HISTORICAL DEVELOPMENT BOARD

Wednesday, June 18, 2025, 4:00 pm
Regular Meeting
Helen Kleberg Groves Community Room, 1st Floor of City Hall
400 W King, Kingsville, Texas

BOARD MEMBERS

Maggie Salinas, Chairman
Daniel J. Burt
Jeri L.S Morey
Lucia Perez
David Thibodeaux
Daniel Morales

CITY STAFF

Kobby Agyekum Senior Planner/ Historic Preservation Officer

Herlinda Solis Administrative Assistant

The following rules of conduct pertaining to public comments have been adopted by this Board:

- 1. Give your name and complete address.
- 2. No one may speak more than twice on the same item.
- 3. No one may speak more than five 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 Historical Development Board and will become a part of the permanent file.

When speaking at the podium, if necessary, adjust the microphone and clearly speak into the microphone.

- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. APPROVAL OF MINUTES FROM PREVIOUS MEETING(s)- February 19, 2025
- 4. PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS (SEE MEETING RULES)
- 5. POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA
- 6. AGENDA ITEMS

Item #1 Discuss and Consider Action to approve the replacing of sidings on a property at ORIG TOWN, BLOCK 20, LOT 1, 2, also known as 416 N. 4th Street, Kingsville, TX 78363.

Item #2 Discuss and Consider Action to install a driveway on a property at ORIG TOWN, BLOCK 16, LOT N/2 15-16, also known as 503 W. Richard Avenue, Kingsville, TX 78363.

Item #3 Discuss and Consider Action to install a carport on a property at COOPER, BLOCK Z-2, LOT 17-19, also known as 602 W. Yoakum Avenue, Kingsville, TX 78363.

- STAFF REPORT: -
- MISCELLANEOUS Any topic may be discussed but no action taken at this time.
- ADJOURNMENT

PM.

PUBLIC NOTICE

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 observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the City Secretary at 361-595-8002 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 Historical Development Board Meeting scheduled for Wednesday, 18th of June, 2025, by 5:00

Kobby Agyekum, Senjor Planner / Historic Preservation Officer

Posted

0-1-13.25

By HSBL T

HISTORICAL DEVELOPMENT BOARD REGULAR MEETING MINUTES WEDNESDAY, February 19, 2025, at 4:00 PM CITY OF KINGSVILLE HELEN KLEBERG GROVES COMMUNITY ROOM 400 W KING AVE, Kingsville, TX 78363

Historical Board Members Present

Maggie Salinas Jeri L S Morey Lucia Perez Staff Present Daniel Morales

Citizens Present

Randy Maltby Bubba Stahl Chris Barrows Steve Zamora Rita Pick Kwabena Agyekum,
SNR Planner/Historic Preservation Officer (HPO)
Erik Spitzer
Planning & Development Services Director
Herlinda Solis Administrative Assistant
Board Secretary

1. The meeting was called to order:

@ 4:15 PM

2. <u>Discuss and take action on the meeting minutes of last meeting:</u>

Minutes approved by: Lucia Perez and Daniel Morales seconded the motion, all in favor motion carried.

- 3. Public Comments on or off the agenda None
- 4. Postponements None
- 5. Old Business None
- 6. New Business None

Item #1 Discuss and Consider Action to approve the demolition of the residential building and garage on a Muli-family property at, COOPER, BLOCK Z-2, LOT 14-16, (HENRIETTA APTS) also known as 217 N. 1st Street, Kingsville Texas 78363

Kobby addressed the board and stated that this is a 1940, Two-story flat-roofed irregular-plan apartment building with flat-roofed entry stoops supported by triple-grouped metal poles, wood framed sash windows with screens, and asbestos siding, located within the Historic District. This property is associated with events that have made significant contributions. Staff reviewed the application and found it in conformity with the city codes and Standards of the Secretary of the Interior # 9 and is recommending approval. The owner wants to demolish the rear structure which is a garage with an apartment on top. The structure in the front is in good condition with the rear structure is dilapidated, therefore he wants to demolish the rear structure. Daniel Morales asked if Kobby inspected the building, Kobby replied yes, and the wind could have taken it down. Maggie asked if the structure was detached from the main structure and Kobby said yes it was separate. Jeri Morey made a motion to approve, Lucia Perez seconded the motion, all in favor motion carried.

Item #2 Discuss and Consider Action to install roof and sidings on an enclosed atrium at an existing building on a property at ORIG TOWN, BLOCK 48, LOT 1-12, 16-24, (E X E M P T) also known as 312 West King Avenue, Kingsville, TX 78363

Kobby addressed the board and stated that this is a 1980 One-story hip-roofed rectangular-plan Craftsman Style residential building with inset partial-width porch supported by tapered columns, exposed rafter tails, flared roof eaves, wood-framed sash windows, hip-roofed dormer, and asbestos siding., located within the Historic District. This property is associated with events that have made significant contributions to the broad pattern of the history of the Historic District and character of the area in terms of community development. Staff reviewed the application and found that it is in conformity with the city codes and Standards of the Secretary of the Interior # 9 and recommends approval. Daniel Morales asked if the top portion of the addition was going to be metal. Randy Maltby addressed the board and said that they are using a metal siding that looks like stucco to match the existing stucco on the Church. The reason for this is that if they have any issues they can easily repair, and the roof will match the existing roof. Jeri Morey complemented the drawings of the addition. Maggie Salinas said she liked the new design because it will bring traffic to 4th Street, and it would help with the traffic on King Street. Daniel Morales made the motion to approve, Lucia Perez seconded the motion, all in favor motion carried.

Item #3 Discuss and Consider Action to add on a 40 'x 45' concrete slab for parking to an existing Muti-family building on a property at ORIG TOWN, BLOCK 31, LOT 14-16, (COLTON APTS), also known as 315 N. 3rd Street, Kingsville, TX 78363.

Kobby addressed the board and stated that this is a 1960 One-story rectangular-plan hip-roofed residential apartment building with gabled entry porches supported by square wood posts and masonry extended walls, concrete block walls, aluminum-framed sash windows, and two-story hip-roofed concrete block apartment building at rear of property, located within the Historic District. The building has been neglected for about a year with no work being done, now that there is a new owner he is wanting to refurbish it and add 40 x 45 concreate pad to meet code requirements for multi family area. Staff recommend approval and is in conformity with the city codes and Standards of the Secretary of the Interior #10. Erik Spitzer said that it looks as if they had a 20 x 40 existing car park and with this extension that would make it a 40 x 45 parking lot that would give each apartment 2 parking spaces each and a handicap space as well. Daniel Morales asked if this was going to be attached to the sidewalk, Kobby said it would not. Jerry Morey stated that the stairs were replaced not too long ago and looked nice, although 4 windows were covered up with blocks but not painted. Jordan Polthemus addressed the board and said he is the contractor that will be helping the owner, and the property has been vacant for years and they plan to paint and make it very nice. Daniel Morales made the motion to approve, Lucia Perez seconded the motion, all in favor motion carried.

Item #4 Discuss and Consider Action to replace 17 new windows and veneer on a property at ORIG TOWN, BLOCK 33, LOT 1-3, also known as 527 West Henrietta Avenue, Kingsville TX,78363

Kobby addressed the board and said this is a 1956 One-story hip-roofed rectangular-plan Craftsman Style residential building with inset partial-width porch supported by tapered columns, exposed rafter tails, flared roof eaves, wood-framed sash windows, hip-roofed dormer, and asbestos siding, the property owner would like to have 17 new windows and veneer on his home. The windows meet all the windstorm standards and staff reviewed the application and found that it is in conformity with the city codes and

Standards of the Secretary of the Interior # 9. The homeowner had originally requested to put replacement windows but due to the rotten window jambs he is needing to replace with new windows. Daniel Morales asked if the windows are vinyl, Kobby said yes, and the jambs are veneer for the frame. Maggie Salinas asked if this property had come before the board previously for windows, Kobby stated yes but now that refurbished windows can't be used, and new windows are being used they came before the board for approval. Daniel Morales made the motion to approve, Jeri Morey seconded the motion, all in favor motion carried.

7. Staff Reports - Kobby stated that:

603 E Huisache had requested a roof permit and which was approved internally, he received a complaint that the construction being done was more than he requested. Code Enforcement put a stop work order and the contractor was fined for unauthorized construction.

409 W King had a large tree that was removed, Kobby searched the Ordnance and didn't find anything that would help with the concern. The homeowner then tried to put it in a driveway, but it was declined because of TexDot rules.

411 W King started working on a roof without a permit, code enforcement put up a stop work order. The roof was completed over the weekend and the situation is being handled for fines.

8. Miscellaneous - None

9. Adjournment - Meeting adjourned at 4:50 PM

ITEM #1

CITY of KINGSVILLE **DOWNTOWN**



HISTORIC DEVELOPMENT BOARD

DATE:

May 16, 2025

TO:

Historic Development Board

FROM:

Kobby Agyekum (Senior Planner/Historical Preservation Officer)

SUBJECT:

Discuss and Consider Action to replace sidings on a property at ORIG TOWN,

BLOCK 20, LOT 1, 2, also known as 416 N. 4th Street, Kingsville, TX 78363.

APPLICANT:

Gulf Coast Handyman

CONTRACTOR: Gulf Coast Handyman

REQUEST

Discuss and Consider Action to replace sidings on a property at ORIG TOWN, BLOCK 20, LOT 1, 2, also known as 416 N. 4th Street, Kingsville, TX 78363.

EXHIBITS

Application, 2024 Appraisal Roll, Kleberg County Appraisal District Information details, Data from Texas Historical Commission (Historic Resources Survey Form), Engineer's letter, Authorization letter. Drawings, and illustrations.

BACKGROUND & PERTINENT DATA

This is a 1940 One-story rectangular-plan shallow-pitched front-gabled residential building with long and narrow gabled rear addition and large two-car shed-roofed carport, small inset porch, exposed rafter tails, replacement windows, and mixture of siding (horizontal, vertical, asbestos, and plywood)., located within the Historic District. This property is associated with events that have made significant contributions to the broad pattern of the history of the Historic District and has potential to improve the overall character of the area in terms community development; significantly in location design, and setting.

STAFF REVIEW & RECOMMENDATION

Staff have reviewed the application and found the same in conformity with the City Building Code, that it is in conformity with the Standards of the Secretary of the Interior. Consequently, it is the recommendation of Staff to approve the replacement of sidings on an existing single-family dwelling at 416 N. 4th Street as there would be no adverse impact to the historic, cultural, or architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

In general, the Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration, restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic district:

- 1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.
- 2) The appropriateness of exterior architectural features which can be seen from a public street, alley, road, highway or walkway.
- 3) The general design, arrangement, texture, material and color of the building, structure or appurtenances and the relation of such factors to similar features of buildings, structures or appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.
- 4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
- 5) The value of the historic district as an area of unique interest and character shall not be impaired.

Standards of the Secretary of the Interior

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SIGNATURES

Kobby Agyekum Senior Planner/HPO

Mucabenelgyeli.

Historical Development Board Review Application

Applicant: GUIF COUST Handy Man
Address: 1980 main ST InglesidaTX
Contact: Cell: 361-230-6947 Home:
Email: Wes Comeron 30 8 gmail 1 Com
Property Owner: EQUITY Gardes Address: 416 4TAST
Contact: Cell: 956-319-8167 Home:
Property Location and Description: 416 4TH ST KINGLUING
Description of Work: Pull Fin Siding - Reliable With Smart Siding
Contractor: Gulf Cost Handy man - Wessey Pameron Contact: Cell: 361-230-6948 Home: Email: WesCameron 360 gman : Com
Documents Required:
 Sketch, Drawing, Plans, Site Plans, Mock-ups Photographs (Historic, Current, Surrounding Structures) Materials List or Samples Proof of Ownership Letter of Representation and Work Approval from Property Owner (If Applicable)
I certify that this information and the additional information submitted to the Planning Department is correct and that the work will be completed as described, as approved by the Historical Development Board and in accordance with applicable codes.
(Applicant) Print Name: Desley Camron
Signature: Wesly W Date: 5-13-25



CITY OF KINGSVILLE

Planning Department

Building Permit Application
Phone: (361) 595-8019 / email: tcavazos@cityofkingsville.com

GOVI			
DATE: 5-7-25	PERMIT#:	APPROVED BY:	
JOB ADDRESS:	6 4TH ST		
OWNER'S NAME: LAST:	Equity gains	FIRST: M:	
MAILING ADDRESS:	1 WELL ST	PHONE NO: 956-319-8167	
CITY:	STATE:	ZIP CODE:	
CONTRACTOR: *	171	DIJONE #	
CONTRACTOR: GUIT	Coasi Hardyman	V PHONE #: 361-230-6948	
SIZE/TYPE OF WORK: So	quare Feet:	○ □ New □ Remodel	
DESCRIPTION OF WORK		- ROCK - PaiNTINSidedouT-Some	Sidino
VALUATION OF WORK:	Hang Sheet	PERMIT FEE: 8	
* 411	3,000		
All con		istered with the City of Kingsville OTICE	
THIS PERMIT BECOMES NULL A	IBLE FOR DISPOSING OF THEI AND VOID IF WORK OR CONS ON OR WORK IS SUSPENDED (MBING, HEATING, VENTILATING OR AIR-CONDITIONING. ALL EIR OWN DEBRIS AT THE SANITARY LANDFILL ON CR 2130. ISTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN SIX O OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME	
SIGNATURE	DATE	E	
WHICH THIS PERMIT IS BEING	ISSUED, AND THAT THE WOR STAND THAT, FOR THE PURPO D OR CHILD'S SPOUSE.	THAT I OWN AND AM NOW LIVING AT THE DWELLING FOR DRK IS BEING PERMORMED BY ME OR A MEMBER OF MY POSES OF THIS APPLICATION, MY IMMEDIATE FAMILY IS	
	FOR OFFI	FICE USE ONLY	
CURRENT ZONING FOR LOCAT	TION:	IS ZONING APPROPRIATE FOR USE REQUIRED: ☐ Yes ☐ No	
SETBACK REQUIREMENTS VER	IFIED: Yes No	ARE SETBACK REQUIREMENTS MET: Yes No	
IS THE PROPERTY IN THE AICU	JZ/CCLUA**:	DOES IT COMPLY WITH THE AICUZ/CCLUA**:	
□ Yes □ No		□ Yes □ No	
PROPERTY EASEMENT VERIFIE	D: Yes No	DIMENSION OF EASEMENT:	
AICUZ/CCLUA** DEED NOTIFI	CATION: Yes No	** CONTROLLED COMPATIBLE LAND USE AREA (JAZB)	

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

- 7. Public property site management shall be complaint with the American with Disabilities Act.
- *ALL subcontractors shall register on their own, apply for permits on their own and call for any inspections on their own. General Contractors are NOT ALLOWED to register, apply for nor schedule permits for any trades

AFFIDAVIT

I have read the above requirements and am aware that not following them could lead to a "Stop Work Order," fines or revocation of my City Building Permit.

Applicant's Signature

- Wesley Cameron St

Show NORTH arrow on (PLOT PLAN)

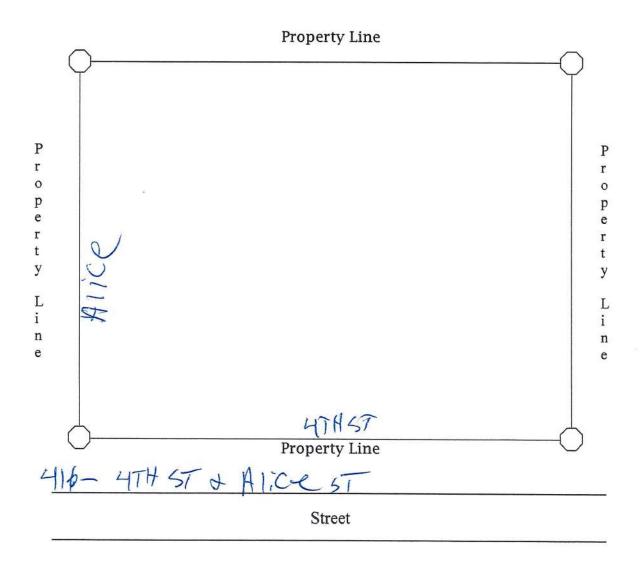
LOT SIZE:

1. Width of lot _____ (in ft/in) 2. Length of lot____ (in ft/in)

BUILDING SETBACKS (see City of Kingsville Ordinance Chap XV, Art 6, App B, Section 1 or 2):

1. Front____ 2. Right Side_____

3. Left Side_____ 4. Back_____



Materials and Construction Details

Part I: Type of Home (please specify)
Part II: Foundation
1. Type: Post Tension Pier & Beam Steel Reinforcement Crawl Space
Other
2. Anchorage: Bolts Straps Other Other
A
Part III: Open Framing
1. Floor framing: Specs: Grade: Size: Spacing:
Span: Conventional Other
2. Subfloor: Material: Thickness: Thickness:
Spacing of Fasteners: On edges Intermediate
Spacing of Pasteriers Off edges intermediate
3. Wall Framing: Load Bearing Walls: Size: 2 × 4 Spacing: 24 °C Sp
Non-Load Bearing Walls: Size: 2×4 Spacing: 24%
All blocking, plates, lintels, headers and bracing Wind Bracing:
4. Roof Framing: Trusses Rafter Size: Spacing: Span:
Ceiling Joists: Size: 2x6 Specs: Grade: Grade: Grade:
Ceiling Joists: Size: Span: A 9 Specs: Grade: Grade:
Part IV: Parting & Floring
Part IV: Roofing & Flashing 1. Roof Sheathing: Thickness: Grade:
2. Attic Ventilation: Ridge & Soffit Other Other
3. Flashing: at roof/wall changes at chimneys at doors & windows
at porches & thresholds at roof penetration
at porches a un esticido penetration
Part V: Mechanical/Electrical/Plumbing
1. Electrical: Service Size: Wire Size: Service Location:
2. HVAC System: Hearing type: Location:
2. HVAC System: Hearing type: Location: Central A/C? Yes No Ductwork: Type: NA Location: NA
3. Plumbing: Water Distribution Material: Vent Size:
Location:
Water: On-site Well Public System
Waste Water: On-Site Septic Public System
Comments

Sales Person W7D6BMC

Store Phone # (361) 853-9173

Location 4038 SOUTH PORT AVENUE, CORPUS CHRISTI, TX 78415

Customer Information

ERBEY GONZALEZ

(956) 319-8167

EQUITYGAINSLLC@GMAIL.COM

EQUITYGAINS

Store # 6584

1802 NIX ST

ROMA, TX 78584



Quote # H6584-485863

PO / Job Name 416 Ford St

Carryout

2 Runner Name

Item Description		Model #	SKU #	Unit Price	Qty	Subtotal
J.	WeatherShield 1 in. x 4 in. x 12 ft. Ground Contact Pressure-Treated Board Southern Yellow Pine Lumber ▶ PREFERRED PRICING \$0.22 OFF EACH	N/A	1001753958	\$7.18 / sach \$6.96 / each	20	\$139.20
	Unbranded 1 in. x 4 in. x 8 ft. Furring Strip Board ▶ PREFERRED PRICING \$0.15 OFF EACH	N/A	687642	\$2.87 / each \$2.72 / each	20	\$54.40
	LP SmartSide LP SmartSide Cedar Texture 8 in. OC Panel Engineered Treated Wood Siding 8 in. Application as 3/8 in. x 4 ft. x 8 ft.	N/A	509095	\$41.45 / each	37	\$1,533.65

Prices Valid Through: 05/20/2025 at The Home Depot #6584

Subtotal	\$1,734.65
Discounts	-\$7.40
Sales Tax	\$142.50
Quote Total	\$1,869.75

TEYAS HISTO	ORICAL COMMISSION 155
Project #: 00009 Historic Res	sources Survey Form Local Id: 0001-13754
County: Kleburg Address No: 416 Street Name: North	City: Kingsville h 4th Street
SECTION 1	
Basic Inventory Information	
Current Name: Historic Name:	
Owner Information Name: Lemaster Jeffrey	Status:
Address: 416 North 4th St City: Kingsville	State: TX Zip: 78363
Geographic Location Latitude: 27.520273	Longitude: -97.870564
Legal Description (Lot\Block): ORIG TOWN, BLOCK 20	, LOT 1, 2
Addition/Subdivision:	Year:
Property Type Building	
Current Designations: \square NR District Is property	contributing?
□ NHL □ NR □ RTHL □ OTHM □ HTC	□ SAL □ Local □ Other
Architect:	Builder
Contruction Date: 1940	Source Tax Appraiser
Function	
Current: DOMESTIC-Multifamily	
Historic: DOMESTIC-Single Dwelling	

Recorded By: Florence H. Ruiz Date Recorded: 6/18/2013



	TEXAS HIS	TORICAL COMMISSION	155
Project #: 00009	Historic R	Resources Survey Form	Local Id: 0001-13754
County: Kleburg			City: Kingsville
Address No: 416	Street Name: N	lorth 4th Street	
SECTION 2			
Architectural Descripti			
		esidential building with long and narrow tails, replacement windows, and mixtu	
☐ Additions, modifications	Explain:		
Relocated	Explain:		
Stylistic Influence			
No Style			
Structural Details			
Roof Form			
front-gabled			
Roof Materials			
Composition Shingles			
Wall Materials			
Wood Siding, Asbestos			
Windows			
Metal sash			
Doors (Primary Entran	ce		
Composition Shingles			
Plan			
Rectangular			
Chimneys		_	
Porches/Canopies			
FORM			
SUPPORT		9	
MATERIAL			
ANCILLARY BUILDINGS:			
Garage:	Barn:	Shed:	Other:
Landscape Features			

4 7 6		TE	XAS HIST	ORICAL COM	MISSION	V	1	.55
Project #: County: Address No:	Kleburg		listoric Re	esources Surve	ey Form		0001-13754 Kingsville	
SECTION 3	and the second	al Informatio		ur rur succe				
Associated H	istorical Co							
Applicable I	National Re	gister (NR) Cri	teria:					
✓ A	Associated	with events tha	at have made a s	ignificant contribution t	to the broad p	oattern of our his	tory	
□в	Associated	with the lives o	f persons signific	cant in our past				
□с	master, or			a type, period or metho represents a significan				3
	Has yielde	d, or is likely to	yield, information	n important in prehistor	ry of history			
Areas of Sig Community D Periods of S	evelopment							
Levels of Sig	nificance:	☐ National	☐ State	✓ Local				
Integrity:		☐ Design	☐ Materials	☐ Workmanship	✓ Setting	☐ Feeling	☐ Association	
Integrity No lacks integrity								
Individually	Eligible? No		Within Potent	ial NR District?: Yes		Is Property (Contributing?:	
Priority:	Low	Expl	ain:					
Other Inform Is prior docu		available for t	his resource?	No	Туре	☐ HABS ☐ Si	urvey 🗌 Other	48
Documentat	ion Details:							

Kleberg CAD Property Search

■ Property Details

Account		
Property ID:	13754	Geographic ID: 100102001000192
Туре:	R	Zoning:
Property Use:		
Location		
Situs Address:	416 N 4TH ST	
Map ID:	C1	Mapsco:
Legal Description:	ORIG TOWN, BLOCK 20	0, LOT 1, 2
Abstract/Subdivision:	S001	
Neighborhood:		
Owner		
Owner ID:	58152	
Name:	LEMASTER JEFFREY	
Agent:		
Mailing Address:	16639 RAPID CREEK D HOUSTON, TX 77053-5	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not	all exemptions are shown online.

■ Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$28,730 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$7,500 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$36,230 (=)
Agricultural Value Loss: ⊘	\$0 (-)
Appraised Value:	\$36,230 (=)
HS Cap Loss: ②	\$0 (-)
Circuit Breaker:	\$0 (-)

Assessed Value:	\$36,230
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: LEMASTER JEFFREY %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.770000	\$36,230	\$36,230	\$278.97
GKL	KLEBERG COUNTY	0.771870	\$36,230	\$36,230	\$279.65
SKI	KINGSVILLE I.S.D.	1.410400	\$36,230	\$36,230	\$510.99
WST	SOUTH TEXAS WATER AUTHORITY	0.065695	\$36,230	\$36,230	\$23.80

Total Tax Rate: 3.017965

Estimated Taxes With Exemptions: \$1,093.41

Estimated Taxes Without Exemptions: \$1,093.41

■ Property Improvement - Building

Description: RESIDENTIAL Type: RESIDENTIAL Living Area: 2620.0 sqft Value: \$28,730

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	FF3	1940	2620
OPFA	OPEN PORCH FRAME AVERAGE	*	1940	77
GPFU	GLASS PORCH FRAME UNFINISHED	*	1940	203
CPFA	CARPORT FRAME AVERAGE	*	1940	506
SAFU	STORAGE ATTACHED FRAME UNFINISHED	*	1940	154

■ Property Land

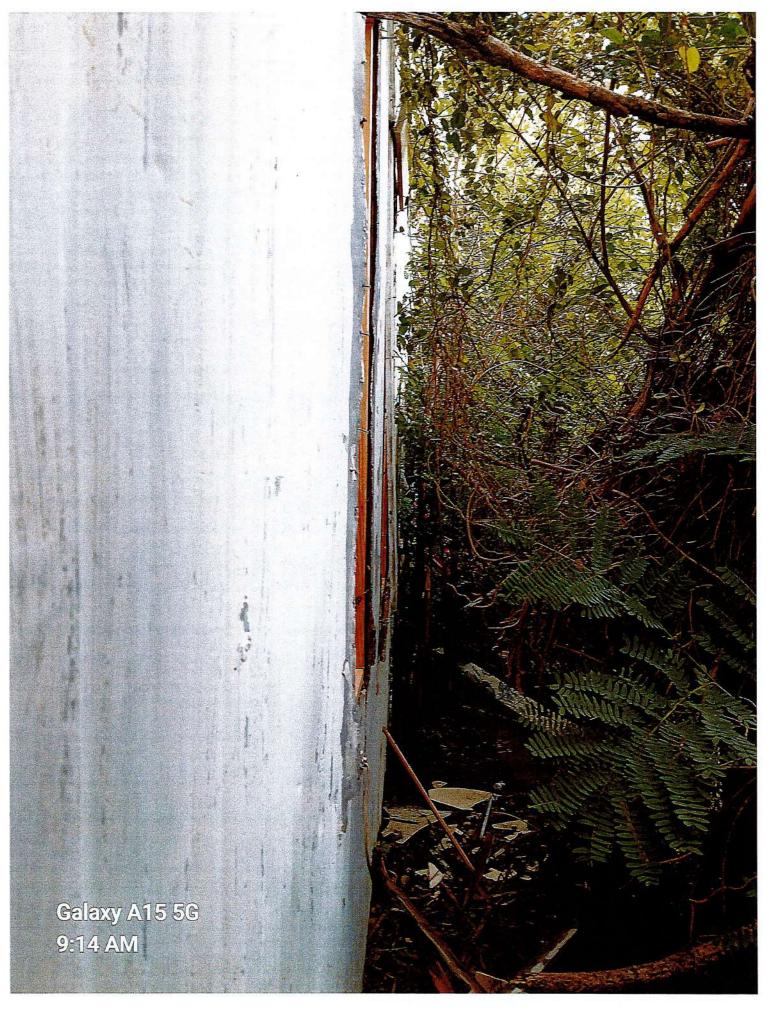
Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	A1	0.16	7,000.00	50.00	140.00	\$7,500	\$0

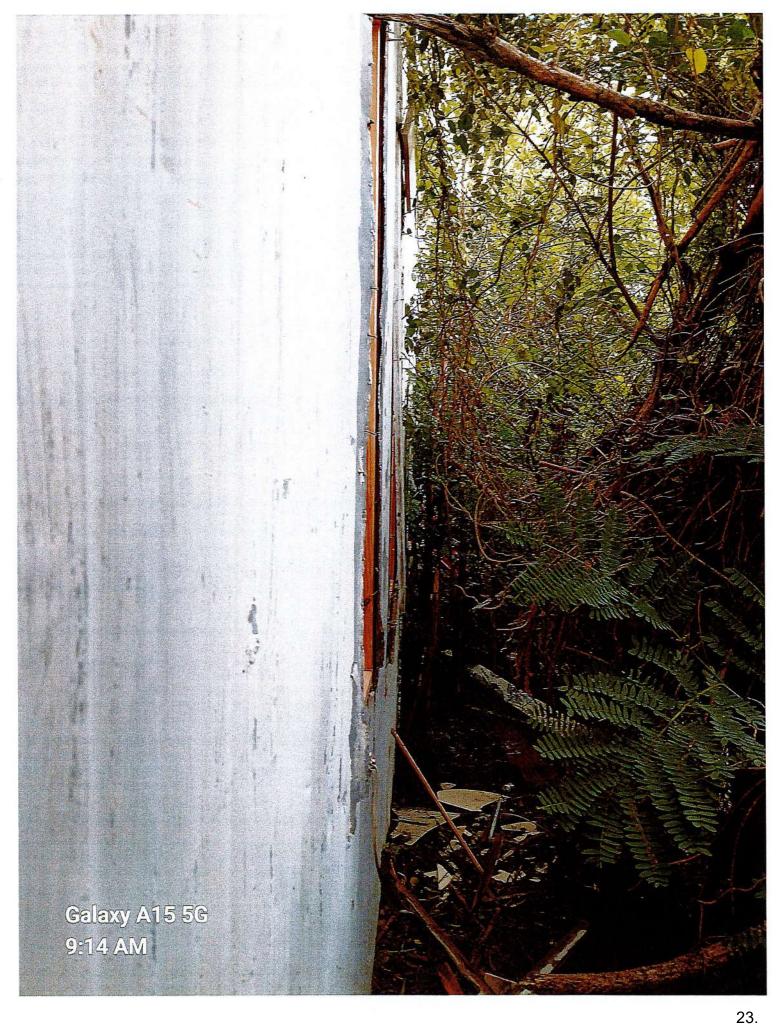
■ Property Roll Value History

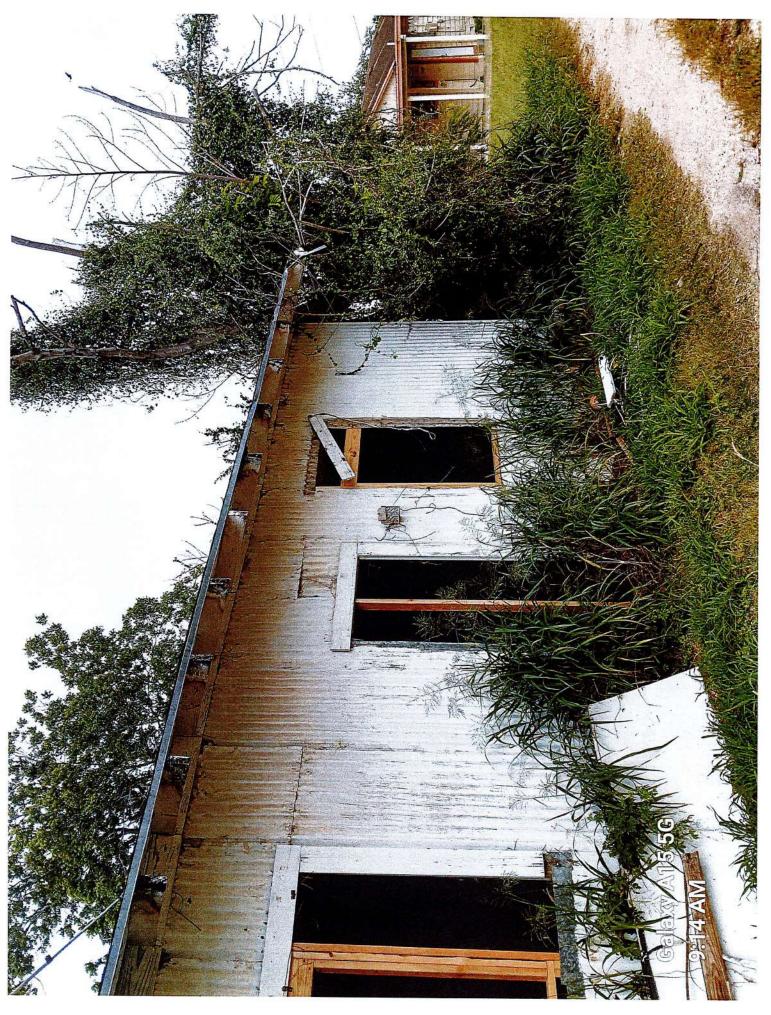
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$28,730	\$7,500	\$0	\$36,230	\$0	\$36,230
2023	\$28,730	\$7,500	\$0	\$36,230	\$0	\$36,230
2022	\$35,400	\$4,500	\$0	\$39,900	\$0	\$39,900
2021	\$35,400	\$4,500	\$0	\$39,900	\$0	\$39,900
2020	\$34,220	\$4,500	\$0	\$38,720	\$0	\$38,720
2019	\$38,640	\$4,500	\$0	\$43,140	\$0	\$43,140
2018	\$37,580	\$4,500	\$0	\$42,080	\$0	\$42,080
2017	\$37,580	\$4,500	\$0	\$42,080	\$0	\$42,080
2016	\$37,580	\$4,500	\$0	\$42,080	\$0	\$42,080

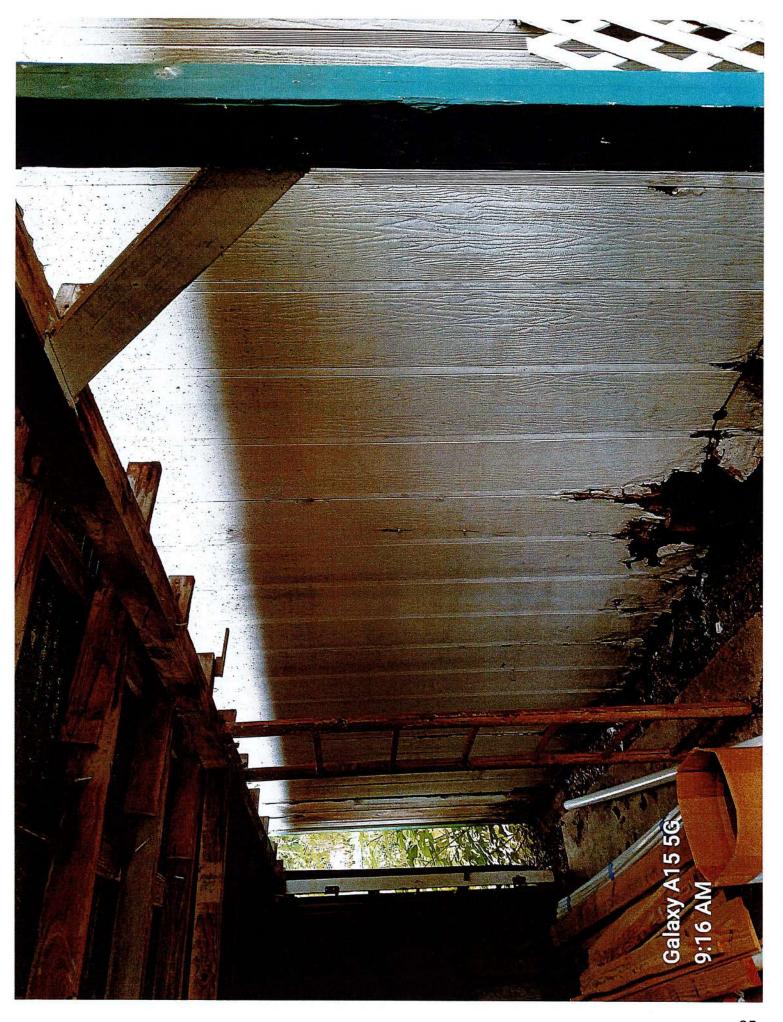
■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
2/25/2025	GWD	GENERAL WARRANTY DEED	LEMASTER JEFFREY	EQUITY GAINS LLC			340476
8/13/2012	SPWD	SPECIAL WARRANTY DEED	BENEFICIAL FINANCIAL INC	LEMASTER JEFFREY	475	202	
1/18/2012	DEED	DEED	LOZANO ADRIAN G	BENEFICIAL FINANCIAL INC	464	498	















ITEM #2

CITY of KINGSVILLE **DOWNTOWN**



HISTORIC DEVELOPMENT BOARD

DATE:

June 2, 2025

TO:

Historic Development Board

FROM:

Kobby Agyekum (Senior Planner/Historical Preservation Officer)

SUBJECT:

Discuss and Consider Action to install a driveway on a property at ORIG TOWN, BLOCK 16, LOT N/2 15-16, also known as 503 W. Richard Avenue, Kingsville, TX

78363.

APPLICANT:

David Lope Jr Construction

CONTRACTOR: David Lope Jr Construction

REQUEST

Discuss and Consider Action to install a driveway on a property at ORIG TOWN, BLOCK 16, LOT N/2 15-16, also known as 503 W. Richard Avenue, Kingsville, TX 78363.

EXHIBITS

Application, 2024 Appraisal Roll, Kleberg County Appraisal District Information details, Data from Texas Historical Commission (Historic Resources Survey Form), Engineer's letter, Authorization letter. Drawings, and illustrations.

BACKGROUND & PERTINENT DATA

This is a 1955 One-story side-gabled rectangular-plan residential building with shed-roofed partial-width porch supported by paired wood posts, exposed rafter tails, wood-framed sash windows, and asbestos siding, located within the Historic District. This property is associated with events that have made contributions to the broad pattern of the history of the Historic District and has potential to improve the overall character of the area in terms of community development; significantly in location design, and setting.

STAFF REVIEW & RECOMMENDATION

Staff have reviewed the application and found the same in conformity with the City Building Code, that it is in conformity with the Standards of the Secretary of the Interior. Consequently, it is the recommendation of Staff to approve the installation of a driveway as there would be no adverse impact to the historic, cultural, or architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

In general, the Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration, restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic district:

1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.

- 2) The appropriateness of exterior architectural features which can be seen from a public street, alley, road, highway or walkway.
- 3) The general design, arrangement, texture, material and color of the building, structure or appurtenances and the relation of such factors to similar features of buildings, structures or appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.
- 4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
- 5) The value of the historic district as an area of unique interest and character shall not be impaired.

Standards of the Secretary of the Interior

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SIGNATURES

Kobby Agyekum Senior Planner/HPO

Meabeneagyeli

Historical Development Board Review Application

Applicant: David Lope Ir construction
Address: Po Box 1484
Contact: Cell: 361-455-8702 Home: 361-455-6702
Email: Alopez Jr construction Dyahov. com
Property Owner: Kevin Hill
Address: 303 W Richard Ave
Contact: Cell: 956 - 192 - 4112 Home:
Property Location and Description:
Description of Work: Orlveway 67ft 6ft go 12 ft x b
going 16 feet by 21 feet
Sketch attached
Contractor: David Loper In Construction
Contact: Cell: 361-455-8902 Home: 361-455-8902
Email: dloper or construction of whom. com
Documents Required:
Sketch, Drawing, Plans, Site Plans, Mock-ups
 Photographs (Historic, Current, Surrounding Structures) Materials List or Samples
4. Proof of Ownership
Letter of Representation and Work Approval from Property Owner
(If Applicable)
certify that this information and the additional information submitted to the Planning Department is correct and that the work will be completed as described, as approved by the Historical Development Board and in accordance with applicable codes.
Applicant) Print Name: Out Lopus
Signature: Oavil 27 Date: S/21/2015



City of Kingsville Application for Driveways/Sidewalks/Parking Lots

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

Project Information (Please Print)					
Project Address: 503 W Richaed Lue					
Legal Description: Driveway					
Check work use and type: Residential Commercial Driveway Sidewalk Parking Lot					
Check work detail: New Driveway Addition to existing driveway Remove & replace driveway					
☐ New Approach Material: ☐ Concrete ☐ Asphalt ☐ Pavers ☐ Stone Base					
Paving Thickness:DrivewayApproach Stone Base Thickness:DrivewayApproach					
Name and Address of Property Owner (Please Print)					
Property Owner Name: Keun H.U Phone Number: 956-792. 4112					
Street Address: 305 W Richard Luc					
City: Kingscille State: 1/2 Zip Code: 78363					
Email Address:					
Name and Address of Applicant or Contractor (If different from Owner; Please Print) Company Name: David Loggy In Construction					
Company Name: David liper In Constnution					
Company Name: David Liper In Constnution Contact Person: David Liper In Phone Number: 361-455.87&					
Company Name: David Liper In Constnution Contact Person: David Liper In Phone Number: 361-455.87 Street Address: PO By 1484 Km 1627 Ethiu Sache Lingsville 7856					
Company Name: David Liper In Constnution Contact Person: David Liper In Phone Number: 361-455.8702 Street Address: PO By 1484 Km 1627 Ethiu Sacke Live Kingsullessee					
Company Name: David Loper In Construction Phone Number: 361-455.87 Street Address: PO Port 1484 Im Ilan Ethiusacke Lue Lingsullande City: Linguille State: Tx Zip Code: 78364 Email Address: dlopery construction of Updaco com The undersigned hereby makes an application to construct a driveway/sidewalk/parking lot as specified herein and as shown on the drawings, and agrees to comply with the provisions of the Building and Zoning Codes, Engineering, Design Standards of the City of Kingsville, and previous info provided under permit instructions attached whether the same is specified herein or not. Applicant Signature: Lind Jan Date: 572/2025—					
Contact Person: David Liper In Construction Phone Number: 361-455.87 Street Address: PO But 1484 In Ilan Ethiu Sacke Lingsullanse City: Linguille State: Tx Zip Code: 78364 Email Address: diperar Construction & Yako Con. The undersigned hereby makes an application to construct a driveway/sidewalk/parking lot as specified herein and as shown on the drawings, and agrees to comply with the provisions of the Building and Zoning Codes, Engineering, Design Standards of the City of Kingsville, and previous info provided under permit instructions attached whether the same is specified herein or not.					
Company Name: David Loper In Construction Phone Number: 361-455.87 Street Address: PO Port 1484 Im Ilan Ethiusacke Lue Lingsullande City: Linguille State: Tx Zip Code: 78364 Email Address: dlopery construction of Updaco com The undersigned hereby makes an application to construct a driveway/sidewalk/parking lot as specified herein and as shown on the drawings, and agrees to comply with the provisions of the Building and Zoning Codes, Engineering, Design Standards of the City of Kingsville, and previous info provided under permit instructions attached whether the same is specified herein or not. Applicant Signature: Lind Jan Date: 572/2025—					
Contact Person: David Lipez Jr. Construction Street Address: PO Bry 1484 Lin Ilan Ethics acke Lingsulle 1886 City: Linguille State: Tx Zip Code: 78364 Email Address: dipezyr Construction a Updaco Com. The undersigned hereby makes an application to construct a driveway/sidewalk/parking lot as specified herein and as shown on the drawings, and agrees to comply with the provisions of the Building and Zoning Codes, Engineering, Design Standards of the City of Kingsville, and previous info provided under permit instructions attached whether the same is specified herein or not. Applicant Signature: Date: Stan 2025 Property Owner's Signature: Date: Stan 2025					



CITY OF KINGSVILLE

Planning Department

Building Permit Application
Phone: (361) 595-8019 / email: tcavazos@cityofkingsville.com

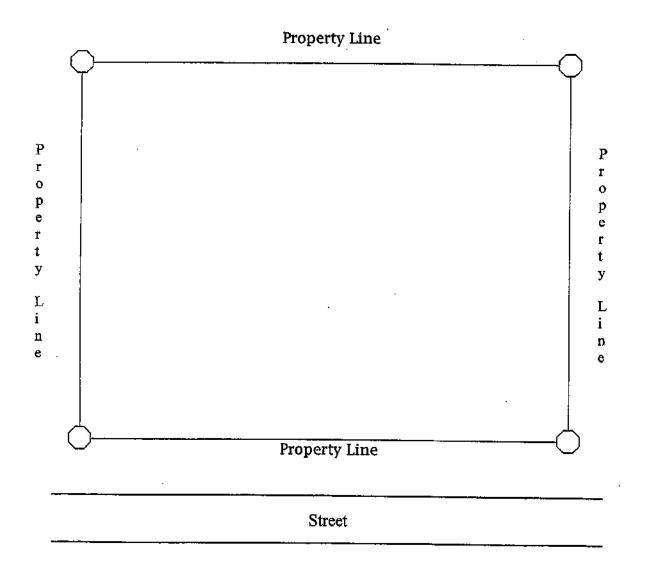
DATE: PERMIT#:	APPROVED BY:					
JOB ADDRESS: 205 W. D.						
OWNER'S NAME: LAST: 11	FIRST: 1/ M:					
MAILING ADDRESS.	Levill					
MAILING ADDRESS: 305 W Richard tol	PHONE NO:					
CITY: STATE:	ZIP CODE: つ8345					
CONTRACTOR: Por Pollard Sc	PHONE #: Courbustr					
SIZE/TYPE OF WORK: Square Feet:	New Remodel					
DESCRIPTION OF WORK:						
(3) Steps, elemol VALUATION OF WORK: \$	PERMIT FEE: \$					
* All contractors <u>must</u> be regi	stered with the City of Kingsville					
SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR-CONDITIONING. ALL CONTRACTORS ARE RESPONSIBLE FOR DISPOSING OF THEIR OWN DEBRIS AT THE SANITARY LANDFILL ON CR 2130. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN SIX MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK HAS COMMENCED.						
SIGNATURE DATE						
WHICH THIS PERMIT IS BEING ISSUED, AND THAT THE WO	"HOMEOWNER" APPLICANTS ONLY: I HEREBY CERTIFY THAT I OWN AND AM NOW LIVING AT THE DWELLING FOR WHICH THIS PERMIT IS BEING ISSUED, AND THAT THE WORK IS BEING PERMORMED BY ME OR A MEMBER OF MY IMMEDIATE FAMILY. I UNDERSTAND THAT, FOR THE PURPOSES OF THIS APPLICATION, MY IMMEDIATE FAMILY IS					
	eowner Permit Acknowledgement Form)					
FOR OFF	ICE USE ONLY					
CURRENT ZONING FOR LOCATION:	IS ZONING APPROPRIATE FOR USE REQUIRED: ☐ Yes ☐ No					
SETBACK REQUIREMENTS VERIFIED: Yes No	ARE SETBACK REQUIREMENTS MET: ☐ Yes ☐ No					
IS THE PROPERTY IN THE AICUZ/CCLUA**:	DOES IT COMPLY WITH THE AICUZ/CCLUA**:					
☐ Yes ☐ No	□ Yes □ No					
PROPERTY EASEMENT VERIFIED: ☐ Yes ☐ No	DIMENSION OF EASEMENT:					
AICUZ/CCLUA** DEED NOTIFICATION: ☐ Yes ☐ No	** CONTROLLED COMPATIBLE LAND USE AREA (JAZB)					

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

Show NORTH arrow on (PLOT PLAN)

LOT SIZE:

1. Width of lot	(in ft/in)	2. Length of lot_	(in ft/in)
BUILDING SETBACKS (s	see City of Kingsville Oro	linance Chap XV, Art 6,	App B, Section 1 or 2):
1. Front	2. Right Side	Cement	denotish expluded
3. Left Side	_ 4. Back	35kps.	replace demolish a
		henew w ne	in 3000 PSI Concrete



TEXAS HISTORICAL COMMISSION	750					
Project #: 00009 Historic Resources Survey Form County: Kleburg Address No: 503 Street Name: West Richard Avenue	Local Id: 0001-24736 City: Kingsville					
SECTION 1						
Basic Inventory Information	ens into heno Kabadah pili.					
Current Name: Historic Name:						
Owner Information Name: Sanchez Emma Status:						
Address: RR 1 Box 93-A City: Lyford State: TX	Zip: 78569					
Geographic Location Latitude: 27.521533 Longitude: -97.873711						
Legal Description (Lot\Block): ORIG TOWN, BLOCK 16, LOT N/2 15-16						
Addition/Subdivision:	Year:					
Property Type Building Current Designations: □ NR District Is property contributing? □ □ NHL □ NR □ RTHL □ OTHM □ HTC □ SAL □ Local □ Other						
Architect: Builder Contruction Date: 1955 Source Tax Appraiser						
Function						
Current: DOMESTIC-Single Dwelling						
Historic: DOMESTIC-Single Dwelling						

Recorded By: Jacob Gaslin

Date Recorded:

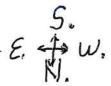
9/26/2012

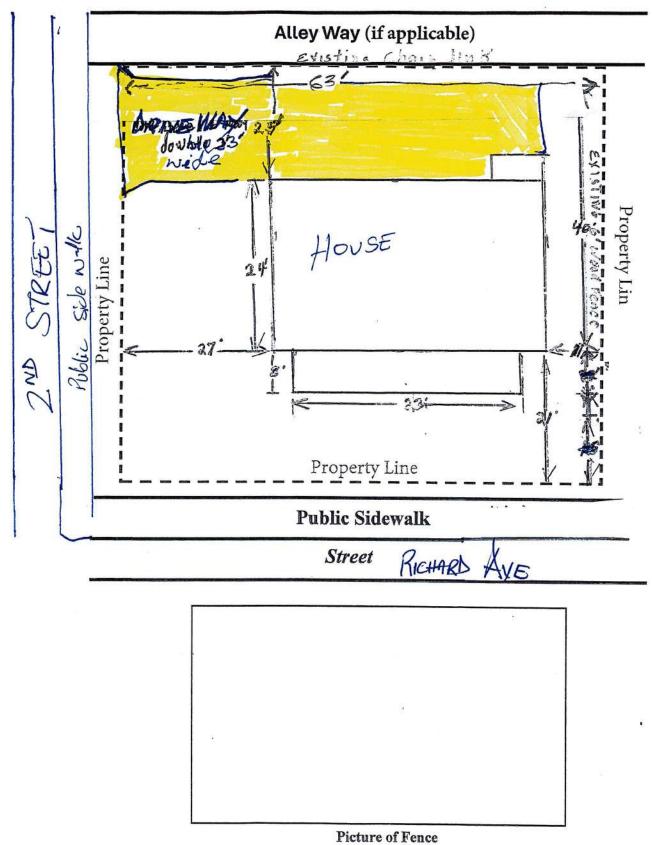


		TEX	AS HISTOR	ICAL COMMISSI	ON	75
Project #: County:				arces Survey For	A SOUTH THE STATE OF	Local Id: 0001-24736 City: Kingsville
Address No:	503	Stree	t Name: West Ric	hard Avenue		
SECTION 2						
	ral Description					
One-story side exposed rafter	-gabled rectang tails, wood-fran	ular-plan reside ned sash windo	ntial building with s ws, and asbestos si	hed-roofed partial-width po ding.	orch suppo	orted by paired wood posts,
☐ Additions,	modifcations	Explain:				
Relocated		Explain:				
Stylistic Inf No Style	uence					
Structural D	etails				r Paulin	
Roof Form						
Side-Gabled						
Roof Mater	ials					
Composition	Shingles					
Wall Mater	ials					
Asbestos						
Windows				3,000		
Wood sash						
	nary Entrance					
Composition	Shingles					
Plan						
Rectangular						
Chimneys						
Porches/C	anopies				AL NO SECTION	
FORM	Shed Roof					
SUPPORT	Wood posts (pla	ain)				
MATERIAL						
ANCILLARY B	UILDINGS:					
Garage:		Barn:		Shed:		Other:
Landscape	Features					
				2302417.1107.200		

		TE	XAS HIST	ORICAL COM	IMISSIO	V		750	
Project #: County:	Kleburg			esources Surv	ey Form		0001-24736 Kingsville		
Address No:		The second second		est Richard Avenue					
SECTION 3	ONLY THE RESIDENCE OF THE PARTY	al Information	on						
Associated H Planning/Deve		ntext							
Applicable I	National Re	gister (NR) Cr	iteria:						
☑ A	Associated	with events the	at have made a :	significant contribution	to the broad	pattern of our his	torv		
□в		Associated with events that have made a significant contribution to the broad pattern of our history Associated with the lives of persons significant in our past							
□ c	master, or	the distinctive of possesses high distinctions	artistic value, o	a type, period or metr represents a significa	nod of construction of and distingu	tion or represent uishable entity wh	s the work of a nose component	s	
	Has yielde	d, or is likely to	yield, informatio	n important in prehist	ory of history				
Areas of Sign Community De									
Periods of Si 1946-1985	ignificance:						50		
Levels of Sig	nificance:	☐ National	☐ State	✓ Local					
Integrity:	✓ Location	Design	✓ Materials	✓ Workmanship	Setting	✓ Feeling	✓ Association		
Integrity No	tes:								
Individually	Eligible? No		Within Potent	ial NR District?: Yes	S	Is Property C	Contributing?:	V	
Priority:	Medium	Expl	ain:						
Other Inform Is prior docu		available for t	his resource?	No	Туре	☐ HABS ☐ Su	urvey 🗆 Other	.	
Documentati	ion Details:								

Fence Site Plan





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

503 W 305 Richard Ave Residience

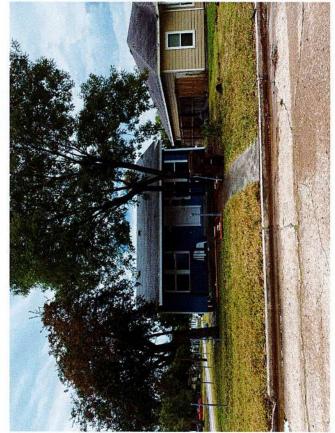
Material List

- 1. ½ inch rebar
- 2. 6inch wire
- 3. Chairs to lift up rebar
- 4. 3000psi concrete









ITEM #3

CITY of KINGSVILLE **DOWNTOWN**



HISTORIC DEVELOPMENT BOARD

DATE:

June 11, 2025

TO:

Historic Development Board

FROM:

Kobby Agyekum (Senior Planner/Historical Preservation Officer)

SUBJECT:

Discuss and Consider Action to install a carport on a property at COOPER, BLOCK

Z-2, LOT 17-19, also known as 602 W. Yoakum Avenue, Kingsville, TX 78363.

APPLICANT:

Cruz Vasquez, Mr.

CONTRACTOR: Next Level Roofing & Construction

REQUEST

Discuss and Consider Action to install a carport on a property at COOPER, BLOCK Z-2, LOT 17-19, also known as 602 W. Yoakum Avenue, Kingsville, TX 78363.

EXHIBITS

Application, 2024 Appraisal Roll, Kleberg County Appraisal District Information details, Data from Texas Historical Commission (Historic Resources Survey Form), Engineer's letter, Authorization letter, Drawings, and illustrations.

BACKGROUND & PERTINENT DATA

This is a 1945 One-and-a-half-story L-plan hip-on-gable residential building with front-gabled stoop porch supported by large wood brackets, hip-on-gable dormers, horizontal wood siding, narrow wood skirting, replacement sash windows, and two flat-roofed addition on front and side., located within the Historic District. This property is associated with events that have made contributions to the broad pattern of the history of the Historic District and has potential to improve the overall character of the area in terms of community development; significantly in location design, and setting.

STAFF REVIEW & RECOMMENDATION

Staff have reviewed the application and found the same in conformity with the City Building Code, that it is in conformity with the Standards of the Secretary of the Interior. Consequently, it is the recommendation of Staff to approve the installation of a Carport on the property at 602 West Yoakum Avenue as there would be no adverse impact to the historic, cultural, or architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

In general, the Historical Development Board considers the following factors when making a recommendation concerning the issuing of a permit for the construction, reconstruction, alteration, restoration, relocation, demolition or razing of all or part of any building, structure or appurtenance within a historic district:

1) The effect of the proposed change upon the general historic, cultural and architectural nature of the district.

- 2) The appropriateness of exterior architectural features which can be seen from a public street, alley, road, highway or walkway.
- 3) The general design, arrangement, texture, material and color of the building, structure or appurtenances and the relation of such factors to similar features of buildings, structures or appurtenances in the district. The criterion shall not be the aesthetic appeal to the Board of the structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.
- 4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
- 5) The value of the historic district as an area of unique interest and character shall not be impaired.

Standards of the Secretary of the Interior

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Each property shall be recognized as a physical record of its time, place, and use. Changes that
 create a false sense of historical development, such as adding conjectural features or
 architectural elements from other buildings, shall not be undertaken.
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of
 deterioration requires replacement of a distinctive feature, the new feature shall match the old in
 design, color, texture, and other visual qualities and, where possible, materials. Replacement of
 missing features shall be substantiated by documentary, physical, or pictorial evidence.
- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SIGNATURES

Kobby Agyekum Senior Planner/HPO

Mucabenedyeli.

Historical Development Board Review Application

Applicant: Coz Vazavez
Address: 6204 Hidden Care Corps Christi TX 78412
Contact: Cell: 361-966-8116 Home:
Email: Cruzuczquez1526agmal. Com
Property Owner: JOSE Mireles
Address: 602 W YOOKUM
Contact: Cell: 36(-577-7334 Home:
Property Location and Description:
602 w yeakom
Description of Work: Buld new 26x16 Carport
Contractor: Next level Roofing and Construction
Contact: Cell: 361-906-8116 Home:
Email:
Documents Required:
1. Sketch, Drawing, Plans, Site Plans, Mock-ups
2. Photographs (Historic, Current, Surrounding Structures)
Materials List or Samples Proof of Ownership
Letter of Representation and Work Approval from Property Owner
(If Applicable)
I certify that this information and the additional information submitted to the Planning Department is correct and that the work will be completed as described, as approved by the Historical Development Board and in accordance with applicable codes.
(Applicant) Print Name: SVOZ VOZQUEZ
Signature:

, 1 :	CITY OF KINGSVILLE	2:3
11/0/12/5	BUILDING PERMIT	2018
DATE: 4925	1.00	AMOUNT \$ 27480
PROPERTY ADDRESS:		
ISSUE TO: OUR MU		PHONE #:
CONTRACTOR: Next lu	vel .	_ PHONE #:
PROJECT TYPE: New Carpat	DESCRIPTION: (414)	
SQUARE FOOTAGE/DOLLAR VALUE		
))59537-00095 PERMIT#: II ADDRESS:		TIME IN: TIME OUT:
TYPE OF INSPECTION:		
GREEN TAG/PASS: F		FAX TO AEP: YES OR NO FAX TO CPE: YES OR NO
AEP PERMIT TYPE: 1. NEW SERV 4. TEMP WORK CLEARANCE ☐ 5. W AEP ESI #: 100327894	ORKING CLEARANCE FINA	
CenterPoint Energy (CPE) PERMIT TY	YPE: 1. NEW SERVICE	RECONNECT F
NOTES:		
	CONTRACTOR ON ACCOUNT	
CONTRACTOR NAME:		
ACCOUNT NUMBER:		

TEVAS HISTORICAL COMMISSI	ON 938
TEXAS HISTORICAL COMMISSI	OIN
Project #: 00009 Historic Resources Survey For	10.7 (T-10.54), 7 (10.54) (10.54) (10.54) (10.54) (10.54) (10.54) (10.54)
Address No: 602 Street Name: West Yoakum Avenue	City: Kingsville
SECTION 1	
Basic Inventory Information	
Current Name: Historic Name:	
Owner Information Name: Mireles Jose Status:	
Address: 602 West Yoakum Ave City: Kingsville State: TX	Zip: 78363
Geographic Location Latitude: 27.517774 Longitude:	97.87514
Legal Description (Lot\Block): COOPER, BLOCK Z-2, LOT 17-19	
Addition/Subdivision: COOPER ADDITION	Year:
Property Type Building	
Current Designations: ☐ NR District Is property contributing? ☐	
□ NHL □ NR □ RTHL □ OTHM □ HTC □ SAL □ Local □ (Other
Architect: Builder	:
Contruction Date: 1945 Source Tax Appraiser	2
Function	
Current: DOMESTIC-Single Dwelling	
Historic: DOMESTIC-Single Dwelling	



9/17/2012

			TEXAS HISTOR	ICAL COMMISSIO	ON	938
Project #:	00009		Historic Reso	urces Survey For	m Local Id: (0001-12489
County:	Kleburg					Kingsville
Address No:	602		Street Name: West Yo	akum Avenue		
SECTION :	2					
Architectu	ral Descriptio	n				
One-and-a-ha gable dormers side.	lf-story L-plan hi s, horizontal woo	p-on-gab d siding,	le residential building witl narrow wood skirting, rep	n front-gabled stoop porch su placement sash windows, and	upported by large woo d two flat-roofed addi	od brackets, hip-on- tion on front and
✓ Additions,	modifcations	Explain:	front and side additions	5		
☐ Relocated		Explain:				
Stylistic Inf	luence					
No Style						
Structural I	Details					
Roof Form						
Hip-on-Gable	9					
Roof Mate	rials					
Composition	Shingles					
Wall Mater	ials					
WOOD-Sidin	g					
Windows						
Sash						
Doors (Pri	mary Entrance	•				
Composition	Shingles					
Plan						
L-Plan						
Chimneys						
Porches/C	anopies					
FORM	Gable Roof					
SUPPORT	Brackets					
MATERIAL	Wood					
ANCILLARY B	UILDINGS:					
Garage:		В	arn:	Shed:	Other:	
Landecane	Foatures					

		TE	XAS HIST	ORICAL COM	MISSION	938
Project #:	00009	H	listoric Re	sources Surve	y Form	Local Id: 0001-12489
County:	Kleburg					City: Kingsville
Address No:	602	Str	eet Name: We	st Yoakum Avenue		
SECTION 3	B Historic	al Informatio	n			
Associated H Planning/Deve		text				
Applicable I	National Reg	ister (NR) Cri	teria:			
✓ A	Associated	with events tha	at have made a s	ignificant contribution t	o the broad p	pattern of our history
□в	Associated	with the lives o	f persons signific	cant in our past		
□ c	master, or					tion or represents the work of a uishable entity whose components
☐ D	Has yielded	l, or is likely to	yield, information	n important in prehistor	y of history	
Areas of Sig						
Community D						
Periods of S 1913-1946, 19	[HT (H) (1 H) (H) (H) (H) (H) (H)					
Levels of Sig	nificance:	☐ National	☐ State	✓ Local		
Integrity:	Location	Design	✓ Materials	✓ Workmanship	✓ Setting	✓ Feeling ☐ Association
Integrity No may have bee		te? Not on 196	2 Sanborn map			
Individually	Eligible? No		Within Potent	ial NR District?: Yes		Is Property Contributing?:
Priority:	Medium	Expl	ain:			
Other Information Is prior documents		vailable for t	his resource?	No	Туре	☐ HABS ☐ Survey ☐ Other
Documentat	ion Details:					

Kleberg CAD Property Search

■ Property Details

Account		
Property ID:	12489	Geographic ID: 120400217000192
Туре:	R	Zoning:
Property Use:		
Location		
Situs Address:	602 W YOAKUM	
Map ID:	A2	Mapsco:
Legal Description:	COOPER, BLOCK Z-2, LC	DT 17-19
Abstract/Subdivision:	S204	
Neighborhood:		
Owner		
Owner ID:	12082	
Name:	MIRELES JOSE	
Agent:		
Mailing Address:	ETUX DAWN 602 W YOAKUM AVE KINGSVILLE, TX 78363-4	343
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all	exemptions are shown online.

■ Property Values

Improvement Homesite Value:	\$113,550 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$11,250 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$124,800 (=)
Agricultural Value Loss: ②	\$0 (-)
Appraised Value: ②	\$124,800 (=)

HS Cap Loss: ②	\$25,514 (-)
Circuit Breaker: ②	\$0 (-)
Assessed Value:	\$99,286
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2025 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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: MIRELES JOSE %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.770000	\$124,800	\$90,886	\$699.82
GKL	KLEBERG COUNTY	0.771870	\$124,800	\$87,286	\$673.73
SKI	KINGSVILLE I.S.D.	1.410400	\$124,800	\$0	\$0.00
WST	SOUTH TEXAS WATER AUTHORITY	0.065695	\$124,800	\$82,286	\$54.06

Total Tax Rate: 3.017965

Estimated Taxes With Exemptions: \$1,357.95

Estimated Taxes Without Exemptions: \$3,766.42

■ Property Improvement - Building

Type: RESIDENTIAL Living Area: 2244.0 sqft Value: \$113,550

Туре	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	FF5	1945	1576
OPFA	OPEN PORCH FRAME AVERAGE	*	1945	120
EPFF	ENCLOSED PORCH FRAME FINISHED	*	1945	77
MA2AF	MA 2ND STORY FRAME	*	1945	668
DGFU	DETACHED GARAGE FRAME UNFINISHED	*	1945	400
STGG	STORAGE FRAME (GOOD)	*	1945	200
PGOLA1	PERGOLA LOW	*	2022	80

■ Property Land

Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	A1	0.24	10,500.00	75.00	140.00	\$11,250	\$0

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$113,550	\$11,250	\$0	\$124,800	\$25,514	\$99,286
2024	\$79,010	\$11,250	\$0	\$90,260	\$0	\$90,260
2023	\$85,880	\$7,500	\$0	\$93,380	\$9,839	\$83,541
2022	\$85,020	\$6,750	\$0	\$91,770	\$16,3 1 5	\$75,455
2021	\$85,0 20	\$6,750	\$0	\$91,770	\$23,175	\$68,595
2020	\$80,810	\$6,750	\$0	\$87,560	\$25,201	\$62,359
2019	\$49,940	\$6,750	\$0	\$56,690	\$0	\$56,690
2018	\$66,190	\$6,750	\$0	\$72,940	\$2,199	\$70,741
2017	\$57,560	\$6,750	\$0	\$64,310	\$0	\$64,310



MCCOY'S-S CORPUS-#29 5909 HOLLY ROAD

CORPUS CHRISTI, TX 78412 (361)992-0555

* QUOTE/ ESTIMATE * ******* ESTIMATE

* EMAIL *

REPRINT 5:03 PM *******

6/09/2025 Page 1

NEXT LEVEL ROOFING & CONSTRUCTION

1321 AYERS

CORPUS CHRISTI, TX 78404

ACCOUNT 29-03927454-0000

Phone #: (361)906-8116

033331 033331

Selling Shipping Sales Store 29 Store 29 Person 33331 KRYSTAL V

Our Order:0029-00634419-00

BID: 105845

	Quantity Shipped	UM	Locatio	Item Number	Description	Unit Ext/UM U	Init Price	Disc	Extended Price
42	X	EA	DRVTHR	01080600	2X6-12' #2P GROUND CONTACT TRT	42/EA			
8	X	EA	ZZZZZZ	010925	2X12-14' #1 GROUND CONTCT TRTD	8/EA	1	-	
4	x	EA	COOP	010927	2X12-16' #1 GROUND CONTCT TRTD	4/EA	1	1	
2	X	EA	COOP	010906	2X8-16' #1 GROUND CONTACT TRTD	2/EA	1		
8	X	EA	DRVTHR	010718	2X4-10' #1 TREATED PINE	8/EA	1		
6	X	EA	FNCLNE	01086906	8X8-16' #2 .60 CCA ROUGH TRT	6/EA	1		
24	X	EA	BAY 03	01140000	15/32" 4X8 PRS/RS TRT PLYWD/CD	24/EA	1	2.5	
84	x	EA	BAY 01	040200	CONCRETE MIX 80#	84/EA	1		
2	x	EA	COOP	040242	CONCRETE PALLET	2/EA	1		
1		BOX	45	12961090	3-1/4 X .131 RH SM 21DG HDG	1/BOX	1		
1	x	EA	FNCLNE	04011202	5/8"X20' #5 REBAR GRD 60 (BLU)	1/EA			
5	X 	SQ	FNCLNE	08015632	OAKRIDGE AR ONYX BLACK	5/SQ		1.5	
	i	Th	is ESTIM	ATE is given as	a price quote only for the mate:	rials listed.		i	
	1	It is not intended as a complete material list for your project.						1	
	1	**	**Prices	are subject to	change without notice. ****		1	1	
					1				
xpires:	6/16/	2025			Net Sales	Taxable Ta	x % Tax	- 1	Total
750				Т	otal Wt: 15,135 4117.10	4117.10	8.25	39.66	4456.



CITY OF KINGSVILLE

Planning Department
Building Permit Application
Phone: (361) 595-8019 / email: toavazos@cityofkingsville.com

DATE:	PERMIT#:	Į. A	APPROVED BY:			
June-9-2025						
JOB ADDRESS: 607	N GOOKUM	Ave K	inasville To	exas 78363		
OWNER'S NAME: LAST:	Mireles	FIRŠT:	lose M:	4		
MAILING ADDRESS:	00 1	PHONE	NO:			
607 w yoakum to	17 to 10					
CITY: Kingsuille	STATE		ZIP COD	E: 78363		
CONTRACTOR: " N-C.	VAZQUEZ	PHON	E#: 361-90	26-8116		
SIZE/TYPE OF WORK: Sq	uare Feet: A16		Mew	☐ Remodel · ·		
DESCRIPTION OF WORK:						
26×16 New car						
VALUATION OF WORK: \$	12,000	PERMIT F	TEE: \$			
* All cont	tractors <u>must</u> be regi	stered wit	h the City of Kin	gsville		
	NO	TICE				
SEPARATE PERMITS ARE REQUI	RED FOR ELECTRICAL, PLUM	BING, HEATI	ng, ventilating or	AIR-CONDITIONING. ALL		
CONTRACTORS ARE RESPONSIB THIS PERMIT BECOMES NULL A	ND VOID IF WORK OR CONS	R OWN DEBR	UTHORIZED IS NOT CO	LANDFILL ON CR 2130. OMMENCED WITHIN SIX		
MONTHS, OR IF CONSTRUCTIO	N OR WORK IS SUSPENDED (OR ABANDON	VED FOR A PERIOD OF	6 MONTHS AT ANY TIME		
AFTER WORK HAS COMMENCED	D.		(b .)	der der Frieder i Fryssen film der der Gere fan Friede fan State de State (de 1991) van de State (de 1992). De		
TWO I GROVEZ	Who.	9-2029	<i>'</i>			
SIGNATURE	DATE	1000				
ANTON JUCANOTATION S. AMBRETO A SARRO	ASTREE T TITISTING AND CONTROL OF					
"HOMEOWNER" APPLICANTS (WHICH THIS PERMIT IS BEING I	ONLY: I HEREBY CERTIFY TE	iatiown ai by is reing b	ND AM NOW LIVING A'	THE DWELLING FOR		
IMMEDIATE FAMILY. I UNDERST	TAND THAT, FOR THE PURPO	OSES OF THIS	APPLICATION. MY IM	MEDIATE FAMILY IS		
LIMITED TO MY PARENT, CHILD OR CHILD'S SPOUSE.						
initial fi	ere (sign Home	owner Perm	iit Acknowledgement	: Form) .		
			<u> </u>			
		CE USE ON		•		
CURRENT ZONING FOR LOCATI	ION:		APPROPRIATE FOR US	E REQUIRED:		
		☐ Yes	□ No			
SETBACK REQUIREMENTS VERU	FIED:	ARE SETRA	CK REQUIREMENTS ME	T:		
				77. FER T.CO. PRINT TAG.		
IS THE PROPERTY IN THE AICU	7 /CCITIA tete	DOES IT CO	MINEY WEST STIP AND	17 /001 11 144		
IS THE PROPERTY BY THE AICO.	Z/CCLUA"".	DOES-II CO	DMPLY WITH THE AICU	JZ/CCLUA***:		
☐ Yes ☐ No ·		☐ Yes	□ No .	3*		
PROPERTY EASEMENT VERIFIED	e: Yes No	DIMENSION	OF EASEMENT:			
AICUZ/CCLUA** DEED NOTIFIC	ATION: Tyes Time	** CONTRO	OLLED COMPATIBLE LA	ND USE AREA (IAZE)		
		Transis Gra	2:			

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

Last revised 12 Jul 2024

7. Public property site management shall be complaint with the American with Disabilities Act.

