BOARD OF ADJUSTMENT AGENDA

Wednesday September 11, 2024, 6:00 PM
Regular Meeting
Helen Kleberg Groves Community Room,
1st Floor – City Hall, 400 W. King Ave., Kingsville, Texas

BOARD MEMBERS

Albert Garcia, Vice Chairman John Garza Larry Garcia Orlando Moya Eden Hernandez

CITY STAFF

Erik Spitzer
Director of Planning
& Development Services

Herlinda Solis Administrative Assistant

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

- 1. Give your name and complete address.
- 2. No one may speak more than twice on the same item.
- 3. No one may speak more than 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 Board of Adjustment 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 AUGUST 10, 2023
- PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS
- POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA
- OLD BUSINESS None.
- AGENDA ITMS -

ITEM #1-Public Hearing on the request: ITEM NO. 2024-1: Thomas Ramos, owner/applicant, requesting to appeal the decision of the administrative officer pertaining to the addition of a driveway located at Fulton 3, Lot 45, (S314 – Fulton 3), also known as 1830 Elizabeth Ave., Kingsville TX, 78363.

ITEM #2- Discuss and Consider Action on the request: ITEM NO. 2024-1: Thomas Ramos, owner/applicant, requesting to appeal the decision of the administrative officer pertaining to the addition of a driveway located at Fulton 3, Lot 45, (S314 – Fulton 3), also known as 1830 Elizabeth Ave., 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 Zoning Board of Adjustments Meeting scheduled for Wednesday, September 11, 2024.

Erik Spitzer

Director of Planning & Development Services

Posted

@_11:00 AM

On 9-6-24

By USolis

BOARD OF ADJUSTMENTS REGULAR MEETING MINUTES August 10, 2023

Board of Adjustments Members Present

Board of Adjustments Members Absent

Larry Garcia Orlando Moya Ricki Cunningham John Garza

Albert Garcia

Citizens Present

Staff Present

Robert Zavala Robert Garza Becky Trant Kobby Agyekum Interim Director of

Ramon Perez Graciela Cuellar Planning and Development Services

Graciela Cuellar Mr. Scheoech Anthony Boccardi Bonni Prince

Herlinda Solis Administrative Assistant II

Beto Gonzales Jasmine Vargas Martin Rivas

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

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

Larry Garcia maid the motion to approve July 13, 2023, minutes, Orlando Moya second the motion.

3. Public Comments on or off the agenda –

None

4. Postponements -

None

5. Old Business -

None

6. New Business –

None

7. Public Hearing on the request from:

Albert Garcia opened the public hearing at 6:04 PM

Kobby Agyekum addressed the Board and stated that the Roberto Zavala applicant, would like to have a 12-foot electronic sign installed, he would need a variance because we only allow 8-foot signs. This sign would be for advertising and not be a hindrance to the area and recommends approval.

8. Discuss and Consider Action on the request from:

ITEM #2 – Discuss and Consider Action on the request ITEM NO. 2023-2: Roberto Zavala, applicant; Columbus Club Assn. of Kingsville, Owner; requesting a Zoning Variance Request (Sign) for KT & I CO, BLOCK 18, LOT PT 12, REAR 3 Acres, KNIGHTS OF COLUMBUS HALL, and K T & I CO, BLOCK 18, LOT PT 12, (KNIGHTS OF COLUMBUS HALL #3389), 2.0 Acres also known as 320 General Cavazos Blvd., Kingsville, TX. 78363.

Roberto Zavala addressed the Board and provided a presentation showing the detentions, style, and quality of the sign. He also proved photos of area business that have similar signs in this area, and that studies show that having the sign higher than 8 feet would be safer for advertising. Larry Garcia said he was pleased with the design and Albert Garcia agreed.

Larry Garcia made the motion to approve, with the motion seconded by Orlando Moya. All approved the motion.

9. Public Hearing on the request from:

ITEM #3 Public Hearing on the request from ITEM NO. 2023-3: Alonzo Olguin Jr, Owner/Applicant, requesting a Zoning Variance Request (Steel Garage) for Serenity Estates #2 (Replat), Lot 7-A, 2.2600 Acres also known as 702 W. Sage, Kingsville, TX. 78363.

Albert Garcia opened the public hearing at 6:18 PM

Kobby Agyekum addressed the Board and stated that Alonzo Olguin Jr., Applicant/owner asking to build an oversized Steel Garage building that would require a variance due to the size of the structure. This structure would house his RV and would also be used for his hobby, this would also have a restroom and be used for storage. This property is large 2.26 acres and the structure would be in the back and not cause any harm to the area. Kobby recommended we approve this item.

10. Discuss and Consider Action on the request from:

ITEM #4 Discuss and Consider Action on the request ITEM NO. 2023-3: Alonzo Olguin Jr, Owner/Applicant, requesting a Zoning Variance Request (Steel Garage) for Serenity Estates #2 (Replat), Lot 7-A, 2.2600 Acres also known as 702 W. Sage, Kingsville, TX. 78363.

Larry Garcia asked how many letters were sent and if any complaints were received. Herlinda Solis stated that 10 letters were sent with zero complaints. Albert Garcia like that the structure was in the back of the property. Larry Garcia made the motion to approve, with the motion seconded by Orlando Moya. All approved the motion.

11. Public Hearing on the request from:

ITEM #5 Public Hearing on the request from ITEM NO. 2023-4: Rebecca Trant, Owner; Ramon Perez, Applicant, requesting a Zoning Variance Request (Carport) for Forrest Park 1, Block 2, Lot 22 also known as 810 Inez, Kingsville, TX. 78363.

Albert Garcia opened the public hearing at 6:21 PM

Kobby Agyekum addressed the Board and stated that Ramon Perez applicant/contractor would like to build a carport for Rebecca Trant but the property is irregularly shaped and is on a cul-de-sac. This carport would encroach into the easement by 4 feet. Kobby stated that the only issue would be that if the City had to dig for utility repairs it would be an issue but recommends the approval. Albert Garcia if the construction would be a hazard for the traffic flow, Kobby stated that this is a cul-de-sac and there is not much traffic flow only the residents would reside there. Albert Garcia asked how many letters were sent, Herlinda Solis stated that 27 letters were sent and zero complaints were received.

12. Discuss and Consider Action on the request from:

ITEM #6 Discuss and Consider Action on the request ITEM NO. 2023-4: Rebecca Trant, Owner; Ramon Perez, Applicant, requesting a Zoning Variance Request (Carport) for Forrest Park 1, Block 2, Lot 22 also known as 810 Inez, Kingsville, TX. 78363.

Ramon Perez addressed the Board and stated that the photos provide were of his property and the design would be very similar, brick matching the home would be used and this would be attached to the home. Ramon Perez stated that this would only use 4 feet of the city's easement. He stated that only quality materials would be used and this would look very nice.

Larry Garcia made the motion to approve, with the motion seconded by Orlando Moya. All approved the motion.

13. Miscellaneous -

Kobby Agyekum addressed the board making a statement to recruit Board Members.

14. Adjournment - Meeting adjourned at 6:33 PM

Planning and Development Services 410 W King Kingsville, TX 78363 PH: 361-595-8055



MEMO

Date:

September 4th, 2024

To:

Zoning Board of Adjustment

From:

Erik Spitzer (Director of Planning and Development Services)

Subject:

Request to consider appealing the decision of the Administrative Officer regarding the request by

Thomas Ramos, owner/applicant, to install a driveway located at Fulton 3, Lot 45, (S314-Fulton 3),

also known as 1830 Elizabeth Ave., Kingsville, TX 78363

Background: Mr. Ramos, applicant and owner of the property located at 1830 Elizabeth Ave., is requesting to install an additional driveway on this property, which, if approved, would exceed 60 percent of the gross floor area (GFA) of the principal use, stipulated in the City of Kingsville Ordinance Section 15-6-27 (Accessory Uses and Structure), (H) Dimensional and Density Standards, (3). Mr. Ramos states that adding this additional driveway will enable his family to park off this busy street, thus reducing overall risk to his family and their pets. He is, therefore, requesting a variance.

Of note, he has three (3) letters of support for this request from nearby neighbors.

Erik Spitzer

Director of Planning and Development Services

ITEMS 1 & 2



PLANNING AND ZONING DIVISION MASTER LAND USE APPLICATION

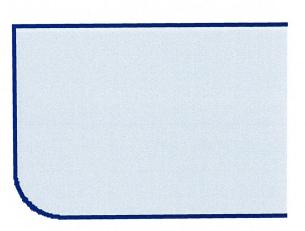
email: hsolis@cityofkingsville.com / Phone (361) 595-8055

| PROPERTY INFORMATION: (Please PRINT or TYPE) | |
|--|-------|
| Project Address 1830 Elizabeth Ave. Nearest Intersection East Ailsie | _ |
| (Proposed) Subdivision Name <u>もけいろ</u> Lot <u>45</u> Block | |
| Legal Description Fulton 3, Lot 45 S314 | - |
| Existing Zoning Designation <u>R1</u> Future Land Use Plan Designation | - |
| OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE) | |
| Applicant/Authorized Agent Thomas Ramas Phone 341-227-6190 | |
| | - |
| Email Address (for project correspondence only): brianna .rdz 16 e yahoo. com | |
| Mailing Address 1830 Elizabeth Ave City Kingsville State TX Zip 78363 | 2 |
| Property Owner Thomas Ramos Phone 361-227-6190 FAX | |
| Email Address (for project correspondence only): brianna. rd216eyohoo. com | |
| Mailing Address 1830 Elizabeth Ave City Kingsville State TX Zip 7836 | |
| Solort appropriate process for which approximate process for which | |
| Select appropriate process for which approval is sought. Attach completed checklists with this application. | |
| Annexation Request No Fee Preliminary Plat Fee Vari | es |
| Administrative Appeal (ZBA) \$250.00 Final Plat Fee Var | ies |
| Comp. Plan Amendment Request \$250.00 Minor Plat \$100.00 Re-zoning Request \$250 Re-plat \$250.00 |) |
| (CLID D . /D |) |
| 300,00 | |
| DUD D | |
| POD Request\$250 Subdivision Variance Request\$25.00 Please provide a basic description of the proposed project: I'm proposing a Driveway that exceeds sq. fl. allowed by building code. | } |
| 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 Thomas Ramas Date: 8-15-24 Accepted by: FRIK SRIPER Date: 8-20-24 | s - |

Kleberg CAD Property Search

Property ID: 17193 For Year 2024

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■ Property Details

| Account | | | | | | | |
|-----------------------|---|--------------------------------|--|--|--|--|--|
| Property ID: | 17193 | Geographic ID: 131400145000192 | | | | | |
| Туре: | Real | Zoning: | | | | | |
| Property Use: | | | | | | | |
| Location | | | | | | | |
| Situs Address: | 1830 ELIZABETH | | | | | | |
| Map ID: | B2 | Mapsco: | | | | | |
| Legal Description: | FULTON 3, LOT 45 | | | | | | |
| Abstract/Subdivision: | S314 - FULTON 3 | S314 - FULTON 3 | | | | | |
| Neighborhood: | | | | | | | |
| Owner | | | | | | | |
| Owner ID: | 68865 | | | | | | |
| Name: | RAMOS THOMAS JAVIER | | | | | | |
| Agent: | | | | | | | |
| Mailing Address: | ETUX BRIANNA MONIQUE 1830 ELIZABETH-ST NEWUE KINGSVILLE, TX 78363 | | | | | | |

| % Ownership: | 100.00% |
|--------------|--|
| Exemptions: | HS - HOMESTEAD |
| | For privacy reasons not all exemptions are shown online. |

■ Property Values

| Improvement Homesite Value: | \$146,430 (+) |
|---------------------------------------|---------------|
| Improvement Non-Homesite Value: | \$0 (+) |
| Land Homesite Value: | \$22,010 (+) |
| Land Non-Homesite Value: | \$0 (+) |
| Agricultural Market Valuation: | \$0 (+) |
| Market Value: | \$168,440 (=) |
| Agricultural Value Loss: 2 | \$0 (-) |
| Appraised Value: | \$168,440 (=) |
| HS Cap Loss/Circuit Breaker: ② | \$0 (-) |
| Assessed Value: | \$168,440 |
| Ag Use Value: | \$0 |

VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

■ Property Taxing Jurisdiction

Owner: RAMOS THOMAS JAVIER %Ownership: 100.00%

| Entity | Description | Tax Rate | Market Value | Taxable Value | Estimated Tax |
|--------|-----------------------------|----------|--------------|---------------|---------------|
| CKI | CITY OF KINGSVILLE | 0.760000 | \$168,440 | \$168,440 | \$1,280.14 |
| GKL | KLEBERG COUNTY | 0.771870 | \$168,440 | \$168,440 | \$1,300.14 |
| SKI | KINGSVILLE I.S.D. | 1.410400 | \$168,440 | \$68,440 | \$965.28 |
| WST | SOUTH TEXAS WATER AUTHORITY | 0.070374 | \$168,440 | \$163,440 | \$115.02 |

Total Tax Rate: 3.012644

Estimated Taxes With Exemptions: \$3,660.58

Estimated Taxes Without Exemptions: \$5,074.50

■ Property Improvement - Building

Type: RESIDENTIAL State Code: A1 Living Area: 1,594.00 sqft Value: \$146,430

| Type | Description | Class CD | Exterior Wall | Year Built | SQFT |
|------|----------------------------------|----------|---------------|------------|----------|
| MA | MAIN AREA | MM5 | EW5 | 1976 | 1,594.00 |
| ОРМА | OPEN PORCH MASONRY AVERAGE | * | | 1976 | 148.00 |
| AGMF | ATTACHED GARAGE MASONRY FINISHED | * | | 1976 | 504.00 |
| STGL | STORAGE FRAME (LOW) | * | | 1976 | 80.00 |

■ Property Land

| Туре | Description | Acreage | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|-------------|---------|----------|-----------|-----------|--------------|-------------|
| A1 | A1 | 0.22 | 9,780.00 | 81.50 | 120.00 | \$22,010 | \$0 |

■ Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|------|--------------|-------------|--------------|-----------|-------------|-----------|
| 2024 | \$146,430 | \$22,010 | \$0 | \$168,440 | \$0 | \$168,440 |
| 2023 | \$152,170 | \$16,300 | \$0 | \$168,470 | \$12,138 | \$156,332 |
| 2022 | \$125,820 | \$16,300 | \$0 | \$142,120 | \$0 | \$142,120 |
| 2021 | \$132,790 | \$16,300 | \$0 | \$149,090 | . \$0 | \$149,090 |
| 2020 | \$125,300 | \$16,300 | \$0 | \$141,600 | \$0 | \$141,600 |
| 2019 | \$125,300 | \$16,300 | \$0 | \$141,600 | \$0 | \$141,600 |
| 2018 | \$117,180 | \$16,300 | \$0 | \$133,480 | \$0 | \$133,480 |
| 2017 | \$116,600 | \$16,300 | \$0 | \$132,900 | \$0 | \$132,900 |
| 2016 | \$116,600 | \$16,300 | \$0 | \$132,900 | \$0 | \$132,900 |
| 2015 | \$107,960 | \$16,300 | \$0 | \$124,260 | \$0 | \$124,260 |
| 2014 | \$107,960 | \$16,300 | \$0 | \$124,260 | \$0 | \$124,260 |

■ Property Deed History

| Deed Date | Туре | Description | Grantor | Grantee | Volume | Page | Number |
|--------------|---------|--|--------------------------|---------------------------|--------|------|--------|
| 8/9/2021 | WDVL | WARRANTY DEED W/VENDOR'S LEIN | LOTT COREY HARRISON | RAMOS THOMAS JAVIER | | | 327107 |
| 5/15/2017 | GWDW/VL | GENERAL WARRANTY DEED W/VENDORS LEIN | LINDER MICHAEL G | LOTT COREY HARRISON | | | 310307 |
| 7/5/2011 | WDVL | WARRANTY DEED W/VENDOR'S LEIN | AYALA JUAN M | LINDER MICHAEL G | 454 | 103 | |
| 4/20/2004 | WDVL | WARRANTY DEED W/VENDOR'S LEIN | COX RACHEL A | AYALA JUAN M | 281 | 258 | |
| 7/28/2003 | WD | WARRANTY DEED | COX RACHEL ANNE | COX RACHEL A | 264 | 323 | 0 |
| 3/18/1998 | GWD | GENERAL WARRANTY DEED | MOTTER EDWARD JOHN | COX RACHEL ANNE | 157 | 462 | |
| | ОТ | Other | SWANN NORMA | MOTTER EDWARD JOHN | 91 | 12 | |
| | ОТ | Other | SWANN ROY G | SWANN NORMA | 84 | 40 | |
| | ОТ | Other | UNKNOWN | SWANN ROY G | | | |

■ ARB Data

Data will be available in October 2024.

5 library.municode.com/tx/kingsville/codes/code_of_ordinances?nodeId=PT2COOR_CHXVLAUS_ART6ZO_USREDI_S15-6-21DE

Kingsville, TX

4

NOTIFICATIONS

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Kingsville, Texas - Code of ... / Chapter XV - LAND USA... / ARTICLE 6. - ZONING / USE REGULATIONS AN... / Sec. 15-6-21. - Definitio...

triangle

VERSION: JUL 18, 2024 (CURRENT) ▼ **PREVENTION**

î **P**

◇ ARTICLE 5. - HISTORIC DISTRICTS AND LANDMARKS

◆ ARTICLE 6. - ZONING

driveway/alley intersections in each direction from the intersecting point and connecting the two (2) end points located on said lines to define a zone necessary for the clear view by the driver of a motor vehicle street curb lines to form an intersection, then measuring 45 feet for street intersections and 20 feet for Sight visibility triangle. A triangular area at an intersection of two streets formed by extending the or a bicyclist of oncoming cross-street traffic. Sec. 15-6-27. - Accessory uses and structures.

- (A) *Purpose and findings.* This section establishes additional zoning district standards, exceptions to standards or alternative standards (e.g. screening, landscaping, and/or design standards) for particular uses which are subordinate to the principal use. The purpose of this section is to:
 - Provide supplemental standards for individual uses in order to protect surrounding property values and uses;
 - · Protect the public health, safety and general welfare; and
 - · Implement the Master Plan of the City.

The section provides supplemental regulations for certain uses, structures and facilities. These regulations are in addition to the other applicable standards of this Code. In some cases, the establishment of these standards streamlines the permitting process by permitting the use as of right in certain districts subject to these regulations rather than a case-by-case consideration for a Special Use Permit (SUP). In other instances, the regulations do not streamline the process but address the unique development challenges of certain uses and structures whether permitted as of right or as a special use.

- (B) *Compliance Mandatory.* No accessory use may be initiated, established, or maintained unless it complies with the standards set forth for such use in this section and/or article.
- (C) Regulations Supplement Other Code Regulations. The regulations of this section shall supplement the requirements of the applicable base and overlay zoning district regulations and other applicable standards of this section. These standards are in addition to, and do not replace, the other standards for development set forth in any other sections or articles of the code of ordinances unless otherwise provided. To the extent that there is a conflict between a standard in another section of the code of ordinances and a standard in this section, the standard in this section governs unless otherwise indicated.
- (D) *Applicability.* This section applies to any subordinate use of the building or other structure, or use of land that is:
 - (1) Conducted on the same lot as the principal use to which it is related; and
 - (2) Clearly incidental to, and customarily and commonly associated with, the main permitted use of the premises. Such accessory buildings and uses shall be so constructed, maintained and conducted as to not produce noise, vibration, concussion, dust, dirt, fly ash, odor, noxious gases, heat or glare which is injurious, damaging or unhealthful to adjacent property or the uses thereof and shall be on the premises of the main use.

Where a principal use or structure is permitted, such use shall include accessory uses and structures subject to this section.

- (E) *Permit Required.* Every accessory building requires a building permit. Application for such a permit shall be made to the Building Official. The building permit for the accessory building may be included on the permit for the main building or main land use if constructed or established simultaneously, otherwise a separate permit will be required.
- (F) The Director of Planning & Development Services, or his/her designee, shall determine whether a proposed accessory use/structure, or in the case of an enforcement action, an existing accessory use/structure is permitted under this ordinance. In reviewing and approving an accessory use/structure, the Director of Planning & Development Services, or his/her designee, shall find that the proposed use meets the following criteria:
 - (1) Is not to be constructed or established on a lot until construction of the principal structure is completed or the principal use is established;
 - (2) Is not to be established on a vacant lot and/or is located on the same lot as the principal use served;
 - (3) Is subordinate to and serves a principal use;
 - (4) Is subordinate in area, extent or purpose to the principal use served;
 - (5) Contributes to the comfort, convenience or necessity of the occupants, business or industry of the principal use;
 - (6) Is not injurious, noxious or offensive to the neighborhood;
 - (7) Accessory uses of a storage nature are not located in the front yard area; and
 - (8) Accessory buildings shall not be used for dwelling purposes except where permitted in the Land Use Chart (Appendix A, Section 1 Land Use Chart or Article 6 of Chapter 15 of the Code of Ordinances).

In the event the Building Official denies the accessory building, or the Director of Planning and Development Services denies the accessory use, the applicant may appeal to the Board of Adjustment as provided in Section 15-6-157, or seek a special exception as allowed in Subsection 15-6-27(J). Any accessory use to a use requiring a special use permit is prohibited unless specifically allowed by the special use permit.

- (G) *General Requirements.* Unless otherwise specified in this section, all attached and detached accessory structures shall conform to the same use, height and area regulations required of the main use or structure and with the following additional limitations:
 - (1) Accessory uses shall not include the conduct of trade unless permitted in conjunction with a permitted use.
 - (2) Accessory uses shall be located on the same lot as the principal use for which they serve.

(H)

Dimensional and Density Standards. The location of accessory uses and structures is subject to Appendix B "Space Requirements" Section 1 & 2 of Article 6, Chapter 15 of the Code of Ordinances.

- (1) For residential lots not exceeding one and one-half (1.5) acres, detached accessory structures shall not be located in the front yard. Detached accessory structures may be located in the rear yard area.
- (2) For residential lots exceeding one and one-half (1.5) acres, detached accessory structures may be located in the front yard if it is required due to topographical issues or other impediment that prevents the placement of the structure in the rear yard area.
- (3) Accessory uses and structures shall not exceed 60 percent of the gross floor area (GFA) of the principal use.
- (4) Within nonresidential districts, accessory structures, except for carports, are prohibited within the side and rear yards of lots adjacent to a residential use or district. The total floor area of all accessory structures shall not exceed 2500 square feet.
- (I) Permitted Accessory Uses and Structures. Accessory uses and structures include, but are not limited to, the following list of examples, provided that each accessory use or building shall comply with all the provisions of this chapter.
 - (1) Drop-off boxes, such as mail or donation boxes, at all commercial establishments in C1 through I2 zone districts provided the drop-off box:
 - a. Is located behind the minimum setbacks required in the respective zones;
 - b. Is located so it is not (1) blocking driveways, (2) blocking pass-through traffic in parking aisles, (3) blocking pedestrian traffic, (4) creating any safety issue as determined by the Director of Planning and Development Services; and
 - c. Does not eliminate any required parking spaces or is not located in any parking aisle.
 - (2) Employee restaurants and cafeterias when located in a permitted business or manufacturing building. (The size of these accessory uses may be no more than 10% of the gross square footage of the business.)
 - (3) Home occupations in accordance with <u>Section 15-6-26</u>.
 - (4) Management offices for multi-tenant properties.
 - (5) The operation of service facilities and equipment in connection with schools, hospitals and other similar institutions or uses.
 - (6) The overnight parking of a truck which is a non-commercially licensed box truck or non-CDL licensed vehicle in working condition in a residential zone district.
 - (7) Recreational uses and structures for the use and convenience of occupants, employees or guests of a principal use or facility.

Refreshment and service facilities in parks and playgrounds, and in permitted public or private recreation facilities or schools.

- (9) Repair or construction of power boats, large sailing vessels or racing vehicles may be allowed only in zone districts for which repair or construction of vehicles as a commercial business is permitted. Repairs of personal vehicles or recreational boats or vehicles which are legally stored on a lot may be permitted in residential districts provided the vehicles are owned by the occupants of the dwelling and must take place within a private garage.
- (10) *Residential accessory buildings.* Garages, carports, parking facilities, tool/storage sheds in residential zoning districts and for residential uses in all other zoning districts, provided:
 - a. Attached accessory structures. Garages, carports, parking facilities or tool/storage sheds attached to the main structure shall conform to the same height, area and setback regulations required for the main use or structure, except:
 - 1. The structure shall not occupy more than 50% of the required rear yard.
 - b. *Detached accessory structures.* Garages, carports, gazebos, parking facilities or tool/storage sheds detached from the main structure shall:
 - 1. Be in accordance with Appendix B, Section 1 "Space Requirements" Article 6 of Chapter 15 of the Code of Ordinances;
 - 2. Be located only in the side or rear yard area;
 - 3. Occupy an area no greater than 50% of the rear yard area behind the principal structure; and
 - 4. Be at least seven feet from the main dwelling.
 - c. Detached accessory structures located in any residential zoning district shall meet the following standards as approved by city staff:
 - 1. Galvanized (painted and unpainted) metal is prohibited as an exterior siding material, however roofs may utilize painted galvanized panels;
 - 2. All accessory structures shall have enclosed eaves at a minimum length or depth of twelve inches unless it is a pre-manufactured and/or a preassembled metal or wood storage building and under 250 square feet in gross floor area.
 - 3. Freestanding metal carports that are not certified and sealed by a State of Texas licensed engineer and arched steel structures (aka Quonset huts) are prohibited. Freestanding metal carports accompanied by engineered stamped plans may be approved.
 - 4. Structures larger than 400 square feet in ground floor area shall meet the following additional requirements:

i.

Exterior materials shall consist of the same or similar materials as the principal structure.

- ii. In order to prevent an institutional or uncharacteristic appearance, any wall or fascia with a square footage greater than 400 sq. ft. shall have at least one window with a minimum measurement of two foot six inches by three feet six inches or a typical thirty six inch wide walk-in door.
- 5. No visible exterior stairways to a second floor or attic is permitted at the front or side of the building.

The requirements of this subsection shall not apply to agricultural operations in residential or agricultural zoning districts.

- (11) Solar Energy Systems in accordance with <u>15-6-174</u> through <u>15-6-187</u>.
- (12) Storage of one boat, travel trailer, RV or pick-up camper in residential districts, but not in the front yard or the street side yard of a corner lot, and provided they are not used as living quarters.
- (13) Telecommunications equipment buildings as provided for in, <u>Section 15-6-47(D)</u> of this article and chapter.
- (14) Temporary construction trailers used for offices and/or storage, located on a lot for which building permits have been issued, provided the trailer meets the setbacks for an accessory structure and is limited to the duration of construction, not to exceed one year.
- (15) Temporary real estate sales offices, located on a subdivision or property being sold, and limited to the period of sale, but not exceeding two years without a special use permit.
- (16) The storage of building materials including, but not limited to, bricks, blocks, cement, concrete, electrical materials, glass, linoleum, lumber, plumbing materials, rocks and tile provided that these materials are to be used for construction on the premises and, if stored for more than 24 consecutive hours in a 30 day period, that they are screened from view of neighboring properties and adjacent streets and alleys, and provided that the storage use is in accordance with the provisions of Subsection (F). In no case shall building materials be stored outside of a building on residentially zoned property for a period of time exceeding 90 days.
- (17) Public and private utility lines and structures, including, but not limited to, sanitary sewers, storm sewers, water, natural gas, electric, cable television and telephone.
- (18) Wind Energy Conversion Systems (Exempt and Small Wind Energy Facilities) in accordance with <u>Section 15-6-186</u> through <u>15-6-194</u>.
- (J) *Variances:* A variance may be granted by the Board of Adjustment in accordance with the procedures contained in <u>Section 15-6-157</u> for the following accessory uses:

(1)

The overnight parking of a commercially licensed box truck, CDL licensed vehicle or moving van for more than one night.

- (2) The storage of one boat, travel trailer, RV or pick-up camper in the front yard of any residential district.
- (K) Prohibited Accessory Uses. None of the following shall be permitted as an accessory use:
 - (1) Equipment, material or vehicles, other than a registered motor vehicle in operable condition. boat, travel trailer, recreational vehicle or pick-up camper as permitted above, for more than 24 hours in a 30 day period in a residential district.
 - (2) The overnight parking of a semi-tractor trailers, dump trucks, service/delivery van or similar scale of vehicle in residential districts.
 - (3) Storage of any materials not directly related to the principal use of the property and located outside of a building in a residentially zoned district is specifically prohibited except for building materials as provided in Subsection 15-6-27(I)(15) and materials customarily associated with a residential use such as, but not limited to, above ground swimming pools and associated equipment buildings, arbors, barbecue pits and grills, firewood neatly stacked, gazebos, operational and licensed vehicles, planters, play structures, toys, trash cans used for normal on-site garbage collection and trellises attached to a building.

(Ord. 2014-30, § I, passed 4-23-14)

Sec. 1. - Space requirements for residential use.

The following chart sets out the space requirements for residential uses within the city:

| | RESIDENTIAL USE | | | | | | | | | | |
|---|-----------------|-------|-----------------|-------|-------|------------|-------------|--|--|--|--|
| Lot Size | R1 | R2 | R2A | R3 | R4 | МН | Ag | | | | |
| Minimum lot area, sq.ft. | 5,500 | 2,500 | 2,000 | 6,000 | 6,000 | 5 acres | 10 acres | | | | |
| Minimum lot area per unit, sq.ft. | 5,500 | 2,500 | 2,000 | 1,000 | 1000 | 3,000 | 10 acres | | | | |
| Minimum open space per unit, sq. ft. | 0 | 0 | | 4,001 | 4,001 | 0 | 0 | | | | |
| Minimum lot width, ft. (measured at the setback line) | 50 | 25 | 15 | 50 | 50 | 25 | 300 | | | | |
| Setback; Lots | | | | | | | | | | | |
| Principal Uses: | | | | | | | | | | | |
| Front yard, ft. | 20 | 20 | 20 ⁵ | 20 | 20 | 20 | | | | | |

| Side yard (interior), ft. | 5 | 5 | 5 | 5 | 5 | 5 | · |
|-------------------------------------|----|----|----------------|----|----|----|----|
| Side yard (on street), ft. | 10 | 10 | 5 | 10 | 10 | 10 | 10 |
| Rear yard, ft. | 10 | 10 | 5 ⁵ | 10 | 10 | 10 | |
| Accessory Uses: | | | | | | | |
| Front yard, ft. | 20 | 20 | 20 | 20 | | | |
| Side yard, (interior) ft. | 5 | 5 | 5 | 5 | | | |
| Rear yard, ft. | 5 | 5 | 5 | 5 | | | |
| Height | | | | | | | |
| Principal uses, feet maximums | 35 | 35 | 20 | 35 | | | |
| Accessory uses, feet | 15 | 15 | 20 | 20 | | | |

| Fences and Walls (Maximum Height) | | | | | | |
|-----------------------------------|---|---|---|---|--|----------|
| Front yard ³ | 4 | 4 | 4 | 4 | | |
| Rear yard | 6 | 6 | 6 | 6 | | 3 - 1111 |
| Side yard | 6 | 6 | 6 | 6 | | |

¹ The 400 square foot open space requirement may or may not be additional to the required lot size, depending on the size of the lot. Before the building permit can be issued all space requirements must be met in whole.

(Ord. 84009, passed 6-18-84; Ord. 90036, passed 9-10-90; Ord. 2005-42, passed 11-28-05; Ord. No. 2018-62, § I, passed 11-13-2018; Ord. 2019-64, passed 12-9-19)

² See <u>Section 15-6-86(B)(1)</u> for area requirements for additional structures.

³ Fences within the required front yard are limited. No fence or wall may exist within the area formed by an arc of 20 feet from a street intersection. Fences not within a required yard area shall not exceed 10 feet.

⁴The minimum lot area for a tiny home will be 2,000 square feet and the maximum lot size is 3,700 square feet.

⁵ The front 20 feet setback can be used for parking and the front porch and the rear yard setback can be used for a porch.



City of Kingsville Application for Driveways/Sidewalks/Parking Lots

email: tcavazos@cityofkingsville.com / Phone 361-595-8019

| Project Information (Please Print) |
|--|
| Project Address: 1830 Elizabeth St. Kingscilk Ty- |
| Project Address: 1830 Elizabeth St. Ningsville Tu- Legal Description: Drive way Add one |
| Check work use and type: Residential Commercial Driveway Sidewalk Parking Lot |
| Check work detail: New Driveway Addition to existing driveway Remove & replace driveway |
| New Approach Material: Concrete Asphalt Pavers Stone Base |
| Paving Thickness: Driveway Approach Stone Base Thickness: Driveway Approach |
| Name and Address of Property Owner (Please Print) |
| Property Owner Name: Thames Javin Rames Phone Number: 361) 219-6249 |
| Street Address: 1830 E11296eth |
| City: King south State: Te Zip Code: 78363 |
| Email Address: |
| Name and Address of Applicant or Contractor (If different from Owner; Please Print) |
| Company Name: Rodo igner Construction 361 - 455-913 |
| |
| Contact Person: Robert Rodolfur Phone Number: 361 455-5137 |
| Contact Person: Report Madrijun Phone Number: 361 455-9139 Street Address: 1236 E. Mesoxife |
| |
| Street Address: 1230 E. mesix ife |
| Street Address: 1236 G. Mesexift City: Kingsoll State: 4. Zip Code: 78363 Email Address: |
| Street Address: 1236 E. mesquift City: Kingsollo State: 4. Zip Code: 78363 |
| Street Address: 1236 G. Messi. Ft. City: State: Zip Code: 78263 Email Address: Zip Code: 78263 The undersigned hereby makes an application to construct a driveway/sidewalk/parking lot as specified herein and as shown on the drawings, and agrees to comply with the provisions of the Building and Zoning Codes, Engineering, Design Standards of the City of Kingsville, and previous info provided under permit instructions attached whether the |
| Street Address: |
| Street Address: |
| Street Address: |

1835 Elizabeth Ave

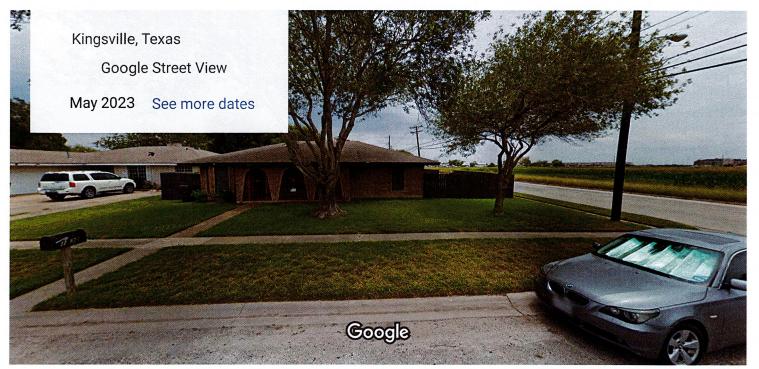
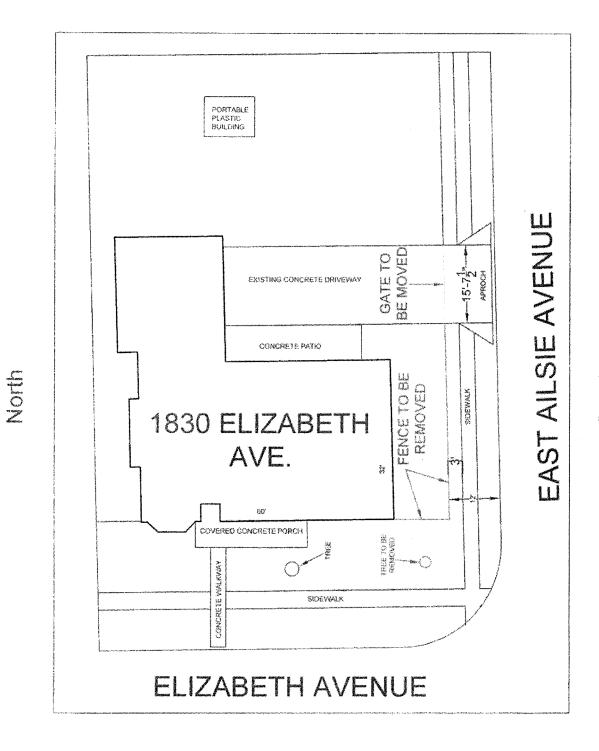


Image capture: May 2023 © 202

© 2024 Google

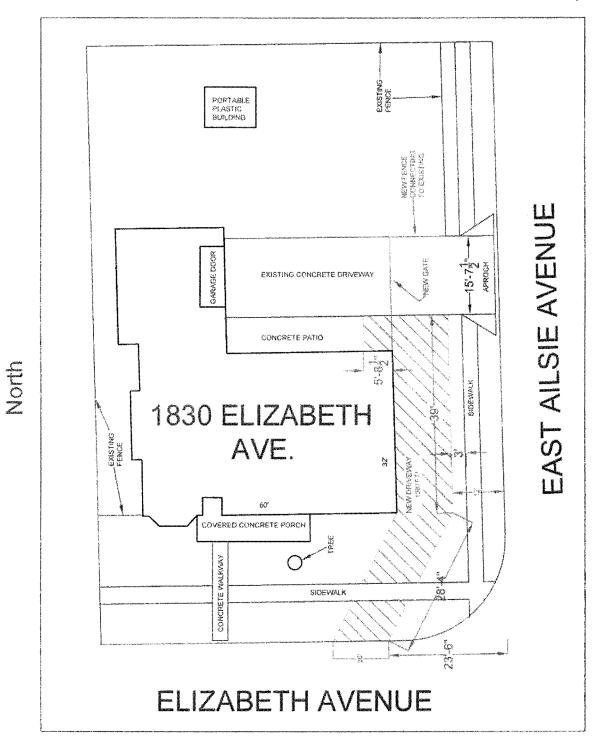


EXISTING

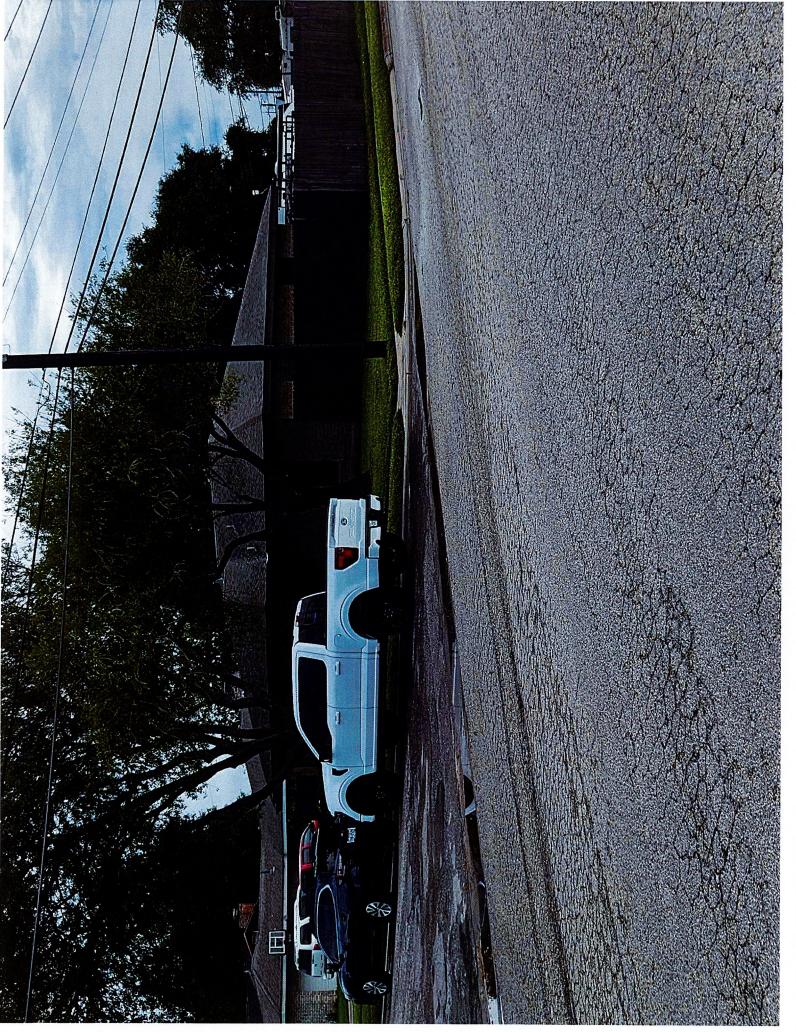


South

PROPOSED



Sold High



To whom it may concern,

We are asking for the approval to have an additional driveway constructed adjoined to our existing homestead. This additional driveway will give us access to park off the street and be able to enter/exit from a far less busy street than our current driveway is connected to.

Our existing driveway poses a greater risk as we cannot pull our vehicle far enough in to avoid being off the main road with heavy traffic. This leads to blocking traffic, personal safety to us while opening/closing our gate to pull vehicles in/out, and having to either reverse in or out onto a busy street. We currently have dogs that require us to keep our gate closed. We have even discussed the possibility of getting an automatic gate opener to help us in and out of the back yard with less time spent in the busy street but, have found the risk of having our dogs run out or having to enter the backyard while the dogs are out is still a safety concern to them.

As it stands now, due to USPS code in our area, we are required to park 20 feet from our mailbox in order to not be considered blocking the mail person's right of way. Due to these circumstances, we have to park on the street on the corner of the intersection to be able to go and come to our house. Having our vehicles parked on the road puts us at risk of being hit by any vehicles pulling into our neighborhood, especially in conjunction with having limited lighting down Elizabeth Ave.

The new driveway will also give us the opportunity to move our gate far enough back to allow us to drive in and out of our residence without the fear of reversing or putting our dogs at risk. Our goal with the addition of this new driveway is to ensure the safety of our growing family by providing a safe and easy way to park and leave our home while keeping our dogs safe in the backyard. Having this additional driveway will most importantly give us a place to safely load and unload our children. The new parking area will also offer better visibility around the intersection where we currently live as our vehicles will not be forced to block drivers line of sight.

Thank you,

Mr. & Mrs. Ramos

Many

To Whom It May Concern:

I am writing in support of Thomas and Brianna Ramos's plans for their home at 1830 Elizabeth Avenue, Kingsville Tx 78363.

I live nearby the Ramos' and they have always been wonderful neighbors, I feel their improvements will benefit our community as a whole. The addition of their new driveway will benefit them by getting them off the road and allowing them to be safer when exiting and entering their vehicles. I have no objections to their plans moving forward.

Sincerely,

To Whom It May Concern:

I am writing in support of Thomas and Brianna Ramos's plans for their home at 1830 Elizabeth Avenue, Kingsville Tx 78363.

I live nearby the Ramos' and they have always been wonderful neighbors, I feel their improvements will benefit our community as a whole. The addition of their new driveway will benefit them by getting them off the road and allowing them to be safer when exiting and entering their vehicles. I have no objections to their plans moving forward.

Sincerely,

30.

To Whom It May Concern:

I am writing in support of Thomas and Brianna Ramos's plans for their home at 1830 Elizabeth Avenue, Kingsville Tx 78363.

I live nearby the Ramos' and they have always been wonderful neighbors, I feel their improvements will benefit our community as a whole. The addition of their new driveway will benefit them by getting them off the road and allowing them to be safer when exiting and entering their vehicles. I have no objections to their plans moving forward.

Sincerely,

Jusa Schonfeld Lisa Schonefeld 1806 Blizabeth Ave Kingoville, TX 78363

200-FI Buffer at Prop ID: 1/193



Last Update: 8/14/2024

with its Prop ID.

Note: Ownership is labeled

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

Marco Marichalar Etux Kristina Y Bernal-Marichalar 1507 Michael St Kingsville, TX 78363 #23905

> Maria E Hernandez 1508 E Ailsie Ave Kingsville, TX 78363 #14771

Jeremy Daniel Hallett 1900 Kelly Kingsville, TX 78363 #15347

Bettie Bedingfield 1904 Kelly St Kingsville, TX 78363 #22939

Marvin H Vanderhider EST David A Vanderhider (IND EXEC) 112 E Pecan, STE 1800 San Antonio, TX 78205 #19656

Kings Way Family Church 1727 Senator Carlos Truan BLVD Kingsville, TX 78363 #41284

> Wright's RV Park LLC 881 E County Road 2198 Kingsville, TX 78363 #12940

Manuel G Lopez 1835 Elizabeth Ave Kingsville, TX 78363 #23142

Chistina M Alvarez Etvir Guadalupe 1513 Michael St Kingsville, TX 78363 #15557

David Matthew Cochrane Etux Dianna 2511 Golf Course RD Apt 211 Kingsville, TX 78363 #10248 Nancy Deviney 1818 Elizabeth Ave Kingsville, TX 78363 #17953

Vilma Pelegrino-Legada 1824 Elizabeth Ave Kingsville, TX 78363 #25541

H.M. King High School health science students working toward certification

By Ted Figueroa Reporter

H.M. King CTE students got some hands-on experience last week.

Students who participate in the Health Science CTE courses were visited by several local officials who volunteered to help them on their way to earning a "patient care technician" certificate.

During their junior year, students learn how to administer an EKG test and also study phlebotomy.

During their senior year, if successful, they will get certified as patient care technicians and medical assistants.

There are currently 17 seniors in the program along with 46 juniors.

This year 70 freshman entered the program and they are already adding on another room to extend the lab.

County officials volunteered to be test subjects for seniors who are working on their blood draw skills. Health Science teacher and RN Minerva Gonzales kept a close eye as her students performed their blood drawing skills.

Kleberg County Judge Rudy Madrid was able to have his blood drawn by his son, senior Bryson Madrid, at the event.

"Our students are required to get 50 successful sticks with a blood return to get certified and they only have one





year to do it," Gonzales said. Once certified, students

will be able to work for doctors and clinics.



(Above) Kleberg County officials along with special guests volunteered to be test subjects for the H.M. King Health Science students. (Bottom, left) Kleberg County Sheriff Richard Kirkpatrick gets his blood drawn by Sydney Butler (senior) at H.M. King who is working on her certification. Health Science teacher and RN Minerva Gonzales observes Butler's technique. (Bottom, right) Kleberg County Judge Rudy Madrid watches his son Bryson Madrid as he gets his blood drawn. (Photos by Ted Figueroa)

NOTICE OF PUBLIC HEARING ON CITY OF BISHOP PROPOSED BUDGET

The City of Bishop will hold a public hearing on a proposed budget for the fiscal year beginning October 1, 2024 – September 30, 2025.

The public hearing will be held on September 9, 2024 at 6:00 p.m. at Bishop City Hall, 203 East Main St., Bishop, Texas 78343.

This budget will raise more total property taxes than last year's budget by \$31,432 or 2.99%, and of that amount, \$9,731 is tax revenue to be raised from new property added to the tax roll this year.

A copy of the proposed budget is available at City Hall, 203 East Main St., Bishop, Texas, 78343 during regular business hours and online at cityofbishoptx.com.

PUBLIC HEARING NOTICE

The Zoning Board of Adjustment of the City of Kingsville will hold a Regular Meeting on Wednesday, September 11, 2024, at 6:00 p.m. The following item will be presented for discussion and /or action:

ITEM NO. 2024-1: Thomas Ramos, owner/applicant, requesting to appeal the decision of the administrative officer pertaining to the addition of a driveway located at Fulton 3, Lot 45, (S314 – Fulton 3), also known as 1830 Elizabeth Ave., Kingsville TX, 78363.

The meeting will be held at City Hall, 400 W. King, Kingsville, TX 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.



The Kingsville Record office will be closed Monday, Sept. 2. The office will resume its normal business hours at 8

am an Treadar Cant 2

NOTICE OF PUBLIC HEARING ON KLEBERG COUNTY APPRAISAL DISTRICT BUDGET

The Kleberg County Appraisal District will hold a public hearing on a proposed budget for the 2025 fiscal year.

The public hearing will be held on September 12, 2024, at 3:00 p.m. in the board room of the Appraisal District office located at 502 E. Kleberg, Kingsville, Texas.

A summary of the appraisal district budget follows:

The total amount of the proposed budget.

\$976,814.92

The total amount of increase from the

\$21,174.92

current year's budget.

The number of employees compensated under the proposed budget.

(full time equivalent)

are proposed oddget.

an time equit

The number of employees compensated under

10

the current budget.

(full time equivalent)

The appraisal district is supported solely by payments from the local taxing units served by the appraisal district.

If approved by the appraisal district board of directors at the public hearing, this proposed budget will take effect automatically unless disapproved by the governing bodies of the county, school district, cities and towns served by the appraisal district.

A copy of the proposed budget is available for public inspection in the office of each of those governing bodies. A copy is also available for public inspection at the appraisal district of fice.

KLEBERG COUNTY APPRAISAL DISTRICT 502 E. KLEBERG – P.O. BOX 1027 KINGSVILLE, TEXAS 78363