

**SPECIAL
HISTORICAL DEVELOPMENT BOARD**

Wednesday, December 13, 2023, 4:00 pm
Special Meeting
Helen Kleberg Groves Community Room, 1st Floor of City Hall
400 W King, Kingsville, Texas

BOARD MEMBERS

Maggie Salinas, Chairman
Daniel J. Burt
Jeri L.S Morey
Lucia Perez
David Thibodeaux

CITY STAFF

Kobby Agyekum
Senior Planner/
Historic Preservation Officer

Herlinda Solis
Administrative Assistant I

The following rules of conduct pertaining to public comments have been adopted by this Board:

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

When speaking at the podium, if necessary, adjust the microphone and clearly speak into the microphone.

- **CALL TO ORDER**
- **ROLL CALL**
- **APPROVAL OF MINUTES FROM PREVIOUS MEETING(s)- September 20, 2023**
- **PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS (SEE MEETING RULES)**
- **POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA**

- **AGENDA ITEMS**

Item #1

Discuss and Consider Action to add on a 16 'x 20' room to an existing building on a property at 6TH, BLOCK 9, LOT 14, also known as 627 East Henrietta Avenue, Kingsville, TX 78363.

- **STAFF REPORT: -**

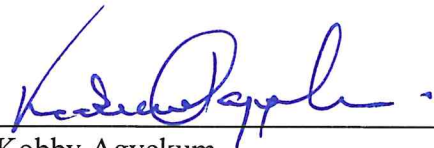
- **MISCELLANEOUS – Any topic may be discussed but no action taken at this time.**

- **ADJOURNMENT**

PUBLIC NOTICE

It is the intention of the City of Kingsville to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the City Secretary at 361-595-8002 at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

I certify that this agenda was posted at least seventy-two (72) hours before the commencement of the Special Historical Development Board Meeting scheduled for Wednesday, December 13, 2023.



Kobby Agyekum
Senior Planner /Historic Preservation Officer

Posted
@ 11:00 AM
On 12-8-23
By [Signature]

**HISTORICAL DEVELOPMENT BOARD
REGULAR MEETING MINUTES
WEDNESDAY, September 20, 2023, at 4:00 PM
CITY OF KINGSVILLE
HELEN KLEBERG GROVES COMMUNITY ROOM
400 W KING AVE**

Historical Board Members Present

Maggie Salinas, Chairman
Jeri L S Morey
David Thibodeaux
Lucia Perez

Staff Present

Citizens Present

None

Kwabena Agyekum, Interim Director of
Planning and Development Services

Mark McLaughlin City Manager

Herlinda Solis, Administrative Assistant II

Estella Alegria Administrative Assistant I

1. **The meeting was called to order:**
@ 4:06 PM
2. **Discuss and take action on the meeting minutes of last meeting.** Minutes approved by Lucia Perez; the motion was seconded by David Thibodeaux.
3. **Public Comments on or off the agenda – None**
4. **Postponements – None**
5. **Old Business – None**
6. **New Business – None**
7. **Item #1: Discuss and Consider Action to demolish an uninhabitable building at ORIG TOWN, BLOCK 5, LOT 14, 15, also known as 229 East Santa Gertrudis Avenue, Kingsville, TX 78363 as stated in the Owner released for Nuisance Abatement request to the City of Kingsville dated July 19, 2023.**

Kobby Agyekum addressed the Board and stated that the property is a 1957 one-story house with vinyl siding and is a dilapidated structure and has had many issues with Code Compliance therefor the owner would like to demolish the structure. Maggie Salinas stated that all the meters were removed. Mark McLaughlin stated that he was not aware of the meters being removed but would find out, he also said that the roof had vines growing on it and pointed out that on pages 15, 16 and 17 shows clearly that the roof is compromised and would be very expensive to repair. Kobby stated that he was in favor of allowing the structure to be demolished. Jeri Morey made the motion to approve the item and David Thibodeaux seconded the motion. All in favor, motion carried.

8. Item #2 Discuss and Consider Action to install 27 roof mounted Solar Panels at property on residential building on 6TH, BLOCK 1, LOT 1, 2, also known as 603 East Alice Avenue, Kingsville, TX 78363

Kobby Agyekum addressed the Board and stated that the property is a 1945 one-story structure and was recently purchased and the property owner would like to have 27 roof mounted Solar Panels installed for energy efficiency. Jeri Morey stated that she noticed the panels would be installed on the left and right including the side street. Jeri recalls the Board discussing limiting the solar panels facing the side street, but with all the applications coming to the Board it would be very hard to enforce because so many other homes already have the panels facing the side street. Kobby stated that the buildings west of 6th street are shaped in such a way that the Solar Panels would not be visible to the side street. Mark McLaughlin stated that on page 35 the plans have an engineer stamp of approval, Mark was concerned that the roof was made of 2 by 4 rafters on 20 inch to 24 inch centers and that's a lot of weight but the engineer has reviewed it and approved it. David Thibodeaux asked if the engineer worked for the Solar Company, Mark responded that he wasn't aware but his is a licensed engineer. Jeri asked when the house was built, Kobby stated it was built in 1945, Jeri stated that homes built in 1945 were built stronger, Maggie stated that this house is very well taken care of. David Thibodeaux made the motion to approve the item and Lucia Perez seconded the motion. All in favor, motion carried.

9. Item #3 Discuss and Consider Action to install 27 roof mounted Solar Panels at property on residential building on ORIG TOWN, BLOCK 6, LOT 6, 7, 8, also known as 311 East Santa Gertrudis Ave Avenue, Kingsville, TX 78363

Kobby Agyekum addressed the Board and stated that the property was built in 2015 and is a two-story structure. The property owner would like to have 27 roof mounted Solar Panels for energy efficiency and recommends approval. David Thibodeaux made the motion to approve the item and Jeri Morey seconded the motion. All in favor, motion carried.

10. Staff Reports – Kobby Agyekum reported that Joseph Deluna has showed interest on severing on our Historical Board, we are waiting for him to send his resume so that we can send it to the Commissioners for approval, we also have a Mr. Morales who showed interest in serving and I have called him two times and he has not returned my phone calls.

11. Miscellaneous –City Manager Mark McLaughlin addressed the Board with the news that the Old Flato School is in the process of being sold, the new owners have plans to revitalize the property, with housing, sports area, shopping, medical clinic and restaurants. Mark also let the Board know that the President of TAMUK called him and asked for some help with the City's 100-year celebration, Mark stated that the city will have lots of events throughout the year of 2025 and he has Code Compliance and the Street Departments focusing on these areas. Maggie Salinas stated that she is on the committee for these events. Kobby also mentioned that the El Patel Bakery has plans to make a courtyard on the property next to their building. Kobby stated that he is pleased with the revitalization of the Historical Area.

12. Adjournment - Meeting adjourned at 4:33 PM

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: November 17, 2023
TO: Historic Development Board
FROM: Kobby Agyekum (Senior Planner/Historical Preservation Officer)
SUBJECT: Discuss and Consider Action to add on a 16 'x 20' room to an existing building on a property at 6TH, BLOCK 9, LOT 14, also known as 627 East Henrietta Avenue, Kingsville, TX 78363.
APPLICANT: Ofelia Villarreal
CONTRACTOR: Rodriguez Construction

REQUEST

Discuss and Consider Action to add on a 16 'x 20' room to an existing building on a property at 6TH, BLOCK 9, LOT 14, also known as 627 East Henrietta Avenue, Kingsville, TX 78363.

EXHIBITS

Application, 2022 Appraisal Roll, Kleberg County Appraisal District Information details, Data from Texas Historical Commission (Historic Resources Survey Form), Engineer's letter, Authorization letter, Drawings, and illustrations.

BACKGROUND & PERTINENT DATA

This is a 1940 One-story rectangular residential building with shed-roofed partial-width offset porch supported by square wood posts, vertical plywood siding, and rear additions, located within the Historic District. This property is associated with events that have made significant contributions to the broad pattern of the Historic District with low priority for preservation.

STAFF REVIEW & RECOMMENDATION

Staff have reviewed the application and found same not in conformity City Building Code, that it is not in conformity to the Standards of the Secretary of the Interior. Consequently, it is the recommendation of Staff to approve the addition to the building at 627 East Henrietta Avenue as there would be no adverse impact to the historic, cultural, or architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

In general, Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration, restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic district:

- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.
- 2) The appropriateness of exterior architectural features which can be seen from a public street, alley, road, highway or walkway.

- 3) The general design, arrangement, texture, material and color of the building, structure or appurtenances and the relation of such factors to similar features of buildings, structures or appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.
- 4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
- 5) The value of the historic district as an area of unique interest and character shall not be impaired.

Standards of the Secretary of the Interior

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SIGNATURES



Kobby Agyekum
Senior Planner/HPO

Historical Development Board Review Application

Applicant: Rodriguez Construction
Address: 1230 E. Mesquite
Contact: Cell: (361) 455-9137 Home: _____
Email: Rodriguez Construction 1311 ATT@yahoo.com

Property Owner: Ofelia Villarreal
Address: 627 E. HEARSTHA AVE.
Contact: Cell: (361) 522-0697 Home: _____

Property Location and Description: PD: 11021 R 6th, Block 9, Lot 14

Description of Work: Add on 16x20 for more Living Area

Contractor: Rodriguez Construction
Contact: Cell: (361) 455-9137 Home: _____
Email: Rodriguez Construction 1311 ATT@yahoo.com

Documents Required:

1. Sketch, Drawing, Plans, Site Plans, Mock-ups
2. Photographs (Historic, Current, Surrounding Structures)
3. Materials List or Samples
4. Proof of Ownership
5. Letter of Representation and Work Approval from Property Owner (If Applicable)

I certify that this information and the additional information submitted to the Planning Department is correct and that the work will be completed as described, as approved by the Historical Development Board and in accordance with applicable codes.

(Applicant) Print Name: Ofelia Villarreal

Signature: Ofelia Villarreal Date: November 7 2023

TEXAS HISTORICAL COMMISSION

844

Project #: 00009
County: Kleburg

Historic Resources Survey Form

Local Id: 0001-11021
City: Kingsville

Address No: 627 **Street Name:** East Henrietta Avenue

SECTION 1

Basic Inventory Information

Current Name:
Historic Name:

Owner Information **Name:** Ramos Maria G. (life est) **Status:**
Address: 627 East Henrietta Ave **City:** Kingsville **State:** TX **Zip:** 78363

Geographic Location **Latitude:** 27.518645 **Longitude:** -97.860704

Legal Description (Lot\Block): 6TH, BLOCK 9, LOT 14

Addition/Subdivision: **Year:**

Property Type Building
Current Designations: NR District Is property contributing?
 NHL NR RTHL OTHM HTC SAL Local Other

Architect: **Builder**
Construction Date: 1940 **Source** Tax Appraiser

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Stefan & Daniella

Date Recorded: 5/9/2013



TEXAS HISTORICAL COMMISSION

844

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-11021

County: Kleburg

City: Kingsville

Address No: 627

Street Name: East Henrietta Avenue

SECTION 2

Architectural Description

One-story cross-gabled rectangular-plan residential building with shed-roofed partial-width offset porch supported by square wood posts, vertical plywood siding, asbestos siding, and rear additions.

Additions, modifications **Explain:** additions, replacement materials

Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Cross-Gabled

Roof Materials

Composition Shingles

Wall Materials

Asbestos

Windows

Doors (Primary Entrance)

Composition Shingles

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Shed Roof

SUPPORT Wood posts (plain)

MATERIAL Wood

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

844

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-11021

County: Kleburg

City: Kingsville

Address No: 627

Street Name: East Henrietta Avenue

SECTION 3 Historical Information

Associated Historical Context

Planning/Development

Applicable National Register (NR) Criteria:

- A** Associated with events that have made a significant contribution to the broad pattern of our history
- B** Associated with the lives of persons significant in our past
- C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Community Development

Periods of Significance:

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? No

Within Potential NR District?: Yes

Is Property Contributing?:

Priority: Low

Explain:

Other Information

Is prior documentation available for this resource? No

Type HABS Survey Other

Documentation Details:

Kleberg CAD

Property Search > 11021 VILLARREAL JOSEPH RAMOS for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID: 11021 Legal Description: 6TH, BLOCK 9, LOT 14
 Geographic ID: 100800914000192 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 627 E HENRIETTA Mapsco:
 Neighborhood: Map ID: C1
 Neighborhood CD:

Owner

Name: VILLARREAL JOSEPH RAMOS Owner ID: 59675
 Mailing Address: 627 E HENRIETTA AVE % Ownership: 100.0000000000%
 KINGSVILLE, TX 78363-4643
 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: VILLARREAL JOSEPH RAMOS
 % 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

12.

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: 442.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF2	EW2	1940	442.0
OPFL	OPEN PORCH FRAME LOW	*		1940	110.0
CPFL	CARPORT FRAME LOW	*		1996	722.0
SAFU	STORAGE ATTACHED FRAME UNFINISHED	*		1996	160.0

Improvement #2: RESIDENTIAL State Code: A1 Living Area: 476.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF2		2000	476.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.0803	3500.00	25.00	140.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$34,560	\$2,000	0	36,560	\$0	\$36,560
2021	\$17,830	\$2,000	0	19,830	\$0	\$19,830
2020	\$17,460	\$2,000	0	19,460	\$0	\$19,460
2019	\$18,570	\$2,000	0	20,570	\$0	\$20,570
2018	\$15,400	\$2,000	0	17,400	\$0	\$17,400
2017	\$15,400	\$2,000	0	17,400	\$0	\$17,400
2016	\$16,830	\$2,000	0	18,830	\$0	\$18,830
2015	\$16,830	\$2,000	0	18,830	\$0	\$18,830
2014	\$16,830	\$2,000	0	18,830	\$0	\$18,830
2013	\$16,830	\$2,000	0	18,830	\$0	\$18,830
2012	\$16,830	\$2,000	0	18,830	\$0	\$18,830
2011	\$16,830	\$2,000	0	18,830	\$0	\$18,830
2010	\$16,830	\$2,000	0	18,830	\$0	\$18,830

Questions Please Call (361) 595-5775

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

Show NORTH arrow on (PLOT PLAN)

LOT SIZE:

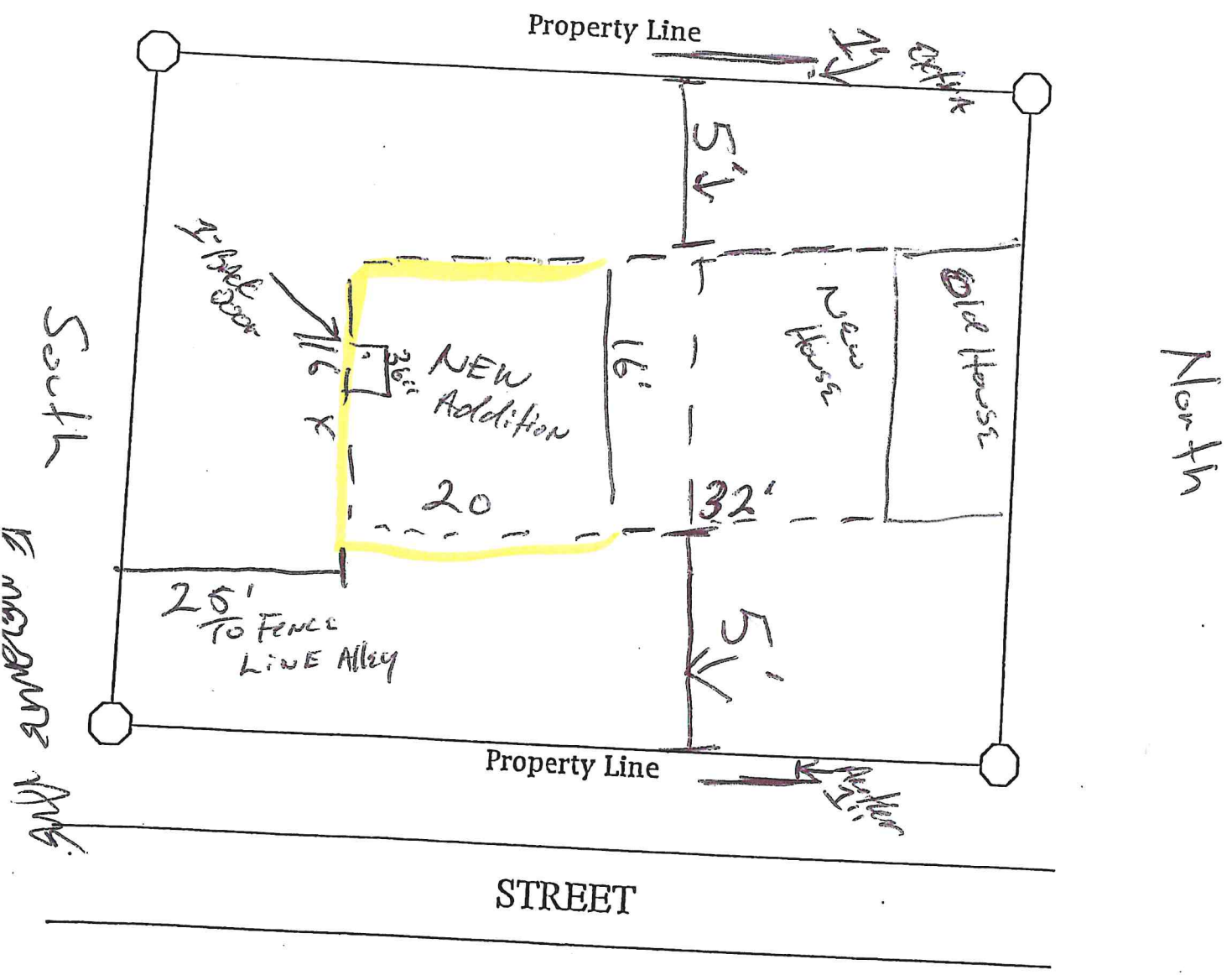
1. Width of lot 25' 2. Length of lot 150'

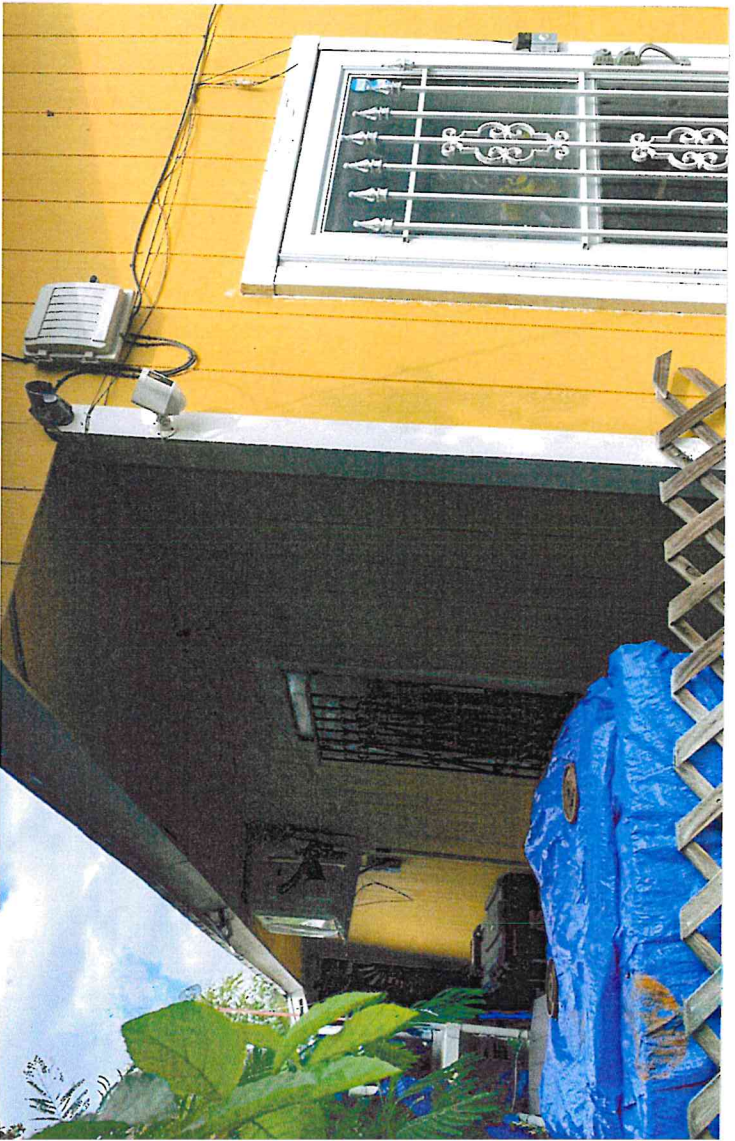
BUILDING SETBACKS

1. Front 15' 2. Right Side 6'

3. Left Side 6' 4. Back 45'

SHOW 45' FOR EXISTING SHOW 25' FOR ALTERATION







Application for Certificate of Compliance Form WPI-1

App ID:2349958

Physical Address of Structure to be Inspected
627 E Henrietta Avenue

Tract/Addition:
Lot: 14
Block: 9

City: Kingsville

ZIP: 78363

County: Kleberg

City Limits: Inside City Limits

Structure is located in:

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

Owner

Name:
Mailing Address:

Phone:
City:

Fax:
ZIP:

Contractor

Name: Robert Rodriguez
Mailing Address: 627 E Henrietta Avenue

Phone: (361) 455-9137
City: Kingsville

Fax:
ZIP: 78363

Engineer

Name: JEFFREY A GILBERT
Mailing Address: 4295 Martinal Rd
Email: jallangilbert@gmail.com

Phone: (956) 983-0195
City: Brownsville
Texas Registration No.: 87431

Fax:
ZIP: 785269613

Commencement of Construction Date

10-18-2023

Date of Application

10-18-2023

Type of Building

House

Inspections

1. - Additions, Living Room

2.

3.

Comments

Submitter

Name: JEFFREY GILBERT

Phone: (956) 983-0195

Date: 10-18-2023

Submitter Type: Engineer

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

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

Texas Department of Insurance

Windstorm Inspections Program

P.O. Box 12030

Austin, TX 78711-2030



CITY OF KINGSVILLE
Planning Department
Building Permit Application

Phone No: (361) 595-8019

Submit the completed form and an Inspector will be assigned to review your application and property before starting the following job.

DATE: <u>Oct 20, 2023</u>		PERMIT#:	APPROVED BY:
JOB ADDRESS: <u>627 E. Henrietta Ave</u>			
OWNER'S NAME: LAST: <u>Olivia Villarreal</u>		FIRST: <u>Ofelia</u>	M:
MAILING ADDRESS:		PHONE NO:	
CITY: <u>Kingsville</u>	STATE: <u>TX</u>	ZIP CODE: <u>78363</u>	
CONTRACTOR: * <u>Rodriguez Constructor</u>		PHONE NO: <u>(361) 455-9137</u>	
DESCRIPTION OF WORK: <input checked="" type="checkbox"/> New <u>Add on</u>		<input type="checkbox"/> Remodel	
		Square Feet <u>3205.f</u>	
VALUATION OF WORK: \$ <u>18,500</u>		PERMIT FEE: \$	

* Contractor must be registered with the City of Kingsville.

NOTICE

SEPARATE PERMITS ARE REQUIRED FOR, ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR-CONDITIONING; ALL CONTRACTORS ARE RESPONSIBLE FOR DISPOSING OF THEIR OWN DEBRIS AT THE SANITARY LANDFILL ON CR 2130. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN SIX MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

SIGNATURE: [Signature] DATE: Oct 20, 2023

HOMEOWNER APPLICANTS ONLY: I HEREBY CERTIFY THAT I OWN AND AM NOW LIVING AT THE DWELLING FOR WHICH THIS PERMIT IS BEING ISSUED, AND THAT THE WORK IS BEING PERFORMED BY ME OR A MEMBER OF MY IMMEDIATE FAMILY. I UNDERSTAND THAT, FOR THE PURPOSES OF THIS APPLICATION, MY IMMEDIATE FAMILY IS LIMITED TO MY PARENT, CHILD OR CHILD'S SPOUSE.

INITIAL HERE RR

FOR OFFICE USE ONLY

CURRENT ZONING FOR LOCATION:	IS ZONING APPROPRIATE FOR USE REQUIRED: YES/NO
SETBACK REQUIREMENTS VERIFIED: YES/NO	ARE SETBACK REQUIREMENTS MET: YES/NO
IS THE PROPERTY IN THE AICUZ/CCLUA**: YES/NO	DOES IT COMPLY WITH THE AICUZ/CCLUA**: YES/NO
PROPERTY EASEMENT VERIFIED: YES/NO	DIMENTION OF EASEMENT:
AICUZ/CCLUA** DEED NOTIFICATION: YES/NO	** CONTROLLED COMPATIBLE LAND USE AREA (JAZB)

MCCOY'S-KINGSVILLE-#106
2202 SENATOR CARLOS TRUAN

Material List

KINGSVILLE, TX 78363
(361)221-9699 *****

ESTIMATE

016641 000000

ACCOUNT 106-03011284-000

* LINE ITEM QUOTE *

12:09 PM
11/01/2023 Page 1

ROBERT RODRIGUEZ
1311 E KLEBERG

KINGSVILLE, TX 78363
Phone #: (361)455-9137

Selling Shipping Sales
Store 106 Store 106 Person 16641 MARISOL R

Our Order 339428-00 BID: 106100

Customer P.O. Terms CASH TERMS

Quantity	Quantity	UM	Locatio	Item Number	Description	Unit Ext/UM	Unit Price	Disc	Extended
Ordered	Shipped								Price
3	X	EA	TSHE2	010830	2X6-20' #1 GROUND CONTACT TRTD	3/EA	17.50		52.50
90	X	EA	FENCLN	04010902	1/2"X20' #4 REBAR GRD 60 (WHT)	90/EA	5.95		535.50
30	X	EA	FENCLN	040135	24X24" #5 90DEG CORNER BAR BLU	30/EA	4.00		120.00
50		EA	FENCLN	040157	7X12 #3 STIRRUP-OPEN END	50/EA	2.712	2.8	135.60
15		EA	260050	12275010	1/2 X 4-1/4 STRONG BOLT ANCHOR	15/EA	2.765	4.0	41.48
6	X	EA	TSHE2	010115	2X4-20' #2 SOUTHERN PINE	6/EA	10.618	2.5	63.71
6	X	EA	DRVTHR	010109	2X4-16' #2 SOUTHERN PINE	6/EA	7.65		45.90
80	X	EA	412400	010600	2X4-96" SYP STUD (FULL 8')	80/EA	2.75		220.00
14	X	EA	DRVTHR	010212	2X6-16' #2 SOUTHERN PINE	14/EA	8.50		119.00
24	X	EA	DRVTHR	010206	2X6-12' #2 SOUTHERN PINE	24/EA	6.30		151.20
30	X	EA	410700	021003	7/16" 4X8' OSB	30/EA	13.00		390.00
16	X	EA	DRVTHR	021011	3/8-4X8' 8"OC SMARTSTRAND TXT	16/EA	37.00		592.00
4	X	EA	DRVTHR	020103	11/32" BC PLYWOOD (3/8")	4/EA	39.38	2.5	157.52
4	X	EA	FENCLN	011161	1X8-16' #2 TREATED PINE	4/EA	17.414	3.2	69.66
1		EA	170060	26060564	TOTAL EXT SEMIGLOSS WB 5G	1/EA	230.39	4.0	230.39
1		EA	170102	26060568	TOTAL EXT SEMIGLOSS MIDTONE 5G	1/EA	230.39	4.0	230.39
1		EA	180202	261824	PRIMER KILZ 2 5G	1/EA	95.99	4.0	95.99
1		EA	140202	14200004	3068L 6 PANEL STEEL 1/S DB SNH	1/EA	240.815	2.5	240.82
5	X	SQ	TSHE1	08015612	OAKRIDGE AR BROWNWOOD	5/SQ	99.98		499.90
1	X	SQ	TSHE1	08017108	AR SUPREME SHINGLE BROWNWOOD	1/SQ	86.98		86.98
7		EA	420700	110248	2X2"-10' ANGLE FLASHING HEMMED	7/EA	6.78	3.0	47.46
9		EA	412100	012606	1X2-10' HILINE WW FURRING STRP	9/EA	2.90	3.0	26.10
2		EA	270601	28221903	SLANT BACK ROOF VENT GALV BRWN	2/EA	17.45	3.0	34.90
1		RL	411200	08033048	RHINOROF U20 SYNTHETIC FELT	1/RL	66.00		66.00
5		EA	260202	12104903	2-3/4" TIN/METAL CAP 1LB	5/EA	5.078	4.0	25.39
1		BOX	290102	12061880	1-1/4 RH SM 15DG GLV ROOF	1/BOX	38.39	4.0	38.39
25	X	EA	DRVTHR	03013000	1/2" 4X8 PANELREY LITE DRYWALL	25/EA	10.99		274.75
4		EA	280102	030212	JNT MUD ALL PRPS 3.5G BX-GREEN	4/EA	12.665	2.5	50.66
2		EA	280102	030206	JOINT TAPE PAPER 2" X 250'	2/EA	3.208	2.5	6.42
2	X	EA	WAREHS	05010120	R19 6-1/2X23 KF 133.68SF K1251	2/EA	77.00		154.00
3	X	EA	WAREHS	05010020	R11 3-1/2X15 KF 155SF K1254	3/EA	59.50		178.50
1		EA		DEL070	DELIVERY CHARGE	1/EA	35.00		35.00

Page Wt: 9,311 | Net Sales | Taxable | Tax % | Tax | Total
CONTINUED

(PAINT)

Color of House the same: Sheen in Williamsburg
Yellow with 4 oz of gold

\$ Ingram Concrete: 1278.38
for slab

MCCOY'S-KINGSVILLE-#106
 2202 SENATOR CARLOS TRUAN

Material List Total

KINGSVILLE, TX 78363
 (361)221-9699 *****

ESTIMATE

016641 000000

* LINE ITEM QUOTE *

ACCOUNT 106-03011284-000

12:09 PM
 11/01/2023 Page 2

ROBERT RODRIGUEZ
 1311 E KLEBERG

KINGSVILLE, TX 78363

Phone #: (361)455-9137

Selling Shipping Sales
 Store 106 Store 106 Person 16641 MARISOL R

Our Order 339428-00 BID: 106100

Customer P.O. Terms CASH TERMS

Quantity Ordered	Quantity Shipped	UM	Locatio	Item Number	Description	Unit Ext/UM	Unit Price	Disc	Extended Price
					This ESTIMATE is given as a price quote only for the materials listed. It is not intended as a complete material list for your projects. *- Prices are subject to change without notice. -*				

Expires: 11/08/2023

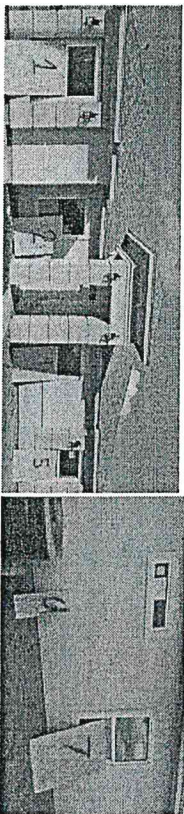
Page Wt:	0	Net Sales	Taxable	Tax %	Tax	Total
Total Wt:	9,311	5016.11	5016.11	8.25	413.83	5429.94

To: All Builders: PLEASE READ

The following requirements to obtain the WPI-2. Please follow all windstorm design specifications, keep a copy of design at project all times. You must provide us with address to have house register with TDI. Remember to get a Building Risk Insurance before construction.

1. Foundation inspection call office at 956-542-7724 24hrs before concrete schedule to be poured. Hold down @ ea exterior corner see plan mesh will not be approved. 1 story only Exterior Trenches 30" and 24" interior 2 + story see plan min 3ft... (Pier foundation min 3x3' piers).
2. Framing Inspection 1: Call approximate 95% of framing is completed. Install OSB shear walls... Nail pattern must be 4:6 no over driven nails will be approved. Contact your city building department first.
3. Final framing Inspection: Must be in compliance with 2006 IRC- 2006 IBC. Garage door 5 jack studs. Interior Garage shear wall must be covered with OSB from floor to roof, hold downs HT22 @ ea corner. Windows 2.6 from corner. Decking: Call before any felt is in place. Nail pattern must be in compliance with 2006 IRC or engineer practice. Calibrate air guns, or nail by hand, any over driven nails (cause by air guns) will not be acceptable use 30YR shingle only for Inland 1 approx. 50 miles from ocean. 6 nails per shingle. No nails on far line, 40 yr shingle SPI, Hidalgo county 2 free inspections.
4. Final Inspection: The following items must be in compliance:
 - A/C Units must be bolted down with 5/8 GAL screws & bolts or greater.
 - All garage doors must be windstorm approved for 130 mph or greater. Install garage door return properly & 2X6 face Jam for garage door track brackets and install garage door track brackets 8 brackets per nail.
 - All door, garage doors and windows must be TDI PRODUCT EVALUATION approved. High Impact resistance design pressure PSF +40/-40, windows must be 2.6ft from corner no more 6ft long TDI approved (check manufacture label). More than 6ft send us TDI prod evaluation, handmade doors are not approved.
 - All windows must be covered with (15/16) 1/2 inch cdx/osb plywood & shutters with clips, provide map of shutters, manufacture shutters for government finance houses, and keep copies of product evaluation.
 - Call the office to schedule final inspection. Label the house address on plywood. Pictures will be taken of all above.
 - \$75.00/250 charger for extra inspection, plan revisions \$250.00 & up.

WPI-2 will only be released if the buildings meet all the above requirements. Failure to comply with these requirements the certification will be denied and the amount paid will be non-refundable. Thank you for cooperation. Disclaimer: Our Company and our engineer will not be responsible for any direct or indirect damage due to material manufacturer's defects, contracting unprofessional builders or builder's error.



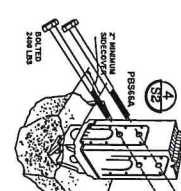
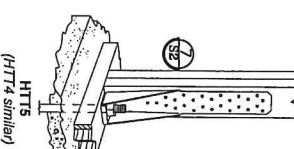
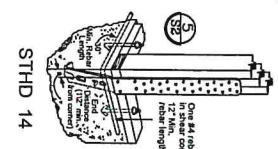
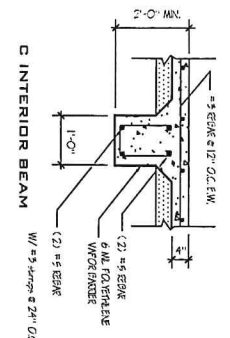
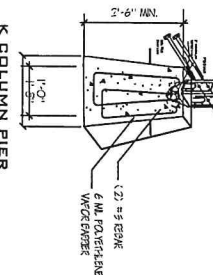
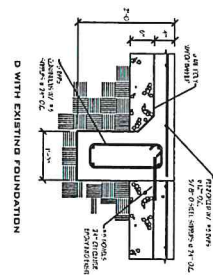
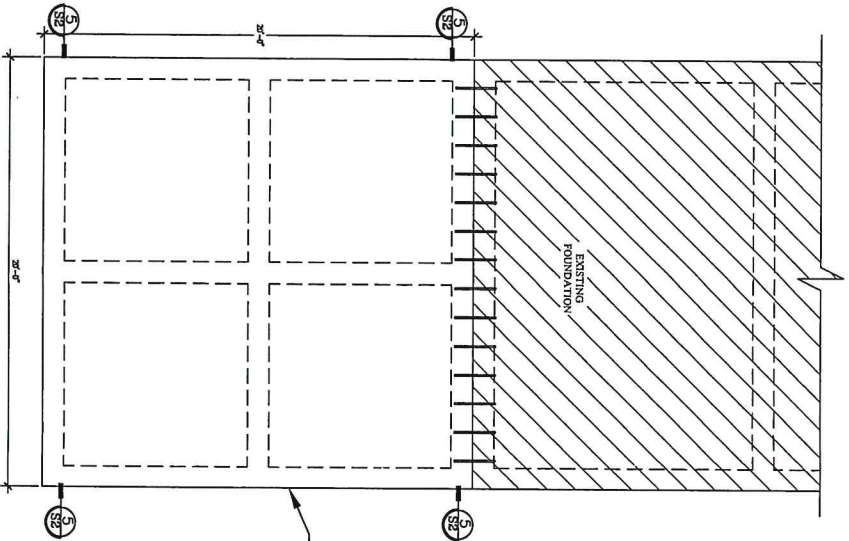
A Contratistas y/o Constructores

Signa todas las especificaciones del diseño o plano para huracán, mantenga copia del plano en el Proyecto en todo momento. Informarnos la dirección del proyecto para su registro con TDI. Recuerde de comprar un seguro de riesgo del constructor.

1. Inspección de la cimentación (concreto): Llamar al número de la oficina 956-542-7724 24 horas antes de programar el concreto. Botas en cada esquina exterior ver el plano, Maya no será aprobada 1-piso excavación exterior 30" e interior 24" 2 pisos y block ver plano min 3ft. pisos de madera hacer zapatas de min 3ft.
 2. Inspección de cabrillas, barrotes y OSB paredes interior de carga de techo, llamar al terminar el 95% de construcción. Patrón de clavar es 4:6, no se aprobará sobre penetración del clavo en la madera.
 3. Inspección final de obra negra. debe cumplir los requisitos de IRC 2006. Instalar 5 barrotes en el marco del garaje. Cubrir pared interior del garaje con OSB del piso al techo. Botas HT22 en cada esquina ventanas 2.6 de la esquina. Inspección de techos llamar antes de instalar la felpa. La forma de clavar debe de reunir las especificaciones de IRC 2006 o IBC 2006. Calibrar pistola de aire o clavar la teja a mano con martillo, no se aceptara sobre penetración de clavos causados por pistolas de aire en teja... Teja de 30 años en Inland 1. (50millas de océano) 6clavos por teja, no clavar en la línea de asfalto. (chapaote) 40 años en SPI.
 4. Inspección final: los articulados a continuación deben cumplir.
 - Atonillar el aire acondicionado con tornillos de 5/8 o mayor.
 - Puertas y puerta garaje y ventanas deben ser aprobadas por TDI con resistencia de alto impacto. Con PSF +40/-40debera ser de 2.6 ft de la esquinas. y no mas de 6ft de largo aprobadas por TDI. ventanas mas de 6ft enviar tdi producto de evaluación (revisar la etiqueta del fabricante) puertas fabricadas en taller no se aprueban.
 - Todas las puertas del garaje deben ser aprobadas contra huracanes (TDI) según las especificaciones de 120 MPH o mayor. Instalar la puerta de garaje con barrote de 2X6 para soportes del carril de la puerta del garaje e instalar soportes del carril.
 - Cubrir ventanas con madera cdx/osb y clips (15/16) 1/2 ". y hacer plano de cubiertas, cubiertas manufacturas para casa financiadas por el gobierno, obtener copia de la evaluación del producto.
 - Llamar a la oficina para programar la inspección final. Escriba la dirección de la casa en un pedazo de madera. Fotografías serán tomadas de todo.
- La forma WPI -2 se elabora si el edificio cumple todos los requisitos antes dichos. A falta de cumplirse con estos requisitos la certificación será negada y la cantidad pagada no se regresara. Gracias por su cooperación. El ingeniero y nuestra empresa no se hace responsable por ningún daño causado por efectos de materiales, contratando personal no profesional, o errores del constructor.

South Texas Civil Engineering LLC F-8076
Email: mbwindstorm2@gmail.com
Brownsville Office: 956-542-7724
Office Mobile: 956-983-0195

- NOTES:
1. FOUNDATION SHALL BE POURED ON UNDISTURBED STABLE SOIL. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SOIL CONDITIONS ARE SUITABLE. ENGINEER AND ENGINEER'S INSPECTOR ARE NOT RESPONSIBLE FOR DETERMINING SUITABLE SOIL CONDITIONS.
 2. CONCRETE SHALL BE 3500 PSI GRADE BEAMS AND 3000 PSI SLABS. SHALL NOT BE USED WITHOUT ENGINEER'S CONSENT.
 3. EARLY YIELD ADJUSTERS SHALL NOT BE USED WITHOUT ENGINEER'S CONSENT.



PROJECT LOCATION
 627 E. HERIETTA AVENUE
 KINGSVILLE, TEXAS

REGISTERED PROFESSIONAL ENGINEER
 JEFFREY ALAN GILBERT
 87431
 10/17/23

SCALE: N.T.S.

DRAWN BY: JAG
 SHEET NO.: 101723-8
 SHEET TITLE: FOUNDATION SYSTEM
 SHEET NO.: S-2

4295 MARSHALL ROAD
 BROWNSVILLE, TEXAS 77826
 PHONE 956-933-0195
 FAX 956-810-1501
 FIRM: F-8076

- NOTES:
1. ALL ROOFING PRODUCTS SHALL MEET TDI CODES AND BE TDI APPROVED PRODUCTS.
 2. ENGINEERED ROOF TRUSSES MAY BE REPLACED WITH RAFTER AND JOIST SYSTEM. SEE IRC BUILDING CODE TABLES FOR MEMBER SIZES.
 3. ALL RAFTER AND CEILING JOISTS SHALL COMPLY WITH IRC CHAPTER 23 SPAN TABLES.

TYPICAL NAIL PATTERN SCHEME

 AT CORNER EYES
 AT EYES 3 FEET FROM CORNERS
 IN PANEL FIELDS

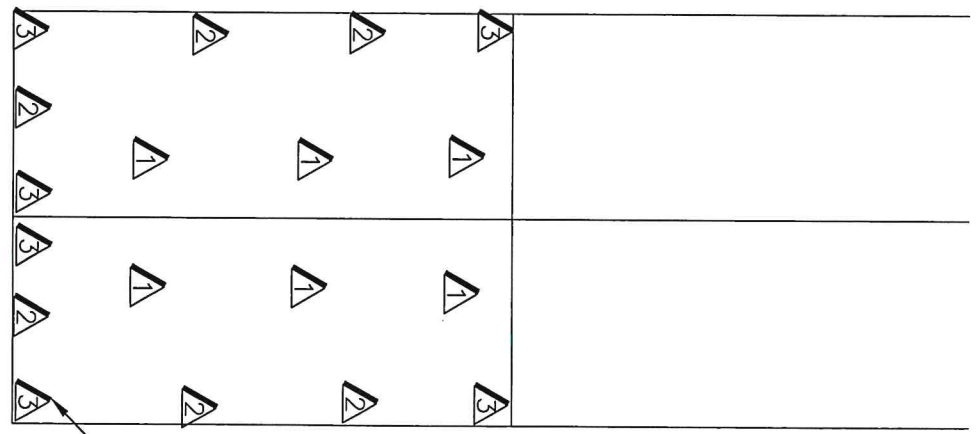
ZONE 1
 SHEATHING FASTENED 6" O.C. ALONG EDGES AND 12" O.C. ALONG INTERMEDIATE FRAMING.

ZONE 2
 SHEATHING FASTENED 4" O.C. ALONG PANEL EDGES AND 12" O.C. ALONG INTERMEDIATE FRAMING. (EYES AND RIDGES)

ZONE 3
 SHEATHING FASTENED 4" O.C. ALONG PANEL EDGES AND 6" O.C. ALONG INTERMEDIATE FRAMING. (CORNER EYES)

* USE 2.5" GALV. BD NAILS FOR SHEATHING.

(TYPICAL) MTS12
LTS, HTS
AT ALL EYE CORNERS
FIRST 3 RAFTERS



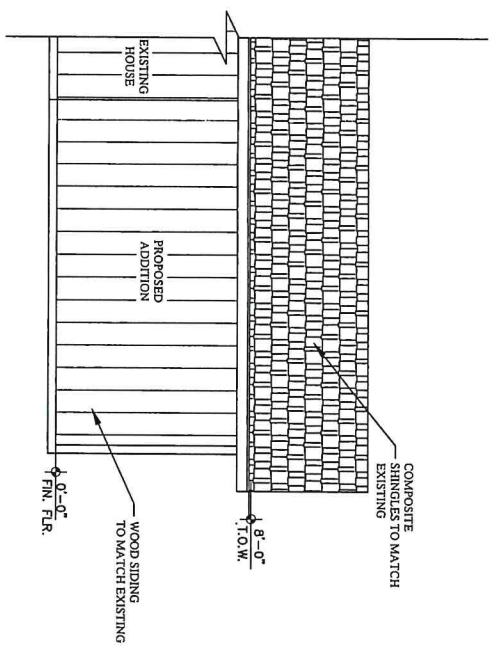
PROJECT LOCATION
627 E. HERLETTA AVENUE
KINGSVILLE, TEXAS



STOEH
 4225 MARTIN L. ROAD SUITE 204
 KINGSVILLE, TEXAS 78343
 PHONE 356-9930198
 FAX 356-6101501
 FIRM F-8076

SCALE	N.T.S.
DESIGN BY	JAG
JOB NO.	101723-8
SHEET TITLE	ROOF SYSTEM
SHEET NO.	S-4

- DETAIL NUMBER
- 11 SHEET NUMBER
- △ ZONE 1 (ROOF)
 - △ CLADDING ZONE 2 (ROOF)
 - △ CLADDING ZONE 3 (ROOF)
 - ◇ ZONE 4 (NON-PERFORATED WALL)
 - ◇ ZONE 4 (PORTAL SHEAR WALL)
 - ◇ ZONE 5 (CORNER WALL)



PROJECT DATA

JURISDICTION: IN ACCORDANCE WITH THE FOLLOWING CODES:
 - 2018 IRC and IBC, BUILDING
 ASCE-7-16 WINDLOADS

OCCUPANCY CLASSIFICATIONS: "R2" SINGLE FAMILY DWELLING

BUILDING DATA

EXISTING AREA PROPOSED AREA TOTAL AREA
 FIRE RATING

=N/A SQ FT
 =400 SQ FT
 =N/A SQ FT
 NOT RATED

MATERIAL SPECIFICATIONS

CONCRETE GRADE BEAM $f_c = 4000$ PSI MIX CLASS A4
 CONCRETE FLOOR SLAB $f_c = 3000$ PSI MIX CLASS A4
 STEEL REINFORCEMENT $f_y = 40,000$ PSI, 60 KSI

BUILDING LOAD SUMMARY

BUILDING CODE:	IRC and IBC	ED 2018
JOB LOCATION:	KLEBERG COUNTY, TX	
>>> ROOF LOADS		
Dead Load:	24 psf	Live Load: N/A psf
Tronclary Reduction:	- V - N	
Calculated Load:	N/A psf	Sprinkler Load: N/A psf
Ground Snow Load:	N/A psf	Fat roof Snow load: N/A psf
Snow exposure:	N/A	Snow Impedance: N/A
Thermal Factor:	N/A	
>>> WIND LOADS:		
Wind Velocity:	140 mph	Fastest Mile: N/A
3-sec Gust:	N/A	
Internal Pressure:	N/A	
Wind Importance:	1.0	Building Category: II
Wind Exposure:	C	
Roof pressures:	Wall Pressure:	
Zone 1: 22.98 / -38.67	Zone 4: 31.0 / -33.65	
Zone 2: 22.99 / -68.82	Zone 5: 31.0 / -41.52	
Zone 3: 22.98 / -77.1		
>>> EARTHQUAKE LOADS:		
Base Seismic Force Resisting System:	N/A	
Design Base Shear:	N/A	Analysis Used: N/A
Seismic Importance:	N/A	
Seismic Use Group:	N/A	Site Class: N/A
Seismic Design Category:	N/A	
SIg: N/A	SIu: N/A	SIOS: N/A
SI01: N/A	CS: N/A	R: N/A
>>> MEZZANINE LOADS:		
Dead Load:	N/A psf	Live Load: N/A psf
Reduction:	N/A %	
>>> OTHER LOADS:		

627 E. HERIETTA AVENUE
 KINGSVILLE, TEXAS

ORIGINAL
 South Texas Civil Engineering

FOR INSPECTIONS
 956-542-7724



STOBE

4325 MARTINAL ROAD
 BROWNSVILLE TEXAS 77826
 PHONE 956-833-0195
 FAX 956-610-1501

FIRM # 9076

DRWN BY: JAG
 JOB NO: 101723-8
 SHEET TITLE: BUILDING LOADS
 SHEET NO.: S-1

10-31-2023

City of Kenjwells, Planning Committee, Historical Committee:

Why do I want to add a 16x20 room?

1st of all, I feel this is a very personal reason and I don't understand why I have to answer to strangers on a committee the need to add it.

But here it goes:

1. One thing for sure this chick is getting older and I wish for just a little more room of ample space in an existing area. I'm thinking ahead for future use of a wheelchair to access and move around or maybe a future hospital bed for when I'm sick or dying.
2. To finally have a washer & dryer inside instead of outside - going back & forth in hot and cold weather is hard. Lived here 68 years don't know what it's like to have this "gem" inside, hopefully I will before I die.
3. Add a small sink to wash in case my future lesions open when my skin disease progresses as I have skin cancer.
4. Move my water heater outside, very scared to get burned, the fear that it will burst one day and burn my skin.
5. Add a pantry with shelves to reach my food cans and bottle water. Tried by bending, my back hurts to reach them in my lower stacked box floor area.

Not asking for much just to increase for me what I call a better living dignity living area.

At one point we were 8 family members. I'm now a widow and have one son, who is

a professor in Laredo and he comes + goes as needed.
Wasn't sure this area was what you call
a historical area, maybe because of the courthouse
and all our elderly beautiful neighbors have gone to
their resting place. The houses that surround us
in this area have people with severe issues.

I have seen in my lifetime, 3 murders, shots
fired, assaults, robberies, drugs, car racing in the
alley fearing they hit my gas meter, dogs all over,
sewerage problems, smell of drugs late at night, the
smell of a wet piece of wood burning that makes your
breathing cut off, visitors to neighbors drunk as hell
coming across to look for "whatever" or the ones that
pee on the tree in the alley. The list goes on + on..

I don't think by a long shot you call this
historical at least not this neighborhood full
of crap! Low life at its best. This has
been for years. People come + go. Create shit + leave!

Move, I'm too old to do that, we own, we don't
pay rent. That's why I want that extra room.
So for someone on a committee who has to
decide and or determine by a vote to approve
this addition, I just gave you my personal
issues, reasons and daily life situation of a historical area

If this passes, I thank you for allowing me this
addition + your time in reviewing this.

If it doesn't, life still keeps on going. Hopefully
you will never have neighbors like ours!

God Bless

Maria Ofelia Ramos - Villarreal

Joseph Ramos - Villarreal