

# *City of Kingsville, Texas*

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## **AGENDA CITY COMMISSION**

**TUESDAY, MAY 27, 2025**

**REGULAR MEETING**

**CITY HALL**

**HELEN KLEBERG GROVES COMMUNITY ROOM**

**400 WEST KING AVENUE**

**5:00 P.M.**

**Live Videostream:** <https://www.facebook.com/cityofkingsvilletx>

### **I. Preliminary Proceedings.**

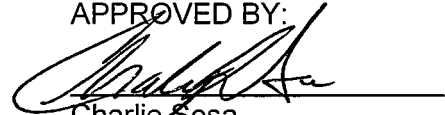
#### **OPEN MEETING**

**INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)**

**MINUTES OF PREVIOUS MEETING(S)**

Regular Meeting – May 12, 2025

APPROVED BY:



Charlie Sosa  
Interim City Manager

### **II. Public Hearing - (Required by Law).<sup>1</sup>**

1. Public hearing on request for a Special Use Permit for a mobile home/manufactured home on a parcel of land in AG (Agricultural) District at KT&I Co., Block 5, Lot Pt 11, 2.0 acres, also known as 2630 E. Santa Gertrudis Ave., Kingsville, TX 78363 (Property ID 10264). (Director of Planning and Development Services).

### **III. Reports from Commission & Staff.<sup>2</sup>**

*"At this time, the City Commission and Staff will report/update on all committee assignments which may include but is not limited to the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal League. Staff reports include the following: Building & Development, Code Enforcement, Proposed Development Report; Accounting & Finance – Financial Services - Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports; Police & Fire Department – Grant Update, Police & Fire Reports; Street Updates; Public Works-Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Water And Wastewater Rate Study Presentation. No formal action can be taken on these items at this time."*

### **IV. Public Comment on Agenda Items.<sup>3</sup>**

1. Comments on all agenda and non-agenda items.

**V.**

**Consent Agenda**

**Notice to the Public**

*The following items are of a routine or administrative nature. The Commission has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.*

**CONSENT MOTIONS, RESOLUTIONS, ORDINANCES AND ORDINANCES FROM PREVIOUS MEETINGS:**

*(At this point the Commission will vote on all motions, resolutions, and ordinances not removed for individual consideration)*

1. Motion to approve final passage of an ordinance amending the Fiscal Year 2024-2025 Budget to correct funding source on BA #24 and BA #25. (Finance Director).

**REGULAR AGENDA**

**CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:**

**VI. Items for consideration by Commissioners.<sup>4</sup>**

2. Discuss and consider introduction of an ordinance amending the zoning ordinance by granting a Special Use Permit for a mobile home/manufactured home on a parcel of land in AG (Agricultural District) at KT&I Co., Block 5, Lot Pt 11, acres 2.0, also known as 2630 E. Santa Gertrudis Ave., Kingsville, TX 78363 (Property ID 10264); amending the comprehensive plan to account for any deviations from the existing comprehensive plan (Director of Planning and Development Services).
3. Discuss and consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter XI, Article 7, Food Sales and Food Establishments, Mobile Food Units, Section 22-Operation Requirements and Restrictions; adding new fire safety measure for mobile food units. (Fire Chief).
4. Discuss and consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter IX, Article 5, Fire Prevention and Protection, revising the permit fee schedule in Section 14. (Fire Chief).
5. Consideration and approval of a resolution authorizing the Interim City Manager to execute the Construction Contract with D&M Underground Construction Corp. for GLO CDGB-MIT Contract 22-082-016-D218 Project 4A: Alley between E. Johnston Ave. and E. Fordyce Ave. Sanitary Sewer Improvements Project. (Bid #25-14 for awarded 5/12/25) (City Engineer).

**VII. Adjournment.**

1. No person's comments shall exceed 5 minutes. Cannot be extended by Commission.
2. No person's comments shall exceed 5 minutes without permission of majority of Commission.
3. Comments are limited to 3 minutes per person. May be extended or permitted at other times in the meeting only with 5 affirmative Commission votes. The speaker must identify himself by name and address.
4. Items being considered by the Commission for action except citizen's comments to the Mayor and Commission, no comment at this point without 5 affirmative votes of the Commission.

NOTICE

This City of Kingsville and Commission Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 361/595-8002 or FAX 361/595-8024 or E-Mail mvalenzuela@cityofkingsville.com for further information. Braille Is Not Available. The City Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551-071 (Consultation with Attorney), 551-072 (Deliberations about Real Property), 551-073 (Deliberations about Gifts and Donations), 551-074 (Personnel Matters), 551-076 (Deliberations about Security Devices), 551-086 (Certain Public Power Utilities: Competitive Matters), and 551-087 (Economic Development).

I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall, City of Kingsville, 400 West King Avenue, Kingsville, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

May 22, 2025, at 11:45 A.M. and remained posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

Mary Valenzuela

Mary Valenzuela, TRMC, City Secretary  
City of Kingsville, Texas

This public notice was removed from the official posting board at the Kingsville City Hall on the following date and time: \_\_\_\_\_

By: \_\_\_\_\_  
City Secretary's Office  
City of Kingsville, Texas

# **MINUTES OF PREVIOUS MEETING(S)**

**MAY 12, 2025**

**A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, MAY 12, 2025, IN THE HELEN KLEBERG GROVES COMMUNITY ROOM, 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 5:00 P.M.**

**CITY COMMISSION PRESENT:**

Sam R. Fugate, Mayor  
Edna Lopez, Commissioner  
Norma Alvarez, Commissioner  
Hector Hinojosa, Commissioner  
Leo Alarcon, Commissioner

**CITY STAFF PRESENT:**

Charlie Sosa, Interim City Manager  
Mary Valenzuela, City Secretary  
Courtney Alvarez, City Attorney  
Kyle Benson, IT Director  
Nick Chavez, IT  
Emilio Garcia, Health Director  
Leticia Salinas, Accounting Manager  
Erik Spitzer, Director of Economic & Development Services  
Diana Gonzales, Human Resources Director  
Kobby Agyekum, Senior Planner/HPO  
Susan Ivy, Parks Director  
Rudy Mora, City Engineer  
Juan J Adame, Fire Chief  
Bill Donnell, Public Works Director  
Mike Mora, Capital Improvements Manager  
Alicia Tijerina, Special Events Coordinator  
Monica Flores, Communications Supervisor  
George Flores, Police Department  
Joseph Ruiz, Engineer's Assistant

**I. Preliminary Proceedings.**

**OPEN MEETING**

Mayor Fugate opened the meeting at 5:00 p.m. with all five commission members present.

**INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)**

The invocation was delivered by Ms. Courtney Alvarez, City Attorney, followed by the Pledge of Allegiance and the Texas Pledge.

**MINUTES OF PREVIOUS MEETING(S)**

**Regular Meeting – April 28, 2025**

**Motion made by Commissioner Lopez to approve the minutes of April 28, 2025 as presented, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Lopez, Hinojosa, Alarcon voting "FOR". Mayor Fugate and Commissioner Alvarez "ABSTAINED".**

**II. Public Hearing - (Required by Law).<sup>1</sup>**

None.

**III. Reports from Commission & Staff.<sup>2</sup>**

*"At this time, the City Commission and Staff will report/update on all committee assignments which may include but is not limited to the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board,*

*Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal League. Staff reports include the following: Building & Development, Code Enforcement, Proposed Development Report; Accounting & Finance – Financial Services - Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports; Police & Fire Department – Grant Update, Police & Fire Reports; Street Updates; Public Works-Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Water And Wastewater Rate Study Presentation. No formal action can be taken on these items at this time.”*

A presentation of the USS Kingsville Ship model was presented to the City Commission by Mr. Charlie Radcliffe and Mr. Dick Messbarger.

Mayor Fugate read and presented three proclamations: Public Works Week, EMS Week, and National Police Week.

Mr. Charlie Sosa, Interim City Manager, gave a brief update on street projects. He also stated that an employee appreciation luncheon had taken place last Friday and thanked staff for all their hard work. Mr. Sosa made mention of the city's \$83,000,000.00 infrastructure projects in Kingsville.

Ms. Courtney Alvarez, City Attorney, reported that the next city commission meeting is scheduled for Tuesday, May 27, 2025, due to Monday, May 26<sup>th</sup> being a holiday. The deadline for agenda items to be submitted for the May 27<sup>th</sup> city commission meeting is Thursday, May 15<sup>th</sup>.

Commissioner Hinojosa asked about the Caesar Ditch Project. Mr. Sosa responded that a ceremony is scheduled for May 29<sup>th</sup>, as Congressman Vicente Gonzalez will be in town.

Commissioner Alvarez stated that she attended the employee luncheon and further thanked those who assisted in preparing the food.

Mayor Fugate stated that the State of the City luncheon is scheduled for Wednesday, May 15<sup>th</sup>, at the Henrietta Memorial Center.

#### **IV. Public Comment on Agenda Items.<sup>3</sup>**

##### **1. Comments on all agenda and non-agenda items.**

Mrs. Lisa Bockholt, 1411 E. FM 1717 commented that she normally doesn't speak out other than on animal related issues, however, she has been watching what is going on within the local political climate, and she would like the commission to know that she is genuinely concerned. She stated that in recent years she has noticed that there has been discord and some dissention among the commission and she was very optimistic but with the newly installed group would function more cohesively. She stated that she was taken aback when she found herself wondering what the motivating factor might be behind the importance of being placed on certain housekeeping matters. She further stated that this made her wonder that the items on the agenda, items 10 and 11, is this just internal conflict, it is personality disagreements, but more importantly, what she wants to ask is, do your voters really even care. She stated that if you were to take a poll she thinks it's unlikely that many would care about who gets to be second in command or whether it's important enough to worry about if we need to change the charter over. Every one of the commissioners was

hired to do a job and that is to serve this community and toward that end streets, strays, water, infrastructure, code enforcement, and being good fiscal stewards to our tax dollars. That is what she wants her elected officials to focus on and she would bet that the vast majority of voters would agree with her. She further commented that as the commission moves forward with the order of business she is inclined to share the following, which is known as the Woman's Club Calle; Keep us oh God from pettiness. Let us be large in thought in word and indeed and let us be done with fault finding and leave off self-seeking. May we put away all pretense and meet each other face to face without self-pity and without prejudice. May we not be hasty in judgment and always gracious. Teach us to put into action our better impulses straight forward and unafraid and grant that we may realize it's the little things that create differences that in the big things of life we are at one. May we strive to touch and know the great common human heart of us all. And oh Lord God please let us not forget to be kind. Mrs. Bockholt further stated that she truly believes that this community expects this from the city commission. As the commission addresses each item of city business throughout the rest of the commissions term and asks that the commission strive in putting the community's best interest first. Focus on the important issues concerning the majority of their constituents and their quality of life. Be mindful of how tax dollars are spent and focus on coming together as a cohesive and productive commission for the greater good of the community. Mrs. Bockholt further commented that she would like the commission to know that she means every word that she has said with the upmost respect for each and every one of the commissioners as she has known each one for many years.

Mrs. Mary Valenzuela, City Secretary, read into the record a public comment received via email from Michelle Lerma, 310 Cecil Ave., Kingsville, TX. The comment read as follows: Good Evening, Commissioners, I am writing to you as a concerned resident of Kingsville who is both disappointed and frustrated by the recent conduct of this Commission. It is disheartening to witness repeated displays of unproductive behavior that hinder our city's progress and undermine public trust. The role of an elected official is to lead with integrity, prioritize the needs of the community, and foster solutions—not to engage in personal disputes or power struggles. Unfortunately, the last Commission meeting made it painfully clear that internal disagreements are being prioritized over the real and pressing needs of Kingsville. The time spent debating who should serve as mayor pro tem was not only unproductive—it was embarrassing for our city. Furthermore, the recent decision not to renew the city manager's contract, without a clear or publicly stated rationale, has only deepened concerns. We are now paying severance to a qualified and experienced city manager while simultaneously compensating an interim appointee who lacks the appropriate qualifications. This is not only fiscally irresponsible, but also detrimental to the effective operation of our local government. In the meantime, critical issues are being neglected. Our infrastructure is deteriorating. City events are being canceled. The absence of a tourism director has left merchants to fill the void, and our parks, shelters, and budget are all facing serious challenges. These are real problems affecting real people, yet they continue to be overshadowed by political infighting and procedural distractions. Commissioners Hector Hinojosa, Leo Alarcon, and Norma Alvarez—your constituents are watching. Many of us are deeply concerned about the current direction of this Commission. We urge you to set aside personal agendas, restore professionalism, and begin working collaboratively for the benefit of our community. If you are unwilling to do so, then I respectfully suggest it may be time to allow others to step in who are prepared to lead with the seriousness and responsibility the office demands. Sincerely, Michelle Lerma.

## **V.**

### **Consent Agenda**

#### **Notice to the Public**

*The following items are of a routine or administrative nature. The Commission has been furnished with background and support material on each item, and/or it has been*

*discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.*

**CONSENT MOTIONS, RESOLUTIONS, ORDINANCES AND ORDINANCES FROM PREVIOUS MEETINGS:**

*(At this point the Commission will vote on all motions, resolutions, and ordinances not removed for individual consideration)*

**Motion made by Commissioner Hinojosa to approve the consent agenda as presented, seconded by Commissioner Alarcon. The motion was passed and approved by the following vote: Alvarez, Hinojosa, Alarcon, Lopez, Fugate voting "FOR".**

**1. Motion to approve final passage of an ordinance amending the zoning ordinance by changing the zoning in reference to 3<sup>rd</sup>, Block 22, Lot 24-27 (Property ID 17385) also known as 620 E. Alice Ave., Kingsville, Texas from R1 (Single Family District) to C2 (Retail District); amending the comprehensive plan to account for any deviations from the existing comprehensive plan. (for Wholesale Bakery Use, Famosa Tortilla Factory). (Director of Planning and Development Services).**

**2. Motion to approve final passage of an ordinance amending the zoning ordinance by granting a Special Use Permit for Wholesale Bakery Use (Tortilla Factory) in C2 (Retail District) at 620 E. Alice Ave., Kingsville, Texas, also known as 3<sup>rd</sup>, Block 22, Lot 24-27 (Property ID 17385); amending the comprehensive plan to account for any deviations from the existing comprehensive plan. (Director of Planning and Development Services).**

**3. Motion to approve final passage of an ordinance amending the zoning ordinance granting a Special Use Permit for a Wireless Telecommunications Pole Tower in C4-Commercial at Paulson's SUB, Lot B, also known as 1025 E. General Cavazos, Kingsville, Texas (Property ID 25758); amending the comprehensive plan to account for any deviations from the existing comprehensive plan. (for a 120' monopole) (Director of Planning and Development Services).**

**4. Motion to approve final passage of an ordinance amending the Fiscal Year 2024-2025 Budget to provide additional funding for South Creek and Golf Course Road lift stations. (repairs to wastewater lift stations for TCEQ compliance) (Public Works Director).**

**5. Motion to approve reappointment of Joy Ansley to the City of Kingsville Health Board for a three-year term, expiring April 25, 2028. (Health Director).**

**6. Motion to approve reappointment of Joni B. Harrel to the City of Kingsville Health Board for a three-year term, expiring May 9, 2028. (Health Director).**

**REGULAR AGENDA**

**CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:**

**VI. Items for consideration by Commissioners.<sup>4</sup>**

**7. Consideration and approval of awarding Bid #25-14 for GLO CDGB-MIT Program State Contract number 22-082-016-D218 Project 4A: Alley between E. Johnston Ave.**



**and E. Fordyce Ave. Sanitary Sewer Improvements, as per the recommendation of the consulting engineer. (City Engineer).**

Mr. Rudy Mora, City Engineer, stated that staff seeks approval to award Bid No. 25-14 for the General Land Office (GLO) Community Development Block Grant Mitigation (CDBG-MIT) Contract No. 22-082-016-D218 Project 4A – Alley Between E. Johnston Ave. and E. Fordyce Ave. Sanitary Sewer Improvements. The project will consist of 2 manholes, 177 feet of wastewater line, and related appurtenances. The project will be completed in 60 calendar days after Notice to Proceed is provided. This project was advertised in the local newspaper and the city's website on March 27<sup>th</sup> and April 3<sup>rd</sup>. Sealed bids for Bid No. 25-14 were received before the deadline of April 29, 2025, at 2:00 pm and read out loud, from three bidders: D&M Underground Const. Corp, Corpus Christi, Texas; D&J Utility Services LLC, Sinton, Texas; Artillery LLC, Edinburg, Texas. The base bids range from \$60,650.00 to \$143,980.00. The alternate bids range from \$1,296.00 to \$8,100.00. The total bids range from \$61,946.00 to \$143,980.00. After review, staff recommend awarding the project to the lowest bidder, D&M Underground Construction Corp, for the total bid amount of \$61,946.00. Also, the bid is 49% below the engineer's estimate.

**Motion made by Commissioner Alarcon to approve awarding Bid #25-14 for GLO CDGB-MIT Program State Contract number 22-082-016-D218 Project 4A: Alley between E. Johnston Ave. and E. Fordyce Ave. Sanitary Sewer Improvements, as per the recommendation of the consulting engineer, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Hinojosa, Alarcon, Alvarez, Lopez, Fugate voting "FOR".**

**8. Consideration and approval of a resolution authorizing the Mayor to execute Step 2-Detailed Applications to the Texas Department of Transportation for the 2025 Transportation Alternatives Set-Aside (TASA) Program. (NOTE: City approved Step 1 applications on 1/13/25). (City Engineer).**

Mr. Mora stated that on April 18, 2025, TxDOT notified the city that one preliminary application is eligible to move forward to Step 2, and the deadline is June 20, 2025. The project includes drainage, sidewalks, ADA ramps, crosswalks, lighting and a pedestrian shelter for students. The project limits area along E. Caesar Ave. between 14<sup>th</sup> and Hwy 77/I-69 and E. General Cavazos between 6<sup>th</sup> Street and Brahma Blvd.

**Motion made by Commissioner Alvarez to approve the resolution authorizing the Mayor to execute Step 2-Detailed Applications to the Texas Department of Transportation for the 2025 Transportation Alternatives Set-Aside (TASA) Program. (NOTE: City approved Step 1 applications on 1/13/25), seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Alarcon, Lopez, Alvarez, Hinojosa, Fugate voting "FOR".**

**9. Discuss and consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to correct funding source on BA #24 and BA #25. (Finance Director).**

Mrs. Leticia Salinas, Account Manager, stated that when budget amendment #24 and budget amendment #25 were submitted, it was stated that the funding source would come from the budget amendment reserve line. The table in the budget amendment form did not include the funding source, so this budget amendment is a correction to that error. Total

amount of this budget amendment is \$87,040.74, which is the balance of the budget amendment line-item.

Introduction item.

**10. Discussion regarding process for selection of a Mayor Pro Tempore. (Commissioner Hinojosa).**

Commissioner Hinojosa commented that he received his answer and thanked the staff for that.

**11. Discuss and consider giving direction to staff on possible charter amendments for the November 4, 2025 election cycle. (Commissioner Alarcon).**

Commissioner Alarcon commented that he would like to see a committee in place to review the city's charter. Commissioner Alarcon stated that at this time, he would like there be action to be taken on this item.

**VI. Adjournment.**

There being no further business to come before the City Commission, the meeting was adjourned at 5:34 p.m.

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Sam R. Fugate, Mayor

**ATTEST:**

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Mary Valenzuela, TRMC, City Secretary

# **PUBLIC HEARING(S)**

# **PUBLIC HEARING #1**



## MEMO

**Date:** May 21<sup>st</sup>, 2025

**To:** Charlie Sosa (Interim City Manager)

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

**Subject:** The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor for a Special Use Permit for a Mobile home/manufactured home on a parcel of land, in AG (Agricultural) at KT & I CO, BLOCK 5, LOT PT 11, ACRES 2.0, also known as 2630 E. Santa Gertrudis Ave., Kingsville, TX 78363 (Property ID 10264).

**Summary:** Daniel H. Flores, Applicant/Owner, approached the Planning Department on April 23<sup>rd</sup>, 2025, requesting approval of a Special Use Permit for a Mobile home/manufactured home on a parcel of land, in AG (Agricultural) at KT & I CO, BLOCK 5, LOT PT 11, ACRES 2.0, also known as 2630 E. Santa Gertrudis Ave., Kingsville, TX 78363 (Property ID 10264).

**Background:** In accordance with the City of Kingsville's Land Use Chart, a mobile home/manufactured home is permitted within land zoned as "Agricultural" provided a Special Use Permit is applied for and approved.

The Planning and Zoning Commission meeting was held on May 21<sup>st</sup>, 2025, with 7 of 7 members in attendance.

Members deliberated over the request to recommend approval of a Special Use Permit for a Mobile home/manufactured home on a parcel of land, in AG (Agricultural) at KT & I CO, BLOCK 5, LOT PT 11, ACRES 2.0, also known as 2630 E. Santa Gertrudis Ave., Kingsville, TX 78363 (Property ID 10264). 7 Notice Letters were sent out to neighbors within the 200 foot buffer and the city received one call from Enrique Camarrillo, a neighbor living across the street at 2700 E Santa Gertrudis Ave., who voiced a concern because the area was quiet in the past and now he is noticing increased traffic.

The Planning and Zoning Commission board members voted to approve the recommendation of a Special Use Permit for a Mobile home/manufactured home on a parcel of land, in AG (Agricultural) at KT & I CO, BLOCK 5, LOT PT 11, ACRES 2.0, also known as 2630 E. Santa Gertrudis Ave., Kingsville, TX 78363 (Property ID 10264). A recorded vote of all members present was taken and board members Steve Zamora, Larry Garcia, Rev. Idotha Battle, Debbie Tiffie, Mike Klepac, Brian Coufal and Krystal Emery all voted "YES."

The meeting was adjourned at 6:19 p.m.

The department recommends approval.

**Erik Spitzer**  
Director of Planning and Development Services



CITY OF KINGSVILLE  
PLANNING AND ZONING DIVISION  
MASTER LAND USE APPLICATION

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

**PROPERTY INFORMATION:** (Please PRINT or TYPE)

Project Address 7020 E. Santa Gertrudis Nearest Intersection Hwy 77 & Santa Gertrudis  
(Proposed) Subdivision Name KT & LCO Lot PT11 Block 5  
Legal Description Lot 11 E. Santa Gertrudis (2630 E. Santa Gertrudis)  
Existing Zoning Designation Ag Future Land Use Plan Designation Ag/Residential

**OWNER/APPLICANT INFORMATION:** (Please PRINT or TYPE)

Applicant/Authorized Agent Daniel Flores Phone 361-558-2462  
Email Address (for project correspondence only) danielle.flores467@icloud.com  
Mailing Address 1232 E Avcc City Kingsville State Tx Zip 78363  
Property Owner Daniel Flores Phone 361-558-2462 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	<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:

Primary Residents / Ag land Required special permit for manufactured home

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 [Signature] Date: 4/23/25  
Property Owner's Signature [Signature] Date: 4/23/25  
Accepted by: [Signature] Date: 4/24/25

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

Last revised 10 Jun 2024

## Kleberg CAD Property Search

## Property Details

### Account

Property ID: 10264 Geographic ID: 290000511300192

Type: R Zoning:

### Property Use:

Location 2630

Situs Address: E SANTA GERTRUDIS TX

Map ID: B1 Mapsco:

Legal Description: K T & I CO, BLOCK 5, LOT PT 11, ACRES 2.0

Abstract/Subdivision: S2900

### Neighborhood:

### Owner

Owner ID: 20910

Name: FLORES LUCIO

### Agent:

Mailing Address: 1416 E ALICE AVE  
KINGSVILLE, TX 78363-4815

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

## Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$1,160 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$32,750 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$33,910 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$33,910 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$6,286 (-)
Assessed Value:	\$27,624
Ag Use Value:	\$0

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:** FLORES LUCIO %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	0.771870	\$33,910	\$27,624	\$213.22
CKI	CITY OF KINGSVILLE	0.770000	\$33,910	\$27,624	\$212.70
SKI	KINGSVILLE I.S.D.	1.410400	\$33,910	\$27,624	\$389.61
WST	SOUTH TEXAS WATER AUTHORITY	0.065695	\$33,910	\$27,624	\$18.15
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$33,910	\$27,624	\$0.00

**Total Tax Rate:** 3.017965

**Estimated Taxes With Exemptions:** \$833.68

**Estimated Taxes Without Exemptions:** \$1,023.40



## Property Improvement - Building

**Type:** RESIDENTIAL **Living Area:** 0 sqft **Value:** \$1,160

Type	Description	Class CD	Year Built	SQFT
FGU	GARAGE UNFINISHED FRAME (STAND ALONE)	*	1970	900
STGL	STORAGE FRAME (LOW)	*	1970	112
STGL	STORAGE FRAME (LOW)	*	1970	96

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
E0	E0	2.00	87,120.00	0.00	0.00	\$32,750	\$0

### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$1,160	\$32,750	\$0	\$33,910	\$0	\$27,624
2023	\$1,160	\$21,860	\$0	\$23,020	\$0	\$23,020
2022	\$770	\$20,230	\$0	\$21,000	\$0	\$21,000
2021	\$770	\$22,520	\$0	\$23,290	\$0	\$23,290
2020	\$290	\$21,410	\$0	\$21,700	\$0	\$21,700
2019	\$290	\$18,010	\$0	\$18,300	\$0	\$18,300
2018	\$250	\$15,230	\$0	\$15,480	\$0	\$15,480
2017	\$0	\$12,000	\$0	\$12,000	\$0	\$12,000
2016	\$0	\$12,000	\$0	\$12,000	\$0	\$12,000

### Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/27/2025	GFT	GIFT DEED	FLORES LUCIO	FLORES DANIEL H			340495
5/18/1982	WD	WARRANTY DEED	FLORES GEORGE	FLORES LUCIO	413	132	

340495

#25-02-22SS

THIS INSTRUMENT WAS PREPARED BASED  
UPON INFORMATION FURNISHED BY THE PARTIES,  
AND NO INDEPENDENT TITLE SEARCH HAS BEEN  
MADE.

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**GIFT DEED**

DATE: Feb. 27, 2025

GRANTOR: LUCIO FLORES, a single person

GRANTOR'S ADDRESS: 1416 East Alice, Kingsville, TX 78363

GRANTEE: DANIEL H. FLORES, as his sole and separate property

GRANTEE'S ADDRESS: 1232 East Ave. C, Kingsville, TX 78363

CONSIDERATION: Love and Affection.

**PROPERTY:**

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED  
HEREIN FOR ALL PURPOSES.**

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Easements, rights-of-way, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and encroachments or overlapping of improvements; taxes for the current year, the payment of which Grantee assumes, zoning laws, regulations and ordinances of municipal and other governmental authority, if any, affecting the property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

# Exhibit A

DESCRIPTION OF A 2.00 ACRE TRACT OF LAND OUT OF FARM LOT 11,  
SECTION 5, KLEBERG TOWN AND IMPROVEMENT COMPANY'S SUBDIVISION, KLEBERG  
COUNTY, TEXAS.

Beginning at an iron pipe in the North boundary of  
F.M. Highway No. 2045; an eighty (80) foot road, from whence  
the point of intersection of the common boundary of farm  
lots 10 and 11, said Section 5, with said North boundary of  
F.M. Highway No. 2045, bears S 89 degree-16 W, a distance of 339.5  
feet. Said iron pipe being also the Southeast corner of a  
3.0 acre tract conveyed to American Bottling Company and  
described in deed recorded in Volume 304, Page 172, Deed  
Records of Kleberg County, Texas.

Thence; No 0 degree-44'W, along the East boundary of said  
American Bottling Company's 3.00 acre tract, a distance  
of 435.00 feet to an iron pipe for the Northwest corner  
of this tract. Said iron pipe being also the Northeast  
corner of said American Bottling Company tract.

Thence; N 89 degree-16'E, along a line 435.00 feet North  
of an parallel to the North boundary of said F.M. Highway  
No. 2045, a distance of 200.00 feet to an iron pipe for  
the Northeast corner.

Thence; S 0 degree-44'E, a distance of 435.00 feet to an  
iron pipe in the North boundary of said F.M. Highway No.  
2045 for the Southeast corner.

Thence; S 89 degree-16'W, along the North boundary of said  
F.M. Highway No. 2045, a distance of 200.0 feet to an iron  
pipe for the Southwest corner and point of beginning. Con-  
taining in all a total of 2.00 acres of land.

FILE# 340495

FILED FOR RECORD

FEB 27 PM 3:01

*Clausmann*

STATE OF TEXAS, COUNTY OF KLEBERG, I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED ON THE DATE AND TIME STAMPED HEREON BY ME AND WAS DULY RECORDED IN THE OFFICIAL RECORDS OF KLEBERG COUNTY, TEXAS.



FEB 28 2025

DELIVERY DATE

*Salvador Barrera, III*

SALVADOR "SONNY" BARRERA, III  
COUNTY CLERK, KLEBERG COUNTY

ANY PROVISIONS HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE INVALID AND ENFORCEABLE UNDER FEDERAL LAW.

RETURN TO:

S & S ABSTRACT & TITLE COMPANY

801 EAST KLEBERG

KINGSVILLE, TEXAS 78363

RECORDER'S MEMORANDUM:

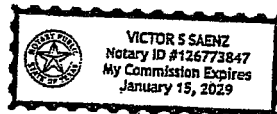
ALL OR PART OF A SOCIAL SECURITY NUMBER, IF CONTAINED IN THIS DOCUMENT, MAY HAVE BEEN REDACTED. TEX. GOV'T CODE SEC. 552.147(B) THE COUNTY CLERK MAY REACT A LIVING PERSON'S SOCIAL SECURITY NUMBER FROM ANY OR ALL DOCUMENTS CONTAINED FOR DISCLOSURE IN KLEBERG COUNTY.

  
LUCIO FLORES

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF KLEBERG

This instrument was acknowledged before me on the 27 day of Feb., 2025, by  
LUCIO FLORES.



  
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE LAW OFFICE OF:  
Michael J. Shelly, P.C.  
Attorney at Law  
5102 Holly Rd., Suite A  
Corpus Christi, Texas 78411

AFTER RECORDING RETURN TO:  
S&S ABSTRACT AND TITLE CO  
302 East Kleberg  
Kingsville, TX 78363



ADDRESS REQUEST FORM  
City of Kingsville Engineering Department  
400 W. King Ave  
Kingsville, Texas 78363  
Office: (361) 595-8007 Fax: (361) 595-8035

**\*\* This section is to be filled out by the property owner:**

(1) Property Owner Name: DANIEL FLORES

(2) Date of Request: MARCH 19, 2025

(3) Current Mailing Address: 1232 E C AVE  
KINGSVILLE, TX 78363

Email Address: danielleflores467@icloud.com

(4) Daytime Telephone: 361-558-2462

(5) Legal Description of Land: LOT 11 E SANTA GERTRUDIS KT+I C6  
(Subdivision) (Block # & Lot #) BLK 5

Acres 2

(6) Kleberg County Appraisal District Short Account #: 10264

(7) What is the intended use of the undeveloped land?

☒ Residential ☐ Commercial ☐ Other \_\_\_\_\_

(8) Will the development be on a single lot? ☒ Yes ☐ No

**This short account # is important in locating the property. It must be included on each application. If you do not know the short account # please contact the Kleberg County Appraisal District (361)595-5775.**

*(9) Please provide a sketch of your property on the back of this page. Be sure to include all property lines, existing buildings, proposed buildings, street names, adjacent addresses and a north arrow. All buildings need an approximate distance from the property lines. If a site plan exists it may be substituted in lieu of the sketch.*

Signature: Daniel H Flores

Please verify if your property is within a flood zone. For more information regarding flood zone, contact the Kleberg County Flood Plain Administrator, Tomas Sanchez @ (361)595-8527.

**\*\* This section is for office use only:**

Address Issued: 2630 E. Santa Gertrudis Ave

Issued By: Rita Pick

Dated Issued: 3-19-2025

Notes: \_\_\_\_\_



## CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

March 19, 2025

Daniel Flores  
1232 E. C Ave.  
Kingsville, TX 78363

Re: K T & I CO, BLOCK 5, LOT PT 11, ACRES 2.0, Property ID: 10264

Dear Sir or Madam:

Current "9-1-1" legislation requires municipalities to assign all properties with an address, based on an orderly and accurate address system. Improperly addressed properties, or those with no address displayed, impede proper mail delivery and response times by emergency vehicles. Therefore, the City's goal is to achieve a uniform address system and to make a concerted effort to comply with 911 legislation.

**Based on the information available to us, the official site address for the premises mentioned above is 2630 E. Santa Gertrudis Ave as illustrated on the attached map.**

*It is important that every owner or occupant of residential or non-residential improved property be responsible for displaying their assigned addresses.* The numbers must be a minimum of three inches in height; any structure setback more than fifty (50) feet from the property line must have numbers that are a minimum of four inches in height. The numbers should be clearly visible and facing the street to which the address is referenced. Please make sure the numbers are placed on the building within ten (10) days of receiving this letter.

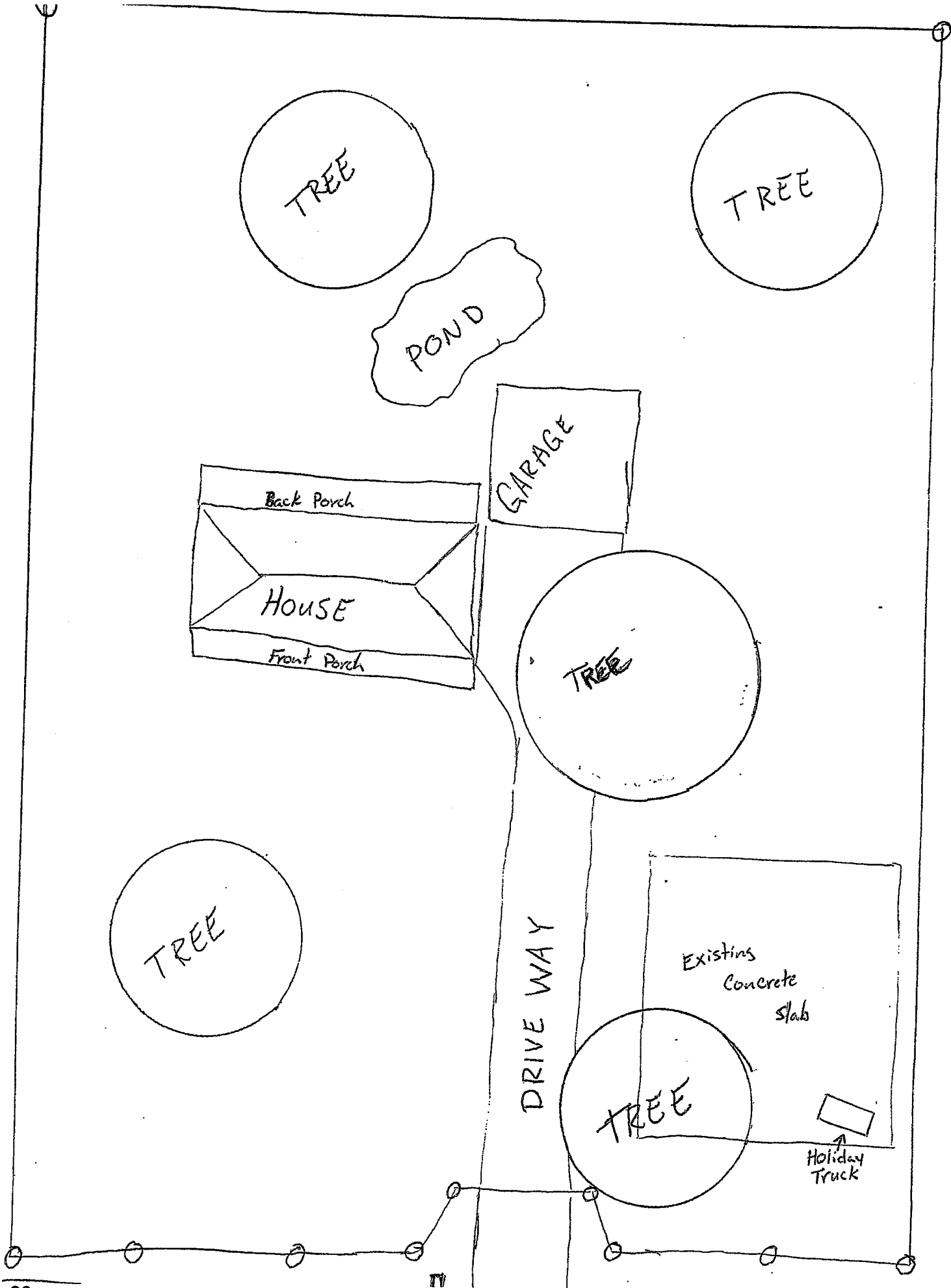
For your convenience, a copy of these letters will be sent to the public/private entities that need this information so that they may better serve you. Should you have any questions regarding this issue, please feel free to contact me at 595-8007 or via email at [rpick@cityofkingsville.com](mailto:rpick@cityofkingsville.com)

Thank you,

Engineering Department

CITYOFKINGSVILLE.COM





# 2630 E. Santa Gertrudis Ave



Prop ID: 19868  
2725 E CORRAL AVE

Prop ID: 4003337  
E SANTA  
GERTRUDIS

Prop ID:  
10130

Prop ID: 22101  
E SANTA  
GERTRUDIS

Prop ID: 10264  
E SANTA  
GERTRUDIS

Prop ID: 20533  
2800 E SANTA  
GERTRUDIS

Prop ID: 14489  
2810 E SANTA  
GERTRUDIS

Prop ID: 13682  
2910 E SANTA  
GERTRUDIS

Prop ID: 30558  
2520 E SANTA  
GERTRUDIS

Prop ID: 25567  
2600 E SANTA  
GERTRUDIS

2630 E. Santa  
Gertrudis  
Ave-3/19/2025

E Santa Gertrudis (FM 2045)

Prop ID: 24904  
2700 E SANTA  
GERTRUDIS

Prop ID:  
10695

Prop ID: 42595  
2415 E SANTA  
GERTRUDIS

Prop ID: 31364  
2600 E SANTA  
GERTRUDIS

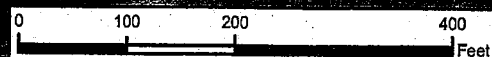
## Legend



2630 E Santa Gertrudis Ave



Kleberg County Property Data



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Page: 1 / 1	Drawn By: R. PICK	<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><b>CITY OF KINGSVILLE</b> <b>ENGINEERING DEPARTMENT</b> 400 W King Ave; Kingsville, TX 78363 Office: (361) 595-8007 Fax: (361) 595-8064</p>
	Last Update: 3/19/2025		
	Note: See attached documents for other information.		

## APPENDIX A. - LAND USE CATEGORIES

## Sec. 1. - Land use chart.

The following chart shall set out the land uses within the city:

P = Permitted

S = Special use permit required

X = Special review required

= Not permitted (absence of any symbol)

[Land Use Chart on the following pages]

Land Use Chart													
Land Use Description	R1	R2	R2A	R3	R4	MH	C1	C2	C3	C4	I1	I2	Ag
Dwelling, one-family det.	P	P		P	P	P	P	P	P				P
Dwelling, one-family att.		P	P	P	P		S	P					P
Dwelling, two-family		P		P	P		S	P					
Dwelling, multi-family				P	P		P	P	P				
Tiny Homes		P	P			P							
Dwelling, above business									P				
Work/live units									P				
Boarding or rooming house					P			S	P	P			
Hotel or motel					P			S	P	P			
Dormitory					P								
Fraternity, sorority					P								

Mobile home/manufactured home park or mobile home/manufactured home on lot	S <sup>1</sup>	S <sup>1</sup>		S <sup>1</sup>	S <sup>1</sup>	P						S	S	S
Recreational vehicle park						P		S		S				
Secondary res. structure					P	P		S	S			S	S	S
Other residential accessory and incidental uses	S	S		S	S	S						S	S	
Accessory building	P	P		P	P	P	P	P	P	P	P	P	P	P
Community center (private)	S	S		S	S	S	P	P	P					
Accessory farm building					P	P	P	P	P	P	P	P	P	P
Off-street parking incidental to main use	P	P		P	P	P	P	P	P	P	P	P	P	P
Private swimming pool	P	P		P	P	P	P	P	P	P	P	P	P	P
Home Occupation	P	P		P	P	P								P
Apartment or secondary residence for servants or family members	S	P		P	P	P	P	S	P					P
<i>Institutional and Special Service</i>														
Airport, heliport		S		S	S	S	S	S	S	S	S	S	S	S
Cemetery, mausoleum	S	S		S	S			S						S
Church, rectory	P	P		P	P	P	P	P	P					P

Orchard, commercial	S	S		S	S								P
Keeping animals or fowl commonly used for food fiber production or as beasts of burden													P
Keeping dogs, cats, fish, or exotic caged birds (kennel excluded)	P	P		P	P	P	P	S	P	P	P	P	P
Farmers market, vegetable (fresh) stand, produce sales								S	P	P			P
Domestic animal racetrack exhibit area, training ground, and the like													P
Winery										S	P	P	P

1/ Hardship must be demonstrated due to age, infirmity, or death of a family member.

Permit is limited to one year. Permit may be renewed by demonstrating continued hardship. The mobile home or travel trailer must be removed within 90 days of the expiration of the permit. This special use permit does not include or allow for a manufactured home for use as a sales office or any type of commercial use.

2/ Area developments allowed in zones, where noted.

3/ The Special Review process designated in the land use categories for a Mobile Food Court and a Mobile Food Vendor will be an internal review conducted by the Director of Planning and Development Services.

Ord. 84009, passed 6-18-84; Ord. 87009, passed 4-27-87; Ord. 89048, passed 11-27-89; Ord. 2001-15, passed 8-13-01; Ord. 2003-11, passed 5-12-03; Ord. 2006-33, passed 7-10-06; Ord. 2009-12, § I, passed 5-18-09; Ord. 2010-34, passed 9-27-10; Ord. 2011-07, passed 2-28-11, eff. 3-16-11; Ord. 2014-28, § 1, passed 4-23-14; Ord. 2016-20, § I, passed 3-28-16; Ord. 2017-34, passed 1-29-17; Ord. No. 2017-48, passed 10-23-17; Ord. 2018-14, § I, passed 3-5-18; Ord. 2018-37, § I, passed 7-9-2018; Ord. No. 2018-11, § I, passed 11-13-2018; Ord. 2019-03, § I, passed 2-11-2019; Ord. No. 2020-03, § I, passed 1-27-20)

**J Filiberto Garcia LLC**  
**1632 E Santa Gertrudis St**  
**Kingsville, TX 78363**  
**#19868**

**Astro Industrial**  
**Sandblasting & Painting**  
**1626 Annette St**  
**Kingsville, TX 78363**  
**#14489**

**Rogelio G Martinez**  
**2800 E Santa Gertrudis ST**  
**Kingsville, TX 78363**  
**#20533**

**Camarillo Family Trust**  
**Pedro & Esther V Camarillo**  
**11023 Cleveland Ave**  
**Riverside, CA 92503**  
**#10695**

**Enrique Camarillo**  
**2700 E Santa Gertrudis**  
**Kingsville, TX 78363**  
**#24904**

**Kingsville Area IND**  
**Development Foundation**  
**PO Box 1030**  
**Kingsville, TX 78364**  
**#10130**

**Kingsville Area IND**  
**Development Foundation**  
**PO Box 1030**  
**Kingsville, TX 78364**  
**#25567**

### **PUBLIC HEARING NOTICE**

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, May 21, 2025, 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:

**Daniel H Flores, Applicant/Owner; requesting approval of a Special Use Permit for a Mobile home/manufactured home on a parcel of land, in AG (Agricultural) at KT & I CO, BLOCK 5, LOT PT 11, ACRES 2.0, also known as 2630 E. Santa Gertrudis Ave., Kingsville, TX 78363 (Property ID 10264).**

The meeting will be held at City Hall, 400 West King Ave., 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.

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MAY 8, 2025

## Throwback Thursday

THE KINGSVILLE RECORD 5

### Kentucky Derby and Woolly Mammoth

By Ted Figueroa  
Reporter

(Editor's note: In this feature, we take readers back through our archives, highlighting some of the people and events of the past century. Many issues are still in paper form, some are digitized, and a few are on microfilm. The issues from 1918 to July of 1924 were lost in a fire, however, the rest remain intact. Here is a look back at what was happening this week in Kingsville.)

25 years ago  
May 2000

It was probably one of the most disturbing cases of child abuse Kleberg County had ever seen and a little more than a year after Glen Durham was found guilty of the murder of his 12-year-old son, the case had been appealed, reversed

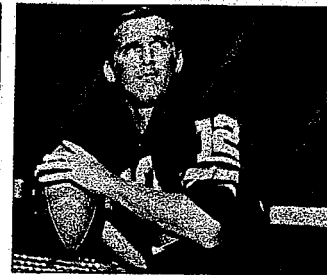
and he was now facing a new trial in Kleberg County. One of the Judges on the 13th court of appeals was of the opinion that testimony from one of the case workers was hearsay. It was shown in the first trial that the Durham child was systematically abused with boards, chains, bricks, fists, belts and rubber hoses and had been denied food. The case drew national attention and the state's



"Middleground" bounds under the wire first in the Kentucky Derby ahead of "Hill Prince" second and "Mr. Trouble" third - 1975.



Allen Mittag points to the ribs of a mammoth discovered on the La Paloma Ranch - 1975.



Former A&I quarterback and first round draft pick by the Atlanta Falcons was headed to play for the Washington Redskins - 1975.

all-American quarterback from Texas A&I and a first-round draft choice with the Atlanta Falcons was picked up by the Washington Redskins for the 75-76 season.

50 years ago  
May 1975

Randy Johnson, former Woolly Mammoth were dis-

covered on the La Paloma Ranch near Riviera by Allen Mittag, a ranch employee. Dr. Raymond W. Suhm, a geology instructor at Texas A&I University believed the bones to be the youngest ever to be found. He said the fossil may have been one of the last mammoths to live on the North American continent.

Mrs. Jimmie Picquet, Director of the Conner Museum at the time said they were hoping to have a carbon 14 dating test run on the bones to verify Dr. Suhm's theory that the bones were only 5,000 to 6,000 years old.

Dr. Suhm, his wife and A&I geology students had been digging at the site for over a week and had so far uncovered a shoulder, ribs, vertebrae, some of the legs, two pieces of jaw with teeth and a tusk. The bones were being

removed in plaster-soaked burlap and wrapped carefully for transporting to the museum. The bones were found on an old river bed and it was believed that thousands of years ago a major river ran through the area.

Meanwhile the Kingsville Brahmas and Head Coach Frank Kelly were holding spring workouts trying to decide who would make the 1975 team. The workouts culminated with the annual Black-Gold intersquad game.

75 years ago  
May 1950

A King Ranch Colt won the famed "Run for the Roses", "Middleground", The King Ranch's successor to Assault won the Kentucky Derby. He may have been the under dog going into the race but he was always the favorite in Kingsville. After the race, Dr. J.K. Northway, ranch veterinarian commented, "The Derby was a great race, Middleground had a great trainer, and was superbly ridden by a great little South Texas boy Willie Boland of Corpus Christi".

99 years ago  
May 1926

Hoyt Kenyon, manager of the Riviera Beach hotel and bathing pavilion said the summer season was open. The season was starting late due to colder temperatures but the past week of sun shine had warmed things up and Kenyon was expecting lots of business.

PAY YOUR WAY  
AND  
SAVE

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to fit your life

PROGRESSIVE

FOR YOUR AUTO INSURANCE NEEDS

KIRKPATRICK & ASSOCIATES

1314 East King St., Kingsville  
(361) 592-4261 office (361) 779-0856 cell  
jameskdba@sbcglobal.net

?? 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. Popular in the 60s and 70s, what does the slang term "groovy" mean?
2. What music genre was born in the 50s?
3. What 60s TV show was about the crew of a spaceship called Enterprise?
4. Which city is the setting for 70s movie "Saturday Night Fever"?
5. What did sales woman Brownie Wise popularize in the 50s?
6. What craft experienced a resurgence in high fashion during the 1960s?
7. What were the 20s women called, with short skirts and bobbed hair?
8. What is another name for sleepwalking?
9. Who cursed the Sleeping Beauty in the Disney film?
10. How many beds does a twin bedroom have in a hotel?

(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 Kingsville's best eats!

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

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**TRIVIA**  
ANSWERS

May 1, 2025

1. 100
2. 25
3. Kentucky Derby
4. Rendezvous
5. Sneakers
6. Kimono
7. Rotary dial phone
8. Little House on the Prairie
9. Root Cellar
10. Halley's Comet



**ORDINANCE NO. 2025-\_\_\_\_\_**

**AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR A MOBILE HOME/MANUFACTURED HOME ON A PARCEL OF LAND IN AG (AGRICULTURAL DISTRICT) AT KT&I CO., BLOCK 5, LOT PT 11, ACRES 2.0, ALSO KNOWN AS 2630 E. SANTA GERTRUDIS AVE., KINGSVILLE, TEXAS, 78363 (PROPERTY ID 10264); AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; PROVIDING FOR PUBLICATION.**

**WHEREAS**, the Planning Commission has forwarded to the City Commission its reports and recommendations concerning the application of Daniel H. Flores (owner/applicant), for amendment to the zoning map of the City of Kingsville;

**WHEREAS**, the property is currently zoned AG-Agricultural District and it is desired for the area to be used for a mobile home/manufactured home as a primary residence while its prior use was undeveloped raw land;

**WHEREAS**, the City Code of Ordinances, Chapter XV-Land Usage, Appendix A- Land Use Categories states that in AG a special use permit is required to have a mobile home/manufactured home as listed on the SUP application; and

**WHEREAS**, the City of Kingsville Code of Ordinances section 15-6-142 regulates special use permits; and

**WHEREAS**, with proper notice to the public, public hearings were held on Wednesday, May 21, 2025, during a meeting of the Planning Commission, and on Tuesday, May 27, 2025, a public hearing was held during a meeting of the City Commission, in the Helen Kleberg Groves Community Room/Commission Chambers, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

**WHEREAS**, a majority of the Planning and Zoning Commission voted 7-0 to APPROVE, with 0 abstentions, the requested special use permit; and

**WHEREAS**, the City Commission has determined that this amendment would best serve public health, necessity, and convenience and the general welfare of the City of Kingsville and its citizens.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:**

**SECTION 1.** That the Zoning Ordinance of the City of Kingsville, Texas, is amended and a Special Use Permit is granted for a mobile home to be used as a primary residence on the premises known as KT&I Co., Block 5, Lot Pt 11, acres 2.0, also known as 2630 E. Santa

Gertrudis Ave., Kingsville, Texas, 78363 (Property ID 10264), as more specifically describe on site plan attached as Exhibit A.

**SECTION 2.** That the Special Use Permit granted in Section 1 of this Ordinance is subject the following conditions:

- 1. **ALLOWED USE:** The only uses authorized by this Special Permit other than the permitted “AG” Agricultural District use is for a mobile home/manufactured home as a primary residence.
- 2. **STATE LICENSE:** The premises or operator will be licensed or registered by the State of Texas, if needed.
- 3. **TIME LIMIT:** This Special Permit is good for the duration of the residence from the date of this ordinance unless the property is not being used for the purpose outlined in Condition 1 or any other conditions have not been complied with.
- 4. **SPECIAL CONDITION:** The applicant shall obtain all required background checks, business licenses and have and cooperate with all annual fire safety, health, and sanitation inspections, or other inspections required for this type of use by the City of Kingsville or any State or Federal requirement, in order to maintain compliance with federal, state and city regulations.

**SECTION 3.** That the official Zoning Map of the City of Kingsville, Texas, is amended to reflect the amendment to the Zoning Ordinance made by Section 1 of this ordinance.

**SECTION 4.** That the Zoning Ordinance and Zoning Map of the City of Kingsville, Texas, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

**SECTION 5.** That to the extent that this amendment to the Zoning Ordinance represents a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the Zoning Ordinance, as amended by this ordinance.

**SECTION 6.** That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

**SECTION 7.** That publication shall be made in the official publication of the City of Kingsville as required by the City Charter of the City of Kingsville.

**INTRODUCED** on this the 27th day of May, 2025.

**PASSED AND APPROVED** on this the 9th day of June, 2025.

Effective Date: \_\_\_\_\_, 2025.

**THE CITY OF KINGSVILLE**

\_\_\_\_\_  
Sam R. Fugate, Mayor

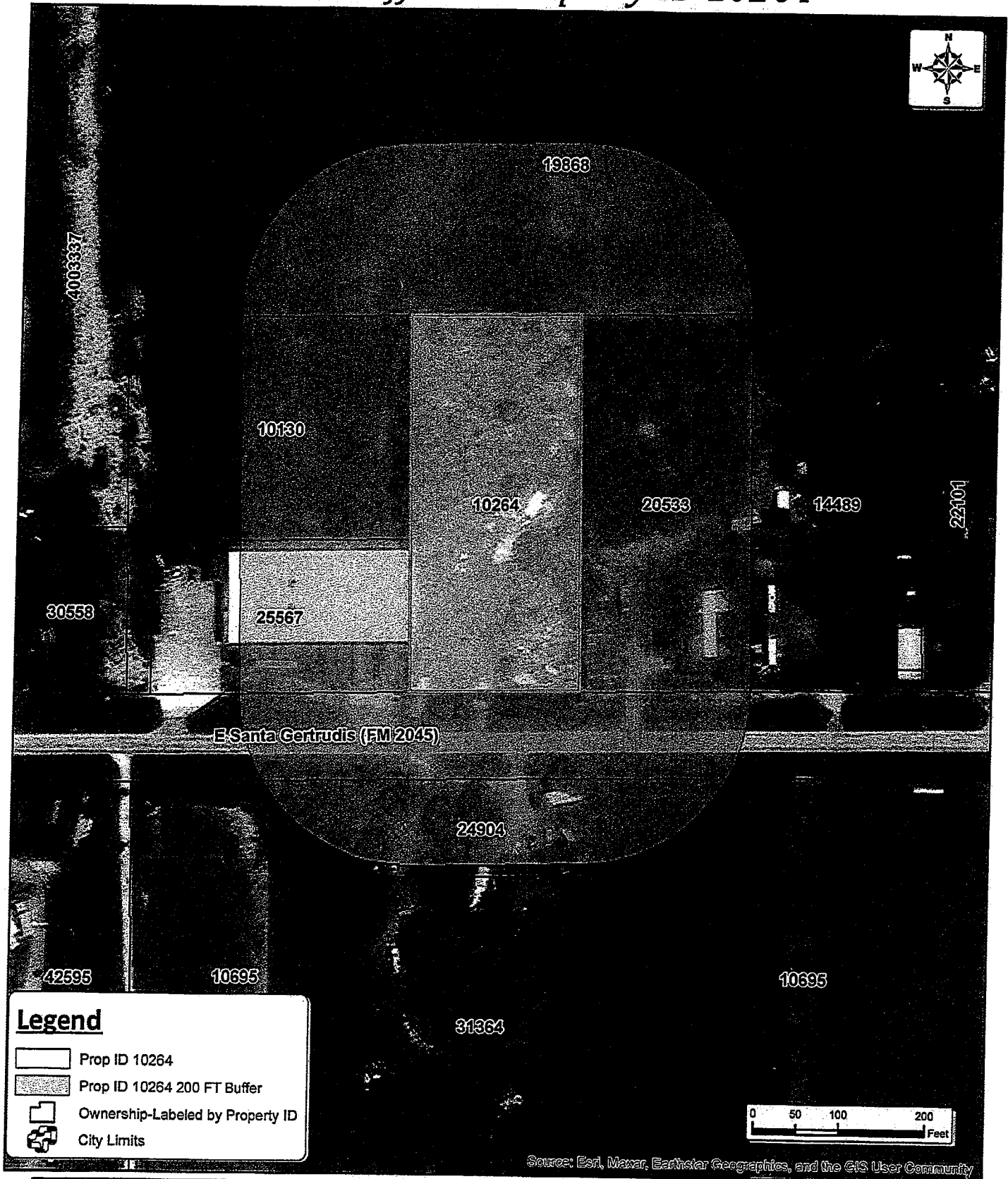
**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary





**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney


# 200-FT Buffer at Property ID 10264



## Legend

-  Prop ID 10264
-  Prop ID 10264 200 FT Buffer
-  Ownership-Labeled by Property ID
-  City Limits

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

<div>Page:</div> <div>1 / 1</div>	<div>Drawn By: R. PICK</div>	<div>DISCLAIMER:</div> <div>THIS MAP IS FOR VISUAL PURPOSES ONLY.</div> <div>THE INFORMATION ON THIS SHEET MAY</div> <div>CONTAIN INACCURACIES OR ERRORS.</div> <div>THE CITY OF KINGSVILLE IS NOT</div> <div>RESPONSIBLE IF THE INFORMATION</div> <div>CONTAINED HEREIN IS USED FOR ANY</div> <div>DESIGN, CONSTRUCTION, PLANNING, BUILDING,</div> <div>OR ANY OTHER PURPOSE.</div>		<div>CITY OF KINGSVILLE</div> <div>ENGINEERING DEPARTMENT</div> <div>400 W King Ave; Kingsville, TX 78363</div> <div>Office: (361) 595-8007</div> <div>Fax: (361) 595-8064</div>
	<div>Last Update: 3/19/2025</div>			
	<div>Note: Ownership is labeled with its Prop ID.</div>			

# **CONSENT AGENDA**

# **AGENDA ITEM #1**



**City of Kingsville  
Finance Department**

---

TO: Mayor and City Commissioners

CC: Charlie Sosa, Interim City Manager

FROM: Deborah Balli, Finance Director

DATE: May 05, 2025

SUBJECT: BA#38 – BA#24 and BA#25 Corrections

---

**Summary:**

When BA#24 and BA#25 was submitted, it was stated that the funding source would come from the Budget Amendment Reserve line. The table in the Budget Amendment form did not include the funding source, so this BA is a correction of that error. Total amount of this budget amendment is \$87,040.74 which is the balance of the Budget Amendment line item.

**BA#24**

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
<b>Fund 098 – Economic Development</b>					
<u>Expenditures</u>					
1060	Econ Devel	Professional Services	31400	\$6,500.00	

BA#25 – Only \$80,540.74 funded from Budget Amendment line item. The \$1,079.12 was from the unappropriated fund balance.

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
<b>Fund 001 – General Fund</b>					
<u>Expenditures</u>					
1010	City Manager	Salaries	11100	\$66,133.28	
1010	City Manager	Car Allowance	11200	\$3,507.78	
1010	City Manager	FICA	11500	\$5,327.54	
1010	City Manager	TMRS	11400	\$6,460.95	
1010	City Manager	Workers Comp	11700	\$190.31	
		Total		\$81,619.86	



**City of Kingsville  
Finance Department**

GL Account 001-5-1030-86000 line item balance.

**Budget Summary** -----

Original Budget	<u>300,000.00</u>
Adjustments	<u>-212,959.26</u>
Current Budget	<u>87,040.74</u>
Activity	<u>0.00</u>
Encumbrances	<u>0.00</u>
Reserves	<u>0.00</u>
Budget Remaining	<u>87,040.74</u>
Pending	<u>0.00</u>
Budget Available	<u>87,040.74</u>

**Recommendation:**

The Finance Department recommends approval of the submitted Budget Amendment.



**ORDINANCE NO. 2025-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET TO CORRECT FUNDING SOURCE ON BA #24 AND BA #25**

**WHEREAS**, it was unforeseen when the budget was adopted that there would be a need for funding for this expenditure in this fiscal year.

I.

**BE IT ORDAINED** by the City Commission of the City of Kingsville that the Fiscal Year 2024-2025 budget be amended as follows:

CITY OF KINGSVILLE  
DEPARTMENT EXPENSES  
BUDGET AMENDMENT – BA#38

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
<b>Fund 001 – General Fund</b>					
<u>Expenditures</u>					
1030	City Special	Budget Amend Reserve	86000		\$87,040.74

[To amend the City of Kingsville FY 24-25 budget to correct the funding source for BA #24- \$6,500 & BA #25 - \$80,540.74. The funding source for these two BA's were listed in the memo and the actual budget amendment but were left off the table of the budget amendment forms.]

II.

**THAT** all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

**THAT** if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

**THAT** this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

**INTRODUCED** on this the 12th day of May 2025.

**PASSED AND APPROVED** on this the 27th day of May 2025.

**EFFECTIVE DATE:** \_\_\_\_\_

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

# **REGULAR AGENDA**

# **AGENDA ITEM #2**



## MEMO

**Date:** May 21<sup>st</sup>, 2025

**To:** Charlie Sosa (Interim City Manager)

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

**Subject:** **The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor for a Special Use Permit for a Mobile home/manufactured home on a parcel of land, in AG (Agricultural) at KT & I CO, BLOCK 5, LOT PT 11, ACRES 2.0, also known as 2630 E. Santa Gertrudis Ave., Kingsville, TX 78363 (Property ID 10264).**

**Summary:** Daniel H. Flores, Applicant/Owner, approached the Planning Department on April 23<sup>rd</sup>, 2025, requesting approval of a Special Use Permit for a Mobile home/manufactured home on a parcel of land, in AG (Agricultural) at KT & I CO, BLOCK 5, LOT PT 11, ACRES 2.0, also known as 2630 E. Santa Gertrudis Ave., Kingsville, TX 78363 (Property ID 10264).

**Background:** In accordance with the City of Kingsville's Land Use Chart, a mobile home/manufactured home is permitted within land zoned as "Agricultural" provided a Special Use Permit is applied for and approved.

The Planning and Zoning Commission meeting was held on May 21<sup>st</sup>, 2025, with 7 of 7 members in attendance.

Members deliberated over the request to recommend approval of a Special Use Permit for a Special Use Permit for a Mobile home/manufactured home on a parcel of land, in AG (Agricultural) at KT & I CO, BLOCK 5, LOT PT 11, ACRES 2.0, also known as 2630 E. Santa Gertrudis Ave., Kingsville, TX 78363 (Property ID 10264). 7 Notice Letters were sent out to neighbors within the 200 foot buffer and the city received one call from Enrique Camarrillo, a neighbor living across the street at 2700 E Santa Gertrudis Ave., who voiced a concern because the area was quiet in the past and now he is noticing increased traffic.

The Planning and Zoning Commission board members voted to approve the recommendation of a Special Use Permit for a Mobile home/manufactured home on a parcel of land, in AG (Agricultural) at KT & I CO, BLOCK 5, LOT PT 11, ACRES 2.0, also known as 2630 E. Santa Gertrudis Ave., Kingsville, TX 78363 (Property ID 10264). A recorded vote of all members present was taken and board members Steve Zamora, Larry Garcia, Rev. Idotha Battle, Debbie Tiffie, Mike Klepac, Brian Coufal and Krystal Emery all voted "YES."

The meeting was adjourned at 6:19 p.m.

The department recommends approval.

**Erik Spitzer**  
Director of Planning and Development Services



CITY OF KINGSVILLE  
PLANNING AND ZONING DIVISION  
MASTER LAND USE APPLICATION

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

**PROPERTY INFORMATION:** (Please PRINT or TYPE)

Project Address 2630 E. Santa Gertrudis Nearest Intersection Hwy 77 & Santa Gertrudis

(Proposed) Subdivision Name KT & LCO Lot PT11 Block 5

Legal Description Lot 11 E. Santa Gertrudis (2630 E. Santa Gertrudis)

Existing Zoning Designation A9 Future Land Use Plan Designation A9/Residential

**OWNER/APPLICANT INFORMATION:** (Please PRINT or TYPE)

Applicant/Authorized Agent Daniel Flores Phone 361-558-2462

Email Address (for project correspondence only) danielleflores467eicloud.com

Mailing Address 1232 E. Avcc City Kingsville State TX Zip 78363

Property Owner Daniel Flores Phone 361-558-2462 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	<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:

Primary Residents / Ag land Required special permit for manufactured home

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 [Signature] Date: 4/23/25

Property Owner's Signature [Signature] Date: 4/23/25

Accepted by: [Signature] Date: 4/24/25

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

Last revised 10 Jun 2024

## Kleberg CAD Property Search

## Property Details

### Account

Property ID: 10264 Geographic ID: 290000511300192  
 Type: R Zoning:

### Property Use:

Location: 2630  
 Situs Address: E SANTA GERTRUDIS TX

Map ID: B1 Mapsco:

Legal Description: K T & I CO, BLOCK 5, LOT PT 11, ACRES 2.0

Abstract/Subdivision: S2900

### Neighborhood:

### Owner

Owner ID: 20910  
 Name: FLORES LUCIO

### Agent:

Mailing Address: 1416 E ALICE AVE  
 KINGSVILLE, TX 78363-4815

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

## Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$1,160 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$32,750 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$33,910 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$33,910 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$6,286 (-)
Assessed Value:	\$27,624
Ag Use Value:	\$0

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:** FLORES LUCIO %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	0.771870	\$33,910	\$27,624	\$213.22
CKI	CITY OF KINGSVILLE	0.770000	\$33,910	\$27,624	\$212.70
SKI	KINGSVILLE I.S.D.	1.410400	\$33,910	\$27,624	\$389.61
WST	SOUTH TEXAS WATER AUTHORITY	0.065695	\$33,910	\$27,624	\$18.15
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$33,910	\$27,624	\$0.00

**Total Tax Rate:** 3.017965

**Estimated Taxes With Exemptions:** \$833.68

**Estimated Taxes Without Exemptions:** \$1,023.40



**Property Improvement - Building****Type:** RESIDENTIAL **Living Area:** 0 sqft **Value:** \$1,160

Type	Description	Class CD	Year Built	SQFT
FGU	GARAGE UNFINISHED FRAME (STAND ALONE)	*	1970	900
STGL	STORAGE FRAME (LOW)	*	1970	112
STGL	STORAGE FRAME (LOW)	*	1970	96

**Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
E0	E0	2.00	87,120.00	0.00	0.00	\$32,750	\$0

### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$1,160	\$32,750	\$0	\$33,910	\$0	\$27,624
2023	\$1,160	\$21,860	\$0	\$23,020	\$0	\$23,020
2022	\$770	\$20,230	\$0	\$21,000	\$0	\$21,000
2021	\$770	\$22,520	\$0	\$23,290	\$0	\$23,290
2020	\$290	\$21,410	\$0	\$21,700	\$0	\$21,700
2019	\$290	\$18,010	\$0	\$18,300	\$0	\$18,300
2018	\$250	\$15,230	\$0	\$15,480	\$0	\$15,480
2017	\$0	\$12,000	\$0	\$12,000	\$0	\$12,000
2016	\$0	\$12,000	\$0	\$12,000	\$0	\$12,000

### Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/27/2025	GFT	GIFT DEED	FLORES LUCIO	FLORES DANIEL H			340495
5/18/1982	WD	WARRANTY DEED	FLORES GEORGE	FLORES LUCIO	413	132	

340495

#25-02-22SS

THIS INSTRUMENT WAS PREPARED BASED  
UPON INFORMATION FURNISHED BY THE PARTIES,  
AND NO INDEPENDENT TITLE SEARCH HAS BEEN  
MADE.

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**GIFT DEED**

DATE: Feb. 27, 2025  
GRANTOR: LUCIO FLORES, a single person  
GRANTOR'S ADDRESS: 1416 East Alice, Kingsville, TX 78363  
GRANTEE: DANIEL H. FLORES, as his sole and separate property  
GRANTEE'S ADDRESS: 1232 East Ave. C, Kingsville, TX 78363  
CONSIDERATION: Love and Affection.

PROPERTY:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED  
HEREIN FOR ALL PURPOSES.**

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Easements, rights-of-way, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and encroachments or overlapping of improvements; taxes for the current year, the payment of which Grantee assumes, zoning laws, regulations and ordinances of municipal and other governmental authority, if any, affecting the property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

# Exhibit A

DESCRIPTION OF A 2.00 ACRE TRACT OF LAND OUT OF FARM LOT 11,  
SECTION 5, KLEBERG TOWN AND IMPROVEMENT COMPANY'S SUBDIVISION, KLEBERG  
COUNTY, TEXAS.

Beginning at an iron pipe in the North boundary of  
F.M. Highway No. 2045, an eighty (80) foot road, from whence  
the point of intersection of the common boundary of farm  
lots 10 and 11, said Section 5, with said North boundary of  
F.M. Highway No. 2045, bears S 89 degree-16 W, a distance of 339.5  
feet. Said iron pipe being also the Southeast corner of a  
3.0 acre tract conveyed to American Bottling Company and  
described in deed recorded in Volume 304, Page 172, Deed  
Records of Kleberg County, Texas.

Thence; N 0 degree-44'W, along the East boundary of said  
American Bottling Company's 3.00 acre tract, a distance  
of 435.00 feet to an iron pipe for the Northwest corner  
of this tract. Said iron pipe being also the Northeast  
corner of said American Bottling Company tract.

Thence; N 89 degree-16'E, along a line 435.00 feet North  
of an parallel to the North boundary of said F.M. Highway  
No. 2045, a distance of 200.00 feet to an iron pipe for  
the Northeast corner.

Thence; S 0 degree-44'E, a distance of 435.00 feet to an  
iron pipe in the North boundary of said F.M. Highway No.  
2045 for the Southeast corner.

Thence; S 89 degree-16'W, along the North boundary of said  
F.M. Highway No. 2045, a distance of 200.0 feet to an iron  
pipe for the Southwest corner and point of beginning. Con-  
taining in all a total of 2.00 acres of land.

FILE# 340495

FILED FOR RECORD

FEB 27 PM 3:01

*Clausmann*

STATE OF TEXAS, COUNTY OF KLEBERG, I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED ON THE DATE AND TIME STAMPED HEREON BY ME AND WAS DULY RECORDED IN THE OFFICIAL RECORDS OF KLEBERG COUNTY, TEXAS.



FEB 28 2025  
DELIVERY DATE

*Salvador Barrera, III*

SALVADOR "SONNY" BARRERA, III  
COUNTY CLERK, KLEBERG COUNTY

*ANY PROVISIONS HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF  
THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE INVALID  
AND ENFORCEABLE UNDER FEDERAL LAW.*

RETURN TO:

S & S ABSTRACT & TITLE COMPANY

801 EAST KLEBERG

KINGSVILLE, TEXAS 78363

RECORDER'S MEMORANDUM:

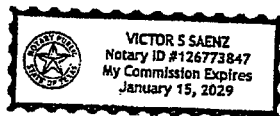
ALL OR PART OF A SOCIAL SECURITY NUMBER, IF CONTAINED IN THIS DOCUMENT, MAY HAVE BEEN REDACTED. TEX. GOV'T CODE SEC. 552.147(B) THE COUNTY CLERK MAY REACT A LIVING PERSON'S SOCIAL SECURITY NUMBER FROM ANY OR ALL DOCUMENTS CONTAINED FOR DISCLOSURE IN KLEBERG COUNTY.

  
LUCIO FLORES

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF KLEBERG

This instrument was acknowledged before me on the 27 day of Feb., 2025, by  
LUCIO FLORES.



  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
S&S ABSTRACT AND TITLE CO  
802 East Kleberg  
Kingsville, TX 78363

PREPARED IN THE LAW OFFICE OF:  
Michael J. Shelly, P.C.  
Attorney at Law  
5102 Holly Rd., Suite A  
Corpus Christi, Texas 78411



ADDRESS REQUEST FORM  
City of Kingsville Engineering Department  
400 W. King Ave  
Kingsville, Texas 78363  
Office: (361) 595-8007 Fax: (361) 595-8035

**\*\* This section is to be filled out by the property owner:**

(1) Property Owner Name: DANIEL FLORES

(2) Date of Request: MARCH 19, 2025

(3) Current Mailing Address: 1232 E C AVE  
KINGSVILLE, TX 78363

Email Address: danielleflores467@icloud.com

(4) Daytime Telephone: 361-558-2462

(5) Legal Description of Land: LOT 11 E SANTA GERTRUDIS KT41 C  
(Subdivision) (Block # & Lot #) BLK 5 Acres 2

(6) Kleberg County Appraisal District Short Account #: 10264

(7) What is the intended use of the undeveloped land?

☒ Residential ☐ Commercial ☐ Other \_\_\_\_\_

(8) Will the development be on a single lot? ☒ Yes ☐ No

**This short account # is important in locating the property. It must be included on each application. If you do not know the short account # please contact the Kleberg County Appraisal District (361)595-5775.**

*(9) Please provide a sketch of your property on the back of this page. Be sure to include all property lines, existing buildings, proposed buildings, street names, adjacent addresses and a north arrow. All buildings need an approximate distance from the property lines. If a site plan exists it may be substituted in lieu of the sketch.*

Signature: Daniel H Flores

Please verify if your property is within a flood zone. For more information regarding flood zone, contact the Kleberg County Flood Plain Administrator, Tomas Sanchez @ (361)595-8527.

**\*\* This section is for office use only:**

Address Issued: 2630 E. Santa Gertrudis Ave

Issued By: Rita Pick

Dated Issued: 3-19-2025

Notes: \_\_\_\_\_



## CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

March 19, 2025

Daniel Flores  
1232 E. C Ave.  
Kingsville, TX 78363

Re: K T & I CO, BLOCK 5, LOT PT 11, ACRES 2.0, Property ID: 10264

Dear Sir or Madam:

Current "9-1-1" legislation requires municipalities to assign all properties with an address, based on an orderly and accurate address system. Improperly addressed properties, or those with no address displayed, impede proper mail delivery and response times by emergency vehicles. Therefore, the City's goal is to achieve a uniform address system and to make a concerted effort to comply with 911 legislation.

**Based on the information available to us, the official site address for the premises mentioned above is 2630 E. Santa Gertrudis Ave as illustrated on the attached map.**

*It is important that every owner or occupant of residential or non-residential improved property be responsible for displaying their assigned addresses.* The numbers must be a minimum of three inches in height; any structure setback more than fifty (50) feet from the property line must have numbers that are a minimum of four inches in height. The numbers should be clearly visible and facing the street to which the address is referenced. Please make sure the numbers are placed on the building within ten (10) days of receiving this letter.

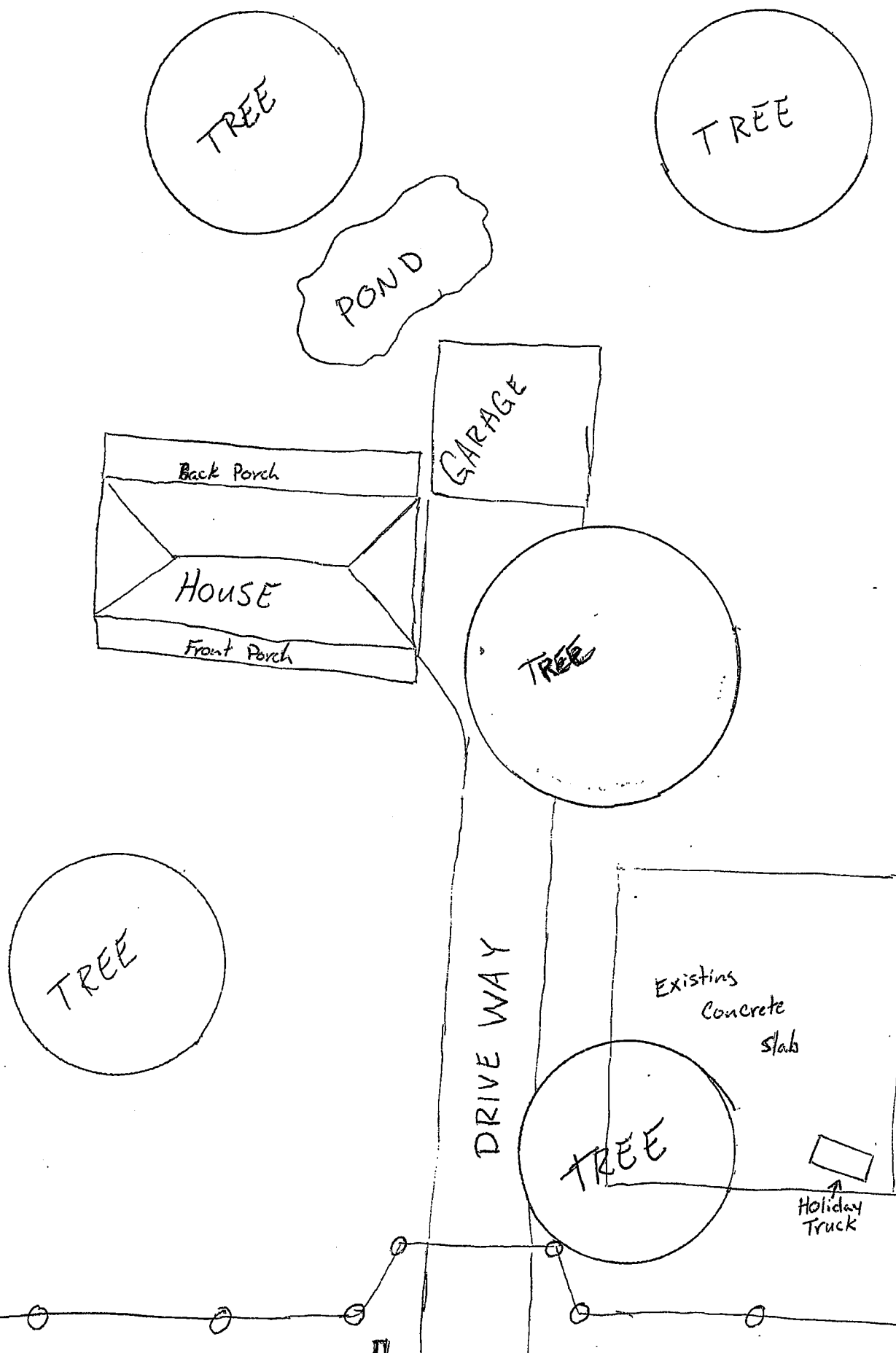
For your convenience, a copy of these letters will be sent to the public/private entities that need this information so that they may better serve you. Should you have any questions regarding this issue, please feel free to contact me at 595-8007 or via email at [rpick@cityofkingsville.com](mailto:rpick@cityofkingsville.com)

Thank you,

Engineering Department

CITYOFKINGSVILLE.COM





# 2630 E. Santa Gertrudis Ave



Prop ID: 19368  
2725 E CORRAL AVE

Prop ID: 4003337  
E SANTA  
GERTRUDIS

Prop ID:  
10130

Prop ID: 10264  
E SANTA  
GERTRUDIS

Prop ID: 20533  
2800 E SANTA  
GERTRUDIS

Prop ID: 14489  
2810 E SANTA  
GERTRUDIS

Prop ID: 22101  
E SANTA  
GERTRUDIS

Prop ID: 13682  
2910 E SANTA  
GERTRUDIS

Prop ID: 30558  
2520 E SANTA  
GERTRUDIS

Prop ID: 25567  
2600 E SANTA  
GERTRUDIS

2630 E. Santa  
Gertrudis  
Ave-3/19/2025

E Santa Gertrudis (FM 2045)

Prop ID: 24904  
2700 E SANTA  
GERTRUDIS

Prop ID:  
10695

Prop ID: 42595  
2415 E SANTA  
GERTRUDIS

Prop ID: 31364  
2600 E SANTA  
GERTRUDIS

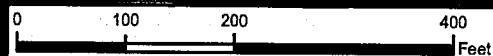
## Legend




2630 E Santa Gertrudis Ave



Kleberg County Property Data



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Page: 1 / 1	Drawn By: R. PICK	<b>DISCLAIMER:</b> 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.		<b>CITY OF KINGSVILLE</b> <b>ENGINEERING DEPARTMENT</b> 400 W King Ave; Kingsville, TX 78363 Office: (361) 595-8007 Fax: (361) 595-8064
	Last Update: 3/19/2025			
	Note: See attached documents for other Information.			

## APPENDIX A. - LAND USE CATEGORIES

## Sec. 1. - Land use chart.

The following chart shall set out the land uses within the city:

P = Permitted

S = Special use permit required

X = Special review required

= Not permitted (absence of any symbol)

[Land Use Chart on the following pages]

Land Use Chart													
Land Use Description	R1	R2	R2A	R3	R4	MH	C1	C2	C3	C4	I1	I2	Ag
Dwelling, one-family det.	P	P		P	P	P	P	P	P				P
Dwelling, one-family att.		P	P	P	P		S	P					P
Dwelling, two-family		P		P	P		S	P					
Dwelling, multi-family				P	P		P	P	P				
Tiny Homes		P	P			P							
Dwelling, above business									P				
Work/live units									P				
Boarding or rooming house					P			S	P	P			
Hotel or motel					P			S	P	P			
Dormitory					P								
Fraternity, sorority					P								

Mobile home/manufactured home park or mobile home/manufactured home on lot	S <sup>1</sup>	S <sup>1</sup>		S <sup>1</sup>	S <sup>1</sup>	P						S	S	S
Recreational vehicle park						P		S		S				
Secondary res. structure					P	P		S	S			S	S	S
Other residential accessory and incidental uses	S	S		S	S	S						S	S	
Accessory building	P	P		P	P	P	P	P	P	P	P	P	P	P
Community center (private)	S	S		S	S	S	P	P	P					
Accessory farm building					P	P	P	P	P	P	P	P	P	P
Off-street parking incidental to main use	P	P		P	P	P	P	P	P	P	P	P	P	P
Private swimming pool	P	P		P	P	P	P	P	P	P	P	P	P	P
Home Occupation	P	P		P	P	P								P
Apartment or secondary residence for servants or family members	S	P		P	P	P	P	S	P					P
<i>Institutional and Special Service</i>														
Airport, heliport		S		S	S	S	S	S	S	S	S	S	S	S
Cemetery, mausoleum	S	S		S	S			S						S
Church, rectory	P	P		P	P	P	P	P	P					P

Orchard, commercial	S	S		S	S								P
Keeping animals or fowl commonly used for food fiber production or as beasts of burden													P
Keeping dogs, cats, fish, or exotic caged birds (kennel excluded)	P	P		P	P	P	P	S	P	P	P	P	P
Farmers market, vegetable (fresh) stand, produce sales								S	P	P			P
Domestic animal racetrack exhibit area, training ground, and the like													P
Winery										S	P	P	P

1 Hardship must be demonstrated due to age, infirmity, or death of a family member.

Permit is limited to one year. Permit may be renewed by demonstrating continued hardship. The mobile home or travel trailer must be removed within 90 days of the expiration of the permit. This special use permit does not include or allow for a manufactured home for use as a sales office or any type of commercial use.

2 Area developments allowed in zones, where noted.

3 The Special Review process designated in the land use categories for a Mobile Food Court and a Mobile Food Vendor will be an internal review conducted by the Director of Planning and Development Services.

(Ord. 84009, passed 6-18-84; Ord. 87009, passed 4-27-87; Ord. 89048, passed 11-27-89; Ord. 2001-15, passed 8-13-01; Ord. 2003-11, passed 5-12-03; Ord. 2006-33, passed 7-10-06; Ord. 2009-12, § I, passed 5-18-09; Ord. 2010-34, passed 9-27-10; Ord. 2011-07, passed 2-28-11, eff. 3-16-11; Ord. 2014-28, § 1, passed 4-23-14; Ord. 2016-20, § I, passed 3-28-16; Ord. 2017-34, passed 8-29-17; Ord. No. 2017-48, passed 10-23-17; Ord. 2018-14, § I, passed 3-5-18; Ord. 2018-37, § I, passed 7-9-2018; Ord. No. 2018-61, § I, passed 11-13-2018; Ord. 2019-03, § I, passed 2-11-2019; Ord. No. 2020-03, § I, passed 1-27-20)

**J Filiberto Garcia LLC**  
**1632 E Santa Gertrudis St**  
**Kingsville, TX 78363**  
**#19868**

**Astro Industrial**  
**Sandblasting & Painting**  
**1626 Annette St**  
**Kingsville, TX 78363**  
**#14489**

**Rogelio G Martinez**  
**2800 E Santa Gertrudis ST**  
**Kingsville, TX 78363**  
**#20533**

**Camarillo Family Trust**  
**Pedro & Esther V Camarillo**  
**11023 Cleveland Ave**  
**Riverside, CA 92503**  
**#10695**

**Enrique Camarillo**  
**2700 E Santa Gertrudis**  
**Kingsville, TX 78363**  
**#24904**

**Kingsville Area IND**  
**Development Foundation**  
**PO Box 1030**  
**Kingsville, TX 78364**  
**#10130**

**Kingsville Area IND**  
**Development Foundation**  
**PO Box 1030**  
**Kingsville, TX 78364**  
**#25567**

### **PUBLIC HEARING NOTICE**

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, May 21, 2025, 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:

**Daniel H Flores, Applicant/Owner; requesting approval of a Special Use Permit for a Mobile home/manufactured home on a parcel of land, in AG (Agricultural) at KT & I CO, BLOCK 5, LOT PT 11, ACRES 2.0, also known as 2630 E. Santa Gertrudis Ave., Kingsville, TX 78363 (Property ID 10264).**

The meeting will be held at City Hall, 400 West King Ave., 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.

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May 8, 2025

THE KINGSVILLE RECORD 5

### Kentucky Derby and Woolly Mammoth

By Ted Figueroa  
Reporter

(Editor's note: In this feature, we take readers back through our archives, highlighting some of the people and events of the past century. Many issues are still in paper form, some are digitized, and a few are on microfilm. The issues from 1918 to July of 1924 were lost in a fire, however, the rest remain intact. Here is a look back at what was happening this week in Kingsville.)

25 years ago  
May 2000

It was probably one of the most disturbing cases of child abuse Kleberg County had ever seen and a little more than a year after Glen Durham was found guilty of the murder of his 12-year-old son, the case had been appealed, reversed

and he was now facing a new trial in Kleberg County. One of the Judges on the 13th court of appeals was of the opinion that testimony from one of the case workers was hearsay. It was shown in the first trial that the Durham child was systematically abused with boards, chains, bricks, fists, belts and rubber hoses and had been denied food. The case drew national attention and the state's



"Middleground" bounds under the wire first in the Kentucky Derby ahead of "Hill Prince" second and "Mr. Trouble" third - 1975.



Allen Mittag points to the ribs of a mammoth discovered on the La Paloma Ranch - 1975.



Former A&I quarterback and first round draft pick by the Atlanta Falcons was headed to play for the Washington Redskins - 1975.

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1314 East King St., Kingsville  
(361) 592-4261 office (361) 779-0856 cell  
jameskdb@scbglobal.net

**?? 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. Popular in the 60s and 70s, what does the slang term "groovy" mean?
2. What music genre was born in the 50s?
3. What 60s TV show was about the crew of a spaceship called Enterprise?
4. Which city is the setting for 70s movie "Saturday Night Fever"?
5. What did saleswoman Brownie Wise popularize in the 50s?
6. What craft experienced a resurgence in high fashion during the 1960s?
7. What were the 20s women called, with short skirts and bobbed hair?
8. What is another name for sleepwalking?
9. Who cursed the Sleeping Beauty in the Disney film?
10. How many beds does a twin bedroom have in a hotel?

(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

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covered on the La Paloma Ranch near Riviera by Allen Mittag, a ranch employee. Dr. Raymond W. Suhm, a geology instructor at Texas A&I University believed the bones to be the youngest ever to be found. He said the fossil may have been one of the last mammoths to live on the North American continent.

Mrs. Jimmie Picquet, Director of the Conner Museum at the time said they were hoping to have a carbon 14 dating test run on the bones to verify Dr. Suhm's theory that the bones were only 5,000 to 6,000 years old.

Dr. Suhm, his wife and A&I geology students had been digging at the site for over a week and had so far uncovered a shoulder, ribs, vertebrae, some of the legs, two pieces of jaw with teeth and a tusk. The bones were being

removed in plaster-soaked burlap and wrapped carefully for transporting to the museum. The bones were found on an old river bed and it was believed that thousands of years ago a major river ran through the area.

Meanwhile the Kingsville Brahmas and Head Coach Frank Kelly were holding spring workouts trying to decide who would make the 1975 team. The workouts culminated with the annual Black-Gold intersquad game.

75 years ago  
May 1950

A King Ranch Colt won the famed "Run for the Roses". "Middleground", The King Ranch's successor to Assault won the Kentucky Derby. He was superbly ridden by a great little South Texas boy Willie Boland of Corpus Christi.

99 years ago  
May 1926

Hoyt Kenyon, manager of the Riviera Beach hotel and bathing pavilion said the summer season was open. The season was starting late due to colder temperatures but the past week of sun shine had warmed things up and Kenyon was expecting lots of business.

**TRIVIA**  
**ANSWERS**

May 1, 2025

1. 100
2. 25
3. Kentucky Derby
4. Rendezvous
5. Sneakers
6. Kimono
7. Rotary dial phone
8. Little House on the Prairie
9. Root Cellar
10. Halley's Comet



**ORDINANCE NO. 2025-\_\_\_\_\_**

**AMENDING THE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT FOR A MOBILE HOME/MANUFACTURED HOME ON A PARCEL OF LAND IN AG (AGRICULTURAL DISTRICT) AT KT&I CO., BLOCK 5, LOT PT 11, ACRES 2.0, ALSO KNOWN AS 2630 E. SANTA GERTRUDIS AVE., KINGSVILLE, TEXAS, 78363 (PROPERTY ID 10264); AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; PROVIDING FOR PUBLICATION.**

**WHEREAS**, the Planning Commission has forwarded to the City Commission its reports and recommendations concerning the application of Daniel H. Flores (owner/applicant), for amendment to the zoning map of the City of Kingsville;

**WHEREAS**, the property is currently zoned AG-Agricultural District and it is desired for the area to be used for a mobile home/manufactured home as a primary residence while its prior use was undeveloped raw land;

**WHEREAS**, the City Code of Ordinances, Chapter XV-Land Usage, Appendix A- Land Use Categories states that in AG a special use permit is required to have a mobile home/manufactured home as listed on the SUP application; and

**WHEREAS**, the City of Kingsville Code of Ordinances section 15-6-142 regulates special use permits; and

**WHEREAS**, with proper notice to the public, public hearings were held on Wednesday, May 21, 2025, during a meeting of the Planning Commission, and on Tuesday, May 27, 2025, a public hearing was held during a meeting of the City Commission, in the Helen Kleberg Groves Community Room/Commission Chambers, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

**WHEREAS**, a majority of the Planning and Zoning Commission voted 7-0 to APPROVE, with 0 abstentions, the requested special use permit; and

**WHEREAS**, the City Commission has determined that this amendment would best serve public health, necessity, and convenience and the general welfare of the City of Kingsville and its citizens.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:**

**SECTION 1.** That the Zoning Ordinance of the City of Kingsville, Texas, is amended and a Special Use Permit is granted for a mobile home to be used as a primary residence on the premises known as KT&I Co., Block 5, Lot Pt 11, acres 2.0, also known as 2630 E. Santa

Gertrudis Ave., Kingsville, Texas, 78363 (Property ID 10264), as more specifically describe on site plan attached as Exhibit A.

**SECTION 2.** That the Special Use Permit granted in Section 1 of this Ordinance is subject the following conditions:

1. **ALLOWED USE:** The only uses authorized by this Special Permit other than the permitted "AG" Agricultural District use is for a mobile home/manufactured home as a primary residence.

2. **STATE LICENSE:** The premises or operator will be licensed or registered by the State of Texas, if needed.

3. **TIME LIMIT:** This Special Permit is good for the duration of the residence from the date of this ordinance unless the property is not being used for the purpose outlined in Condition 1 or any other conditions have not been complied with.

4. **SPECIAL CONDITION:** The applicant shall obtain all required background checks, business licenses and have and cooperate with all annual fire safety, health, and sanitation inspections, or other inspections required for this type of use by the City of Kingsville or any State or Federal requirement, in order to maintain compliance with federal, state and city regulations.

**SECTION 3.** That the official Zoning Map of the City of Kingsville, Texas, is amended to reflect the amendment to the Zoning Ordinance made by Section 1 of this ordinance.

**SECTION 4.** That the Zoning Ordinance and Zoning Map of the City of Kingsville, Texas, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

**SECTION 5.** That to the extent that this amendment to the Zoning Ordinance represents a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the Zoning Ordinance, as amended by this ordinance.

**SECTION 6.** That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

**SECTION 7.** That publication shall be made in the official publication of the City of Kingsville as required by the City Charter of the City of Kingsville.

**INTRODUCED** on this the 27th day of May, 2025.

**PASSED AND APPROVED** on this the 9th day of June, 2025.

Effective Date: \_\_\_\_\_, 2025.

**THE CITY OF KINGSVILLE**

---

Sam R. Fugate, Mayor

**ATTEST:**

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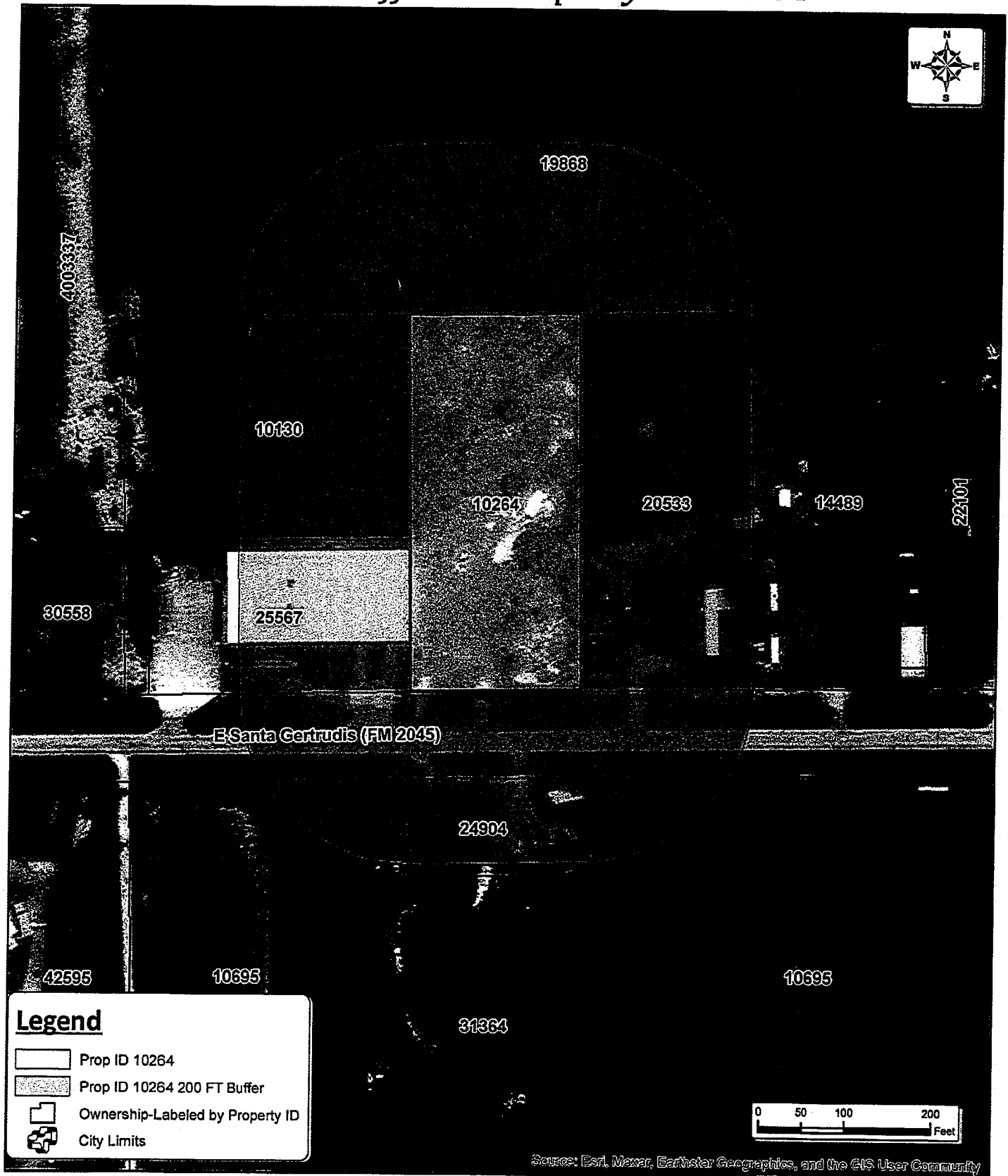
Mary Valenzuela, City Secretary


**APPROVED AS TO FORM:**

---

Courtney Alvarez, City Attorney

# 200-FT Buffer at Property ID 10264



Page: 1 / 1	Drawn By: R. PICK	<b>DISCLAIMER:</b> 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.	 <b>CITY OF KINGSVILLE</b> <b>ENGINEERING DEPARTMENT</b> 400 W King Ave; Kingsville, TX 78363 Office: (361) 595-8007 Fax: (361) 595-8064
	Last Update: 3/19/2025		
	Note: Ownership is labeled with its Prop ID.		

# **AGENDA ITEM #3**

City of Kingsville  
Fire Department

Ordin. - Food Service

---

TO: Mayor and City Commissioners

CC: Charlie Sosa, Interim City Manager

FROM: Juan J. Adame, Fire Chief

DATE: May 6, 2025

SUBJECT: Chapter XI, Article 7 Food Sales and Food Establishments, Fire Inspection Fee Structure

---

**Summary:**

The Kingsville Fire Department requests the City Commission's approval to amendment of the City of Kingsville Code of Ordinances Chapter XI, Article 7 – Food Sales and Food Establishments to add new verbiage and Chapter IX, Article 5, Fire Prevention and Protection to update fees.

**Background:**

This amendment is necessary due to the increasing presence of mobile food trucks in our community and the recurring issues found with gas piping during inspections. The following amendment is requested to be added.

Article 7. – Food Sales and Food Establishments

Mobile Food Unit, Mobile Food Establishments and Push Cart

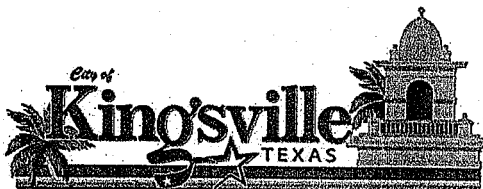
Sec. 11-7-22. – Operation Requirements and restrictions.

(22) Mobile Food Units Piping shall be tested annually at not less than 3 PSIG for 10 minutes before appliances are connected and at system pressure after connection by a Licensed LP Gas Technician. Documentation of test within 90 days of inspection must be provided at time of inspection and must include: Original Document of Inspection, Pressure and Duration of test. Name, address, license number and phone number of technician performing test. License plate number of mobile unit.

In recommending changes to the current fire permit fee schedule found in Sec. 9-5-14 (A) Permit Fees. See attached fire permit fee schedule.

**Financial Impact:**

There will be increased revenue from fees to the City to help offset expenses related to costs of services rendered.

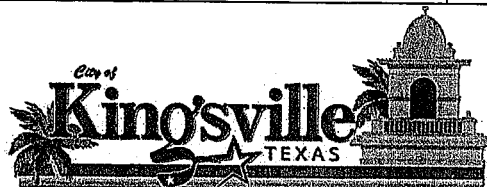


# City of Kingsville Fire Department

**Recommendation:**

The Kingsville Fire Department recommends that the City Commission approve the proposed comprehensive fee schedule revision for Fire Prevention Code Permit Fee Schedule.

CITY OF KINGSVILLE, TEXAS - FIRE PREVENTION CODE PERMIT FEE SCHEDULE	
PERMIT TYPE:	FEE:
105.6.1 Aerosol Products	100.00 Annually
105.6.2 Amusement Buildings	100.00 Annually
105.6.3 Aviation Facilities	100.00 Annually
105.6.4 Carnivals and Fairs	150.00 Annually
105.6.5 Cellulose Nitrate Film	75.00 Annually
105.6.6 Combustible Dust Producing Operations	100.00 Annually
105.6.7 Combustible Fibers	100.00 Annually
105.6.8 Compressed Gasses	100.00 Annually
105.6.9 Covered Mall Buildings (kiosks & stages)	50.00 Each Display Annually
105.6.10 Cryogenic Fluids	100.00 Annually
105.6.11 Cutting and Welding	75.00 Annually
105.6.12 Dry Cleaning Plants	75.00 Annually
105.6.13 Exhibits and Trade Shows	150.00 Per Day
105.6.14 Explosives	100.00 Annually
105.6.15 Fire Hydrants and Valves	20.00 Per Hydrant Annually
105.6.16 Flammable and Combustible Liquids	80.00 Annually
105.6.17 Floor Finishings	80.00 Annually
105.6.18 Fruit and Crop Ripening	100.00 Annually
105.6.19 Fumigation and Thermal Insecticidal Fogging	50.00 Per Application
105.6.20 Hazardous Materials	100.00 Annually
105.6.21 HPM Facilities	100.00 Annually
105.6.22 High Piles Storage	100.00 Annually
105.6.23 Hot Work Operations	50.00 Per Site
105.6.24 Industrial Ovens	100.00 Annually
105.6.25 Lumber Yards and Wood Working Plants	100.00 Annually
105.6.26 Liquid or Gas Fueled Vehicles or Equipment in Assembly Buildings	25.00 For Each Annually
105.6.27 LP Gas	100.00 Annually



**ORDINANCE # 2025-\_\_\_\_\_**

**AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER XI, ARTICLE 7, FOOD SALES AND FOOD ESTABLISHMENTS, MOBILE FOOD UNITS, SECTION 22- OPERATION REQUIREMENTS AND RESTRICTIONS; ADDING A NEW FIRE SAFETY MEASURE FOR MOBILE FOOD UNIT, MOBILE FOOD ESTABLISHMENT, AND PUSH CART REGULATIONS; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.**

**WHEREAS**, the Fire Code for mobile food units has updated a fire safety regulation since this ordinance was approved on October 23, 2017 via ordinance #2017-49 and the City desires to update the ordinance to add the new fire safety regulation;

**WHEREAS**, this Ordinance is necessary to protect the public safety, health, and welfare of the City of Kingsville.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:**

I.

**THAT** Section 11-7-22 of Article 7: Food Sales and Food Establishments of Chapter XI, Business Regulations, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

**ARTICLE 7: FOOD SALES AND FOOD ESTABLISHMENTS**

...

**MOBILE FOOD UNIT, MOBILE FOOD ESTABLISHMENTS AND PUSH CART**

...

**§ 11-7-22 OPERATION REQUIREMENTS AND RESTRICTIONS.**

(A) Mobile food establishments are subject to the following requirements and restrictions unless specifically addressed otherwise:

(1) It shall be unlawful for a mobile food unit, mobile food establishment, or a push cart vendor to sell any time/temperature controlled safety foods within the city. It shall be unlawful for any food vendor to sell from a stand or other temporary structure located upon any public street, sidewalk, right-of-way, or other adjacent public or private area without a permit as required under this chapter.



(2) It shall be unlawful for the operator of a mobile food unit, mobile food establishment, or a push cart to remove the food from the mobile food unit to vend from a stand, or other permanent or temporary structure located upon any public street, sidewalk, right-of-way, or other adjacent public or private area without a permit as required by this chapter.

(3) It shall be unlawful to operate a mobile food establishment on streets where a traffic hazard is created.

(4) A mobile food unit, mobile food establishment, or push cart vendor may not operate in parks in the City without first obtaining permission from the Parks Director or his/her designee and meeting their requirements, as well as complying with this ordinance.

(5) Mobile food units, mobile food establishments, or push cart vendors may not stop to sell in a public street, right-of-way, or City owned property.

(6) Mobile food units, mobile food establishments, or push cart vendors may be temporarily stopped on private property if: (1) that property is properly zoned, and (2) they have written notarized permission of the property owner to be on the property for that purpose. Mobile food establishments must be parked on a paved surface and in clean surroundings.

(7) Food vendors shall comply with this Code as well as with state and federal law and regulations and nothing in this article shall exempt a food vendor from zoning ordinances.

(8) No person shall operate a mobile food unit, mobile food establishment, or push cart within three hundred (300) feet of the property line of any public or private elementary, middle, or high school grounds one hour before, during, and one hour after school hours.

(9) Reserved.

(10) It shall be unlawful to operate a mobile food unit, mobile food establishment, or a push cart in the downtown business district with the exception of vendors who have obtained a special permit from the City Planning and Economic Development Department, or its successor City department, in addition to having all required valid mobile food establishment permit(s). The City Manager or his/her designee shall have authority to establish policies and procedures governing the issuances and regulation of the special permit for mobile food establishments in the downtown business district to include distance requirements from schools and food establishments and access to restroom facilities.

(11) The total noise level of any mobile food establishment shall be minimal. The mobile food establishment shall turn off all music and recorded messages while stationary, except when stopped at a controlled intersection.

(12) It shall be unlawful for a person who has obtained a mobile food establishment permit pursuant to and to whom this article applies, to hire or allow a food vendor or food handler to vend on a public street, sidewalk, or right-of-way, or to travel with a mobile food establishment on a public street, sidewalk, or right-of-way to or from a location where the food vendor or food handler will vend.

(13) Mobile units must completely retain their mobility at all times (no flat tires or missing tires). A mobile food unit does not mean a stand or a booth. Mobile food units that do not comply with this section are subject to having their permit revoked.

(14) Mobile Food Units and Mobile Food Establishments will require an extinguishing vent hood and/or a fire suppression system if frying and/or cooking with an open flame. All mobile food units will be required to have an inspection and a permit from the City of Kingsville Fire Department. Contact the City Fire Department with questions.

(15) A tagged fire extinguisher shall be kept accessible as directed by the City Fire Marshall or his designee.

(16) Mobile Food Units and Mobile Food Establishments may not be in a stationary location for more than 12 months. If the MFU wishes to do so, it shall comply with all Plumbing, Electrical, Fire and Health Department codes of the City of Kingsville, Texas.

(17) No Mobile Food Vendor shall operate within fifty (50) feet of the property line of another property.

(18) Mobile Food Units may not have a drive through.

(19) Mobile Food Vendors may not be allowed to have multiple units at a location within an 8-hour day, unless in an established Mobile Food Court.

(20) A five-foot clear space must be maintained around the mobile food vending unit at all times during operations.

(21) Mobile Food Units may not utilize customer seating unless located at an approved Food Court and subject to the Court's conditions therein.

(22) Mobile Food Units Piping shall be tested annually at not less than 3 PSIG for 10 minutes before appliances are connected and at system pressure after connection by a Licensed LP Gas Technician. Documentation of test within 90 days of inspection must be provided at time of inspection and must include: Original Document of Inspection.

Pressure and Duration of test. Name, address, license number and phone number of technician performing test. License plate number of mobile unit.

(Ord. No. 2017-49, passed 10-23-17)

...

II.

**THAT** all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

**THAT** if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

**THAT** this Ordinance shall be codified and become effective on and after adoption and publication as required by law.

**INTRODUCED** on this the 27th day of May, 2025.

**PASSED AND APPROVED** on this the 9th day of June, 2025.

Effective Date: \_\_\_\_\_

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

# **AGENDA ITEM #4**

City of Kingsville  
Fire Department

Fire Fees

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TO: Mayor and City Commissioners

CC: Charlie Sosa, Interim City Manager

FROM: Juan J. Adame, Fire Chief

DATE: May 6, 2025

SUBJECT: Chapter XI, Article 7 Food Sales and Food Establishments, Fire Inspection Fee Structure

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**Summary:**

The Kingsville Fire Department requests the City Commission's approval to amendment of the City of Kingsville Code of Ordinances Chapter XI, Article 7 – Food Sales and Food Establishments to add new verbiage and Chapter IX, Article 5, Fire Prevention and Protection to update fees.

**Background:**

This amendment is necessary due to the increasing presence of mobile food trucks in our community and the recurring issues found with gas piping during inspections. The following amendment is requested to be added.

Article 7. – Food Sales and Food Establishments

Mobile Food Unit, Mobile Food Establishments and Push Cart

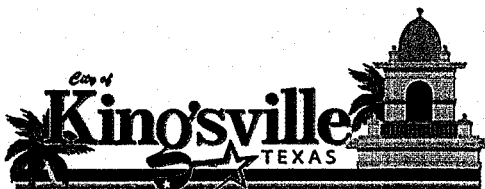
Sec. 11-7-22. – Operation Requirements and restrictions.

(22) Mobile Food Units Piping shall be tested annually at not less than 3 PSIG for 10 minutes before appliances are connected and at system pressure after connection by a Licensed LP Gas Technician. Documentation of test within 90 days of inspection must be provided at time of inspection and must include: Original Document of Inspection, Pressure and Duration of test. Name, address, license number and phone number of technician performing test. License plate number of mobile unit.

In recommending changes to the current fire permit fee schedule found in Sec. 9-5-14 (A) Permit Fees. See attached fire permit fee schedule.

**Financial Impact:**

There will be increased revenue from fees to the City to help offset expenses related to costs of services rendered.

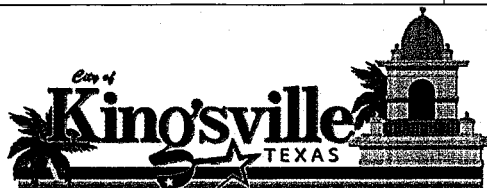


# City of Kingsville Fire Department

**Recommendation:**

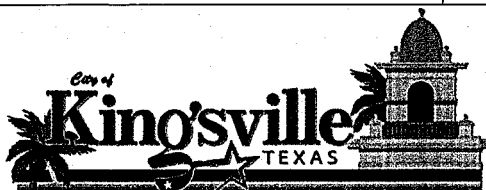
The Kingsville Fire Department recommends that the City Commission approve the proposed comprehensive fee schedule revision for Fire Prevention Code Permit Fee Schedule.

CITY OF KINGSVILLE, TEXAS - FIRE PREVENTION CODE PERMIT FEE SCHEDULE	
PERMIT TYPE:	FEE:
105.6.1 Aerosol Products	100.00 Annually
105.6.2 Amusement Buildings	100.00 Annually
105.6.3 Aviation Facilities	100.00 Annually
105.6.4 Carnivals and Fairs	150.00 Annually
105.6.5 Cellulose Nitrate Film	75.00 Annually
105.6.6 Combustible Dust Producing Operations	100.00 Annually
105.6.7 Combustible Fibers	100.00 Annually
105.6.8 Compressed Gasses	100.00 Annually
105.6.9 Covered Mall Buildings (kiosks & stages)	50.00 Each Display Annually
105.6.10 Cryogenic Fluids	100.00 Annually
105.6.11 Cutting and Welding	75.00 Annually
105.6.12 Dry Cleaning Plants	75.00 Annually
105.6.13 Exhibits and Trade Shows	150.00 Per Day
105.6.14 Explosives	100.00 Annually
105.6.15 Fire Hydrants and Valves	20.00 Per Hydrant Annually
105.6.16 Flammable and Combustible Liquids	80.00 Annually
105.6.17 Floor Finishings	80.00 Annually
105.6.18 Fruit and Crop Ripening	100.00 Annually
105.6.19 Fumigation and Thermal Insecticidal Fogging	50.00 Per Application
105.6.20 Hazardous Materials	100.00 Annually
105.6.21 HPM Facilities	100.00 Annually
105.6.22 High Piles Storage	100.00 Annually
105.6.23 Hot Work Operations	50.00 Per Site
105.6.24 Industrial Ovens	100.00 Annually
105.6.25 Lumber Yards and Wood Working Plants	100.00 Annually
105.6.26 Liquid or Gas Fueled Vehicles or Equipment in Assembly Buildings	25.00 For Each Annually
105.6.27 LP Gas	100.00 Annually



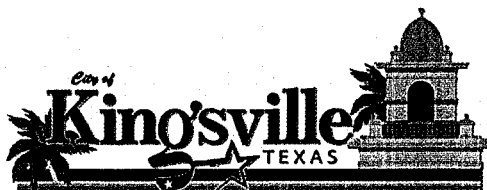
**City of Kingsville  
Fire Department**

105.6.28 Magnesium	100.00 Annually
105.6.29 Miscellaneous Combustible Storage	100.00 Annually
105.6.30 Mobile Food Preparation Vehicles	75.00 Per Vehicle Annually
105.6.31 Motor Fuel Dispensing Facilities	75.00 Annually
105.6.32 Open Burning	100.00 Annually
105.6.32.1 Ceremonial Fire Permit (Bonfires)	150.00 Annually
105.6.33 Open Flames and Torches	100.00 Annually
105.6.34 Open Flames and Candles	50.00 Annually
105.6.35 Organic Coatings	100.00 Annually
105.6.36 Outdoor Assembly Event (exceeding 1,000 persons)	100.00 Per Event
105.6.37 Places of Assembly	100.00 Annually
105.6.38 Plant Extraction Systems	100.00 Annually
105.6.39 Private Fire Hydrants	25.00 Per Hydrant
105.6.40 Pyrotechnic Special Effects Material (Fire Works Displays)	150.00 Per Hour (1 Hour Minimum)
105.6.41 Pyroxilin Plastics	100.00 Annually
105.6.42 Refrigeration Equipment	100.00 Annually
105.6.43 Repair Garages and Motor Fuel Dispensing Facilities	100.00 Annually
105.6.44 Rooftop Heliports	100.00 Annually
105.6.45 Spraying or Dipping	100.00 Annually
105.6.46 Storage of Scrap Tires and Tire By-Products	100.00 Annually
105.6.47 Temporary Membrane Structures and Tents	100.00 Annually
105.6.48 Tire Rebuilding Plants	100.00 Annually
105.6.49 Waste Handling	100.00 Annually
105.6.50 Wood Products	100.00 Annually
Group I Occupancy (Hospitals, Nursing Homes)	2.00 Per Bed (200.00 Minimum)
Group R1 Occupancy (Residential Hotel/Motel) Less than 4 Floors	100.00 Annually
Group R1 Occupancy (Residential Hotel/Motel) Four Floors or More	150.00 Annually
Group R2 Occupancy (Residential Apartments)	10.00 Per Unit Annually
Large Day Care Facilities	150.00 Annually
Small Home Day Care Facilities	75.00 Annually
Underground and Above Ground Storage Tanks	100.00 Per Vessel
Group E Occupancies (includes Public and Private Schools)	40.00 Per Building
Temporary Event for Food Booth or Concession Unit	50.00
Working without a Permit Unauthorized Penalty Fee	350.00 + Stop Work Order Fee of 100.00
Stop Work Order Fee	100.00



**City of Kingsville  
Fire Department**

<b>CONSTRUCTION PERMITS:</b>	
Construction Permits: (Includes New Install, Removal and Modifications)	
105.7.1 Automatic Extinguishing Equipment (Installation or Modification)	125.00 Base Fee (1 <sup>st</sup> 15 heads)
Each Sprinkler Head	1.00 Per Head (16th or Greater)
105.7.2 Battery Systems	100.00
105.7.3 Capacitor Energy Storage	100.00
105.7.4 Compressed Gasses (Construction or Removal)	100.00 Per Vessel
105.7.5 Cryogenic Fluids	100.00 Per Vessel
105.7.6 Emergency Responder Radio Coverage	100.00
105.7.7 Fire Alarm Detection Systems (Installation or Modification)	125.00 Base Fee
Each Additional Panel	5.00 Each
Each Additional Sensor	5.00 Each
105.7.8 Fire Pumps	100.00 Per Pump
105.7.9 Flammable and Combustible Liquids	100.00 Per Vessel
105.7.10 Fuel Cell Power Systems	100.00
105.7.11 Gas Detection Systems	100.00
105.7.12 Gates and Barricades Across Fire Apparatus Access Roads	100.00
105.7.13 Hazardous Materials	100.00
105.7.14 High Piles Combustible Storage	100.00
105.7.15 Industrial Ovens	100.00
105.7.16 LP Gas	100.00 Per Tank
105.7.17 Motor Vehicle Repair Rooms and Booths	100.00
105.7.18 Plant Extract Systems	100.00
105.7.19 Private Fire Hydrants	100.00
105.7.20 Smoke Control or Smoke Exhaust Systems	100.00
105.7.21 Solar Photovoltaic Power Systems	100.00
105.7.22 Special Event Structures	100.00
105.7.23 Spraying or Dipping (Paint Booths)	100.00
105.7.24 Standpipe Systems	100.00 Per System
105.7.25 Temporary Membrane Structures and Tents	100.00 Per Tent
Fuel Tank Installation	150.00 per tank
Fuel Tank Removal	150.00





**City of Kingsville  
Fire Department**

Underground Fuel Line Test	150.00
<b>Plan Review Fees:</b>	
Fire Vent Hood	150.00
Resubmittal of Fire Vent Hood Plans	Half (1/2) of original review fee
Fixed Extinguishing	150.00
Resubmittal of Fixed Extinguishing Plans	Half (1/2) of original review fee
Underground Fuel Tank	150.00
Resubmittal of Underground Fuel Tank Plans	Half (1/2) of original review fee
Stand Pipe	150.00
Resubmittal of Stand Pipe Plans	Half (1/2) of original review fee
Fire Sprinkler (up to 20 Heads)	100.00
Resubmittal of Sprinkler Plans	Half (1/2) of original review fee
Fire Sprinkler (21+ Heads)	200.00
Resubmittal of Sprinkler Plans	Half (1/2) of original review fee
Fire Alarm (up to 200 Devices)	150.00
Resubmittal of Fire Alarm Plans	Half (1/2) of original review fee
Fire Alarm (201+ Devices)	200.00 + 1.00 per each additional device
Resubmittal of Fire Alarm Plans	Half (1/2) of original review fee
Initial Acceptance Test:	
Fire Alarm	200.00 per test
Fire Sprinkler System Hydro	200.00 per test
Fixed Extinguishing System	200.00 per test
Vent Hood Light	200.00 per test
Smoke Test	200.00 per test
Cancellation Fees for any and all Acceptance Test scheduled	100.00
<b>Annual and New Inspection Fees:</b>	
New Occupancy Inspection	50.00
Annual Inspection	0.00 (for those Occupancies with no permit fees)



**City of Kingsville  
Fire Department**

First Reinspection (if failed)	0.00
Second Reinspection (if failed and every Reinspection thereafter)	50.00 (includes those Occupancies with no permit fees)
Fire Alarm Systems	75.00 Per Zone
Automatic Sprinkler Systems	75.00 Per Riser
Fixed Extinguishing Systems	75.00 Per System
<b>False Alarm Fees:</b>	
<b>All subsequent false alarms in any calendar year (12-months)</b>	
First 3 False Alarm Calls	0.00
4 <sup>th</sup> and 5 <sup>th</sup> False Alarm Calls	150.00 Per Call
6 <sup>th</sup> and 7 <sup>th</sup> False Alarm Calls	300.00 Per Call
8 <sup>th</sup> and Above False Alarm Calls	600.00 Per Call
<b>After Hours and Special Handling Fees:</b>	
After Hours Inspection Fee (when staffing allows)	300.00 pre-paid prior to scheduling inspection
Special Handling Fee	300.00 pre-paid prior to scheduling inspection
(1) A <del>50.00</del> special handling fee is required if an inspector must handle the permit inspection in such a way as to interfere with his regular scheduled duties or if less than 24 hours notice is given for an inspection.	
(2) <del>If a site does not meet the standards for issuance of a permit after two inspections, the applicant must submit a new application and pay a permit fee before any subsequent inspections will be conducted.</del>	



**City of Kingsville  
Fire Department**

(3) As staffing permits, current benchmark for regular plans reviews is up Ten (10) business days. The Expedited Plan Review fee will be charged, regardless of whether the plans are approved as submitted or returned for corrections.	
(4) As staffing permits, excluding holidays, After-hours inspections will be available for customers based on the established fee structure. Normal Business hours: 8:00 a.m. - 5:00 p.m., Monday-Friday-Thursday.	
(A) <i>Burning permits.</i> Burning permits will not be issued unless the Fire Department approves the material to be burned as recommended by the Texas Commission on Environmental Quality (TCEQ).	
<b>Cancellation, Missed / No Show Inspection Fees:</b>	
Cancellation, Missed or No Show of Inspection	Resubmit for a New Permit



**ORDINANCE NO. 2025-\_\_\_\_\_**

**AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER IX, ARTICLE 5, FIRE PREVENTION AND PROTECTION, REVISING THE PERMIT FEE SCHEDULE IN SECTION 14; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.**

**WHEREAS**, in 2019 the City of Kingsville adopted updated fire permit fees via ordinance #2019-67 on December 17, 2019 and now desires to adopt more current permit fees due to increases in costs over the last seven years;

**WHEREAS**, this Ordinance is necessary to protect the public safety, health, and welfare of the City of Kingsville.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:**

I.

**THAT**, Section 9-5-14 of Article 5: Fire Prevention and Protection of Chapter IX, General Regulations, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

....

**§ 9-5-14. - Kingsville Fire Department.**

(A) *Permit fees.* Applications for permits shall be accompanied by the payment of fees in accordance with the Kingsville Fire Prevention Permit Fee Schedule, as follows:

CITY OF KINGSVILLE, TEXAS - FIRE PREVENTION CODE PERMIT FEE SCHEDULE	
<b>PERMIT TYPE:</b>	<b>FEE:</b>
<del>105.6.1 Aerosol Products</del>	<del>100.00 Annually</del>
<del>105.6.2 Amusement Buildings</del>	<del>100.00 Annually</del>
<del>105.6.3 Aviation Facilities</del>	<del>100.00 Annually</del>
105.6.4 Carnivals and Fairs	150.00 Annually
<del>105.6.5 Cellulose Nitrate Film</del>	<del>75.00 Annually</del>
<del>105.6.6 Combustible Dust Producing Operations</del>	<del>100.00 Annually</del>
105.6.7 Combustible Fibers	100.00 Annually

105.6.8 Compressed Gasses	100.00 Annually
<del>105.6.9 Covered Mall Buildings (kiosks &amp; stages)</del>	<del>50.00 Each Display Annually</del>
<del>105.6.10 Cryogenic Fluids</del>	<del>100.00 Annually</del>
105.6.11 Cutting and Welding	75.00 Annually
105.6.12 Dry Cleaning Plants	75.00 Annually
105.6.13 Exhibits and Trade Shows	150.00 Per Day
<del>105.6.14 Explosives</del>	<del>100.00 Annually</del>
<del>105.6.15 Fire Hydrants and Valves</del>	<del>20.00 Per Hydrant Annually</del>
105.6.16 Flammable and Combustible Liquids	80.00 Annually
<del>105.6.17 Floor Finishings</del>	<del>80.00 Annually</del>
<del>105.6.18 Fruit and Crop Ripening</del>	<del>100.00 Annually</del>
105.6.19 Fumigation and Thermal Insecticidal Fogging	50.00 Per Application
<del>105.6.20 Hazardous Materials</del>	<del>100.00 Annually</del>
<del>105.6.21 HPM Facilities</del>	<del>100.00 Annually</del>
105.6.22 High Piles Storage	100.00 Annually
<del>105.6.23 Hot Work Operations</del>	<del>50.00 Per Site</del>
<del>105.6.24 Industrial Ovens</del>	<del>100.00 Annually</del>
105.6.25 Lumber Yards and Wood Working Plants	100.00 Annually
<del>105.6.26 Liquid or Gas Fueled Vehicles or Equipment in Assembly Buildings</del>	<del>25.00 For Each Annually</del>
105.6.27 LP Gas	100.00 Annually
<del>105.6.28 Magnesium</del>	<del>100.00 Annually</del>
<del>105.6.29 Miscellaneous Combustible Storage</del>	<del>100.00 Annually</del>
105.6.30 Mobile Food Preparation Vehicles	75.00 Per Vehicle Annually
105.6.31 Motor Fuel Dispensing Facilities	75.00 Annually
<del>105.6.32 Open Burning</del>	<del>100.00 Annually</del>
105.6.32.1 Ceremonial Fire Permit (Bonfires)	150.00 Annually
<del>105.6.33 Open Flames and Torches</del>	<del>100.00 Annually</del>
<del>105.6.34 Open Flames and Candles</del>	<del>50.00 Annually</del>
<del>105.6.35 Organic Coatings</del>	<del>100.00 Annually</del>
<del>105.6.36 Outdoor Assembly Event (exceeding 1,000 persons)</del>	<del>100.00 Per Event</del>
105.6.37 Places of Assembly	100.00 Annually
105.6.38 Plant Extraction Systems	100.00 Annually
<del>105.6.39 Private Fire Hydrants</del>	<del>25.00 Per Hydrant</del>
<del>105.6.40 Pyrotechnic Special Effects Material (Fire Works Displays)</del>	<del>150.00 Per Hour (1 Hour Minimum)</del>
<del>105.6.41 Pyroxilin Plastics</del>	<del>100.00 Annually</del>
<del>105.6.42 Refrigeration Equipment</del>	<del>100.00 Annually</del>
105.6.43 Repair Garages and Motor Fuel Dispensing Facilities	100.00 Annually
<del>105.6.44 Rooftop Heliports</del>	<del>100.00 Annually</del>
105.6.45 Spraying or Dipping	100.00 Annually
105.6.46 Storage of Scrap Tires and Tire By-Products	100.00 Annually
<del>105.6.47 Temporary Membrane Structures and Tents</del>	<del>100.00 Annually</del>

<del>105.6.48 Tire Rebuilding Plants</del>	<del>100.00 Annually</del>
105.6.49 Waste Handling	100.00 Annually
105.6.50 Wood Products	100.00 Annually
Group I Occupancy (Hospitals, Nursing Homes)	2.00 Per Bed (200.00 Minimum)
Group R1 Occupancy (Residential Hotel/Motel) Less than 4 Floors	100.00 Annually
Group R1 Occupancy (Residential Hotel/Motel) Four Floors or More	150.00 Annually
Group R2 Occupancy (Residential Apartments)	10.00 Per Unit Annually
Large Day Care Facilities	<del>75.00</del> 150.00 Annually
Small Home Day Care Facilities	<del>50.00</del> 75.00 Annually
Underground and Above Ground Storage Tanks	100.00 Per Vessel
Group E Occupancies (includes Public and Private Schools)	40.00 Per Building
<u>Temporary Event for Food Booth or Concession Unit</u>	<u>50.00</u>
<u>Working without a Permit Unauthorized Penalty Fee</u>	<u>350.00 + Stop Work Order Fee of</u> <u>100.00</u>
<u>Stop Work Order Fee</u>	<u>100.00</u>
<b>CONSTRUCTION PERMITS:</b>	
Construction Permits: (Includes New Install, Removal and Modifications)	
105.7.1 Automatic Extinguishing Equipment (Installation or Modification)	125.00 Base Fee <u>(1<sup>st</sup> 15 heads)</u>
Each Sprinkler Head	<del>0.50</del> 1.00 Per Head <u>(16th or Greater)</u>
105.7.2 Battery Systems	100.00
105.7.3 Capacitor Energy Storage	100.00
105.7.4 Compressed Gasses (Construction or Removal)	100.00 Per Vessel
<del>105.7.5 Cryogenic Fluids</del>	<del>100.00 Per Vessel</del>
<del>105.7.6 Emergency Responder Radio Coverage</del>	<del>100.00</del>
105.7.7 Fire Alarm Detection Systems (Installation or Modification)	125.00 Base Fee
Each Additional Panel	5.00 Each
Each Additional Sensor	5.00 Each
105.7.8 Fire Pumps	100.00 Per Pump
<del>105.7.9 Flammable and Combustible Liquids</del>	<del>100.00 Per Vessel</del>
105.7.10 Fuel Cell Power Systems	100.00
105.7.11 Gas Detection Systems	100.00
105.7.12 Gates and Barricades Across Fire Apparatus Access Roads	100.00
105.7.13 Hazardous Materials	100.00
105.7.14 High Piles Combustible Storage	100.00
105.7.15 Industrial Ovens	100.00
<del>105.7.16 LP Gas</del>	<del>100.00 Per Tank</del>
105.7.17 Motor Vehicle Repair Rooms and Booths	100.00
<del>105.7.18 Plant Extract Systems</del>	<del>100.00</del>
<del>105.7.19 Private Fire Hydrants</del>	<del>100.00</del>

105.7.20 Smoke Control or Smoke Exhaust Systems	100.00
105.7.21 Solar Photovoltaic Power Systems	100.00
<del>105.7.22 Special Event Structures</del>	<del>100.00</del>
<del>105.7.23 Spraying or Dipping (Paint Booths)</del>	<del>100.00</del>
105.7.24 Standpipe Systems	100.00 Per System
<del>105.7.25 Temporary Membrane Structures and Tents</del>	<del>100.00 Per Tent</del>
Fuel Tank Installation	150.00 per tank
Fuel Tank Removal	150.00
Underground Fuel Line Test	150.00
If a site does not meet requirements for the issuance of permit after two inspections, the applicant must submit a new application and pay a permit fee before any subsequent inspections are conducted.	
<b>Plan Review Fees:</b>	
Fire Vent Hood	150.00
Resubmittal of Fire Vent Hood Plans	Half (1/2) of original review fee
Fixed Extinguishing	150.00
Resubmittal of Fixed Extinguishing Plans	Half (1/2) of original review fee
Underground Fuel Tank	150.00
Resubmittal of Underground Fuel Tank Plans	Half (1/2) of original review fee
Stand Pipe	150.00
Resubmittal of Stand Pipe Plans	Half (1/2) of original review fee
Fire Sprinkler (up to 20 Heads)	100.00
Resubmittal of Sprinkler Plans	Half (1/2) of original review fee
Fire Sprinkler (21+ Heads)	200.00
Resubmittal of Sprinkler Plans	Half (1/2) of original review fee
Fire Alarm (up to 200 Devices)	150.00
Resubmittal of Fire Alarm Plans	Half (1/2) of original review fee
Fire Alarm (201+ Devices)	200.00 + 1.00 per each additional device
Resubmittal of Fire Alarm Plans	Half (1/2) of original review fee
Fire Prevention Plan Reviews (for first hour)	50.00 (1 Hour Minimum)
(for each additional hour)	50.00
<b>Initial Acceptance Test:</b>	
Fire Alarm	200.00 per test
Fire Sprinkler System Hydro	200.00 per test
Fixed Extinguishing System	200.00 per test
Vent Hood Light	200.00 per test
Smoke Test	200.00 per test
Cancellation Fees for any and all Acceptance Test scheduled	100.00

<b>Annual and New Inspection Fees:</b>	
<u>New Occupancy Inspection</u>	<u>50.00</u>
Annual <u>Overall Fire and Life Safety</u> Inspection	<u>Free 0.00 (for those Occupancies with no permit fees)</u>
First Reinspection <u>(if failed)</u>	<u>Free 0.00</u>
Second Reinspection <u>(if failed and every Reinspection thereafter)</u>	<u>50.00 per hour (1 Hour Minimum)</u> <u>(includes those Occupancies with no permit fees)</u>
Fire Alarm Systems	75.00 Per Zone
Automatic Sprinkler Systems	75.00 Per Riser
Fixed Extinguishing Systems	75.00 Per System
<b>False Alarm Fees:</b>	
<b>All subsequent false alarms in any calendar year (12-months)</b>	
<u>First 3 False Alarm Calls</u>	<u>0.00</u>
<u>4<sup>th</sup> and 5<sup>th</sup> False Alarm Calls</u>	<u>150.00 Per Call</u>
<u>6<sup>th</sup> and 7<sup>th</sup> False Alarm Calls</u>	<u>300.00 Per Call</u>
<u>8<sup>th</sup> and Above False Alarm Calls</u>	<u>600.00 Per Call</u>
<u>First False Alarm</u>	<u>Free</u>
<u>All subsequent false alarms in any calendar year</u>	<u>40.00 Per Response</u>
<b>After Hours and Special Handling Fees:</b>	
After Hours Inspection Fee <u>(when staffing allows)</u>	<u>300.00 pre-paid prior to scheduling inspection 47.00 Per Hour (1 Hour Minimum)</u>
Special Handling Fee	<u>300.00 pre-paid prior to scheduling inspection 50.00</u>
(1) A <u>50.00</u> special handling fee is required if an inspector must handle the permit inspection in such a way as to interfere with his regular scheduled duties or if less than 24 hours notice is given for an inspection.	
(2) If a site does not meet the standards for issuance of a permit after two inspections, the applicant must submit a new application and pay a permit fee before any subsequent inspections will be conducted.	



<u>(2) As staffing permits, current benchmark for regular plans reviews is up to Ten (10) business days. The Expedited Plan Review fee will be charged, regardless of whether the plans are approved as submitted or returned for corrections.</u>	
<u>(3) As staffing permits, excluding holidays, After-hours inspections will be available for customers based on the established fee structure. Normal Business hours: 8:00 a.m. - 5:00 p.m., Monday-Thursday.</u>	
(B) <i>Burning permits.</i> Burning permits will not be issued unless the Fire Department approves the material to be burned as recommended by the Texas Commission on Environmental Quality (TCEQ).	
<u>Cancellation, Missed / No Show Inspection Fees:</u>	<u>  </u>
<u>Cancellation, Missed or No Show of Inspection</u>	<u>Resubmit for a New Permit</u>

(Ord. 2002-27, passed 10-14-02; Ord. 2004-24, passed 8-23-04; Ord. 2005-24, passed 7-11-05)

...

## II.

**THAT** all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

## III.

**THAT** if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph,

subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

**THAT** this Ordinance shall be codified and become effective on and after adoption and publication as required by law.

Effective Date: \_\_\_\_\_

**INTRODUCED** on this the 27<sup>th</sup> day of May, 2025.

**PASSED AND APPROVED** on this the 9<sup>th</sup> day of June, 2025.

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

# **AGENDA ITEM #5**

**City of Kingsville  
Engineering Dept.**

TO: Mayor and City Commissioners

CC: Charlie Sosa, Interim City Manager

FROM: Rutilio P. Mora Jr, P.E., City Engineer

DATE: May 27, 2025

SUBJECT: Consider Approving Construction Contract to D&M Underground Construction Corp. for the General Land Office (GLO) Community Development Block Grant Mitigation (CDBG-MIT) Contract No. 22-082-016-D218 Project 4A – Alley Between E. Johnston Ave. and E. Fordyce Ave. Sanitary Sewer Improvements

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**Summary:**

Bid 25-14 Project 4A was awarded on May 12, 2025, we are requesting the construction contract be awarded in the amount of \$61,946.00.

**Background:**

We received approval to award Bid No. 25-14 for the General Land Office (GLO) Community Development Block Grant Mitigation (CDBG-MIT) Contract No. 22-082-016-D218 Project 4A – Alley Between E. Johnston Ave. and E. Fordyce Ave. Sanitary Sewer Improvements. The project will consist of 2 manholes, 177 feet of wastewater line and related appurtenances. The project will be completed in 60 calendar days after Notice to Proceed is provided.

This project was advertised in the local newspaper and city's website on March 27<sup>th</sup>, and April 3<sup>rd</sup>. Sealed bids for Bid No. 25-14 were received prior to the deadline of April 29, 2025, at 2:00pm and read out loud, from three bidders:

1. D&M Underground Const. Corp, Corpus Christi, Texas
2. D&J Utility Services LLC, Sinton, Texas
3. Artillery LLC, Edinburg, Texas

The base bids range from \$60,650.00 to \$143,980.00. The alternate bids range from \$1,296.00 to \$8,100.00. The total bids range from \$61,946.00 to \$143,980.00. After review, staff recommends awarding the project to the lowest bidder, D&M Underground Construction Corp, for the total bid amount of \$61,946.00. Also, the bid is 49% below the engineer's estimate.



**City of Kingsville  
Engineering Dept.**

**Financial Impact:**

Project 4A will be funded by Fund 113 Citywide Wastewater Collection System Improvements in the amount of \$61,946.00.

**Recommendation:**

Staff recommendation:

1. Approving Construction Contract between City and D&M Underground Construction Corp. in the amount of \$61,946.00.
2. Authorizing the Interim City Manager to sign the Construction Contract

**Attachments:**

Construction Contract



**RESOLUTION #2025-\_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE THE CONSTRUCTION CONTRACT WITH D&M UNDERGROUND CONSTRUCTION CORP. FOR THE GLO CDBG-MIT CONTRACT 22-082-016-D218 PROJECT 4A: ALLEY BETWEEN E. JOHNSTON AVE. AND E. FORDYCE AVE. SANITARY SEWER IMPROVEMENTS PROJECT; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Kingsville (City) intends to make some sanitary sewer improvements through a General Land Office (GLO) Community Development Block Grant (CDBG) -Mitigation (MIT) program via Contract No. 22-082-016-D218 for Project 4A: Alley between E. Johnston Ave. and E. Fordyce Ave. Sanitary Sewer Improvements and went out for bids via BID #25-14 which was advertised in the newspaper March 27, 2025 and April 9, 2025;

**WHEREAS**, three bids were received by the April 29, 2025 deadline that were responsive to BID #25-14 and after reviewing the bid submittals staff and the outside engineer (ICE) recommended the bid be awarded to the low bidder, which was D&M Underground Construction Corp. from Corpus Christi, Texas (Vendor);

**WHEREAS**, the City awarded BID#25-14 to Vendor at a Commission meeting on May 12, 2025 for a total amount of \$61,946.00;

**WHEREAS**, the City and Vendor worked to prepare a construction contract that is recommended for approval by the City Commission on May 27, 2025 for GLO CDBG-MIT Contract No. 22-082-016-D218 Project 4A: Alley between E. Johnston Ave. and E. Fordyce Ave. Sanitary Sewer Improvements for a total amount of \$61,946.00 with a contract time of 60 calendar day;

**WHEREAS**, staff is recommending the City Commission approve the construction contract with Vendor as presented for a total amount of \$61,946.00 and 60 calendar days;

**BE IT RESOLVED** by the City Commission of the City of Kingsville, Texas:

I.

**THAT** the City Commission approves and the Interim City Manager is authorized and directed as an act of the City of Kingsville, Texas to execute the Construction Contract for General Land Office (GLO) Community Development Block Grant (CDBG) -Mitigation (MIT) program via Contract No. 22-082-016-D218 for Project

4A: Alley between E. Johnston Ave. and E. Fordyce Ave. Sanitary Sewer Improvements between the City of Kingsville, Texas and D&M Underground Construction Corp. as per staff recommendation and in accordance with Exhibit A hereto attached and made a part hereof.

II.

**THAT** all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

III.

**THAT** this Resolution shall be and become effective on and after adoption.

**PASSED AND APPROVED** by a majority vote of the City Commission on the  
\_\_\_\_ 27th day of May, 2025.

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

# **CONSTRUCTION CONTRACT**

**THIS AGREEMENT** made this the 27<sup>th</sup> day of May, 2025, by and between D&M Underground Construction Corp. (a corporation organized and existing under the laws of the State of Texas) hereinafter called the "*Contractor*", and City of Kingsville hereinafter called the "*City*"

**WITNESSETH**, that the Contractor and the City for the considerations stated herein mutually agree as follows:

**ARTICLE 1. Statement of Work.** The Contractor shall furnish all supervision, technical personnel, labor, materials, machinery, tools, equipment and services, including utility and transportation services, and perform and complete all work required for the construction of the Improvements embraced in the Project; namely, (GLO SS PROJECT 4A (ALLEY LINE RE-ROUTE BETWEEN E. JOHNSTON AVE. AND E. FORDYCE AVE.) SANITARY SEWER IMPROVEMENTS (CDBG-MIT GLO CONTRACT NO. 22-082-016-D218) for the Community Development Block Grant – Mitigation (CDBG-DR) project, all in strict accordance with the contract documents including all addenda thereto, numbered N/A, dated N/A and N/A, all as prepared by International Consulting Engineers (ICE) acting and in these contract documents preparation, referred to as the "*Engineer*".

**ARTICLE 2. The Contract Price.** The City will pay the Contractor for the performance of the Contract in current funds, for the total quantities of work performed at the *unit prices* stipulated in the Bid for the several respective items of work completed subject to additions and deductions as provided in the Total Bid \$61,946.00 hereof.

**ARTICLE 3. The Contract.** The executed contract documents shall consist of the following components:++

- |                              |  |
|------------------------------|--|
| a. This Agreement (pgs. 1-3) | f. General Conditions, Part I                                |
| b. Addenda                   | g. Special Conditions  |
| c. Invitation for Bids       | h. Technical Specifications                                  |
| d. Instructions to Bidders   | i. Drawings ( <i>as listed in the Schedule of Drawings</i> ) |
| e. Signed Copy of Bid        | j. [Add any applicable documents]                            |

**ARTICLE 4. Performance.** Work, in accordance with the Contract dated May 27<sup>th</sup>, 2025, shall commence on or before June, 23, and Contractor shall complete the WORK within 60 consecutive calendar days thereafter. The date of completion of all WORK is therefore August 22<sup>nd</sup>, 2025.

This Agreement, together with other documents enumerated in this ARTICLE 3, which said other documents are as fully a part of the Contract as if hereto attached or herein repeated, forms the Contract between the parties hereto. In the event that any provision in any component part of this Contract conflicts with any provision of any other component part, the provision of the component part first enumerated in this ARTICLE 3 shall govern, except as otherwise specifically stated.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed in triplicate original copies on the day and year first above written.



**FOR CONTRACTOR**

\_\_\_\_\_  
D&M Underground Construction Corp.  
1917 Flour Bluff Dr.  
Corpus Christi, TX 78418

By Diego Estrada and Melissa Martinez  
Title Owners

**FOR CITY**

\_\_\_\_\_  
City Of Kingsville  
400 W. King Ave., 78363  
P.O. Box 1458  
Kingsville, TX 78364

By Charlie Sosa  
Title Interim City Manager

**FOR CONTRACTOR**

**Corporate Certifications**

I, \_\_\_\_\_, certify that I am the \_\_\_\_\_ of the corporation named as Contractor herein; that \_\_\_\_\_ who signed this Agreement on behalf of the Contractor, was then \_\_\_\_\_ of said corporation; that said Agreement was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

Corporate  
Seal

\_\_\_\_\_  
(Corporate Secretary)