

**AMENDED
PLANNING & ZONING COMMISSION AGENDA**

Wednesday, May 15, 2024, 6:00 PM

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) – March 6, 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:

Ernesto Perez, applicant; J. Filiberto Garcia, LLC, Owner; requesting a replat of: 1 acre out of 36.726 acres of K T & I CO, BLOCK 5, LOT PT 11, also known as East Corral, Kingsville, Texas. (Property ID 19868).

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

Ernesto Perez, applicant; J. Filiberto Garcia, LLC, Owner; requesting a replat of: 1 acre out of 36.726 acres of K T & I CO, BLOCK 5, LOT PT 11, also known as East Corral, Kingsville, Texas. (Property ID 19868).

ITEM #3 - Public Hearing on the request from:

Gabby McGinnis, applicant; South Texas Stash, LLC, owner; requesting a Special Use Permit for a Take 5 Oil Change Store in C2 (Retail) at ERARD EST #3, LOT 1, (VERIZON) also known as 1401 General Cavazos BLVD, Kingsville, TX. (Property ID 33088)

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

Gabby McGinnis, applicant; South Texas Stash, LLC, owner; requesting a Special Use Permit for a Take 5 Oil Change Store in C2 (Retail) at ERARD EST #3, LOT 1, (VERIZON) also known as 1401 General Cavazos BLVD, Kingsville, TX. (Property ID 33088)

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, May 15, 2024.

Erik A. Spitzer
Erik Spitzer
Director of Planning and Development Services

Posted
@ 5:25 PM
On 5-10-24
By H Solis

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
March 6, 2024**

Planning and Zoning Members Present

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

Citizens Present

Amando Guerra
Wiley Mcilwain
Sushanta Shrestha
David C Laurel

Staff Present

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

1. **The meeting was called to order at 6:02 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 February 7, 2024, 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 6:02 PM

7. **Public Hearing 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.

Erik Spitzer addressed the board, giving them a quick recap of previous events that occurred last summer: on July 5, 2023, the PNZ Board held a meeting in which Item #5 (involving Urban Engineering and the Somerset Land Company) was approved. This item involved the request for the approval of a plat named, "Preliminary Plat of Somerset at Kingsville," consisting of 73.56 acres; the preliminary plat was available for viewing at the meeting tonight; also on July 5, 2023, the board approved a final plat named, "Somerset at Kingsville Unit 1." The handout given to the board members depicts the request for the final plat of Unit 2A, in relation to the final plat of Unit 1; tonight, we will discuss a request for a final plat of "Somerset at Kingsville Unit 2A." As you refer to the handout, you will notice 2 color-coded parcels of land that refer to parts of two different parcels of land. Of note, "Somerset at Kingsville" will reside on 54.53 acres of the original preliminary plat of 73.56 acres; Mr. McIlwain currently resides on the remaining 19.03 acres (73.56 acres – 54.53 acres), with the ability to add new commercial property in the future. The final plat being requested for approval tonight falls within the 54.53 acres, known as "Somerset at Kingsville." Do not confuse parts of the 2 parcels of land depicted on the final plat for Unit 2A (or mentioned within the public notice) with respect to the total acreage...those refer to existing parcels of land, one from property owner John Clayton and the other from the Old Kingsville Town & Improvements Company. Tonight, we are considering a total 6.88-acre tract of land, that is going to include a drainage easement, future detention pond, and some mailboxes, with accompanied parking on 5.78 acres, plus a future roadway on 1.10 acres. Erik reminded the board that legally, when Urban Engineering submitted the request for this final plat to be called, "Somerset of Kingsville Unit 2A," they needed to refer to the older portions so that you would be aware that only a portion of that 12.36-acre tract from John Clayton is depicted on this final plat as well as only a portion of the original 12.35-acre tract from Kingsville Town and Improvement Company. You will never see the numbers on this final plat add up; the final plat is being referred to as "Unit 2A" since no homes will be residing on it and "Unit 2" will be at some point potentially the next phase of homes to be developed; this request only addresses the roadway and the detention pond. Erik also stated that the request was submitted on February 14, 2024, and 32 notice letters were sent to residents located within the 200-foot buffer as required. The city received feedback from 3 neighbors: in the first phone call, the person asked if this project would include repairs to existing Trant Road; we responded that it was not included; the 2nd phone call was a person asking if the development would require each home to have privacy fencing; we responded that it was too early to determine if such fencing would be required; the third person emailed the planning department asking about drainage concerns; once he viewed the diagrams on the agenda packet which depicted the parcels of land that we are talking about tonight, he withdrew his concerns and his request to be here in person tonight.

Chairman opened the Action item at 6:13 PM.

8. Discuss and Consider Action on the request from:

ITEM #2 - 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 parts of 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.

Brian Coufal stated for the record that he was not in attendance on July 5, 2023, and had a question, on the paper that was given there is blue and red, the red is a road? Erik responded yes, it will be a road; Brian asked if it would run east that will connect to the other road and ultimately go out on Phase 1? Mark McLaughlin (City of Kingsville City Manager) responded that it would go to Brook Run. Brian asked if it went anywhere to the West? Mark responded that it would end at Tom Best's land. Brian asked if the blue area is going to be retention, parking lot and mailboxes and on the south side of that what will actually butt up to those neighbors the retention pond portion or the mailbox portion? Erik explained as depicted on the plat it was his understanding that where the top of the blue portion is adjacent to the red road in that area from that road there will be an area for mail boxes for the residents as well as a small parking area, so as depicted it would be in the northern section of that 5.78 acres; the remaining will be comprised of green space and within that will be the detention pond. Erik stated that he understands that there have been concerns with the drainage in the area and that the developer has assured us that it will not create more drainage issues. Brian stated that this answered his questions. Steve Zamora asked if there was a parcel of land beyond to the west of the road or not? Mark stated that that would be Somerset Boulevard; Steve asked what road would lead up to General Cavazos and Mark responded that would be in the next phase. Erik stated that Preliminary plat that was approved in July shows Somerset Boulevard ends, and the intent of the Developer is to construct a road going north which they have tentatively named "Maverick Road," and it will go around that parcel of land that Mr. McIlwain resides on and will go further to the west around that property and connect on General Cavazos. Mr. McIlwain stated that on General Cavazos there is a group of storage buildings...next to that there is an 80-foot strip that would become the entrance and that next to the apartments on Brahma Boulevard there is a steel gate that would also become an entrance. Mark stated that there would be no entrances on Trant Road. Mark stated that Trant Road would only be used as a utility easement. Mike Klepac asked if the Brahma Boulevard road would be widening and Mark responded that that project has not been bid out, and Brahma Boulevard would get a new 10 by 10 or 10 by 6 culvert and that two and a half times larger than what we currently have; they will have to dig all that up and flatten it all out and at that time we will widen Brahma Boulevard. Mark stated that this is a major project, and the city has ICE Engineering working on the project.

Debbie Tiffe made the motion to approve; 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 parts of 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. Brian Coufal second the motion; all in favor, none opposed.

9. **Miscellaneous** – Mark addressed the Board and let them know that he meets weekly with Erik Spitzer the Planning Director and Manny Salazar the Economic Director due to so much new interest in the City of Kingsville. Mark also let the Board know that they would probably see a lot more agendas in the near future. There are several companies talking to Manny with interest in Kingsville. There has also been a lot of interest for development on the interstate but we have to be very careful because everything east of the interstate is in the Accident Potential Zone because of the base and we are really working hard with the developers on what can they can and can not do on the APZ. Mark also let the Board know that the activity happening on Kleberg and 6th & 7th Street is called Oxcon it's a street improvement project.
10. **Adjournment** - Meeting adjourned at 6:26 PM

ITEMS 1 & 2

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



MEMO

Date: May 1st, 2024

To: Mark McLaughlin (City Manager)

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

Subject: **Ernesto Perez, applicant; J. Filiberto Garcia, LLC, owner; requesting a replat of: 1 acre out of 36.726 acres of K T & I CO, BLOCK 5, LOT PT 11, also known as the 2700 Block of East Corral, Kingsville, Texas. (Property ID 19868).**

Ernesto Perez, applicant, approached the department on March 21st, 2024, requesting the replat of 1 acre out of 36.726 acres of K T & I CO, BLOCK 5, LOT PT 11, also known as the 2700 Block of East Corral, Kingsville, Texas 78363. (Property ID 19868).

The department has reviewed the application and is recommending approval.

Erik Spitzer
Director of Planning and Development Services

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address Property ID 19868 Nearest Intersection Hwy 77 & Corral

(Proposed) Subdivision Name _____ Lot _____ Block _____

Legal Description: KT & I Co, Block 5, Lot PT 8-PT 11, Acres 36.726

Existing Zoning Designation AG-Agricultural Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Ernesto Perez Phone 361-246-0904 FAX _____

Email Address (for project correspondence only): kingsvilleperez@gmail.com

Mailing Address 1503 E Fordyce City Kingsville State TX Zip 78363

Property Owner J. Filiberto Garcia LLC Phone 361-592-3313 FAX _____

Email Address (for project correspondence only): _____

Mailing Address _____ City _____ State _____ Zip _____

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

Please provide a basic description of the proposed project:

Buying 1 acre of 36.726 from Cathy Longoria.
For future use.

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 Ernesto Perez Date: 3-21-24
Property Owner's Signature Ernesto Perez Date: 3-21-24
Accepted by: ERIK SPITZER Date: 25 MAR 2024

Kleberg CAD

Property Search > 19868 J FILIBERTO GARCIA LLC for Year
2024

Tax Year: 2024 - Values not available

Property

Account

Property ID: 19868 Legal Description: K T & I CO, BLOCK 5, LOT PT 8 - PT 11, ACRES 36.726

Geographic ID: 290000508203192 Zoning:

Type: Real Agent Code:

Property Use Code:

Property Use Description:

Location

Address: Mapsco:

Neighborhood: Map ID: B1

Neighborhood CD:

Owner

Name: J FILIBERTO GARCIA LLC Owner ID: 70045

Mailing Address: 1632 E SANTA GERTRUDIS ST % Ownership: 100.0000000000%

KINGSVILLE, TX 78363

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
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: J FILIBERTO GARCIA 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: MISC IMPROVEMENT State Code: E3 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BLD	BUILDING	SP		2011	1458.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	DLCP1	DRY LAND CROP LAND	24.1560	1052235.36	0.00	0.00	N/A	N/A
2	DLCP3	DRY LAND CROP LAND	5.1800	225640.80	0.00	0.00	N/A	N/A
3	E0	E0	7.3900	321908.40	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	\$111,830	10,790	33,290	\$0	\$33,290
2021	\$0	\$125,400	12,450	45,990	\$0	\$45,990
2020	\$0	\$125,400	12,430	45,970	\$0	\$45,970
2019	\$0	\$125,400	12,090	45,630	\$0	\$45,630
2018	\$0	\$88,780	12,140	35,890	\$0	\$35,890
2017	\$0	\$88,780	12,180	35,930	\$0	\$35,930
2016	\$0	\$76,080	10,950	31,300	\$0	\$31,300
2015	\$0	\$76,080	10,980	31,330	\$0	\$31,330
2014	\$0	\$95,720	11,460	37,060	\$0	\$37,060
2013	\$0	\$88,830	11,690	35,450	\$0	\$35,450
2012	\$0	\$75,780	16,250	16,250	\$0	\$16,250
2011	\$0	\$65,550	15,330	15,330	\$0	\$15,330
2010	\$0	\$61,830	16,130	16,130	\$0	\$16,130

Questions Please Call (361) 595-5775

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

To whom it may concern:

March 25, 2024

Ernesto Perez is in the process of buying a 1-acre plot located on East Corral Street, Property ID # 19868, Kingsville, TX, 78363. Mr. Perez is having the acre re-platted and separated from the 36.726 acres. Mr. Perez has my permission to apply for the request from the Planning Zoning Board.

Sincerely,

Katheryn G. Longoria



J. Filiberto Garcia LLC Manager



174± AC. DOC. NO. 328357

5.14± AC
Doc. 323850

5.00± AC
V. 419 p 799

EAST CORRAL AVENUE

100'

172.25

18'±

119'±

103'±

91'±

FL 8
252.9

FL 7

4.214±

21± AC
V. 335,

5

Kingsville, Texas

Google Street View

Mar 2022

See more dates

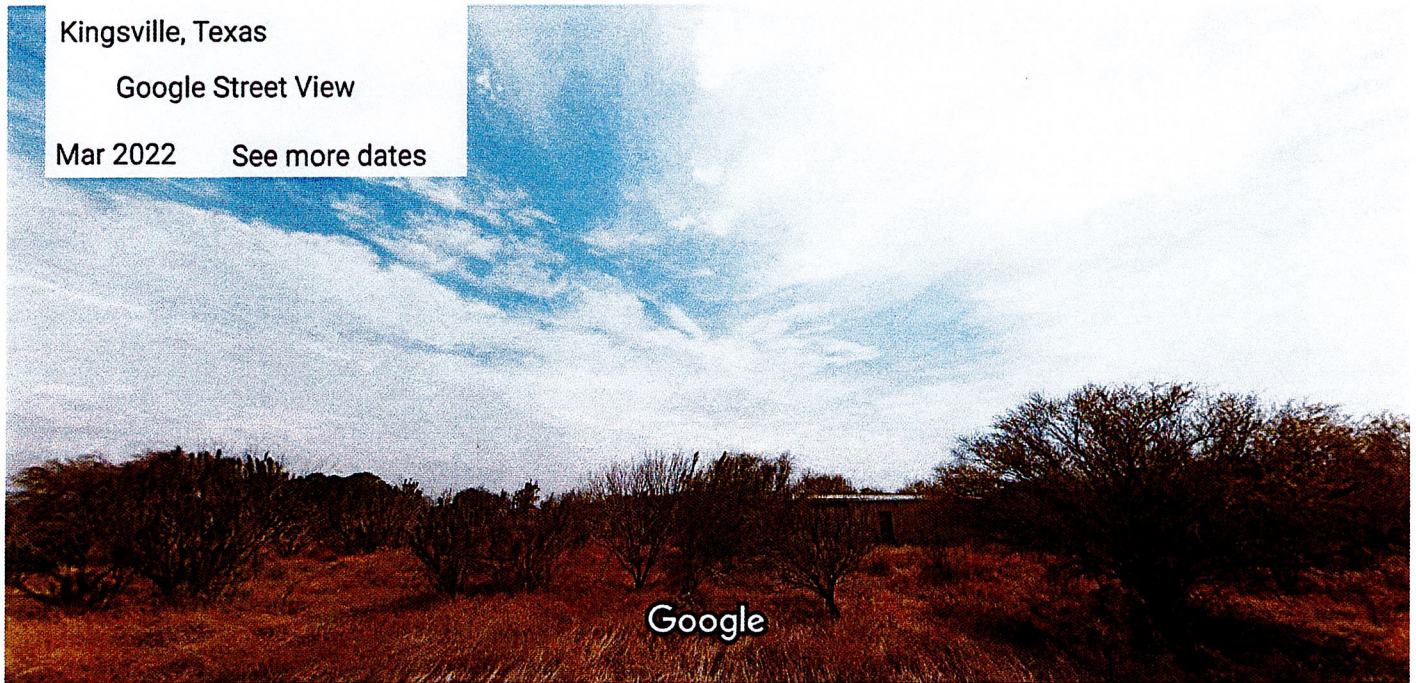


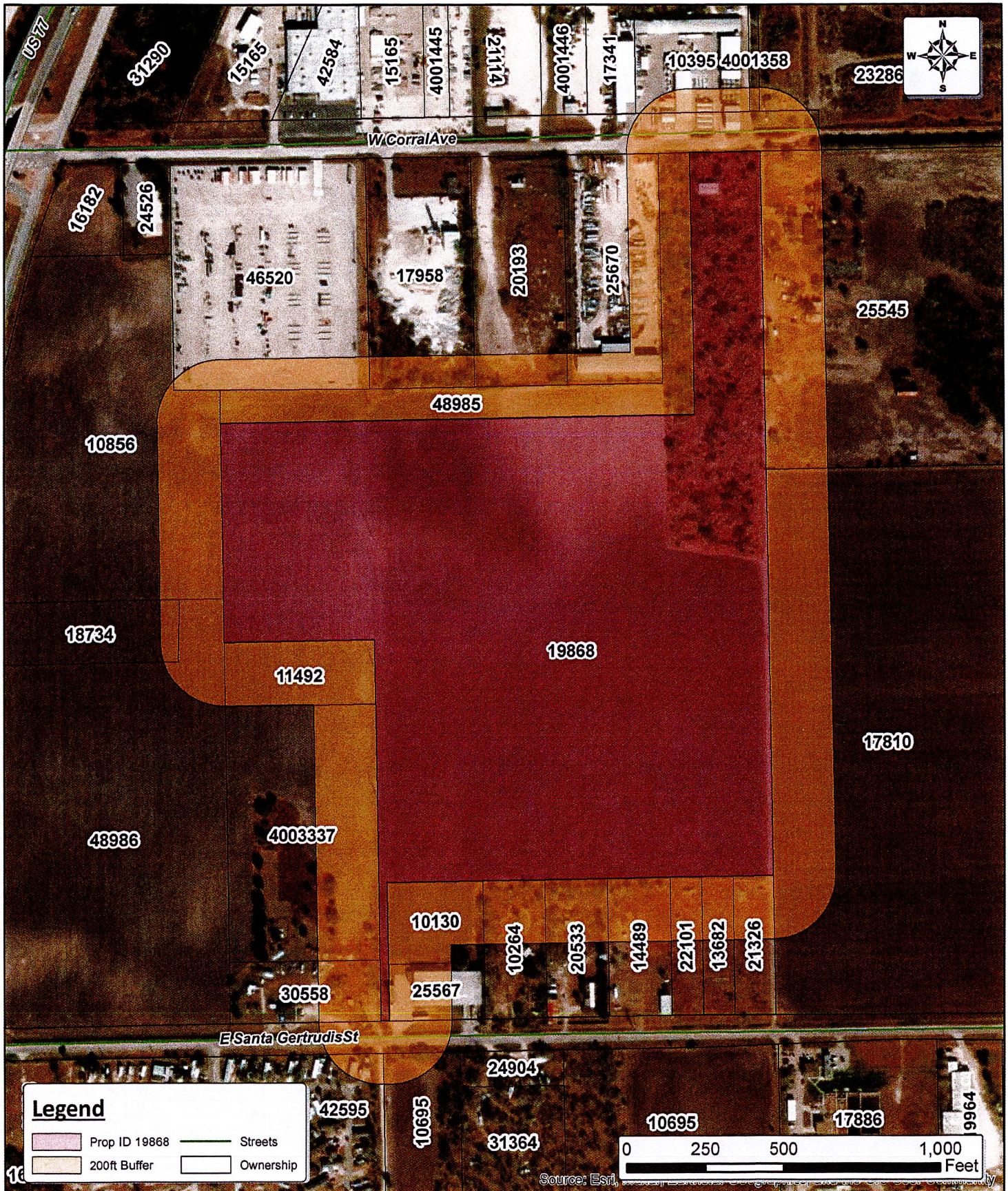
Image capture: Mar 2022 © 2024 Google







200ft Buffer at Prop ID: 19868



Page: 1 / 1	Drawn By: G. AMAYA	<p>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.</p>	<p>CITY OF KINGSVILLE ENGINEERING DEPARTMENT 400 W King Ave; Kingsville, TX 78363 Office: (361) 595-8007 Fax: (361) 595-8064</p>
	Last Update: 4/3/2024		
	Note: Ownership is labeled with its Prop ID.		

AEP Texas INC 1 Riverside Plaza 16 TH Floor Columbus, OH 43215 #46520	Rolando O De La Rosa Etux Rosario G 2520 E Santa Gertrudis Ave Kingsville, TX 78363 #30558	Kingsville Area Ind Development Foundation PO Box 1030 Kingsville, TX 78364 #25567
Ingram Readymix NO 18 LLC 3580 FM 482 New Braunfels, TX 78132 #17958	J Filiberto Garcia LLC 1632 E Santa Gertrudis ST Kingsville, TX 78363 #11492	Camarillo Family Trust Pedro & Esther V Camarillo 11023 Cleveland Ave Riverside, CA 92503 #10695
Yolanda Salazar 1325 E Huisache Ave Kingsville, TX 78363 #20193	T A Kingsville LLC 500 I-45 N Huntsville, TX 77320 #18734	ICC Gulf Coast Mobile I LP 9901 Brodie Lane Suite 160-406 Austin, TX 78748 #42595
Integrity Energy International LLC PO Box 5342 Kingsville, TX 78364 #25670	Saul Figueroa Jr 30668 FM 1575 Los Fresno, TX 78566 #21326	J Filiberto Garcia LLC 1632 E Santa Gertrudis ST Kingsville, TX 78363 #400337
T A Kingsville LLC 500 I-45 N Huntsville, TX 77320 #48985	Saul Figueroa Jr 30668 FM 1575 Los Fresno, TX 78566 #13682	T A Kingsville LLC 500 I-45 N Huntsville, TX 77320 #48986
Integrity Energy International LLC PO Box 5342 Kingsville, TX 78364 #10395	Saul Figueroa Jr 30668 FM 1575 Los Fresno, TX 78566 #22101	Travel Plaza Kingsville LLC 500 I45 North Huntsville, TX 77320 #10856
Kleberg County Trustee PO Box 1457 Kingsville, TX 78364 #4001358	Astro Industrial Sandblasting & Painting 1626 Annette St Kingsville, TX 78363 #14489	
Ernesto Vera Jr 2804 N Armstrong St Kingsville, TX 78363 #23286	Rogelio G Martinez 2800 E Santa Gertrudis St Kingsville, TX 78363 #20533	
Thomas D Smith ETUX Angela L 2901 E Corral Ave Kingsville, TX 78363 #25545	Lucio Flores 1416 E Alice Kingsville, TX 78363 #10264	
Glenn Yaklin 600 E FM 628 Riviera, TX 78379 #17810	Kingsville Area Ind Development Foundation PO Box 1030 Kingsville, TX 78364 #10130	

Riviera ISD celebrates military families

Designated as 'Purple Star Campus'

By Ted Figueroa
Reporter

Riviera Independent School District celebrated military families during the month of April. All three campuses in Riviera are "Purple Star Campuses."

According to The Texas Education Association, the Purple Star Campus Designation recognizes Texas schools that show their support and commitment to meeting the unique needs of military-connected students and their families.

A total of 10.9 % of the students in Riviera ISD are military kids.

During each Friday in April, students wore purple shirts in honor of the military families and heard announcements in the mornings that shared facts about military children.

On April 29, the district held an afternoon dessert event with the military families. Fourth graders who are studying civic duty created purple streamers and pins to place around the school.

During the monthly school board meeting, military students addressed the board with prepared comments. Madison Thierry, a sixth grader whose father repairs planes in the Navy, said the following.



Riviera military students Chris Pena, Madison Thierry and Nadia Larosa stand in front of purple streamers that were placed around the school to celebrate military families. (Photo by Ted Figueroa)

"Military children face unique challenges due to frequent relocations when parents are deployed or reassigned. I have attended at least six or seven different schools. We

all adapting to where we are. We are expected to be independent young adults. I am grateful for the opportunity of being in a small school and community where people accept me for who I am. My father's absence has been made easier as he has just returned. Thank you for allowing me to attend Riviera ISD," Thierry said.

Christopher Pena, a sixth grader in Riviera and whose father is a Gunner Sergeant in the Marines, also addressed the school board.

"The life of a military child is hard because of the disadvantages it comes with. One of them is not seeing your parents for a long time. My dad has had to miss a lot of important times in my life, like my birthday, music performances, sports events, and me growing up. I have missed out on activities like fishing and hunting and I don't know as much handy work as my dad has not been here. Moving every two or three years doesn't allow for many friends. Moving to Riviera has allowed me to make the most friends I have ever had. I am grateful that my dad is in the military because of the things he has done for our country making it a better place. Thank you for welcoming me to Riviera ISD," Pena said.

The Purple Star Campus

Designation was created by the 86th Texas Legislature through SB 1557 and became effective on April 9, 2020.

Each fall, TEA awards the Purple Star Campus designation to campuses that apply and meet the established criteria.

Campuses selected receive a Purple Star recognition to display on campus or on the school website.

The criteria that schools must meet in order to receive the designation are that they support military connected students and their families, and offer professional development opportunities for staff members on issues related to military connected-students, as well as create and maintain an easily accessible web page that includes information for military-connected students and their families.

Each campus must have a campus transition program that includes introductions to school environment and processes.

They must also have a campus-based staff member that sponsors or supports student leaders or ambassadors. Schools are also required to participate in organizing and hosting newcomer social events, facilitate guided tours of the campus, and accompany new students to lunch the first week of school.

Driscoll ISD

Accepting Transfer Applications

Driscoll ISD is now accepting
K - 8th STUDENT TRANSFER APPLICATIONS
for the 2024 - 2025 SCHOOL YEAR

Driscoll Independent School District, home of Driscoll Elementary and Middle School, a PK - 8th grade is now accepting transfer students in Kindergarten - 5th grades for the 2024-2025 school year. Students accepted for transfer will be on a **TUITION FREE** basis.



Space is limited! APPLY TODAY.

and your child(ren) will have exceptional teachers, one-to-one instructional technology, a state-of-the-art facility, and a challenging curriculum all in the comforts of a small class size environment. DISD offers a variety of extracurricular opportunities including Afterschool Clubs for all ages & Middle School cross-country, football, volleyball, basketball, track, baseball, softball and UIL Academics, enhance the overall academic program.

Applications may be picked up at the campus office or downloaded from the district website at www.driscollisd.us. Please contact the campus principal, Ms. Lynn Landenberger (landenberger@driscollisd.us) at 387-7349 ext. 8106 or the school Superintendent, Dr. Cynthia M. Garcia (cgarcia@driscollisd.us) at ext. 8009 for more information.

Driscoll ISD

KKJLS concert scholarship recipients



Meet the 2024 Kleberg-Kenedy Junior Livestock Show concert scholarship recipients. Pictured, from left, are Jacob Mendieta, Sarah Dupont, Cesar Urbina, Michael Cross Morales, Kace Owen, Abigail Alegria and Trista Mendieta. Not pictured is Dakota Saez. (Contributed photo)

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, May 15, 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: Ernesto Perez, applicant; J. Filiberto Garcia, LLC, Owner; requesting a replat of: 1 acre out of 36.726 acres of K T & I CO, BLOCK 5, LOT PT 11, also known as East Corral, Kingsville, Texas. (Property ID 19868).

The meeting will be held at City Hall, 400 West King Ave., 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 Tuesday, May 28, 2024, at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard: Ernesto Perez, applicant; J. Filiberto Garcia, LLC, Owner; requesting a replat of: 1 acre out of 36.726 acres of K T & I CO, BLOCK 5, LOT PT 11,

ITEMS 3 & 4



MEMO

Date: May 1st, 2024

To: Mark McLaughlin (City Manager)

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

Subject: **Gabby McGinnis, applicant; South Texas Stash, LLC, owner; requesting a Special Use Permit for a Take 5 Oil Change Store to be located at ERARD EST #3, LOT 1, (VERIZON), in C2 (Retail), also known as 1401 General Cavazos BLVD, Kingsville, TX 78363 (Property ID 33088)**

Gabby McGinnis, applicant, approached the department on April 19th, 2024, requesting a Special Use Permit (SUP) for a new Take 5 Oil Change store to be located at 1401 General Cavazos Blvd, Kingsville, Texas 78363 where the old Verizon Cell Phone Store was located.

The department has reviewed the application and is recommending approval.

Erik Spitzer
Director of Planning and Development Services



OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION

email: hsolis@cityofkingsville.com / Phone (361) 595-8055

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 1401 GENERAL CAVAZOS BLVD Nearest Intersection HWY 77 & 1356

(Proposed) Subdivision Name ERNARD ESTATES UNIT 3 Lot _____ Block _____

Legal Description A 0.647 ACRE TRACT BEING ALL OF ERNARD ESTATES UNIT 3

Existing Zoning Designation C2, RETAIL DISTRICT Future Land Use Plan Designation AUTO SALES/ REPAIRS

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent GABBY MCGINNIS Phone 713-534-3490

Email Address (for project correspondence only): gabby@altargrp.com

Mailing Address 10109 LOETTA RD SUITE 103 City HOUSTON State TX Zip 77070

Property Owner SOUTH TEXAS STASH, LLC Phone 325-864-9775 FAX _____

Email Address (for project correspondence only): b.blackburn@trinityreis.com

Mailing Address 2108 SHORELINE CIR City ABILENE State TX Zip 79602-6227

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	<input type="checkbox"/> Re-plat _____	\$250.00
<input checked="" type="checkbox"/> SUP Request/Renewal _____	\$250	<input type="checkbox"/> Vacating Plat _____	\$50.00
<input type="checkbox"/> Zoning Variance Request (ZBA) _____	\$250	<input type="checkbox"/> Development Plat _____	\$100.00
<input type="checkbox"/> PUD Request _____	\$250	<input type="checkbox"/> Subdivision Variance Request _____	\$25.00 ea

Please provide a basic description of the proposed project:

The proposed use of the new building is a quick service oil change facility based on a prototypical design. The operational times for the facility are typically 7 AM to 7 PM Monday through Sunday, and there are typically no more than four employees at the highest shift. The site is 0.64 acres, and the proposed facility is to be 1,682 square feet. The property is in the C2, Retail District. The majority of the site will be hard surfaced with concrete or asphalt and has a flat topography with a current structure on site. The current structure is planned to be demolished. The site is in Zone X, so there are no flood concerns.

Altar Group and Take 5 respectfully request consideration and recommendations of the attached SUP (Special Use Permit) submittal.

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 _____ GABBY MCGINNIS Date: 4/18/2024

Property Owner's Signature _____ Date: 4/19/2024

Accepted by: _____ Date: _____

This form available on our website: <https://www.cityofkingsville.com/departments/planning-and-development-services/>

Last revised 16 Apr 2024



April 18, 2024

Take 5 Kingsville, TX- Narrative

City of Kingsville, TX

Take 5 / Driven Brands and Altar Group would like to request a special use permit review of a new Take 5 Oil Change facility development located at 1401 E General Cavazos Blvd Kingsville, TX 78363. The proposed use of the new building is a quick service oil change facility based on a prototypical design. The operational times for the facility are typically 7 AM to 7 PM Monday through Sunday, and there are typically no more than four employees at the highest shift.. The site is 0.64 acres, and the proposed facility is to be 1,682 square feet. The property is in the C2, Retail District. The majority of the site will be hard surfaced with concrete or asphalt and has a flat topography with a current structure on site. The current structure is planned to be demolished. The site is in Zone X, so there are no flood concerns.

Altar Group and Take 5 respectfully request consideration and recommendations of the attached SUP (Special User Permit) submittal.

Sincerely,

John D. Linton, AIA

Kleberg CAD

Property Search > 33088 SOUTH TX STASH LLC for Year 2024

Tax Year: 2024 - Values not available

Property

Account

Property ID: 33088 Legal Description: ERARD EST #3, LOT 1, (VERIZON)
 Geographic ID: 124300001000192 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: 1401 E GENERAL CAVAZOS TX Mapsco:
 Neighborhood: Map ID: B2
 Neighborhood CD:

Owner

Name: SOUTH TX STASH LLC Owner ID: 66971
 Mailing Address: 2108 SHORELINE CIR % Ownership: 100.000000000000%
 ABILENE, TX 79602-6227
 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
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: SOUTH TX STASH LLC
 % Ownership: 100.000000000000%
 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: 1748.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	RS2G		2006	1748.0
PO	PATIO (SPECIAL PRICE)	SP		2006	300.0
CON	CONCRETE SLAB COMMERCIAL *			2006	13830.0
CN1	CANOPY BASIC (20%)	*		2006	68.0
CN1	CANOPY BASIC (20%)	*		2006	68.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	0.6430	28009.00	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	\$161,220	\$280,090	0	441,310	\$0	\$441,310
2021	\$168,850	\$280,090	0	448,940	\$0	\$448,940
2020	\$167,600	\$280,090	0	447,690	\$0	\$447,690
2019	\$168,690	\$280,090	0	448,780	\$0	\$448,780
2018	\$173,510	\$280,090	0	453,600	\$0	\$453,600
2017	\$157,260	\$280,090	0	437,350	\$0	\$437,350
2016	\$134,800	\$280,090	0	414,890	\$0	\$414,890
2015	\$134,800	\$280,090	0	414,890	\$0	\$414,890
2014	\$134,800	\$280,090	0	414,890	\$0	\$414,890
2013	\$134,800	\$280,090	0	414,890	\$0	\$414,890
2012	\$134,800	\$280,090	0	414,890	\$0	\$414,890
2011	\$134,800	\$280,090	0	414,890	\$0	\$414,890
2010	\$166,840	\$280,090	0	446,930	\$0	\$446,930

Questions Please Call (361) 595-5775

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



NEW FACILITY FOR

TAKE 5 OIL CHANGE

1401 E GENERAL CAVAZOS BOULEVARD
KINGSVILLE, TX 78363

ISSUE FOR PERMIT

ABBREVIATIONS		CODE ANALYSIS		PROJECT INFORMATION		SCOPE OF WORK		SHEET INDEX	
<p>1. 1/2" = 1'-0" SCALE 2. 1/4" = 1'-0" SCALE 3. 1/8" = 1'-0" SCALE 4. 1/16" = 1'-0" SCALE 5. 1/32" = 1'-0" SCALE 6. 1/64" = 1'-0" SCALE 7. 1/128" = 1'-0" SCALE 8. 1/256" = 1'-0" SCALE 9. 1/512" = 1'-0" SCALE 10. 1/1024" = 1'-0" SCALE 11. 1/2048" = 1'-0" SCALE 12. 1/4096" = 1'-0" SCALE 13. 1/8192" = 1'-0" SCALE 14. 1/16384" = 1'-0" SCALE 15. 1/32768" = 1'-0" SCALE 16. 1/65536" = 1'-0" SCALE 17. 1/131072" = 1'-0" SCALE 18. 1/262144" = 1'-0" SCALE 19. 1/524288" = 1'-0" SCALE 20. 1/1048576" = 1'-0" SCALE 21. 1/2097152" = 1'-0" SCALE 22. 1/4194304" = 1'-0" SCALE 23. 1/8388608" = 1'-0" SCALE 24. 1/16777216" = 1'-0" SCALE 25. 1/33554432" = 1'-0" SCALE 26. 1/67108864" = 1'-0" SCALE 27. 1/134217728" = 1'-0" SCALE 28. 1/268435456" = 1'-0" SCALE 29. 1/536870912" = 1'-0" SCALE 30. 1/1073741824" = 1'-0" SCALE 31. 1/2147483648" = 1'-0" SCALE 32. 1/4294967296" = 1'-0" SCALE 33. 1/8589934592" = 1'-0" SCALE 34. 1/17179869184" = 1'-0" SCALE 35. 1/34359738368" = 1'-0" SCALE 36. 1/68719476736" = 1'-0" SCALE 37. 1/137438953472" = 1'-0" SCALE 38. 1/274877906944" = 1'-0" SCALE 39. 1/549755813888" = 1'-0" SCALE 40. 1/1099511627776" = 1'-0" SCALE 41. 1/2199023255552" = 1'-0" SCALE 42. 1/4398046511104" = 1'-0" SCALE 43. 1/8796093022208" = 1'-0" SCALE 44. 1/17592186044416" = 1'-0" SCALE 45. 1/35184372088832" = 1'-0" SCALE 46. 1/70368744177664" = 1'-0" SCALE 47. 1/140737488355328" = 1'-0" SCALE 48. 1/281474976710656" = 1'-0" SCALE 49. 1/562949953421312" = 1'-0" SCALE 50. 1/1125899906842624" = 1'-0" SCALE 51. 1/2251799813685248" = 1'-0" SCALE 52. 1/4503599627370496" = 1'-0" SCALE 53. 1/9007199254740992" = 1'-0" SCALE 54. 1/18014398509481984" = 1'-0" SCALE 55. 1/36028797018963968" = 1'-0" SCALE 56. 1/72057594037927936" = 1'-0" SCALE 57. 1/144115188075855872" = 1'-0" SCALE 58. 1/288230376151711744" = 1'-0" SCALE 59. 1/576460752303423488" = 1'-0" SCALE 60. 1/1152921504606846976" = 1'-0" SCALE 61. 1/2305843009213693952" = 1'-0" SCALE 62. 1/4611686018427387904" = 1'-0" SCALE 63. 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LL REVIEW DOCUMENTS
FOR

TAKE 5 OIL CHANGE

1401 E GENERAL CAVAZOS BLVD
KINGSVILLE, TX 78363

APRIL 2024

OWNER:
DRIVEN BRANDS, INC.
CHURCH STREET, SUITE 700
HOUSTON, TX 77002
CONTACT: FAITH BURNETT
PHONE: 986-224-4537
E-MAIL: FAITH.BURNETT@DRIVENBRANDS.COM

ARCHITECT:
ALTAR GROUP, PLLC
2020 LINDEN BLVD, SUITE 302
HOUSTON, TX 77020
CONTACT: JOHN LINTON
PHONE: 713-248-7152
E-MAIL: JOHN@ALTARGRP.COM

CIVIL ENGINEER:
SANDRA M. WELLS, P.E.
10100 LOUETTA RD, SUITE 103
HOUSTON, TX 77070
CONTACT: SANDRA M. WELLS
PHONE: 281-328-1234
E-MAIL: SANDRA@ALTARGRP.COM

SURVEYOR:
BLEW & ASSOCIATES, P.A.
1050 TEXAN TRAIL, SUITE 400
HOUSTON, TX 77055
CONTACT: BRANDI BLEW, WELLS
PHONE: 479-443-4508
E-MAIL: SURVEY@BLEWINC.COM

GEOTECHNICAL ENGINEER:
PROFESSIONAL SERVICES INDUSTRIES, INC
2020 LINDEN BLVD, SUITE 302
HOUSTON, TX 77020
CONTACT: SIMON P. GONZALES
PHONE: 986-423-6828
E-MAIL: SP@PSI-INC.COM
REPORT DATE: FEBRUARY 20, 2024



LOCATION MAP
SCALE: 1" = 2,000'



VICINITY MAP
SCALE: 1" = 200'

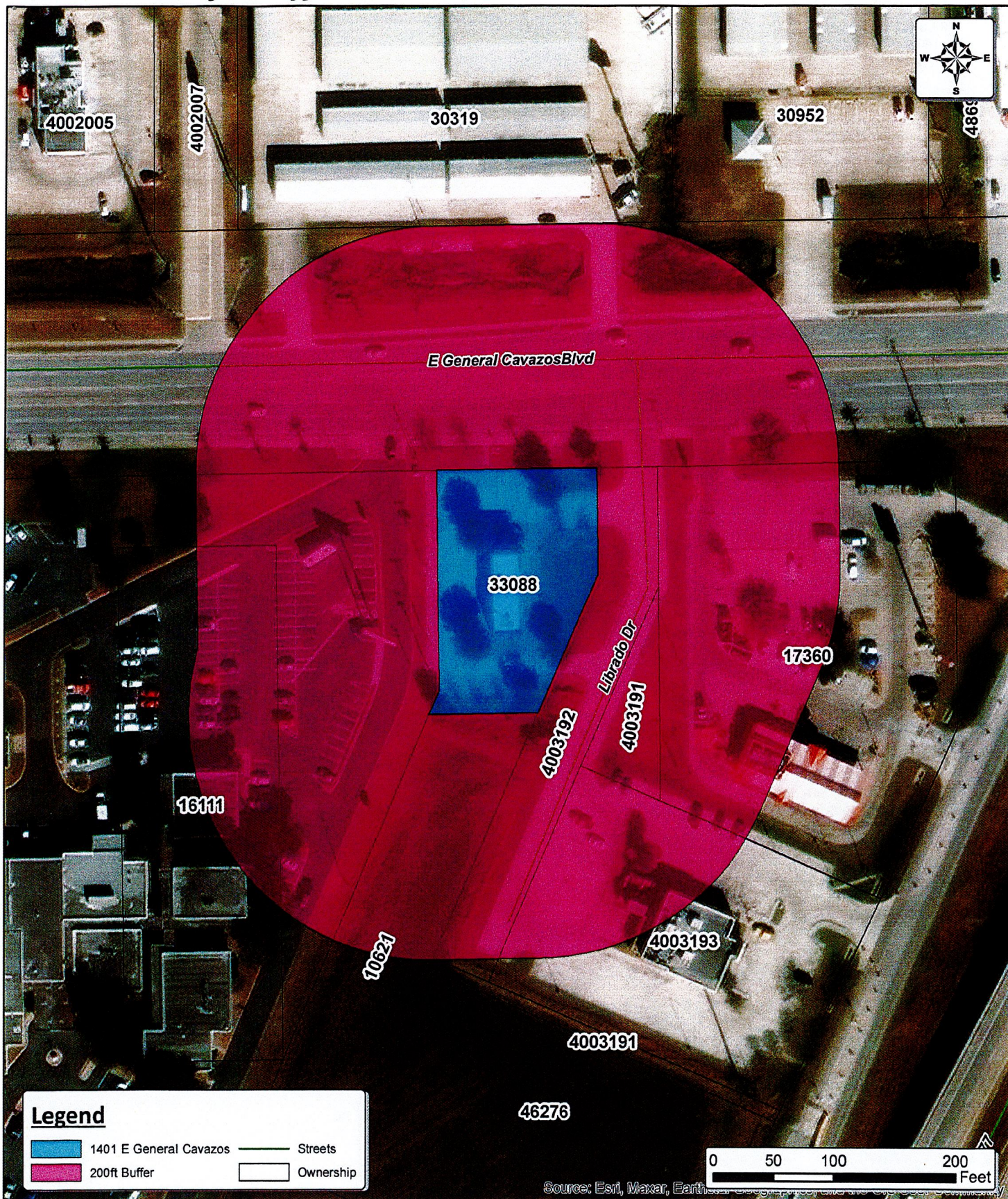


Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	GENERAL CONSTRUCTION NOTES
C-003	EXISTING SITE PLAN
C-004	PROPOSED SITE PLAN
C-005	ENGINE AND SEWER CONTROL PLAN DETAILS
C-006	PAVING PLAN
C-007	GRADING PLAN
C-008	EXISTING VS. PROPOSED DRAINAGE PLAN
C-009	UTILITY PLAN
C-010	WET POND DETAILS
C-011	PROPOSED DETAILS
C-012	UTILITY DETAILS

FLOOD PLAN STATEMENT:
ACCORDING TO LAMP NO. 48720006 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S CONTINGENCY PLAN FOR SEVERE WEATHER, THE FOLLOWING ARE THE FLOOD HAZARD ZONES FOR THE PROJECT SITE:
FLOOD HAZARD ZONE 1: FLOOD HAZARD ZONE 1 (FLOOD HAZARD ZONE 1)

ALTAR GROUP
ARCHITECTURE
ENGINEERING
PO BOX 1306
CYPRESS, TEXAS 77410

200ft Buffer at 1401 E General Cavazos Blvd



**AGAP Kingsville LLC
%Andover Properties LLC
150 E 52ND ST 32ND FL
New York, NY 10022
#30319**

**Christus Spohn Hospital Kleberg
% Prop Tax Appeal & Service Co
792 W FM 1961
Yorktown, TX 78164
#16111**

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

**City Of Kingsville Attn: Planning Department
PO Box 1458
Kingsville, TX 78364
#4003192**

**Paul M West
489 N County Road 1050
Kingsville, TX 78363
#4003191**

**FCPT Holdings LLC
ATTN: Redwood HWY STE 1150
591 Redwood HWY STE 1150
Mill Valley, CA 94941
#4003193**

**Whataburger INC
ATTN: Real Estate Dept.
PO Box 13752
Philadelphia, PA 19101
#17360**



HMKHS JROTC cadets have been selected to participate in the Junior Army JROTC Leadership and Academic Leadership Competition June 21-25 at the Catholic University of America in Washington, D.C. The cadets were recognized at the April 16 school board meeting. Pictured, from left, are School Board President Brian Coufal, CLTC Zachary Hamilton, CPKC Braydon Milton, CPJF Arjun Nakramoni, JROTC Senior Instructor LTC James Troia, JROTC Assistant Instructor and Superintendent Dr. Cissy Reynolds-Perez.