

PLANNING & ZONING COMMISSION AGENDA

Wednesday, January 3, 2024, 6:00 p.m.

Regular Meeting

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

PLANNING & ZONING COMMISSION SEATING ARRANGEMENT

COMMISSION MEMBERS

Mike Klepac

Brian Coufal

Idotha Battle

Steve Zamora,

Chairman

CITY STAFF

Herlinda Solis
Administrative Assistant II

COMMISSION MEMBERS

Debbie Tiffie

Larry Garcia

Eirk Spitzer
Director of Planning
& Development Services

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

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

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

AGENDA

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

- **NEW BUSINESS –**

ITEM #1 - Public Hearing on the request from:

Michael L. Currie, applicant, requesting a Special Use Permit for Liquor Store in C2 (Retail) at BROOKS, BLOCK 8, LOT 1-10 also known as 800 West King, Suite 825, Kingsville TX 78363.

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

Michael L. Currie, applicant, requesting a Special Use Permit for Liquor Store in C2 (Retail) at BROOKS, BLOCK 8, LOT 1-10 also known as 800 West King, Suite 825, Kingsville TX 78363.

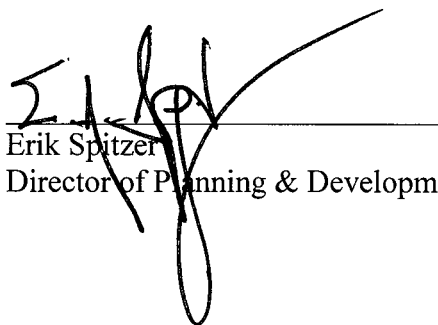
MISCELLANEOUS: Any topic may be discussed but no action may be taken at this time.

- **ADJOURNMENT**

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

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

I certify that this agenda was posted at least seventy-two (72) hours before the commencement of the Planning and Zoning Commission Meeting scheduled for Wednesday, January 3, 2024.


Erik Spitzer
Director of Planning & Development Services

Posted
@ 11:00 Am
On 12-28-23
By JSolis

PLANNING AND ZONING COMISSION
REGULAR MEETING MINUTES
September 6, 2023

Planning and Zoning Members Present

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

Citizens Present

Staff Present

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

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

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

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

Chairman opened the public Hearing at 6:00 PM

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

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

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

8. Discuss and Consider Action on the request from:

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

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

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

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

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

ITEMS 1 & 2

Planning and Development Services
410 W King
Kingsville, TX 78363
PH: 361-595-8093



MEMO

Date: December 22, 2023

To: Mark McLaughlin (City Manager)

From: Erik Spitzer (Director of Planning and Development Services)

Subject: **Michael L. Currie, applicant, requesting a Special Use Permit for Liquor Store in C2 (Retail District) at BROOKS, BLOCK 8, LOT 1-10 also known as 825 West King, Kingsville TX 78363. (Property ID 15273 also known as the 800 Block of West King, Kingsville TX 78363)**

Michael. L Currie, the applicant, approached the department requesting a Special Use Permit to open a Liquor Store. The current location is unoccupied and requires approval. The property is currently zoned C2 (Retail).

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

Thank you.

A handwritten signature in black ink, appearing to read "Erik Spitzer", with a long horizontal line extending to the right.

Erik Spitzer
Director of Planning and Development Services

CITY OF KINGSVILLE
 PLANNING AND ZONING DIVISION
 MASTER APPLICATION

SUITE 825 W. KING

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 800 W. KING SUITE 825 W. KING Nearest Intersection WANDA / W. KING

(Proposed) Subdivision Name BROOKS Lot 1-10 Block 8

Legal Description: BROOKS BLOCK 8, LOT 1-10

Existing Zoning Designation C2 Future Land Use Plan Designation LIQUOR STORE

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent MICHAEL L. CURRIE Phone 361-701-0043 FAX _____

Email Address (for project correspondence only): MLCURRIE@SBCGLOBAL.NET

Mailing Address 4718 GEMINI City CORPUS CHRISTI State TX Zip 78405

Property Owner MARIN RENTAL MGT. Phone 361-442-7101 FAX 361-452-5035

Email Address (for project correspondence only): WILLIAMPOPEYES@AOL.COM

Mailing Address 4718 GEMINI City CORPUS CHRISTI State TX Zip 78405

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

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

Please provide a basic description of the proposed project:
CONVERTING PREVIOUS RENTAL PROPERTY (TATTOO PARLOR) INTO
LIQUOR STORE

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

Applicant's Signature Michael L. Currie Date: 11.30.23
 Property Owner's Signature [Signature] Date: 11/30/23
 Accepted by: ZA. [Signature] Date: 6 DEC 2023

Kleberg CAD

Property Search > 15273 MARIN'S COMMERCIAL RENTAL MANAGEMENT LLC for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID:	15273	Legal Description:	BROOKS, BLOCK 8, LOT 1-10
Geographic ID:	106800801000192	Zoning:	C2
Type:	Real	Agent Code:	71526
Property Use Code:			
Property Use Description:			

Location

Address:	800 W KING BLK TX	Mapsco:	
Neighborhood:		Map ID:	A2
Neighborhood CD:			

Owner

Name:	MARIN'S COMMERCIAL RENTAL MANAGEMENT LLC	Owner ID:	69616
Mailing Address:	4542 BARNARD DR CORPUS CHRISTI, TX 78413	% 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: MARIN'S COMMERCIAL RENTAL MANAGEMENT LLC
 % 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: COMMERCIAL State Code: F1 Living Area: 14774.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SCT2L	EW5	1965	14774.0
CN1	CANOPY BASIC (20%)	NV		1965	66.0
CN1	CANOPY BASIC (20%)	NV		1965	1555.0
ASP	ASPHALT (100%)	NV		1965	19761.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	0.8035	35000.00	250.00	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	\$472,130	\$70,000	0	542,130	\$0	\$542,130
2021	\$445,040	\$70,000	0	515,040	\$0	\$515,040
2020	\$445,040	\$70,000	0	515,040	\$0	\$515,040
2019	\$351,900	\$70,000	0	421,900	\$0	\$421,900
2018	\$258,820	\$70,000	0	328,820	\$0	\$328,820
2017	\$258,820	\$70,000	0	328,820	\$0	\$328,820
2016	\$258,820	\$70,000	0	328,820	\$0	\$328,820
2015	\$231,400	\$70,000	0	301,400	\$0	\$301,400
2014	\$229,870	\$70,000	0	299,870	\$0	\$299,870
2013	\$229,870	\$70,000	0	299,870	\$0	\$299,870
2012	\$229,870	\$70,000	0	299,870	\$0	\$299,870
2011	\$229,870	\$70,000	0	299,870	\$0	\$299,870
2010	\$229,870	\$70,000	0	299,870	\$0	\$299,870


Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Numb
1	2/1/2022	GWD	GENERAL WARRANTY DEED	MARIN WILLIAM	MARIN'S COMMERCIAL RENTAL MANAGEMENT LLC			329242
2	10/15/2018	SPWD/VL	SPECIAL WARRANTY DEED WITH VENDORS LEIN	C T ALLEN LTD	MARIN WILLIAM			316260

3	4/24/2009	OT	Other			JOHNSON GLENDA ALLEN	CT ALLEN LTD
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Tax Due

Property Tax Information as of 12/06/2023

Amount Due if Paid on: 

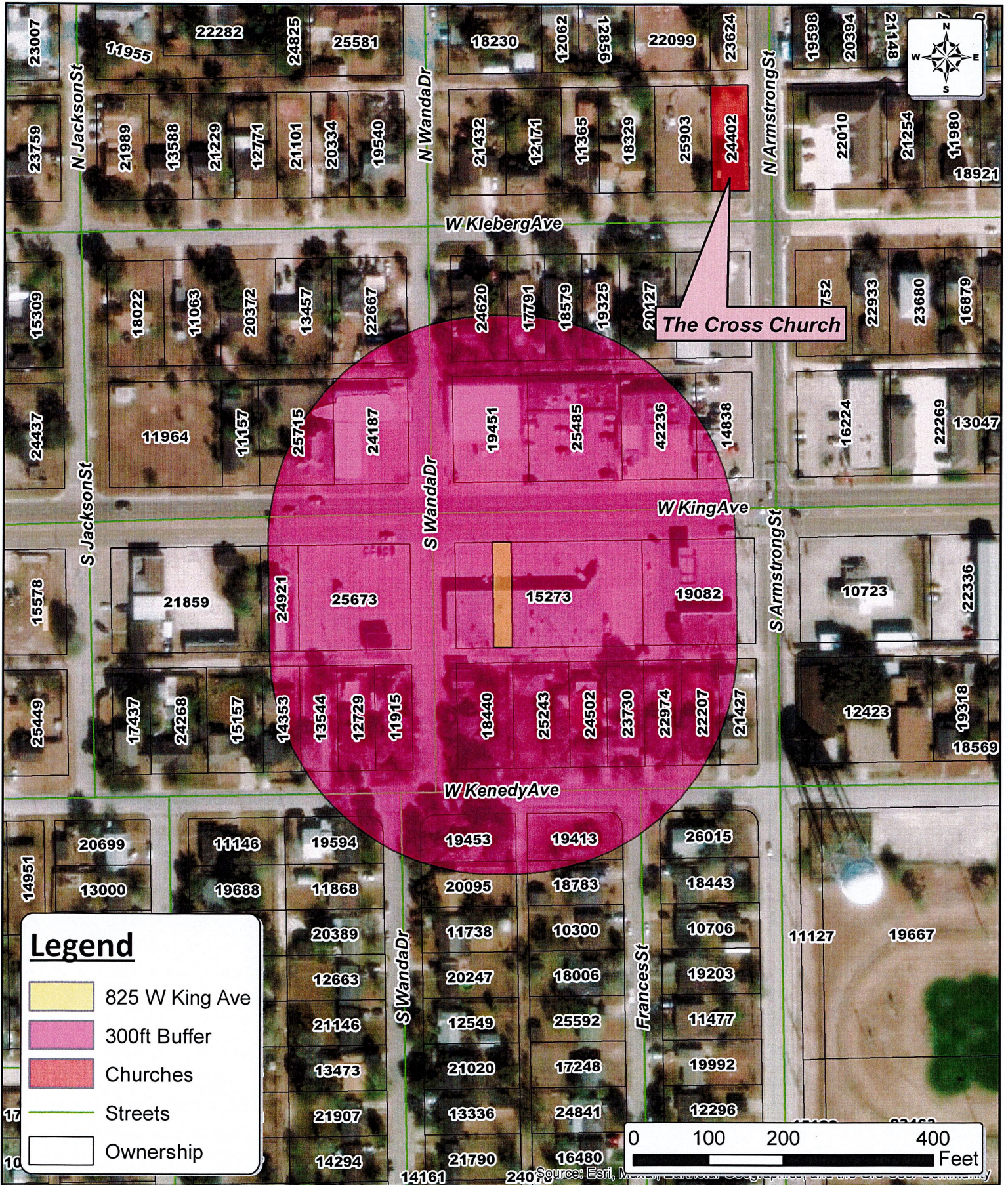
Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 595-5775

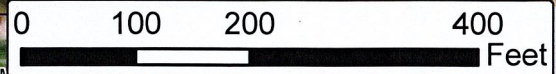
This year is not certified and ALL values will be represented with "N/A".

300ft Buffer at 825 W King Ave



Legend

- 825 W King Ave
- 300ft Buffer
- Churches
- Streets
- Ownership



Page: 2 / 2

Drawn By: G. AMAYA

Last Update: 12/6/2023

Note: Please see attached documents.

DISCLAIMER:
 THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.



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



Google

Image

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, January 03, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

Michael L. Currie, applicant, requesting a Special Use Permit for Liquor Store in C2 (Retail District) at BROOKS, BLOCK 8, LOT 1-10 also known as 825 West King, Kingsville TX 78363. (Property ID 15273 also known as the 800 Block of West King, Kingsville TX 78363)

The meeting will be held at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

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Cynthia Ann Gonzales
907 W Kleberg Ave
Kingsville, TX 78363
#22667

Celso Abundez Jr
Zolia Vita Abundez
829 W Kleberg Ave
Kingsville, TX 78363
#24620

Mary Villarreal
823 W Kleberg Ave
Kingsville, TX 78363
#17791

Ricardo G Vega
805 W Kleberg Ave
Kingsville, TX 78363
#20127

Ponciano Barrientos Jr
813 W Kleberg
Kingsville, TX 78363
#19325

Patricia Deleon Mcelhaney
821 W Kleberg
Kingsville, TX 78363
#18579

Luis Humberto Marquez
1918 John St
Kingsville, TX 78363
#14838

D & B Environmental Services Inc
810 W King
Kingsville, TX 78363
#42236

Sabala Properties LLC
816 W King
Kingsville, TX 78363
#25485

Gilberto & Olga Uresti
Family Limited Partnership
830 W King Ave
Kingsville, TX 78363
#19451

Gilberto & Olga Uresti
Family Limited Partnership
830 W King Ave
Kingsville, TX 78363
#24187

Brian C Sabala
PO Box 6033
Kingsville, TX 78364
#25715

Ellen D Young (Life Est)
Robert Walter Kuenzle Jr
7300 County Road 2347
Sinton, TX 78387
#24921

Dembski Holdings LLC
1359 Glenwood Loop
Bulverde, TX 78163
#25673

Marin's Commercial
Rental Management LLC
4542 Barnard Dr
Corpus Christi, TX 78413
#15273

Paul J Loney Jr
1004 Gibson Dr
Alice, TX 78332
#21427

Robert Villa
Etux Barbara
808 W Kenedy Ave
Kingsville, TX 78363
#22207

Aida Orozco
814 W Kenedy Ave
Kingsville, TX 78363
#22974

Raul R Soliz
Etux Patricia L
816 W Kenedy Ave
Kingsville, TX 78363
#23730

William P Rogers
818 W Kenedy Ave
Kingsville, TX 78363
#24502

Yolanda B Flores
828 W Kenedy Ave
Kingsville, TX 78363
#18440

Jose Luis De Leon
Etux Isabell L
221 S Wanda Dr
Kingsville, TX 78363
#11915

Lionel G Deleon
906 W Kenedy
Kingsville, TX 78363
#12729

Roberto Luis Quintanilla
7402 Lake Run LN
Richmond, TX 77407
#13544

Cruz C Garza III
902 E Ave C
Kingsville, TX 78363
#14353

Sylvester Lewis
Etux Gloria & Paul Lewis
803 W Kenedy Ave
Kingsville, TX 78363
#26015

Pete Mirles
Etux Juanita G De La Rosa
301 S Francis St
Kingsville, TX 78363
#19413

Jack Poland Est
Etux Clara J Poland
PO Box 1085
Kingsville, TX 78364
#19453

Marcel C Alaniz
Revoc Living Trust
Marcel C Alaniz (TR)
301 S Wanda
Kingsville, TX 78363
#19594

Ernesto Vera Jr
2804 N Armstrong St
Kingsville, TX 78363
#20095

Celeste A Morales
307 Frances St
Kingsville, TX 78363
#18783

Ali Sana LLC
4733 Tuscan Way
Corpus Christi, TX 78410
#19082

Salazar named to state board

A Kleberg County business leader recently earned a statewide workforce appointment.

Gov. Greg Abbott has appointed Manny Salazar to the Lone Star Workforce of the Future Fund Advisory Board for a term set to expire on Sept. 1, 2025. The Advisory Board was created by HB 1755 during the 88th Legislative Session to make recommendations to the Texas Workforce Commission on awarding grants from the Lone Star Workforce of the Future Fund.

Salazar is president and CEO of the Kingsville Chamber of Commerce and Greater Kingsville Economic Develop-

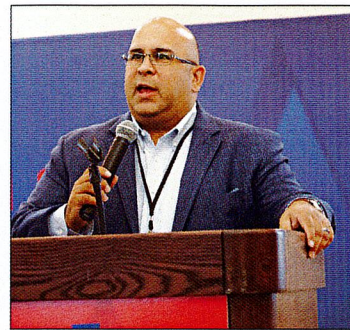
ment Council. He is a member of the USS Kingsville Commissioning Committee, Kleberg County Communities in Schools Board of Directors, Kingsville Independent School District (ISD) and Riviera ISD Career and Technical Education Advisory Boards, Frank H. Dotterweich College of Engineering Dean's Leadership Board and Centennial Committee for Texas A&M University - Kingsville, and Workforce Services of the Coastal Bend Board, where he chairs the Workforce Services Committee.

Previously, he served on the Product Development and Small Business Incu-

bator Board. Salazar received a Bachelor of Arts in Political Science from Texas A&M University - Kingsville.

"I am excited to serve on this board and thankful that Gov. Abbott appointed me for the position," said Salazar. "Creating training programs to help Texans fill job openings is not only great for the employer, it can provide the sort of job that can completely change the trajectory for a family."

The grant program will provide funds to public junior colleges, public technical schools, and nonprofit organizations to create training programs, focusing on high-demand occupations.



Manny Salazar



Alianza de Oro hold election meeting, introduce new officers

Alianza de Oro officers for 2024 and previous officers were recognized at the election meeting held Dec. 6 at the Kleberg County Human Services Center. Pictured, seated, from left are Domingo Puentes - two-year trustee, Carmen Cortez - treasurer, Mary Ann Sanchez - secretary, Ester Perez - fraternity committee, Gloria Daniels - vice-president, activities committee, Gino Castillo - previous treasurer. Standing, from left are Norma Olivares - previous secretary, Alicia Garza - one-year trustee, Gloria Soliz - three-year trustee, Alfredo "Chito" Mendieta - sergeant-at-arm, Mary McLlwin - president, Griselda Trevino - by-laws committee and Fanny Lerma - bingo committee. People over 60 and live in Kleberg or Kenedy counties may join the organization. Meetings are held at 12:30 p.m. on the first Wednesday of each month. The Alianza de Oro has more than 60 members and sponsors a monthly activity, luncheons, free bingos and a trip to the Lucky Eagle Casino in Eagle Pass. (Photo by Gloria Bigger-Cantu)



Dr. Jose Ugarte and the staff of the Ugarte Family Medical Clinic wish everyone a very

Merry Christmas

Now accepting new patients

Phone : 361-221-1087 Fax: 361-488-5030

Welcome to a friendly atmosphere where the patient's welfare is top priority.

Merry Christmas & Happy New Year

From the staff at **EmbroidMe**
Your Promotional Marketing Partner

(361) 592-4700 • 230 E. King Ave.

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PEST RUDY'S CONTROL

Did you know mice and rats can carry a variety of disease-producing germs including Salmonella and Hantavirus?

NOT CUTE

Protect your family and pets with our safe and effective pest control solutions against these and other potentially harmful household pests.

***Ask about our affordable maintenance plans for a pest-free home 365 days a year!**

• Roaches • Ants • Fleas • Ticks • Bees • Scorpions • Termites • Other Pests

816 N. 14th Street
Kingsville, TX 78363
595-RUDY