

PLANNING & ZONING COMMISSION AGENDA

Wednesday, March 6, 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

COMMISSION MEMBERS

Mike Klepac

Steve Zamora, Chairman

Debbie Tiffie

Brian Coufal

Larry Garcia

Idotha Battle

CITY STAFF

Herlinda Solis
Administrative Assistant

Erik Spitzer
Director of Planning
and 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) – February 7, 2024.**
- **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;

Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 6.88 Acre Tract of land out of a 54.53 Acre Tract. This tract comprises 2 parcels of land; (1) a 12.36 Acre Tract of land known as John Clayton and (2) a 29.83 Acre

Tract of land known as K T & I CO, Block 21, Lot PT 6. This subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) north of Trant Road, Kingsville, Texas, to be known as Somerset at Kingsville Unit 2A.

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

Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 6.88 Acre Tract of land out of a 54.53 Acre Tract. This tract comprises 2 parcels of land; (1) a 12.36 Acre Tract of land known as John Clayton and (2) a 29.83 Acre Tract of land known as K T & I CO, Block 21, Lot PT 6. This subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) north of Trant Road, Kingsville, Texas, to be known as Somerset at Kingsville Unit 2A.

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, March 6, 2024.



Erik Spitzer
Director of Planning and Development Services

Posted
@ 11:00 Am
On 03-01-24
By J. Soler

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
February 7, 2024**

Planning and Zoning Members Present

Steve Zamora
Brain Coufal
Debbie Tiffée
Rev. Idotha Battle

Citizens Present

Mr. Zaragoza
Miss. Zaragoza

Staff Present

Erik Spitzer, Planning & Development Services Director
Kwabena Agyekum, SNR Planner
Mark McLaughlin, City Manager

1. **The meeting was called to order at 6:00 p.m.**

2. **Discuss and take action on the meeting minutes of last meeting.**

Debbie Tiffée made a motion to approve the minutes from January 3, 2024, meeting as presented. Rev. Idotha Battle 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 6:03 PM

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

ITEM #1 - Public Hearing on the request from:

Applicant, Cynthia A. Tobar; Owner Alejandro Zaragoza; requesting the replat of CHAMB PL, BLOCK 5, LOT 1-32 & ½ OF W ELLA ST, also known as 400 West Nettie BLK, Kingsville, TX, 78363.

Erik Spitzer addressed the board and stated that Cynthia Tovar, the realtor who is representing the property owner Alejandro Zaragoza, approached the Department on January 9, 2024; her team worked with Kobby Agyekum on the replating process. The final draft is still being worked on, but to make things clear, this replat will be divided into 3 separate properties as the applicant has requested. The Planning Department is requesting approval for this replat.

8. Discuss and Consider Action on the request from:

ITEM #2 - Public Hearing on the request from:

Applicant, Cynthia A. Tobar; Owner Alejandro Zaragoza; requesting the replat of CHAMB PL, BLOCK 5, LOT 1-32 & ½ OF W ELLA ST, also known as 400 West Nettie BLK, Kingsville, TX, 78363

Brian Coufal stated that he was looking at the plat on page 11 and asked if this was going to be divided into 3 properties? Erik replied that on page 11 lot 16R and 17R are requesting to become one lot; the remaining lots, 1R and 32R, would remain separate as depicted on page 11, Erik also stated that it was brought to his attention this afternoon that the application/plat was misleading and there was a possibility of misinterpretation. Erik stated that the planning department will ensure that the final replat schematic will clearly show that Lot 16R and 17R will become one lot. Brian Coufal also stated that there has never been an alley there and Ella doesn't really exist and asked what the reason the 100-foot alley needed to be seen between Lot 1R and 2R. Mark McLaughlin stated yes, that there is utilities going West to East. Erik Spitzer stated that the application made it clear that this property would be separated into 3 distinct properties.

Brian Coufal made the motion to approve the request as discussed from Applicant, Cynthia A. Tobar; Owner Alejandro Zaragoza; requesting the replat of CHAMB PL, BLOCK 5, LOT 1-32 & ½ OF W ELLA ST, also known as 400 West Nettie BLK, Kingsville, TX, 78363. Debbie Tiffie seconded the motion. All in favor, none opposed.

9. Public Hearing Public Hearing on the request from:

ITEM #3- Discuss and Consider Action on the request from:

Applicant, James Maddalone; Owner MVGG Isaiah 6 Kingsville Series; requesting the Rezone from R1 (Single Family) to C2 (Retail) (of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as West Santa Gertrudis (Property ID # 18241), Kingsville, TX, 78363.

Erik Spitzer addressed the Board and stated that James Maddalone, the applicant who is developing Kings Plaza on the adjacent parcel, approached the Planning Department on January 11, 2024 requesting to rezone what is currently R1 Single Family to C2 Retail, to incorporate his plan which will have various commercial stores and restaurants in the future. The Planning Department met with James Maddalone and his team to discuss the project and is recommending approval for this item.

10. Discuss and Consider Action on the request from:

ITEM #4- Discuss and Consider Action on the request from:

Applicant, James Maddalone; Owner MVGG Isaiah 6 Kingsville Series; requesting the Rezone from R1 (Single Family) to C2 (Retail) (of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as West Santa Gertrudis (Property ID # 18241), Kingsville, TX, 78363.

Brian Coufal asked if the buffer zone should go further North. Mark McLaughlin stated that only 200 feet is required, only the front half of the entire school property would be used. Brian asked if the previous property would stay R1 and Mark said yes, until further notice from the property owner. Mark stated that he met with James Malone prior to hiring Erik and when they met, he said this school would be redeveloped as a multi-use retail project that would include restaurants, bars, sports area-like pickle ball courts, and a medical clinic like Well-Med. Currently there is not a clinic on the north side of town. Mark stated that he was concerned that this property currently being an R1 and changing to C2 because of spot zoning laws, then further researched and was glad because there are several properties in the area that are C2. The project will bring 10 new businesses to the area, and the previous properties on this agenda will probably be the student housing for Texas A&M Kingsville. Steve Zamora questioned where the parking would be, and Mark replied in front of the school and off-street parking; they are wanting to keep the historic nature of the building and will save all of the existing buildings. Erik asked the Board to look at page 21 and pointed out that there would be a coffee shop and The Kingsville Steakhouse with a drive through as an example of the design. Brian asked if any returned letters or calls were received, and Erik said none for both agenda items.

Rev. Idotha Battle made the motion to approve the request as discussed from Applicant, James Maddalone; Owner MVGG Isaiah 6 Kingsville Series; requesting the re-zone from R1 (Single Family) to C2 (Retail) (of CHAMB PL, BLOCK 6, LOT 1-32 (Flato School), also known as West Santa Gertrudis (Property ID # 18241), Kingsville, TX, 78363. Brian Coufal seconded the motion. All in favor, none opposed.

11. **Miscellaneous** – Steve Zamora asked when the construction for the Flato School will start, and Erik Spitzer stated in March when they will obtain permits. Mark McLaughlin stated that the building’s roof has no leaks, and they have a pretty good plan for the development. Debbie Tiffie asked if the property was purchased from the school district and Mark responded “no, the land was owned by Alejandro Zaragoza who owns El Tapatio and Youngs Pizza.”
12. **Adjournment** - Meeting adjourned at 6:18 PM

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



MEMO

Date: February 26th, 2024

To: Mark McLaughlin (City Manager)

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

Subject: **Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 6.88 acre tract of land out of a 54.53 acre tract. This tract comprises 2 parcels of land; (1) a 12.36 acre tract of land known as John Clayton and (2) a 29.83 acre tract of land known as K T & I CO, Block 21, Lot PT 6. This subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) north of Trant Road, Kingsville, Texas, to be known as Somerset at Kingsville Unit 2A.**

Urban Engineering, the applicant, approached the Planning and Development Services department on February 14th, 2024, requesting the approval of the final plat of a 6.88 acre tract of land out of a 54.53 acre tract. This tract comprises 2 parcels of land; (1) a 12.36 acre tract of land known as John Clayton and (2) a 29.83 acre tract of land known as K T & I CO, Block 21, Lot PT 6. This subdivision, also known as West side of F.M. 1717 (South Brahma Blvd.) north of Trant Road, Kingsville, Texas, to be known as "Somerset at Kingsville Unit 2A."

The department has reviewed the application and is recommending approval.

Erik Spitzer
Erik Spitzer
Director of Planning and Development Services

ITEMS 1 & 2

CITY OF KINGSVILLE
 PLANNING AND ZONING DIVISION
 MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address West side of F.M. 1717, North of Trant Road Nearest Intersection Trant Road and F.M. 1717

(Proposed) Subdivision Name Somerset at Kingsville Unit 2A Lot 6-88 Block _____

Legal Description: being a final plat of a 6.73 Acre Tract of Land, out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas.

Existing Zoning Designation R1 Future Land Use Plan Designation Residential Subdivision

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Urban Engineering Phone 361-854-3101 FAX _____

Email Address (for project correspondence only): xgalvan@urbaneng.com

Mailing Address 2725 Swantner City Corpus Christi State TX Zip 78414

Property Owner Somerset Land Company, LLC Phone 361-815-3528 FAX _____

Email Address (for project correspondence only): wileymcilwain@aol.com

Mailing Address 824 Earl Garrett Street City Kerrville State Texas Zip 78028

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

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

Please provide a basic description of the proposed project:

a final plat of a single park/drainage lot and extension of Somerset Boulevard

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 Wiley McIlwain Date: 2-14-24
 Property Owner's Signature Wiley McIlwain Date: 2-14-24
 Accepted by: Erik A. Spitzer Date: 15 Feb 2024

Kleberg CAD

Property Search > 50188 SOMERSET LAND COMPANY LLC for Tax Year: 2024 - Values not available
 Year 2024

Property

Account

Property ID: 50188 Legal Description: K T & I CO, BLOCK 21, LOT PT 6, ACRES 29.83
 Geographic ID: 290002106005192 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: Mapsco:
 Neighborhood: Map ID: A3
 Neighborhood CD:

Owner

Name: SOMERSET LAND COMPANY LLC Owner ID: 71440
 Mailing Address: 824 EARL GARRETT ST % Ownership: 100.0000000000%
 KERRVILLE, TX 78028
 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: SOMERSET LAND COMPANY 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

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NATP3	NATIVE PASTURE	29.8300	1299394.80	0.00	0.00	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

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/26/2022	WDVL	WARRANTY DEED W/VENDOR'S LEIN	YAKLIN EDDIE	SOMERSET LAND COMPANY LLC			331247

Tax Due

Property Tax Information as of 02/12/2024

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.

Questions Please Call (361) 595-5775

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

Kleberg CAD

Property Search > 13811 SOMERSET LAND COMPANY LLC for Tax Year: 2024 - Values not available
 Year 2024

Property

Account

Property ID: 13811 Legal Description: JOHN CLAYTON, ACRES 12.36
 Geographic ID: 137100001000192 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: Mapsco:
 Neighborhood: Map ID: A3
 Neighborhood CD:

Owner

Name: SOMERSET LAND COMPANY LLC Owner ID: 71440
 Mailing Address: 824 EARL GARRETT ST % Ownership: 100.0000000000%
 KERRVILLE, TX 78028
 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: SOMERSET LAND COMPANY 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

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IMPR3	IMPROVED PASTURE	12.3600	522720.00	0.00	0.00	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	\$0	\$39,550	980	980	\$0	\$980
2021	\$0	\$39,550	1,350	1,350	\$0	\$1,350
2020	\$0	\$39,550	1,200	1,200	\$0	\$1,200
2019	\$0	\$39,550	1,430	1,430	\$0	\$1,430
2018	\$0	\$39,550	1,520	1,520	\$0	\$1,520
2017	\$0	\$39,550	1,430	1,430	\$0	\$1,430
2016	\$0	\$39,550	1,320	1,320	\$0	\$1,320
2015	\$0	\$39,550	1,240	1,240	\$0	\$1,240
2014	\$0	\$39,550	1,170	1,170	\$0	\$1,170
2013	\$0	\$39,550	1,090	1,090	\$0	\$1,090
2012	\$0	\$39,550	1,410	1,410	\$0	\$1,410
2011	\$0	\$39,550	1,380	1,380	\$0	\$1,380
2010	\$0	\$39,550	1,660	1,660	\$0	\$1,660

Questions Please Call (361) 595-5775

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

W & M Allen Holdings LLC
621 General Cavazos Blvd
Kingsville, TX 78363
#16571

Somerset Land Company LLC
824 Earl Garrett St
Kerrville, TX 78028
#20148

Thomas Best
PO Box 1167
Kingsville, TX 78364
#12457

Mathew Luera
615 E Trant RD
Kingsville, TX 78363
#26030

Ernest Edwin Filla Jr
625 E Trant RD
Kingsville, TX 78363
#16168

Kingsville Two Family Housing LTD
Eastern Kingsville LLC &
Western Kingsville LTD
PO Box 4900
Scottsdale, AZ 85261
#30948

T & R Trust
Rebecca S Trant (Trustee)
820 S 18th St
Kingsville, TX 78363
#19114

3130 South Brahma BLVD LLC
ATTN: Brian Reynolds
1422 Clarkview RD
Baltimore, MA 21209
#29784

Paul M West
489 N County Road 1050
Kingsville, TX 78363
#10621

King Bordeaux Investors LTD
Tarantino Properties Inc
7887 San Felipe ST
Houston, TX 77063
#22212

Rockstar Apple Creek Kingsville
720 N Post Oak RD STE 650
Houston TX 77024
#12986

Hubert Goldia B Marital Trust
Goldia & Laverne Hubert
870 E FM 772
Riviera, TX 78379
#10862

Tangelia Templeton
3103 S Brahma BLVD
Kingsville, TX 78363
#14661

Richard Castro
3111 S Brahma BLVD
Kingsville, TX 78363
#22270

Eddie Yaklin
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Seguin, TX 78155
#20946

Stacy Boss
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Kingsville, TX 78363
#21504

James Glusing
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Kingsville, TX 78363
#13048

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Kingsville, TX 78363
#18747

Ruben A Pena
Etux Martha V
3411 S Brahma BLVD
Kingsville, TX 78363
#10263

Ronnie Mendez
Etux Cynthia Ann
924 E Trant RD
Kingsville, TX 78363
#17965

Melinda Venecia
910 E Trant RD
Kingsville, TX 78363
#25553

Allen Randolph Ware
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Riviera, TX 78379
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#24032

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#15707

Virginia K Zimmer
Peggie J Zimmer (WROS)
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#14917

Jose A Ahumada
Etux Yadira
715 E Trant RD
Kingsville, TX 78363
#10500

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Etux Norma J
704 E Trant RD
Kingsville, TX 78363
#23276

COPY

Bond CONTINUED FROM PAGE 1

grade levels. Drop-out rates were also much lower than the state and region. As a result of ongoing litigation, the accountability rating was not assigned to the school districts in the State of Texas; however, we are confident that Bishop CISD would have been assigned another stellar rating," Hernandez said.

The board approved all of the consent items and discussed and approved a change to the method of voting during school board elections.

From now on the candidate with the highest number of votes will fill the position and will no longer be required to have the majority vote. It was noted that the reason for this is to avoid run-off elections that cost more than the initial election.

Additional school business days were approved for students during the 2023-24 school year who may go deep into the playoff games. The tuition rate for the 2024-25 school year will remain at zero.

A two-year contract was granted to Driscoll ISD allowing their students to attend Bishop High School during the 2024-25 and 2025-26 school year. A contract was also granted to Ricardo ISD allowing their students to attend Bishop High School for the 2024-25 school year.


A resolution was passed to excuse employee's absences due to the bad weather on Jan 15 and 16. Bishop CISD students will make up one full day of class from the bad weather on March 22. The day had originally been scheduled to be a professional development day for teachers.

KINGSVILLE BIBLE STUDY

EVERY TUESDAY 7-8 PM

HOLIDAY INN
2400 S. HWY 77
KINGSVILLE, TX 78363

FOR ADDITIONAL INFORMATION
CALL 361-444-2313
OR
SCAN THIS QR CODE →



FOR SALE • FOR SALE • FOR SALE • FOR SALE

Two black Maren Arabian horses, registered. For sale at \$1,500 each.
Contact (361) 779-3555.

?? TRIVIA ??

HOW SMART ARE YOU?

- Think you know something about everything?
- What do you know about our area?

Play Kingsville Trivia brought to you by Harrel's Pharmacy!

Questions:

1. What is the name of the large river that flows through London?
2. Where would you find "The Valley of the Kings"?
3. What is the universal blood type?
4. What is the most common eye color in humans?
5. What is the cause of a tsunami?
6. Seismology is the study of what?
7. How long is an eon?
8. The ancient Romans boiled vinegar and what else together to make their version on an energy drink?
9. What were the first hockey pucks made out of?
10. Native to the Caribbean, what kind of animal is a mountain chicken?

(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 cats!

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

TRIVIA ANSWERS

Feb. 15, 2024 issue

1. A Turkey	6. Dr. Pepper
2. Tennis	7. Saffron
3. Brazil	8. Ketchup
4. 3	9. Cheese

County CONTINUED FROM PAGE 1

and running.

Commissioners also approved a pair of Transportation Alternatives Set Aside (TASA) projects for Riviera and Ricardo schools for sidewalk projects. The county's match for Riviera is \$9,134, while the county's match for Ricardo is \$7,145.

"These two will be excellent projects for these schools," Madrid said.

The judge added that with "new leadership" at Kingsville ISD in Dr. Cissy Reynolds-Perez, "a couple of additional safety projects" could also be in the works in the future for KISD.

The projects at Riviera and Ricardo are expected to feature sidewalks with lighting and benches, allowing residents to enjoy walking paths after school hours for exercise.

Commissioners also approved a donation of \$2,500 to 81 Heroes, honoring fallen Kingsville Police Officer Sherman Benys, Jr., to come from ARPA funds, and also accepted a Lone Star grant to fund a Crime/Intel analyst position with the Kleberg County Sheriff's Dept.

An agenda item to discuss property in Kingsville located at 1019 Lantana was tabled,

after commissioners agreed to enlist Al Higginbotham to look into the deeds and other paperwork associated with the triangle-shaped piece of land that an adjacent landowner would like to possess.

"Let's get Al involved," Madrid said. "He's an expert."

Commissioners Marcus Salinas and Jerry Martinez agreed to temporarily transfer one full-time staff position from Martinez' precinct to Salinas.

Madrid said the employee wants to transfer to Pct. 4, and will do so "under the condition" that the employee can remain under Pct. 4 until Martinez needs the position returned.

"The guy is a mechanic and we sure do need a mechanic over there," Madrid said.

Salinas praised the work the employee completed at Dick Kleberg Park recently to "clean up mesquite trees that were a huge eyesore."

"He's an ace," Salinas said.

Madrid added a word of thanks to commissioners for their help at the JK Northway facility's parking lot.

"Once we do our part, the city will come backtop it," Madrid said.

The judge added additional thanks to all volunteers and workers with the Kleberg Kenedy Junior Livestock Show, adding that several truckloads of dirt were brought in for the event.

Madrid said the county was looking into a future project at the JK Northway to add a fenced in area for carnivals and other events, so that promoters can have a central area to check in ticketed customers.

He added that the VIP section of the JK will be "done by April" and that a ribbon-cutting event would be held.

"It will be phenomenal," he said.

PUBLIC HEARING NOTICE

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

Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 6.88 Acre Tract of land out of a 54.53 Acre Tract. This tract comprises 2 parcels of land; (1) a 12.36 Acre Tract of land known as John Clayton and (2) a 29.83 Acre Tract of land known as K T & I CO, Block 21, Lot PT 6. This subdivision, also known as West side of E.M. 1717 (South Brahma Blvd.) north of Trant Road, Kingsville, Texas, to be known as Somerset at Kingsville Unit 2A.

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

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, March 11, 2024, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard:

Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of 6.88 Acre Tract of land out of 54.53 Acre Tract. This tract comprises 2 parcels of land; (1) a 12.36 Acre Tract of land known as John Clayton and (2) a 29.83 Acre Tract of land known as K T & I CO, Block 21, Lot PT 6. This subdivision, also known as West side of E.M. 1717 (South Brahma Blvd.) north of Trant Road, Kingsville, Texas, to be known as Somerset at Kingsville Unit 2A.

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

SECURE THE BORDER

KEEP OUR FAMILIES SAFE

FIGHT DRUG, WEAPONS & HUMAN TRAFFICKING

INCREASE TRANSPARENCY IN OUR LOCAL GOVERNMENT

REACH OUT TO THE COMMUNITY



ENDORSED BY



REPUBLICAN REPUBLICAN OF TEXAS

RE-ELECT REPUBLICAN

KIRA TALIP SANCHEZ

KLEBERG COUNTY ATTORNEY

ENDORSED BY



PROTECT AND SERVE TEXAS PAC