

# PLANNING & ZONING COMMISSION AGENDA

Wednesday, May 21, 2025, 6:00 PM

Regular Meeting

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

## PLANNING & ZONING COMMISSION

### COMMISSION MEMBERS

Mike Klepac

Steve Zamora, Chairman

Debbie Tiffie

Brian Coufal

Larry Garcia

Idotha Battle

Krystal Emery

### CITY STAFF

Herlinda Solis  
Administrative Assistant

Erik Spitzer  
Director of Planning  
and Development Services

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

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

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

### AGENDA

- CALL TO ORDER
- ROLL CALL
- APPROVAL OF MINUTES OF PREVIOUS MEETING(S) – April 16, 2025
- NEW BUSINESS –

#### **ITEM #1- Public Hearing on the request from:**

**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).**

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

**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).**

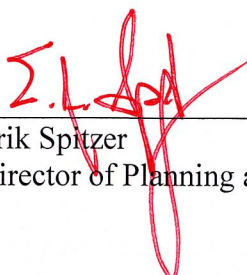
**MISCELLANEOUS:** Any topic may be discussed but no action may be taken at this time.

- **ADJOURNMENT**

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

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

I certify that this agenda was posted at least seventy-two (72) hours before the commencement of the Planning and Zoning Commission Meeting scheduled for Wednesday, May 21, 2025.

 5/14/25  
Erik Spitzer  
Director of Planning and Development Services

Posted  
@ 11:00 Am  
On 5-16-25  
By H. Soler

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
April 16, 2025**

**Planning and Zoning Members Present**

Steve Zamora  
Debbie Tiffie  
Rev. Idotha Battle  
Mike Klepac  
Larry Garcia  
Krystal Emery

**Staff Present**

Erik Spitzer, Planning & Development Services Director  
Kwabena Agyekum, SNR Planner  
Herlinda Solis, Administrative Assistant  
Charlie Sosa, Interim City Manager

**Citizens Present**

Vincent Huebinger  
Maggie Salinas  
Homero Garza III  
Jamie Flores  
Tania Flores  
Sara Flores  
Jessie Battle

1. **The meeting was called to order at 6:00 p.m.**
2. **Discuss and take action on the meeting minutes of last meeting.**  
Debbie Tiffie made a motion to approve the minutes from April 02, 2025, meeting as presented.  
Rev. Idotha Battle Seconded. All in favor, none opposed. Motion carried.
3. **Postponements** – None
4. **Old Business** – None
5. **New Business** – None

**Steve Zamora, Chairman opened the public Hearing at 6:02 PM**

6. **Public Hearing Public Hearing on the request from:**  
**ITEM #1- Public Hearing on the request from: Vincent Gerard & Associates Applicant, Robert De Pol, Owner; requesting approval of a Special Use Permit for a Wireless Telecommunications Facility with 120' Monopole in C4 (Commercial) of Paulson's SUB, Lot B, Acres .0, also known as 1025 E General Cavazos, Kingsville, TX 78363 (Property ID 25758).**

Erik Spitzer addressed the Board giving them a quick recap of events: Vincent Gerard & Associates approached the Planning Department on March 17, 2025, requesting a Special Use Permit for a Wireless Telecommunications Facility with 120' Monopole in C4 (Commercial) of Paulson's SUB, Lot B, Acres .0, also known as 1025 E General Cavazos, Kingsville, TX 78363 (Property ID 25758). In accordance with the City of Kingsville's Land Use Chart, telecommunication mounting structures over 100' tall require a Special Use Exception (SUE); we accomplish this requirement with a Special Use Permit (SUP) application. AT&T Mobility is purposing a wireless site that will improve coverage in the area, AT&T radio frequency engineers have received numerous complaints from Naval Air Station Kingsville customers. This solution if approved will benefit both NAS Kingsville and existing interior sites within the city of Kingsville. An existing monopole antenna located at approximately 2300 feet NW owned by Celco has zero additional ground space for increase and capacity nor does it have adequate height to optimize coverage. This purposed unmanned site will be accessed once per month by a maintenance worker and in addition, the FFA confirmed the future planned structure would not exceed obstruction standards nor would it be a hazard to air navigation. Vicent Huebinger addressed the Board and stated that he was a representative for the landowner and AT&T; he stated that they chose this site because it was a perfect location, and it complies with the setback codes and the SUP is being requested because additional height is being requested because they need to reach out into NAS Kingsville. Vincent shared photos of the site plan and stated that it will be pushed back from the main road and will be surrounded by trees and palm trees and eventually blend in. Vincent showed graphs explaining how much coverage would improve for the community. Erik asked if the land would be leased; Vincent replied that the land would be sold.

**ITEM #2 -Discuss and Consider Action on the request from: Vincent Gerard & Associates Applicant, Robert De Pol, Owner; requesting approval of a Special Use Permit for a Wireless Telecommunications Facility with 120' Monopole in C4 (Commercial) of Paulson's SUB, Lot B, Acres .0, also known as 1025 E General Cavazos, Kingsville, TX 78363 (Property ID 25758).**

Mike Klepac asked if there was any feedback from the community; Erik stated that 5 letters were mailed, and it was advertised in the local newspaper with zero feedback received as of today. Steve Zamora asked if there were any questions, and Krystal Emery asked if there would be a fence, maintience and security on the site. Vincent stated that yes, they are required to have a fence and maintain the location. Kobby Agyekum stated that currently the site is undeveloped and full of vegetation, but they will be required to maintain the site and fence the area, and they are going to add an access road for future access to the site. Krystal asked if there was any discussion with the Department of the Navy about the flight path of the T-45 in this specific area. Vicent stated that the naval base was notified and agreed to the construction. Debbie Tiffie made the motion to approve: Vincent Gerard & Associates Applicant, Robert De Pol, Owner; requesting approval of a Special Use Permit for a Wireless Telecommunications Facility with 120' Monopole in C4 (Commercial) of Paulson's SUB, Lot B, Acres .0, also known as 1025 E General Cavazos, Kingsville, TX 78363 (Property ID 25758). Rev. Battle seconded the motion; all in favor of motion, none opposed; motion carried.

**ITEM #3- Public Hearing on the request from: Jose Flores and Jaime Flores, Applicant/Owners; requesting approval of Re-Zoning from R-1 (Single Family) to C-2 (Retail) for a Wholesale Bakery Use (Tortilla Factory) at 3RD, Block 22, Lot 24-27, (Famosa Tortilla Factory), also known as 620 E. Alice Ave., Kingsville, TX 78363 (Property ID 17385).**

Erik Spitzer addressed the Board and stated that Jose Flores and Jaime Flores, Applicants/Owners, approached the Planning Department on February 20<sup>th</sup>, 2025, requesting approval of re-zoning the parcel of land located at 620 E Alice from R1 (Single Family District) to C2 (Retail District) and approve a Special Use Permit (SUP) to support reopening a tortilla factory that was open for ~ 50 years. The property has been vacant for 3 years and is located in the city's Historic District. 620 E Alice was recently purchased

after remaining vacant for approximately 3 years. It is currently zoned R1 (Single Family District); adjacent parcels of land are currently zoned R1 (Single Family District). Parcels of land located 2-3 blocks away are zoned C1 (Neighborhood Service District), C2 (Retail District), C3 (Central Business District) and C4 (Commercial District) as shown on the slides. In reading the attached American Planning Association Texas Chapter, A Guide to Urban Planning in Texas Communities, 2013 article, "Chapter 4 Zoning Regulations in Texas," "In 1987, the sections of Article 1011 were codified in Chapter 211 of the Texas Local Government Code. Chapter 211 currently provides that the zoning regulatory power is "for the purpose of promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance and significance." Lastly, the City Attorney provided a memo on March 24<sup>th</sup>, 2025, that addresses this rezone request. In the memo, the attorney states that "...the commercial use requested (Wholesale Bakery Use) is the same as the one that existed for at least fifty years at this location." The attorney also states "...so, if the same proposed use were to have a detrimental impact on the valuation of surrounding properties, then that impact would have already been done when the prior use existed. It is highly unlikely that there would be an adverse impact on neighboring land since the same use existed at the site for five decades." The attorney states, "While times have changed during the last fifty years the factory operated at this site, the business' historical significance to the community should not be overlooked." Maggie Salinas approached the Board and stated that she is the Chairwomen for the Historical Development Board for Kingsville and Kleberg County. Maggie shared the family and buildings' history and would like to see the business reopen as it would benefit the Historical District. Tania Flores stated that she was the daughter of Mr. Jaime and was very proud of her family, who work very hard 7 days a week, she said that her father currently sells tortillas to restaurants in our community, Alice, Refugio and Corpus and needs space for his growing business. Homero Garza III stated that he married into the Flores family and is the grandson of Homero Garza who owned El Corral for 27 years before retiring. He recalls as a child going to DRC tortilla factory and buying corn tortillas and Barbacoa. He stated that the community is very excited about the reopening of DRC.

**ITEM #4- Discuss and Consider Action on the request from: Jose Flores and Jaime Flores, Applicant/Owners; requesting approval of Re-Zoning from R-1 (Single Family) to C-2 (Retail) for a Wholesale Bakery Use (Tortilla Factory) at 3RD, Block 22, Lot 24-27, (Famosa Tortilla Factory), also known as 620 E. Alice Ave., Kingsville, TX 78363 (Property ID 17385).**

Steve Zamora asked how many letters were sent and if we had any phone calls; Erik Spitzer replied that 25 letters were mailed, and we received zero calls as of today. Steve asked if the city attorney was concerned that this was spot zoning? Erik stated that he provided information in the packet and the Texas Supreme Court considers for uses all of those metrics to come to a decision for a rezone when it could be considered a spot zone. Mike Klepac asked if they had to rezone 50 years ago; Erik stated that he was unable to find that information. Erik stated that at some point the zoning changed for this area. Erik stated that Kingsville only had an outdated Master Plan and is currently working on getting a grant for a Comprehensive Plan. Steve said that this was a Historic Building and that needs to be taken into consideration. Krystal Emery asked if the names of the other businesses located nearby were available. Kobby replied and said Weavers of Love, a glass factory, print shop and blacksmith shop were located close by. Erik said that because the business closed more than 6 months ago, all current zoning rules apply to the new owners; there is no such thing as being "grandfathered in" and that was the reason for this meeting. Krystal asked if the area could handle commercial traffic such as a box truck or 18-wheeler? Mike said that he didn't believe that the purposed factory was going to supply on that scale. Kobby said that the site had plenty of space for loading supplies and this was going to be a small factory. Debbie Tiffie asked if this was going to be a tortilla factory or restaurant? Homero replied that it would be a tortilla factory that supplies restaurants in the area. Krystal asked if the alley was accessible; Homero said it was accessible as of now. Krystal said it was concerning that these big trucks would be an issue in the alley. Kobby said that the city trash trucks go into the alley's weekly as businesses have them located there for pickup. Debbie said she is all for this project and not to misunderstand her, but it is in a residential area and asked if they would be having noise from these trucks at 3 am trying to get tortillas

delivered, and if the city was going to have control of the hours they could operate. Tania replied that as of right now, all the tortillas are made at the family's restaurant, "Mr. Jaimes," and the operation would eventually move to provide more capability for supplying restaurants and there would not be a lot of traffic flowing, just the employees' cars and the delivery van; if the factory over grows this property they would move the operation. Erik said that the Police Department would handle noise and traffic complaints. Mike Klepac made the motion to approve: Jose Flores and Jaime Flores, Applicant/Owners; requesting approval of a Special Use Permit for a Wholesale Bakery Use (Tortilla Factory) in C-2 (Retail) at 3RD, Block 22, Lot 24-27, (Famosa Tortilla Factory), also known as 620 E. Alice Ave., Kingsville, TX 78363 (Property ID 17385). Debbie Tiffie seconded the motion; all in favor of motion, none opposed; motion carried.

**ITEM #5- Public Hearing on the request from: Jose Flores and Jaime Flores, Applicant/Owners; requesting approval of a Special Use Permit for a Wholesale Bakery Use (Tortilla Factory) in C-2 (Retail) at 3RD, Block 22, Lot 24-27, (Famosa Tortilla Factory), also known as 620 E. Alice Ave., Kingsville, TX 78363 (Property ID 17385).**

Erik Spitzer stated that Jose Flores and Jaime Flores, Applicants/Owners, approached the Planning Department on February 20<sup>th</sup>, 2025, requesting approval of a Special Use Permit (SUP) to support reopening a tortilla factory that was open for ~ 50 years at 620 E. Alice Ave; the property has been vacant for 3 years and is in the Historical District. 620 E Alice was recently purchased after remaining vacant for 3 years and is currently zoned R1. The most restrictive rezone that could be considered for its intended purpose for the site is C2 Retail, with a Special Use Permit for wholesale bakery use. Referencing the city attorney's memo from March 24, 2025 "A wholesale bakery use is only allowed under the City's Code of Ordinances Zoning Land Use Chart in a C2 zoned area with a Special Use Permit permits a particular zoning use while allowing the governing body to limit the exact type of use for the protection of the community and surrounding area." Erik showed slides of the land use chart explaining the need for the Special Use Permit.

**ITEM #6- Discuss and Consider Action on the request from: Jose Flores and Jaime Flores, Applicant/Owners; requesting approval of a Special Use Permit for a Wholesale Bakery Use (Tortilla Factory) in C-2 (Retail) at 3RD, Block 22, Lot 24-27, (Famosa Tortilla Factory), also known as 620 E. Alice Ave., Kingsville, TX 78363 (Property ID 17385).**

Krystal Emery stated that wholesale means business selling to business, and I understand that this business previously sold to individuals which is not wholesale its retail. Steve Zamora said that the Special Use Permit would only allow the business to sell to businesses. Krystal asked the owners if they are aware of this and if they are ok with this information. The family stated that this would be ok with them. Krystal said that in the past the customers were able to buy tortillas and bakery items, and the public will need to know that this will not be allowed. Larry Garcia made the motion to approve: Jose Flores and Jaime Flores, Applicant/Owners; requesting approval of a Special Use Permit for a Wholesale Bakery Use (Tortilla Factory) in C-2 (Retail) at 3RD, Block 22, Lot 24-27, (Famosa Tortilla Factory), also known as 620 E. Alice Ave., Kingsville, TX 78363 (Property ID 17385) Rev. Battle seconded the motion, all in favor; motion carried.

7. **Miscellaneous** – Mr. Spitzer addressed the Board and stated that Take 5 Oil is now open, Bath and Body Works has obtained a permit and will start the remodel soon, Nessen Used Auto on Ailse will start construction next week, Bull Pit Bar & Grill is still working on the remodel due to the water damage, Stripes will open in mid-May and Fuel America is not far behind.
8. **Adjournment** - Meeting adjourned at 7:10 PM

# ITEMS 1 & 2



## MEMO

**Date:** May 14<sup>th</sup>, 2025

**To:** Planning & Zoning Commission

**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:** Items 1 & 2: 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:** Items 1 & 2: 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.

**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 E Santa Gertrudis  
(Proposed) Subdivision Name KT & ICD 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. Ave C 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

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

*Claudia M. Lino*

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:

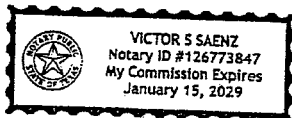
ALL OR PART OF A SOCIAL SECURITY NUMBER, IF CONTAINED IN THIS DOCUMENT, MAY HAVE BEEN REDACTED. TEX. GOV'T CODE SEC. 552.147(B) THE COUNTY CLERK MAY REACT A LIVING PERSON'S SOCIAL SECURITY NUMBER FROM ANY OR ALL DOCUMENTS CONTAINED FOR DISCLOSURE IN KLEBERG COUNTY.

  
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  
802 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 Co  
(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.**

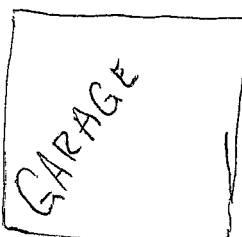
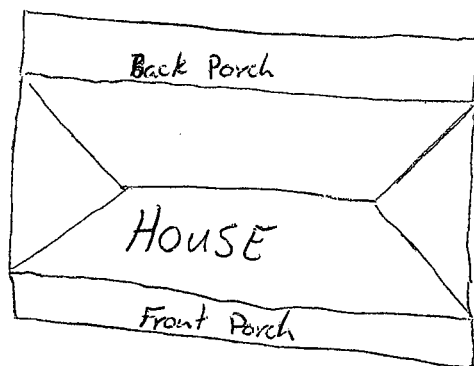
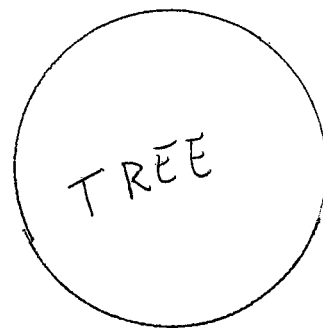
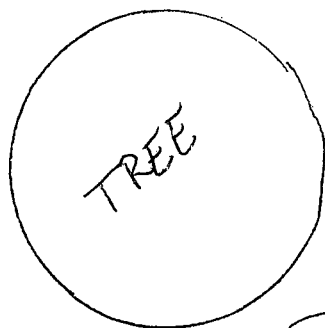
It is important that every owner or occupant of residential or non-residential improved property be responsible for displaying their assigned addresses. The numbers must be a minimum of three inches in height; any structure setback more than fifty (50) feet from the property line must have numbers that 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)

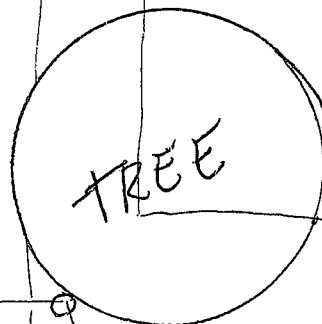
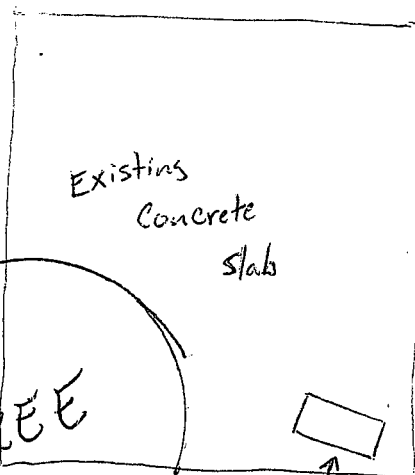
Thank you,

Engineering Department

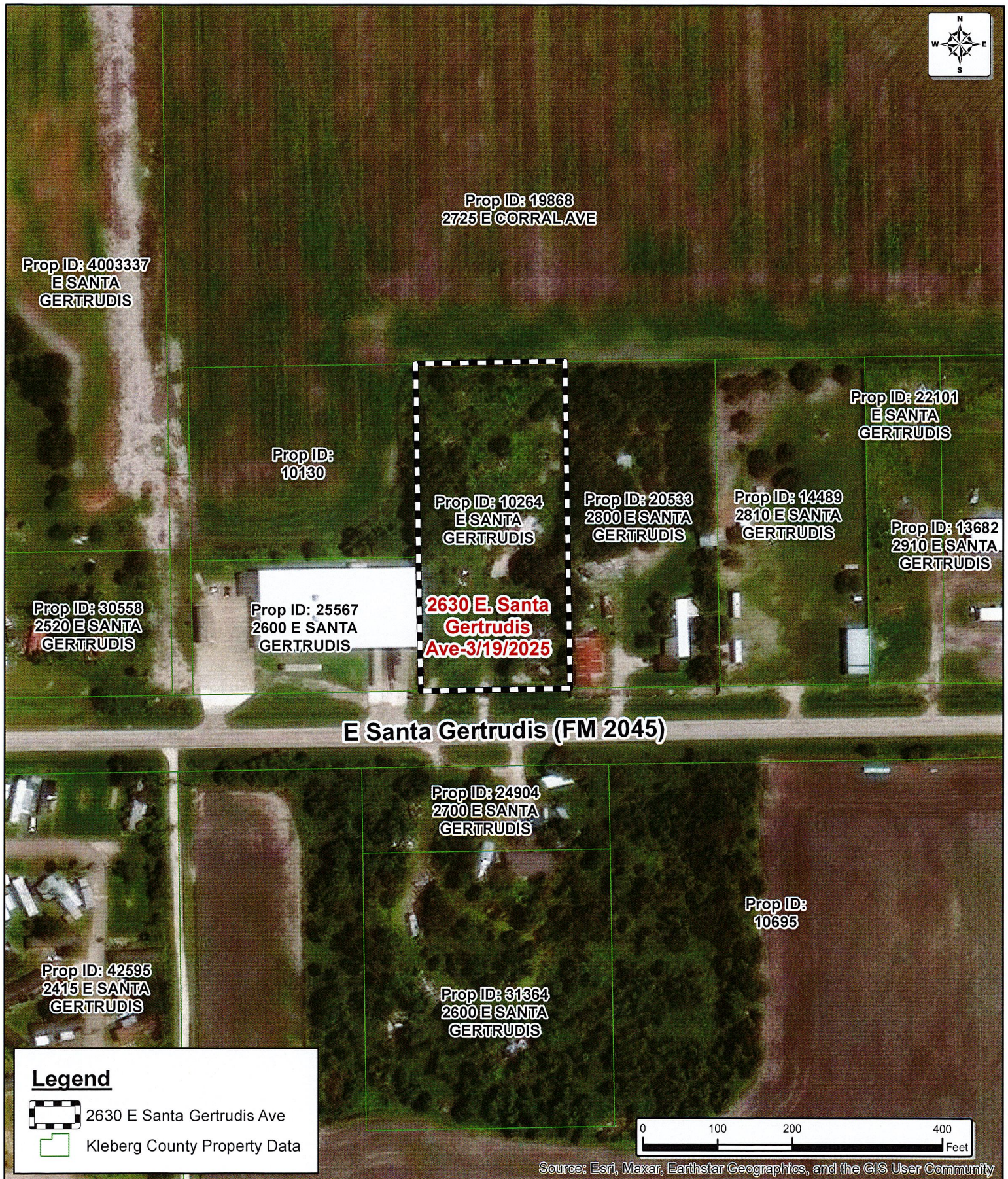
**CITYOFKINGSVILLE.COM**



DRIVE WAY



# 2630 E. Santa Gertrudis Ave



## 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								

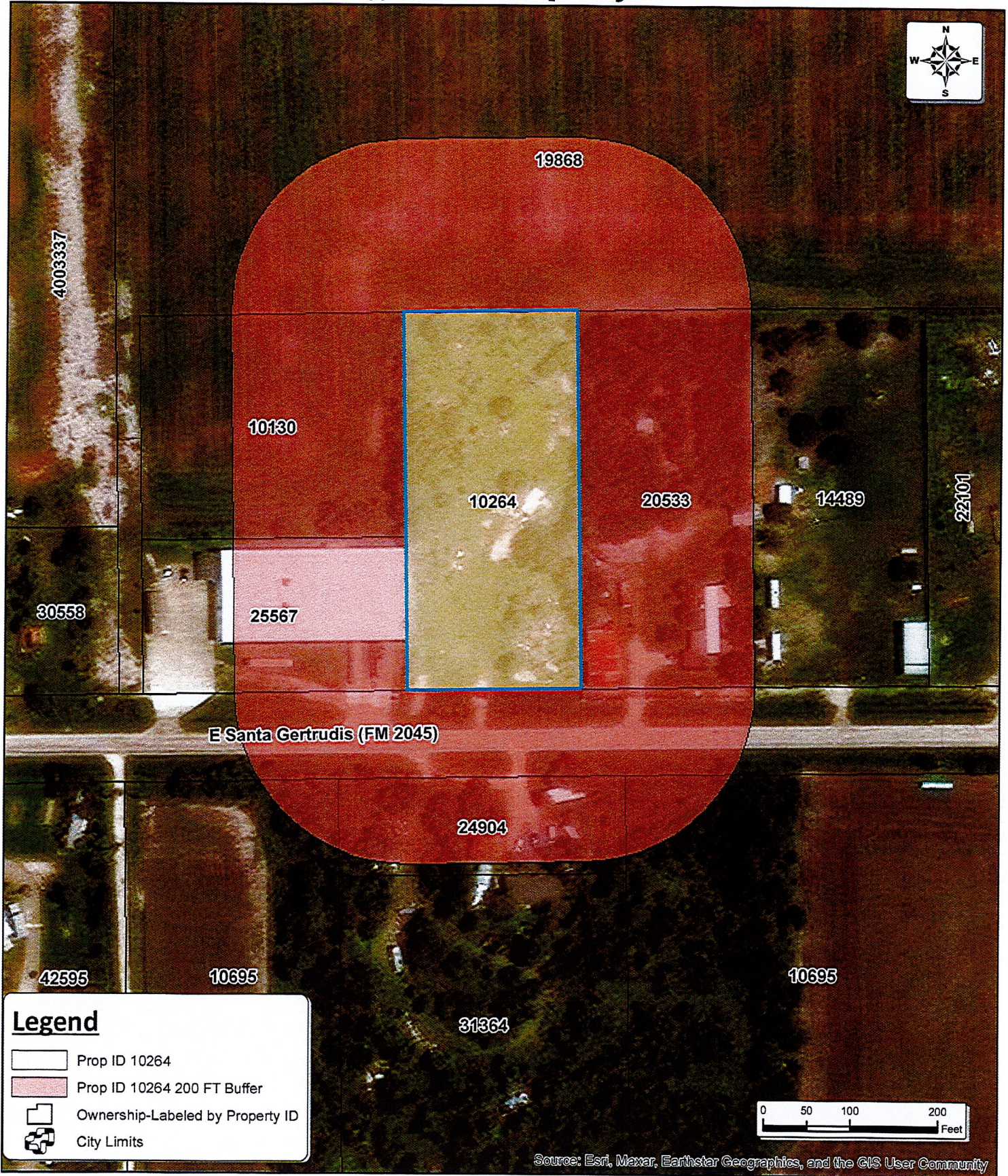
Mobile home/manufactured home park or mobile home/manufactured home on lot	S <sup>1</sup>	S <sup>1</sup>		S <sup>1</sup>	S <sup>1</sup>	P					S	S	S
Recreational vehicle park						P		S		S			
Secondary res. structure					P	P		S	S		S	S	S
Other residential accessory and incidental uses	S	S		S	S	S					S	S	
Accessory building	P	P		P	P	P	P	P	P	P	P	P	P
Community center (private)	S	S		S	S	S	P	P	P				
Accessory farm building					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
Private swimming pool	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
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)


# 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

Page: 1 / 1	Drawn By: R. PICK	<p><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.</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: Ownership is labeled with its Prop ID.		

**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

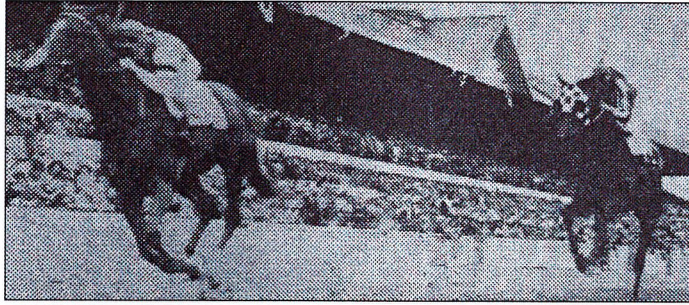
## Kentucky Derby and Woolly Mammoth

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.

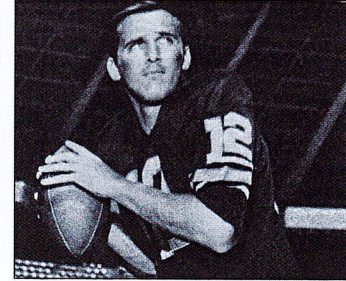
Child Protective Services was severely criticized, prompting a Kleberg County Grand Jury investigation of the department's operations here.

50 years ago  
 May 1975

Randy Johnson, former

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.

The fossilized bones of a Woolly Mammoth were dis-



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

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.

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 jameskdba@sbcglobal.net

\*Securities Offered Through Harrel International Securities Corp., 1980 Dominion Way, Ste 202, Colorado Springs, CO 80918 800-633-9288 FINRA/SIPC Member Firm

**?? 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 chaparron

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### 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.

### PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Tuesday, May 27, 2025, at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard:

**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, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

**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