.85304	$0.76950
2020	$0.85208	$0.78546
2021	$0.84000	$0.77187
2022	$0.82500	$0.77187
2023	$0.76000	$0.77187

Source: KCAD

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3. PROJECT PLAN

3.1. DESCRIPTIONS AND MAPS

Existing Uses and Conditions. The Property in the Zone is contiguous and is currently located within the City's corporate limits. The Property is comprised of 58.69 acres inclusive of 54.53 acres of property zoned as R1 (Single-family District 1) and 4.16 acres of property zoned as C2, Retail District as more fully described in the City of Kingsville Zoning Ordinance (the "Zoning Ordinance") attached hereto as **Exhibit I**.

The Property is undeveloped, and there is limited public infrastructure to support development. Development will require public infrastructure that: (1) the City cannot provide; and (2) will not be provided solely through private investment in the foreseeable future. A map of the Property and the Zone are shown on **Exhibit A**.

Proposed Uses. The Property is zoned consistent with the Zoning Ordinance, and the uses permitted by R1 and C2. A map of the Property is shown on **Exhibit D** and a description of the proposed uses within the Property are shown on Table 3-A.

Table 3-A
Description of Proposes Uses

Property Type	Estimated Completion	Quantity	Measurement
Residential			
Single Family - 50 Ft	2029	252	Units
Commercial			
Retail	2031	30,000	Square Feet

Metes and Bounds Description. Metes and bounds descriptions of the various tracts that comprise the Property are provided on **Exhibit B**. The list of Parcels in the Zone is shown in **Exhibit E.**

3.2. PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES AND REGULATIONS

Development of the Property will involve only those changes established by the City pursuant to the applicable Zoning Ordinances.

3.3. ESTIMATED NON-PROJECT COSTS

Non-project costs are funds that will be spent to develop in the Zone but will not be financed by the Zone. The Non-Project Costs are estimated at approximately $42,948,000 for the total property within the Zone.

3.4. RELOCATION OF DISPLACED PERSONS

No persons will be displaced or relocated due to the creation of the Zone or implementation of the Final Plan.

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4. FINANCING PLAN

4.1. ESTIMATED PROJECT COSTS

The total project costs of the Zone (the "Project Costs") include the Administrative Costs defined below and the costs of the initial Public Improvements (as defined herein) as well as related interest expense are estimated to be approximately $21,474,008, as set forth in **Exhibit F**. The Project Costs for administration of the Zone shall be the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone (the "Administrative Costs"). The Administrative Costs include the costs of professional services, including those for planning, engineering, and legal services paid by or on behalf of the City. The Administrative Costs also include organizational costs, including the costs of conducting studies, the cost of publicizing the creation of the Zone, and the cost of implementing the project plan for the Zone paid by or on behalf of the City. The Administrative Costs shall be paid each year from the TIRZ Fund (hereinafter defined) before any other Project Costs are paid.

4.2. PROPOSED PUBLIC IMPROVEMENTS

Categories of Public Improvements. The categories of public works and public improvements (the "Public Improvements") that are proposed to be financed within the Zone are as follows: water and wastewater improvements, sanitary and storm sewer improvements, road, paving, landscape and irrigation improvements, public park, other soft and miscellaneous costs and contingency. All Public Improvements shall be designed and constructed in accordance with the applicable City or County, standards and shall be reviewed, inspected, approved, and accepted by the City or the County, respectively. At the discretion of the City, some of the Public Improvements that are to be financed with the TIRZ Increments may be owned by the City but maintained by a homeowners' association as may be agreed by the City from time to time.

Locations of Public Improvements. The estimated locations of the proposed Public Improvements to be constructed within the Zone, as further described in the Service and Assessment Plan for the PID, are shown in **Exhibit G**. These locations are provided for informational purposes only and may be revised by City Staff without amending the Final Plan.

4.3. ECONOMIC FEASIBILITY

The development is proposed to be developed on vacant land. As shown in **Exhibit H**, the current aggregate appraised value of the property in the development based on the proportional acreage of parcels 13734, 50188, 13811, and 20148 is $53,120 (shown as assessed value in the KCAD records). The development is projected to be fully built out by December 31, 2031, based on the preliminary absorption estimated by the Developer.

For purposes of this Plan, economic feasibility has been evaluated over the term of the Zone based on the projected taxable value growth as shown in the projected absorption, projected incremental assessed values and projected incremental taxes shown in **Exhibit C**. This evaluation focuses only on 'direct' financial benefits (i.e., projected tax revenues from new development in the Zone) of

the Public Improvements to be constructed within the Zone and does not take into consideration the potential 'multiplier effect' of this development towards new development outside the Zone and the non-property tax revenue-related benefits like job creation to the properties within and outside of the Zone. The new proposed development could not occur without the Public Improvements required to be constructed within the Zone. The total projected value of the new development at build-out as of January 1, 2032, is $88,515,420 with an incremental value of $88,462,300. The new development is projected to generate approximately $1,355,127 in annual projected incremental real property taxes at build-out and approximately $44,226,449 during the anticipated term of the Zone as shown in Table 4-A.

Table 4-A
Projected Incremental Tax Revenue

Jurisdiction	Total Projected Incremental Appraised Value at Buildout as of January 1, 2032	Total Projected Annual Incremental Tax Revenue at Build-Out (Due by January 31, 2033)[a]	Total Projected Annual Incremental Tax Revenue at Build-Out Available for Project Costs (Due by January 31, 2033)[a]	Total Projected Incremental Tax Revenue during the Term of the TIRZ[a]
City of Kingsville	$88,462,300	$672,313	$336,157	$21,941,876
Kleberg County[b]	$88,462,300	$682,814	$341,407	$22,284,573
Total		**$1,355,127**	**$677,564**	**$44,226,449**

[a]Represents the projected incremental tax revenues generated from the Property.
[b]Discussions regarding the County's participation are currently underway and the Final Plan will be updated to reflect the actual participation from the County, if any.

Fifty percent (50%) of the new tax revenue generated for all taxing units from the new development within the Zone will be retained by those taxing units. The remaining fifty percent (50%) of the new tax revenue generated by the new development within the Zone will be available to pay for Project Costs until the earlier of (i) maximum TIRZ participation amount is paid, or (ii) the term of the Zone expires in 2054. Upon expiration or termination of the Zone, 100% of all tax revenue generated within the Zone will be retained by the respective taxing units.

These projections assume two percent (2%) annual property value inflation factor. As shown in **Exhibit F**, the total anticipated TIRZ contribution towards the Public Improvements is projected to be $21,474,008.05. As a result, the TIRZ is anticipated to generate $22,752,441 (i.e., $44,226,449 - $21,474,008.05) in excess incremental real property taxes during the anticipated term of the Zone for payment of costs of the City and the County, demonstrating economic feasibility of the proposed TIRZ structure.

Table 4-B shows the projected maximum TIRZ contribution by each participating jurisdiction.

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Table 4-B
Projected Maximum TIRZ Contribution

Jurisdiction	Total Projected Incremental Tax Revenue during the Term of the TIRZ[a]	Participation Percentage[b]	Total Projected Incremental Tax Revenue Available for payment of Project Costs (Projected Maximum TIRZ Contribution)[c]
City of Kingsville	$21,941,876	50%	$10,970,938
Kleberg County	$22,284,573	50%	$11,142,287
Total	**$44,226,449**		**$22,113,224**

[a] Represents the projected incremental tax revenues generated from the Property using the respective tax rate.
[b] Represents the participation percentage of the tax rate for each respective taxing entity. Discussions regarding the County's participation are currently underway and the Final Plan will be updated to reflect the actual participation from the County, if any.
[c] Represents the total projected incremental tax revenue available to pay for Project Costs.

4.4. TIRZ PARTICIPATION LEVEL

For properties within the TIRZ, 50% of the total City incremental real property tax revenue will be pledged to the TIRZ Fund, and if County participation is approved and confirmed, 50% of the total County incremental real property tax revenue is anticipated to be pledged to the TIRZ Fund, as shown in Table 4-C.

Table 4-C
TIRZ Participation by Entity

Jurisdiction	TIRZ Participation level as % of Tax Rate
City of Kingsville	50%
Kleberg County[a]	50%

[a]Discussions regarding the County's participation are currently underway and the Final Plan will be updated to reflect the actual participation from the County, if any.

4.5. ESTIMATED BONDED INDEBTEDNESS

It is proposed that 58.69 acres comprising the Zone will be located within the PID. It is anticipated that PID Bonds or other similar debt obligations may be incurred in 2024, in which a credit in the amount equal to 50% of the City, and if County participation is approved and confirmed, 50% of the County total incremental real property tax revenue for properties within the Zone will be made to offset the PID Assessment imposed on the property of the PID.

4.6. ESTIMATED TIME FOR COSTS OR OBLIGATIONS

The Project Costs are estimated to be incurred within thirty six (36) months. The Administrative Costs will be incurred annually and will continue to be collected until all Project Costs are reimbursed or the term of the Zone has expired.

4.7. METHOD OF FINANCING

The City and, if County participation is approved and confirmed, the County, in the future, will pay (using the TIRZ funds) a portion of the Project Costs initially funded with PID Bonds and/or Developer funds as annual TIRZ contributions made to offset PID Assessments or other funding mechanisms used to pay for the Project Costs. The Final Plan shall obligate the City and, if County participation is approved and confirmed, the County to pay from the TIRZ Fund annual TIRZ contributions related to the actual Project Costs initially funded with the PID Bonds and/or Developer funds, which shall be reviewed and approved by the City. Funds deposited into the TIRZ Fund shall always first be applied to pay the Administrative Costs. After the Administrative Costs have been paid, funds in the TIRZ Fund shall next be used to pay or reimburse the Project Costs. All payments of Project Costs shall be made solely from the TIRZ Fund and from no other funds of the City and the County unless otherwise approved by the respective governing body, and the TIRZ Fund shall only be used to pay the Project Costs. The Final Plan shall obligate the City and, if County participation is approved and confirmed, the County to deposit into the TIRZ Fund each year for the duration of the Zone a portion of the Tax Increment calculated as a millage rate per $100 of captured appraised value in the Zone that equals **50%** of the City, and **50%** of the County tax rate for properties in the Zone for years one through thirty-one (1-31).

4.8. TOTAL APPRAISED VALUE

The current preliminary total appraised value of taxable real property in the Zone is $53,120 as shown in **Exhibit H**. It is estimated that upon expiration of the term of the Zone, the total appraised value of taxable real property in the Zone is estimated to be $136,843,040.

4.9. ESTIMATED CAPTURED APPRAISED VALUE TAXABLE BY THE CITY AND THE COUNTY

The captured appraised value of the Property taxable by the City and the County for a year is the total taxable value of the Property for that year less the tax increment base of the Property. The tax increment base of the Property is the total taxable value of the Property for the year in which the Zone was designated. If the Zone is created during calendar year 2023, the tax increment base of the Property will be $53,120 as shown in **Exhibit H**.

4.10. DURATION OF THE ZONE; TERMINATION

The stated term of the Zone shall be thirty-one (31) years and commence on December 11, 2023, and shall continue until fiscal year ending September 30, 2054, unless otherwise terminated in accordance with this section and Section 4.3 above. The City shall have the right to terminate the Zone prior to the expiration of its stated term if all of the Project Costs have been paid. If upon expiration of the stated term of the Zone, Project Costs have not been paid, the City has no obligation to pay the shortfall. The provisions of this section shall be included in the ordinance that creates the Zone. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

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5. ASSUMPTION AND LIMITATIONS

The valuation of property for real property tax purposes is determined by the CADs. This plan attempts to estimate how the CAD may estimate the value of the subject properties in the future. The values estimated by the CAD will almost certainly differ from the estimates included in this report. Values can change significantly over time, and these changes can be significantly higher or lower than values in previous years. Determining property values for tax purposes is not as straight forward or as simple as the analysis in this report. Many factors not considered in this report may impact actual future values. Furthermore, property values are not likely to be consistent from year to year.

The CAD often relies on market data to estimate the value of property. Property values can be appealed, competition can be greater, national or local market conditions can change; in short, there are many factors that can affect the valuation of property. These factors make the projection of future values an imprecise exercise. The successful development of the subject properties is critical to the values estimated in the report.

This report has assumed property taxes are paid as due. This report does not include an analysis to determine if the owners of property within the Zone will be able or willing to pay property taxes or if the tax collector will be able to collect unpaid taxes. The actual delinquencies in the payment of real property taxes in the Zone will likely be different than assumed in this report and a significant increase in the failure to pay property taxes would materially affect the tax increment revenues available for the payment of Project Costs.

This report estimates future tax increment revenues based on current real property tax rates. Scenarios do not assume real property tax rates in the future will be different than tax rates for fiscal year 2023 as shown in Table 2-D. Real property tax rates have varied over the years and have declined over the years. Real property tax rates will likely vary significantly in future years and be different than assumed in this report and a significant decrease in real property tax rates could materially affect the tax increment revenues available for the payment of Project Costs.

This report includes projections of tax increment revenues based on zero percent annual appreciation for real property. Changes in values will not be consistent from year to year. Future values are estimated based on values in 2023. Values in any future year may be less than values in 2023.

This report assumes that the subject properties will be developed as projected in this report. A delay in the development of properties or changes to the program of development would reduce tax increment revenues during the years of the delay and could result in there being inadequate tax increment revenues to pay the Project Costs. No analysis has been conducted to determine if the subject properties are likely to be developed as projected.

Numerous sources of information were relied on in the preparation of this report. These sources are believed to be reliable; however, no effort has been made to verify information obtained from other sources.

In summary, this report necessarily incorporates numerous estimates and assumptions with respect to property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions will inevitably not materialize, and unanticipated events and circumstance will occur. As a result, actual results will vary from the estimates in this report and the variations may be material.

Other assumptions made in the preparation of this report and limiting conditions to this report are as follows:

1. There are no zoning, building, safety, environmental or other federal, state, or local laws, regulations, or codes that would prohibit or impair the development, marketing or operation of the subject properties in the manner contemplated in this report, and the subject properties will be developed, marketed and operated in compliance with all applicable laws, regulations, and codes.

2. No material changes will occur in (a) any federal, state or local law, regulation or code affecting the subject properties or (b) any federal, state or local grant, financing or other program to be utilized in connection with the subject properties.

3. The local, national and international economies will not deteriorate and there will be no significant changes in interest rates or in rates of inflation or deflation.

4. The subject properties will be served by adequate transportation, utilities and governmental facilities.

5. The subject properties will not be subjected to any war, energy crises, embargo, strike, earthquake, flood, fire or other casualty or act of God.

6. The subject properties will be developed, marketed, and operated in a highly professional manner.

7. There are no existing, impending or threatened litigation that could hinder the development, marketing, or operation of the subject properties.

8. MuniCap, Inc. does not have expertise in and has no responsibility for legal, environmental, architectural, geologic, engineering, and other matters related to the development and operation of the subject properties.

6. *LIST OF EXHIBITS*

Unless otherwise stated, all references to "Exhibits" contained in this Preliminary Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Preliminary Plan for all purposes.

Exhibit A	Current Map of the Property and TIRZ Zone
Exhibit B	Metes and Bounds Description of Property in the Zone
Exhibit C-1	Projected Absorption
Exhibit C-2	Projected Assessed Value
Exhibit C-3.1	Projected Incremental Assessed Values and Incremental Real Property Taxes Available for TIRZ Obligations – City of Kingsville
Exhibit C-3.2	Projected Incremental Assessed Values and Incremental Real Property Taxes Available for TIRZ Obligations – Kleberg County
Exhibit C-4.1	Projected Incremental Assessed Values and Incremental Real Property Taxes Available to Jurisdiction – City of Kingsville
Exhibit C-4.2	Projected Incremental Assessed Values and Incremental Real Property Taxes Available to Jurisdiction – Kleberg County
Exhibit D	Map and Description of the Proposed Uses of the Property (current concept plan)
Exhibit E	List of Parcels in the Zone
Exhibit F	Project Costs
Exhibit G	Map of the Public Improvements
Exhibit H	Current Appraised Value of the Zone (Base Year)
Exhibit I	Zoning Ordinance

EXHIBIT A
CURRENT MAP OF THE PROPERTY AND TIRZ ZONE

EXHIBIT B
PROPERTY DEPICTION

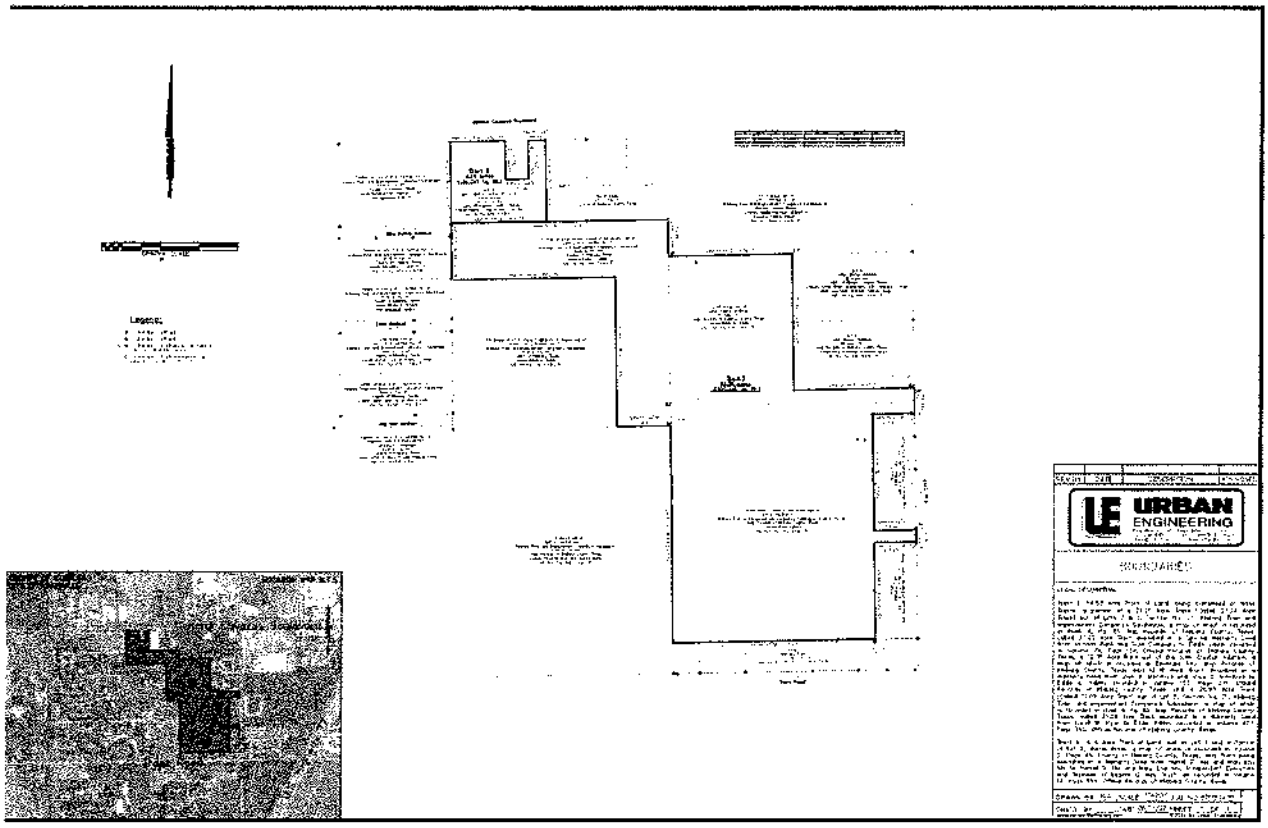

EXHIBIT B

METES AND BOUNDS DESCRIPTION OF THE PROPERTY

URBAN ENGINEERING

Job No. 43534.C2.02
August 01, 2022

4.16 Acre Tract

STATE OF TEXAS
COUNTY OF KLEBERG

Fieldnotes, for a 4.16 Acre Tract of Land, being all of Lots 1 and 2, Burris Acres, a map of which is recorded in Volume 2, Page 45, of the Map Records of Kleberg County, Texas, SAVE AND EXCEPT a portion of the said Lot 2, as described in a Warranty Deed from Barbara E. Goetsch to Jose M. Graveley and Evelyn Graveley, recorded in Document Number 316331, of the Official Records of Kleberg County Texas; said 4.16 Acre Tract more fully described as follows:

Beginning, at a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the apparent South Right-of-Way line of FM 1356 (commonly known as General Cavazos Boulevard), a 200 Foot wide public roadway, for the Northwest corner of the said Lot 1, the said Burris Acres and for this Tract;

Thence, North 89°00'44" East, with the said South Right-of-Way line, the North Boundary line of the said Lot 1, 282.16 Feet, to a 5/8 Inch Iron Rod Found, being the Northeast corner of the said Lot 1, for the Northwest corner of the said Lot 2 and the Northwest corner of the said Save and Except Tract granted to Jose M. Graveley and Evelyn Graveley;

Thence, South 01°01'01" East with the common boundary line of the said Lot 1 and 2, and the said Graveley Tract, 200.00 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, being the Southwest corner of the said Graveley Tract and for an inner ell corner of this Tract;

Thence, over and across the said Lot 2, with the boundary of the said Graveley Tract and this Tract as follows:

- North 89°00'44" East, 120.00 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, being the Southeast corner of the said Graveley Tract and for an inner ell corner of this Tract;
- North 01°01'01" West, 200.00 Feet, to a 5/8 Inch Iron Rod Found, on the common boundary line of the said South Right-of-Way line and the said Lot 2, being the Northeast corner of the said Graveley Tract and for an outer ell corner of this Tract;

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www.urbaneng.com
TBPE Firm # 145 • TBPLS Firm # 10032400

Thence, North 89°00'44" East, with the said common boundary line, 88.62 Feet, to a 5/8 Inch Iron Rod Found, being the Northwest corner of Lot 3, of the said Burris Acres, for the Northeast corner of the said Lot 2 and for this Tract;

Thence, South 01°01'01" East, with the common boundary line of the said Lots 2 and 3, at 417.28 Feet, pass a 5/8 Inch Iron Rod Found, in all 418.14 Feet, to a point on the North boundary line of 27.21 Acre Tract (Called 27.22 Acre Tract) out of Lots 2 & 5, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 27.22 Acre Tract described in a Special Warranty Deed from Victoria Bank and Trust Company to Eddie Yaklin, recorded in Volume 79, Page 154, Official Records of Kleberg County, Texas, being the Southwest corner of the said Lot 3, for the Southeast corner of the said Lot 2 and for this Tract;

Thence, South 89°06'04" West, with the common boundary line of the said Lots 1 and 2, and the said 27.21 Acre Tract, 490.78 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, being the Northwest corner of the said 27.21 Acre Tract, for the Southwest corner of the said Lot 1, and for this Tract;

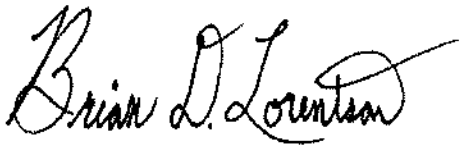
Thence, North 01°01'01" West, with the West boundary line of the said Lot 1, at 414.20 Feet, pass a 5/8 Inch Iron Rod in Concrete Found, in all 417.38 Feet, to the **Point of Beginning**, containing 4.16 Acres (181,027 SqFt) of Land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*

URBAN ENGINEERING





Brian D. Lorentson, R.P.L.S.
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URBAN ENGINEERING

Job No. 43534.C2.00
May 5, 2022

54.53 Acre Tract

STATE OF TEXAS
COUNTY OF KLEBERG

Fieldnotes, for a 54.43 Acre Tract of Land, being comprised of three Tracts, a portion of a 27.21 Acre Tract (Called 27.22 Acre Tract) out of Lots 2 & 5, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 27.22 Acre Tract described in a Special Warranty Deed from Victoria Bank and Trust Company to Eddie Yaklin, recorded in Volume 79, Page 154, Official Records of Kleberg County, Texas, a 12.36 Acre Tract out of the John Clayton Addition, a map of which is recorded in Envelope 145, Map Records of Kleberg County, Texas, said 12.36 Acre Tract described in a Warranty Deed from Jose A. Mendoza and Alice G. Mendoza to Eddie L. Yaklin, recorded in Volume 157, Page 271. Official Records of Kleberg County, Texas, and a 29.83 Acre Tract (Called 31.09 Acre Tract) out of Lot 6, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 31.09 Acre Tract described in a Warranty Deed from Lorell M. Ryan to Eddie Yaklin, recorded in Volume 427, Page 740, Official Records of Kleberg County, Texas; said 54.53 Acre Tract being more fully described as follows:

Beginning, at a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the East boundary line of a 27.22 Acre Tract of Land as described in a Warranty Deed with Vendor's Lien from Dawn Marie Hensley to Thomas Best and Glenda Best, recorded in Volume 487, Page 386, Official Records of Kleberg County, Texas, being the Northwest corner of a 20 Foot wide Drainage Easement as shown on the recorded plat of Manning Place, a map of which is recorded in Envelope 117, Plat Cabinet 1, of the said Map Records, for the Southwest corner of the said 29.83 Acre Tract and a Southwest corner of this Tract;

Thence, North 00°52'59" West, with the common boundary line of the said 27.22 Acre Tract and the said 29.83 Acre Tract, 1118.82 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, being the Northeast corner of the said 27.22 Acres, the West boundary line of the said 29.83 Acres, the Southeast corner of the said 27.21 Acres and for an inner ell corner of this Tract, from **Whence** a 5/8 Inch Iron Rod Found, bears North 48°37'05" West, 2.99 Feet;

Thence, South 89°06'04" West, with the common boundary line of the said 27.22 Acre Tract and the said 27.21 Acre Tract, 276.60 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, for a corner of this Tract, from Whence, a 5/8 Inch Iron Rod Found, for the Southwest corner of the said 27.21 Acre Tract bears, South 89°06'04" West, 842.75 Feet;

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Thence, North 00°57'56" West, over and across the said 27.21 Acre Tract, 768.72 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, for an inner ell corner of this Tract;

Thence, South 89°06'04" West, over and across the said 27.21 Acre Tract, 842.75 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the West boundary line of the said 27.21 Acre Tract, for an outer corner of this Tract;

Thence, North 00°57'56" West, with the West boundary line of the said 27.21 Acres, at 285.19 Feet, pass a 5/8 Inch Iron Rod with plastic cap stamped "RPLS 1963" Found in concrete, in all 291.28 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, being the Southwest corner of Lot 1, Burris Acres, a map of which is recorded in Volume 2, Page 45, of the said Map Records, for the Northwest corner of the said 27.21 Acres and of this Tract;

Thence, North 89°06'04" East, with the common boundary line of Lots 1-5, of the said Burris Acres and the said 27.21 Acres, 1117.40 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the West boundary line of a 16.73 Acre Tract as described in a Special Warranty Deed from Goldia Burroughs Hubert to Goldia Burroughs Hubert and Laverne Patrick Hubert, recorded in Document No. 308415, of the said Official Records, being the Southeast corner of the said Lot 5, Burris Acres, the Northeast corner of the said 27.21 Acres and for an outer ell corner of this Tract;

Thence, South 01°03'44" East, with the common boundary line of the said 16.73 Acres and the said 27.21 Acres, 188.12 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, on the East boundary line of the said 27.21 Acres, for the common corner of the said 16.73 Acres, the said 12.36 Acres and of this Tract, from **Whence** a 5/8 Inch Iron Rod Found, bears North 43°21'41" East, 3.26 Feet;

Thence, North 88°56'16" East, with the common boundary line of the said 16.73 Acres and the said 12.36 Acres, 639.51 Feet, to a 5/8 Inch Iron Rod with plastic cap stamped "TEXAS GEO TECH" Found, on the South boundary line of the said 16.73 Acres, for the common corner of Lot A, John Clayton Addition, a map of which is recorded in Envelope 145, of the said Map Records, the said 12.36 Acres and of this Tract;

Thence, South 01°03'44" East, with the common boundary line of Lots A and B, of the said John Clayton Addition and the said 12.36 Acres, at 350.00 Feet, pass a 5/8 Inch Iron Rod Found, being the common corner of the said Lots A and B, in all 700.00 Feet, to a 5/8 Inch Iron Rod Found, for the common corner of the said Lot B, the said 12.36 Acres and for an inner ell corner of this Tract;

Thence, North 88°56'16" East, with the common boundary line of the said Lot B and the said 12.36 Acres, 622.30 Feet, to the West Right-of-Way line of F.M. 1717, a public roadway, the common corner of the said Lot B, the said 12.36 Acres and for a Northeast corner of this Tract, from **Whence** a 5/8 Inch Iron Rod Found, bears North 28°09'42" West, 0.22 Feet;

Thence, South 01°01'10" East, with the common boundary line of the said F.M. 1717, the said 12.36 Acres and the said 29.83 Acres, 146.44 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, on the said Right-of-Way line, for a common corner of Lot 5, Block 2, Manning Place, a map of which is recorded in Volume 106, Page 4, Envelope 24, of the said Map Records, the said 29.83 Acres and of this Tract, for the beginning of a non-tangent curve to the Left, having a delta of 90°45'23", a radius of 15.00 Feet, an arc length of 23.76 Feet, and a chord which bears North 45°41'58" West, 21.35 Feet;

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Thence, with the common boundary line of the said Lot 5, the said 29.83 Acres and the said non-tanget curve to the Left, 23.76 Feet, to a 5/8 Inch Iron Rod Found, for a common corner of the said Lot 5, the said 29.83 Acres and of this Tract;

Thence, South 88°55'20" West, with the said common boundary line, 202.62 Feet, to a 1/2 Inch Iron Rod Found, being the common corner of the said Lot 5, the said 29.83 Acres and for an inner ell corner of this Tract;

Thence, South 00°57'57" East, with the common boundary line of Lots 1-5, Block 2, of the said Manning Place and the said 29.83 Acres, at 120.00 Feet, pass a 5/8 Inch Iron Rod Found (In Pipe), being the common corner of the said Lots 4 and 5, in all 600.20 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, being the common corner of the said Lot 1, Block 2, the said 29.83 Acres and for the inner ell corner of this Tract;

Thence, North 88°55'20" East, with the common boundary line of the said Lot 1, Block 2 and the said 29.83 Acres, 204.66 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, being the common corner of the said Lot 1, Block 2, the said 29.83 Acres and of this Tract, for the beginning of a circular curve to the Left, having a delta of 90°36'13", a radius of 15.00 Feet, an arc length of 23.72 Feet, and a chord which bears North 44°13'27" East, 21.32 Feet;

Thence, with the common boundary line of the said Lot 1, the said 29.83 Acres and the said circular curve to the Left, 23.72 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, on the said Right-of-Way line, for a common corner of the said Lot 1, the said 29.83 Acres and of this Tract;

Thence, South 00°10'52" East, with the common boundary line of the said Right-of-Way line and the said 29.83 Acres, 90.41 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, on the said Right-of-Way line, being a common corner of Lot 14, Block 1, of the said Manning Place, the said 29.83 Acres and of this Tract, for the beginning of a non-tangent curve to the Left, having a delta of 90°45'23", a radius of 15.00 Feet, an arc length of 23.76 Feet, and a chord which bears North 45°36'26" West, 21.35 Feet;

Thence, with the common boundary line of the said Lot 14, the said 29.83 Acres and the said non-tangent curve to the Left, 23.76 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, for a common corner of the said Lot 14, the said 29.83 Acres and of this Tract;

Thence, South 89°00'53" West, with the said common boundary line, 203.55 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, for a common corner of the said Lot 14, the said 29.83 Acres and of this Tract;

Thence, South 00°57'57" East, with the common boundary line of Lots 11-14, of the said Block 1 and the said 29.83 Acres, at 250.00 Feet, pass a 5/8 Inch Iron Rod Found, on the common corner of the said Lots 12 and 13, in all 499.50 Feet, to the North boundary line of Lot 9, Block 1, Manning Places, a map of which is recorded in Envelope 117, Plat Cabinet 1, of the said Map Records, the Southwest corner of the said Lot 11, for the Southeast corner of the said 29.83 Acres and of this Tract, from **Whence** a 5/8 Inch Iron Rod Found, bears South 20°36'49" West, 0.29 Feet;

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Thence, South 88°56'43" West, with the common boundary line of Lots 1-9, Block 1, of the said Manning Place, the said 20 Foot wide Drainage Easement and the said 29.83 Acres, 1045.47 Feet, to the **Point of Beginning**, containing 54.53 Acres (2,375,400 Sq. Ft) of Land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*

URBAN ENGINEERING

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Brian D. Lorentson, R.P.L.S.
License No. 6839

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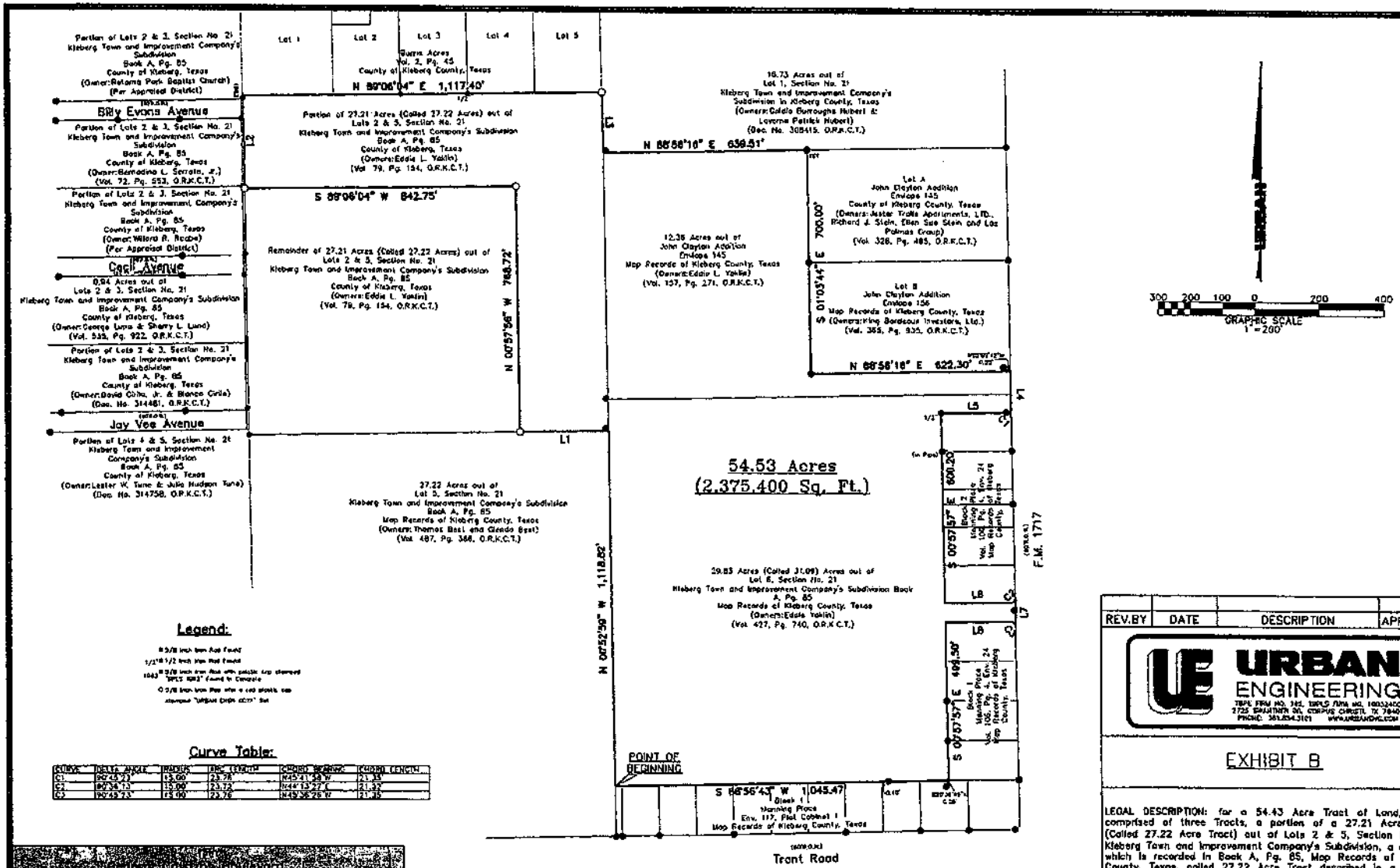
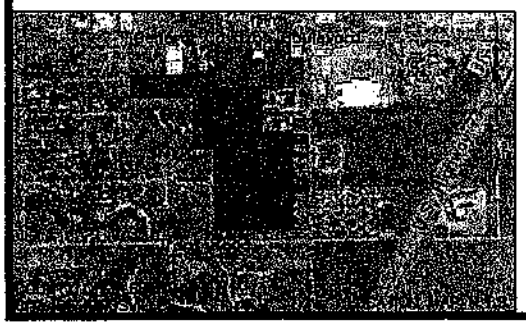


Legend:

- 5/8 inch Iron Rod Found
- 1/2" & 1/2 inch Iron Pipe Found
- 1043 5/8 inch iron Rod with plastic cap stamped "RPLS 1043" Found in Concrete
- 5/8 inch Iron Rod with a red plastic cap stamped "URBAN ENGR ECTX" Set

Curve Table:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°45'23"	15.00'	23.76'	N45°41'58" W	21.35'
C2	90°54'12"	15.00'	23.72'	N44°13'27" E	21.32'
C3	90°45'23"	15.00'	23.76'	N45°36'26" W	21.35'



Line Table:

LINE	BEARING	DISTANCE
L1	S 89°06'04" W	276.60'
L2	N 00°57'56" W	291.28'
L3	S 01°03'44" E	188.12'
L4	S 01°01'10" E	146.44'
L5	S 88°55'20" W	202.62'
L6	N 88°55'20" E	204.66'
L7	S 00°10'52" E	90.41'
L8	S 89°00'53" W	203.55'

REV.BY	DATE	DESCRIPTION	APPROVED

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EXHIBIT B

LEGAL DESCRIPTION: for a 54.43 Acre Tract of Land, being comprised of three Tracts, a portion of a 27.21 Acre Tract (Called 27.22 Acre Tract) out of Lots 2 & 5, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 27.22 Acre Tract described in a Special Warranty Deed from Victoria Bank and Trust Company to Eddie Yaklin, recorded in Volume 79, Page 154, Official Records of Kleberg County, Texas, a 12.38 Acre Tract out of the John Clayton Addition, a map of which is recorded in Envelope 145, Map Records of Kleberg County, Texas, said 12.38 Acre Tract described in a Warranty Deed from Jose A. Mendoza and Alice G. Mendoza to Eddie L. Yaklin, recorded in Volume 157, Page 271, Official Records of Kleberg County, Texas, and a 29.83 Acre Tract (Called 31.09 Acre Tract) out of Lot 6, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 31.09 Acre Tract described in a Warranty Deed from Lorell W. Ryon to Eddie Yaklin, recorded in Volume 427, Page 740, Official Records of Kleberg County, Texas.

DRAWN BY: BDL SCALE: 1" = 200' JOB NO: 43534.02.00

CHK'D. BY: _____ DATE: 05/05/22 SHEET: 1 OF: 1

urbansurvey1@urbaneng.com

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EXHIBIT C

PROJECTED ABSORPTION, INCREMENTAL ASSESSED VALUES AND INCREMENTAL REAL PROPERTY TAXES

Somerset at Kingsville PID No. 1
City of Kingsville, Texas

Exhibit C-1: Projected Absorption[1]

Development Year Ending	Assessed As Of[2]	Single Family - 50 Ft		Retail	
		Units	Cumulative	GSF	Cumulative
31-Dec-24	1-Jan-25	0	0	0	0
31-Dec-25	1-Jan-26	45	45	0	0
31-Dec-26	1-Jan-27	60	105	5,000	5000
31-Dec-27	1-Jan-28	60	165	5,000	10000
31-Dec-28	1-Jan-29	60	225	5,000	15000
31-Dec-29	1-Jan-30	27	252	5,000	20000
31-Dec-30	1-Jan-31	0	252	5,000	25000
31-Dec-31	1-Jan-32	0	252	5,000	30000
31-Dec-32	1-Jan-33	0	252	0	30000
31-Dec-33	1-Jan-34	0	252	0	30000
31-Dec-34	1-Jan-35	0	252	0	30000
31-Dec-35	1-Jan-36	0	252	0	30000
31-Dec-36	1-Jan-37	0	252	0	30000
31-Dec-37	1-Jan-38	0	252	0	30000
31-Dec-38	1-Jan-39	0	252	0	30000
31-Dec-39	1-Jan-40	0	252	0	30000
31-Dec-40	1-Jan-41	0	252	0	30000
31-Dec-41	1-Jan-42	0	252	0	30000
31-Dec-42	1-Jan-43	0	252	0	30000
31-Dec-43	1-Jan-44	0	252	0	30000
31-Dec-44	1-Jan-45	0	252	0	30000
31-Dec-45	1-Jan-46	0	252	0	30000
31-Dec-46	1-Jan-47	0	252	0	30000
31-Dec-47	1-Jan-48	0	252	0	30000
31-Dec-48	1-Jan-49	0	252	0	30000
31-Dec-49	1-Jan-50	0	252	0	30000
31-Dec-50	1-Jan-51	0	252	0	30000
31-Dec-51	1-Jan-52	0	252	0	30000
31-Dec-52	1-Jan-53	0	252	0	30000
31-Dec-53	1-Jan-54	0	252	0	30000

MuniCap, Inc. *s/ALLSTAFF/TEXAS/texas/Kingsville/CONSULTING/Projections/Drafts/[Kingsville Projections No. 3.8.xlsx]Exhibit C-1*
1-Dec-23

[1]Provided by Developer.

[2]According to the Kleberg County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

Somerset at Kingsville PID No. 1
City of Kingsville, Texas

Exhibit C-2: Projected Assessed Value

Assessed As Of	Tax Year Ending[1]	2.0% Inflation Factor[2]	Single Family - 50 Ft Units[3]	Single Family - 50 Ft Value Per Unit[4]	Single Family - 50 Ft Projected Assessed Value	Retail GSF[3]	Retail Value Per GSF[4]	Retail Projected Assessed Value	Total Projected Assessed Value
1-Jan-25	31-Jan-26	100%	0	$279,000	$0	0	$225	$0	$0
1-Jan-26	31-Jan-27	102%	45	$284,580	$12,806,100	0	$230	$0	$12,806,100
1-Jan-27	31-Jan-28	104%	105	$290,272	$30,478,518	5,000	$234	$1,170,450	$31,648,968
1-Jan-28	31-Jan-29	106%	165	$296,077	$48,852,710	10,000	$239	$2,387,718	$51,240,428
1-Jan-29	31-Jan-30	108%	225	$301,999	$67,949,679	15,000	$244	$3,653,209	$71,602,887
1-Jan-30	31-Jan-31	110%	252	$308,039	$77,625,713	20,000	$248	$4,968,364	$82,594,077
1-Jan-31	31-Jan-32	113%	252	$314,199	$79,178,227	25,000	$253	$6,334,664	$85,512,891
1-Jan-32	31-Jan-33	115%	252	$320,483	$80,761,792	30,000	$258	$7,751,628	$88,513,420
1-Jan-33	31-Jan-34	117%	252	$326,893	$82,377,028	30,000	$264	$7,908,701	$90,285,729
1-Jan-34	31-Jan-35	120%	252	$333,431	$84,024,568	30,000	$269	$8,066,875	$92,091,443
1-Jan-35	31-Jan-36	122%	252	$340,099	$85,705,060	30,000	$274	$8,228,212	$93,933,272
1-Jan-36	31-Jan-37	124%	252	$346,901	$87,419,161	30,000	$280	$8,392,777	$95,811,937
1-Jan-37	31-Jan-38	127%	252	$353,839	$89,167,544	30,000	$285	$8,560,632	$97,728,176
1-Jan-38	31-Jan-39	129%	252	$360,916	$90,950,895	30,000	$291	$8,731,845	$99,682,740
1-Jan-39	31-Jan-40	132%	252	$368,135	$92,769,913	30,000	$297	$8,906,482	$101,676,395
1-Jan-40	31-Jan-41	135%	252	$375,497	$94,625,311	30,000	$303	$9,084,611	$103,709,922
1-Jan-41	31-Jan-42	137%	252	$383,007	$96,517,817	30,000	$309	$9,266,304	$105,784,121
1-Jan-42	31-Jan-43	140%	252	$390,667	$98,448,174	30,000	$315	$9,451,630	$107,899,803
1-Jan-43	31-Jan-44	143%	252	$398,481	$100,417,137	30,000	$321	$9,640,662	$110,057,799
1-Jan-44	31-Jan-45	146%	252	$406,450	$102,425,480	30,000	$328	$9,833,475	$112,258,955
1-Jan-45	31-Jan-46	149%	252	$414,579	$104,473,990	30,000	$334	$10,030,145	$114,504,134
1-Jan-46	31-Jan-47	152%	252	$422,871	$106,563,469	30,000	$341	$10,230,748	$116,794,217
1-Jan-47	31-Jan-48	155%	252	$431,328	$108,694,739	30,000	$348	$10,435,363	$119,130,101
1-Jan-48	31-Jan-49	158%	252	$439,955	$110,868,633	30,000	$355	$10,644,070	$121,512,704
1-Jan-49	31-Jan-50	161%	252	$448,754	$113,086,006	30,000	$362	$10,856,951	$123,942,958
1-Jan-50	31-Jan-51	164%	252	$457,729	$115,347,726	30,000	$369	$11,074,090	$126,421,817
1-Jan-51	31-Jan-52	167%	252	$466,884	$117,654,681	30,000	$377	$11,295,572	$128,950,253
1-Jan-52	31-Jan-53	171%	252	$476,221	$120,007,774	30,000	$384	$11,521,484	$131,529,258
1-Jan-53	31-Jan-54	174%	252	$485,746	$122,407,930	30,000	$392	$11,751,913	$134,159,843
1-Jan-54	31-Jan-55	178%	252	$495,461	$124,856,088	30,000	$400	$11,986,952	$136,843,040

MuniCap, Inc. *https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Kingsville/CONSULTING/Projections/Drafts/[Kingsville Projections No. 3.8.xlsx]Exhibit C-2*
1-Dec-23

[1]According to the Kleberg County Appraisal District, real property taxes are due without penalty as of January 31st in the year following the year in which property is assessed.

[2]Assumes an annual inflation factor of 2% based on a 4 year CAGR of homes in the surrounding area.

Somerset at Kingsville PID No. 1
City of Kingsville, Texas

Exhibit C-3.1: Projected Incremental Assessed Value & Incremental Real Property Taxes Available for TIRZ Obligations - City of Kingsville

Tax Year Ending	Bond Year Ending	Inflation Factor[1]	Total Projected Assessed Value[2]	Base Value	Estimated Incremental Value	City of Kingsville Property Tax Rate (Per $100 A.V.)[3]	Total Incremental Tax Revenues	Percent Available for TIRZ Obligations[4]	Total Available Incremental Tax Revenues
31-Jan-26	1-Sep-26	100%	$0	$53,120	$0	$0.760000	$0	50%	$0
31-Jan-27	1-Sep-27	102%	$12,806,100	$53,120	$12,752,980	$0.760000	$96,923	50%	$48,461
31-Jan-28	1-Sep-28	104%	$31,648,968	$53,120	$31,595,848	$0.760000	$240,128	50%	$120,064
31-Jan-29	1-Sep-29	106%	$51,240,428	$53,120	$51,187,308	$0.760000	$389,024	50%	$194,512
31-Jan-30	1-Sep-30	108%	$71,602,887	$53,120	$71,549,767	$0.760000	$543,778	50%	$271,889
31-Jan-31	1-Sep-31	110%	$82,594,077	$53,120	$82,540,957	$0.760000	$627,311	50%	$313,656
31-Jan-32	1-Sep-32	113%	$85,512,891	$53,120	$85,459,771	$0.760000	$649,494	50%	$324,747
31-Jan-33	1-Sep-33	115%	$88,515,420	$53,120	$88,462,300	$0.760000	$672,313	50%	$336,157
31-Jan-34	1-Sep-34	117%	$90,285,729	$53,120	$90,232,609	$0.760000	$685,768	50%	$342,884
31-Jan-35	1-Sep-35	120%	$92,091,443	$53,120	$92,038,323	$0.760000	$699,491	50%	$349,746
31-Jan-36	1-Sep-36	122%	$93,933,272	$53,120	$93,880,152	$0.760000	$713,489	50%	$356,745
31-Jan-37	1-Sep-37	124%	$95,811,937	$53,120	$95,758,817	$0.760000	$727,767	50%	$363,884
31-Jan-38	1-Sep-38	127%	$97,728,176	$53,120	$97,675,056	$0.760000	$742,330	50%	$371,165
31-Jan-39	1-Sep-39	129%	$99,682,740	$53,120	$99,629,620	$0.760000	$757,185	50%	$378,593
31-Jan-40	1-Sep-40	132%	$101,676,395	$53,120	$101,623,275	$0.760000	$772,337	50%	$386,168
31-Jan-41	1-Sep-41	135%	$103,709,922	$53,120	$103,656,802	$0.760000	$787,792	50%	$393,896
31-Jan-42	1-Sep-42	137%	$105,784,121	$53,120	$105,731,001	$0.760000	$803,556	50%	$401,778
31-Jan-43	1-Sep-43	140%	$107,899,803	$53,120	$107,846,683	$0.760000	$819,635	50%	$409,817
31-Jan-44	1-Sep-44	143%	$110,057,799	$53,120	$110,004,679	$0.760000	$836,036	50%	$418,018
31-Jan-45	1-Sep-45	146%	$112,258,955	$53,120	$112,205,835	$0.760000	$852,764	50%	$426,382
31-Jan-46	1-Sep-46	149%	$114,504,134	$53,120	$114,451,014	$0.760000	$869,828	50%	$434,914
31-Jan-47	1-Sep-47	152%	$116,794,217	$53,120	$116,741,097	$0.760000	$887,232	50%	$443,616
31-Jan-48	1-Sep-48	155%	$119,130,101	$53,120	$119,076,981	$0.760000	$904,985	50%	$452,493
31-Jan-49	1-Sep-49	158%	$121,512,704	$53,120	$121,459,584	$0.760000	$923,093	50%	$461,546
31-Jan-50	1-Sep-50	161%	$123,942,958	$53,120	$123,889,838	$0.760000	$941,563	50%	$470,781
31-Jan-51	1-Sep-51	164%	$126,421,817	$53,120	$126,368,697	$0.760000	$960,402	50%	$480,201
31-Jan-52	1-Sep-52	167%	$128,950,253	$53,120	$128,897,133	$0.760000	$979,618	50%	$489,809
31-Jan-53	1-Sep-53	171%	$131,529,258	$53,120	$131,476,138	$0.760000	$999,219	50%	$499,609
31-Jan-54	1-Sep-54	174%	$134,159,843	$53,120	$134,106,723	$0.760000	$1,019,211	50%	$509,606
31-Jan-55	1-Sep-55	178%	$136,843,040	$53,120	$136,789,920	$0.760000	$1,039,603	50%	$519,802
Total							$21,941,876		$10,970,938

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1-Dec-23

[1]Assumes an annual inflation factor of 2% based on a 4 year CAGR of homes in the surrounding area.

[2]See Exhibit C-2.

[3]Represents the City of Kingsville real property tax rate for tax year 2023. Source: Kleberg County Tax Assessor-Collector.

[4]Assumes 50% of incremental tax revenues are available for the repayment of TIRZ Obligations.

Somerset at Kingsville PID No. 1
City of Kingsville, Texas

Exhibit C-3: Projected Incremental Assessed Value & Incremental Real Property Taxes Available for TIRZ Obligations - Kleberg County

Tax Year Ending	Bond Year Ending	Inflation Factor[1]	Total Projected Assessed Value[2]	Base Value	Estimated Incremental Value	Kleberg County Property Tax Rate (Per $100 A.V.)[3]	Total Incremental Tax Revenues	Percent Available for TIRZ Obligations[4]	Total Available Incremental Tax Revenues
31-Jan-26	1-Sep-26	100%	$0	$53,120	$0	$0.771870	$0	50%	$0
31-Jan-27	1-Sep-27	102%	$12,806,100	$53,120	$12,752,980	$0.771870	$98,436	50%	$49,218
31-Jan-28	1-Sep-28	104%	$31,648,968	$53,120	$31,595,848	$0.771870	$243,879	50%	$121,939
31-Jan-29	1-Sep-29	106%	$51,240,428	$53,120	$51,187,308	$0.771870	$395,099	50%	$197,550
31-Jan-30	1-Sep-30	108%	$71,602,887	$53,120	$71,549,767	$0.771870	$552,271	50%	$276,136
31-Jan-31	1-Sep-31	110%	$82,594,077	$53,120	$82,540,957	$0.771870	$637,109	50%	$318,554
31-Jan-32	1-Sep-32	113%	$85,512,891	$53,120	$85,459,771	$0.771870	$659,638	50%	$329,819
31-Jan-33	1-Sep-33	115%	$88,515,420	$53,120	$88,462,300	$0.771870	$682,814	50%	$341,407
31-Jan-34	1-Sep-34	117%	$90,285,729	$53,120	$90,232,609	$0.771870	$696,478	50%	$348,239
31-Jan-35	1-Sep-35	120%	$92,091,443	$53,120	$92,038,323	$0.771870	$710,416	50%	$355,208
31-Jan-36	1-Sep-36	122%	$93,933,272	$53,120	$93,880,152	$0.771870	$724,633	50%	$362,316
31-Jan-37	1-Sep-37	124%	$95,811,937	$53,120	$95,758,817	$0.771870	$739,134	50%	$369,567
31-Jan-38	1-Sep-38	127%	$97,728,176	$53,120	$97,675,056	$0.771870	$753,924	50%	$376,962
31-Jan-39	1-Sep-39	129%	$99,682,740	$53,120	$99,629,620	$0.771870	$769,011	50%	$384,506
31-Jan-40	1-Sep-40	132%	$101,676,395	$53,120	$101,623,275	$0.771870	$784,400	50%	$392,200
31-Jan-41	1-Sep-41	135%	$103,709,922	$53,120	$103,656,802	$0.771870	$800,096	50%	$400,048
31-Jan-42	1-Sep-42	137%	$105,784,121	$53,120	$105,731,001	$0.771870	$816,106	50%	$408,053
31-Jan-43	1-Sep-43	140%	$107,899,803	$53,120	$107,846,683	$0.771870	$832,436	50%	$416,218
31-Jan-44	1-Sep-44	143%	$110,057,799	$53,120	$110,004,679	$0.771870	$849,093	50%	$424,547
31-Jan-45	1-Sep-45	146%	$112,258,955	$53,120	$112,205,835	$0.771870	$866,083	50%	$433,042
31-Jan-46	1-Sep-46	149%	$114,504,134	$53,120	$114,451,014	$0.771870	$883,413	50%	$441,707
31-Jan-47	1-Sep-47	152%	$116,794,217	$53,120	$116,741,097	$0.771870	$901,090	50%	$450,545
31-Jan-48	1-Sep-48	155%	$119,130,101	$53,120	$119,076,981	$0.771870	$919,119	50%	$459,560
31-Jan-49	1-Sep-49	158%	$121,512,704	$53,120	$121,459,584	$0.771870	$937,510	50%	$468,755
31-Jan-50	1-Sep-50	161%	$123,942,958	$53,120	$123,889,838	$0.771870	$956,268	50%	$478,134
31-Jan-51	1-Sep-51	164%	$126,421,817	$53,120	$126,368,697	$0.771870	$975,402	50%	$487,701
31-Jan-52	1-Sep-52	167%	$128,950,253	$53,120	$128,897,133	$0.771870	$994,918	50%	$497,459
31-Jan-53	1-Sep-53	171%	$131,529,258	$53,120	$131,476,138	$0.771870	$1,014,825	50%	$507,412
31-Jan-54	1-Sep-54	174%	$134,159,843	$53,120	$134,106,723	$0.771870	$1,035,130	50%	$517,565
31-Jan-55	1-Sep-55	178%	$136,843,040	$53,120	$136,789,920	$0.771870	$1,055,840	50%	$527,920
Total							$22,284,573		$11,142,287

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1-Dec-23

[1]Assumes an annual inflation factor of 2% based on a 4 year CAGR of homes in the surrounding area.

[2]See Exhibit C-2.

[3]Represents the Kleberg County real property tax rate for tax year 2023. Source: Kleberg County Tax Assessor-Collector.

[4]Assumes 50% of incremental tax revenues are available for the repayment of TIRZ Obligations. Discussions regarding the County's participation are currently underway and the Final Plan will be updated to reflect the actual participation from the County, if any.

Somerset at Kingsville PID No. 1
City of Kingsville, Texas

Exhibit C-4.1: Projected Incremental Assessed Value & Incremental Real Property Taxes Available to the Jurisdiction - City of Kingsville

Tax Year Ending	Bond Year Ending	Inflation Factor[1]	Total Projected Assessed Value[2]	Base Value	Estimated Incremental Value	City of Kingsville Property Tax Rate (Per $100 A.V.)[3]	Total Incremental Tax Revenues	Percent Available to the City	Total Available Incremental Tax Revenues
31-Jan-26	1-Sep-26	100%	$0	$53,120	$0	$0.760000	$0	50%	$0
31-Jan-27	1-Sep-27	102%	$12,806,100	$53,120	$12,752,980	$0.760000	$96,923	50%	$48,461
31-Jan-28	1-Sep-28	104%	$31,648,968	$53,120	$31,595,848	$0.760000	$240,128	50%	$120,064
31-Jan-29	1-Sep-29	106%	$51,240,428	$53,120	$51,187,308	$0.760000	$389,024	50%	$194,512
31-Jan-30	1-Sep-30	108%	$71,602,887	$53,120	$71,549,767	$0.760000	$543,778	50%	$271,889
31-Jan-31	1-Sep-31	110%	$82,594,077	$53,120	$82,540,957	$0.760000	$627,311	50%	$313,656
31-Jan-32	1-Sep-32	113%	$85,512,891	$53,120	$85,459,771	$0.760000	$649,494	50%	$324,747
31-Jan-33	1-Sep-33	115%	$88,515,420	$53,120	$88,462,300	$0.760000	$672,315	50%	$336,157
31-Jan-34	1-Sep-34	117%	$90,285,729	$53,120	$90,232,609	$0.760000	$685,768	50%	$342,884
31-Jan-35	1-Sep-35	120%	$92,091,443	$53,120	$92,038,323	$0.760000	$699,491	50%	$349,746
31-Jan-36	1-Sep-36	122%	$93,933,272	$53,120	$93,880,152	$0.760000	$713,489	50%	$356,745
31-Jan-37	1-Sep-37	124%	$95,811,937	$53,120	$95,758,817	$0.760000	$727,767	50%	$363,884
31-Jan-38	1-Sep-38	127%	$97,728,176	$53,120	$97,675,056	$0.760000	$742,330	50%	$371,165
31-Jan-39	1-Sep-39	129%	$99,682,740	$53,120	$99,629,620	$0.760000	$757,185	50%	$378,593
31-Jan-40	1-Sep-40	132%	$101,676,395	$53,120	$101,623,275	$0.760000	$772,337	50%	$386,168
31-Jan-41	1-Sep-41	135%	$103,709,922	$53,120	$103,656,802	$0.760000	$787,792	50%	$393,896
31-Jan-42	1-Sep-42	137%	$105,784,121	$53,120	$105,731,001	$0.760000	$803,556	50%	$401,778
31-Jan-43	1-Sep-43	140%	$107,899,803	$53,120	$107,846,683	$0.760000	$819,635	50%	$409,817
31-Jan-44	1-Sep-44	143%	$110,057,799	$53,120	$110,004,679	$0.760000	$836,036	50%	$418,018
31-Jan-45	1-Sep-45	146%	$112,258,955	$53,120	$112,205,835	$0.760000	$852,764	50%	$426,382
31-Jan-46	1-Sep-46	149%	$114,504,134	$53,120	$114,451,014	$0.760000	$869,828	50%	$434,914
31-Jan-47	1-Sep-47	152%	$116,794,217	$53,120	$116,741,097	$0.760000	$887,232	50%	$443,616
31-Jan-48	1-Sep-48	155%	$119,130,101	$53,120	$119,076,981	$0.760000	$904,985	50%	$452,493
31-Jan-49	1-Sep-49	158%	$121,512,704	$53,120	$121,459,584	$0.760000	$923,093	50%	$461,546
31-Jan-50	1-Sep-50	161%	$123,942,958	$53,120	$123,889,838	$0.760000	$941,563	50%	$470,781
31-Jan-51	1-Sep-51	164%	$126,421,817	$53,120	$126,368,697	$0.760000	$960,402	50%	$480,201
31-Jan-52	1-Sep-52	167%	$128,950,253	$53,120	$128,897,133	$0.760000	$979,618	50%	$489,809
31-Jan-53	1-Sep-53	171%	$131,529,258	$53,120	$131,476,138	$0.760000	$999,219	50%	$499,609
31-Jan-54	1-Sep-54	174%	$134,159,843	$53,120	$134,106,723	$0.760000	$1,019,211	50%	$509,606
31-Jan-55	1-Sep-55	178%	$136,843,040	$53,120	$136,789,920	$0.760000	$1,039,603	50%	$519,802
Total							$21,941,876		$10,970,938

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1-Dec-23

[1]Assumes an annual inflation factor of 2% based on a 4 year CAGR of homes in the surrounding area.

[2]See Exhibit C-2.

[3]Represents the City of Kingsville real property tax rate for tax year 2023. Source: Kleberg County Tax Assessor-Collector.

[4]Assumes 50% of incremental tax revenues are available to the City.

Somerset at Kingsville PID No. 1
City of Kingsville, Texas

Exhibit C-4.2: Projected Incremental Assessed Value & Incremental Real Property Taxes Available to the Jurisdiction - Kleberg County

Tax Year Ending	Bond Year Ending	Inflation Factor[1]	Total Projected Assessed Value[2]	Base Value	Estimated Incremental Value	Kleberg County Property Tax Rate (Per $100 A.V.)[3]	Total Incremental Tax Revenues	Percent Available to the County	Total Available Incremental Tax Revenues
31-Jan-26	1-Sep-26	100%	$0	$53,120	$0	$0.771870	$0	50%	$0
31-Jan-27	1-Sep-27	102%	$12,806,100	$53,120	$12,752,980	$0.771870	$98,436	50%	$49,218
31-Jan-28	1-Sep-28	104%	$31,648,968	$53,120	$31,595,848	$0.771870	$243,879	50%	$121,939
31-Jan-29	1-Sep-29	106%	$51,240,428	$53,120	$51,187,308	$0.771870	$395,099	50%	$197,550
31-Jan-30	1-Sep-30	108%	$71,602,887	$53,120	$71,549,767	$0.771870	$552,271	50%	$276,136
31-Jan-31	1-Sep-31	110%	$82,594,077	$53,120	$82,540,957	$0.771870	$637,109	50%	$318,554
31-Jan-32	1-Sep-32	113%	$85,512,891	$53,120	$85,459,771	$0.771870	$659,638	50%	$329,819
31-Jan-33	1-Sep-33	115%	$88,515,420	$53,120	$88,462,300	$0.771870	$682,814	50%	$341,407
31-Jan-34	1-Sep-34	117%	$90,285,729	$53,120	$90,232,609	$0.771870	$696,478	50%	$348,239
31-Jan-35	1-Sep-35	120%	$92,091,443	$53,120	$92,038,323	$0.771870	$710,416	50%	$355,208
31-Jan-36	1-Sep-36	122%	$93,933,272	$53,120	$93,880,152	$0.771870	$724,633	50%	$362,316
31-Jan-37	1-Sep-37	124%	$95,811,937	$53,120	$95,758,817	$0.771870	$739,134	50%	$369,567
31-Jan-38	1-Sep-38	127%	$97,728,176	$53,120	$97,675,056	$0.771870	$753,924	50%	$376,962
31-Jan-39	1-Sep-39	129%	$99,682,740	$53,120	$99,629,620	$0.771870	$769,011	50%	$384,506
31-Jan-40	1-Sep-40	132%	$101,676,395	$53,120	$101,623,275	$0.771870	$784,400	50%	$392,200
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31-Jan-42	1-Sep-42	137%	$105,784,121	$53,120	$105,731,001	$0.771870	$816,106	50%	$408,053
31-Jan-43	1-Sep-43	140%	$107,899,803	$53,120	$107,846,683	$0.771870	$832,436	50%	$416,218
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31-Jan-48	1-Sep-48	155%	$119,130,101	$53,120	$119,076,981	$0.771870	$919,119	50%	$459,560
31-Jan-49	1-Sep-49	158%	$121,512,704	$53,120	$121,459,584	$0.771870	$937,510	50%	$468,755
31-Jan-50	1-Sep-50	161%	$123,942,958	$53,120	$123,889,838	$0.771870	$956,268	50%	$478,134
31-Jan-51	1-Sep-51	164%	$126,421,817	$53,120	$126,368,697	$0.771870	$975,402	50%	$487,701
31-Jan-52	1-Sep-52	167%	$128,950,253	$53,120	$128,897,133	$0.771870	$994,918	50%	$497,459
31-Jan-53	1-Sep-53	171%	$131,529,258	$53,120	$131,476,138	$0.771870	$1,014,825	50%	$507,412
31-Jan-54	1-Sep-54	174%	$134,159,843	$53,120	$134,106,723	$0.771870	$1,035,130	50%	$517,565
31-Jan-55	1-Sep-55	178%	$136,843,040	$53,120	$136,789,920	$0.771870	$1,055,840	50%	$527,920
Total							$22,284,573		$11,142,287

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1-Dec-23

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EXHIBIT D

MAP AND DESCRIPTION OF THE PROPOSED USES OF THE PROPERTY

EXHIBIT D
CONCEPT PLAN

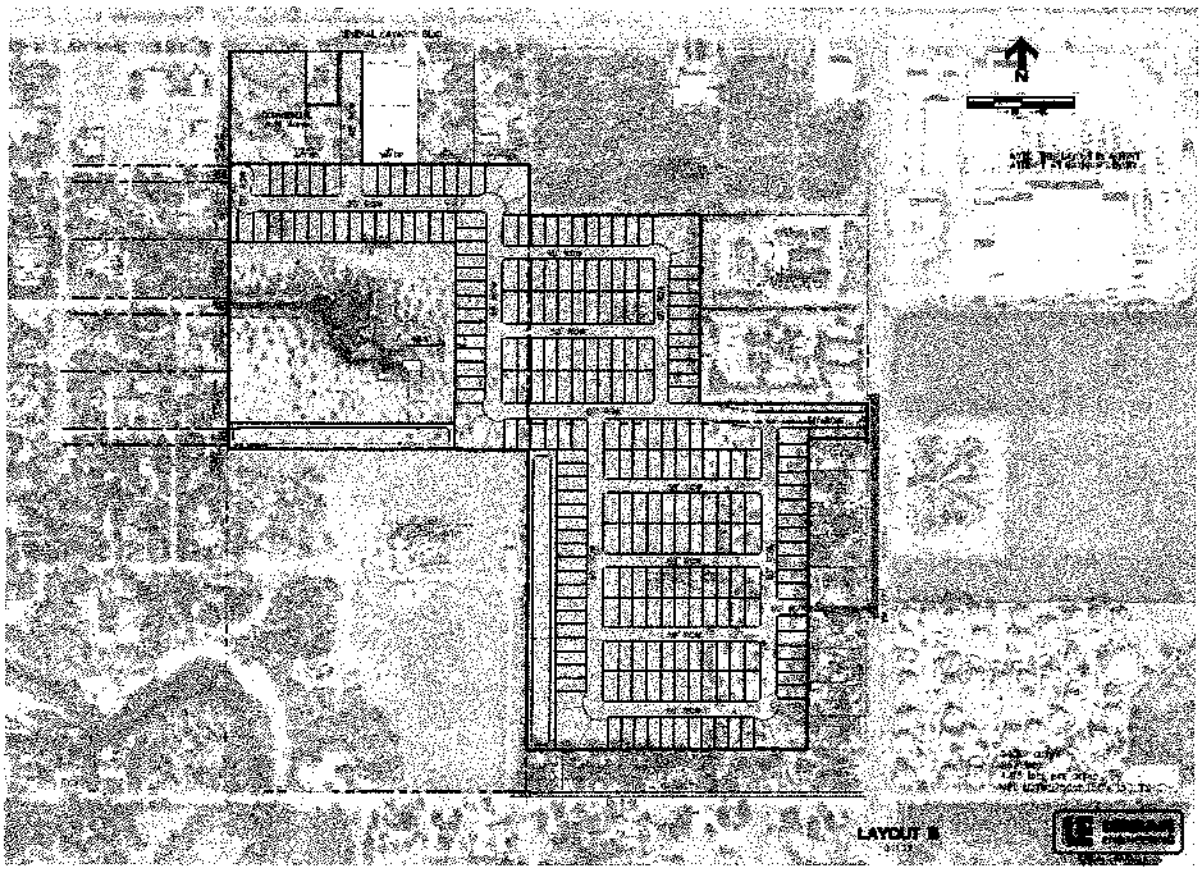

EXHIBIT E
LIST OF PARCELS IN THE ZONE

(see Exhibit H)

EXHIBIT F
PROJECT COSTS

Somerset at Kingsville PID No. 1
City of Kingsville, Texas

Exhibit F: Project Costs[1]

Public Improvement	Total
Hard Costs	
Roadway improvements	$4,211,292
Water improvements	$1,383,205
Storm Sewer improvements	$1,611,204
Off-Site Storm Sewer improvements	$401,080
Sanitary Sewer improvements	$3,730,857
Off-Site Sanitary Sewer improvements	$926,676
Other miscellaneous hard costs (general costs)	$309,881
Sub-total hard costs	$12,574,195
Soft Costs	
Construction staking	$247,984
Geotech report and testing	$123,992
Engineering fee	$991,936
Platting fee	$67,443
SWPPP contract	$24,998
Maintenance bond	$247,984
Other soft and miscellaneous costs	$2,239,937
Contingency (10%)	$2,477,770
General Contractor Fee (10%)	$1,651,847
Project Management (5%)	$825,923
Sub-total onsite	$8,899,813
Total public improvement costs financed	$21,474,008

MuniCap, Inc. *ions No. 3.9.xlsx]Exhibit F*
1-Dec-23

[1]Provided by Developer.

EXHIBIT G
MAP OF PUBLIC IMPROVEMENTS

EXHIBIT H
CURRENT APPRAISED VALUE OF THE ZONE

Tax Reinvestment Zone Number One
Somerset at Kingsville
Base Year Market Value vs Taxable Value
20231

Property ID[1]	Acreage	Land Use	Owner	Market Value[2,3]	Taxable Value[2,4]
13734	4.1564	Vacant Lot	Somerset Land Company, LLC	$48,050	$48,050
50188	29.8300	Agricultural	Somerset Land Company, LLC	$136,030	$3,190
13811	12.3600	Agricultural	Somerset Land Company, LLC	$90,400	$940
20148	12.3500	Agricultural	Somerset Land Company, LLC	$56,320	$940
Total	**58.70**			**$330,800**	**$53,120**

[1]The tax parcels shown above, comprising the proposed Tax Increment Reinvestment Zone.

[2]Assumes base value will be based on the certified 2023 values.

[3]According to the Kleberg County Appraisal District records.

[4]According to the Kleberg County Tax Assessor Collector records.

EXHIBIT I
ZONING ORDINANCE

ARTICLE 6. - ZONING

Footnotes:

--- (4) ---

Statutory reference—Municipal zoning authority, see Tex. Loc. Gov't Code, §§ 211.001 et seq.

***Cross reference**— Flood damage prevention, see §§ 15-4-1 et seq.; historic districts and landmarks, see §§ 15-5-1 et seq.*

GENERAL PROVISIONS

Sec. 15-6-1. - Short title.

This article shall be known as the "City of Kingsville Zoning Ordinance" and may be so cited and pleaded.

(1962 Code, § 11-1-1)

Sec. 15-6-2. - Purpose.

The zoning regulations and districts herein established have been made in accordance with a comprehensive plan for the purpose of protecting and promoting the health, safety, morals and the general welfare of the city. They have been designed to regulate and restrict the height, number of stories and size of buildings and other structures, the percentages of lot that may be occupied, the size of yards, courts and open spaces, the density of population and use of buildings, structures and land for trade, industry, residence, or other purposes.

(1962 Code, § 11-1-2)

Sec. 15-6-3. - Scope.

(A) This article applies within the corporate boundary of the city and such additional areas as may be authorized by the State of Texas and City Commission.

(B) This article may be regarded as containing the minimum requirements for the protection of the public and shall not nullify more restrictive ordinances or laws. More restrictive covenants, conditions, or other private agreements shall not be nullified unless they contradict the public welfare or pose a hazard to life and property.

(C) Any use or occupation of land previously approved as an exception and having the status of an approved exception upon the effective date of this article shall be permitted to continue as a lawful use or exception. The approved site plan and all other terms, covenants and conditions applicable as of the effective date of this article shall continue to apply and control the use and occupation of such land. However, any proposed change in the site plan or use shall be done in compliance with this article.

(D) No building, structure or land may hereafter be used or occupied, and no building or structure or part thereof may hereafter be erected, constructed, moved or altered except in conformity with all applicable ordinances and regulations within the district in which it is located.

(E) No part of a lot area, open space, off-street parking area or yard required for the purposes of complying with this article may be utilized to satisfy such requirements for any additional building or use.

(F) Property owned by the State of Texas or the United States is subject to the regulations of this article only insofar as such authority is specifically authorized or may be delegated.

(1962 Code, § 11-1-3)

Sec. 15-6-4. - Changes and amendments; application fee.

(A) This zoning article, including boundaries of districts and regulations, may be amended, supplemented or changed by ordinance of the City Commission. The City Commission shall receive the report of the Planning and Zoning Commission prior to adopting any change or amendment to the zoning ordinance.

a. The Planning and Zoning Commission shall conduct a public hearing, announcement of which shall be published once in a newspaper of local circulation fifteen (15) days prior to such hearing before acting upon any zoning matter.

i. All property owners within 200 feet of the property on which the change is proposed shall be sent written notice not less than ten (10) days before the hearing date. The list of property owners shall be prepared from the last city tax roll listing all property owners who have rendered their property for city taxes. Notice is adequately served by depositing properly addressed and postage paid notice with the city post office. Property owners whose names do not appear on the city tax roll are adequately notified by the publication in a newspaper of local circulation.

b. Following the Planning and Zoning Commission public hearing and report, the City Commission shall conduct a public hearing, announcement of which shall be published once in a newspaper of local circulation fifteen (15) days prior to such hearing before acting upon any zoning matter.

i. Three-fourths (¾) vote of the members of the City Commission shall be necessary to make any change should a petition opposed to such change be presented by the owners of 20% of either the area of the lots or land included in such proposed change, or of the lots or land immediately adjoining the same and extending 200 feet therefrom.

ii. Three-fourths (¾) vote of the members of the City Commission shall be necessary to overrule a recommendation of the Planning and Zoning Commission that a proposed amendment, supplement, or change be denied.

Vote of the City Commission means members eligible to vote. With a five (5) member commission, 3/4ths vote is 4 of 5 members eligible to vote. The absence of a commission member from a meeting does not change the number of votes required (ie, still 4 of 5). If a commission member were to die, resign, or be disqualified (ie, due to a conflict of interest), then that is considered a vacancy which reduces the number of eligible votes so that the vote would then be 3/4ths of the four (4) members eligible to vote.

c. Applications for Special Use permits, changes of districts (rezones), or other applications which require notification or publication shall be accompanied by a fee of $250.00.

(B) The fee for processing appeals to the Board of Adjustment shall be based on the actual costs of materials used, mailing, and publication costs as determined by the Planning Division of the Management Services Department, the fee to be payable prior to the scheduling of any hearing or appeal.

(1962 Code, § 11-1-4; Ord. 84009, passed 6-18-84; Ord. 90027, passed 6-25-90; Ord. 2014-44, passed 8-11-2014; Ord. No. 2020-19 , § I, passed 4-2-20)

Secs. 15-6-5—15-6-14. - Reserved.

USE REGULATIONS AND DISTRICTS

Sec. 15-6-15. - Zoning districts established.

(A) The city is hereby divided into 13 zoning districts. Portions of each district may also be designated as being within an overlay zone and thus be subject to the additional regulations of these districts. The regulations established are uniform for each class of buildings within each district.

(B) The districts established herein shall be known as:

R1 Single-Family District 1

R2 Two-Family District 2

R3 Multi-Family District 3

R4 General Residential District 4

MH Mobile Home District

MU Mixed Use District

C1 Neighborhood Service District

C2 Retail District

C3 Central Business District

C4 Commercial District

I1 Light Industrial District

I2 Heavy Industrial District

Ag Agricultural District

Special Overlay District

OH Historical District

OF Flood Plain District

OAP-CZ Accident Potential District-Clear Zone

OAP-1 Accident Potential District-Zone I

OAP-2 Accident Potential District-Zone II

ON2 Noise Impact 2 District

ON3 Noise Impact 3 District

OPUD Planned Unit Development

(1962 Code, § 11-2-1; Ord. 2010-12, passed 5-17-2010)

Sec. 15-6-16. - Zoning map.

(A) The boundaries of the zoning districts are delineated upon the map or maps entitled "zoning map of the city," the map being a part of this article as fully as if the same were set forth herein in detail.

(B) Three original, official and identical zoning maps of the city, are hereby adopted bearing the signature of the Mayor and the certification of the City Secretary and shall be filed and maintained as follows:

(1) One copy shall be filed with the City Secretary and be retained as the original record and shall not be changed in any manner.

(2) One copy shall be filed with the Building Official and shall be maintained up to date by the City Planner by posting thereon all changes and subsequent amendments, including the ordinance number, for observation in issuing building permits, certificates of compliance and occupancy, and enforcing the ordinance.

(3) One copy shall be filed in the office of the City Planning Department and shall be maintained up to date by posting all amendments and changes thereon.

(4) Reproductions of the official zoning map may be made for public distribution or municipal use. A charge based upon the actual materials cost shall be collected.

(1962 Code, § 11-2-2)

Sec. 15-6-17. - Zoning district boundaries.

(A) District boundary lines not established by legal definition shall be determined as follows:

(1) Boundaries indicated as approximately following the centerlines of streets, alleys or easements shall be construed to follow such centerlines.

(2) Boundaries following platted lot lines shall be construed as following such lot lines.

(3) Boundaries indicated as following city limits shall be construed as following the city limits.

(4) Boundaries indicated as following railroad lines shall be construed to be the centerline of the right-of-way.

(5) Boundaries indicated as following shore lines shall be construed to follow the shore line and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the centerline of rivers, streams, or other bodies of water shall be construed as following such centerlines.

(6) Boundaries indicated as parallel to or extensions of features indicated on the map shall be so construed. Distances not specifically designated shall be determined by the scale of the map.

(7)

Whenever any street, alley or other public way is vacated by official action of the City Commission, or whenever such area is franchised for building purposes, the zoning district line adjoining each side of such street, alley or other public way shall be automatically extended to the centerline of such vacated street, alley, or way and all area so involved shall then and henceforth be subject to all regulations of the extended districts.

(B) Where physical features on the ground are at variance with information shown on the official zoning map or when there arises a question as to how or whether a parcel is zoned and such question cannot be administratively resolved by the application of division (A), the property shall be temporarily classified as an Agricultural District in the same manner as provided for in newly annexed territory and the issuance of a building permit and certificate of compliance and occupancy shall be in accordance with the provisions of § 15-6-18 for temporarily zoned areas.

(1962 Code, § 11-2-3)

Sec. 15-6-18. - Temporary zoning for annexed territory.

(A) All territory hereafter annexed to the city shall be classified as Ag Agricultural District, until permanent zoning is established by the City Commission. The procedure for establishing permanent zoning shall conform to the procedure of amending this article.

(B) In an area classified as Ag Agricultural District:

(1) No person shall erect, construct, repair or alter any building or structure or initiate any occupancy of use of any structure, building, or land or cause the same to be done in any newly annexed territory to the city without first obtaining a building permit or certificate of compliance and occupancy as herein required.

(2) No permit for the construction of a building or use of land shall be issued by the Building Official other than a permit for construction or uses which comply fully with the regulations of the Ag Agricultural District, unless and until such territory has been classified in a zoning district other than Ag Agricultural District, by the City Commission.

(1962 Code, § 11-2-4; Ord. 84009, passed 6-18-84)

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

Sec. 15-6-19. - Use regulations; use of land and buildings.

Land and building in each of the following districts may be used for any of the following listed uses but no land hereafter will be used, and no building or structure shall hereafter be erected, altered or converted which is arranged or designed or used for other than those uses specified for the district in which it is located as set forth by the Use Chart located in Appendix A and Appendix B at the end of this article.

(1962 Code, § 11-2-5; Ord. 84009, passed 9-10-84; Ord. 90036, passed 8-27-90)

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

Sec. 15-6-20. - Classification of new and unlisted uses.

(A) Should the Building Inspector determine that a type or form of land use which an applicant is seeking to locate in the city does not appear as a permitted or conditional use, he shall refer the request to the City Planner.

(B) The City Planner shall determine the appropriate classification of the new or unlisted use as follows:

(1) Should the City Planner determine that the new or unlisted use for all intent and purposes, is listed under another name or category he shall so inform the Building Inspector to proceed accordingly; or

(2) The City Planner shall consider all facts concerning the nature of the use, types of activities to be conducted, the amount of noise, odor, fumes, dust, toxic material, vibration, and traffic likely to be generated, and the general impact on public utilities;

(a) He shall meet with interested parties to consider the compatibility of the proposed use with the uses permitted in the various districts and determine the zoning district or districts, if any, within which such use should be allowed as a permitted or special use.

(b) The City Planner shall transmit his findings and recommendations to the Planning and Zoning Commission for recommendation. The City Commission shall by ordinance make such determination concerning the classification of such use as is determined appropriate.

(3) The Building Inspector shall maintain a copy of the ordinance and treat all subsequent requests for the use accordingly.

(1962 Code, § 11-2-6)

Sec. 15-6-21. - Definitions.

For the purpose of this subarticle, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

Accessory building/use. A subordinate building on the same lot with a principal building for exclusive use for accessory uses as defined. A use which is clearly incidental and subordinate to the use of the main use of the property; and commonly associated with the principal use, including semi-public and auxiliary parking when approved.

Alternative mounting structure. A manmade tree, clock tower, church steeple, bell tower, utility pole, light standard, identification pylon, flagpole, or similar structure, designed to support and camouflage or conceal the presence of telecommunications antennas.

Amusement, commercial (indoor). Any amusement enterprise offering entertainment or games of skill, not elsewhere listed, wholly enclosed in a building including a bowling alley, billiard or pool hall, pinball parlor, electronic games, or similar activities.

Amusement, commercial (outdoor). Any amusement enterprise offering entertainment or games of skill to the general public for a fee or charge, not elsewhere listed, wherein any portion of the activity takes place in the open, including a golf driving range, amusement park, miniature golf, or similar activities.

Antenna. A structure or device used to collect or radiate electromagnetic waves, including directional antennas, such as panels, wireless cable and satellite dishes, and omnidirectional antennas, such as whips, but not including satellite earth stations.

Antenna, amateur radio. An antenna used by an amateur radio operator that is less than 50 feet (15 meters) in height, and whip antennas less than four inches in diameter and less than ten feet (three meters) in height.

Antenna array. An arrangement of antennas and their supporting structure.

Antenna, dish. A parabolic or bowl-shaped device that receives and/or transmits signals in a specific directional pattern.

Antenna, panel. An antenna that receives and/or transmits signals in a directional pattern.

Antenna, radio and television broadcast. An antenna used to broadcast commercial radio and television signals, including digital broadcasts and other digital transmissions by a licensed radio or television broadcast station.

Antenna, stealth. A telecommunications antenna that is effectively camouflaged or concealed from view.

Antenna, telecommunications. An antenna used to provide a telecommunications service. This excludes lightning rods, private mobile radio systems, amateur radio antennas less than 50 feet (15 meters) in height, whip antennas less than four inches in diameter and less than ten feet (three meters) in height, and radio and television broadcast antennas.

Antenna, whip. An omnidirectional dipole antenna of cylindrical shape that is no more than six inches (15 centimeters) in diameter.

Appliance service or repair. This term includes major and small appliances as well as radio and television.

Bakery or confectionery shop, retail. A place for preparing, baking, or selling all products on the premises where prepared (no deliveries to buyers, wholesaler, or other retail outlets).

Basement. A story below the first story as hereinafter defined.

Boarding or rooming house. A building other than a hotel, where lodging is permitted or meals are served for compensation.

Brewpub. An establishment which holds a valid permit from the Texas Alcohol Beverage Control Board for the manufacture, processing and packaging of alcoholic beverages that can make and sell beer on-site to sell off and on site, that can self-distribute to stores and bars, that can sell other beers for on-site consumption but only their own beer to-go, and that is limited in production to 10,000 barrels a year.

Cargo containers. A metal structure specifically constructed for shipment of goods by ship, rail, or truck that is later used as a place to store goods and materials.

Cleaning or laundry self service shop. Self service shop with customer operated machines.

Cleaning shop or laundry, limited area. A custom cleaning shop not exceeding 5,000 square feet of floor area.

Climate-controlled self-storage. A self-storage facility consisting mostly of interior units wherein the air temperature and humidity are regulated. These can be found in multi-story buildings.

Club (private). An organization, group or association supported by the members thereof, the sole purpose of which is to render a service customarily rendered for members and the guests, the chief activity of which is customarily carried on as a business and does not include labor union organizations or similar labor or business organizations.

Co-location. A single telecommunications tower and/or site used by more than one telecommunications service provider.

Community center (private). A central social and recreational building as part of a housing development.

Construction Fence. A fence that is temporary in nature, but serves as a barrier to prevent unwanted entry into a site where construction is underway. Fencing materials may include but are limited to orange barrier fence secured to metal posts and inter-locking chain link fencing.

Country club (private). A private recreational club with restricted membership, which provides a golf course, clubhouse, swimming pool, tennis court or similar facilities, none of which are available to the general public.

Day nursery or kindergarten. An establishment possessing all necessary licenses where five or more children are left for care or training, not admitting or taking children above the age of eight.

Dormitories. Any building arranged or designed for two or more dwelling units and with two or more sleeping positions per room for students.

Dwelling, above business. A dwelling unit located on or above the second floor, from ground level, over a business establishment.

Dwelling, multiple-family. Any building or portion thereof, which is designed, built, rented, leased, or let to be occupied as three or more dwelling units or apartments which is occupied as a home or place of residence by three or more families living in independent dwelling units.

Dwelling, one-family attached. A dwelling joined to another dwelling at one or more points by a party wall or abutting separate walls, which is erected upon a separate lot of record and is designed for occupancy by one family.

Dwelling, one-family detached. A dwelling designed and constructed for occupancy by one family and located on a lot or separate building tract, and having no physical connection to a building located on any other lot or tract.

Dwelling, two-family. A single structure designed and constructed with two living units under a single roof for occupancy by two families.

Dwelling unit. A building or portion of a building which is arranged, occupied, or intended to be occupied as living quarters and includes sanitary, sleeping and food preparation facilities.

Fairground. Open space of land where fairs, exhibitions, or other public events are held on a permanent location.

Family. Defined for purposes of R1, R2 and MH Zones: Any number of individuals living together in a dwelling unit which are related by blood, marriage, or adoption, or up to and including three unrelated individuals. Defined for purposes of R3 and R4 Zones: Any number of individuals living together in a dwelling unit which are related by blood, marriage, or adoption, or up to and including four unrelated individuals.

Family food production. Raising of crops for family use.

Farm. An area of 10 or more acres which is used for growing of usual farm products, vegetables, fruits, trees, and grains and for the raising thereon of the usual farm poultry and farm animals such as horse, cattle, and sheep and the necessary accessory uses for raising and treating and storing products used on the premises.

Farm accessory building. A structure other than a dwelling on a farm for the shelter, protection or storage of the usual farm equipment, animals or crops.

Fraternity or sorority house. A building designed as group living quarters for members only and offering social and recreational activities.

Gasoline sales. An automobile service station which excludes the repairing, painting, or upholstering of motor vehicles.

Hobby. An accessory use carried on by the occupant of the premises in a shop, studio or other workroom, purely for personal enjoyment, amusement or recreation; provided that the articles produced or constructed in the shop, studio or workroom are not sold either on or off the premises, and provided such use will not be obnoxious or offensive by reason of vibration, noise, odor, dust, smoke or fumes.

Home occupation. An accessory use carried out by the occupants for compensation in a residential dwelling unit.

Hospital (acute care). An institution where sick or injured patients are given medical or surgical treatment intended to restore them to health and an active life, and which is licensed by the State of Texas.

Hotel or motel. Any building which is designed to cater to transient occupancy, offering temporary abiding space to individuals and families. To be classified as a hotel or motel an establishment shall contain individual guest rooms and furnish services such as linens, maids and furnishings.

Institutions of religious or philanthropic nature. An institution sponsored or operated by organizations established for religious or philanthropic purposes.

Kennel. Any premises in which four or more dogs three months of age or older are kept; or where the business of buying, selling, breeding, grooming, training or boarding of dogs is conducted; does not include veterinary hospitals or humane societies.

Light manufacturing processes. Manufacturing processing which do not emit detectable dust, odor, smoke, gas, or fumes beyond the property lines of the lot or tract upon which the use is located and which do not generate noises or vibrations above the ambient level of noise.

Lot. A parcel of land platted in a subdivision occupied or to be occupied by a main building, or group of buildings (main and accessory), together with such yards, open spaces, lot width and lot area as are required by this article and having frontage upon or access to a street. Except for group dwellings, not more than one dwelling structure shall occupy any one lot.

Manufactured housing or manufactured home. A HUD-code manufactured home or a mobile home and collectively means and refers to both. The definition of mobile home, HUD-code manufactured home, and manufactured home as set forth in this section are binding on all persons and agencies in this state and under the jurisdiction of the city. For the purposes of this article, a mobile home is not a HUD-code manufactured home and a HUD-code manufactured home is not a mobile home. Recreational vehicles, however, may be located and used only in approved recreational vehicle parks or approved manufactured home parks.

Mixed use. A zoning district where mixed retail/residential developments are allowed on the same property or in the same building. Retail stores, retail services, personal services, and banks and savings and loans are allowed on the first floor levels of buildings. Multi-residential housing consisting of studio, one bedroom, two bedroom, and three bedroom

living units are allowed on the upper floors of buildings.

Mobile home. Structure that was constructed before June 15, 1976, transportable in one or more sections, which in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems.

Nursing home. An institution licensed by the State of Texas where those persons suffering from illness, injury, deformity, deficiency or age are given care or treatment on a prolonged or permanent basis.

Orchard. An area of 10 or more acres with the intentional planting of trees or shrubs maintained for food production. Usually composed of fruit or nut producing trees which are generally grown for commercial production.

Parcel. Any contiguous land under common ownership which does not satisfy the definition of a lot.

Planned Unit Development. An area to be planned, developed, and maintained with a common architectural and landscaped theme.

Private school, private college or private university. An institution established for educational purposes and offering a curriculum similar to the public schools or an accredited college or university.

Public school. A school under the sponsorship of a school district established under Texas law.

Railroad track and right-of-way. This does not include railroad stations, team tracks, yards, or maintenance areas.

Ranch. An area of 10 or more acres including various structures, given primarily to the practice of ranching, raising, grazing livestock.

Residence home for the aged. A home where elderly people are provided with lodging and meals with or without nursing care.

Rodeo Grounds. An area or location of which rodeo events take place such as roping, steer wrestling, barrel racing and other events that are generally associated with a rodeo.

Secondary residential structure. A subordinate dwelling unit (detached), other than a mobile home.

Servant or caretaker quarters. A subordinate dwelling unit, used solely as living quarters by a person(s) or family(ies) employed at least 20 hours per week on the premises.

Sight-obscuring fence. Any fence over three (3) feet in height and where more than 50% of the fence fascia is designed to obstruct the view of the area beyond the fence.

Sight visibility triangle. A triangular area at an intersection of two streets formed by extending the street curb lines to form an intersection, then measuring 45 feet for street intersections and 20 feet for driveway/alley intersections in each direction from the intersecting point and connecting the two (2) end points located on said lines to define a zone necessary for the clear view by the driver of a motor vehicle or a bicyclist of oncoming cross-street traffic.

Sexually oriented business. Any sexual encounter center, adult cabaret, adult theater, escort agency, nude modeling studio, adult bookstore, adult movie theater, adult video arcade, adult movie arcade, adult video store, adult motel or other commercial enterprise, the primary business of which is the offering of a service or the selling, renting or

exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to its customers. All terms defined in Title XV, Article 7 shall be given the same meaning for purposes of interpreting the definition of a sexually oriented business under the zoning ordinance.

Stealth. The design of a tower or tower structure that blends into the surrounding environment and is visually unobtrusive. Examples of a stealth design or tower are: architecturally screened, roof-mounted antenna/array/equipment; building-mounted antenna/array/equipment that is painted and treated as an architectural element to blend with the existing building; designs that conceal the antenna/array/equipment, such as manmade trees, clock towers, bell towers, steeples, light poles, and similar alternative-design mounting structures.

Storage of autos. A tract of land devoted to storing operative and/or inoperative automobiles and/or other vehicles that is enclosed by a fence of at least eight feet in height, and which accommodates, on a continuing basis, the storage of such automobiles and/or vehicles. In no instance shall wrecking and/or salvage operations be affiliated with the use of the land, or the stored autos be partially disassembled or dismantled.

Structure. Anything, other than a fence, constructed or erected, requiring location on the ground or attachment to something located on the ground. This includes, but is not limited to: advertising signs, billboards, poster boards, buildings, poles, water towers, cranes, smokestacks, earth formations and overhead transmission lines.

Tavern. Any enterprise which has as its principle business the selling of alcoholic beverages for consumption on the premises.

Telecommunications. The transmission, between or among points specified by the user, of audio and/or visual information of the user's choosing, without change in the form or content of the information as sent and received.

Telecommunications facility. A telecommunication tower, antennas, and related equipment buildings, but the term also includes antennas and related equipment installed on roof tops.

Telecommunications service. The offering of telecommunications for a fee directly to the public, or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.

Tennis or swim club, private. A private recreational club with restricted membership, usually smaller in area than a country club, but including a clubhouse, swimming pool, tennis courts, handball courts, or similar facilities, none of which are available to the general public.

TIA/EIA-222. Telecommunications Industry Association/Electronics Industries Association Standard 222, "Structural Standards for Steel Antenna Towers and Antenna Support Structures."

Tiny Homes. A dwelling with a square footage of between 200 square feet and 1,000 square feet.

Tower, electric transmission. A self-supporting structure over 50 feet (15 meters) in height, designed to support high-voltage electric lines. This does not include local utility or distribution poles (with or without transformers) designed to provide electric service to individual customers.

Tower, guyed. Any telecommunications tower supported, in whole or in part, by cables anchored to the ground.

Tower, height. The distance measured from grade to the highest point of any and all components of the structure, which includes antennas, hazard lighting and other appurtenances, but excludes lightning rods.

Tower, monopole. A self-supporting telecommunications tower that consists of a single vertical pole fixed into the ground and/or attached to a foundation.

Tower, self-supporting lattice. A telecommunications tower that consists of an open network of metal braces forming a tower, which is usually triangular or square in cross-section.

Tower, telecommunications. A self-supporting lattice, monopole, or guyed structure more than 20 feet (six meters) in height, built primarily to support one or more telecommunications antennas.

Trade or commercial school. A school, operated for profit, teaching vocational skills.

Utility, others not listed. Any utility facility franchised or approved by the city.

Utility shops or *storage yards and buildings.* An area or building used by utilities for the repair and/or storage of equipment, vehicles or supplies.

Winery. An area where grapes and other fruit products, or vegetables can be grown and processed for the commercial purpose to produce wine or similar spirits. Processing includes wholesale sales, crushing, fermenting, blending, aging, storage, bottling, administrative office functions for the winery and warehousing. Retail sales and tasting facilities of wine and related promotional items may be permitted as part of the winery operations.

Work/live units. A work/live unit is a structure or a portion of a structure that combines a business use with a residential living use.

Wrecking or salvage yard for autos or parts. A tract of land devoted to wrecking, dismantling, or salvage operations where automobiles, other vehicles and/or machinery are subject to being dismantled, compacted, or similarly processed. All such operations, inclusive of storage of vehicles, shall be completely enclosed by a wall at least eight feet in height, except for a maximum of two gates no more than 20 feet wide.

(1962 Code, § 11-2-7; Ord. 99036, passed 10-25-99; Ord. 2001-15, passed 8-13-01; Ord. 2003-11, passed 5-12-03; Ord. 2009-20, § I, passed 8-10-09; Ord. 2010-12, passed 5-17-10; Ord. 2014-27, § I, passed 4-23-14; Ord. 2016-20, § I, passed 3-28-16; Ord. 2017-34, passed 8-29-17; Ord. 2018-13, § I, passed 3-5-18; Ord. 2018-36, § I, 7-9-2018; Ord. No. 2018-60, § I, 11-13-2018; Ord. 2019-63, passed 12-9-19; Ord. No. 2020-02, § I, passed 1-27-20)

Sec. 15-6-22. - Overlay zones.

Overlay zones are designed to deal with unusual conditions which affect large areas of the city. Special regulations associated with these districts shall be complied with prior to the issuance of any permit in areas designated.

(1962 Code, § 11-2-8; Ord. 84009, passed 6-18-84)

Sec. 15-6-23. - Mobile home district (MH) and mobile home on individual lots.

(A) *Area regulations.* The minimum lot area for a mobile home/manufactured home district shall be five acres.

(B) *Yard and width regulations.* Yard, width and layout for mobile home/manufactured home parks as indicated on the Space Requirement Chart (Appendix B) shall be complied with.

(C) *Mobile homes/manufactured homes and mobile home/manufactured home park regulations.* Mobile home/manufactured home parks and mobile homes/manufactured homes shall meet the following requirements:

(1) Minimum individual mobile home/manufactured home space or lot of 25 feet in width and a minimum area of 3,000 square feet.

(2) A minimum separation of 15 feet shall be maintained between all mobile homes/manufactured homes. End to end clearance shall not be less than ten feet. No mobile home/manufactured home may be nearer than ten feet to any building.

(3) A strip 15 feet in width around the outside boundary of the mobile home/manufactured home park which is planted to screening shrubs and trees or fencing or both, as recommended by the City Planner and approved by the Planning and Zoning Commission in site plan approval.

(4) A playground or open space of not less than 10% of the total area of the development set aside for recreational purposes and equipped adequately.

(5) The mobile home/manufactured home park shall be approved with sewer and water facilities for mobile home space as approved by the City Engineer.

(6) Street shall conform to municipal design and engineering standards.

(7) Site plan shall be approved of the mobile home/manufactured home park by the Planning and Zoning Commission and City Commission.

(8) Mobile homes/manufactured homes shall comply with the tie down requirements of the Building Code. Mobile home/manufactured home parks shall provide anchors and tie downs.

(9) Mobile homes/manufactured homes placed on individual lots shall have wheels removed, be skirted, and have concrete driveways and adequate space to meet off-street parking regulations.

(10) Mobile homes/manufactured homes may be placed in Industrial Districts (I1 and I2) for offices or dwellings by special use permit. No more then one mobile home/manufactured home per business may be so placed.

(11) All parking lots shall be paved to suppress dust.

(1962 Code, § 11-4-5; Ord. 84009, passed 6-18-84; Ord. 2003-11, passed 5-12-03)

Cross reference— Penalty, see § 15-6-999; trailers and trailer parks, see §§ 15-2-1 et seq.

Sec. 15-6-24. - Nonconforming uses and structures.

(A) *Nonconforming status.* A nonconforming status shall exist under one of the following conditions:

(1) When a use does not conform to the regulations prescribed in the district in which it is located, and was lawfully existing and operating prior to the adoption of this article, or any amendment thereto which creates nonconformity, and where there has been no discontinuance of the use for a period of time exceeding six months or;

(2) When a structure does not conform to the regulation prescribed in the district in which it is located, and was lawfully existing and constructed prior to the adoption of this article, or any amendment thereto which creates nonconformity.

(B) *Maintenance permitted.* A nonconforming building or structure may be maintained.

(C) *Repairs and alterations.* Repairs and structural alterations may be made to a nonconforming building or to a building housing a nonconforming use.

(D) *Additions, enlargements and moving.*

(1) A building or structure occupied by a nonconforming use and a building or structure nonconforming as to height, area or yard regulations shall not be added to or enlarged in any manner or removed to another location except as provided by subdivision (2) of this division hereof.

(2) A building or structure occupied by a nonconforming use or a building or structure nonconforming as to height, area, or yard regulations may be added to or enlarged or moved to a new location on the lot upon a permit authorized by the Board of Adjustment, which may issue, provided that the Board of Adjustment, after hearing, shall find:

(a) The addition to, enlargement of, or moving of the building will be in harmony with one or more of the purposes of this article as stated in § 15-6-2 hereof, and shall be in keeping with the intent of this article.

(b) The proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure.

(c) *LOT* shall mean that parcel of land owned at the time the use became nonconforming and upon which the use existed, whether defined in one or more legal descriptions provided that all legal descriptions are contiguous.

(E) *Alteration where parking insufficient.* A building or structure lacking sufficient automobile parking space in connection therewith as required by this article may be altered or enlarged provided additional automobile parking space is supplied to meet the requirements of this article for such alteration or enlargement.

(F) *Restoration of damaged buildings.* A nonconforming building or structure or a building or structure occupied by a nonconforming use which is damaged or destroyed by fire, flood, wind, or other calamity or act of God or the public enemy, may be restored and the occupancy or use of such building, structure, or part thereof, which existing at the time of such damage or destruction may be continued or resumed, provided that such restoration is started within a period of six months and is diligently prosecuted to completion and is not located in an overlay zone.

(G) *Six month vacancy.* A building or structure or portion thereof occupied by a nonconforming use, which is, or hereafter becomes, vacant and remains unoccupied by a nonconforming use for a continuous period of six months, except for dwellings, shall not thereafter be occupied except by a use which conforms to the use regulations of the zone in which it is located.

(H) *Continuation of use.* The occupancy of a building or structure by a nonconforming use, existing at the time this Title became effective, may be continued.

(I) *Occupation within six months.* A vacant building or structure may be occupied by a use for which the building or structure was designed or intended if so occupied within a period of six months after the use became nonconforming.

(J) *Change of use.* The nonconforming use of a building or structure may not be changed except to a conforming use, but where such change is made, the use shall not thereafter be changed back to a nonconforming use.

(K) *Nonconforming use of land.* The nonconforming use of land, existing at the time this article became effective, may be continued, provided that no such nonconforming use of land shall in any way be expanded or extended either on the same or adjoining property, and provided that if such nonconforming use of land, or

any portion thereof, is abandoned or changed for a period of six months or more, any future use of such land shall be in conformity with the provisions of this article.

(1962 Code, § 11-6-4)

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

Sec. 15-6-25. - Cargo containers.

(A) Cargo containers are prohibited in all residential zoning districts as of the effective date of this amendment.

(B) Cargo containers may be allowed in all other zoning districts subject to the following conditions:

(1) The cargo containers shall be located to meet all setback requirements for the zoning district in which they will be located.

(2) The cargo containers may not occupy any required off-street parking spaces.

(3) The containers may not be stacked.

(4) The containers must be in a good sound condition, free of holes and freshly painted.

(5) The containers may not be used for human or animal occupancy.

(6) During construction, licensed contractors may use cargo containers in any zoning district for temporary storage of equipment and/or materials at a construction site that is authorized by a City of Kingsville Building Permit.

(C) Cargo containers must be screened from view by being enclosed by a tight board fence or a wall so that they are not visible at any time of the year from a public place, public right-of-way, or adjacent private property. The fence or wall shall be kept in a good condition. Any existing cargo containers now being maintained in the city shall be allowed three months within which to construct a fence or wall of the kind and character required hereby. No screening would be required for cargo containers put in place for temporary use for a period of 90 days or less. The cargo container placed for temporary use must be removed at the end of 90 days unless an extension is requested and granted by the Planning Department.

(Ord. 2009-20, § I, passed 8-10-09)

Sec. 15-6-26. - Home occupations.

(A) *Purpose and findings.* A home occupation is defined as an accessory use carried out by the occupants for compensation in a residential dwelling unit. This section:

•Establishes criteria for the operation of home occupations in dwelling units within residential districts;

•Permits and regulates the conduct of home occupations as an accessory use in a dwelling unit, whether owner or renter occupied;

•Ensures that such home occupations are compatible with, and do not have a harmful effect on, adjacent and nearby residential properties and uses;

•Ensures that public and private services, such as streets, sewers, or water or utility systems, are not burdened by the home occupation to the extent that usage exceeds that normally associated with residential use;

•Allows residents of the community to use their residences as places to enhance or fulfill personal economic goals, under certain specified standards, conditions, and criteria;

•Enables the fair and consistent enforcement of these home occupation regulations; and;

•Promotes and protects the public health, safety, and general welfare.

(B) *Applicability.* This section applies to:

(1) Any occupation, profession, or business activity customarily conducted entirely within a dwelling unit and carried out by a member of the family residing in the dwelling unit, and which occupation, profession or business activity is clearly incidental and subordinate to its primary use as a residential dwelling and does not change the character of the dwelling unit. A home occupation is an accessory use to a dwelling unit.

(2) No home occupation, except as otherwise provided in this section, may be initiated, established, or maintained in the unit unless it is in conformance with the regulations and performance standards set forth in this section. A home occupation shall be incidental and secondary to the use of a dwelling unit for residential purposes.

(C) *Exempt Home Occupations.* The activities listed in subsection 15-6-26 (C), (1) through (4) below, are not subject to this section, provided that all persons engaged in such activities reside on the premises:

(1) Artists, sculptors, and composers not selling their artistic product to the public on the premises;

(2) Craft work, such as jewelry-making and pottery, with no sales permitted on the premises;

(3) Home offices with no client visits to the home permitted;

(4) Telephone answering and message services.

(D) *Permitted Home Occupations.* The home occupations permitted in subsection (1), below, are allowed in a residential setting because they do not compromise the residential character of an area, do not generate conspicuous traffic, do not visually call unusual attention to the home, and do not generate noise of a nonresidential level. A home occupation is permitted as an accessory use in the districts, as shown in Appendix A, (Section 1, Land Use Chart) and in the Planned Unit Development and/or Mixed Use (MU) districts:

(1) The following home occupations are permitted and subject to the standards established in this section:

(a) Accounting, tax preparation, bookkeeping, and payroll services (North American Industry Classification System (NAICS) 5412; Land Based Classification Standards (LBCS) Function 2412;

(b) Baking and cooking (NAICS 3118; LBCS 2151);

(c) Catering (NAICS 72232; LBCS 2560);

(d) Child care (NAICS 6244; LBCS 6562);

(e) Computer repair and training (NAICS 611519);

(f) Computer systems design and related services (NAICS 5415);

(g) Computer training (NAICS 61142; LBCS 6143);

(h) Drafting services (NAICS 54134);

(i) Engineering, architecture, land planning and landscape architects (NAICS 5413; LBCS 2413);

(j) Financial planning and investment services (NAICS 52393; LBCS 2250);

(k) Fine arts studio (creation of individual works only, no mass production) provided that no machinery or equipment shall be used or employed other than that which would customarily be found in the home, including machinery or equipment that would ordinarily be employed in connection with a hobby or avocation not conducted for gain or profit (NAICS 7115, 7121);

(l) Hair salon, barbering, hairdressing, and other personal care services, provided only one person may conduct such activity (NAICS 8121);

(m) Information and data processing services (NAICS 51421; LBCS 4240) (includes Standards Industrial Classification (SIC) 7374 computer processing and data preparation and processing services, and SIC 7379 computer related services, National Electric Code (NEC)) (CD or DVD conversion and recertification)

(n) Insurance sales (NAICS 52421; LBCS 2240);

(o) Interior decoration (no studio permitted) (NAICS 54141; LBCS 2414);

(p) Internet/Mail order business (order taking only; no stock-in-trade) (NAICS 4541) (e.g. Mary Kay, Pampered Chef, etc.) provided parties for the purpose of selling merchandise or taking orders shall not be held more than once a month, shall be limited to ten customers and shall be held between the hours of 9:00am and 10:00pm;

(q) Legal services (NAICS 5411; LBCS 2411);

(r) Musical instruction, voice, or instrument (NAICS 61161);

(s) Musical instrument tuning and repair (NAICS 811211, 81149, 4511);

(t) Offices for professional, scientific, or technical services (NAICS 54; LBCS 2400) or administrative services (NAICS 5611; LBCS 2420);

(u) Photographic and Video services (NAICS 54192);

(v) Professional, Scientific and Technical Services, including the practice of law (NAICS 54);

(w) Real estate services and appraisal (NAICS 531);

(x) Tailoring (e.g. dressmaking and alterations) services (NAICS 81149; 3152);

(y) Teaching of arts and crafts and incidental sale of supplies to students (NAICS 611691);

(z) Tutoring (NAICS 611691).

(aa) Work-at-home and/or telecommuting activities where employees of a business perform work for the business in their own residence, for an employer located at another location; provided all physical contact between the business and the employee occurs at the place of business and not the residence, other than the initial installation of any equipment or other work facilities. The work activities of the employee shall conform to all other requirements of this section.

(E) *Use limitations and performance standards.*

(1) Home occupations shall be carried out by members of the household occupying the dwelling and no more than one nonresident employee shall be permitted.

(2) The home occupation shall be conducted entirely within the principal residential building or in a permitted accessory building.

(3) The home occupation use shall be clearly incidental and secondary to the residential occupancy.

(4) No more than six clients per day (limit one visit per day per each client) are permitted to visit the home occupation. Hours for visits shall be between 8:00 am and 8:00 pm, unless otherwise noted in 15-6-26.

(5) Home occupations for child care shall have a maximum of children from birth through 13 years of age as determined by state law which varies with the ages of the children, but the total number of children in care at any given time, including the children related to the caregiver, must not exceed 12. The restriction on visits stated in 15-6-25 (E)(4) above does not apply to home occupations for child care.

(6) No manufacturing or processing of any sort whatsoever shall be done, except as permitted by Section 15-6-26(D)(1)(l). Public facilities and utilities shall be adequate to safely accommodate equipment used for the home occupation.

(7) No stock-in-trade shall be displayed or sold on the premises except for delivery of orders.

(8) No stock-in-trade, except articles produced by residents of the premises, shall be stored on the premises and those articles shall not be flammable, combustible or explosive materials.

(9) No alteration of the principal residential building shall be made which changes the character as a dwelling.

(10) Not more than 25% of the gross floor area of the principal dwelling or accessory structure shall be utilized for the home occupation.

(11) The home occupation shall not produce offensive noise, vibration, smoke, electrical interference, dust, odors or heat. Any noise, vibration, smoke, electrical interference, dust odors, or heat detectable beyond the property lines or beyond the walls of the dwelling unit, if the unit is part of a multi-family structure, shall constitute a violation of this section.

(12) No mechanical or electrical equipment other than normal domestic or household equipment shall be used.

(13) There shall be no outdoor storage of equipment or materials used in the home occupation.

(14) The receipt or delivery of merchandise, goods or supplies for use in a home occupation shall be limited to the United States mail, similar parcel delivery service, or private vehicles with a gross vehicle weight rating of 10,000 pounds or less. Deliveries and pick-ups shall occur between the hours of 8:00 am and 8:00 pm.

(15) Not more than one vehicle shall be utilized for business purposes and all parking shall be provided only in the driveway or other parking area not within the public right-of-way.

(16) No truck or van with a payload rating of more than one ton shall be parked on the site or in front of the site on a regular basis.

(17) No customer waiting areas shall be provided.

(18) No vehicles shall be parked and no equipment or materials shall be stored for trash haulers, home builders, home repair contractors and similar occupations.

(19) Signage shall:

(a) be limited to one wall-mounted sign not exceeding four square feet in area is permitted.

(b) be mounted flush against the wall of the principal dwelling unit or accessory structure; and

(c) not be illuminated.

(20) A business license shall be obtained, if required by other ordinances.

(F) *Prohibited home occupations.* Home occupations in residential zoning districts shall not include the following types of activities and uses:

(1) Body piercing and/or painting, tattoos, or any type of physical therapy or psychotherapy;

(2) Commercial food preparation;

(3) Contractors shops;

(4) Furniture refinishing;

(5) Gymnastic facilities;

(6) Machine shop/metal working;

(7) Medical/dental office;

(8) Medical procedures;

(9) Medical/cosmetic facilities for animals, including animal care and boarding facilities;

(10) Motor vehicle and engine repair;

(11) Outdoor recreational activities;

(12) Palm reading or fortune telling;

(13) Recording studios;

(14) Retail Sales;

(15) Tanning salons;

(16) Trash hauler operations other than a home office;

(17) Any other use not allowed in accordance with 15-6-26 Home Occupations of this chapter or any use determined by the Director of Planning and Development Services to be a detriment to the surrounding properties and/or area.

(G) *Unsafe Home Occupations.* If any home occupation has become dangerous or unsafe; presents a safety hazard to the public, pedestrians on public sidewalks, or motorists on the public right-of-way; or presents a safety hazard to adjacent or nearby properties, residents or businesses, the Director of Planning and Development Services or his/her designee shall issue an order to the dwelling owner and/or tenant on the property on which the home occupation is being undertaken, directing that the home occupation immediately be made safe or be terminated. The property owner and/or tenant shall take the necessary corrective measures. In the event of a failure to do so by the owner and/or tenant, after notice and within seven (7) days of the receipt of said notice, the Director of Planning and Development Services or his/her designee may take any and all enforcement actions to render the home occupation and dwelling safe. Costs incurred by the City of Kingsville, if forced to take enforcement actions, shall be borne by the property owner and shall be treated as a zoning violation and penalized as set forth in Section 1-1-99 of this code of ordinances.

(Ord. 2014-10, § I, 3-10-14; Ord. 2018-13, § I, passed 2-12-18)

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(I)(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)

Sec. 15-6-28. - Fence regulations.

(a) *Purpose.* The purpose of these regulations is to establish criteria for the location, maintenance and appearance of privacy fences and other visual barriers including landscaped hedges. The intent is to limit the amount of privacy fencing/barriers in order to promote the open, unencumbered characteristics of Kingsville and ensure the safe visibility of pedestrian and vehicular traffic.

(b) *Permit required.* Except as provided for single strand electrical wires herein, a fence permit shall be obtained and the required fee paid as set out in Section 15-1-6(B)(4) before installation of any fence. A site plan indicating the location of the proposed fence, property lines, setbacks and buildings, and a typical detail of the fence showing the material and general appearance of the fence shall be submitted with the permit request. A boundary survey of the property is not required but may be deemed necessary by the property owner, applicant or City in the case of a boundary line dispute or other reason as deemed necessary by the property owner or applicant. All swimming pool permits are to be accompanied by a fence permit when an existing compliant fence is not present to prevent unwanted entry.

(c) For all property within the City, no person or business shall erect or maintain a sight obscuring fence forward from the front building line, excluding any and all porches, decks, patios or similar appurtenances, except where otherwise authorized by this code.

(d) Fences over three (3) feet in height and with more than 50% sight obscured shall be deemed to be a Sight-Obscuring Fence.

(e) In no case shall a sight-obscuring fence, hedge, tree or other visual barrier be placed or maintained in excess of three feet high within a Street or Driveway Intersection Sight Visibility Triangle as defined in Section 15-6-21 of this code of ordinances. Trees within a Street or Driveway Intersection Sight Visibility Triangle shall be kept trimmed so the tree canopy is no less than ten (10) feet high.

(f) Fences in residential areas shall not exceed four (4) feet in height in any front yard area and six and a half (6.5) feet in height in any side or rear yard area. Nonresidential areas are restricted to a maximum of four (4) feet in the front yard area and a minimum of eight (8) feet in height in any side or rear yard area but shall not exceed ten (10) feet in height.

(g) Commercial or industrial buildings adjacent to residential properties shall install, at a minimum, an eight (8) foot high sight-obscuring fence constructed of a consistent solid material such as wood, brick or block. The fence shall be so constructed so that the finished side is facing the residential properties.

(h) Fences or hedges/landscape materials shall be required to screen storage areas allowed in all commercial and industrial districts and shall be of sufficient height to screen the storage from adjacent public right-of-way and adjacent properties. If screening is required to exceed eight (8) feet in height, then landscaping material shall be utilized to soften the impact and add to the screening. Trees that will grow to a sufficient height to screen storage from adjacent properties shall be utilized where the terrain is such that a screen exceeding ten (10) feet in height is needed.

(i) The height of a fence shall be measured from the highest adjoining finished grade.

(j) No fence shall be constructed within any drainage easement or floodway unless the City Engineer has advised the Building Official that the fence shall, in all probability, not interfere with or impair the natural flow of water across the drainage easement or floodway.

(k) *Perimeter Fence design and maintenance.* All fences shall be designed, erected and maintained in accordance with Section 15-1-17 and also the following:

(1) All fences shall be maintained in good repair and in their original upright position so as to not be a nuisance. Fence remnants shall not remain if a repair or replacement of a fence or a portion of the fence is performed.

(2) No fence shall be maintained with protruding nails, boards, wires or other similar materials.

(3) All fences shall be constructed of an aesthetically compatible material such as chain link, wood, concrete block, brick, stone, vinyl, wrought iron or other like material. The use of chicken wire or other low quality type of fencing is expressly prohibited.

(4) Missing boards, pickets or posts shall be replaced in a timely manner with material of the same type and quality.

(5) All fences shall be constructed with the finished side facing outward from the property or with both sides finished where visible from the public right-of-way. Any and all posts and support beams shall not be visible from the public right-of-way. Fences along interior property lines, not exposed to a public right-of-way, may place the fence with the finished face facing outward or inward depending on preference.

(6)

Wood fences shall be constructed of material which is naturally resistant to insects and decay or has been treated to resist insects and decay underground.

(7) All posts used for any type of residential or commercial fencing shall be set in a concrete base. Agricultural field fence posts do not require the use of a concrete base.

(l) *Use of barbed wire fence.* In addition to and in conjunction with Section 13-1-2, no person shall erect or maintain any barbed wire fence except under the following circumstances:

(1) When the barbed wire fence is erected and maintained as an integral part of the security fence for nonresidential properties only, provided that the barbed wire is not installed within six feet of the ground; or

(2) When the barbed wire fence is erected or maintained around a tract of land used for agricultural purposes as defined by the zoning laws of the City of Kingsville.

(3) In no case shall razor wire be permitted in any zone within City Limits except as used by official governmental agencies.

(4) In all cases barbed wire shall be strung tightly and shall not be suspended in a loose, coiled or concertina manner with the exception of government agencies.

(m) *Use of electric fence.* No person shall erect or maintain any electrical fence unless in conformance with the following provisions:

(1) All electric fences shall comply with minimum specifications of the Underwriters Laboratories (UL listed) and shall be installed in accordance with the National Electric Code adopted by the City.

(2) Fences which may continuously conduct electric current may be allowed only on agricultural land to be used to raise livestock.

(3) Single-strand wires designed to conduct electricity through an approved low voltage regulator shall be allowed only along the interior base line of an otherwise permitted fence. No permit shall be required for the erection and maintenance of such single-strand electric wires.

(n) *Swimming Pools.* In addition to and in conjunction with Section 15-1-8, any swimming pool area, where the pool depth is two (2) feet or more, shall be entirely enclosed by a permanent protective fence or other permanent structure at least four (4) feet in height, with locked gates or entrances. A construction fence, including but not limited to temporary barrier fencing, shall be in place during construction of any pool. Arrangements may be made with the chief Building Official to provide a temporary section of fence during pool construction to allow for ingress and egress. A sight-obscuring or other approved fence constructed on the property lines adjacent to the pool may be considered a protective fence meeting these requirements.

(o) *Temporary fences.* Permits for temporary fences for the purpose of protecting or securing of construction sites may be granted for a one year renewable period. Such temporary fencing must be removed upon completion of construction.

(p) *Penalties.*

(1) The provisions of this subsection shall be cumulative of any criminal penalties or civil remedies as prescribed in 15-1-17(G) of Chapter 15 or section 1-1-99 of this Code of Ordinances.

(2) Upon a determination that a fence code violation exists upon a premises, the owner of the premises shall be given notice to abate such violation within 30 days after the receipt of such notice.

(Ord. 2014-29, § I, passed 4-23-14)

Sec. 15-6-29. - Work/live units.

(A) Within the C-3 Central Business District, incidental residential uses known as "work/live units" are permitted. A work/live unit means a structure that combines a business use, as permitted in the C-3 Central Business District, with a residential living use.

(B) Any structure containing a "work/live unit" shall satisfy the following requisites:

(1) Any structure or portion of a structure must comply with all applicable City of Kingsville ordinances, including all building codes.

(2) The living area of each "work/live unit" shall provide at least one exit which does not require persons to exit through the work area.

(3) All residential areas in a "work/live unit" shall be at least 150 square feet, exclusive of kitchen, bath, closets and hallways in the "work/live unit."

(4) A minimum of the front 50% square footage of a street-level floor must be dedicated exclusively to commercial uses as allowed in the C-3 Central Business District.

(Ord. 2016-20, § I, passed 3-28-16)

Sec. 15-6-30. - Dwelling above business.

(A) Within the C-3 Central Business District, dwellings above businesses are permitted.

(B) Any structure containing a dwelling above a business shall satisfy the following requisites:

(1) Any structure or portion of a structure must comply with all applicable City of Kingsville ordinances, including all building codes.

(2) Multi-family dwellings are only allowed on the second or third floor of the structure.

(3) Each living unit shall provide at least one exit which does not require persons to exit through the work area.

(Ord. 2016-20, § I, passed 3-28-16)

Secs. 15-6-31—15-6-34. - Reserved.

AIR INSTALLATION ZONING REGULATIONS

Sec. 15-6-35. - Statutory authorization; findings of facts; purpose; methods of mitigation.

(A) *Statutory authorization.* In Tex. Local Gov. Code § 51.001 et seq. and § 241.001 et seq., the legislature of the state of Texas has delegated the responsibility to local government to adopt regulations to minimize airport hazards and incompatible development.

(B) *Findings of fact.*

(1) An airport hazard endangers the lives and property of users of the airport and of occupants of land in the vicinity of the airport;

(2) An airport hazard that is an obstruction reduces the size of the area available for the landing, taking off, and maneuvering of aircraft tending to destroy or impair the utility of the airport and the public investment in the airport;

(3) The creation of any airport hazard is a public nuisance and an injury to the community served by the airport affected by the hazard;

(4) It is necessary in the interest of the public health, public safety, and general welfare to prevent, the creation of an airport hazard;

(5) The creation of an airport hazard should be prevented, to the extent legally possible, by the exercise of the police power without compensation;

(6) The prevention of the creation of an airport hazard and the elimination, the removal, the alteration, the mitigation, the marking and lighting of an airport hazard are the public purposes for which a political subdivision may raise and spend public funds and acquire land or interests in land;

(7) The Naval Air Station (NAS) Kingsville fulfills an essential community purpose by training naval aviators to support the nation's defense;

(8) The current NAS Kingsville Air Installations Compatible Use Zones (AICUZ) study reflects an analysis of aircraft noise, accident potential, and land use compatibility associated with aircraft now in use and aircraft to be used in the reasonably immediate future;

(9) Adoption of the land use recommendations for noise zones, contained in Table 2, Air Installations Compatible Use Zones Suggested Land Use Compatibility in Noise Zones, Chief of Naval Operations Instruction (OPNAVINST) 11010.36B, 19 Dec 2002 (or as subsequently updated), and Accident Potential Zones, contained in Table 3, Air Installations Compatible Use Zones Suggested Land Use Compatibility in Accident Potential Zones, OPNAVINST 11010.36B, 19 Dec 2002 (or as subsequently updated), balances the rights of private landowners, the public interest in protecting NAS Kingsville from encroachment and in protecting the need to minimize injury to person and property due to noise and accident;

(10) Upon public release of an updated AICUZ study for NAS Kingsville, the AICUZ study, including current noise contours, safety zones, and height limitation areas, which define the AICUZ Overlay Zone, shall be filed as a matter of public record with the city; and

(C) *Purpose.*

(1) Protect human life and health;

(2) Minimize expenditures of public money for land acquisition, easements, or other methods of mitigation;

(3) Minimize damage to property from aircraft operations and accidents;

(4) Help maintain a sound local economy and stable tax base by assuring the continued operation and efficiency of the Naval Air Station;

(5) Insure that potential buyers of property are notified the property is near an airport and affected by aircraft operations;

(6) Insure that allowed development in noise zones is built to achieve noise decibel mitigation and that allowed development in Accident Potential Zones (APZs) is built to achieve density mitigation, as defined in the Chief of Naval Operations Instruction (OPNAVINST) 11010.36B (December 22, 2002) and as shown

in the AICUZ footprint defined by the NAS Kingsville AICUZ Study (1998) as developed by the Department of Navy or as subsequently updated.

(D) *Methods of mitigation.* In order to accomplish its purpose this article uses the following methods:

(1) Restriction or prohibition of uses sensitive to aircraft noise or that constitutes an incompatible, use or risk;

(2) Restriction of minimum lot size, maximum lot coverage or floor area ratio; and

(3) Require construction techniques and materials that will achieve maximum noise attenuation consistent with the purposes herein.

(Ord. 2005-25, passed 7-11-05; Ord. 2010-09, passed 5-17-2010)

Sec. 15-6-36. - Definitions.

(A) There are hereby created and established certain airport hazard zones. These zones are defined as follows:

(1) *Accident Potential Zone, (APZ).* An area where an accident is most likely to occur if one occurs. APZ's are not predictors of accidents.

(2) *Accident Potential Zone 1, (APZ 1).* The area normally beyond the Clear Zone (CZ), which possesses a significant potential for accidents.

(3) *Accident Potential Zone 2, (APZ 2).* The area normally beyond APZ 1 which has a measurable potential for accidents. (See Map.)

(4) *AICUZ Overlay Zone.* This area is defined as a polygon that completely encapsulates the areas defined in the current NAS Kingsville AICUZ study for the approach/departure zones, transitional zone, and the 65 dB DNL contour line(s). (See Map.)

(5) *Approach; departure zones.* The area longitudinally centered on each runway extended center line, with an inner boundary 200 feet out from the end of the primary zone and the same width as the primary zone then extending outward for a distance of 50,000 feet expanding uniformly in width to 16,700 feet at the outer boundary. (See Map.)

(6) *Clear zone.* The area at the ends of the runways that possesses a high potential for accidents and in which no development is permitted. The fanned shaped area extending outward from the end of the primary zone. The inner boundary commences at and is the same width as the primary zone (2,200 feet) and extends outward for a distance of 2,800 feet to an outer width of 3,012 feet. The designation for the clear zone is "CZ." (See Map.)

(7) *Conical zone.* The area extending outward from the periphery of the inner horizontal zone for a distance of 7,000 feet. (See Map.)

(8) *Controlled Compatible Land Use Area.* Due to changing seasonal wind patterns, NAS Kingsville has four primary runways. To determine the most northern, southern, eastern, and western boundaries of the area subject to regulation, the "Controlled Compatible Land Use Area," as defined in 241.003(7) of the Texas Airport Zoning Act, must be measured from the center line of the runway situated to the outside relative to its adjacent runway.

(9)

Inner horizontal zone. The area (excluding the primary zone, clear zone, transitional zone, and the approach-departure zone) with an outer perimeter formed by swinging arcs 7,500 feet radius about the extended center line of each runway at the end of each primary zone and connecting adjacent arcs by lines tangent to these arcs. (See Map.)

(10) *Primary zone.* The area longitudinally centered on each runway, and extending 200 feet beyond the runway end and 2,200 feet wide (750 feet out from the center line of each runway and the 700 feet distance between the center lines of each runway. (See Map.)

(11) *Outer horizontal zone.* The area extending outward from the outer periphery of the conical zone for a distance of 30,000 feet. (See Map)

(12) *Transitional zone.* The area with an inner boundary formed by the periphery of the primary zone, the sides of the clear zone and the approach-departure zone, extended outward at right angle to the runway center line and extended center line until the height matches the adjoining inner horizontal zones, conical zone and outer horizontal zone height limit. The height limit at the inner boundary is the same as the height of the adjoining inner horizontal zone and increases at the rate of one foot vertically for every seven feet horizontally to the outer boundary of the transitional zone, where it again matches the height of the adjoining outer horizontal zone. (See Map.)

(13) *Noise zones.* Areas between noise contours, having certain land use recommendations. The noise contours are given in decibels for a Day-Night Average Sound Level, DNL (sometimes also called Ldn). Areas where the restriction or prohibition of development or use sensitive to aircraft noise or that constitutes an incompatible use or risk. The designation for the noise zones in this article are less than 65 DNL, 65-70 DNL, 70-75 DNL and greater than 75 DNL. (See Map.)

(B) The zones created herein, and the maps and tables referenced, are based in substantial part on the Air Installation Compatible Use Zone (AICUZ) 1992, NAS Kingsville Zones, as developed by the Department of Navy or as subsequently updated.

(Ord. 2005-25, passed 7-11-05; Ord. 2010-09, passed 5-17-2010)

Sec. 15-6-37. - Use restrictions.

(A) *Land use restrictions.* Notwithstanding any provisions of the Air Installation Zoning Regulations, the permitted land use for any property, or portion thereof, within the Controlled Compatible Land Use Area or AICUZ Overlay Zone, as shown on the Map, shall be in conformity with Tables 2 and 3 attached hereto and incorporated by reference.

(B) *Height limitations.* Areas where the height of structures is considered to be hazardous due to the flight operations of the airport. Except as otherwise provided, no structure shall be constructed or maintained or tree permitted to grow, within any zone created in excess of the height limitation established herein. An area located in more than one of the described zones shall be considered to be only in the zone with the more restrictive height limitation. (See Map.) The various zones and height limitations are more fully defined as follows:

(1) *Primary zone.* No structure or obstruction that is not a part of the landing and take-off area is permitted in the primary zone if it is of a greater height than the nearest point on the runway. (See Map.)

(2) *Clear zone.* No structure or obstruction not a part of the landing and takeoff area is permitted if it is of a greater height than the end of the runway. (See Map.)

(3) *Conical zone.* Height limits in the conical zone commence at a height of 150 feet above airport elevation at the inner boundary where it adjoins the inner horizontal distance measured outward from the inner boundary to a height of 500 feet above airport elevation at the outer boundary. (See Map.)

(4) *Inner horizontal zone.* No structure or obstruction will be permitted in the inner horizontal zone of a greater height than 150 feet above airport elevation. (See Map.)

(5) *Outer horizontal zone.* The height limit within the outer horizontal zone is 500 feet above airport elevation. (See Map.)

(6) *Approach; departure zones.* Height limits within the approach zones commence at the height of the runway end and increase at the rate of one foot vertically for every 50 feet horizontally for a distance of 25,000 feet at which point it remains level at 500 feet above airport elevation to the outer boundary. (See Map.)

(7) *Transitional zone, inner horizontal zone, conical zone and outer horizontal zone height limit.* The height limit at the inner boundary is the same as the height of the adjoining inner horizontal zone and increases at the rate of one foot vertically for every seven feet horizontally to the outer boundary of the transitional zone, where it again matches the height of the adjoining outer horizontal zone. (See Map.)

(Ord. 2005-25, passed 7-11-05; Ord. 2010-09, passed 5-17-2010)

Sec. 15-6-38. - General provisions.

(A) *Land to which this article applies.* This article shall apply to discretionary development applications for any property located within (or partially within) the Controlled Compatible Land Use Area or AICUZ Overlay Zone (as shown on the Map) that have not been approved or denied by the City Commission or Planning and Zoning Commission as of the date of adoption of this article.

(B) *Discretionary development application.* For purposes of this article, discretionary development applications shall include applications for:

(1) Rezonings, including conditional zonings;

(2) Conditional use permits for new uses or structures, or for alterations or enlargements of existing conditional uses where the occupant load would increase; and

(3) Conversions or enlargements of nonconforming uses or structures, except where the application contemplates the construction of a new building or structure or expansion of an existing use or structure where the total occupant load would not increase.

(C) *Permit required.* A building permit is required to ensure conformance with this article.

(D) *Compliance.* No structure, building, or land shall hereafter be located, moved, built, altered or have its use changed without full compliance with the terms of this article and other applicable regulations.

(E) *Abrogation and greater restrictions.* This article is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this article or another conflict or overlap, whichever imposes the more stringent restriction shall apply.

(F) *Interpretation.* In the interpretation of this article, all provisions shall be:

(1) Considered as minimum requirements;

(2) Liberally construed in favor of the governing body; and

(3) Deemed neither to limit nor repeal any other powers granted under state statute.

(G) *Warning and disclaimer of liability.* The measures required by this article are considered reasonable for regulatory purposes and are based on scientific and engineering considerations. Accidents and noise impacts outside of the areas designated may occur. Alteration in flight paths, operations, and aircraft type can increase or decrease the nature of the impact and geographic area affected. This article does not imply land outside the AICUZ areas will be free from aircraft noise or accidents. This article does not imply or create liability on the part of the city or, any officer or employee thereof for any damages or harm that may result from reliance on this article or any administrative decision lawfully made thereunder.

(Ord. 2005-25, passed 7-11-05; Ord. 2010-09, passed 5-17-2010)

Sec. 15-6-39. - Administration and restrictions.

(A) *Planning Director designated.* The Director of Planning is hereby appointed to administer and implement the provisions of this article. The Director may assign appropriate duties to the Building Official or other personnel.

(B) *Duties and responsibilities.* The Planning Director's duties shall include, but not be limited to:

(1) Maintain and hold open for public inspection all records pertaining to this article;

(2) Review, approve, deny or otherwise process applications made under the provisions of this article;

(3) Interpret, as needed, the exact boundaries of noise and accident zones on the AICUZ map. Where actual field conditions or data supplied by licensed public surveyors conflict with the mapped boundary, the Planning Director shall establish the boundary; and

(4) Any decision or interpretation of Planning Director or regulation of this article may be appealed to the Zoning Board of Adjustment. Any decision to overturn a ruling by the Planning Director or grant a variance must be supported by findings of fact and specifically enumerated by the Board.

(C) *Permit procedures.*

(1) Applications shall be made by submission of a site plan indicating the location, dimensions, existing and proposed structures, floor area (square footage) of all structures and proposed use(s);

(2) Permits shall be issued upon a finding that the proposed land use is compatible with the land use limitations contained in Table 1, as further amplified and explained in Table 2, supra.

(D) *Authority of Zoning Adjustment Board.*

(1) Variance authority.

(a) A person who desires to erect or increase the height of a structure, permit the growth of an object of natural growth, or otherwise use property in violation of an airport zoning regulation, may apply to the Board of Adjustment for a variance from the regulation.

(b) The Board shall allow a variance from an airport zoning regulation if:

1. A literal application or enforcement of the regulation would result in practical difficulty or unnecessary hardship; and

2. The granting of the relief would:

a. Result in substantial justice being done;

b.

Not be contrary to the public interest; and

c. Be in accordance with the spirit of the regulation and this article.

(c) The Board may impose any reasonable conditions on the variance that it considers necessary to accomplish the purposes of this article.

(2) Variance procedure.

(a) The Zoning Board of Adjustment as established by the city shall hear and render judgments on requests for variances from the requirements of this title.

(b) The Board of Adjustment shall hear and render judgment on an appeal only when it is alleged there is an error in the enforcement or administration of this article.

(c) Any person aggrieved by the decision of the Board of Adjustment may appeal such decision in the court of competent jurisdiction.

(d) Variance shall be granted only upon:

1. A showing of good and sufficient cause;
2. A determination that failure to grant the variance would result in exceptional hardship rather than economic loss to the applicant; and
3. The conditions causing the hardship are unique to the property in the area and not caused or created by the applicant or some previous owner.

(E) *Subdivisions.* Subdivisions shall comply with all use and density requirements contained in this title.

(Ord. 2005-25, passed 7-11-05; Ord. 2010-09, passed 5-17-2010)

Sec. 15-6-40. - Nonconforming uses.

(A) Nonconforming uses may be continued unless abandoned for a continuous period of six months after which they may not be resumed.

(B) A nonconforming use shall not be changed to any other type of nonconforming use within any AICUZ area.

(C) Any nonconforming structure or building may be maintained unless damaged in excess of 50% of the market value of the building or structure. Repairs to a structure or building so damaged shall be in conformance with all current regulations.

(D) Existing buildings and structures may be remodeled, enlarged, expanded or altered provided additions, expansions and enlargements conform to this code and the remodeling/alteration does not decrease the degree of conformance.

(Ord. 2005-25, passed 7-11-05; Ord. 2010-09, passed 5-17-2010)

Sec. 15-6-41. - AICUZ—Notice to buyer/lessee.

(A) Each developer or landowner who owns property within the City of Kingsville must notify any purchaser or lessee of any property within the City of the existence of a "controlled compatible land use area" that is governed by a Joint Airport Zoning Board (JAZB) by having each seller or lessor provide an "AICUZ - NOTICE TO BUYER(S) OR LESSEE" containing the following language:

"Notice is hereby given to the Buyer(s) or Lessee(s) that this property may be located in the vicinity of Naval Air Station (NAS) Kingsville and may be impacted by noise, odors, flight safety hazards, frequency interference and other potential compatibility issues relating to installation operations. You are encouraged to drive and review the area around any property in which you are interested at various times and days.

Notice is also hereby given that subject property may:

(1) Lie within the "Controlled Compatible Land Use Area" as defined by Chapter 241 of the Texas Local Government Code, Section 241.003(7) which gives a municipality or county the authority to regulate land use within a designated airport hazard area. The Kingsville-Kleberg JAZB(Joint Airport Zoning Board) provides zoning regulations and enforcement within the unincorporated portions of Kleberg County that are located within the "Controlled Compatible Land Use Area,"

(2) And/or within an area defined by the 65 decibel (dB) day-night average sound level (Ldn) noise contour(s) as defined in NAS Kingsville's current Air Installations Compatible Use Zones (AICUZ) study, plus ¼ mile outside that area,

(3) And/or within an area defined by the Accident Potential Zones (APZ) as defined in NAS Kingsville's current AICUZ study, plus ¼ mile outside that area.

As the AICUZ study is updated, the zone boundaries may change.

This property may also be subject to additional development regulations relative to the property's proximity to the installation.

Information on any property located within 6 miles of NAS Kingsville may be found at the following website:

http://www.cityofkingsville.com/dept/engineering/docs/AICUZ%20Map.pdf or by visiting the City of Kingsville Planning Department."

(B) Such "AICUZ - NOTICE TO BUYER OR LESSEE" shall be executed simultaneously with any "earnest money" contract or other agreement to buy land, and if no "earnest money" contract or other agreement to buy land is executed, prior to the "date of closing" as that term is understood in real estate transactions. Such notice stated in (A) above shall also be sent annually to each property owner in the controlled compatible land use area.

(C) Development within the noise zones designated on the current AICUZ map shall be built to mitigate the noise level to 45 DNL (indoors). It shall be the responsibility of the developer to provide to the Director of Development Services how this will be accomplished, to include site layout and type of material used.

(Ord. 2005-25, passed 7-11-05; Ord. 2010-09, passed 5-17-2010; Ord. 2014-48, passed 8-11-2014; Ord. No. 2018-26, passed 5-29-2018)

Secs. 15-6-42—15-6-44. - Reserved.

WIRELESS TELECOMMUNICATIONS FACILITIES

Sec. 15-6-45. - Purpose.

(A) The purpose of this subarticle is to establish guidelines regulating the location of telecommunication towers and antennas in order to minimize their number. Meeting this objective will: protect and promote public safety, minimize and mitigate any adverse visual or aesthetic impacts on the community, and promote the orderly development of telecommunication facilities within the city. It will also: avoid the creation of visual distractions, prevent obstructions to the view of pedestrians and motorists on public thoroughfares, and ensure the structural integrity of supporting structures.

(B) The regulations contained in this subarticle have been developed under the following general guidelines as provided in the Federal Telecommunications Act of 1996:

(1) Cities have local authority over "placement construction and modification" of cellular telephone facilities and other personal wireless telecommunication service facilities.

(2) Regulations "shall not unreasonably discriminate among providers of functionally equivalent services."

(3) Regulations "shall not prohibit or have the effect of prohibiting the provision of personal wireless services."

(4) "Denial shall be in writing and supported by substantial evidence."

(5) Cities may not "regulate the placement, construction and modification of personal wireless service facilities on the basis of environmental or radio frequency emissions to the extent that such facilities comply with the Federal Communication Commissions regulations concerning such emissions."

(C) Notwithstanding any other provision of this subarticle, installation, construction, alteration, modification or replacement of telecommunications towers and antennas, when permitted by federal and state laws, shall be regulated and governed by the following use regulations and requirements.

(Ord. 2001-15, passed 8-13-01; Ord. 2004-19, passed 8-9-04)

Sec. 15-6-46. - General provisions.

(A) *Applications.*

(1) *All applications.* All applications for building permits or a special use exception, under §§ 15-6-48(B) and 15-6-142, for a telecommunications tower, antenna or other facility to provide a telecommunications service, shall include a completed supplemental information form provided by the city. An application shall include the following information:

(a) Site and landscape plans drawn to scale.

(b) A report, including a description of the tower, with technical reasons for its design and the reason the particular location was selected. The report should disclose the technical performance goals (i.e., desired strength signal) for the provider: whether additional towers will need to be located within the city, the conditions necessary to provide adequate coverage, radio frequency coverage prediction maps showing the area to be served before the addition of a new cell, and a radio frequency coverage prediction map that shows coverage after the new cell is operational.

(c) Documentation establishing the structural integrity of the tower for its proposed uses.

(d) The general capacity of the tower, and information necessary to assure that ANSI/TIA/EIA standards are met.

(e) A statement of intent on whether space will be leased to other telecommunication providers.

(f) Proof of ownership of the proposed site or authorization to use the site.

(g) Copies of any necessary easements to provide utilities to the facility.

(h) An analysis of the area containing topographic contours.

(i) The proposed location of the interconnection, if any, between the wireless telecommunication provider and the franchised wired, cable or fiber-optic telecommunication provider. If the interconnection is not located in the equipment enclosure at the base of the tower, then a detailed description of any and all easements that are being used to carry the signal by wire, cable or fiber-optic cable.

(j) Identification of any alternative sites that were available for co-location, and the reason co-location on an existing site was not a practical alternative.

(2) *Applications for special use exceptions.* All applications for a special use exception, under § 15-6-142, for a telecommunications tower, antenna, or other facility to provide a telecommunications service, shall include a completed supplemental information form provided by the city. An application shall include a report with the following information:

(a) Description of the tower, with technical reasons for its design and the reason the particular location was selected.

(b) Any alternative sites that were available for co-location, and the reason co-location on an existing site was not a practical alternative. The technical performance goals (i.e., desired strength signal) for the provider.

(c) Whether additional towers will need to be located within the city, and under what conditions, to provide adequate coverage. A map showing the general location of future towers may be provided. If the general location of any future towers (whether by description within the report or on the map) is not provided, the fact that the telecommunication provider has antennas located on the tower being applied for may not be used to justify the location of any future towers within the city.

(d) Information relating to the number of calls being dropped within the current tower coverage area, the number of failed hand-offs between existing cell sites, and the number of people denied access to the system because there is not enough capacity to handle all calls.

(e) Any maps and information provided under this subsection will be treated by the city as privileged commercial information under § 552.110 of the Texas Public Information Act, Chapter 552, Tex. Gov't Code, if each page and sheet is clearly marked and identified as proprietary information that should not be made available to the public. If such a request for the information is received, it will be forwarded to the Attorney General for a determination under § 552.301 of the Act. The city will withhold the information from the requester under § 552.305 of the Act, until after the Attorney General's decision is received. The city will only release the information if directed to do so by the Attorney General.

(B) *Platted lots.* Telecommunications facilities, including towers and related equipment buildings, shall be located on a platted lot.

(C)

Technical assistance. When a special use exception is required to comply with the provisions of this subarticle, and when the technical information provided by the applicant is beyond the technical capacity of city staff to review, the applicant, in addition to the usual application fee, shall reimburse the city for the actual cost to the city for the services of a technical expert to review the application and/or information supplement, up to a maximum of $5,000.00.

(D) *Pre-application meetings.* Prior to leasing, purchasing or constructing telecommunication facilities, the telecommunications provider or licensee is required to meet with the Director of Development Services and/or the Building Official, or their designees, to determine if the location will require a special use exception or other approvals, and to review the merits of potential locations

(E) *Master antenna map.* To facilitate co-location and coordination of telecommunication sites, the city shall notify the providers of telecommunication services, listed in the telephone directory or otherwise known to the city, of the enactment of this subarticle, within 30 days of its effective date. Within 90 days of the date of such notice, telecommunications providers shall provide the city with their respective master antenna maps. Each master antenna map shall: show the locations, heights and co-location capabilities of all telecommunications towers with antennas serving any portion of the city; and indicate coverage areas for current telecommunications towers. Within 90 days of the installation of an antenna on any new or existing towers not previously identified, providers shall also provide the city with any updates to the above documents, and notice of any change in ownership of any telecommunications tower.

(Ord. 2001-15, passed 8-13-01; Ord. 2004-19, passed 8-9-04)

Sec. 15-6-47. - Telecommunications tower standards.

(A) *Applicable federal and state standards.* All telecommunications towers and antennas shall be erected and operated in compliance with current Federal Communication Commission (FCC) and Federal Aviation Administration (FAA) rules and regulations, and other applicable federal, state and local standards.

(B) *Structural standards.* Telecommunications tower structures must be designed and constructed to conform to the most current revision of TIA/EIA 222 standards. However, any telecommunications tower structures must be designed and constructed to the wind-load speeds established in the Building Code, rather than the basic wind speeds published in TIA/EIA 222.

(C) *Co-location.* If over 75 feet (23 meters) in height, towers shall be designed and built to accommodate a minimum of two telecommunication providers. The owner of the tower must certify to the city that the tower is available for use by other telecommunications service providers on a reasonable and nondiscriminatory basis.

(D) *Fencing and support structures.*

(1) Security fencing shall be installed and must be constructed of wrought-iron, steel, or chain-link fence, or a masonry wall, which is not less than 6 feet (1.8 meters) in height.

(2) The exterior of equipment buildings, within, adjacent to or visible from a residential district, shall be constructed of materials (i.e., siding, brick, masonry or stucco) and in a style and character (i.e., roofing, color and trim) similar to adjoining structures. It must blend with adjacent landscaping and other surroundings. Metal equipment cabinets are not permitted.

(3)

The exterior of other equipment buildings and/or metal equipment cabinets, which are located within a nonresidential district and visible from public right-of-ways, must have a neutral finish, or be painted to reflect the color and character of adjoining structures or to blend with adjacent landscaping and other surroundings.

(4) The owner or operator of a telecommunication tower facility may request from the Board of Adjustment a waiver of the requirement for a security fence.

(E) *Setbacks.*

(1) All telecommunication towers, as well as guys and guy anchors, shall be located within the buildable area of the lot and not within the front-, rear- or side-yard building setbacks.

(2) Telecommunication towers shall be set back a minimum of one-and-a-half times the height of the tower from the right-of-way of all federal and state highways and any arterial street.

(3) Except as otherwise provided in this subarticle, telecommunications towers adjacent to residential dwellings must be a minimum of a one-to-one distance-to-height ratio from a single-family, two-family or multiple-family dwelling

(4) Amateur radio antennas must be:

(a) A minimum of a one-to-two distance-to-height ratio from nearest property line, and

(b) Erected with the consent of adjoining property owners.

(5) The Building Official may allow the construction of a telecommunication tower that is not adjacent to a dwelling within the setback required by § 15-6-47(E)(2), if the tower, including any antennas and other devices installed on the tower, is built to substantially higher wind-load standards. The minimum setbacks from roadways may be reduced to the minimum required yard setbacks, if the tower will withstand a sustained wind speed of 105 mph, or such wind speeds designated for wind-load design by the Texas Department of Insurance for structures located within the city.

(6) The Zoning Board of Adjustment may reduce the required setback of a telecommunication tower adjacent to a dwelling, if the tower, including any antennas and other devices installed on the tower, are built to substantially higher wind-load standards. The setback from nearest residential structure may be reduced to the minimum required yard setbacks, if the tower will withstand a sustained wind speed of 105 mph, or such wind speeds designated for wind-load design by the Texas Department of Insurance for structures located within the city.

(F) *Signage.*

(1) Except as otherwise permitted in this subarticle, no signage lettering, symbols, images or trademarks, other than one identifying sign that is not in excess of 200 square inches (1,290 square centimeters), shall be placed on or affixed to any part of a telecommunications tower, antenna or antenna array, other than as required by FCC regulations or other applicable laws.

(2) An identifying sign shall be posted on the gate of the security fence or on the door of the equipment enclosure. The identifying sign shall contain the following information to enable public safety personnel to contact the telecommunication tower operator:

(a) The name of the operator of the telecommunications tower, and

(b) A telephone number that is monitored 24 hours a day, 365 days a year.

(G) *Lighting.*

(1) Except as otherwise permitted in this subarticle, no signals, lights or illumination of any kind shall be permitted on or directed toward any tower, unless required by the FCC, the FAA or other appropriate public authority with jurisdiction over lighting of towers.

(2) Security lighting may be installed to illuminate the area surrounding the tower and the equipment building or equipment enclosures. Any lighting must be shielded and directed away from any nearby streets or residences so long as FCC or FAA guidelines, standards and regulations are satisfied.

(H) *Abandonment.*

(1) Within 30 days of its filing with the FCC, the owner of any telecommunications facility shall provide the Building Official with a copy of any notice of its intent to cease operations. Unless an extension is obtained from the Building Official, the telecommunications tower and accessory structures shall be removed within 90 days of the date operations cease.

(2) In the event the use of any wireless communication facility, which would include any telecommunications tower or other antenna support structure, has been discontinued for a period of 360 days, the antenna support structure shall be deemed to be abandoned. Determination of the date of abandonment shall be made by the Building Official, who shall have the right to request documentation from the owner/operator regarding the issue of usage.

(3) Upon the determination of abandonment, the owner/operator of the tower or antenna support structure shall remove the tower or structure, within 90 days of receipt of notice from the Building Official notifying the owner/operator of such abandonment. If it is not removed within 90 days, the Building Official shall cause it to be removed at the owner's expense.

(I) *Landscaping.*

(1) Within a residential district, any side of the security fencing surrounding a telecommunication tower antenna facility, within a residential district that is visible from a public road or residence must be screened from view by landscaping. The planting of trees within the fenced area is encouraged.

(2) Within a nonresidential district, any side of the security fencing surrounding a telecommunication tower antenna facility that is located in a front or side yard along a street, or visible from a residence must be screened from view by landscaping.

(3) Landscaping shall be designed to block, within 12 months of installation, the view of the public, from a road or residence, of: the base of the tower, equipment structures and parking areas within the fenced enclosure

(4) Plants shall be selected from those listed in Exhibit A, Preferred Plant List, of Article 12, Landscaping Policy, of Chapter XI: Business Regulations. The use of drought-tolerant trees, shrubs and vines is recommended.

(5) The owner or operator of the antenna facility shall maintain the required landscaping.

(Ord. 2001-15, passed 8-13-01; Ord. 2004-19, passed 8-9-04)

Sec. 15-6-48. - Tower location standards.

(A) *Towers permitted by right.*

(1)

Freestanding, monopole telecommunications towers 85 feet (26 meters) or less in height, and self-supporting lattice and guyed towers 50 feet (15 meters) or less in height are permitted in the nonresidential districts indicated in Appendix C of the Zoning Ordinance ("Appendix C").

(2) Freestanding, monopole, guyed and self-supporting lattice-work towers of any height are permitted in an I-2 district.

(B) *Towers requiring a special use exception (SUE).*

(1) Except as otherwise provided in this subarticle, monopole towers in excess of 85 feet (26 meters) in height, and other telecommunication towers, including self-supporting, lattice and guyed towers in excess of 50 feet (15 meters) in height, are permitted in the nonresidential districts, and monopole telecommunications towers are permitted in residential districts, as indicated in Appendix C, with a special use exception (SUE).

(2) The following new monopole structures are permitted by right in all zoning areas upon submission of documentation required in § 15-6-46:

(a) The structure, including the equipment, must not exceed 50 feet;

(b) The monopole structure shall meet a total wind loading factor of 550 pounds (or equivalent) at a maximum of 135 mph or less for all attached equipment;

(c) The maximum wind resistance cannot exceed the ultimate resting moment for the specific pole classification as indicated in Appendix D of the Zoning Ordinance ("Appendix D"); and

(d) No single antenna shall be greater than 48 inches in length or cross section.

(C) *Historic/cultural.* Except for compatible alternative mounting structures that effectively camouflage or conceal the presence of telecommunications antennas, telecommunications facilities should not be located on or within 300 feet (90 meters) of property zoned historic or property included in a national or local historic district. In addition, such facilities should, wherever possible, be located so as to ensure that historic or culturally significant vistas and landscapes are protected, and that the views of and vistas from architecturally and/or historically significant structures are not impaired or diminished

(D) *Tower spacing.* Any new telecommunications tower in excess of 180 feet in height must be located a minimum of one mile from any existing tower in excess of 180 feet (54. 9 meters) in height, unless the telecommunications tower is located within an I-2 district.

(E) *Alternative mounting structures.*

(1) New alternative mounting structures, 100 feet (30 meters) or less in height, are permitted, by right, in the nonresidential districts indicated in Appendix C.

(2) New alternative mounting structures in excess of 100 feet (30 meters) in height are permitted, with a special use exception, in the nonresidential districts indicated in Appendix C.

(3) New alternative mounting structures 100 feet (30 meters) or less in height that are also used to provide lighting to parks, stadiums, athletic fields, school playgrounds, tennis courts and other recreational areas are permitted, by right, in the residential districts indicated in Appendix C.

(4) The following new monopole structures are permitted by right in all zoning areas upon submission of documentation required in § 15-6-46:

(a) The structure, including equipment, must not exceed 50 feet;

(b) The monopole structure shall meet a total wind loading factor of 550 pounds (or equivalent) at a maximum of 135 mph or less for all attached equipment;

(c) The maximum wind resistance cannot exceed the ultimate resting moment for the specific pole classification as indicated in Appendix D; and

(d) No single antenna shall be greater than 48 inches in length or cross section.

(5) All other new alternative mounting structures located in the residential zoning districts shall require a special use exception.

(6) Alternative mounting structures must be either:

(a) Similar in color, scale and character to adjoining buildings or structures, or blend with the immediately adjacent landscaping and other surroundings so as to generally avoid the creation of a unique, discreet visual object; or

(b) Designed as an artwork. The design of a proposed, alternative mounting structure intended to also serve as a work of art shall be submitted to the Municipal Arts Commission for review and comment;

(c) Designed as lighting standards for parks, stadiums, athletic fields, school playgrounds, tennis courts and other recreational areas.

(Ord. 2001-15, passed 8-13-01; Ord. 2004-19, passed 8-9-04)

Sec. 15-6-49. - Antenna mounting standards.

(A) *Purpose.* The purpose of this section is to promote public safety and maintain order and harmony within the city's business, cultural and residential districts, by restricting the size and location of telecommunications antennas.

(B) *Whip and panel antenna mounting standards.*

(1) Provided that the total length of any antenna does not exceed 15% of the height of the structure, individual telecommunications antennas are allowed, as a matter of right, on existing electric utility poles, light standards and telecommunications towers in excess of 40 feet (12 meters) in height.

(2) The height or length of a panel or whip antenna is determined by measuring from the base or point of attachment to a tower or structure to the highest point of any and all components of the antenna.

(3) Telecommunications antennas and arrays are allowed, by right, on existing electric transmission towers.

(4) Existing towers in excess of 50 feet (15 meters) in height may, as a matter of right, be rebuilt, if necessary, to support or contain a new antenna or additional antennas, provided that the new tower is the same height and substantially the same in appearance as the structure it replaces and, at a minimum, is reconstructed to meet the current building codes, including the state's windstorm-resistant construction regulations.

(5) Panel antennas and dish antennas with a length or cross section of 48 inches or less or whip antennas extending 15 feet (4.5 meters) or less in total height, are permitted, as a matter of right, on conforming billboard structures and signs.

(6) Panel antennas that do not extend above billboards and outdoor advertising signs, or whip antennas 15 feet (4.5 meters) or less in height, are permitted, as a matter of right, on conforming billboard structures and signs.

(7) Building-mounted panel antennas are permitted, as a matter of right, on nonresidential buildings and multifamily dwellings in all zoning districts, provided that they do not project to the side more than 36 inches (91 centimeters) from the surface of the building to which they are attached. The antenna's appearance shall be such that its color and texture blends with the building's surrounding surface.

(8) Whip antennas are permitted, as a matter of right, on nonresidential buildings and multifamily dwellings in all zoning districts, provided that their total length, regardless of mounting method or location, does not exceed 25 feet (7.5 meters) or 15% of the height of the building.

(C) *Dish antenna mounting standards.*

(1) Dish antennas shall not be permitted in any front-yard or side-yard setback area adjacent to any roadway.

(2) Ground-mounted dish antennas in excess of 5 feet (1.5 meters) in height shall be screened from roadways and adjacent property with a screening fence, evergreen hedge or masonry wall that is a minimum of six feet in height.

(3) Dish antennas in excess of 10 feet (three meters) in height, or more than 10 feet (3 meters) in diameter shall not be permitted in any residential zoning district.

(4) Building/roof mounted dish antennas 3.3 feet (one meter) or less in diameter are permitted in all zoning districts indicated in Appendix C.

(5) Building/roof-mounted dish antennas 6.6 feet (two meters) or less in diameter are permitted on all nonresidential buildings and multifamily dwellings in any zoning district.

(6) Building/roof-mounted dish antennas in excess of 6.6 feet (two meters) in diameter may be permitted, in any zoning district, on buildings in excess of 100,000 square feet (9,000 square meters) of building floor area.

(D) *Structural certification.* Prior to the installation of any building/roof-mounted telecommunications antenna, antenna array, or support structure on other than a single-family residence, the Building Official shall be provided with an engineer's certification that the structure will support and not be adversely affected by the proposed antenna and associated equipment.

(Ord. 2001-15, passed 8-13-01; Ord. 2004-19, passed 8-9-04)

Sec. 15-6-50. - Appeal.

Any entity that desires to erect or utilize telecommunication facilities that wishes to present evidence that it would be limited, by current city ordinances or regulations dealing with zoning and land use, may apply for such use under this section. Upon a showing that strict application of the regulations would prohibit or have the effect of prohibiting personal wireless service as defined by federal law, the Zoning Board of Adjustment shall grant a special use exception, consistent with the spirit and intent of this article and section, to the extent necessary to prevent the prohibition.

(Ord. 2001-15, passed 8-13-01; Ord. 2004-19, passed 8-9-04)

Sec. 15-6-51. - Violation deemed nuisance.

In addition to the penalties provided in this code, any violation of this subarticle is hereby declared to be a nuisance. In addition to any other relief provided by this subchapter, the city may apply to a court of competent jurisdiction for an injunction to prohibit the continuation of any violation of this subarticle, and other available relief.

(Ord. 2001-15, passed 8-13-01; Ord. 2004-19, passed 8-9-04)

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

Secs. 15-6-52—15-6-54. - Reserved.

PLANNED UNIT DEVELOPMENTS (PUD)

Footnotes:

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Editor's note— *Ord. 2014-23, § I, passed April 23, 2014, amended the Planned Unit Developments (PUD) division in its entirety to read as herein set out. The former Planned Unit Development (PUD) division, §§ 15-6-55—15-6-61, pertained to similar subject matter. See Code Comparative Table for complete derivation.*

Sec. 15-6-55. - Planned unit development districts.

(A) *Statement of intent*—Each of the zoning districts set forth and permitted in the Land Use Chart shall have a separate and distinct counterpart known and herein referred to as a "planned district". A "planned district" shall be for the purpose of permitting and regulating the uses permitted in the "equivalent district" and further provide for and encourage latitude and flexibility in the location of buildings, structures, roads, drives, variations in yards, open spaces, etc., which are subsequent to approval by local officials. The result is to allow development of tracts of land to their fullest extent and at the same time observe the general intent and spirit of these regulations. The purpose of this district is to also provide for and encourage the appropriate grouping of buildings to reduce vehicle trips, maximize open space, and for the beautification of the district. In general, (1) the height and bulk of buildings, (2) the amount of open space, (3) the concentration of people and traffic, and (4) the parking and loading requirements shall be equal to those in the corresponding district. The uses permitted shall be the same as in the "equivalent district".

Variations and departures from normal requirements may, however, be permitted. Each building face need not face a public street and more than one main building may be located on a lot. Buildings may be constructed on platted tracts which are smaller than the minimum lot size requirements where other adjacent permanent open space is provided. Buildings may be grouped in clusters or around courts and may be served by private drives in lieu of public streets. Buildings may be located closer to lot lines than otherwise permitted provided such buildings are architecturally suitable for such a relationship to adjoining buildings or property. The Planned Unit Development Districts shall be as follows:

Planned District	Equivalent District
RP-1	R-1

RP-2	R-2
RP-3	R-3
RP-4	R-4
CP-1	C-1
CP-2	C-2
CP-3	C-3
CP-4	C-4
IP-1	I-1
IP-2	I-2

(Ord. 2014-23, § I, passed 4-23-2014)

Sec. 15-6-56. - Procedure for rezoning property to a planned unit development.

(A) A tract of land may be zoned to a Planned Unit Development by the City as provided in Section 15-6-4, or upon application by the owner or his/her agent with approval of a Conceptual Development Plan for the tract. A City-initiated Planned Unit Development zone need not be accompanied by a Conceptual Development Plan. The applicants, other than the City, for a Planned Unit Development zone change, or a developer intending to build on a tract of land zoned as a Planned Unit Development shall prepare and submit to the Planning and Zoning Commission a Conceptual Development Plan containing the following elements:

(1) The boundaries of the tract to be zoned and the area adjacent for a distance of not less than 500 feet.

(2) The existing and proposed topography. Contours shall not exceed ten foot intervals and shall be on a plan at a scale of one inch equals 100 feet or larger. The proposed topography shall be clearly delineated on the plan.

(3) The proposed location and arrangements of buildings, structures, lots, parking areas, open space, recreational space, existing and proposed streets, drives and other public ways, public property, drainage, landscaping and other features of the proposed development.

(4) Sufficient approximate dimensions to indicate the relationship between buildings, streets, drives and property lines.

(5) A draft of conditions, covenants and restrictions (CC&R's), easements, associations, and maintenance agreements as well as specifications for ingress/egress to the property and any other legal requirements which will run with the property.

(6) Preliminary elevation and plan drawings of proposed buildings which sufficiently depict the architectural theme of the development.

(7) Preliminary sign program for nonresidential developments identifying common materials, sizes, heights and locations to be used on signs within the development. The materials used shall be consistent with the architectural theme of the buildings.

(8) Other design elements and/or development standards consistent with current trends and regulations as determined by the Director of Planning and Development Services.

(Ord. 2014-23, § I, passed 4-23-2014)

Sec. 15-6-57. - Site plan approval required prior to permitting.

(A) No permit shall be issued for construction in a Planned Unit Development area unless there has been a site plan approved by the City Commission and a subdivision plat thereof recorded in the county plat records. Three (3) 24 × 36 and fifteen (15) 11 × 17 prints of the site plan shall be submitted for review by the Director of Planning and Development Services.

(B) The requirement for a new site plan may be waived when:

(1) The site has been platted for record after receiving the zoning classification which will be utilized for Planned Unit Development; and

(2) The proposed development is in full compliance with all other Planned Unit Development requirements.

(Ord. 2014-23, § I, passed 4-23-2014)

Sec. 15-6-58. - Submission, hearing and approval.

(A) The City Planning and Zoning Commission shall hold a public hearing on the Conceptual Development Plan and after such public hearing, the Commission shall either approve, approve with conditions, or disapprove the Conceptual Development Plan. At such time as the Conceptual Development Plan is approved, approved with conditions or disapproved by the City Planning and Zoning Commission, the same plan shall be duly endorsed and forwarded to the City Commission for final action. The procedures for noticing and holding a public hearing for a Conceptual Development Plan shall be the same as specified in Section 15-6-4 of this code. The Conceptual Development Plan is in addition to, not in substitution of, the required statutory rezoning process.

(B) In reviewing Conceptual Development Plans for a Planned Unit Development district, the City Planning and Zoning Commission shall consider the following:

(1) Topography; to ensure the site is suitable for development, and buildings are located and arranged in appropriate areas.

(2) Parking; to ensure the proposed development contains an adequate amount of parking and is located in an appropriate area. Generally, the parking should conform to the required number of parking appropriate to the development type as contained in Section 15-6-106 and 15-6-107. The City Planning and Zoning Commission may allow a deviation from these parking requirements should the applicant show an adequate amount of parking exists.

(3)

Setbacks; to ensure buildings provide for adequate light, air, and privacy protection by providing appropriate proportion between buildings, and adequate separation between buildings and adjoining properties.

(4) Architecture; to ensure the architectural theme is compatible and consistent throughout the project and is reasonably compatible with surrounding developments.

(5) Landscaping; to ensure the development provides adequate landscaping to provide a pleasant environment, to enhance the building's appearance and to ensure existing significant trees are adequately protected.

(6) Site plan; to ensure the location and arrangement of buildings, signs and other structures are appropriate for the site, existing and proposed streets, drives and public ways are arranged appropriately and to ensure site drainage has been adequately addressed.

(7) Any other feature or issue associated with the state zoning and planning enabling legislation or the comprehensive/master plan for the City of Kingsville for which the City Planning and Zoning Commission feels is appropriate and relevant to the development of the site to ensure appropriate and attractive development of the proposed site.

(C) Prior to approving a Conceptual Development Plan for the purposes of this section, the City Commission shall make the following findings:

(1) that the Planning and Zoning Commission and the City Commission have reviewed the Conceptual Development Plan with consideration of the issues contained in Subsection (B) of this section; and

(2) that the Conceptual Development Plan is in conformance with the Master Plan and other plans adopted by the city and/or appropriate sections of the Code of Ordinances; and

(3) that the Conceptual Development Plan provides for an organized and unified system of land use intensities which are compatible with the surrounding areas; and

(4) that the proposed development adequately protects the health, safety and general welfare of future and existing residents and property owners in and around the development.

(D) Upon final approval of the Conceptual Development Plan and the zoning (or rezoning) of the tract by the City Commission, as required by law, building permits may be issued. Conformance with the approved Conceptual Development Plan and all supporting documentation is mandatory. Substantial deviation from the Plan shall require resubmittal to the City Planning and Zoning Commission and City Commission in the same manner as the original zoning procedure.

(Ord. 2014-23, § I, passed 4-23-2014)

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

Sec. 15-6-59. - Coordination of planned unit development application with subdivision approval.

(A) In order to fully implement flexible zoning techniques such as Planned Unit Development and cluster zoning, applicants shall be required to submit applications for subdivision review simultaneously with applications for zoning approval. Depending upon the size and location of the proposed development, such applications shall conform to either the administrative or major subdivision application requirements of the subdivision regulations (Section 15-3-1 through 15-3-109).

(B) Where the zoning ordinance authorizes Planned Unit Developments, which:

(1) permits the use of land and density of structures to differ from that allowed as of right, and;

(2) involves the subdivision of land, whether residential or non-residential;

such development shall obtain subdivision approval by the City Planning and Zoning Commission and City Commission in addition to all other procedures and approvals required by the zoning ordinance. Regardless of whether applicable zoning procedures also require City Planning and Zoning Commission and City Commission approval, review or recommendation.

(C) *Procedure.*

(1) When a Planned Unit Development application is submitted that also involves the subdivision of land, the application shall first be submitted to the Director of Planning and Development Services or his/her designee.

(2) The application for subdivision approval shall be made in the form of a sketch plat, containing, in addition to all of the requirements of the zoning ordinance, the following information:

a. Legal description of the property proposed to be subdivided;

b. Name of the proposed subdivision and shall be clearly labeled "Planned Unit Development Site Plan.";

c. Date, scale, North arrow;

d. Property owner's name and address;

e. Description of all existing covenants, liens and encumbrances;

f. Name, address and seal or registration number of licensed engineer, architect or surveyor who has prepared the sketch plat;

g. Location of property lines;

h. Existing or platted easements, rights-of-way, streets or other public ways;

i. Masses of trees or individual trees of eight inches or more in diameter, measured four feet above ground level;

j. Names of adjoining landowners within 200 feet of any perimeter boundary of the proposed subdivision;

k. Location, sizes, elevations and slopes of existing sewers, water mains, culverts and other underground structures within the boundaries of the proposed subdivision and immediately adjacent thereto;

l. Existing permanent buildings;

m. Utility poles and utility rights-of-way on or immediately adjacent to the property proposed to be subdivided;

n. Approximate topography, at the same scale as required for a preliminary plat;

o. Approximate location and width of all proposed streets within and abutting the proposed subdivision;

p. Preliminary proposals for connections with existing water supply and sanitary sewerage systems and preliminary proposals for collecting and discharging surface water drainage;

q. Approximate location, dimensions and area of all proposed or existing lots;

r.

Approximate location, dimensions and area of all parcels of land proposed to be set aside for park or playground use or other public use;

s. Vicinity map showing all streets and the general development pattern and land uses of the surrounding area at a scale of 1″ = 100′;

t. Zoning district boundaries of all property 200 feet of the proposed subdivision;

u. If the sketch plat covers only a part of the applicant's contiguous holdings, the applicant shall submit, at a scale of no more than 1″ = 200′, a sketch in pen or pencil of the proposed subdivision area, together with its proposed street systems and an indication of the probable future street, drainage and utility system for the remaining portion of the tract.

(3) The Planning and Development Services Director shall refer the application and sketch plat to the City Planning and Zoning Commission for preliminary review and approval. The City Planning and Zoning Commission shall review all aspects of the application as are required by these regulations and the zoning ordinance.

(4) The City Planning and Zoning Commission shall forward its recommendation on the application to the City Commission. Action shall first be taken on the zoning application. If the zoning request is granted, the applicant shall prepare a preliminary plat as described in Section 15-3-16 of the subdivision regulations and shall then follow the remaining subdivision procedures described therein, including review by the City Planning and Zoning Commission and the City Commission.

(Ord. 2014-23, § I, passed 4-23-2014)

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

Sec. 15-6-60. - Emergency provisions within planned unit development districts.

(A) Emergency provisions and access shall be provided to each principal building by:

(1) A street or public alley; or

(2) A private way, alley or paved place, delineated on an approved subdivision plat conforming to the requirements of Tex. Loc. Gov't Code, §§ 212.001 et seq. Access may also be provided by an emergency access easement approved by the City Planning and Zoning Commission and recorded in the Kleberg County Deed Records, provided that where access is not available by a street, alley, place or recorded easement; and recorded easement access is planned, construction permits may be issued and construction may proceed but certificate of occupancy shall not be issued until the required emergency access easements are approved by the City Planning and Zoning Commission and filed for record in the Kleberg County Deed Records. Emergency access easements shall be not less than 50 feet in width, the boundaries shall be distinctly and permanently marked on the ground and the entrances shall be permanently marked by signs not less than two square feet nor more than four square feet in face area.

(B) The paved width of any emergency access easement may be reduced to, but not below, 30 feet provided that curbs shall not exceed five inches in height and further provided that there shall be no obstructions which will interfere with the use of the full 50 foot width of the easement by emergency vehicles and their appurtenances. Turnarounds with a radius of 50 feet and paved diameter of at least 60 feet shall be provided on all dead-ends.

(C) Fire hydrants shall be provided and placed to city specifications.

(Ord. 2014-23, § I, passed 4-23-2014)

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

Sec. 15-6-61. - Requests not scheduled for hearing.

Requests for Planned Unit Development status that fail to supply the site plan information required (§ 15-6-56(A)) shall not be scheduled for a hearing.

(Ord. 2014-23, § I, passed 4-23-2014)

Secs. 15-6-62—15-6-69. - Reserved.

U.S. 77 BY-PASS REGULATIONS

Sec. 15-6-70. - Application; jurisdiction.

This subarticle shall apply to all land within 300 feet of the right-of-way (R.O.W.) line of U.S. 77 By-pass that has or is intended to have driveway access onto U.S. 77 By-pass within the jurisdiction of the city.

(1962 Code, § 11-2E-1)

Sec. 15-6-71. - Driveway and access permits required; submission of site plan.

Driveway and access permits are required for all property under the provisions of this subarticle. A site plan shall be submitted for all applicants for a building permit showing all proposed access onto any site with U.S. 77 By-pass frontage.

(1962 Code, § 11-2E-2)

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

Sec. 15-6-72. - Design standards.

(A) *Lot size.* The minimum lot size for any property under the jurisdiction of this subarticle developed for commercial purposes shall be one acre.

(B) *Lot orientation.* Residential lots shall be oriented in so far as practical so as to avoid access onto U.S. 77 By-pass.

(C) *Lot width.* The minimum frontage of any lot line on U.S. 77 By-pass shall be 100 feet unless access onto U.S. 77 By-pass is unnecessary. Lots with less than 100 feet of frontage shall not be given an access or driveway permit unless legally existing prior to the adoption of this subarticle.

(D) *Access.*

(1)

Driveways and access to property shall comply with applicable state regulations, this subarticle, or other applicable restrictions to the extent that the most stringent restriction shall prevail. The following standards shall apply to U.S. 77 By-pass access:

Frontage	No. of Driveways Maximum
Up to 151 ft.	1
151 ft. to 320 ft.	2
321 ft. to 600 ft.	3
Over 600 ft.	Design review required

(2) The minimum distance from any street R.O.W. intersection for a driveway shall be 20 feet.

(E) *Streets.* Additional street access onto U.S. 77 By-pass shall be permitted only when essential to permit development. Street access to U.S. 77 By-pass shall generally conform to the comprehensive plan and a thoroughfare plan on file with the Texas Department of Highways and Transportation. Private streets shall conform to public street standards for access.

(1962 Code, § 11-2E-3)

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

Sec. 15-6-73. - Uses restricted.

(A) The following streets are designated as arterial streets for the purposes of this subarticle: Corral Avenue; Santa Gertrudis Avenue; King/Kenedy Avenues; Caesar Avenue; Angle Road; General Ricard E. Cavazos Boulevard; and Trant Road.

(B) No property under the jurisdiction of this subarticle shall be zoned for any commercial use unless the property is within 600 feet of an arterial road without the recommendation of the Planning and Zoning Commission except by a vote of 75% of the members of the City Commission.

(C) Existing lots or parcels which are divided by a line 600 feet from the nearest arterial street may have commercial zoning extended up to 250 feet by a simple majority to the City Commission. Such extension shall be made in so far as possible to avoid substandard lot size, width, and to prevent multiple zoning designations of lots and parcels.

(1962 Code, § 11-2E-4; Ord. 84009, passed 6-18-84)

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

Secs. 15-6-74—15-6-84. - Reserved.

AREA REGULATIONS

Sec. 15-6-85. - Conformance standards.

Except as herein provided, no building or structure or part thereof shall be erected, altered, or converted for any use permitted in the district in which it is located unless it is in conformity with all the minimum regulations specified herein and on the Space Requirements Chart (Appendix B) for lot area, lot width, lot depth, lot area per unit, lot coverage, open space, height, and front, rear and side yard.

(1962 Code, § 11-3-1)

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

Sec. 15-6-86. - Lot areas.

(A) The minimum lot area for uses in the various districts shall be in accordance with the information indicated on the Space Requirements Chart (Appendix B), except that a lot having less area than required which was an official lot of record prior to the adoption of this article may be used provided that other requirements set forth are satisfied.

(B) No lot may hereafter be reduced or further reduced in area below the minimum requirement set forth.

(1) Special area regulations for the R3 and R4 Zones:

(a) For each single-family dwelling 6,000 square feet.

(b) For each two-family dwelling or more, 6,000 square feet for the first separate dwelling structure plus 1,000 additional square feet for each additional family unit in the dwelling structure.

(c) For group dwelling, 6,000 square feet for the first separate dwelling structure and 1,000 additional square feet for each additional family unit in the structure; and 2,000 square feet for each additional separate dwelling structure and 1,000 additional square feet for each additional family unit in the dwelling structure.

(2) No business or enterprise located in an industrial district (I1 or I2) may devote more than 10% of the floor area of any building(s) on the lot to the purpose of display or on premises sale of its products.

(3) Minimum lot size for single-family dwellings attached shall be 2,500 square feet with a minimum lot width of 25 feet and minimum depth of 80 feet.

(4) The minimum lot size for lots with direct access onto U.S. 77 By-pass shall be one acre unless legally existing prior to the adoption of this article.

(1962 Code, § 11-3-2)

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

Sec. 15-6-87. - Lot width.

The minimum lot width for uses in the various districts shall be in accordance with the information indicated on the Space Requirements Chart (Appendix B), except that a lot having less width than herein required which was an official lot of record prior to the adoption of this article may be used provided that other requirements set forth herein are satisfied. No lot may hereafter be reduced or further reduced in width below the minimum requirement set forth. Lots directly accessing onto U.S. 77 By-pass shall have a minimum lot width of 100 feet.

(1962 Code, § 11-3-3)

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

Sec. 15-6-88. - Lot depth.

The minimum lot depth for uses in the various districts shall be in accordance with the information indicated on the Space Requirements Chart (Appendix B), except a lot having less depth than herein required which was an official lot of record prior to the adoption of this article may be used provided that other requirements set forth herein are satisfied. No lot may hereafter be reduced or further reduced in width below the minimum requirement set forth.

(1962 Code, § 11-3-4)

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

Sec. 15-6-89. - Open space.

All residential uses shall provide and maintain a minimum of 400 square feet of usable open space for each dwelling unit. Usable open space shall mean outdoor area excluding parking and other service areas, which is utilized for liability and related amenity, such as outdoor living, associated recreation and landscaping and which is unobstructed from its lowest level to the sky except for normal roof overhangs or architectural projections. All usable open space shall be accessible to and usable by all residents residing on the site. Usable open space may include areas at the ground level and no roofs, decks or balconies for common use; provided that such areas meet such criteria as is hereinafter set forth. The minimum dimensions for usable open space at ground level shall be 10 feet and the minimum area shall be 100 square feet. The minimum dimensions for usable open space located on roofs, decks, or balconies available for common use shall be 15 feet and the minimum area shall be 300 square feet. At least one-half of the required usable open space shall be at ground level. Private courts, decks, or balconies may be utilized to satisfy up to 30% of the total required usable open space.

(1962 Code, § 11-3-5)

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

Sec. 15-6-90. - Front yard.

(A) The minimum required front yard for uses in various districts shall be in accordance with the information indicated on the Space Requirement Chart (Appendix B), except that where a lawfully existing building at the effective date of this article has a smaller front yard than herein prescribed may be altered provided such alteration in no way increases the degree of nonconformity and provided all other requirements are satisfied. No front yard may hereafter be reduced below the minimum requirement set forth.

(B) Special front yard regulations.

(1) Where a building line has been established by plat or covenant and such line requires a greater front yard setback than is prescribed by this article, the building line established by plat or covenant shall be complied with. Where no building line is dictated by plat or covenant, and a building line has been established by the majority of the existing homes within a subdivision, the existing building line may be followed.

(2) The front yard shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory building. Steps, uncovered porches, eaves, and roof extensions may project into the required front yard for a distance not to exceed four feet. Where no front yard is required, all stairs, eaves, roofs, and other projections shall be located behind the property line.

(3) Gasoline service station pump islands may not be located nearer than 10 feet to any front property line. Awnings for gasoline pump islands may extend within one foot of any street right-of-way line.

(1962 Code, § 11-3-6; Ord. 84009, passed 6-18-84; Ord. 87007, passed 3-23-87; Ord. 90039, passed 10-22-90)

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

Sec. 15-6-91. - Side yard.

(A) The minimum required side yard for uses in various districts shall be in accordance with the schedule indicated on the Space Requirement Chart (Appendix B), except that where a lawfully existing building at the effective date of this article has a smaller side yard then prescribed, it may be altered provided such alteration in no way increases the degree of nonconformity and provided all other requirements are satisfied. No side yard may hereafter be reduced below the minimum requirement set forth.

(B) Special side yard regulations.

(1) Every part of the required side yard shall be open and unobstructed except for the normal projections of window sills, belt courses, cornices, chimneys, and other architectural features projecting no more than 12 inches into the required side yard and roof eaves projecting no more than 36 inches into the required side yard.

(2) Attached dwellings. Where a fire wall of a dwelling, garage, or carport is located on a property line, the roof shall be so designed and constructed as not to drain water onto the adjoining lot.

(3) Whenever any use or district not normally requiring a side yard adjoins a use or district in which side yards are required, a minimum five foot side yard shall be maintained.

(4) A one-family attached dwelling separated from another by a fire or party wall need not provide a side yard except that no complex of attached one-family dwellings shall exceed 300 feet in length. A minimum required side yard of five feet shall be provided so that any building shall be at least ten feet from any other building.

(5) A complex of multiple-family dwelling units shall maintain a minimum side yard separation of ten feet so that any two adjacent complexes shall be at least 20 feet apart.

(6) Gasoline pumps shall be located at least ten feet from any side property line.

(7) Any building within five feet of a side yard must satisfy a fire wall standard as established in the international building codes, unless a common wall agreement exists and is recorded upon the deed.

(1962 Code, § 11-3-7; Ord. 84009, passed 6-18-84; Ord. 87007, passed 3-23-87; Ord. No. 2021-09 , § I, passed 4-12-21)

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

Sec. 15-6-92. - Rear yards.

(A) No building or structure shall hereafter be located, erected, or altered to have a rear yard smaller than prescribed on the Space Requirement Chart (Appendix B), except that where a lawfully existing building at the effective date of this article may have smaller rear yard than herein required, such building shall have the status of a lawful nonconforming structure, and no rear yard existing shall be reduced below the minimum set forth.

(B) Special rear yard regulations.

(1) No rear yard is required for nonresidential uses upon lots which have rear lot lines adjacent to an alley of at least 20 feet in width.

(2) Nonresidential uses which have a rear lot line adjacent or contiguous to another nonresidential use require no minimum rear yard provided the rear wall satisfies four hour fire wall standards.

(3) Nonresidential uses abutting or adjacent to a residential district shall maintain a minimum rear yard of 10 feet.

(4) Accessory buildings may be located in the required rear yard provided the building is at least five feet from the rear lot line.

(5) The ordinary projections of window sills, belt courses, cornices, chimneys, and roof overhangs may extend three feet into the required rear yard.

(1962 Code, § 11-3-8; Ord. 2014-11, § I., 3-10-14)

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

Sec. 15-6-93. - Height regulations.

(A) *Buildings and structures.* No building or structure shall be located, erected or altered so as to exceed the height limit specified on the Space Requirement Chart (Appendix B), for the district in which the building is located. Airport height regulation promulgated by the Federal Aviation Authority shall be considered part of this article and shall be given full force and effect.

(B) *Utility equipment.* Water tanks, radio, microwave, and television towers may exceed the required height regulation, except as restricted by the Federal Aviation Authority.

(1962 Code, § 11-3-9; Ord. 84009, passed 6-18-84)

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

Sec. 15-6-94. - Special use recreational vehicle park; recreational vehicle spaces.

(A) When associated with hotels/motels, a recreational vehicle park shall maintain a minimum space width of 20 feet with a total space area of at least 1,000 square feet. The total number of spaces shall not exceed 50% of the number of guest rooms customarily available. Minimum acreage requirements for recreational and total

space areas are not required. However, all other requirements of Article 2 of this chapter shall be satisfied prior to site plan approval.

(B) Site plans may contain a limited number spaces designed to accommodate overnight or short term rentals in recreational or mobile home/manufactured home parks notwithstanding the requirements of Article 2 of this chapter. The total number of such spaces shall not exceed 50% of the number of conventionally sized spaces within the park. The minimum size for overnight and short term use shall be 1,000 square feet. The minimum space width for such spaces shall be 20 feet.

(1962 Code, §§ 11-3-10, 11-3-11; Ord. 89048, passed 11-27-89; Ord. 2003-11, passed 5-12-03)

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

Secs. 15-6-95—15-6-104. - Reserved.

PARKING

Sec. 15-6-105. - General requirements.

Except as herein provided no building or structure shall be erected, altered or converted for or to any use unless there shall be provided on the lot or parcel vehicle parking of at least the following ratio of vehicle spaces for the uses specified in the designated districts and all roadways comply with the standards contained herein, except that an established use lawfully existing at the effective date of this article need not provide parking or roadways as herein set forth and that no existing vehicle parking or roadways may be reduced or further reduced below the minimum standards herein required. All required parking spaces shall be paved to suppress dust.

(1962 Code, § 11-4-1)

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

Sec. 15-6-106. - Specific requirements.

In all districts other than the Central Business District (C-3) for which no off-street parking is required, the following schedule shall apply:

(A) *House or apartment.* Two spaces for each unit except as elsewhere provided.

(B) *Bowling alley.* Four spaces for each lane.

(C) *Boarding houses, dormitories, fraternities or sororities.* Two spaces per three individuals.

(D) *Clinics or doctor's office.* Seven spaces per doctor provided a minimum of 10 spaces/clinic.

(E) *Hospitals.* One space for each bed.

(F) *Hotel or motel.* One and one-quarter space for each unit, room or guest accommodation.

(G) *Restaurant or cafeteria.* One space for each four fixed seats and one space for each 50 square feet of floor area for moveable seats open to the public.

(H) *Storage or warehouse.* One space for each 5,000 square feet of floor area.

(I)

Manufacturing, processing or repair. One space for each two employees working on the highest employment shift.

(J) *Office, general.* One space for each 200 square feet.

(K) *Commercial, recreation and amusement (other than listed).* One space for every 250 square feet in use.

(L) *Retail or personal service.* One space for each 250 square feet of floor area.

(M) *Mortuaries.* Thirty spaces for each chapel or area in which services are to be held.

(N) *Theaters, meeting rooms, churches and places of public assembly.* One space for each four fixed seats and one space for 50 square feet of floor area for moveable seats under maximum seating arrangement in each main assembly room.

(O) *Terminal facilities, including airport, railroad, freight, bus depots and similar facilities.* Spaces to be determined by special procedure.

(1962 Code, § 11-4-2)

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

Sec. 15-6-107. - Special off-street parking regulations.

(A) In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements for each class of use included in the building or development.

(B) Parking in R1 and R2 Districts shall be provided only in areas properly located for a future garage.

(C) Prior to the issuance of any building permit, a plan which clearly and accurately designates parking spaces, access aisles, driveways, and the relationship to the use to be served by the off-street parking shall be forwarded to the Department of Planning for approval. Approval will be based on:

(1) Adequate number of spaces.

(2) Relation of parking to use.

(3) Parking stall to be nine feet by 18 feet paved surface.

(4) All parking spaces must be usable and accessible by adequate roadway parking configuration to be approved by the City Planner.

(D) In residential zones no driveway shall be wider than 22 feet. No residential lot may have more than two curb cuts or driveways per street frontage. Complexes which require more than the 22 foot maximum or more than two driveways must be approved by the Planning and Zoning Commission.

(E) Location of parking space. Parking space as required above shall be on the same lot with the main building, or in the case of nonresidential buildings, may be located not further than 300 feet therefrom.

(1962 Code, § 11-4-3)

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

Sec. 15-6-108. - Driveways, street and roadway standards; access to businesses.

(A) Service stations, roadside stands, public parking lots, and all other businesses, requiring motor vehicles access shall meet the requirements as hereinafter provided or as prescribed in the Texas State Department of Highways Manual entitled *Regulations for Access Driveways to State Highways* (located in the appendix of Chapter IX, Article 10), or §§ 9-10-1 et seq. of this code.

(B) Access to the station or other structure or parking lot shall be controlled as follows:

(1) Access shall be by not more than two driveways for each 100 feet or fraction thereof frontage on any street. The Planning Director shall prohibit excessive driveways on parcels with the frontages in excess of 200 feet.

(2) No two of the driveways shall be closer to each other than 20 feet on the same parcel, and no roadway shall be closer to a side property line than one and one-half feet, unless a driveway agreement for both properties exists.

(3) Each driveway shall be not more than 35 feet in width measured at right angles to the center line of the street, except as increased by permissible curb return radius. The entire flare of any return radius shall fall within the right-of-way.

(4) No driveway shall be closer than 20 feet to the point of intersection of two property lines at any corner as measured along the property line, and no roadway shall extend across such extended property line.

(5) In all cases where there is an existing curb and gutter or sidewalk on the street, the applicant for a permit shall provide a safety island along the entire frontage of the property, except for the permitted roadways. On the two ends and street side of each such island shall be constructed a concrete curb, the height, location and structural specifications of which shall be approved by the City Engineer. Maximum and minimum curb return radius permitted and minimum roadway approach angles to the center line of the street are required as shown in the manual and made by this reference as much a part of this article as if fully described and detailed herein.

(6) Where there is no existing curb and gutter or sidewalk, the applicant may at his option install such safety island and curb, or, in place thereof shall construct along the entire length of the property line, except in front of the permitted roadways, a curb, fence, or pipe rail not exceeding two feet or less than eight inches in height.

(7) Private streets may be approved provided the designated engineering and construction fully comply with municipal standards.

(8) Driveways onto U.S. 77 By-pass shall comply with the provisions of §§ 15-6-70 through 15-6-73 of this article.

(1962 Code, § 11-4-4)

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

Secs. 15-6-109—15-6-114. - 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.

(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;

(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.

(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:

(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.

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.

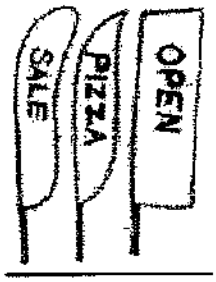
(Ord. 2012-03, passed 2-27-2012; Ord. 2013-32, § I, passed 7-22-2013)

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.

PERMITS

Sec. 15-6-140. - Permit requirements.

(A) The construction, alteration, repair, removal, use or occupancy of any building structure, or part thereof, shall not be commenced or proceeded with, except after the issuance of a written permit for the same by the Building Inspector.

(B) No building permit shall be issued for any proposed use, construction, or action which is not in compliance with the ordinances of the city.

(C) Plans for all proposed construction or uses shall be circulated to those departments which may be required to review such plans or require such information for the proper functioning of their department.

(D) Should any permit or license issued conflict with the provisions of this article, such permit or license shall be null and void.

(1962 Code, § 11-6-2)

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

Sec. 15-6-141. - Creation of building site prerequisite to issuance of permit.

No permit for the construction, alteration, use of occupancy of any building, structure or part thereof upon any tract or plot shall be issued until a building site, tract or lot has been created by compliance with one of the following conditions:

(A) The lot or tract is a plot or record, properly filed with the county.

(B) The site plot or tract is all or part of a site plan officially approved by the city which provides for all utility and drainage easements, alleys, streets, and other public improvements necessary to meet the normal requirements for platting including the designation of building areas, dedication of easements, alleys, streets and other property required to be dedicated, and provisions for necessary improvements.

(C) The plot, tract, or lot is located on a dedicated street and was separately owned prior to the effective date of this article or prior to annexation to the city.

(D) The site is comprised of a recombination of platted lots whereby no increase occurs in the number of originally platted lots within a block, nor is there any reduction in the area or dimensions of any lot below the minimum area or dimensions prescribed by the ordinance.

(1962 Code, § 11-6-3)

Sec. 15-6-142. - Special use permits.

(A) All requests for permits in districts which involve uses listed as special uses in § 15-6-19 and areas designated as an overlay district shall be referred to the City Planner.

(B)

Special uses are conditional upon a demonstration of conditions and facts by the applicant that the special use is appropriate to the site.

(C) The Planning Department shall collect a fee of $250.00 to cover the cost of advertising and the mailing of announcements regarding pending special use permit applications to all property owners within 200 feet of the site for which the special use permit is requested.

(D) Applicants shall supply suitable plans and information concerning the location, function and characteristics of any use proposed to the Planning Department prior to the scheduling of any hearing. The Planning Department shall evaluate the proposed use and submit preliminary recommendations to the Planning and Zoning Commission.

(E) The City Planner shall evaluate all requests for special use permits and shall submit the application to the Planning Commission and to the City Commission unless he finds:

(1) There is inadequate information upon which to evaluate the request;

(2) The applicant requests a deferral; or

(3) The applicant withdraws the application.

(F) The Planning Department, after receiving authorization from the City Commission by ordinance, shall authorize the Building Inspector to issue a special use permit. Conditions may be attached to the permit to assure compliance with the intent and purposes of this article and further the public welfare.

(1962 Code, § 11-6-6)

Sec. 15-6-143. - Time limits on building permits.

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. Or, should this article be amended prior to the start of construction in such manner as to make the construction or intended use illegal, then the applicant may reapply for a permit in such cases, but shall be treated as a new applicant being evaluated in light of all ordinances currently in effect, following all procedures and paying all fees as would be required for the initiation of new construction.

(1962 Code, § 11-6-9; Ord. No. 2021-09 , § I, passed 4-12-21)

Secs. 15-6-144—15-6-154. - Reserved.

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, owning 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, paseed 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.

MIXED USE DEVELOPMENT REGULATIONS

Sec. 15-6-165. - Purpose.

The purpose of the Mixed Use District is to provide a zoning district where mixed retail/residential use developments may be allowed on the same property or in the same building, with the intent of increasing housing opportunities and providing retail services intended to primarily serve the immediate neighborhood.

It is the intention of the Mixed Use District to allow for significant functional and physical integration of project components of housing and mixed/retail uses.

Consideration will be given to joint use of parking, common areas, open space, retail types of uses and associated intensities, housing types and sizes of units, and overall architectural design when considering approving Mixed Use developments in the Mixed Use Zoning District. Mixed Use projects must be reviewed and approved by the Planning and Zoning Commission.

(Ord. 2010-18, passed 7-12-2010, eff. 7-28-2010)

Sec. 15-6-166. - Uses.

(A) Multi-residential housing on the upper floors of buildings consisting of studio, one bedroom, two bedroom and three bedroom living units.

(B) Retail stores, retail services, personal services and banks, savings and loans only on the first floor levels of buildings in the Mixed-Use Zoning District. Outdoor seating not located in the public right of way is permitted subject to Planning and Zoning Commission review and approval. No drive-thru windows are permitted for businesses unless approved by the Planning and Zoning Commission.

(Ord. 2010-18, passed 7-12-2010, eff. 7-28-2010)

Sec. 15-6-167. - Mixed use development regulations.

(A) Setbacks ten feet front, five feet side, none rear unless abutting a residential district where ten is required.

(B) Maximum height 35 feet.

(C) Maximum gross floor area shall not exceed 60% of the total lot area.

(D) Not less than 10% of the site shall be occupied by appropriate landscaping.

(E) Land covered by all structures shall not exceed 35% of building site.

(F) A minimum of one off-street parking space per housing unit shall be provided on-site. Off-street parking for the retail/commercial portion of a mixed use project shall be determined by the Planning and Zoning Commission based on the use proposed and the amount of square footage proposed for the use. Employee parking shall be designated and located away from the entrances to the first floor businesses.

(G) Fully enclosed trash enclosures shared jointly by the housing units and businesses are required in accordance with city requirements.

(H) Signs are required to be approved by the Planning Department. A building permit is required for all signs. No pole signs are allowed in the Mixed-Use District. Only monument (height of monument or free standing monument sign determined by the Planning Department based on location) and wall mounted signs are allowed in the Mixed Use District. The maximum total amount of square footage of signage allowed for a building site is equal to 50% of the lineal street frontage of the building site. Wall mounted signs cannot project more than three feet above the building to which it is attached. Address signs consisting of letters and numerals shall not exceed 12 inches in height and do not count as part of the sign square footage allowed. Awnings or canopies are allowed on the first floor, but the sign copy, including logos shall not exceed 12 square feet or 50% of the awning face area, whichever is less. Flashing or intermittent illuminating signs are not allowed in the Mixed Use Zone. Banner signs displayed on cloth or other flexible materials are not permitted. United States of America and State of Texas flags are permitted subject to building department review and approval. All businesses are permitted to display grand opening signs on a one-time basis for a maximum of 21 consecutive days. Holiday decorations may be displayed on a temporary basis for traditionally accepted civic, patriotic or religious holidays. Window signage placed in windows of a business shall be limited to 25% of the total window area in which the signage is placed. No sign permit is required.

(I)

Building elevations shall illustrate the style of façade for all sides of the structure. Details will illustrate the type of materials used for the exterior finish of the walls, roof and trim as viewed from all four directions, and the type of building materials used for exterior finish of walls, roof and trim. The exterior elevation plan shall be sufficiently detailed to illustrate roof slopes, roofline treatment, overhangs and building height.

(Ord. 2010-18, passed 7-12-2010, eff. 7-28-2010)

Secs. 15-6-168—15-6-173. - Reserved.

SOLAR ENERGY SYSTEMS (SES)

Sec. 15-6-174. - Purpose.

(A) To set forth standards that will assist industry providers and property owners in the determination of the proper installation and placement of solar related equipment with the understanding that solar capabilities may not be possible or feasible on all properties within the City of Kingsville.

(Ord. 2014-25, § I, passed 4-23-2014)

Sec. 15-6-175. - Definitions.

(A) For purposes of this division the following words and terms as used herein are defined to mean the following:

(1) *Accessory Solar Energy System (ASES)* shall mean an area of land or other area used for a solar collection system used to capture solar energy, convert it to electrical energy or thermal power, and supply electrical or thermal power primarily for on-site use. An accessory solar energy system consists of one or more free-standing ground or roof-mounted solar arrays or modules, or solar related equipment and is intended to primarily reduce on-site consumption of utility power or fuels.

(2) *Glare* shall mean the effect produced by light with an intensity sufficient to cause loss in visual performance and visibility.

(3) *Principal Solar Energy System (PSES)* shall mean an area of land or other area used for a solar collection system principally used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for off-site use. Principal solar energy systems consist of one or more free-standing ground, or roof mounted solar collector devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures.

(4) *Solar easement* shall mean a right, expressed as an easement, restriction, covenant, or condition contained in any deed, contract, or other written instrument executed by or on behalf of any landowner for the purpose of assuring adequate access to direct sunlight for solar energy systems.

(5) *Solar energy* shall mean radiant energy (direct, diffuse and/or reflective) received from the sun.

(6) *Solar panel* shall mean that part or portion of a solar energy system containing one or more receptive cells or modules, the purpose of which is to convert solar energy for use in space heating or cooling, for water heating and/or for electricity.

(7) *Solar related equipment* shall mean items including a solar photovoltaic cell, module, panel, or array, or solar hot air or water collector device panels, lines, pumps, batteries, mounting brackets, framing and possibly foundations or other structures used for or intended to be used for collection of solar energy, such as:

a. *Solar array* shall mean a grouping of multiple solar modules with purpose of harvesting solar energy.

b. *Solar cell* shall mean the smallest basic solar electric device which generates electricity when exposed to sunlight.

c. *Solar module* shall mean a grouping of solar cells with the purpose of harvesting solar energy.

(Ord. 2014-25, § I, passed 4-23-2014)

Sec. 15-6-176. - Accessory solar energy systems (ASES).

(A) The following regulations are applicable to all accessory solar energy systems:

(1) ASES shall be permitted as a use by right in all zoning districts.

(2) Exemptions:

a. ASES constructed prior to the effective date of this section shall not be required to meet the terms and conditions of this ordinance, but must still adhere to and all regulations that were in place at the time they were constructed. Any physical modification to an existing ASES whether or not existing prior to the effective date of this section that materially alters the ASES shall require approval under this ordinance. Routine maintenance or like-kind replacements do not require a permit.

(3) All on-site utility feeder lines associated with SES from the array to the final utility connection shall be placed underground.

(4) The owner of an ASES shall provide the City written confirmation that the public utility company, to which the ASES will be connected, has been informed of the customer's intent to install a grid connected system and approved by the utility company of such connection. Off-grid systems shall be exempt from this requirement.

(5) The display of advertising is prohibited except for reasonable identification of the manufacturer of the system. The City shall be the sole determiner of what is reasonable.

(Ord. 2014-25, § I, passed 4-23-2014)

Sec. 15-6-177. - Solar easements.

(A) Where a subdivision or land development involves the use of solar energy systems, solar easements may be provided. Said easements shall be in writing, and shall be subject to the same conveyance and instrument recording requirements as other easements.

(B) Any such easements shall be appurtenant; shall run with the land benefited and burdened; and shall be defined and limited by conditions stated in the instrument of conveyance. Instruments creating solar easement shall include but not be limited to:

(1) A description of the dimensions of the easement including vertical and horizontal angles measured in the degrees or the hours of the day, on specified dates, during which direct sunlight to a specified surface or structural design feature may not be obstructed.

(2) Restrictions on the placement of vegetation, structures, and other objects which may impair or obstruct the passage of sunlight through the easement.

(3) Enumerate terms and conditions, if any, under which the easement may be revised or terminated.

(4) Explain the compensation for the owner of the real property subject to the solar easement for maintaining the easement and for the owner of the real property benefiting from the solar easement in the event of interference with the easement.

(5) If required, an ASES owner and/or operator must obtain any solar easements necessary to guarantee unobstructed solar access by separate civil agreement(s) with adjacent property owner(s).

(C) In lieu of an easement submitted pursuant to the previous section, prior to the issuance of a zoning/building permit, applicants must acknowledge in writing that the issuing of said permit for a solar energy system shall not and does not create in any other property owner, its, his, her or their successors and assigns in title or, create in the property itself:

(1) The right to remain free of shadows and/or obstructions to solar energy caused by development of adjoining or other property or the growth of any trees or vegetation on such property; or

(2) The right to prohibit the development on or growth of any trees or vegetation on any other property, unless a solar easement is established according to the provisions of these regulations.

(Ord. 2014-25, § I, passed 4-23-2014)

Sec. 15-6-178. - Screening.

(A) The support structure for any ground mounted ASES shall be screened from all adjacent rights-of-way and property that is residentially zoned or used for residential purposes. Screening may consist of skirting, landscaping, privacy fence or other type of fence that meets the requirements of the zoning regulations. In the case that landscaping is used for screening of the support structure, evergreen trees that meet the size requirements of the city's landscaping regulations shall be placed at intervals of no more than six feet on center.

(Ord. 2014-25, § I, passed 4-23-2014)

Sec. 15-6-179. - Accessory solar energy system located in designated local historic districts.

(A) Any ASES that is located within a designated local historic district or any overlay district area shall, in addition to compliance with all other zoning and building code regulations, comply with the requirements of the respective local historic district or applicable overlay district plan. The determination of visibility from street right-of-way shall be the responsibility of the historic preservation officer within the historic districts or otherwise the Director of Planning & Development Services and/or designee.

(Ord. 2014-25, § I, passed 4-23-2014)

Sec. 15-6-180. - Solar readiness.

(A) No homeowners' agreement, covenant, common interest community, or other contract between multiple property owners within a subdivision shall restrict or limit solar energy systems to a greater extent than these regulations.

(B) In the event that renewable energy systems are not being implemented in a project, the city will encourage that the building design is "solar ready" such that solar electric, solar thermal systems, or both can be easily installed at a later date. Therefore the developer and architect should anticipate the future introduction of solar technologies in the preliminary orientation and siting of the building. Development proposals should also incorporate MEC conduit/chases; structural loads and anchoring needed to provide solar electric and solar thermal renewable energy systems in the future.

(C) The term "solar readiness" is not intended to apply to the orientation of streets or any other aspect of a construction project or subdivision other than the preparation of the structure(s) and the components thereof to facilitate the future conversion to solar energy use.

(Ord. 2014-25, § I, passed 4-23-2014)

Sec. 15-6-181. - Use for advertising.

(A) No part of a solar energy system shall be used to display advertising, including signage, streamers, pennants, spinners, reflectors, ribbons, tinsel, balloons, flags, banners or similar materials.

(Ord. 2014-25, § I, passed 4-23-2014)

Sec. 15-6-182. - Permit requirements.

(A) Building permits shall be required for all solar energy systems in the City of Kingsville.

(B) Zoning/building permit applications shall document compliance with these regulations and shall be accompanied by drawings showing the location of the system on the building or property, including property lines.

(C) The zoning/building permit shall be revoked if the ASES, whether new or pre-existing, is moved or otherwise altered, either intentionally or by natural forces, in a manner which causes the ASES not to be in conformity with this division.

(Ord. 2014-25, § I, passed 4-23-2014)

Sec. 15-6-183. - Roof mounted and wall mounted accessory solar energy systems.

(A) A roof mounted or wall mounted ASES may be located on a principal or accessory building.

(B) Roof mounted ASES may exceed the maximum building height specified for principal or accessory buildings within the applicable zoning district by no more than three feet.

(C) No part of the solar array or the supporting structure shall extend beyond any portion of the roof edge.

(D) Roof mounted solar panels on residential structures that are located on roof surfaces visible from the right-of-way of any street contiguous to the property shall be installed parallel to the respective roof surface.

(E) For roof and wall mounted systems, the applicant shall provide evidence that the plans comply with the adopted building code of the City of Kingsville and that the roof or wall is capable of holding the load imposed on the structure.

(F) Wall mounted ASES shall comply with the setbacks for principal and accessory structures in the underlying zoning districts.

(Ord. 2014-25, § I, passed 4-23-2014)

Sec. 15-6-184. - Ground mounted accessory solar energy systems.

(A) Generally, ground mounted ASES will be required to adhere to the requirements of Section 15-6-27 "Accessory Uses & Structures" of these regulations.

(B) *Setbacks.*

(1) The minimum yard setbacks from side and rear property lines shall be equivalent to the accessory structure setback in the zoning district.

(2) A ground mounted ASES shall not be located in any front yard. (See Section 15-6-185 pertaining to solar energy systems permitted as principal uses.)

(C) *Height.*

(1) Freestanding ground mounted ASES shall not exceed the maximum accessory structure height in the underlying zoning district.

(D) *Coverage.*

(1) The area beneath the ground mounted ASES is considered pervious cover. However, use of impervious construction materials under the system could cause the area to be considered impervious and subject to the impervious surfaces limitations for the applicable zoning district.

(a) Foundation systems, typically consisting of driven piles or monopoles or helical screws with or without small concrete collars.

(b) All mechanical equipment of the system including any structure for batteries or storage cells.

(E) Ground-mounted ASES shall not be placed within any legal easement or right- of-way location, or be placed within any storm water conveyance system or in any other manner that would alter or impede storm water runoff from collecting in a constructed or natural storm water conveyance system.

(Ord. 2014-25, § I, passed 4-23-2014)

Sec. 15-6-185. - Solar energy systems as principal uses.

(A) Ground mounted solar energy systems are permitted as principal uses by right in the I-1 and I-2 zoning districts, subject to the following:

(1) Properties containing solar energy systems as principal uses shall contain a minimum of one acre.

(2) All SES permitted as principal uses shall comply with the side-yard and rear yard setbacks for accessory structures within the applicable zoning district. The front yard setback for principal use SES shall be twenty feet.

(3) No residential use or structure shall exist on the property.

(4) The solar energy system must provide energy to off-site locations and to other than the owner of the property containing the solar array.

(5) Solar energy systems permitted as principal uses shall comply with all other applicable regulations within this section and other sections of the code that apply to accessory solar energy systems.

(Ord. 2014-25, § I, passed 4-23-2014)

Sec. 15-6-186. - Safety requirements.

(A) All Solar Energy Systems shall:

(1) Comply with the requirements of the State of Texas Utilities Code Chapter 39, section 39.916 (2011), to the extent such facility is interconnected to the retail electric supplier for net metering;

(2) Include power outage protection so as to automatically terminate power generation during any power outage in any electrical utility system being served. Certification or documentation of such design shall be included with any permit approval.

(3) Shall be of a type which provides a low glare or anti-reflective layer applied to the solar panel to reduce the reflection or glare of the system.

(4) Shall be analyzed fully for land use and airport compatibility issues on a case-by-case basis that considers both the proposal and any potential safety hazard, most notably those associated with the Naval Air Station-Kingsville. Specific importance shall be made with respect to AICUZ instruction 11010.36C.

(Ord. 2014-25, § I, passed 4-23-2014)

Sec. 15-6-187. - Discontinuance.

(A) *Notice of Discontinuance:*

(1) In the event that all legally approved use of a solar energy system supporting structure or solar energy related equipment has been discontinued for a period of 180 days, the Director of Planning & Development Services and/or designee may make a preliminary determination of discontinuance. In making such a determination, the Director of Planning & Development Services and/or designee may request documentation and/or affidavits from the property owner regarding the structure's usage, including evidence that use of the structure is imminent. Failure on the part of a property owner to provide updated contact information for the owner of the solar energy system supporting structure or solar energy related equipment for four consecutive years will be presumptive evidence of discontinuance. At such time as the Director of Planning & Development Services and/or designee reasonably determines that a solar energy system supporting structure or solar energy related equipment has been discontinued, the Director of Planning & Development Services and/or designee will provide the property owner with a written notice of discontinuance by certified mail.

(B) *Declaration of discontinuance:*

(1) Failure on the part of the property owner to respond to the notice of discontinuance within 90 days, or to adequately demonstrate that the structure is not discontinued, will be evidence of discontinuance. Based on the foregoing, or on any other relevant evidence before the Director of Planning & Development Services and/or designee, the Director of Planning & Development Services and/or designee may make a final determination of discontinuance, whereupon a declaration of discontinuance will be issued to the property owner by certified mail.

(C) *Removal of facility:*

(1) Within 120 days of a declaration of discontinuance, the property owner must either:

(a) Reactivate the use of the structure as a solar energy system supporting structure or solar energy related equipment or transfer ownership of structure to another owner who will make such use of the facility; or

(b) Dismantle and remove the facility. If the facility remains discontinued upon the expiration of 120 days, the property is declared a nuisance and the City of Kingsville may enter upon the property and remove the facility, with all costs to be borne by the property owner.

(Ord. 2014-25, § I, passed 4-23-2014)

Secs. 15-6-188—15-6-193. - Reserved.

WIND ENERGY CONVERSION SYSTEMS (WECS)

Sec. 15-6-194. - Purpose.

(A) The purpose of this Section is to regulate the placement, construction and modification of Wind Energy Facilities in order to:

(1) promote the safe, effective, and efficient use of wind energy systems in order to reduce potential environmental and potentially negative economic impacts while providing alternatives to producing electricity;

(2) protect the health, safety and welfare of the public by reducing and minimizing the potential adverse impacts of wind energy systems;

(3) protect the public by ensuring the design, construction, maintenance and removal of wind energy systems is undertaken in a manner that protects neighboring properties, the City and the public as a whole; and

(4) provide for a procedure to review, approve, deny or condition proposed wind energy systems uses.

(Ord. 2014-24, § I, passed 4-23-2014)

Sec. 15-6-195. - Definitions.

(A) As used in this Section, the following terms shall have the meanings and usages indicated:

(1) *AGL:* Above ground level. Ground level shall be determined by the average elevation of the natural ground level within a radius of 50 feet from the center location of measurement.

(2) *Director:* The Director of Planning and Development Services of the City of Kingsville or his/her designee.

(3) *FAA:* The Federal Aviation Administration.

(4) *Height:* For purposes of this Section, the vertical distance measured from the average grade of the base of the structure above ground level to its highest point of any Wind Energy Facility, which shall be calculated at the tip of the rotor blade at its highest point, or any higher portion of the structure that may exist.

(5) *Accessory Use:* Any use authorized herein that exists in addition to the principal use of the property.

(6)

Net Metering: Using metering equipment sufficient to measure the difference between the electrical energy supplied to a customer-generator by a retail electric supplier and the electrical energy supplied by the customer-generator to the retail electric supplier over the applicable billing period and as so defined pursuant to the State of Texas Utilities Code Chapter 39, section 39.916 (2011).

(7) *Modification:* Any change to a structure requiring a building permit or other governmental approval.

(8) *Large Wind Energy Facilities:* Wind Energy Facilities that are larger than 100 KW output, consist of a grouping of two or more non-exempt Wind Energy Facilities, or otherwise do not meet the requirements for facilities authorized by permitted use or administrative approval.

(9) *Small Wind Energy Facilities:* Wind Energy Facilities, other than facilities authorized as a Permitted Use, having a capacity of 100 KW output or less and that fully comply with the General Standards for Wind Energy Facilities and satisfy all other requirements of this code applicable to Small Wind Energy Facilities.

(10) *Wind Energy Facilities:* Facilities including turbines, accessory equipment and related components designed to create electrical or other energy by use of wind. Wind Energy Facilities include Exempt Facilities, and other facilities, whether connected to the electrical grid of the local utility or independently operating.

(11) *Exempt Facilities:* Wind Energy Facilities:

(a) having a rotor arc of one meter (or 39.37 inches) or less in diameter, and other type of turbine having a rotation device with no dimension greater than 1 meter (or 39.37 inches), and

(b) mounted on an existing structure having a primary authorized use other than as a support structure for a Wind Energy Facility, and

(c) having a setback from property lines at least twenty (20) feet plus the principal building setback in addition to other setback requirements herein, and

(d) with no portion more than ten (10) feet above the highest part of the existing structure and no exposed moving part having less than fifteen (15) feet of clearance to the ground or other point of pedestrian access.

(e) No more than three (3) exempt facilities may exist on any one parcel.

(Ord. 2014-24, § I, passed 4-23-2014)

Sec. 15-6-196. - Permitted uses.

(A) The placement of Wind Energy Facilities shall be an accessory use in any zoning district within the City only as follows:

(1) *Municipal Property.* Wind Energy Facilities may be placed on City-owned or leased land where authorized by the approval of an executed mutual agreement with the City Commission, subject to such conditions and requirements as deemed necessary by the City to meet the purposes of this Article and to protect the public interests.

(2) *Exempt Facilities.* Exempt facilities may be placed in any zoning district as a permitted accessory use subject to the General Standards within this Code as provided in the definition of exempt facilities, and such other specifically applicable provisions.

(Ord. 2014-24, § I, passed 4-23-2014)

Sec. 15-6-197. - Administrative permit—Small wind energy facilities.

(A) The placement of Small Wind Energy Facilities shall be permitted by Administrative Permit approved by the Director within any zoning district, subject to General Standards and other requirements of this Section and further limited as follows:

(A) *Application Procedures.* Applications for Administrative Permits shall be made on the appropriate forms to the Director and accompanied by payment of the non-refundable fee of $100.00 to cover the labor and associated costs of processing of the application.

(1) Detailed structure plans and a detailed site plan, based on a closed boundary survey of the host parcel, shall be submitted clearly outlining all existing and proposed improvements including buildings, drives, walkway, parking areas and other structures, public right-of-way, the zoning categories of the subject and adjoining properties, the location of and distance to off-site residential structures, required setbacks, required buffer and landscape areas, water features, and the coordinates and height AGL of the existing or proposed tower.

(2) The application shall be reviewed by the Director to determine compliance with the above standards, after which the application shall be transmitted for review and comment by other departments and public agencies that may be affected by the proposed facility.

(3) The Director shall issue a decision on the permit within forty-five (45) days of the date of application or the application shall be deemed denied or the time period for review and action is extended by written order of the Director. The Director may deny the application or approve the application as submitted or approve with such modifications as are, in his/her judgment, reasonably necessary to protect the safety or general welfare of the citizens, consistent with the purposes of this section. The Director shall consider the purposes of this section and the factors established herein for granting a Special Use Permit as well as any other considerations consistent with this section. A decision to approve, approve with modifications or disapprove an application shall be made in writing. If the decision is for approval with modifications or disapproval, the specific reasons for the modification or disapproval must be included.

(4) *Minor variations:* When an application does not fully comply with the requirements for administrative approval, but a minor variation to the requirements would, in the opinion of the Director, be consistent with the spirit and intent of this code, the Director shall be authorized to refer the application to the Planning & Zoning Commission, which shall be authorized to approve, disapprove or condition such variation as may be appropriate to meet the purposes of this code, provided that the basis for the variation or disapproval is unique to the property or otherwise not typical to all applications.

(5) *Appeals:* Appeals from the decision of the Director or the Planning & Zoning Commission shall be made in the same manner as otherwise provided in Sec. 15-6-157(c) of this code for the appeal of administrative decisions.

(C) *Requirements.* No application for a Small Wind Energy Facility may be approved unless it fully complies with the requirements in this subsection and the General Standards for Wind Energy Facilities.

(Ord. 2014-24, § I, passed 4-23-2014)

Sec. 15-6-198. - Special use permit—Large wind energy facilities.

(A) All proposals to install, build or modify a Large Wind Energy Facility as an accessory use or principal use, including Wind Energy Facilities that do not fully meet the requirements for approval as a permitted use or administrative approval in this Section, may be constructed, operated and approved only as a specially permitted use requiring public hearing before the Planning and Zoning Commission with a recommendation being forwarded to the City Commission for consideration and determination and also subject to the following additional limitations:

(1) *Underlying Eligible Districts.* A Large Wind Energy Facility as an accessory use or principal use may only be approved in the following underlying districts: I1 light industrial district, I2 heavy industrial district.

(2) *Minimum Requirements.* In addition to the criteria otherwise applicable to special use permit approvals:

(a) No special use permit may be issued unless the applicant has clearly demonstrated that the approval under permitted or administrative approvals under this code is not technologically or economically feasible and that the proposed Wind Energy Facility (1) complies with the requirements for administrative approval to the extent practicable and (2) meets the purposes of this Code. In addition to other standards established for approval of special uses, the governing body may consider current or emerging industry standards and practices, net energy benefits, and impact on neighboring properties and uses, among other information, in determining feasibility and compliance with the intent of this Code. At the expense of the applicant, the City may require additional studies or the hiring of an external consultant to review exhibits and/or other requirements in accordance with this section.

(b) The General Standards for Wind Energy Facilities shall apply to all facilities proposed for special use permit approval, except to the minimum extent a modification or variance is determined to be necessary to meet the purposes of this section. Any modification or variance to any such General Requirements sought by a special use permit approval shall be expressly stated in the application for the special use permit.

(3) *Additional Height Limitations.* A special use permit shall adhere to the height requirements in Appendix B: "Space Requirements", Section 2, provided that no Wind Energy Facility shall be approved for a height of greater than one hundred (100) feet.

(Ord. 2014-24, § I, passed 4-23-2014)

Sec. 15-6-199. - General standards for wind energy facilities.

(A) Except as noted, the requirements set forth in this Section shall be applicable to all Wind Energy Facilities installed, built or modified after the effective date of this Section to the full extent permitted by law.

(1) *Accessory Use.* A Wind Energy Facility shall only be permitted as an accessory use, subject to any applicable district requirement relating to yard area or setback, provided that no more than one Small Wind Energy Facility shall be located on a parcel and no more than three Exempt Facilities shall be permitted per parcel.

(2)

Building Codes, Safety Standards, and Zoning Compliance. Wind Energy Facilities shall be constructed and maintained in compliance with all standards contained in applicable state and local building codes. In addition to any other approvals required by this section, no Wind Energy Facility shall be erected prior to receipt of an approved zoning review and the issuance of a building permit.

(3) *Regulatory Compliance.* All Wind Generation Facilities shall meet or exceed current standards and regulations of any state or federal agency with the authority to regulate applicable Wind Generation Facilities. Should such standards or regulations be amended, then the owner shall bring such devices and structure into compliance with the revised standards or regulations within the time period mandated by the controlling agency. No approval for any placement, construction or modification of any Wind Energy Facility permitted by this section shall be granted for any applicant having an uncured violation of this section or any other governmental regulatory requirement related to the subject property.

(4) *Security.* All Wind Energy Facilities shall be protected from unauthorized access by appropriate security measures. A description of proposed security measures shall be provided as part of any administrative application. Additional measures may be required as a condition of the issuance of a Building Permit or Administrative Permit as deemed necessary by the Director.

(5) *Lighting.* Wind Energy Facilities shall not be lighted unless required by a state or federal agency with authority to regulate, in which case a description of the required lighting scheme will be made a part of the application to install, build or modify the facility. Equipment cabinets and shelters, if permitted, may have lighting only as approved by the Director on the approved Site Development Plan. The requirement by any state or federal agency for lighting of any proposed structure may be considered as a reasonable basis for denial of an application in any residential area or otherwise where incompatible with the surrounding uses.

(6) *Advertising.* The placement of advertising on structures regulated by this section is prohibited, provided that a manufacturer or specification notice of less than one square foot in size shall be permitted.

(7) *Design.*

(a) All visible portions of the Wind Energy Facility shall be painted a non-reflective gray or other approved neutral color consistent with the natural or built environment of the site. Unpainted galvanized exposed material is prohibited.

(b) No equipment shelters or other accessory structures shall be permitted in conjunction with a Wind Energy Facility except where underground, contained within an existing building, or otherwise appropriately concealed.

(c) All utilities serving the Facility shall be underground.

(d) Design elements shall be of a type consistent with the zoning district and accessory uses of the property and adjoining area.

(8) *Height.* A Wind Energy Facility shall be subject to building height restrictions consistent with the applicable zoning district but shall not exceed a height which is the lesser of:

(a) Ten (10) feet above the principal building height permitted within the zoning district, or

(b) The limitation set by any airport overlay zone as may be adopted by the City, FAA limitation, or other height restrictions established by the City, or

(c) A maximum of forty-five (45) feet, except in zoning districts I1 and I2 where heights can be increased but only as part of an approved special use permit as provided in 15-6-198.

(9) *Noise Limitations.* Noise emanating from the operation of a Wind Energy Facility shall not exceed, at any time, the lowest ambient sound level that is present between the hours of 9:00 p.m. and 9:00 a.m. at any property line of a property used or zoned for residential use or used for a school, hospital, or place of worship. Noise emanating from the operation of a Wind Energy Facility shall in no event exceed, at any time, 45 dBa measured at the property line.

(10) *Safety Requirements.* All Wind Energy Facilities shall:

(a) Comply with the requirements of the State of Texas Utilities Code Chapter 39, section 39.916 (2011), to the extent such facility is connected to the retail electric supplier for net metering;

(b) Comply with the regulations and standards set forth in Title 14 of the Code of Federal Regulations (CFR), specifically Part 77 pertaining to the Obstruction Evaluations/Airport Airspace Analysis as administered by the FAA.

(c) Comply with the Imaginary Surface Area as defined per the CFR Part 77 as administered by the FAA.

(d) Comply with the Air Installation Zoning Regulations (a.k.a AICUZ) ordinance as set forth in section 15-6-35 through 15-6-41 of this Article. Specific importance shall be made with respect to AICUZ instruction 11010.36C.

(e) Be analyzed fully for land use and airport compatibility issues on a case-by-case basis that considers both the proposal and any potential safety hazard, most notably those associated with the Naval Air Station-Kingsville.

(f) Include power outage protection so as to automatically terminate power generation during any power outage in any electrical utility system being served. Certification or documentation of such design shall be included with any permit approval.

(Ord. 2014-24, § I, passed 4-23-2014)

Sec. 15-6-200. - Wind energy conversion system (WECS) located in designated local historic districts.

(A) Any WECS which is located within a designated local historic district or any overlay district area shall, in addition to compliance with all other zoning and building code regulations, comply with the requirements of the respective local historic district or applicable overlay district plan. The determination of visibility from street right-of-way shall be the responsibility of the historic preservation officer within the historic districts or otherwise the Director of Planning & Development Services and/or designee.

(Ord. 2014-24, § I, passed 4-23-2014)

Sec. 15-6-201. - Operation of unlawful wind generation facility.

(A) Notwithstanding any right that may exist for a governmental entity to operate or construct a tower or structure, it shall be unlawful for any person to erect or operate any Wind Generation Facility in violation of any provision of this Section, regardless of whether such structure is located on land owned by a governmental entity.

(Ord. 2014-24, § I, passed 4-23-2014)

Sec. 15-6-202. - Discontinuance.

(A) *Notice of Discontinuance:*

(1) In the event that all legally approved use of a wind energy conversion system supporting structure or wind energy related equipment has been discontinued for a period of 180 days, the Director may make a preliminary determination of discontinuance. In making such a determination, the Director may request documentation and/or affidavits from the property owner regarding the structure's usage, including evidence that use of the structure is imminent. Failure on the part of a property owner to provide updated contact information for the owner of the wind energy conversion system supporting structure or wind energy related equipment for four consecutive years will be presumptive evidence of discontinuance. At such time as the Director reasonably determines that a wind energy conversion system supporting structure or wind energy related equipment has been discontinued, the Director will provide the property owner with a written notice of discontinuance by certified mail.

(B) *Declaration of discontinuance:*

(1) Failure on the part of the property owner to respond to the notice of discontinuance within 90 days, or to adequately demonstrate that the structure is not discontinued, will be evidence of discontinuance. Based on the foregoing, or on any other relevant evidence before the Director, the Director may make a final determination of discontinuance, whereupon a declaration of discontinuance will be issued to the property owner by certified mail.

(C) *Removal of facility:*

(1) Within 120 days of a declaration of discontinuance, the property owner must either:

(a) Reactivate the use of the structure as a wind energy conversion system supporting structure or wind energy related equipment or transfer ownership of structure to another owner who will make such use of the facility; or

(b) Dismantle and remove the facility. If the facility remains discontinued upon the expiration of 120 days, the property is declared a nuisance and the City of Kingsville may enter upon the property and remove the facility, with all costs to be borne by the property owner.

(Ord. 2014-24, § I, passed 4-23-2014)

Sec. 15-6-203. - Penalty.

(A) Any person violating the regulations set forth in this Article shall be subject to the penalty as prescribed in section 15-6-999. Each day the violation continues shall constitute a separate offense.

(Ord. 2014-24, § I, passed 4-23-2014)

Secs. 15-6-204—15-6-998. - Reserved.

Sec. 15-6-999. - Penalty.

Any person, group, firm, or corporation where as principle, agent, employee or otherwise, violating, causing or permitting the violation of the provisions of this article shall be guilty of a misdemeanor and shall be liable to a fine of not more than $1,000.00. Such person, group, firm or corporation shall be deemed t0 be guilty of a separate offense for each and every day during which any violation of this article is committed, continues or results from the action or inaction of such person, group, firm or corporation.

(1962 Code, § 11-6-10; Ord. 84009, passed 6-18-84)

APPENDIX A. - LAND USE CATEGORIES

Sec. 1. - Land use chart.

The following chart shall set out the land uses within the city:

P = Permitted

S = Special use permit required

X = Special review required

= Not permitted (absence of any symbol)

[Land Use Chart on the following pages]

Land Use Chart													
Land Use Description	**R1**	**R2**	**R2A**	**R3**	**R4**	**MH**	**C1**	**C2**	**C3**	**C4**	**I1**	**I2**	**Ag**
Dwelling, one-family det.	P	P		P	P	P	P	P	P				P
Dwelling, one-family att.		P	P	P	P		S	P					P
Dwelling, two-family		P		P	P		S	P					
Dwelling, multi-family				P	P		P	P	P				
Tiny Homes		P	P			P							
Dwelling, above business									P				
Work/live units									P				

Boarding or rooming house					P			S	P	P			
Hotel or motel					P			S	P	P			
Dormitory					P								
Fraternity, sorority					P								
Mobile home/manufactured home park or mobile home/manufactured home on lot	S [1]	S [1]		S [1]	S [1]	P					S	S	S
Recreational vehicle park						P		S		S			
Secondary res. structure					P	P		S	S		S	S	S
Other residential accessory and incidental uses	S	S		S	S	S					S	S	
Accessory building	P	P		P	P	P	P	P	P	P	P	P	P
Community center (private)	S	S		S	S	S	P	P	P				
Accessory farm building					P	P	P	P	P	P	P	P	P
Off-street parking incidental to main use	P	P		P	P	P	P	P	P	P	P	P	P
Private swimming pool	P	P		P	P	P	P	P	P	P	P	P	P
Home Occupation	P	P		P	P	P							P
Apartment or secondary residence for servants or family members	S	P		P	P	P	P	S	P				P
Institutional and Special Service													
Airport, heliport		S		S	S	S	S	S	S	S	S	S	S

Cemetery, mausoleum	S	S		S	S			S					S
Church, rectory	P	P		P	P	P	P	P	P				P
Convent, monastery or other dwelling for pursuit of group religious ideals	S	S		S	P	S	S	P	P				P
Private country club	S	S		P	P	P	P	P					P
Day nursery or kinder	S	S		S	P	P	P	P	P	P	P		P
Fairground/Rodeo											P	P	S
Lodge or Club				S		P	P	S					P
Home, halfway house, or other group dwelling for alcoholic, narcotic, psychiatric patients or felons and delinquents		S		S	S		P	S					S
Hospital (acute care)					S			P	P				
Nursing home					P			P	P				
Institutions of religious or philanthropic nature		S		S	S	S		P	P				
Library, art gallery, museum					S	S		P	P				
Park, playground,	P	P		P	P	P	P	P	P	P	P	P	P
Public administration office		S		S	S	P	P	P	P	P	P	P	P
Home for the aged		P		P			P	P					
Private school, college or university	S	S		S	S			P	P				
Schools, public	P	P		P	P	P	P	P	P				P

Tennis, swim or other athletic club (private)	S	S		S	S	S	P	P	P	P			
Utility and Related Service Uses													
Electrical substation	P	P		P	P	P	P	P	P	P	P	P	P
Electrical power plant								S	S	S	P	P	S
Fire station	P	P		P	P	P	P	P	P	P	P	P	P
Gas metering and transmission station	S	S		S	S	P	P	P	P	P	P	P	P
Local utility distribution lines	P	P		P	P	P	P	P	P	P	P	P	P
Radio, television or microwave towers (without telecommunications facility)	P	P		P	P	P	P	P	P	P			
Telecommunications facility	As per Appendix C: Telecommunications of the Zoning Ordinance												
Commercial radio or television transmitting	S	S		S	S	S	S	P	P	P	P	P	P
Sewage or water pumping and control stations	P	P		P	P	P	P	P	P	P	P	P	P
Railroad tracks and right-of-way	P	P		P	P	P	P	P	P	P	P	P	P
Telephone business office	Exempt, see Tex. Loc. Gov't Code, §§ 51.001 and 54.001												
Telephone switching, relay, and transmitting equipment	S	S		S	S	P	P	P	P	P	P	P	P
Water and irrigation canals, and pipes, and controls	P	P		P	P	P	P	P	P	P	P	P	P
Utilities, public or private other than listed	S	S		S	S	S	S	P	P	P	P	P	S

Utility shops, storage yards, and buildings								S	S	P	P	P	
Water treatment plant	S	S		S	S	S	S	S	S	P	P	P	S
Water well, reservoir, or storage tank	P	P		P	P	P	P	P	P	P	P	P	P
Wind Energy Conversion Systems (WECS)	As per §§ 15-6-194 through 15-6-203: Wind Energy Conversion Systems of the Zoning Ordinance												
Solar Energy Systems	As per §§ 15-6-174 through 15-6-187: Solar Energy Systems of the Zoning Ordinance												
Recreational Uses													
Amusement, commercial outdoor								S	P	P			
Amusement, commercial indoor								S	P	P			
Carnival										S	P	P	P
Temporary carnival (14 days - 200 ft. setback from residential property)								S	P	P			
Provisioning and recreational sporting goods sales including boats and vehicles								S	P	P			
Shooting galleries and pistol [ranges] (indoor)								S	P	P			
Souvenir, curio								S	P				
Automobile Related Uses													
Car wash							P	S	P	P	P		

Auto sales, repairs including motorcycles								S	P	P	P		
Auto paint and body shop								S	P	P	P		
Drag strip, race track											S	S	
Gasoline service station								P	P	P	P		
Gasoline sales							S	P	P	P	P		
Commercial parking structure auto only								S	P	P	P		
Truck storage								S	S	P	P	P	
Used auto parts, sales, indoors								S	P	P	P	P	
New or reconditioned auto parts, indoors								S	P	P	P		
Seat cover or muffler installation shop								S	P	P	P		
Tire recapping and retreading shop										S	P	P	
Wrecking or salvage yards for auto or parts										S	S		
Storage of autos								S	S	P	S	P	
Retail or Related Uses													
Antique or collectable shop							S	S	P	P			
Art supply store							S	P	P	P			
Animal clinic or pet hospital, no outdoor pens								P	S	P	P		

Animal clinic or pet hospital with outdoor pens								S		S	P	P	P
Bank or savings and loan							S	P	P	P			
Book or stationary store							S	P	P				
Barber or beauty shop							S	P	P	P			
Bakery or confectionery shop, retail sales (less than 2,500 square feet)							P	P	P	P			
Bakery, wholesale								S	P	P			
Brewpub								P	S	P	P	P	
Building materials sales								S	P	P	S		
Cafeteria or restaurant							S	P	P	P	P	P	
Camera shop							S	P	P	P			
Laundry or self-service laundry shop (limited area)							S	P	P	P			
Clinic, medical, dental, chiropractor, optometrist or other office of licensed Health related profession							S	P	P	P	P		
Drug store or pharmacy							P	P	P	P			
Department variety or discount store								P	P	P			
Grocery store							P	P	P	P			
Furniture or appliance store								P	P	P			

Florist shop							P	P	P	P			
Garden shop and plant sales								P	P	P			P
Kennel										S	P	P	P
Handicraft and art object sale							S	P	P	P	S		
Hardware store								P	P	P	S		
Hobby shop							S	P	P	P			
Laboratory medical or dental							S	P	P	P			
Lawnmower, small engine repair/sales								P	P	P			
Locksmith or key shop							P	P	P	P			
Medical appliance fitting or sale							P	P	P	P			
Mobile Food Court				S [3]	S [3]	P	P	P	S [3]	P	P	P	P
Mobile Food Vendor				S [3]	S [3]	P	P	P	S [3]	P	P	P	P
Mortuary							S	P	P	P	S		S
Music store							S	P	P	P			
Office, professional, or general business							S	P	P	P	S		
Optical shop or laboratory							S	P	P	P			
Package liquor store							S	S	P	P			
Pawn shop							S	S	P	P			
Pet shop for small animals birds, fish							P	P	P	P			

Personal custom services such as tailor, milliner, and the like							P	P	P	P			
Repair of appliances, T.V., radio, and similar equipment							P	P	P	P			
Shoe, boot, saddle, or other leather goods sale and repair							S	P	P	P	P	P	
Studio, photographer, artist, music, dance, drama							S	P	P	P			
Studio, health, exercise, reducing or similar service							S	P	P	P			
Studio, decorator and display							S	P	P	P			
Tavern							S	S	P	P			
Bakery, wholesale									S	P	P		
Building materials sales								S	P	P	S		
Cabinet or furniture upholstery shop								P	P	P	P		
Clothing or similar light manufacturing processes								S	P	P	P		
Cleaning, laundry, or dyeing plant								S	P	P	P		
Contractor storage of equipment yard										P	S	P	
Dance hall or night club								S	P	P	P		
Heavy machinery storage, sales or repair										P	S	P	

Open storage and sale of appliance and machinery										S	S	P	
Lithographer or print shop								P	P	P	P	P	
Lumber yard								S	P	P	S	P	
Dairy or ice cream plant										S	P	P	P
Maintenance or repair service for buildings										P	P	P	
Laboratory, scientific or research								S	S	S	P	P	S
Paint shop								S	P	P	P	P	
Plumbing shop								S	S	P	P	P	
Railroad or bus passenger								S	P	P	P		
Railroad team tracks, freight depot or docks										P	P	P	P
Storage warehouse										S	S	S	
Trade, vocational or commercial schools								S	P	P	S	S	
Trailer and mobile home sales								S		P	P	P	
Transfer storage terminal										P	P	P	
Welding or machine shop										P	P	P	
Wholesale office, storage, sales not elsewhere listed										P	P	P	
Climate-controlled self-storage							S		P	P	P		
Milk depot							S	S	P	P	P		

Industrial and Related Uses													
Light manufacturing processes which do not emit detectable dust, odor, fumes, or gas beyond the boundary of the property or noises above the ambient level and are not classified as hazardous									S	S	P	P	
Storage of sand, gravel, stone, minerals, gas, petroleum or other substances										P	S	P	
Extraction of soil, sand, gravel, stone, minerals, gas, petroleum or other substances											S	S	S
Animal poultry slaughtering											S	S	S
Industrial activities not elsewhere listed and not satisfying the criteria of light manufacturing processes												S	
Area Developments													
Planned unit development	X [2]	X [2]		X [2]	X [2]	X [2]	X [2]	X [2]	X [2]	X [2]	X [2]	X [2]	X [2]
Agriculture and Related Uses													
Home crop production	P	P		P	P	P	P	P	P	P	P	P	P
Breeding or raising of animals for food or sale (except as noted in health regulations)													P
Dairy													P

Farm													P
Ranch											S	S	S
Beekeeping, commercial													P
Crop production for sale													P
Orchard for home use	P	P		P	P	P	P	P	P	P	P	P	P
Orchard, commercial	S	S		S	S								P
Keeping animals or fowl commonly used for food fiber production or as beasts of burden													P
Keeping dogs, cats, fish, or exotic caged birds (kennel excluded)	P	P		P	P	P	P	S	P	P	P	P	P
Farmers market, vegetable (fresh) stand, produce sales								S	P	P			P
Domestic animal racetrack exhibit area, training ground, and the like													P
Winery										S	P	P	P

[1] Hardship must be demonstrated due to age, infirmity, or death of a family member. Permit is limited to one year. Permit may be renewed by demonstrating continued hardship. The mobile home or travel trailer must be removed within 90 days of the expiration of the permit. This special use permit does not include or allow for a manufactured home for use as a sales office or any type of commercial use.

[2] Area developments allowed in zones, where noted.

[3] The Special Review process designated in the land use categories for a Mobile Food Court and a Mobile Food Vendor will be an internal review conducted by the Director of Planning and Development Services.

(Ord. 84009, passed 6-18-84; Ord. 87009, passed 4-27-87; Ord. 89048, passed 11-27-89; Ord. 2001-15, passed 8-13-01; Ord. 2003-11, passed 5-12-03; Ord. 2006-33, passed 7-10-06; Ord. 2009-12, § I, passed 5-18-09; Ord. 2010-34, passed 9-27-10; Ord. 2011-07, passed 2-28-11, eff. 3-16-11; Ord. 2014-28, § 1, passed 4-23-14; Ord. 2016-20, § I, passed 3-28-16; Ord. 2017-34, passed 8-29-17; Ord. No. 2017-48, passed 10-23-17; Ord. 2018-14, § I, passed 3-5-18; Ord. 2018-37, § I, passed 7-9-2018; Ord. No. 2018-61, § I, passed 11-13-2018; Ord. 2019-03, § I, passed 2-11-2019; Ord. No. 2020-03 , § I, passed 1-27-20)

APPENDIX B. - SPACE REQUIREMENTS

Sec. 1. - Space requirements for residential use.

The following chart sets out the space requirements for residential uses within the city:

RESIDENTIAL USE							
Lot Size	R1	R2	R2A	R3	R4	MH	Ag
Minimum lot area, sq.ft.	5,500	2,500	2,000 [4]	6,000	6,000	5 acres	10 acres
Minimum lot area per unit, sq.ft.	5,500	2,500	2,000	1,000	1000	3,000	10 acres
Minimum open space per unit, sq. ft.	0	0		4,001	4,001	0	0
Minimum lot width, ft. (measured at the setback line)	50	25	15	50	50	25	300
Setback; Lots							
Principal Uses:							
Front yard, ft.	20	20	20 [5]	20	20	20	
Side yard (interior), ft.	5	5	5	5	5	5	

Side yard (on street), ft.	10	10	5	10	10	10	10
Rear yard, ft.	10	10	5 [5]	10	10	10	
Accessory Uses:							
Front yard, ft.	20	20	20	20			
Side yard, (interior) ft.	5	5	5	5			
Rear yard, ft.	5	5	5	5			
Height							
Principal uses, feet maximums	35	35	20	35			
Accessory uses, feet	15	15	20	20			
Fences and Walls (Maximum Height)							
Front yard [3]	4	4	4	4			
Rear yard	6	6	6	6			
Side yard	6	6	6	6			

[1] The 400 square foot open space requirement may or may not be additional to the required lot size, depending on the size of the lot. Before the building permit can be issued all space requirements must be met in whole.

[2] See Section 15-6-86(B)(1) for area requirements for additional structures.

[3] Fences within the required front yard are limited. No fence or wall may exist within the area formed by an arc of 20 feet from a street intersection. Fences not within a required yard area shall not exceed 10 feet.

[4] The minimum lot area for a tiny home will be 2,000 square feet and the maximum lot size is 3,700 square feet.
[5] The front 20 feet setback can be used for parking and the front porch and the rear yard setback can be used for a porch.

(Ord. 84009, passed 6-18-84; Ord. 90036, passed 9-10-90; Ord. 2005-42, passed 11-28-05; Ord. No. 2018-62, § I, passed 11-13-2018; Ord. 2019-64, passed 12-9-19)

Sec. 2. - Space requirements for non-residential use.

The following chart sets out the space requirements for non-residential uses within the city:

NON-RESIDENTIAL USE							
Setbacks; Lots	C1	C2	C3	C4	I1	I2	Ag
Principal uses:							
Front yard, ft.	20	20		20	30	30	20
Side yard, (interior) ft.	10	X	X	X	X	X	10
Side yard, (on street) ft.	10	20	X	20	20	20	20
Rear yard, ft.	20	X	X	X	20	20	20
Accessory uses:							

Front yard, ft.	N.P.	N.P.	X	X	N.P.	N.P.	N.P.
Side yard, (interior) ft.	10	0	X	X	0	0	0
Side yard, (street) ft.	10	0	X	X	0	0	0
Rear yard, ft.	0	0	X	X	0	0	0
Distance between structure	10	10	0	10	0	0	15
Height							
Principal uses, ft.	20	35	S	S	0	0	0
Accessory uses, ft.	15	35	35		0		0
Fences and Walls, Height Feet [1]	8	8	8	8	8	8	8

[1] Fences within the required front yard are limited. No fence or wall may exist within the area formed by an arc of 20 feet from a street intersection. Fences not within a required yard area shall not exceed 10 feet.

(Ord. 84009, passed 6-18-84; Ord. 90036, passed 9-10-90)

APPENDIX C. - TELECOMMUNICATIONS

Sec. 1. - Zoning districts where telecommunications facilities are authorized.

Telecommunication Facility Type	Zoning District Type			Code Reference
	Nonresidential [1]	Residential [2]	Historical/Cultural	
Amateur Radio Towers under 50 feet (15 m)	Yes	Yes	No	§ 15-6-48(B)
Self-supporting Lattice, Guyed and Other Towers				
- 0 to 50 feet (15 m)	Yes	No	No	§ 15-6-48(D)
- over 50 feet (15 m)	SUE [3,4]	No	No	§ 15-6-48(D)
Monopole Towers				
- 0 to 85 feet (26 m)	Yes	SUE [3]	No	§ 15-6-48(C)
- over 85 feet (26 m)	SUE [3,4]	No	No	§ 15-6-48(D)
Alternative Mounting Structures				
- 0 to 100 feet (30 m)	Yes	SUE [3,5]	Stealth	§ 15-6-48(E)(1)
- over 100 feet (30 m)	SUE [3]	SUE [3]	Stealth	§ 15-6-48(E)(2)
Antenna Only Mountings				
- electronic transmission towers	Yes	Yes	Stealth	§ 15-6-49(B)(3)

- existing telecom towers over 40 feet (12 m)	Yes	Yes	Stealth	§ 15-6-49(B)(1)
- utility poles over 40 feet 12 m)	Yes	Yes	Stealth	§ 15-6-49(B)(1)
- light poles over 40 feet (12 m)	Yes	Yes	Stealth	§ 15-6-49(B)(1)
- conforming billboards	Yes	Yes	Stealth	§ 15-6-49(B)(5)
- building-mounted panels	Stealth	Stealth [6]	Stealth	§ 15-6-49(B)(6)
- building-mounted whips	Yes	Yes [6]	Stealth	§ 15-6-49(B)(7)
- roof-mounted arrays	Yes [7]	Yes [7]	Stealth	§ 15-6-49(B)(7)
Dish Antenna Mountings				
- building/roof-mounted under 3.3 feet (1 m) in diameter	Yes	Yes	Stealth	§ 15-6-49(C)(4)
- building/roof-mounted under 6.6 feet (2 m) in diameter	Yes [7]	Yes [7]	Stealth	§ 15-6-49(C)(5)
- building/roof-mounted over 6.6 feet (2 m) in diameter	Yes [8]	Yes [8]	Stealth	§ 15-6-49(C)(6)

- ground-mounted under 10 feet (3 m) in diameter	Yes	Yes	Stealth	§ 15-6-49(C)(3)
- ground-mounted over 10 feet (3 m) in diameter	Yes	No	Stealth	§ 15-6-49(C)(3)

Notes:
[1] For the purpose of this article and table, *NONRESIDENTIAL* means zoning districts C-1, C-2, C-3, C-4, I-1 and I-2.
[2] For the purpose of this article and table, *RESIDENTIAL* means zoning districts R-1, R-2, R-3, R-4, MH and Ag.
[3] SUE means a special use exception, obtained under § 15-6-142, is required by § 15-6-48(B).
[4] In an I-2 zoning district, there is no tower-height limitation and SUE is not required.
[5] Alternative mounting structures 100 feet (30 meters) or less in height that are also used to provide lighting to parks, stadiums, athletic fields, school playgrounds, tennis courts and other recreational areas are permitted, by right, in residential districts.
[6] Nonresidential and multifamily structures only.
[7] Nonresidential and multifamily structures.
[8] Structures in excess of 100,000 square feet (900 square meters) of floor area.

(Ord. 2001-15, passed 8-13-01)

APPENDIX D. - AIR INSTALLATIONS TABLES

Sec. 1. - Table 1 - Air installations compatible use zones suggested land use compatibility in noise zones.

(adapted from OPNAVINST 11010.36B, Dec. 22, 2002)

Land Use		Suggested Land Use Compatibility						
SLUCM NO.	LAND USE NAME	<55 DNL	55 - 65 DNL	65 - 70 DNL	70 - 75 DNL	75 - 80 DNL	80 - 85 DNL	85+ DNL
	Residential							
11	Household Units	Y	Y [1]	N [1]	N [1]	N	N	N
11.11	Single units: detached	Y	Y [1]	N [1]	N [1]	N	N	N
11.12	Single units: semidetached	Y	Y [1]	N [1]	N [1]	N	N	N
11.13	Single units: attached row	Y	Y [1]	N [1]	N [1]	N	N	N
11.21	Two units: side-by-side	Y	Y [1]	N [1]	N [1]	N	N	N
11.22	Two units: one above the other	Y	Y [1]	N [1]	N [1]	N	N	N
11.31	Apartments: walk-up	Y	Y [1]	N [1]	N [1]	N	N	N
11.32	Apartment: elevator	Y	Y [1]	N [1]	N [1]	N	N	N
12	Group quarters	Y	Y [1]	N [1]	N [1]	N	N	N
13	Residential Hotels	Y	Y [1]	N [1]	N [1]	N	N	N
14	Mobile home parks or courts	Y	Y [1]	N	N	N	N	N
15	Transient lodgings	Y	Y [1]	N [1]	N [1]	N [1]	N	N
16	Other residential	Y	Y [1]	N [1]	N [1]	N	N	N

20	*Manufacturing*							
21	Food and kindred products; manufacturing	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
22	Textile mill products; manufacturing	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
23	Apparel and other finished products; products made from fabrics, leather and similar materials; manufacturing	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
24	Lumber and wood products (except furniture); manufacturing	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
25	Furniture and fixtures; manufacturing	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
26	Paper and allied products; manufacturing	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
27	Printing, publishing, and allied industries	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
28	Chemicals and allied products; manufacturing	Y	Y	Y	Y [2]	Y [3]	Y [4]	N

29	Petroleum refining and related industries	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
31	Rubber and misc. plastic products; manufacturing	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
32	Stone, clay and glass products; manufacturing	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
33	Primary metal products; manufacturing	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
34	Fabricated metal products; manufacturing	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
35	Professional scientific, and controlling instruments; photographic and optical goods; watches and clocks	Y	Y	Y	25	30	N	N
39	Miscellaneous manufacturing	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
40	Transportation, Communication and Utilities							
41	Railroad, rapid rail transit, and street railway transportation	Y	Y	Y	Y [2]	Y [3]	Y [4]	N

42	Motor vehicle transportation	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
43	Aircraft transportation	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
44	Marine craft transportation	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
45	Highway and street right-of-way	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
46	Automobile parking	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
47	Communication	Y	Y	Y	25 [5]	30 [5]	N	N
48	Utilities	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
49	Other transportation, communication and utilities	Y	Y	Y	25 [5]	30 [5]	N	N
50	*Trade*							
51	Wholesale trade	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
52	Retail trade - building materials, hardware and farm equipment	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
53	Retail trade - shopping centers	Y	Y	Y	25	30	N	N
54	Retail trade - food	Y	Y	Y	25	30	N	N

55	Retail trade - automotive, marine craft, aircraft and accessories	Y	Y	Y	25	30	N	N
56	Retail trade - apparel and accessories	Y	Y	Y	25	30	N	N
57	Retail trade - furniture, home, furnishings and equipment	Y	Y	Y	25	30	N	N
58	Retail trade - eating and drinking establishments	Y	Y	Y	25	30	N	N
59	Other retail trade	Y	Y	Y	25	30	N	N
60	*Services*							
61	Finance, insurance and real estate services	Y	Y	Y	25	30	N	N
62	Personal services	Y	Y	Y	25	30	N	N
62.4	Cemeteries	Y	Y	Y	Y [2]	Y [3]	Y [4, 11]	Y [6,11]
63	Business services	Y	Y	Y	25	30	N	N
63.7	Warehousing and storage	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
64	Repair services	Y	Y	Y	Y [2]	Y [3]	Y [4]	N

65	Professional services	Y	Y	Y	25	30	N	N
65.1	Hospitals, other medical fac.	Y	Y [1]	25	30	N	N	N
65.16	Nursing homes	Y	Y	N [1]	N [1]	N	N	N
66	Contract construction services	Y	Y	Y	25	30	N	N
67	Government services	Y	Y [1]	Y [1]	25	30	N	N
68	Educational services	Y	Y [1]	25	30	N	N	N
69	Miscellaneous	Y	Y	Y	25	30	N	N
70	Cultural, entertainment and recreational							
71	Cultural activities (and churches)	Y	Y [1]	25	30	N	N	N
71.2	Nature exhibits	Y	Y [1]	Y [1]	N	N	N	N
72	Public assembly	Y	Y [1]	Y	N	N	N	N
72.1	Auditoriums, concert halls	Y	Y	25	30	N	N	N
72.11	Outdoor music shells, amphitheaters	Y	Y [1]	N	N	N	N	N
72.2	Outdoor sports arenas, spectator sports	Y	Y	Y [7]	Y [7]	N	N	N

73	Amusements	Y	Y	Y	Y	N	N	N
74	Recreational activities (include golf courses, riding stables, water rec.)	Y	Y [1]	Y [1]	25	30	N	N
75	Resorts and group camps	Y	Y [1]	Y [1]	Y [1]	N	N	N
76	Parks	Y	Y [1]	Y [1]	Y [1]	N	N	N
79	Other cultural, entertainment and recreation	Y	Y [1]	Y [1]	Y [1]	N	N	N
80	Resource Production and Extraction							
81	Agriculture (except livestock)	Y	Y	Y [8]	Y [9]	Y [10]	Y [10, 11]	Y [10, 11]
81.5	Livestock farming	Y	Y	Y [8]	Y [9]	N	N	N
81.7	Animal breeding	Y	Y	Y [8]	Y [9]	N	N	N
82	Agriculture related activities	Y	Y	Y [8]	Y [9]	Y [10]	Y [10, 11]	Y [10, 11]
83	Forestry activities	Y	Y	Y [8]	Y [9]	Y [10]	Y [10, 11]	Y [10, 11]
84	Fishing activities	Y	Y	Y	Y	Y	Y	Y
85	Mining activities	Y	Y	Y	Y	Y	Y	Y
89	Other resource production or extraction	Y	Y	Y	Y	Y	Y	Y

Key to Table 1 - Suggested Land Use Compatibility in Noise Zones

SLUCM	Standard Land Use Coding Manual, U.S. Department of Transportation
Y (Yes)	Land use and related structures compatible without restrictions.
N (No)	Land use and related structures are not compatible and should be prohibited.
Y* (Yes with restrictions)	The land use and related structures are generally compatible. However, see note(s) indicated by the superscript.
N* (No with exceptions)	The land use and related structures are generally incompatible. However, see notes indicated by the superscript.
NLR (Noise Level Reduction)	Noise level reduction (outdoor to indoor) to be achieved through incorporation of noise attenuation into the design and construction of the structure.
25, 30, or 35	The numbers refer to noise level reduction levels. Land use and related structures generally compatible however, measures to achieve NLR of 25, 30 or 35 must be incorporated into design and construction of structures. However, measures to achieve an overall noise reduction do not necessarily solve noise difficulties outside the structure and additional evaluation is warranted. Also, see notes indicated by superscripts where they appear with one of these numbers.
DNL	Day-night average sound level.
CNEL	Community noise equivalent level (normally within a very small decibel difference of DNL).
Ldn	Mathematical symbol for DNL.

Notes for Table 1 - Suggested Land Use Compatibility in Noise Zones

1. a) Although local conditions regarding the need for housing may require residential use in these zones, residential use is discouraged in DNL 65 - 70 and strongly discouraged in DNL 70 - 75. The absence of viable alternative development options should be determined and an evaluation should be conducted locally prior to local approvals indicating that a demonstrated community need for the residential use would not be met if development were prohibited in these zones.

   b) Where the community determines that these uses must be allowed, measures to achieve an outdoor to indoor noise level reduction (NLR) of at least 25 dB in DNL 65 - 70 and NLR of 30 dB in DNL 70 - 75 should be incorporated into building codes and be in individual approvals; for transient housing a NLR of at least 35 dB should be incorporated in DNL 75 - 80.

   c) Normal permanent construction can be expected to provide a NLR of 20 dB, thus the reduction requirements are often stated as 5, 10 or 15 dB over standard construction and normally assume mechanical ventilation, upgraded Sound Transmission Class (STC) ratings in windows and doors and closed windows year round. Additional consideration should be given to modifying NLR levels based on peak noise levels or vibrations.

   d) NLR criteria will not eliminate outdoor noise problems. However, building location and site planning, design and use of berms and barriers can help mitigate outdoor noise exposure NLR particularly from ground level sources. Measures that reduce noise at a site should be used wherever practical in preference to measures that only protect interior spaces.

2. Measures to achieve NLR of 25 must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas or where the normal noise level is low.
3. Measures to achieve NLR of 30 must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas or where the normal noise level is low.
4. Measures to achieve NLR of 35 must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas or where the normal noise level is low.
5. If project or proposed development is noise sensitive, use indicated NLR; if not, land use is compatible without NLR.
6. No buildings.
7. Land use compatible provided special sound reinforcement systems are installed.
8. Residential buildings require a NLR of 25.
9. Residential buildings require a NLR of 30.
10. Residential buildings not permitted.
11. Land use not recommended, but if community decides use is necessary, hearing protection devices should be worn.

Sec. 2. - Table 2 - Air installations compatible use zones suggested land use compatibility in accident potential zones .

(Adapted from OPNAVINST 11010.36B, Dec. 22, 2002)

SLUCM NO.	LAND USE NAME	CLEAR ZONE Recommendation	APZ - I Recommendation	APZ - II Recommendation	Density Recommendation
10	Residential				
11	Household units				
11.11	Single units: detached	N	N	Y [2]	Maximum density of 1-2 Du/Ac
11.12	Single units: semidetached	N	N	N	
11.13	Single units: attached row	N	N	N	
11.21	Two units: side-by-side	N	N	N	
11.22	Two units: one above the other	N	N	N	
11.31	Apartments: walk-up	N	N	N	
11.32	Apartment: elevator	N	N	N	
12	Group quarters	N	N	N	
13	Residential hotels	N	N	N	

14	Mobile home parks or courts	N	N	N	
15	Transient lodgings	N	N	N	
16	Other residential	N	N	N	
20	Manufacturing [3]				
21	Food and kindred products; manufacturing	N	N	Y	Maximum FAR 0.56
22	Textile mill products; manufacturing	N	N	Y	Same as above
23	Apparel and other finished products; products made from fabrics, leather and similar materials; manufacturing	N	N	N	
24	Lumber and wood products (except furniture; manufacturing)	N	Y	Y	Maximum FAR of 0.28 in APZ I & 0.56 in APZ II

25	Furniture and fixtures; manufacturing	N	Y	Y	Same as above
26	Paper and allied products; manufacturing	N	Y	Y	Same as above
27	Printing, publishing, and allied industries	N	Y	Y	Same as above
28	Chemicals and allied products; manufacturing	N	N	N	
29	Petroleum refining and related industries	N	N	N	
31	Rubber and misc. plastic products; manufacturing	N	N	N	
32	Stone, clay and glass products; manufacturing	N	N	Y	Maximum FAR 0.56
33	Primary metal products; manufacturing	N	N	Y	Same as above
34	Fabricated metal products; manufacturing	N	N	Y	Same as above

35	Professional scientific, and controlling instrument; photographic and optical goods; watches and clocks	N	N	N	
39	Miscellaneous manufacturing	N	Y	Y	Maximum FAR of 0.28 in APZ I and 0.56 in APZ II
40	Transportation, communication and utilities [4]				See Note 3 below
41	Railroad, rapid rail transit, and street railway transportation	N	Y [5]	Y	Same as above
42	Motor vehicle transportation	N	Y [5]	Y	Same as above
43	Aircraft transportation	N	Y [5]	Y	Same as above
44	Marine craft transportation	N	Y [5]	Y	Same as above
45	Highway and street right-of-way	N	Y [5]	Y	Same as above
46	Auto parking	N	Y [5]	Y	Same as above
47	Communication	N	Y [5]	Y	Same as above
48	Utilities	N	Y [5]	Y	Same as above

485	Solid waste disposal (Landfills, incineration, etc.)	N	N	N	
49	Other transport, comm. and utilities	N	Y [5]	Y	See Note 3 below
50	Trade				
51	Wholesale trade	N	Y	Y	Maximum FAR of 0.28 in APZ I and .56 in APZ II
52	Retail trade - building materials, hardware and farm equipment	N	Y	Y	Maximum FAR of 0.14 in APZ I and 0.28 in APZ II
53	Retail trade - shopping centers	N	N	Y	Maximum FAR of 0.22
54	Retail trade - food	N	N	Y	Maximum FAR of 0.24
55	Retail trade - automotive, marine craft, aircraft and accessories	N	Y	Y	Maximum FAR of 0.14 in APZ I and 0.28 in APZ II

56	Retail trade - apparel and accessories	N	N	Y	Maximum FAR 0.28
57	Retail trade - furniture, home furnishings and equipment	N	N	Y	Same as above
58	Retail trade - eating and drinking establishments	N	N	N	
59	Other retail trade	N	N	Y	Maximum FAR of o.22
60	Services [6]				
61	Finance, insurance and real estate services	N	N	Y	Maximum FAR of 0.22 for "General Office/Office park"
62	Personal services	N	N	Y	Office uses only. Maximum FAR of 0.22
62.4	Cemeteries	N	Y [7]	Y [7]	
63	Business services (credit reporting; mail, stenographic, reproduction; advertising)	N	N	Y	Max. FAR of 0.22 in APZ II

63.7	Warehousing and storage services	N	Y	Y	Max. FAR 1.0 in APZ I; 2.0 in APZ II
64	Repair services	N	Y	Y	Max. FAR of 0.11 APZ I; 0.22 in APZ II
65	Professional services	N	N	Y	Max. FAR of 0.22
65.1	Hospitals, nursing homes	N	N	N	
65.1	Other medical facilities	N	N	N	
66	Contract construction services	N	Y	Y	Max. FAR of 0.11 APZ I; 0.22 in APZ II
67	Government services	N	N	Y	Max. FAR of 0.24
68	Educational services	N	N	N	
69	Miscellaneous	N	N	Y	Max. FAR of 0.22
70	Cultural, entertainment and recreational				
71	Cultural activities	N	N	N	
71.2	Nature exhibits	N	Y [8]	Y [8]	
72	Public assembly	N	N	N	

72.1	Auditoriums, concert halls	N	N	N	
72.11	Outdoor music shells, amphitheaters	N	N	N	
72.2	Outdoor sports arenas, spectator sports	N	N	N	
73	Amusements - fairgrounds, miniature golf, driving ranges; amusement parks etc.	N	N	Y	
74	Recreational activities (including golf courses, riding stables, water recreation)	N	Y [8]	Y [8]	Max. FAR of 0.11 APZ I; 0.22 in APZ II
75	Resorts and group camps	N	N	N	
76	Parks	N	Y [8]	Y [8]	Same as 74
79	Other cultural, entertainment and recreation	N	Y [8]	Y [8]	Same as 74
80	Resource production and extraction				

81	Agriculture (except livestock)	Y4	Y [9]	Y [9]	
81.5, 81.7	Livestock farming and breeding	N	Y [9, 10]	Y [9, 10]	
82	Agriculture related activities	N	Y [9]	Y [9]	Max. FAR of 0.28 APZ I; 0.56 APZ II no activity which produces smoke, glare, or involves explosives
83	Forestry activities11	N	Y	Y	Same as above
84	Fishing activities12	N [1] 2	Y	Y	Same as above
85	Mining activities	N	Y	Y	Same as above
89	Other resource production or extraction	N	Y	Y	Same as above
90	Other				
91 93	Undeveloped land Water areas	Y N [13]	Y N [13]	Y N [13]	

Key to Table 2 - Suggested Land Use Compatibility in Accident Potential Zones

SLUCM	Standard Land Use Coding Manual, U.S. Department of Transportation

Y (Yes)	Land use and related structures are normally compatible without restrictions.
N (No)	Land use and related structures are not normally compatible and should be prohibited.
Y* (Yes with restrictions)	
The land use and related structures are generally compatible. However, see note(s) indicated by the superscript.	
N* (No with exceptions)	The land use and related structures are generally incompatible. However, see notes indicated by the superscript.
FAR (Floor Area Ratio)	A floor area ratio is the ratio between the square feet of floor area of the building and the site area. It is customarily used to measure non-residential intensities.
Du/Ac	This metric is customarily used to measure residential densities.

Notes for Table 2 - Suggested Land Use Compatibility in Accident Potential Zones

The following notes refer to Table 2.

1. A "Yes" or a "No" designation for compatible land use is to be used only for general comparison. Within each, uses exist where further evaluation may be needed in each category as to whether it is clearly compatible, normally compatible, or not compatible due to the variation of densities of people and structures. In order to assist installations and local governments, general suggestions as to floor/area ratios are provided as a guide to density in some categories. In general, land use restrictions which limit commercial, services, or industrial buildings or structure occupants to 25 per acre in APZ I, and 50 per acre in APZ II are the range of occupancy levels considered to be low density. Outside events should normally be limited to assemblies of not more than 25 people per acre in APZ I, and maximum assemblies of 50 people per acre in APZ II.
2. The suggested maximum density for detached single-family housing is one to two Du/Ac. In a Planned Unit Development (PUD) of single family detached units where clustered housing development results in large open areas, this density could possibly be increased provided the amount of surface area covered

by structures does not exceed 20% of the PUD total area. PUD encourages clustered developemnt that leaves large open areas.

3. Other factors to be considered: Labor intensity, structural coverage, explosive characteristics, air pollution, electronic interference with aircraft, height of structures, and potential glare to pilots.
4. No structures (except airfield lighting), buildings or aboveground utility/communications lines should normally be located in clear zone areas on or off the installation. The clear zone is subject to severe restrictions. See NAVFAC 9-80.3 or Tri-Service Manual AFM 32-1123(I); TM 5-803-7, NAVFAC P-971 "Airfield and Heliport Planning & Design" dated 1 May 99 for specific design details.
5. No passenger terminals and no major above ground transmission lines in APZ I.
6. Low intensity office uses only. Accessory uses such as meeting places, auditoriums, etc. are not recommended.
7. No chapels are allowed within APZ I or APZ II.
8. Facilities must be low intensity, and provide no tot lots, etc. Facilities such as clubhouses, meeting places, auditoriums, large classes, etc. are not recommended.
9. Includes livestock grazing, but excludes feedlots and intensive animal husbandry. Activities that attract concentrations of birds creating a hazard to aircraft operations should be excluded.
10. Includes feedlots and intensive animal husbandry.
11. Lumber and timber products removed due to establishment, expansion, or maintenance of clear zones will be disposed of in accordance with appropriate DOD Natural Resources Instructions.
12. Controlled hunting and fishing may be permitted for the purpose of wildlife management.
13. Naturally occurring water features (e.g., rivers, lakes, streams, wetlands) are compatible.

(Ord. 2005-25, passed 7-11-05)

AGENDA ITEM #3

RESOLUTION ACCEPTING A PETITION FOR AND CALLING FOR A PUBLIC HEARING ON THE CREATION OF THE SOMERSET AT KINGSVILLE PUBLIC IMPROVEMENT DISTRICT NUMBER 1 WITHIN THE CITY OF KINGSVILLE, TEXAS PURSUANT TO CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE AND AUTHORIZING THE MAILING AND PUBLICATION OF NOTICE OF THE PUBLIC HEARING

WHEREAS, the City Commissioners of the City (the "City Commission") of Kingsville, Texas (the "City") received a petition (the "Petition") requesting creation of a public improvement district (the "PID") under Chapter 372 of the Texas Local Government Code (the Act), from the record owners of taxable real property representing more than fifty percent (50%) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Kleberg County) in the proposed PID and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment under the proposal; and

WHEREAS, the Petition, a copy of which is attached hereto as Exhibit A, has been examined, verified, and found to meet the requirements of Section 372.005(b) of the Act and to be sufficient for consideration by the City Commission; and

WHEREAS, the boundaries of the proposed PID are described in the attachment to the Petition and shown on the map attached hereto as Exhibit B, said area for the PID being within the City; and

WHEREAS, the City Commissioners accept the Petition and desire to schedule a public hearing to consider the creation of the PID to finance the following public improvements: onsite roads (including, but not limited to a collector road) and associated utility improvements (water, sewer, drainage), offsite sewer extension (and if needed, offsite roads, water, and drainage), onsite public improvements for residential lots (sewer, water, streets, and drainage), the improvement and construction of water, sanitary sewer, drainage, dry utilities (gas and electric), detention ponds, storm sewer, road, landscaping in public rights of way, or sidewalks, right of way acquisition costs, easement acquisition costs, appraisal costs, geotechnical and hydrological engineering costs, environmental inspections/testing/and remediation costs, well plugging costs, demolition costs, floodplain reclamation costs, tree mitigation costs, park/entry/amenity improvement costs, including any cost or expense of purchasing, constructing, maintaining, acquiring, owning, operating, repairing, leasing, improving, extending, or paying for inside (i.e. onsite) and outside (i.e. offsite) the district boundaries; flood plain and wetlands regulation and endangered species permits, stormwater permits, including mitigation; and all works, improvements, facilities, plants, equipment, appliances, interest in property, and contract rights needed thereof, and administrative facilities needed in connection therewith, related surveying, engineering, and legal fees, costs and expenses, and all rights of way and other interests in land necessary or convenient in connection therewith, as well as reasonable contingencies, associated with the costs of public improvements (collectively, the "Authorized Improvements"). Further, the public improvements financed by the District may include public improvements in compliance with Chapter 372 and in accordance with governing laws. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

SECTION 1: THAT a public hearing is hereby scheduled at 5:00 p.m. on January 22, 2024, at City Hall, Helen Kleberg Groves Community Room, 400 West King Avenue, Kingsville, Texas 78363 to receive public comment on the creation of the PID in the area described in the petition attached as Exhibit A and as shown on the map in Exhibit B, pursuant to the Act; and

SECTION 2: THAT notice of said hearing, in the substantially final form presented herewith in Exhibit C, with such changes as may be approved by the City's counsel, shall be published in a newspaper of general circulation in the City before the 15th day prior to the hearing as required by the Act; and

SECTION 3: THAT written notice, in the substantially final form presented herewith with such changes as may be approved by the City's counsel, shall be mailed to each property owner, as reflected on the tax rolls, of property subject to assessment under the PID, before the 15th day prior to the date set for the hearing.

Passed by the City Commission of the City of Kingsville this 11th day of December 2023.

_____

Sam Fugate, Mayor
City of Kingsville, Texas

ATTEST:

_____

Mary Valenzuela, TRMC, CMC, City Secretary
City of Kingsville, Texas

APPROVED AS TO FORM:

_____

Courtney Alvarez, City Attorney
City of Kingsville, Texas

EXHIBIT A

PETITION

received
9-13-2023

PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO BE NAMED THE SOMERSET AT KINGSVILLE PUBLIC IMPROVEMENT DISTRICT NO. 1

THE STATE OF TEXAS §
§
CITY OF KINGSVILLE §

TO: THE HONORABLE MAYOR AND COMMISSIONERS OF THE CITY OF KINGSVILLE

The undersigned petitioner (the "Petitioner"), acting pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Code"), submits this petition ("Petition") to the City Secretary to request the creation of a public improvement district (the "District") in the territory described in Exhibit A attached hereto (the "Subject Property") within the City of Kingsville, Texas (the "City"), and in support of this petition the Petitioner presents the following:

Section 1. Petitioner. In compliance with the requirements of the Code, Section 372.005(b), as determined by the current tax roll of the Kleberg County Appraisal District, the Petitioner constitute: (i) the owners of taxable real property representing more than fifty-percent (50%) of the appraised value of taxable real property proposed to be liable for assessment under the proposal described herein, and (ii) the record owners of taxable real property that constitutes more than fifty-percent (50%) of the area of all taxable real property that is liable for assessment under such proposal.

Section 2. Name. A public improvement district is being requested, which shall be named the "Somerset at Kingsville Public Improvement District No. 1" (referred to herein as the "District").

Section 3. General Nature of the Proposed Public Improvements. The general nature of the work proposed to be done may include, but is not limited to, onsite roads (including, but not limited to a collector road) and associated utility improvements (water, sewer, drainage), offsite sewer extension (and if needed, offsite roads, water, and drainage), onsite public improvements for residential lots (sewer, water, streets, and drainage), the improvement and construction of water, sanitary sewer, drainage, dry utilities (gas and electric), detention ponds, storm sewer, impact fees for capacity, road, landscaping in public rights of way, or sidewalks, right of way acquisition costs, easement acquisition costs, appraisal costs, geotechnical and hydrological engineering costs, environmental inspections/testing/and remediation costs, well plugging costs, demolition costs, water and sewer impact fees, floodplain reclamation costs, tree mitigation costs, park/entry/amenity improvement costs, including any cost or expense of purchasing, constructing, maintaining, acquiring, owning, operating, repairing, leasing, improving, extending, or paying for inside (i.e. onsite) and outside (i.e. offsite) the district boundaries; flood plain and wetlands regulation and endangered species permits, stormwater permits, including mitigation; and all works, improvements, facilities, plants, equipment, appliances, interest in property, and contract rights needed thereof, and administrative facilities needed in connection therewith, related surveying, engineering, and legal fees, costs and expenses, and all rights of way and other interests in land necessary or convenient in connection therewith, as well as reasonable contingencies, associated with the costs of public improvements (collectively, the "Authorized Improvements"). Further, the public improvements financed by the District may include public improvements in compliance with Chapter 372 and in accordance with governing laws.

Section 4. Estimated Cost of Proposed Public Improvements. The estimated cost is approximately $25,000,000 (including formation, issuance and other financing costs) (the "Authorized Improvement Cost").

Section 5. Boundaries. The proposed boundaries are described as metes and bounds in Exhibit A and further shown in Exhibit B.

Section 6. Proposed Method of Assessment. The Petitioner requests that the City authorize the District to accomplish its purposes and costs of services and improvements by an assessment against the Subject Property based on the special benefits accruing to the Subject Property because of the Authorized Improvements. The Code provides that the Authorized Improvement Cost may be apportioned to and assessed against the Subject Property in any manner that results in imposing equal shares of the cost on property similarly benefitted including, but not limited to, per front foot or square foot; value of the property as determined by the governing body, with or without regard to improvements on the property; or in any other manner that results in imposing equal shares of the cost on property similarly benefitted. The assessment methodology will result in each parcel paying equal shares costs of the Authorized Improvements with the assessments based on the special benefit conferred on the parcels by such improvements.

Section 7. Apportionment of Costs between the City and the District. The Petitioner proposes that the Authorized Improvement costs be apportioned solely to the District to the extent the Authorized Improvements confer a special benefit on the Subject Property. Approval and creation of the District will not obligate the City to provide any funds to finance the Authorized Improvements. All costs of the District shall be paid by and apportioned to the District, and not to the City, as a whole.

Section 8. Management of the District. The Petitioner requests that the District be managed by the City with, at the City's option, the assistance of a third-party administrator hired by the City and paid for as part of the administrative costs of the District.

Section 9. Advisory Body. An advisory board may be established by the City to develop and recommend an improvement plan to the City Commission.

The signer of this petition requests the establishment of the District and this petition will be filed with the City Secretary in support of the creation of the District by the City Commission as herein provided.

[Signatures follow on next pages]

Wherefore, this Petition satisfies all of the requirements of the Code for the creation of the District, and the Petitioner respectfully request the City create the District and include the Subject Property within such District, as described herein.

Respectfully submitted, this 5th day of September, 2023.

PETITIONER:

SOMERSET LAND DEVELOPMENT, LLC

BY: _____
Charles E. Cammack, Manager

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF Kerr §

This instrument was acknowledgment before me on this 5th day of September, 2023, by Charles E. Cammack, Manager.

BRITTANY LEAANNE THURMAN
My Notary ID # 130419983
Expires October 27, 2023

Brittany Thurman
Notary Public, State of Texas

Printed Name of Notary: Brittany Thurman

Commission Expiration: Oct. 27, 2023

URBAN ENGINEERING

Job No. 43534.C2.00
May 5, 2022

Exhibit A
54.53 Acre Tract

STATE OF TEXAS
COUNTY OF KLEBERG

Fieldnotes, for a 54.43 Acre Tract of Land, being comprised of three Tracts, a portion of a 27.21 Acre Tract (Called 27.22 Acre Tract) out of Lots 2 & 5, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 27.22 Acre Tract described in a Special Warranty Deed from Victoria Bank and Trust Company to Eddie Yaklin, recorded in Volume 79, Page 154, Official Records of Kleberg County, Texas, a 12.36 Acre Tract out of the John Clayton Addition, a map of which is recorded in Envelope 145, Map Records of Kleberg County, Texas, said 12.36 Acre Tract described in a Warranty Deed from Jose A. Mendoza and Alice G. Mendoza to Eddie L. Yaklin, recorded in Volume 157, Page 271. Official Records of Kleberg County, Texas, and a 29.83 Acre Tract (Called 31.09 Acre Tract) out of Lot 6, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 31.09 Acre Tract described in a Warranty Deed from Lorell M. Ryan to Eddie Yaklin, recorded in Volume 427, Page 740, Official Records of Kleberg County, Texas; said 54.53 Acre Tract being more fully described as follows:

Beginning, at a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the East boundary line of a 27.22 Acre Tract of Land as described in a Warranty Deed with Vendor's Lien from Dawn Marie Hensley to Thomas Best and Glenda Best, recorded in Volume 487, Page 386, Official Records of Kleberg County, Texas, being the Northwest corner of a 20 Foot wide Drainage Easement as shown on the recorded plat of Manning Place, a map of which is recorded in Envelope 117, Plat Cabinet 1, of the said Map Records, for the Southwest corner of the said 29.83 Acre Tract and a Southwest corner of this Tract;

Thence, North 00°52'59" West, with the common boundary line of the said 27.22 Acre Tract and the said 29.83 Acre Tract, 1118.82 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, being the Northeast corner of the said 27.22 Acres, the West boundary line of the said 29.83 Acres, the Southeast corner of the said 27.21 Acres and for an inner ell corner of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears North 48°37'05" West, 2.99 Feet;

Thence, South 89°06'04" West, with the common boundary line of the said 27.22 Acre Tract and the said 27.21 Acre Tract, 276.60 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, for a corner of this Tract, from Whence, a 5/8 Inch Iron Rod Found, for the Southwest corner of the said 27.21 Acre Tract bears, South 89°06'04" West, 842.75 Feet;

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Thence, North 00°57'56" West, over and across the said 27.21 Acre Tract, 768.72 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, for an inner ell corner of this Tract;

Thence, South 89°06'04" West, over and across the said 27.21 Acre Tract, 842.75 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the West boundary line of the said 27.21 Acre Tract, for an outer corner of this Tract;

Thence, North 00°57'56" West, with the West boundary line of the said 27.21 Acres, at 285.19 Feet, pass a 5/8 Inch Iron Rod with plastic cap stamped "RPLS 1963" Found in concrete, in all 291.28 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, being the Southwest corner of Lot 1, Burris Acres, a map of which is recorded in Volume 2, Page 45, of the said Map Records, for the Northwest corner of the said 27.21 Acres and of this Tract;

Thence, North 89°06'04" East, with the common boundary line of Lots 1-5, of the said Burris Acres and the said 27.21 Acres, 1117.40 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the West boundary line of a 16.73 Acre Tract as described in a Special Warranty Deed from Goldia Burroughs Hubert to Goldia Burroughs Hubert and Laverne Patrick Hubert, recorded in Document No. 308415, of the said Official Records, being the Southeast corner of the said Lot 5, Burris Acres, the Northeast corner of the said 27.21 Acres and for an outer ell corner of this Tract;

Thence, South 01°03'44" East, with the common boundary line of the said 16.73 Acres and the said 27.21 Acres, 188.12 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, on the East boundary line of the said 27.21 Acres, for the common corner of the said 16.73 Acres, the said 12.36 Acres and of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears North 43°21'41" East, 3.26 Feet;

Thence, North 88°56'16" East, with the common boundary line of the said 16.73 Acres and the said 12.36 Acres, 639.51 Feet, to a 5/8 Inch Iron Rod with plastic cap stamped "TEXAS GEO TECH" Found, on the South boundary line of the said 16.73 Acres, for the common corner of Lot A, John Clayton Addition, a map of which is recorded in Envelope 145, of the said Map Records, the said 12.36 Acres and of this Tract;

Thence, South 01°03'44" East, with the common boundary line of Lots A and B, of the said John Clayton Addition and the said 12.36 Acres, at 350.00 Feet, pass a 5/8 Inch Iron Rod Found, being the common corner of the said Lots A and B, in all 700.00 Feet, to a 5/8 Inch Iron Rod Found, for the common corner of the said Lot B, the said 12.36 Acres and for an inner ell corner of this Tract;

Thence, North 88°56'16" East, with the common boundary line of the said Lot B and the said 12.36 Acres, 622.30 Feet, to the West Right-of-Way line of F.M. 1717, a public roadway, the common corner of the said Lot B, the said 12.36 Acres and for a Northeast corner of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears North 28°09'42" West, 0.22 Feet;

Thence, South 01°01'10" East, with the common boundary line of the said F.M. 1717, the said 12.36 Acres and the said 29.83 Acres, 146.44 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, on the said Right-of-Way line, for a common corner of Lot 5, Block 2, Manning Place, a map of which is recorded in Volume 106, Page 4, Envelope 24, of the said Map Records, the said 29.83 Acres and of this Tract, for the beginning of a non-tangent curve to the Left, having a delta of 90°45'23", a radius of 15.00 Feet, an arc length of 23.76 Feet, and a chord which bears North 45°41'58" West, 21.35 Feet;

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Thence, with the common boundary line of the said Lot 5, the said 29.83 Acres and the said non-tanget curve to the Left, 23.76 Feet, to a 5/8 Inch Iron Rod Found, for a common corner of the said Lot 5, the said 29.83 Acres and of this Tract;

Thence, South 88°55'20" West, with the said common boundary line, 202.62 Feet, to a 1/2 Inch Iron Rod Found, being the common corner of the said Lot 5, the said 29.83 Acres and for an inner ell corner of this Tract;

Thence, South 00°57'57" East, with the common boundary line of Lots 1-5, Block 2, of the said Manning Place and the said 29.83 Acres, at 120.00 Feet, pass a 5/8 Inch Iron Rod Found (In Pipe), being the common corner of the said Lots 4 and 5, in all 600.20 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, being the common corner of the said Lot 1, Block 2, the said 29.83 Acres and for the inner ell corner of this Tract;

Thence, North 88°55'20" East, with the common boundary line of the said Lot 1, Block 2 and the said 29.83 Acres, 204.66 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, being the common corner of the said Lot 1, Block 2, the said 29.83 Acres and of this Tract, for the beginning of a circular curve to the Left, having a delta of 90°36'13", a radius of 15.00 Feet, an arc length of 23.72 Feet, and a chord which bears North 44°13'27" East, 21.32 Feet;

Thence, with the common boundary line of the said Lot 1, the said 29.83 Acres and the said circular curve to the Left, 23.72 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, on the said Right-of-Way line, for a common corner of the said Lot 1, the said 29.83 Acres and of this Tract;

Thence, South 00°10'52" East, with the common boundary line of the said Right-of-Way line and the said 29.83 Acres, 90.41 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, on the said Right-of-Way line, being a common corner of Lot 14, Block 1, of the said Manning Place, the said 29.83 Acres and of this Tract, for the beginning of a non-tangent curve to the Left, having a delta of 90°45'23", a radius of 15.00 Feet, an arc length of 23.76 Feet, and a chord which bears North 45°36'26" West, 21.35 Feet;

Thence, with the common boundary line of the said Lot 14, the said 29.83 Acres and the said non-tangent curve to the Left, 23.76 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, for a common corner of the said Lot 14, the said 29.83 Acres and of this Tract;

Thence, South 89°00'53" West, with the said common boundary line, 203.55 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped 'URBAN ENGR CCTX" Set, for a common corner of the said Lot 14, the said 29.83 Acres and of this Tract;

Thence, South 00°57'57" East, with the common boundary line of Lots 11-14, of the said Block 1 and the said 29.83 Acres, at 250.00 Feet, pass a 5/8 Inch Iron Rod Found, on the common corner of the said Lots 12 and 13, in all 499.50 Feet, to the North boundary line of Lot 9, Block 1, Manning Places, a map of which is recorded in Envelope 117, Plat Cabinet I, of the said Map Records, the Southwest corner of the said Lot 11, for the Southeast corner of the said 29.83 Acres and of this Tract, from Whence a 5/8 Inch Iron Rod Found, bears South 20°36'49" West, 0.29 Feet;

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Thence, South 88°56'43" West, with the common boundary line of Lots 1-9, Block 1, of the said Manning Place, the said 20 Foot wide Drainage Easement and the said 29.83 Acres, 1045.47 Feet, to the Point of Beginning, containing 54.53 Acres (2,375,400 Sq. Ft) of Land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*

URBAN ENGINEERING

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Brian D. Lorentson, R.P.L.S.
License No. 6839

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URBAN ENGINEERING

Job No. 43534.C2.02
August 01, 2022

Exhibit A

4.16 Acre Tract

STATE OF TEXAS
COUNTY OF KLEBERG

Fieldnotes, for a 4.16 Acre Tract of Land, being all of Lots 1 and 2, Burris Acres, a map of which is recorded in Volume 2, Page 45, of the Map Records of Kleberg County, Texas, SAVE AND EXCEPT a portion of the said Lot 2, as described in a Warranty Deed from Barbara E. Goetsch to Jose M. Graveley and Evelyn Graveley, recorded in Document Number 316331, of the Official Records of Kleberg County Texas; said 4.16 Acre Tract more fully described as follows:

Beginning, at a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, on the apparent South Right-of-Way line of FM 1356 (commonly known as General Cavazos Boulevard), a 200 Foot wide public roadway, for the Northwest corner of the said Lot 1, the said Burris Acres and for this Tract;

Thence, North 89°00'44" East, with the said South Right-of-Way line, the North Boundary line of the said Lot 1, 282.16 Feet, to a 5/8 Inch Iron Rod Found, being the Northeast corner of the said Lot 1, for the Northwest corner of the said Lot 2 and the Northwest corner of the said Save and Except Tract granted to Jose M. Graveley and Evelyn Graveley;

Thence, South 01°01'01" East with the common boundary line of the said Lot 1 and 2, and the said Graveley Tract, 200.00 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, being the Southwest corner of the said Graveley Tract and for an inner ell corner of this Tract;

Thence, over and across the said Lot 2, with the boundary of the said Graveley Tract and this Tract as follows:

- North 89°00'44" East, 120.00 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, being the Southeast corner of the said Graveley Tract and for an inner ell corner of this Tract;
- North 01°01'01" West, 200.00 Feet, to a 5/8 Inch Iron Rod Found, on the common boundary line of the said South Right-of-Way line and the said Lot 2, being the Northeast corner of the said Graveley Tract and for an outer ell corner of this Tract;

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Thence, North 89°00'44" East, with the said common boundary line, 88.62 Feet, to a 5/8 Inch Iron Rod Found, being the Northwest corner of Lot 3, of the said Burris Acres, for the Northeast corner of the said Lot 2 and for this Tract;

Thence, South 01°01'01" East, with the common boundary line of the said Lots 2 and 3, at 417.28 Feet, pass a 5/8 Inch Iron Rod Found, in all 418.14 Feet, to a point on the North boundary line of 27.21 Acre Tract (Called 27.22 Acre Tract) out of Lots 2 & 5, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 85, Map Records of Kleberg County, Texas, called 27.22 Acre Tract described in a Special Warranty Deed from Victoria Bank and Trust Company to Eddie Yaldin, recorded in Volume 79, Page 154, Official Records of Kleberg County, Texas, being the Southwest corner of the said Lot 3, for the Southeast corner of the said Lot 2 and for this Tract;

Thence, South 89°06'04" West, with the common boundary line of the said Lots 1 and 2, and the said 27.21 Acre Tract, 490.78 Feet, to a 5/8 Inch Iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Set, being the Northwest corner of the said 27.21 Acre Tract, for the Southwest corner of the said Lot 1, and for this Tract;

Thence, North 01°01'01" West, with the West boundary line of the said Lot 1, at 414.20 Feet, pass a 5/8 Inch Iron Rod in Concrete Found, in all 417.38 Feet, to the **Point of Beginning**, containing 4.16 Acres (181,027 SqFt) of Land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*

URBAN ENGINEERING

STATE OF TEXAS
REGISTERED
BRIAN DAVID LORENTSON
6839
PROFESSIONAL
LAND SURVEYOR

Brian D. Lorentson, R.P.L.S.
License No. 6839

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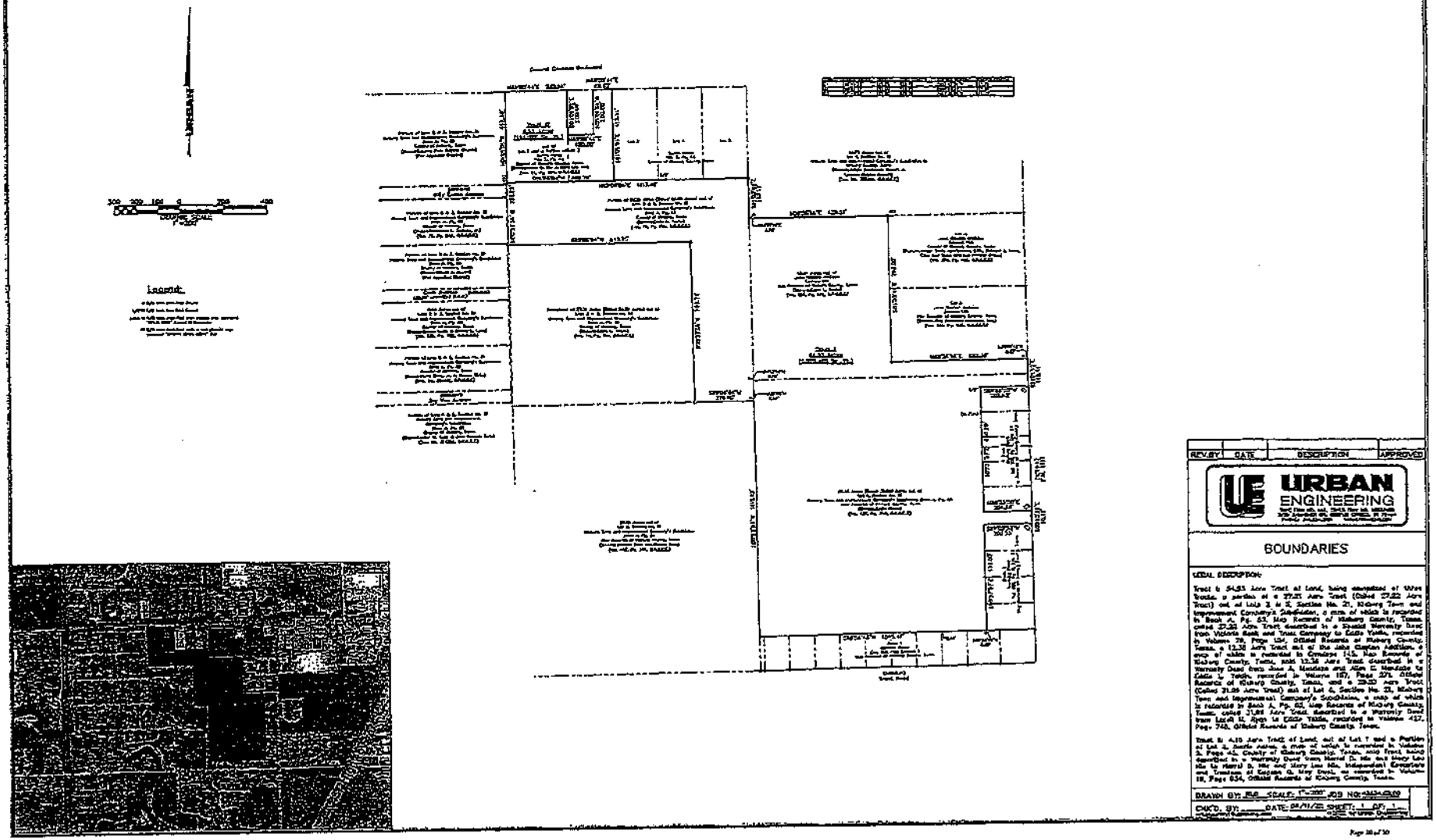
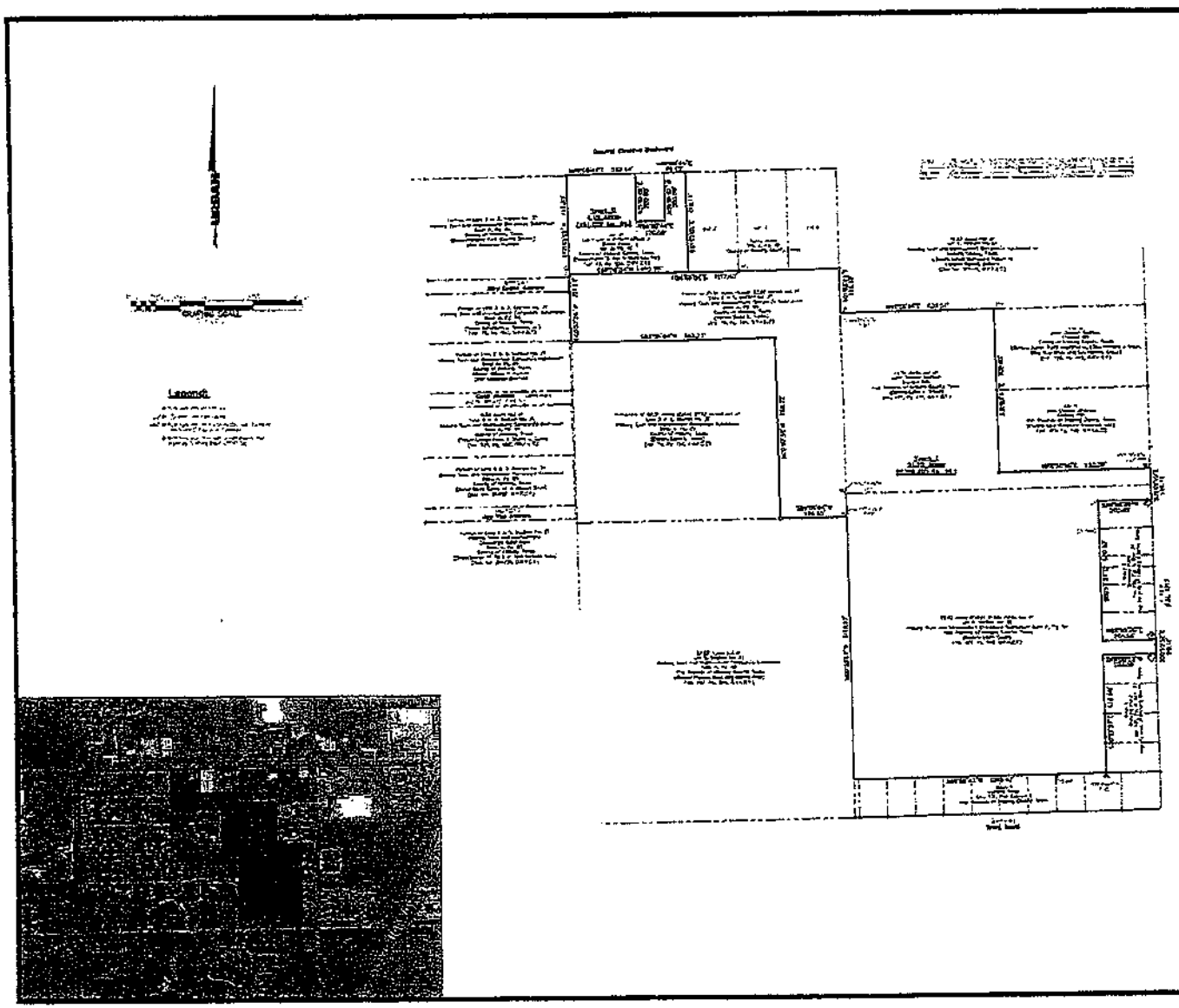
Exhibit B



Legend:
REV.BY
DATE
DESCRIPTION
APPROVED
URBAN
ENGINEERING
BOUNDARIES
LEGAL DESCRIPTION:
DRAWN BY:
SCALE:
JOB NO:
CHK'D. BY:
DATE:
SHEET: 1 OF 1

EXHIBIT B

MAP



REV.BY	DATE	DESCRIPTION	APPROVED

URBAN ENGINEERING

BOUNDARIES

LEGAL DESCRIPTION

Tract A: 34.53 Acre Tract of Land, being [illegible] of Irvine Tracts, a portion of a 27.21 Acre Tract (Called 27.22 Acre Tract) out of Lots 1 & 2, Section No. 37, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 65, Map Records of Kleberg County, Texas, called 27.22 Acre Tract described in a Special Warranty Deed from Victoria Bank and Trust Company to Eddie Yeldin, recorded in Volume 72, Page 154, Official Records of Kleberg County, Texas, a 12.36 Acre Tract out of the John Clayton Abstract, a map of which is recorded in Envelope 143, Map Records of Kleberg County, Texas, and 12.36 Acre Tract described in a Warranty Deed from Jose A. Mendoza and Alice G. Mendoza to Eddie L. Yeldin, recorded in Volume 157, Page 271, Official Records of Kleberg County, Texas, and a 29.03 Acre Tract (Called 31.09 Acre Tract) out of Lot 6, Section No. 21, Kleberg Town and Improvement Company's Subdivision, a map of which is recorded in Book A, Pg. 65, Map Records of Kleberg County, Texas, called 31.09 Acre Tract described in a Warranty Deed from Laval M. Ryan to Eddie Yeldin, recorded in Volume 427, Page 740, Official Records of Kleberg County, Texas.

Tract B: 4.16 Acre Tract of Land, out of Lot 1 and a Portion of Lot 2, Burnt Acres, a map of which is recorded in Volume 2, Page 45, County of Kleberg County, Texas, said Tract being described in a Warranty Deed from Harold D. Mc and Mary Lou Mc to Harold D. Mc and Mary Lou Mc, Independent Executors and Trustees of Eugene G. May Trust, as recorded in Volume 10, Page 854, Official Records of Kleberg County, Texas.

DRAWN BY: [illegible] SCALE: 1"=200' JOB NO: [illegible]

CHK'D BY: [illegible] DATE: 08/11/22 SHEET: 1 OF: 1

T

EXHIBIT C

Notice of Public Hearing

NOTICE OF PUBLIC HEARING OF THE CITY COMMISSION OF THE CITY OF KINGSVILLE TO CONSIDER THE ADVISABILITY OF THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY TO MAKE CERTAIN IMPROVEMENTS OVER CERTAIN PROPERTIES LOCATED WITHIN THE CITY

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Kingsville, Texas (the "City"), pursuant to Chapter 372.005 Local Government Code, as amended, (the "Act"), will hold a public hearing at 5:00 p.m. on Monday, January 22, 2024, at City Hall, Helen Kleberg Groves Community Room, 400 West King Ave., Kingsville, Texas 78363, for the purpose of considering the establishment of a public improvement district to be located within the City

In accordance with the Act, the City Secretary has received a petition (the "Petition") from a certain property owner within the City (the "Petitioner") that request the establishment of a public improvement district for the Somerset development within the City.

The Petition and the legal description of the properties to be included in the public improvement district is on file and open for public inspection in the office of the City Secretary at the address stated above. The public hearing is being held with respect to the advisability of creating a public improvement district for the Somerset development and the Authorized Improvements (as defined below) to be made therein.

General Nature of the Authorized Improvements: The purpose of the public improvement district is to provide funds for public improvement projects authorized by the Act that are necessary for development of District property, which public improvements will include: onsite roads (including, but not limited to a collector road) and associated utility improvements (water, sewer, drainage), offsite sewer extension (and if needed, offsite roads, water, and drainage), onsite public improvements for residential lots (sewer, water, streets, and drainage), the improvement and construction of water, sanitary sewer, drainage, dry utilities (gas and electric), detention ponds, storm sewer, road, landscaping in public rights of way, or sidewalks, right of way acquisition costs, easement acquisition costs, appraisal costs, geotechnical and hydrological engineering costs, environmental inspections/testing/and remediation costs, well plugging costs, demolition costs, floodplain reclamation costs, tree mitigation costs, park/entry/amenity improvement costs, including any cost or expense of purchasing, constructing, maintaining, acquiring, owning, operating, repairing, leasing, improving, extending, or paying for inside (i.e. onsite) and outside (i.e. offsite) the district boundaries; flood plain and wetlands regulation and endangered species permits, stormwater permits, including mitigation; and all works, improvements, facilities, plants, equipment, appliances, interest in property, and contract rights needed thereof, and administrative facilities needed in connection therewith, related surveying, engineering, and legal fees, costs and expenses, and all rights of way and other interests in land necessary or convenient in connection therewith, as well as reasonable contingencies, associated with the costs of public improvements (collectively, the "Authorized Improvements"). Further, the public improvements financed by the District may include public improvements in compliance with Chapter 372 and in accordance with governing laws. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

Estimated Cost of the Authorized Improvements: The estimated cost to fund the Authorized Improvements is $25,000,000.

Boundaries of the Proposed District: The public improvement district would include the Property as depicted in Exhibit A.

Proposed Method of Assessment for the Public Improvement District. The City shall levy assessments on each lot within the public improvement district in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including accrued and unpaid interest), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed in part by the assessment and must continue for a period necessary to retire the indebtedness on those Authorized Improvements (including interest).

Proposed Apportionment of Costs between the District and the City for the Public Improvement District. All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the public improvement district and/or from other sources of funds, if any, available to the Petitioner, including lawfully available funds of the City from the sources and in the amounts as directed by the City Commission.

All interested persons are invited to attend such public hearing to express their views with respect to the establishment of a public improvement district for the Somerset development and the Authorized Improvements to be made therein. Questions or requests for additional information may be directed to Courtney Alvarez, City Attorney at calvarez@cityofkingsville.com.

Any interested persons unable to attend the hearing may submit their views in writing to Mary Valenzuela, City Secretary at mvalenzuela@cityofkingsville.com prior to the date scheduled for the hearing.

This Notice of Public Hearing is given and the public hearing is being held pursuant to the requirements of the Act.

GIVEN THIS 11th day of December, 2023.

CITY OF KINGSVILLE, TEXAS

EXHIBIT A

Boundaries

Approximately 58 acres located in the City of Kingsville, bound by General Cavazos Blvd., Brahma Blvd., and E. Trant Rd. A full description of the boundaries of the proposed Somerset at Kingsville Public Improvement District Number 1 is available at City Hall, Helen Kleberg Groves Community Room, 400 West King Ave., Kingsville, Texas 78363.

AGENDA ITEM #4

Information for condemnation
of 1225 E. Santa Gertrudis **,**
please see Public Hearing # 2 **information**

AGENDA ITEM #5

Information for condemnation
of 508 S. 2nd St,
please see Public Hearing # 3 information

AGENDA ITEM #6

Information for condemnation
of 424 W. Fordyce,
please see Public Hearing # 4 information

AGENDA ITEM #7

Information for condemnation
of 406 E. Lee,
please see Public Hearing # 5 information

AGENDA ITEM #8

Information for condemnation
of 527 E. Alice,
please see Public Hearing # 6 information

AGENDA ITEM #9

City of Kingsville
Finance Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Kyle Benson, Director of Information Technology

DATE: December 11, 2023

SUBJECT: Budget Amendment- KFD Portable Radios

Summary:
The City has increased the number of Firefighters employed by KFD which has exhausted the portable radios in on-hand inventory. This has created a situation in which there are no spare portable radios available if an issue occurs with an issued device. This item will cover the purchase of radios to restore the original on-hand spare inventory.

Financial Impact:
Total cost for 5 radios with associated programming and licensing is $11,613.25. These devices will be procured from Dailey-Wells Communications of San Antonio, Texas.

Recommendation:
Staff recommends the approval of this budget amendment.

ORDINANCE NO. 2023-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2023-2024 BUDGET TO PROVIDE FUNDING FOR FIRE FIGHTER RADIOS.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2023-2024 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT – BA#17

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 001 – General Fund					
Expenditures - 5					
1902	IT	Computer & Assoc Eq	22600	$15,000.00	
1030	City Special	Budget Amendment Res	86000		$15,000.00
		Total:		$15,000.00	$15,000.00

[To amend the City of Kingsville FY 23-24 budget to provide funding for Fire Fighter radios. Funding will come from the Budget Amendment Reserve line item in General Fund.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 11th day of December 2023.

PASSED AND APPROVED on this the _8th___ day of _January____, 2024.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #10

Accept Donation

City of Kingsville
Finance Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Charlie Sosa, Purchasing Manager

DATE: November 30, 2023

SUBJECT: Request Accept Donations from KKB for Chamberlain Park & Approve Budget Amendment for Same

---

Summary:
This item authorizes the Commission to a the accept the donations from Keep Kingsville Beautiful ("KKB") and approve the budget amendment for the purchase of replacement oak trees for Chamberlain Park.

Background:
The KKB donations will be instrumental in the replacement of the few oak trees in Chamberlain Park that did not survive.

Financial Impact:
Total Donations are in the amount of $5,892.80 that will go in GL fund #206-5-4503-59100.

Recommendation:
It is recommended the Commission: 1) accept the donation from KKB, and 2) approve the budget amendment to accept and expend these funds for the purpose of buying replacement oak trees for Chamberlain Park.

AGENDA ITEM #11

Budget Am – donation

City of Kingsville
Finance Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Charlie Sosa, Purchasing Manager

DATE: November 30, 2023

SUBJECT: Request Accept Donations from KKB for Chamberlain Park & Approve Budget Amendment for Same

---

Summary:
This item authorizes the Commission to a the accept the donations from Keep Kingsville Beautiful ("KKB") and approve the budget amendment for the purchase of replacement oak trees for Chamberlain Park.

Background:
The KKB donations will be instrumental in the replacement of the few oak trees in Chamberlain Park that did not survive.

Financial Impact:
Total Donations are in the amount of $5,892.80 that will go in GL fund #206-5-4503-59100.

Recommendation:
It is recommended the Commission: 1) accept the donation from KKB, and 2) approve the budget amendment to accept and expend these funds for the purpose of buying replacement oak trees for Chamberlain Park.

ORDINANCE NO. 2023-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2023-2024 BUDGET TO ACCEPT AND EXPEND DONATION FROM KEEP KINGSVILLE BEAUTIFUL FOR REPLACEMENT TREES IN CHAMBERLAIN PARK.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2023-2024 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT – BA#18

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 206 – Chamberlain Park					
Revenues - 4					
0000	Non-Dept	Donations	72030	$5,892.80	
Expenditures – 5					
4503	Parks	Grounds & Perm Fixture	59100	$5,892.80	

[To amend the City of Kingsville FY 23-24 budget to accept and expend donation from Keep Kingsville Beautiful for replacement trees in Chamberlain Park. Funding will come from the Donation received for this stated purpose.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 11th day of December 2023.

PASSED AND APPROVED on this the 8th day of January, 2024.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #12

City of Kingsville
Finance Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Charlie Sosa, Purchasing Manager

DATE: November 30, 2024

SUBJECT: Purchase of New 2024 Cat AP1000 Laydown Machine

Summary:
This item authorizes the purchase of a new 2024 Cat AP1000 Laydown Machine from Holt Cat Equipment Company, though Sourcewell Purchasing Cooperative Contract #032119-CAT for the City of Kingsville Street Department.

Background:
The existing Laydown Machine has been in repair shop with mechanical issues waiting on parts from manufacture. The Laydown Machine is a major component of the street department's street paving operation. The purchase of a new Laydown Machine will increase productivity for the street department. Holt Cat Equipment Company is a member of the Sourcewell Purchasing Cooperative which meets Local government code 271 Subchapter F allows for the use of a cooperative purchasing program, specifically 271.102 (c), states, "A local government that purchases good and service under this subchapter satisfies any state law requiring the local government to seek competitive bids for the purchase of goods and service." Therefore, competitive bidding statutes have been met.

Financial Impact:
Funds are available through 151-5-3050-71200, CO 2023-A, of which $605,891.71 are available this fiscal year.

Recommendation:
It is recommended the City Purchase the New 2024 Cat AP1000 Laydown Machine from Holt Cat Equipment Company, though Sourcewell Purchasing Cooperative Contract #032119-CAT.

DATE: Sep 06, 2023
QUOTE #:325359-01

Rodriguez, Leonel
361.813.1626

CITY OF KINGSVILLE
CHARLIE SOSA
PO BOX 1458
KINGSVILLE, TEXAS 78364-1458

Thank you for this opportunity to quote Caterpillar products for your business needs. We are pleased to provide you this 2022 SOURCEWELL Contract #032119-CAT.

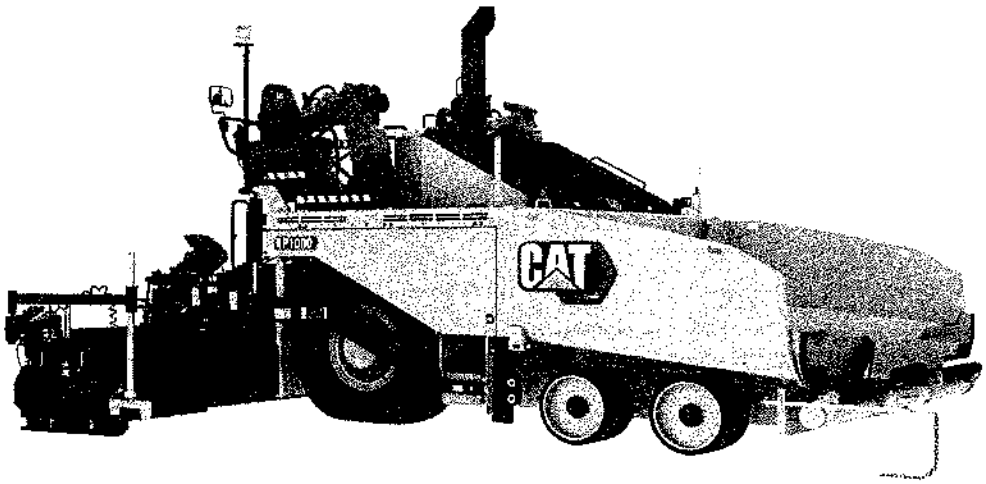
One (1) New Caterpillar Inc Model: AP1000 Paving and Compaction with all standard equipment in addition to the additional specifications listed below:

STOCK NUMBER: HLK048057 **SERIAL NUMBER: TBD...** **YEAR: 2024** **HOURS: 4**

SALE PRICE	$732,160.00
SOURCEWELL DISCOUNT 18%	($131,789.00)
ADDITIONAL DEALER DISCOUNT	($16,802.00)
MAKE READY	$4,078.00
EXT WARRANTY	$16,975.00
TOTAL PRICE	**$604,622.00**
SUB TOTAL	**$604,622.00**
HET (0.21%)	$1,269.71
TOTAL TAXES	**$1,269.71**
TOTAL PURCHASE PRICE	**$605,891.71**

WARRANTY

Standard Warranty:	12 Month/Unlimited Hours Total Machine
Extended Warranty:	60 MO/5000 HR PREMIER



Wheel Asphalt Pavers
AP1000

REQUEST A PRICE

FIND DEALER

KEY SPECS

3 m - 7.8 m (10' - 25' 6")

42620 lb

1766 ton(US)/h

MACHINE SPECIFICATIONS

STOCK NUMBER: HLK048057 **SERIAL NUMBER: TBD...** **YEAR: 2024** **HOURS: 4**

DESCRIPTION	REF.#
AP1000 07A WHL ASPHALT PAVER	605-6103
LANE 3 ORDER	0P-9003
HOPPER, STD ENTRY, LOW SIDE	602-7230
APRON, STR HYD FOLD, STD ENTRY	565-4368
FLASHING, STR HYD FOLD SE	603-0631
PLATE, STANDARD WEAR LIFE	397-2328
PUSH ROLLER, OSCILLATING	416-4116
HITCH, HYD PREP, TRACTOR	396-7137
MAINFRAME, NO POWER EXTENSION	423-7851
AUGER 18" EXTENSION PER SIDE	438-6252
ADAPTER, VIBE SCREED	416-4120
TANK, WASHDOWN	399-8388
ENGINE, CAT C7.1	391-0832
DRIVE TIRE, SAND RIB	448-4429
BOGIE SYSTEM, STANDARD	396-4181
LIGHTS, WORKING	424-0927
SENSOR, FEEDER, SONIC	609-8693
COVER, NO DECEL PEDAL	416-1454
SEAT, VINYL, BASIC	484-7546
VENTILATION SYSTEM, NO CANOPY	396-7158
PRODUCT LINK, CELLULAR PLE641	497-3500
CYLINDER KIT, STANDARD	437-1410
COMMISSIONING, NOT NEEDED	0P-2587
INSTRUCTIONS, ANSI	603-1472
PAINT, STANDARD, ANSI/ISO	567-0751
PANEL, POWER SUPPLY	416-2013
LIGHT, HAZARD	198-8284
UMBRELLA, CAT	187-6649
GUIDE, STEERING	273-9969
INDICATOR, TOW POINT	416-4105
KIT, UPTIME	458-4087
HOSE, REEL WITH WAND	605-5644
VISORS, DISPLAY, TRACTOR	490-4132
FLASHING, SIDE, SHORT	567-5095
MOUNT, SWIVEL CONTROLS	480-7055
UMBRELLA, SCREED OPERATOR	467-4275
PACK, DOMESTIC TRUCK	0P-0210
VISORS, DISPLAY	467-0083
CONTROL, PENDANT	473-3322
BALLAST, 2 PLATE BUMPER	416-4107
PACKAGE, BASE WIDTH + 4' 11"	477-1353
SCREED, SE60V XW	390-4740
DEFLECTOR GP	394-5372

DESCRIPTION	REF.#
LINES GP-GREASE	390-4836
LINES GP-HYD	418-6200
LUBRICANT GP	390-4835
WIRING GP-HEAT &	448-3390
MACHINE AR	478-1909
WIRING GP-SCREED	479-9317
CONTROL GP-MTG&	485-5325
BOX GP-ELEK	390-4752
FRAME GP-SCREED	521-6478
STANDARD AR	618-5117
CYLINDER KIT, STANDARD	390-4825
ENDGATE, ADJUSTABLE CRANK	528-8321
FILMS, ANSI	390-4952
THICKNESS CONTROL, HANDLE	390-4948
SCREED COVER, STANDARD	433-1486
HARNESS, WIDE PACKAGE	448-8262
PLATES, STD WEAR LIFE WEAR	619-8876
UMBRELLA, CAT	187-6649
BEAM, SONIC AVERAGING, CAT G&S	417-1907

STANDARD EQUIPMENT

POWERTRAIN

CAT C7.1 ACERT, inline 6-cylinder, turbocharged diesel, engine, 168 kW (225 HP) EPA tier 4 final emissions certified
Air cleaner, dry-type dual element with integral precleaner
Air-to-air after cooler (ATAAC)
Belt, automatic tensioner
Demand fans (2)
Diesel particulate filter
Fuel filter / water separator
Fuel priming pump, electric
Propel system - direct hydrostatic, dual path drive, electronic control
-Dual braking systems(service & parking)
-Dual propel pump and motor system
-2-speed planetary, 1-speed motor
-Propel modes, pave/travel/maneuver
-Speed control system
-Wheels, front (4), solid rubber on bogie axles

ELECTRICAL

Alarm, back-up
Alternator, 100-amp
Batteries, two maintenance free, 1400 CCA each
CAT ET diagnostic connector

OPERATOR ENVIRONMENT

Power assist steering
Throttle control, high/low idle, Eco-mode and variable, electronic

APPLICATION SPECIFIC COMPONENTS

Adjustable height augers, hydraulic

OPERATOR ENVIRONMENT

Platform handrails / guardrails
Lockable vandalism guards
Instrumentation, dual LCD touchscreens
Hour meter
Hopper wing control, independent
12 V aux power port
-Toggle switches for control functions
-Propel lever with speed control dial
-Ground speed indicator
-Cup holder
Control and propel consoles, tilting
Dual, swing-out operator stations
Automatic engine speed control
diagnostics
system with advanced element
Electronic monitoring and warning

ELECTRICAL

slope ready machine wiring
Plug and play aftermarket grade and
Starting and charging system, 24-volt
Remote jump start receptacle
Product link system (varies by market)
Machine security system wire-ready
Horn, forward warning
Integrated high performance generator

APPLICATION SPECIFIC COMPONENTS

cast ni-hard steel, split segment,

OTHER STANDARD EQUIPMENT

pump drive, material feed
planetaries)
Slow moving vehicle sign (for AM-N)
S.O.S. sampling ports
Sound-suppression insulation kit
Steering guide (1)
Tow point indicator scales, lower
Vandalism protection caplocks
Bogies, with rubber coated steel wheels

APPLICATION SPECIFIC COMPONENTS

406 mm (16 in) diameter
Electronic auger/feeder control system
-Gateless feeder system
-Manual override
-Reversible
-Variable speed
Heavy-duty feeder flight bars, forged
steel, bushed roller chain
High-hardness, abrasion resistant drag
pans, replaceable
Outboard feeder drives
Remote mounted bearing lube points

FLUIDS

Extended life coolant with protection
to -29F (-34C)

OTHER STANDARD EQUIPMENT

Doors, service access, hinged, locking
Filters, hydraulic, grouped
Fuel tank with sediment drain
348 L (92 gal)
Grouped lube points
Pressure test ports, hydraulic,
quick-connect
Screed counterbalance
Screed lock pins
Sight gauges (engine coolant,

AGENDA ITEM #13

City of Kingsville
Finance Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Charlie Sosa, Purchasing Manager

DATE: November 27,2024

SUBJECT: Purchase of New 2024 Etnyre Chipspreader

Summary:
This item authorizes the purchase of a new 2024 Etnyre Chipspreader from Cooper Equipment Company, though BuyBoard Purchasing Cooperative Contract #0685-22 for the City of Kingsville Street Department.

Background:
The existing chipspreader is approximately 21+ years old and used for the street department's sealcoat application for streets. The new chipspreader is a major component to the street department's daily operation. The purchase of a new chipspreader will increase productivity for the street department. Cooper Equipment Company is a member of the BuyBoard Purchasing Cooperative which meets Local government code 271 Subchapter F allows for the use of a cooperative purchasing program, specifically 271.102 (c), states, "A local government that purchases good and service under this subchapter satisfies any state law requiring the local government to seek competitive bids for the purchase of goods and service." Therefore, competitive bidding statutes have been met.

Financial Impact:
Funds are available through 151-5-3050-71200, CO 2023-A, of which $385,842.19 are available this fiscal year.

Recommendation:
It is recommended the City Purchase the New 2024 Etnyre Chipspreader from Cooper Equipment Company, though BuyBoard Contract #0685-22.

COOPER EQUIPMENT COMPANY

5210 N Loop 1604 E. San Antonio, Tx. 78247
Phone: (210) 657-5151 Fax: (210) 657-5871

November 30, 2023

City of Kingsville

#685-22

District Representative :
Eric Magiera 210-867-7034

Attn: Charlie

Etnyre Chip Spreader 2WD 10-20 ft

1 New, 2024 Etnyre chip spreader, 2wd-wheel hydrostatic drive, computer rate and speed control, sliding control station (manual), Cummins QSB Tier4 diesel, 25,000 lb. axles, all wheel power brakes, 385/65R22.5 G tubeless radial wide tires dual 24 inch wide conveyors with auto control, hopper w/ individual hyd, gate controls, electro-hydraulic truck hitch, folding "bat" wings at rear hopper, LED lights, backup alarm, Eng. warning system, front fenders, manuals.....

	List Price...	**$ 296,575.00**
	10-20 ft Variable hopper...	$ 72,000.00
	Power raise lower of hopper...	$ 4,800.00
	Front control panel for rear hopper...	$ 750.00
	Vibrators for hoppers...	$ 3,000.00
	Strobe light on telescoping stand...	$ 500.00
	Power seat Pedestal...	$ 2,700.00
	Water spray system...	$ 2,100.00
	Corner Led strobe lights (on all 4 corners)...	$ 500.00
	Vandal Protection Package...	$ 250.00
	Cable-supported rear hopper skirting...	$ 1,200.00
	Total list pricing...	**$ 384,375.00**
7.0%	**Buy Board Discount...**	$ (26,906.25)
	Total Discounted price...	$ 357,468.75
5.0%	Factory Steel Surcharge...	$ 17,873.44
	Net Price ...	$ 375,342.19
	Trade In for Rosco Chipper...	$ (2,000.00)
(Delivery Est. Mid March)	Freight Fob Kingsville,	
Allow 60-90 days from Aro for Delivery	Startup, Training, Fuel...	$ 12,500.00
	Sale price W/O Tax, Delivered ...	**$ 385,842.19**

Will included a day of training

APPROVAL /ORDERED BY_____

***1 year Factory Warranty from start- up date ***

Signed: _____

Quote Valid till 12/24/23

Eric Magiera- District Manager, Cooper Equipment Co.

Etnyre reserves the right to modify pricing on all quotes and orders with material and labor surcharges as needed. Cooper Equipment Co. will provide, if applicable, the letter from Etnyre stating the increase amount. [There is no additional increase added to this cost from Cooper Equipment

AGENDA ITEM #14

City of Kingsville
Engineering Dept.

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Rutilio P. Mora Jr, P.E., City Engineer

DATE: December 11, 2023

SUBJECT: Consider Awarding Bid No. 23-09 for the General Land Office (GLO) Community Development Block Grant Mitigation (CDBG-MIT) Contract No. 22-082-016-D218 Project 2 – Manhole Rehabilitation Project

Purpose:
Awarding our third GLO CDBG-MIT 2016 Flood Mitigation Project 2 – Manhole Rehabilitation Project - Sanitary Sewer Improvements. Project includes rehabilitation of 74 existing manholes, concrete collars, ring and covers, CIP liners and other related appurtenances. The project will be completed in 120 calendar days.

Summary:
Sealed bids were received on August 28, 2023. This project was advertised in the local newspaper, Historically Underutilized Business (HUB), Minority- and Women-Owned Business Enterprises (MWBE) and on the City's website. Bids were opened, read aloud and the apparent low bidder was identified. One (1) bid was received from Infrastructure Rehabilitation USA Inc, from Shreveport, Louisiana. The sole base bid received tabulated $473,306.40. Since there was only one bidder, GLO considers the bid as non-competitive and GrantWorks submitted on behalf of the city a request for consideration to accept the single bid and allow the city to award the project. GLO was asked to approve this request prior to the 90 days of bid opening which was November 26, 2023. During the November 13, 2023 Commission meeting, we requested the City Commission award the project to Infrastructure Rehabilitation USA Inc. contingent on GLO approving our request. We received notice from the GLO that they accepted the lone bidder project shortly after the November 26th deadline. We are asking the commission to award the bidder with no contingency.

Background:
The General Land Office (GLO) Awarded $7,293,111.00 to the City of Kingsville for Citywide Wastewater Improvements on March 11, 2021. Texas Land Commissioner George

City of Kingsville
Engineering Dept.

P. Bush announced the Texas General Land Office approved $135,462,438 in flood mitigation projects to 21 grantees in the second round of grant funding for the GLO's $2.3 billion regional mitigation competitions.

"Texas continues to experience tremendous economic and population growth across our state, and the GLO is working with local leaders to protect our communities against natural disasters such as flooding," said Commissioner Bush. "The GLO was provided with historic funding to help communities fortify critical infrastructure in preparation for flooding events. This $135 million in vital mitigation funds awarded by the GLO will provide essential protection for residents, businesses, and local government infrastructure."

The GLO received a historic $4.3 billion allocation in Community Development Block Grant Mitigation (CDBG-MIT) funds from the U.S. Department of Housing and Urban Development (HUD) to mitigate against future damage from hurricanes, flooding, and other natural disasters in repetitively damaged areas. Within the $2.3 billion set aside for regional mitigation awards, $147,680,760 was allocated to the 2016 Floods State Mitigation Competition, with 50% going to the HUD- and state-designated Most Impacted and Distressed (MID) areas. HUD requires at least 50% of the total $4.3 billion must be spent on activities benefiting low- to moderate-income (LMI) populations. Of the 504,428 residents benefiting from the announced grants, 284,196 – or more than 56% – are low- to moderate-income.

For the 2016 Floods Competition, the GLO received 35 applications representing a total request of $244,674,464 for $147,680,760 in available funding. The grantees announced represent the highest scoring applications meeting program eligibility requirements based on the 2016 Floods State Mitigation Competition Applicant Scoring and Eligibility Competition Criteria and the CDBG-MIT Action Plan.

Financial Impact:
Project 2 will be funded by Fund 113 Citywide Wastewater Collection System Improvements in the amount of $473,306.40.

Recommendation:
Staff recommends awarding CDBG-MIT GLO Contract No. 22-082-016-D218 – Project 2 – Manhole Rehabilitation Project -Sanitary Sewer Improvements in the amount $473,306.406.

Attachments:
Bid Memo

AGENDA ITEM #15

City of Kingsville
Legal Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Courtney Alvarez, City Attorney

DATE: December 1, 2023

SUBJECT: Resolution regarding AEP Texas Inc. DCRF Rate Increase

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Summary: On November 15, 2023, AEP Texas Inc. ("AEP" or "Company") filed an Application to Amend its Distribution Cost Recovery Factor ("DCRF") to increase distribution rates within each of the cities in their service area. In the filing, the Company seeks an increase in distribution revenues of approximately $47.3 million (an approximately $2.09 increase to the average residential customer's bill from the rates approved in the Company's most recent DCRF case).

The resolution authorizes the City to join with the Cities Served by AEP ("Cities") to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

Background:

The purpose of the Resolution is to join with the Cities Served by AEP ("Cities") to seek a reduction to the Company's request. AEP made a similar filing in April of this year seeking an increase in distribution revenues. The City joined other cities in approving resolutions to deny and examine the filing which resulted in a lower final distribution rate than initially proposed.

Purpose of this Resolution:

City of Kingsville
Legal Department

Explanation of "Be It Resolved" Paragraphs:

1. This section authorizes the City to participate with Cities as a party in the Company's DCRF filing, PUC Docket No. 55820.

2. This section authorizes the hiring of Lloyd Gosselink and consultants to review the filing, negotiate with the Company, and make recommendations to the City regarding reasonable rates. Additionally, it authorizes Cities to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC.

3. This section finds the Company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants approved by Cities will submit monthly invoices that will be forwarded to AEP for reimbursement.

4. This section recites that the Resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

5. This section provides that AEP and counsel for Cities will be notified of the City's action by sending a copy of the approved and signed Resolution to counsel.

Financial Impact: None. Due to the type of filing, cities are entitled to reimbursement of their legal and consulting expenses. Thus, there will be no direct charge to the City as a participant in the rate case.

Recommendation: Approve the resolution to join with the Cities Served by AEP to seek a reduction to the Company's proposed DCRF increase.

RESOLUTION NO. 2023-_____

A RESOLUTION OF THE CITY OF KINGSVILLE, TEXAS AUTHORIZING PARTICIPATION WITH THE CITIES SERVED BY AEP TEXAS; AUTHORIZING HIRING OF LEGAL COUNSEL; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO LEGAL COUNSEL.

WHEREAS, the City of Kingsville, Texas ("City") is an electric utility customer of AEP Texas Inc. ("AEP" or "Company"), and a regulatory authority with an interest in the rates and charges of AEP; and

WHEREAS, the City is a member of the Cities Served by AEP ("Cities"), a membership of similarly situated cities served by AEP that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in AEP's service area; and

WHEREAS, on or about November 15, 2023 AEP filed an Application to Amend its Distribution Cost Recovery Factor ("DCRF"), PUC Docket No. 55820, seeking to increase electric distribution rates by approximately $47.3 million (an approximately $2.09 increase to the average residential customer's bill from the rates approved in the Company's most recent DCRF case); and

WHEREAS, all electric utility customers residing in the City will be impacted by this ratemaking proceeding if it is granted; and

WHEREAS, Cities are coordinating its review of AEP's DCRF filing with designated attorneys and consultants to resolve issues in the Company's application.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

Section 1. That the City is authorized to participate with Cities in PUC Docket No. 55820.

Section 2. That subject to the right to terminate employment at any time, the City hereby authorizes the hiring of the law firm of Lloyd Gosselink and consultants to negotiate with the Company, make recommendations to the City regarding reasonable rates, and to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC.

Section 3. That the City's reasonable rate case expenses shall be reimbursed in full by AEP within 30 days of presentation of an invoice to AEP.

Section 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 5. That a copy of this Resolution shall be sent to Jamie Mauldin, General Counsel to the Cities, at Lloyd Gosselink Rochelle & Townsend, 816 Congress Ave., Suite 1900, Austin, Texas 78701.

Section 5. That this Resolution shall be and become effective on and after adoption.

PASSED AND APPROVED by a majority vote of the City Commission on the 11th day of December, 2023.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney