

# **HISTORICAL DEVELOPMENT BOARD**

Wednesday, October 15, 2025, 4:00 pm

Regular Meeting

Helen Kleberg Groves Community Room, 1<sup>st</sup> 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**

Erik Spitzer

Planning and Development Services Director

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 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)- September 17, 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 appoint Erik Spitzer, Planning and Development Director, to serve as the Historical Preservation Officer for the City of Kingsville, as per city ordinance Sec. 15-5-20-Appointment of Historic Preservation Officer.**

- (A) The Board shall appoint a qualified city official or staff person to serve as Historic Preservation Officer. This officer shall administer this article and advise the Board on matters submitted to it.**

(B) In addition to serving as representative of the Board, the officer is responsible for coordinating the city's preservation activities with those of state and federal agencies and with local, state, and national nonprofit preservation organizations.

**Item #2** Discuss and Consider Action to demolish an existing building and build a new single house on a property at HENRIETTA HGTS, BLOCK 8, E/2 11,12,13 also known as 709 West Lee Avenue, Kingsville, TX 78363.

**Item #3** Back brief Board on decision to demolish a canopy on a structure located at 606 East King Ave., Kingsville, TX 78363.

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

### 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, 15 of October 2025, by 5:00 PM.

  
\_\_\_\_\_  
Erik Spitzer,  
Planning and Development Services Director

Posted  
@ 4:00 PM  
On 10-8-25  
By H. Spitzer

**HISTORICAL DEVELOPMENT BOARD  
REGULAR MEETING MINUTES  
WEDNESDAY, September 17, 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  
David Thibodeaux**

**Citizens Present**

**None**

|   |
|---|
| <p><b>Kwabena Agyekum,<br/>SNR Planner/Historic Preservation Officer (HPO)<br/>Herlinda Solis Administrative Assistant<br/>Board Secretary<br/>Erik Spitzer, Planning and Development Services<br/>Director</b></p> |
|---|

**1. The meeting was called to order:**

**@ 4:08 PM**

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

July 16, 2025, Minutes approved by: Jeri L S Morey and David Thibodeaux 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 for a Partial Roof Re-pitch of an existing commercial building on a property at 1<sup>ST</sup>, BLOCK 81, LOT 1-4, (TEJAS OFFICE SUPPLY/ELOY'S), also known as 509 S. 6<sup>th</sup> Street, Kingsville, TX 78363.**

Kobby Agyekum addressed the board and stated that this was a commercial building that sells school supplies, and that the property has a building in front and another one attached in the back. The school supply store is the structure that they are wanting to raise the roof put a couple of CMU's to add a slope, staff is recommending approval. Lucia Perez asked if this roof would only be replaced at Tejas and Kobby replied yes, she stated that the property had been having a lot of issues with rain coming into the building and had a lot of loss of products. David Thibodeaux made a motion to approve, Lucia Perez seconded the motion, all in favor of the motion carried.

**Item #2 Discuss and Consider Action to replace windows on a property at ORIG TOWN, BLOCK 31, LOT 20, E/2 21 also known as 416 West Henrietta Avenue, Kingsville, TX 78363.**

Kobby Agyekum addressed the Board and started that this was a one-story L-plan cross-gabled home, located across the school on Henrietta. The home was built in 1945 but had new window replaced in recent years, when the request came in, the property owner stated that she wanted more energy efficient windows. Staff is recommending approval.

Erik Spitzer asked if the windows would look similar to the window shown in the packet, Kobby said yes. Jeri Morey made the motion to approve, David Thibodeaux seconded the motion, all in favor motion carried.

**Item #3 Discuss and Consider Action to replace windows and some sidings on a property at 5<sup>TH</sup>, BLOCK 9, LOT 23, 24, also known as 620 E Huisache Avenue, Kingsville, TX 78363.**

Kobby Agyekum addressed the board and stated that this property is a legacy to the young homeowner and he would like to replace the windows and some siding, as seen in the photos the property is in need of TLC. Staff is recommending approval as it will add great curb appeal to the area. David Thibodeaux made the motion to approve, Lucia Perez seconded the motion, all in favor motion carried.

7. **Staff Reports** – Kobby stated that he had reached out to Alicia Costello and Ericca Espindola with the Texas Historical Commission and our Historical Marker for The Los Kenienos plaque is almost ready to be shipped, with that said Kobby stated that as of September 30, 2025, he will be relocating back to his home in Ohio. The Board thanked Kobby for all his service to the Historical Board and for all the guidance.
8. **Miscellaneous** – None
9. **Adjournment** - Meeting adjourned at 4:25 PM



**ITEM**

**#1**

# CITY of KINGSVILLE DOWNTOWN



## HISTORIC DEVELOPMENT BOARD

**DATE:** October 2<sup>nd</sup>, 2025  
**TO:** Historic Development Board  
**FROM:** Erik Spitzer (Director of Planning & Development Services)  
**SUBJECT:** Discuss and Consider Action to appoint Erik Spitzer, the current Director of Planning & Development Services, as the new Historic Preservation Officer  
**APPLICANT:** Erik Spitzer  
**CONTRACTOR:** N/A

### REQUEST

Discuss and Consider Action to appoint Erik Spitzer, the current Director of Planning & Development Services, as the new Historic Preservation Officer, IAW City of Kingsville Ordinance 15-5-20

### EXHIBITS

City of Kingsville Ordinance 15-5-20 "Appointment of Historic Preservation Officer"

### BACKGROUND & PERTINENT DATA

On 01 October 2025, the former City of Kingsville Historic Preservation Officer, Mr. Kobby Agyekum, left employment with the city. The city eliminated this position and will not be providing a new replacement. As such, the Planning Department needs to appoint a new Historic Preservation Officer to comply with the City of Kingsville Ordinance 15-5-20 "Appointment of Historic Preservation Officer"

### STAFF REVIEW & RECOMMENDATION

Staff have reviewed the requirement for an Historic Preservation Officer and have concluded that the current Director of Planning can fulfill this role to satisfy the requirement in the City of Kingsville ordinance

### BOARD REVIEW

1) N/A

### SIGNATURE

A handwritten signature in red ink, appearing to read "Erik Spitzer", is written over a horizontal line.

Erik Spitzer

*Director of Planning & Development Services*

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**Sec. 15-5-20. Appointment of historic preservation officer.**

- (A) The Board shall appoint a qualified city official or staff person to serve as Historic Preservation Officer. This officer shall administer this article and advise the Board on matters submitted to it.
- (B) In addition to serving as representative of the Board, the officer is responsible for coordinating the city's preservation activities with those of state and federal agencies and with local, state, and national nonprofit preservation organizations.

(1962 Code, § 2-10-11; Ord. 91034, passed 10-28-91; Ord. 2016-32, passed 6-13-16)

# ITEM

# #2



# CITY of KINGSVILLE DOWNTOWN



## HISTORIC DEVELOPMENT BOARD

**DATE:** September 25, 2025  
**TO:** Historic Development Board  
**FROM:** Kobby Agyekum (Senior Planner/Historical Preservation Officer)  
**SUBJECT:** Discuss and Consider Action to demolish an existing building and build a new house on a property at HENRIETTA HGTS, BLOCK 8, LOT E/2 11, 12, 13, also known as 709 West Lee Avenue, Kingsville, TX 78363.  
**APPLICANT:** Albert Garcia, Mr.  
**CONTRACTOR:** Albert Garcia, Mr.

### REQUEST

Discuss and Consider Action to demolish an existing building and build a new house on a property at HENRIETTA HGTS, BLOCK 8, LOT E/2 11, 12, 13, also known as 709 West Lee Avenue, Kingsville, TX 78363.

### EXHIBITS

Application, 2025 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 One-story rectangular-plan steep-pitched cross-gabled Tudor Revival Style residential building with a front-gabled entry with arched fanlight window over door, exterior decorative brick chimney, inset side porch supported by tapered box columns on brick piers, wood framed sash windows with screens, stuccoed walls, and concrete front patio, located within the Historic District. This property is considered as contributing to the historic district with the distinctive characteristics of a type, period with a style high artistic value, or representing a significant and distinguishable entity whose components lack individual distinctions; and needs priority for preservation.

### 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 demolition and installation of a new house at 709 West Lee Avenue as there would be no adverse impact to the historic, cultural, or architectural nature of the district but rather help to reduce high cost of preservation with a new building built to form.

### 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.
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**



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Kobby Agyekum  
Senior Planner/HPO

Type text here



# TEXAS HISTORICAL COMMISSION

1070

**Project #:** 00009

## Historic Resources Survey Form

**Local Id:** 0001-24075

**County:** Kleburg

**City:** Kingsville

**Address No:** 709

**Street Name:** West Lee Avenue

### SECTION 1

#### Basic Inventory Information

**Current Name:**

**Historic Name:**

#### Owner Information

**Name:** D&R Richardson Farms LTD

**Status:**

**Address:** PO Box 75

**City:** Gregory

**State:** TX

**Zip:** 78359

#### Geographic Location

**Latitude:** 27.519426

**Longitude:** -97.87674

**Legal Description (Lot\Block):** HENRIETTA HGTS, BLOCK 8, LOT E/2 11, 12, 13

**Addition/Subdivision:** HENRIETTA HEIGHTS

**Year:**

#### Property Type

Building

#### Current Designations:

☐ NR District

Is property contributing? ☐

☐ NHL

☐ NR

☐ RTHL

☐ OTHM

☐ HTC

☐ SAL

☐ Local

☐ Other

**Architect:**

**Builder**

**Construction Date:** c. 1930

**Source** Sanborn maps

#### Function

**Current:** DOMESTIC-Single Dwelling

**Historic:** DOMESTIC-Single Dwelling

**Recorded By:** Kelsey & Adam

**Date Recorded:**

9/27/2012



# TEXAS HISTORICAL COMMISSION

1070

**Project #:** 00009

## Historic Resources Survey Form

**Local Id:** 0001-24075

**County:** Kleburg

**City:** Kingsville

**Address No:** 709

**Street Name:** West Lee Avenue

### SECTION 2

#### Architectural Description

One-story rectangular-plan steep-pitched cross-gabled Tudor Revival Style residential building with front-gabled entry with arched fanlight window over door, exterior decorative brick chimney, inset side porch supported by tapered box columns on brick piers, wood-framed sash windows with screens, stuccoed walls, and concrete front patio.

☐ Additions, modifications **Explain:**

☐ Relocated **Explain:**

#### Stylistic Influence

Tudor Revival

#### Structural Details

##### Roof Form

Cross-Gabled

##### Roof Materials

Composition Shingles

##### Wall Materials

Stucco

##### Windows

Wood sash, Casement

##### Doors (Primary Entrance)

Composition Shingles

##### Plan

Rectangular

##### Chimneys

Brick, Exterior

#### Porches/Canopies

**FORM** Gable Roof

**SUPPORT** Tapered box supports, Masonry pier

**MATERIAL** Wood, Brick

#### ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

#### Landscape Features



# TEXAS HISTORICAL COMMISSION

1070

**Project #:** 00009

## Historic Resources Survey Form

**Local Id:** 0001-24075

**County:** Kleburg

**City:** Kingsville

**Address No:** 709

**Street Name:** West Lee Avenue

### SECTION 3 Historical Information

#### Associated Historical Context

Architecture, Planning/Development

#### Applicable National Register (NR) Criteria:

- ☒ **A** Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ **B** Associated with the lives of persons significant in our past
- ☒ **C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ **D** Has yielded, or is likely to yield, information important in prehistory of history

#### Areas of Significance:

Architecture, Community Development

#### Periods of Significance:

1913-1946

#### Levels of Significance:

☐ National ☐ State ☒ Local

**Integrity:** ☒ Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association

#### Integrity Notes:

**Individually Eligible?** Undetermined

**Within Potential NR District?:** Yes

**Is Property Contributing?:** ☒

**Priority:** High

**Explain:**

#### Other Information

**Is prior documentation available for this resource?** No

**Type** ☐ HABS ☐ Survey ☐ Other

#### Documentation Details:

# Kleberg CAD Property Search

## Property Details

|                       |  |                                |
|-----------------------|--|--------------------------------|
| Account               |  |                                |
| Property ID:          | 24075  | Geographic ID: 135000812000192 |
| Type:                 | R  | Zoning:                        |
| Property Use:         |  |                                |
| Location              |  |                                |
| Situs Address:        | 709 W LEE TX   |                                |
| Map ID:               | A2   | Mapsco:                        |
| Legal Description:    | HENRIETTA HGTS, BLOCK 8, LOT E/2 11, 12, 13              |                                |
| Abstract/Subdivision: | S350   |                                |
| Neighborhood:         |  |                                |
| Owner                 |  |                                |
| Owner ID:             | 33168  |                                |
| Name:                 | GARCIA ALBERT  |                                |
| Agent:                | 71217  |                                |
| Mailing Address:      | 1243 E YOAKUM<br>KINGSVILLE, TX 78363                    |                                |
| % 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> | \$21,850 (+) |
| <b>Land Homesite Value:</b>            | \$0 (+)      |
| <b>Land Non-Homesite Value:</b>        | \$7,500 (+)  |
| <b>Agricultural Market Valuation:</b>  | \$0 (+)      |
| <b>Market Value:</b>                   | \$29,350 (=) |
| <b>Agricultural Value Loss:</b>        | \$0 (-)      |
| <b>Appraised Value:</b>                | \$29,350 (=) |
| <b>HS Cap Loss:</b>                    | \$0 (-)      |
| <b>Circuit Breaker:</b>                | \$3,526 (-)  |

|                        |          |
|------------------------|----------|
| <b>Assessed Value:</b> | \$25,824 |
| <b>Ag Use Value:</b>   | \$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:** GARCIA ALBERT %**Ownership:** 100.0%

| Entity | Description                 | Tax Rate | Market Value | Taxable Value | Estimated Tax |
|--------|-----------------------------|----------|--------------|---------------|---------------|
| CKI    | CITY OF KINGSVILLE          | 0.770000 | \$29,350     | \$25,824      | \$198.84      |
| GKL    | KLEBERG COUNTY              | 0.771870 | \$29,350     | \$25,824      | \$199.33      |
| SKI    | KINGSVILLE I.S.D.           | 1.410400 | \$29,350     | \$25,824      | \$364.22      |
| WST    | SOUTH TEXAS WATER AUTHORITY | 0.065695 | \$29,350     | \$25,824      | \$16.97       |

**Total Tax Rate:** 3.017965

**Estimated Taxes With Exemptions:** \$779.36

**Estimated Taxes Without Exemptions:** \$885.77



## Property Improvement - Building

**Type:** RESIDENTIAL **Living Area:** 1428.0 sqft **Value:** \$12,840

| Type | Description                 | Class CD | Year Built | SQFT |
|------|-----------------------------|----------|------------|------|
| MA   | MAIN AREA                   | FF4      | 1940       | 1428 |
| OPFA | OPEN PORCH FRAME AVERAGE    | *        | 1940       | 112  |
| OPFA | OPEN PORCH FRAME AVERAGE    | *        | 1940       | 120  |
| PCFA | PATIO COVERED FRAME AVERAGE | *        | 1940       | 40   |

**Description:** RESIDENTIAL **Type:** RESIDENTIAL **Living Area:** 968.0 sqft **Value:** \$9,010

| Type | Description                      | Class CD | Year Built | SQFT |
|------|----------------------------------|----------|------------|------|
| MA   | MAIN AREA                        | FF2      | 1945       | 352  |
| AGFU | ATTACHED GARAGE FRAME UNFINISHED | *        | 1945       | 264  |
| MA2F | MA 2ND STORY FRAME               | *        | 1945       | 616  |

## Property Land

| Type | Description | Acreage | Sqft     | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|-------------|---------|----------|-----------|-----------|--------------|-------------|
| A1   | A1          | 0.20    | 8,750.00 | 62.50     | 140.00    | \$7,500      | \$0         |

## Property Roll Value History

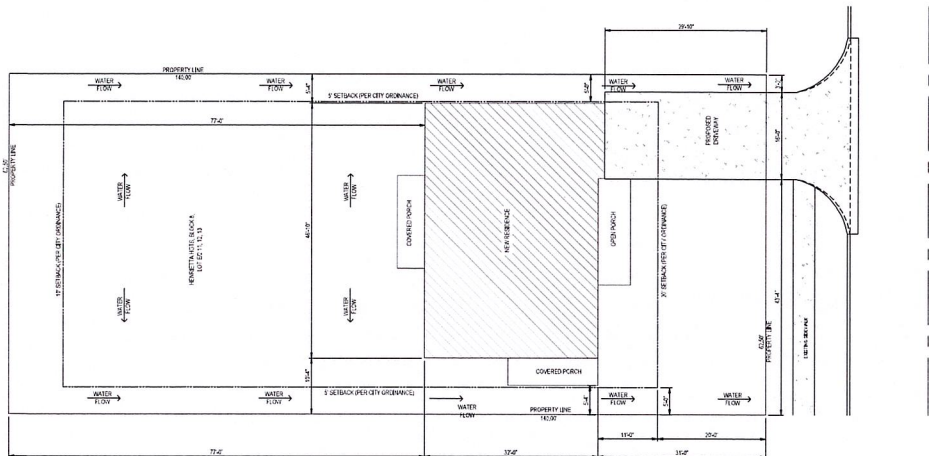
| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|------|--------------|-------------|--------------|-----------|-------------|----------|
| 2025 | \$21,850     | \$7,500     | \$0          | \$29,350  | \$0         | \$25,824 |
| 2024 | \$14,020     | \$7,500     | \$0          | \$21,520  | \$0         | \$21,520 |
| 2023 | \$13,720     | \$6,250     | \$0          | \$19,970  | \$0         | \$19,970 |
| 2022 | \$14,990     | \$6,250     | \$0          | \$21,240  | \$0         | \$21,240 |
| 2021 | \$24,000     | \$6,250     | \$0          | \$30,250  | \$0         | \$30,250 |
| 2020 | \$23,340     | \$6,250     | \$0          | \$29,590  | \$0         | \$29,590 |
| 2019 | \$21,010     | \$6,250     | \$0          | \$27,260  | \$0         | \$27,260 |
| 2018 | \$24,040     | \$6,250     | \$0          | \$30,290  | \$0         | \$30,290 |
| 2017 | \$51,630     | \$6,250     | \$0          | \$57,880  | \$0         | \$57,880 |

## Property Deed History

| Deed Date  | Type  | Description           | Grantor                       | Grantee                       | Volume | Page | Number |
|------------|-------|-----------------------|-------------------------------|-------------------------------|--------|------|--------|
| 11/21/2017 | WD    | WARRANTY DEED         | D&R RICHARDSON FARMS LTD      | GARCIA ALBERT                 |        |      | 312554 |
| 1/4/2006   | DISTD | DISTRIBUTION DEED     | BARRON MILLIE DONIA TRUST THE | D&R RICHARDSON FARMS LTD      | 326    | 311  |        |
| 12/8/1999  | SPWD  | SPECIAL WARRANTY DEED | BARRON MILLY D                | BARRON MILLIE DONIA TRUST THE | 189    | 59   |        |

# NEW RESIDENCE

709 W LEE, KINGSVILLE, TX 78363



PROPOSED SITE PLAN  
SCALE: 1/8"=1'-0"

## INDEX OF SHEETS

| SHEET NO. | DESCRIPTION              |
|-----------|--------------------------|
| A1.0      | TITLE SHEET & INDEX PLAN |
| A2.0      | PROPOSED FLOOR PLAN      |
| A3.0      | EXTERIOR ELEVATIONS      |
| A4.0      | ROOF PLAN                |
| A5.0      | GENERAL NOTES            |
| M1.0      | MECHANICAL PLAN          |
| E1.0      | ELECTRICAL PLAN          |
| P1.0      | PLUMBING PLAN            |



**JLR Engineering**  
MECHANICAL ENGINEERING  
P.O. BOX 128448  
KINGSVILLE, TEXAS 78363

PROJECT NAME  
NEW RESIDENCE

ADDRESS  
709 W LEE,  
KINGSVILLE, TX 78363

CLIENT  
ALBERT GARCIA

SHEET NAME  
TITLE SHEET &  
DESIGN

REVISION

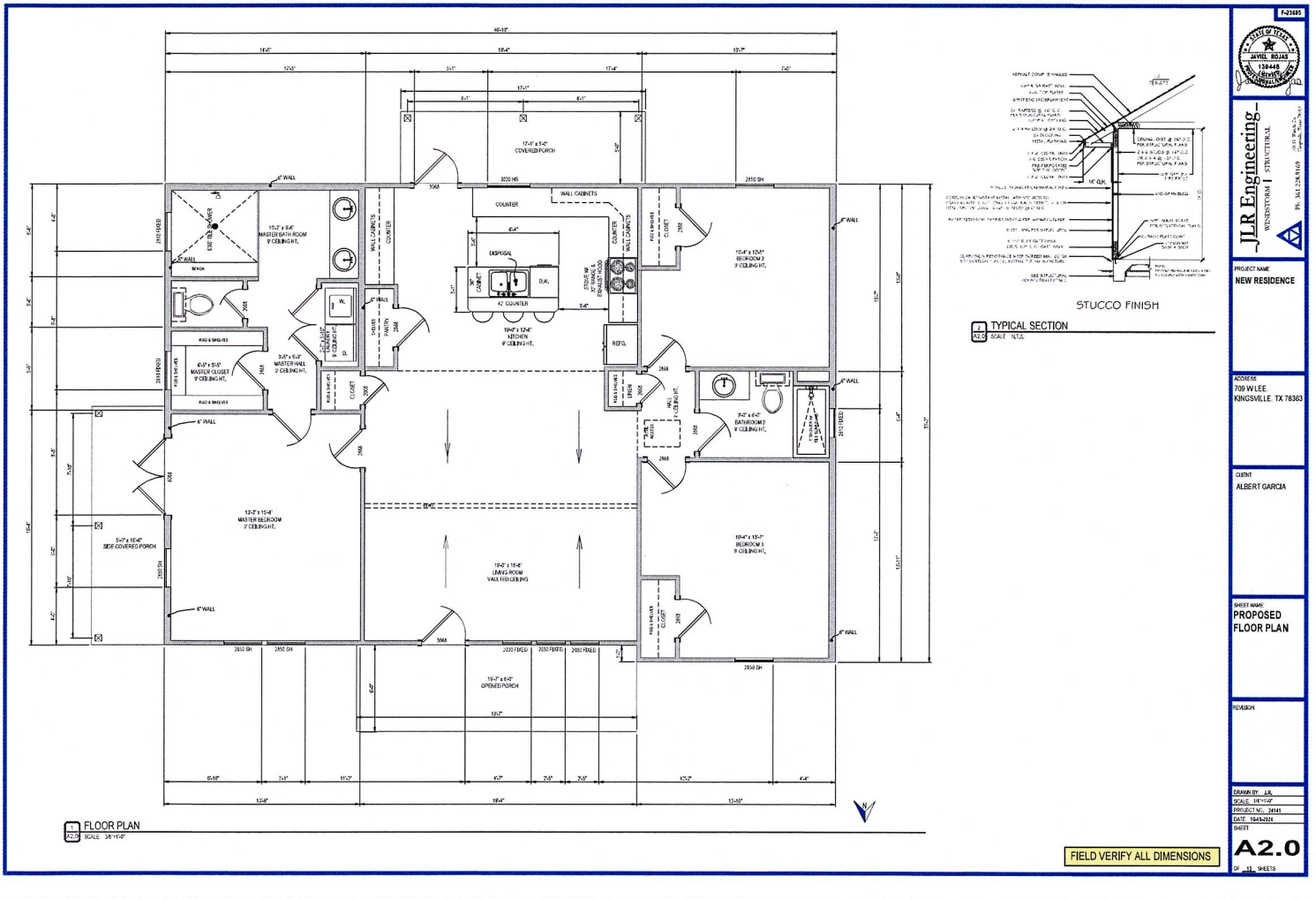
DATE: 11/11/2020  
PROJECT NO.: 2040  
SHEET  
**A1.0**  
OF 111 SHEETS

## FIELD VERIFY ALL DIMENSIONS

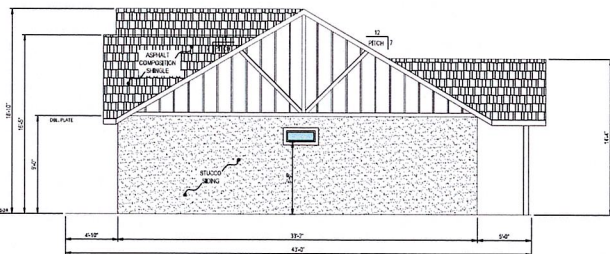
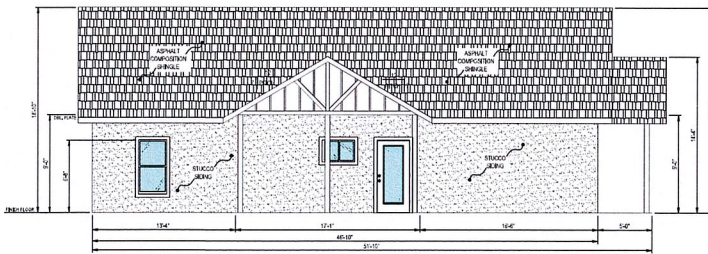
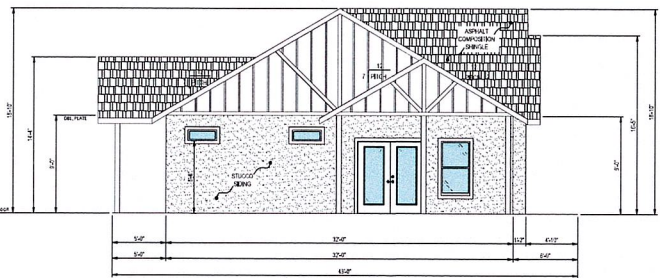
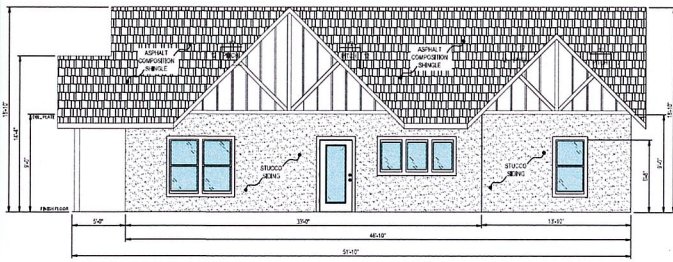
### NOTES

- ALL CONSTRUCTION MATERIAL AND INSTALLATION SHALL COMPLY WITH THE APPLICABLE MATERIAL SPECIFICATIONS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RESPECTIVE TRADE AND THROUGH THE CITY OF KINGSVILLE, TEXAS. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL SITE WORK INCLUDING LOCATION OF TRASH DUMPSTER, TEMPORARY TOILET FACILITIES, TEMPORARY CONSTRUCTION SANITATION, CONSTRUCTION TRAILER, CLEANING PROCEDURE, OBSTRUCTION REMOVAL, CONSTRUCTION MATERIALS, AND PREVENTION CONTROL, AND TEMPORARY STREET FACILITIES, ETC. SHALL BE IN ACCORDANCE WITH THE CITY AS WELL AS SUBMITTING TO THE CITY OWNER ASSOCIATION GUIDELINES.
- OWNER AND OWNER SHALL BE RESPONSIBLE FOR ALL TEMPORARY UTILITIES TO THE CONSTRUCTION SITE.
- FINISH MATERIALS, COLORS, PAINT OR ANY OTHER INTERIOR EXTERIOR AESTHETIC FEATURES AND THE APPEARANCE WORK SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR AND OWNER.
- QUALITY OR QUANTITY OF CONSTRUCTION MATERIALS OR WORKMANSHIP SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.
- THE CONTRACTOR'S CONSTRUCTION METHODS, MATERIALS, AND TECHNIQUES SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.

| AREA TABULATION     |               |
|---------------------|---------------|
| 117' TOTAL LIVING   | 1,510 (SQ FT) |
| TOTAL COVERED SPACE | 1,510 (SQ FT) |
| FRONT PORCH         | 114 (SQ FT)   |
| REAR PORCH          | 83 (SQ FT)    |
| COVERED PORCH       | 83 (SQ FT)    |
| TOTAL LIVING SPACE  | 282 (SQ FT)   |
| TOTAL FOUNDATION    | 1,407 (SQ FT) |







FIELD VERIFY ALL DIMENSIONS

**JLR Engineering**  
MECHANICAL | STRUCTURAL  
P.O. BOX 238 WILLOW, TEXAS 75793

PROJECT NAME  
**NEW RESIDENCE**

ADDRESS  
709 W LEE  
KINGSVILLE, TX 78603

CLIENT  
ALBERT GARCIA

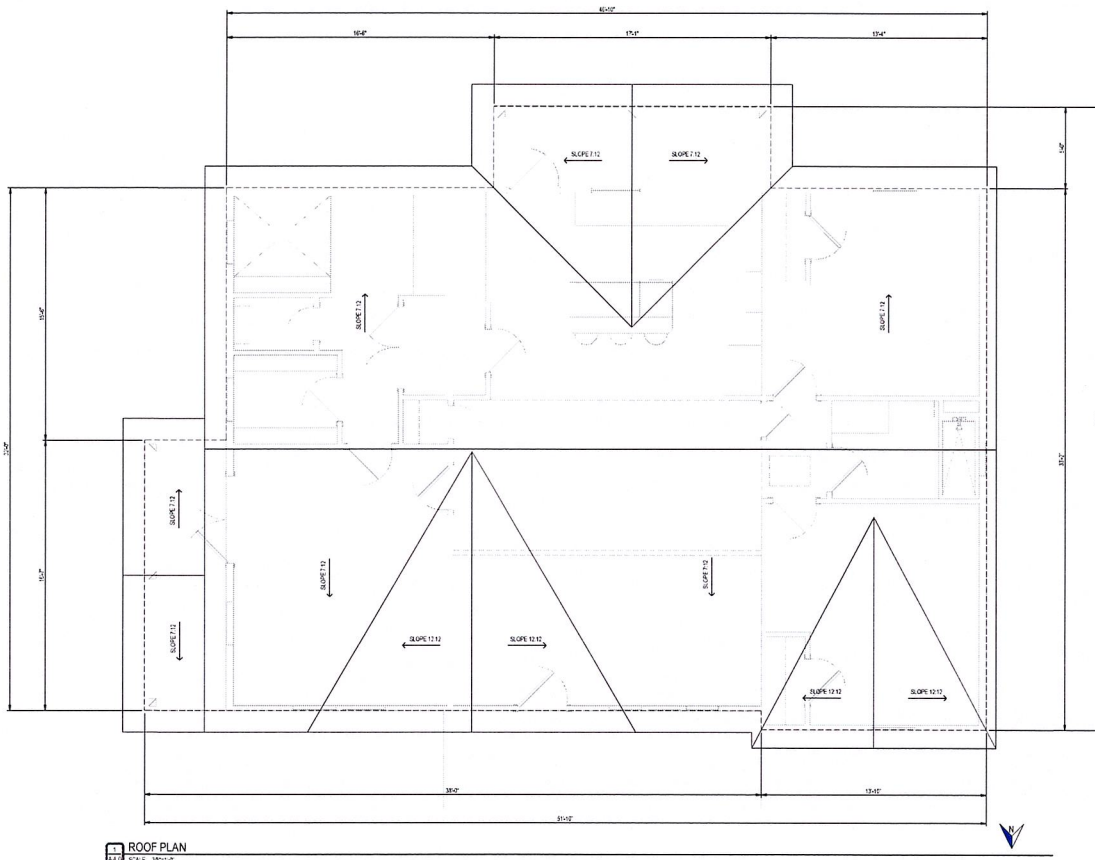
SHEET NAME  
**EXTERIOR ELEVATIONS**

NOVEMBER

DESIGNED BY: JLR  
SCALE: 1/8"=1'-0"  
PROJECT NO.: 2001  
DATE: 10/20/2011  
SHEET: 0-001

**A3.0**  
OF 11 SHEETS





1.0 ROOF PLAN  
SCALE: 3/8"=1'-0"

FIELD VERIFY ALL DIMENSIONS



**JLR Engineering**  
MECHANICAL / STRUCTURAL  
P.O. BOX 228, 8165  
DALLAS, TEXAS 75228

PROJECT NAME  
**NEW RESIDENCE**

ADDRESS  
709 W LEE  
KINGSVILLE, TX 78363

CLIENT  
ALBERT GARCIA

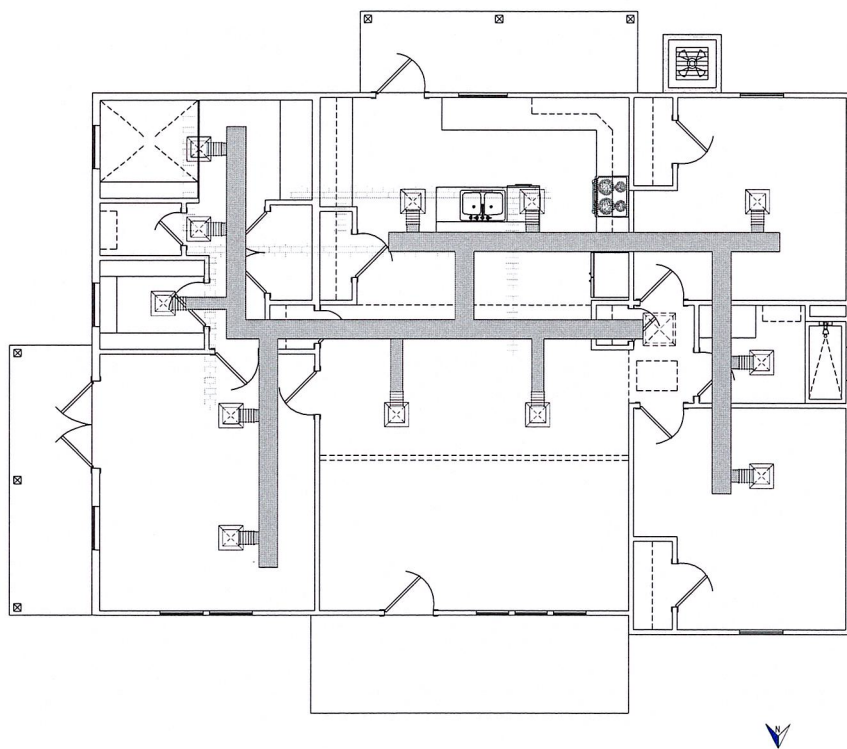
SHEET NAME  
**ROOF PLAN**

REVISION

DESIGNED BY: JLR  
SCALE: 3/8"=1'-0"  
PROJECT NO: 20181  
DATE: 10/10/2018  
SHEET

**A4.0**  
OF 11 SHEETS





**M1.0 MECHANICAL PLAN**  
DATE: 10.1.2018

**NOTES**

1. DRAWINGS ARE SYMMETRIC. CONTRACTOR SHALL FIELD VERIFY AND COORDINATE EXISTING LOCATIONS. ALL DUCTWORK PRIOR TO INSTALLATION. THE CONTRACTOR SHALL VERIFY ALL REELS, MATERIALS, AND PARTS BEFORE ORDERING OR FABRICATING OF AIR PRODUCT OPERATING REQUIREMENTS.
2. ALL WORKERS TO BE PERFORMED IN ACCORDANCE WITH THE CITY OF KNOXVILLE CODE AND REGULATIONS. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR.
3. WINDS A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 900.0.1.1 THROUGH 900.0.1.4.
4. WINDS A SYSTEM DESIGN. THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OF MORE SUPPLY OR EXHAUST FANS OR A COMBINATION OF EACH AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED IMPROVING SUPPLY VENTILATION.

**LEGEND**

- PROPOSED CEILING DIFFUSER SUPPLY AIR
- AIR CONDITIONER
- PROPOSED SUPPLY AIR DUCT

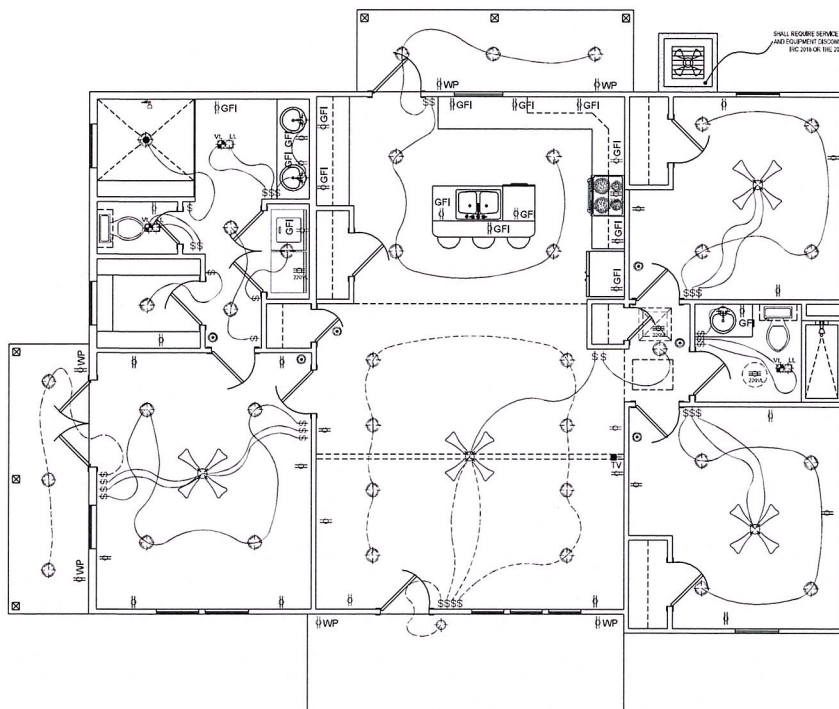
**FIELD VERIFY ALL DIMENSIONS**

F-21885

**JLR Engineering**  
WESTERN | STRUCTURAL

PA. 361.228.5169  
www.jlr-engineering.com

|   |
|---|
| PROJECT NAME:<br><b>NEW RESIDENCE</b>   |
| ADDRESS:<br>705 W LEE<br>KNOXVILLE, TN 37603  |
| CLIENT:<br>ALBERT GARCIA  |
| SHEET NAME:<br><b>MECHANICAL PLAN</b>   |
| REVISION:   |
| DRAWN BY: JLS<br>SCALE: 1/8"=1'-0"<br>PROJECT NO.: 2018-0018<br>DATE: 10/1/2018<br>SHEET: |
| <b>M1.0</b><br><small>OF 13 SHEETS</small>  |



**ELECTRICAL PLAN**  
 1/12 SCALE: N.T.S.

# **ELECTRICAL NOTES**

1. ALL WORKMAN TO BE PERFORMED IN ACCORDANCE WITH THE CITY OF AUSTIN CODES AND REGULATIONS. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR CLARIFICATION AND CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN ACCORD WITH ORDER AND ALL APPROVALS.
4. ALL PANEL BOARDS SHALL HAVE A WRITTEN SCHEDULE OF EQUIPMENT LOCATED ON EACH CIRCUIT.
5. MOUNT ALL RECEPTACLES AND POWER OUTLETS 18" ABOVE FINISHED FLOOR UNLESS NOTED OR PRECISELY PROVIDED. PROVIDE A WALL SWITCH 48" TO 54" ACCESSIBLE ELEVATION ABOVE G.F.M.P.
6. PROVIDE A GROUND FAULT PROTECTED, WEATHERPROOF, DUPLEX RECEPTACLE AS REQUIRED BY NATIONAL ELECTRICAL AND CITY CODE. ADJACENT TO EACH BATHROOM CLOSET/POUNDER.
7. PROVIDE ELECTRICAL OUTLET IN EACH BATHROOM. BATHROOM ALL OTHER CLOSET/POUNDER OUTLETS WITHIN 6 FEET OF A WATER SOURCE MUST BE GFI OR PER LOCAL CODES.
8. RECEPTACLE OUTLETS IN THE UTILITY ROOM ARE NOT TO BE ANY LOWER THAN 18" OFF THE FINISHED FLOOR AND SHALL BE IN A GFI CIRCUIT.
9. IF NEEDED INSTALL APPROPRIATE ELECTRICAL OUTLET FOR KITCHEN ISLANDS/ISLANDS AS PER MODEL SPECIFICATIONS. SET OUTLET AT BACKWALL OF CABINET RUN.
10. PROVIDE WEATHER & TAMPER PROOF RECEPTACLE OUTLETS AT EXTERIOR.
11. EXTERIOR LIGHTS AND AREA LIGHT TO BE EQUIPPED WITH SENSORS AND AUTOMATIC TIMER.
12. POWER CORDS AND CABLE IN OUTLET LOCATION. HEIGHT PLACEMENT TO BE DETERMINED AND COORDINATED BY SUBCONTRACTOR AND OWNER BASED ON ACCESSIBILITY, EQUIPMENT SPECIFICATIONS.
13. LOCATE OUTLET CONNECTION FOR ALARM SYSTEM UNIT AS PER CONTRACTOR AND INSTALLER SPEC.
14. POWER OUTLETS SET AT END OF BRANCH CIRCUIT. COORDINATE WITH PLACEMENT WITH BUILDER AND OWNER.
15. WIRING CONNECTION FOR EXHAUST HOOD. SET HEIGHT MINIMUM 48" A.F.F. VERIFY AND COORDINATE ACTUAL POWERING OF EXHAUST HOOD WITH SELECTED MODEL AND BUILDER.
16. PROVIDE 200VOLT OUTLET TO WATER HEATER LOCATED IN THE ATTIC.
17. PROVIDE 200VOLT OUTLET TO WATER HEATER UNIT LOCATED IN THE ATTIC.
18. ELECTRICAL METER TO BE LOCATED AS PER ELECTRICAL AND CONTRACTOR SPECIFICATIONS.

# **LEGEND**

| Sym. | Description                      |
|------|----------------------------------|
|      | Ceiling Fan                      |
|      | Door Bell                        |
|      | Flood Light                      |
|      | Fluorescent Light                |
|      | Light                            |
|      | Duplex Outlet                    |
|      | Weather Proof Outlet             |
|      | Ground Fault Circuit Interrupter |
|      | GFI                              |
|      | GFI                              |
|      | Phone Jack                       |
|      | Recess Light                     |
|      | Smoke Detector                   |
|      | Dimmer Switch                    |
|      | Three-Way Switch                 |
|      | Single Pole Switch               |
|      | TV Jack                          |
|      | Vene - Light                     |
|      | 220 Volt Outlet                  |
|      | Air Conditioner                  |

**FIELD VERIFY ALL DIMENSIONS**



**JLR Engineering -**  
 RESIDENTIAL ELECTRICAL  
 12000 N. Loop West, Suite 100  
 Houston, Texas 77040  
 Tel: 281.441.1100  
 Fax: 281.441.1101

PROJECT NAME:  
**NEW RESIDENCE**

ADDRESS:  
 709 W. LEE,  
 KINGSVILLE, TX 78363

CLIENT:  
 ALBERT GARCIA

SHEET NAME:  
**ELECTRICAL PLAN**

REVISION:

DRAWN BY: JLS  
 SCALE: 1/12  
 PROJECT NO.: 2018-01  
 DATE: 10/2018  
 SHEET

**E1.0**

OF 11 SHEETS





## Historical Development Board Review Application

**Applicant:** Albert Garcia

**Address:** 1243 E. Yoakum Ave., Kingsville, TX 78363

**Contact:** Cell: 3612281342 Home: N/A

**Email:** firsttx@sbcglobal.net

**Property Owner:** Albert Garcia

**Address:** 1243 E. Yoakum Ave., Kingsville, TX 78363

**Contact:** Cell: 3612281342 Home: N/A

**Property Location and Description:** 709 W Lee, Kingsville, TX 78363

HENRIETTA HGTS, BLOCK 8, LOT E/2 11, 12, 13

**Description of Work:** Demolish the existing structures and construct a new SFR.

The new home will incorporate historic-style features and design standards to complement and respect the character of the Historic District.

**Contractor:** City of Kingsville (Demolish), Albert Garcia (GC for new build)

**Contact:** Cell: 361-228-1342 Home: \_\_\_\_\_

**Email:** firsttx@sbcglobal.net

### Documents Required:

1. Sketch, Drawing, Plans, Site Plans, Mock-ups
2. Photographs (Historic, Current, Surrounding Structures)
3. Materials List or Samples
4. Proof of Ownership
5. 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: Albert Garcia

Signature: Albert Garcia Digitally signed by Albert Garcia  
Date: 2025.09.25 00:18:24 -05'00' Date: 09/25/2025

Hearing Date: 10-15-25 Approved ☐ Disapproved with conditions ☐ Disapproved ☐

- Meetings are held at City Hall, Helen Kleberg Groves Community Room, 400 W King Ave.
- If the Board disapproves the application with recommended changes, the applicant has 5 days to inform the City if he/she accepts the changes.
- If the application is disapproved or if the applicant does not accept all recommendations, he/she may appeal the Boards decision by informing the City within the 5 day period.
- The Board only hears cases when the owner is present or represented.
- Call 361-595-8055 for information.

# ITEM

# #3



# CITY of KINGSVILLE DOWNTOWN



## HISTORIC DEVELOPMENT BOARD

**DATE:** October 3<sup>rd</sup>, 2025  
**TO:** Historic Development Board  
**FROM:** Erik Spitzer (Director of Planning & Development Services)  
**SUBJECT:** Back brief Historic Development Board on action taken by Erik Spitzer, the current Director of Planning & Development Services, to approve the removal of two canopies located at 606 E King Ave that have been deemed unsafe.  
**APPLICANT:** Erik Spitzer  
**CONTRACTOR:** N/A

### REQUEST

Back brief Historic Development Board on action taken by Erik Spitzer, the current Director of Planning & Development Services, to approve the removal of two canopies that have been deemed unsafe.

### Code

Code Enforcement Verbal given weeks ago to remove unsafe canopies located at 606 E King Ave, a commercial property

### BACKGROUND & PERTINENT DATA

On 15 September 2025, City of Kingsville Code Enforcement spoke with the owner and notified them that the canopy was unsafe and needed to be removed as soon as possible. A demo permit was obtained on 30 September 2025.

### STAFF REVIEW & RECOMMENDATION

Staff reviewed the safety concern of the dilapidated canopies and the urgency to remove them as soon as possible.

### BOARD REVIEW

1) N/A

### SIGNATURE

A handwritten signature in red ink, appearing to read "Erik Spitzer", is written over a horizontal line.

Erik Spitzer

*Director of Planning & Development Services*

# TEXAS HISTORICAL COMMISSION

854

## Historic Resources Survey Form

**Project #:** 00009

**Local Id:** 0001-21510

**County:** Kleburg

**City:** Kingsville

**Address No:** 606

**Street Name:** East King Avenue

### SECTION 1

#### Basic Inventory Information

**Current Name:** JC3 Mart

**Historic Name:**

**Owner Information** Name: JC3 Mart LLC

**Status:**

**Address:** 6214 Graff Net CT

**City:** Spring

**State:** TX

**Zip:** 77379

#### Geographic Location

**Latitude:** 27.515875

**Longitude:** -97.861472

**Legal Description (Lot\Block):** 6TH, BLOCK 17, LOT 25-32

**Addition/Subdivision:**

**Year:**

#### Property Type

Building

#### Current Designations:

☐

NR District

Is property contributing?

☐
☐

NHL

☐

NR

☐

RTHL

☐

OTHM

☐

HTC

☐

SAL

☐

Local

☐

Other

**Architect:**

**Builder**

**Construction Date:** 1975

**Source** Tax Appraiser

#### Function

**Current:** COMMERCE-Business

**Historic:** COMMERCE-Business

**Recorded By:** Stefan & Daniella

**Date Recorded:**

5/9/2013





# TEXAS HISTORICAL COMMISSION

854

**Project #:** 00009

## Historic Resources Survey Form

**Local Id:** 0001-21510

**County:** Kleburg

**City:** Kingsville

**Address No:** 606

**Street Name:** East King Avenue

### SECTION 3 Historical Information

#### Associated Historical Context

#### Applicable National Register (NR) Criteria:

- ☐ **A** Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ **B** Associated with the lives of persons significant in our past
- ☐ **C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ **D** Has yielded, or is likely to yield, information important in prehistory of history

#### Areas of Significance:

less than 50 years old; outside period of significance

#### Periods of Significance:

outside period of significance

**Levels of Significance:** ☐ National ☐ State ☐ Local

**Integrity:** ☐ Location ☐ Design ☐ Materials ☐ Workmanship ☐ Setting ☐ Feeling ☐ Association

#### Integrity Notes:

less than 50 years old

**Individually Eligible?** No

**Within Potential NR District?:** Yes

**Is Property Contributing?:** ☐

**Priority:** Low

**Explain:**

#### Other Information

**Is prior documentation available for this resource?** No

**Type** ☐ HABS ☐ Survey ☐ Other

#### Documentation Details:

# Kleberg CAD Property Search

## Property Details

|                       |  |                                |
|-----------------------|--|--------------------------------|
| Account               |  |                                |
| Property ID:          | 21510  | Geographic ID: 100801725000192 |
| Type:                 | R  | Zoning: C2                     |
| Property Use:         |  |                                |
| Location              |  |                                |
| Situs Address:        | 606 E KING TX  |                                |
| Map ID:               | C1   | Mapsco:                        |
| Legal Description:    | 6TH, BLOCK 17, LOT S PT 25-32                                |                                |
| Abstract/Subdivision: | S008   |                                |
| Neighborhood:         |  |                                |
| Owner                 |  |                                |
| Owner ID:             | 71713  |                                |
| Name:                 | PEERS HOLDINGS LLC-R.S.                                      |                                |
| Agent:                | 64865  |                                |
| Mailing Address:      | 606 E KING AVENUE<br>2700 IH 35, STE 302<br>AUSTIN, TX 78704 |                                |
| % 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> | \$209,500 (+) |
| <b>Land Homesite Value:</b>            | \$0 (+)       |
| <b>Land Non-Homesite Value:</b>        | \$114,050 (+) |
| <b>Agricultural Market Valuation:</b>  | \$0 (+)       |
| <b>Market Value:</b>                   | \$323,550 (=) |
| <b>Agricultural Value Loss: ?</b>      | \$0 (-)       |
| <b>Appraised Value: ?</b>              | \$323,550 (=) |
| <b>HS Cap Loss: ?</b>                  | \$0 (-)       |
| <b>Circuit Breaker: ?</b>              | \$0 (-)       |
| <b>Assessed Value:</b>                 | \$323,550     |
| <b>Ag Use Value:</b>                   | \$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:** PEERS HOLDINGS LLC-R.S. **%Ownership:** 100.0%

| Entity | Description                 | Tax Rate | Market Value | Taxable Value | Estimated Tax |
|--------|-----------------------------|----------|--------------|---------------|---------------|
| CKI    | CITY OF KINGSVILLE          | 0.769180 | \$323,550    | \$323,550     | \$2,488.68    |
| GKL    | KLEBERG COUNTY              | 0.771870 | \$323,550    | \$323,550     | \$2,497.39    |
| SKI    | KINGSVILLE I.S.D.           | 1.410400 | \$323,550    | \$323,550     | \$4,563.35    |
| WST    | SOUTH TEXAS WATER AUTHORITY | 0.059699 | \$323,550    | \$323,550     | \$193.16      |

**Total Tax Rate:** 3.011149

**Estimated Taxes With Exemptions:** \$9,742.58

**Estimated Taxes Without Exemptions:** \$9,742.58

Property Improvement - Building

Type: COMMERCIAL Living Area: 3064.0 sqft Value: \$209,500

| Type | Description              | Class CD | Year Built | SQFT  |
|------|--------------------------|----------|------------|-------|
| MA   | MAIN AREA                | OF2A     | 1975       | 1984  |
| SG1  | STORAGE FINISHED (40%)   | *        | 1975       | 60    |
| MA   | MAIN AREA                | CN3A     | 2019       | 540   |
| MA   | MAIN AREA                | CN3A     | 2019       | 540   |
| CON  | CONCRETE SLAB COMMERCIAL | *        | 2016       | 10654 |

Property Land

| Type | Description | Acreage | Sqft      | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|-------------|---------|-----------|-----------|-----------|--------------|-------------|
| F1   | F1          | 0.40    | 17,600.00 | 0.00      | 0.00      | \$114,050    | \$0         |



## Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed  |
|------|--------------|-------------|--------------|-----------|-------------|-----------|
| 2025 | \$209,500    | \$114,050   | \$0          | \$323,550 | \$0         | \$323,550 |
| 2024 | \$170,840    | \$114,050   | \$0          | \$284,890 | \$0         | \$284,890 |
| 2023 | \$170,840    | \$61,600    | \$0          | \$232,440 | \$0         | \$232,440 |
| 2022 | \$153,680    | \$61,600    | \$0          | \$215,280 | \$0         | \$215,280 |
| 2021 | \$148,400    | \$61,600    | \$0          | \$210,000 | \$0         | \$210,000 |
| 2020 | \$123,660    | \$61,600    | \$0          | \$185,260 | \$0         | \$185,260 |
| 2019 | \$110,460    | \$61,600    | \$0          | \$172,060 | \$0         | \$172,060 |
| 2018 | \$91,860     | \$98,000    | \$0          | \$189,860 | \$0         | \$189,860 |
| 2017 | \$91,860     | \$98,000    | \$0          | \$189,860 | \$0         | \$189,860 |

## Property Deed History

| Deed Date  | Type | Description                   | Grantor               | Grantee                 | Volume | Page | Number |
|------------|------|-------------------------------|-----------------------|-------------------------|--------|------|--------|
| 8/1/2023   | GWD  | GENERAL WARRANTY DEED         | PEERS HOLDINGS LTD    | PEERS HOLDINGS LLC-R.S. |        |      | 334821 |
| 11/14/2018 | WDVL | WARRANTY DEED W/VENDOR'S LEIN | ZOHAIR IQBAL CHARANIA | PEERS HOLDINGS LTD      |        |      | 316564 |
| 12/14/2016 | WDVL | WARRANTY DEED W/VENDOR'S LEIN | JC3 MART LLC          | ZOHAIR IQBAL CHARANIA   |        |      | 308616 |

## Historical Development Board Review Application

Applicant: Mauricio Gonzalez  
Address: 119 Alicia St. Alice, Tx 78332  
Contact: Cell: 361-227-1634 Home: \_\_\_\_\_  
Email: mauriciojr72@icloud.com

Property Owner: Peers Holdings 606 E. Kings Ave  
Address: 606 E. Kings Ave. Kingsville, Tx. 78363  
Contact: Cell: 832-282-4141 Home: \_\_\_\_\_  
Property Location and Description: 606 E. Kings Ave.  
Kingsville, Tx.  
Description of Work: Demo canopy

Contractor: Mauricio Gonzalez  
Contact: Cell: 361-227-1434 Home: \_\_\_\_\_  
Email: mauriciojr72@icloud.com

### Documents Required:

1. Sketch, Drawing, Plans, Site Plans, Mock-ups
2. Photographs (Historic, Current, Surrounding Structures)
3. Materials List or Samples
4. Proof of Ownership
5. 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: MAURICIO GONZALEZ  
Signature: Mauricio Gonzalez Date: 10/1/25



Hearing Date: 01 OCT 2025 Approved ☒ Disapproved with conditions ☐ Disapproved ☐

- Meetings are held at City Hall, Helen Kleberg Groves Community Room, 400 W King Ave.
- If the Board disapproves the application with recommended changes, the applicant has 5 days to inform the City if he/she accepts the changes.
- If the application is disapproved or if the applicant does not accept all recommendations, he/she may appeal the Board's decision by informing the City within the 5 day period.
- The Board only hears cases when the owner is present or represented.
- Call 361-595-8055 for information.

CANOPY DEMO AT 606 E KING AVE  
APPROVED ON 01 OCT 2025.

*[Handwritten signature]*























