

HISTORICAL DEVELOPMENT BOARD

Wednesday, November 19, 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

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)- October 15, 2025

4. PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS (SEE MEETING RULES)

5. POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA

6. AGENDA ITEMS

Item # 1 Back brief Board on decision to demolish a burnt accessory structure on property at 1ST, BLOCK 82, LOT 30-32, ACRES .0, also known as 202 East Fordyce, Kingsville, TX 78363.

Item # 2 Discuss and Consider Action to demolish an existing structure at ORIG TOWN, BLOCK 78, LOT 11-16 also known as 303 West Lott, Kingsville, TX 78363.

Item # 3 Discuss and Consider Action to demolish an existing structure at ORIG TOWN, BLOCK 26, LOT 29,30, also known as 406 E Henrietta, Kingsville, TX 78363.

Item # 4 Discuss and Consider Action to demolish an existing structure at ORIG TOWN, BLOCK 66, LOT 26-28, also known as 218 West Lott, Kingsville TX 78363.

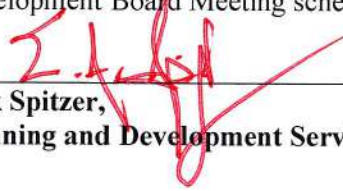
Item # 5 Discuss and Consider Action to install new windows and replace siding at ORIG TOWN, BLOCK 2, LOT 28-32, ACRES .0, also known as 430 W Richard, TX 78363.

- **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, 19 of November 2025, by 5:00 PM.


Erik Spitzer,
Planning and Development Services Director

Posted
@ 12:00PM
On 11-14-25
By H. Solin

**HISTORICAL DEVELOPMENT BOARD
REGULAR MEETING MINUTES
WEDNESDAY, October 15, 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
Daniel Burt
Daniel Morales**

Citizens' Present

**Albert Garcia
Javiel Rojas**

Erik Spitzer, Planning and Development Director

Herlinda Solis Administrative Assistant
Board Secretary

- 1. The meeting was called to order:**
@ 4:20 PM

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

September 17, 2025, Minutes approved by: Jeri L S Morey and Daniel Burt seconded; Daniel Morales abstained due to absence from previous meeting; 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 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.**

Erik Spitzer addressed the Board and stated that on October 1, 2025, the Planning Department lost Kobby Agyekum because the city decided to eliminate his position as the Senior Planner and the Historic Preservation Officer (HPO). Because of the City Ordinance, it was required to appoint an HPO; we saw it fit to appoint me to serve; this may not be forever; if we find or someone would like that role, I would be happy to step aside. Daniel Morales asked if we

have any other options and meant no disrespect with his question. Herlinda Solis stated that it is customary for the Planning Director to serve as HPO until another candidate can be found and accept the role and gave examples. Erik stated that he learned a lot from Kobby and understands the importance of the role. Daniel Morales made the motion to approve; Jeri Mori seconded the motion; all in favor, motion carried.

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.

Erik addressed the Board and stated that he would like to ask the Chairperson to consider the demolition of both existing structures. The property consists of a single-family dwelling and a multifamily two-story garage apartment in the rear; as the subject notes it's an existing building and would like to ask the board to consider both structures for demolition if possible. Maggie Salinas stated that that could not be done and we would need to bring back that item at another date. Albert Garcia addressed the Board and stated that the back structure is not original to the structure and was added possibly in the 1960s; the structure is dilapidated and unsafe; he also gave history to this property and would like to demolish both structures and build a home with the advice of Board Members to help keep the historical aspect of the area. Jeri Morey stated that she would love to see the fireplace repurposed; Albert stated that he could not keep the original chimney, but he could repurpose the bricks and some of the wood flooring. Albert also stated that this area was rezoned from R2 to R1 and the new plan would only allow a single-family home on the property. Maggie asked if this is the same property that was brought to the Board several years ago but was going to be too costly to repair. Albert said yes, that he started this process 5-6 years ago and the board determined that more information was needed, but as the contractor, it was going to be too costly to repair due to the termite infestation. The demolition of the rear structure was tabled due to not having the item on the agenda and would be brought back next month for consideration. Daniel Burt stated that he recalled this item at a previous meeting several years ago and reminded that members of the importance of purchasing properties sight unseen for profit and this property has been neglected for years. Daniel Morales made the motion to approve, the demolition of the main structure and table the new construction for a later date, Danile Burt seconded the motion, all in favor motion carried.

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

Erik Spitzer addressed the board and stated that on September 15, 2025, the code enforcement officers received a complaint about an unsafe canopy at 606 E King; the code officer notified the property owner who agreed to have it demolished. The contractor came to the permit department and obtained a demo permit. I made an executive decision to allow the canopy to be removed. This location is located near a busy sidewalk and intersection, and the city could not risk someone getting hurt. Daniel Morales made the motion to approve; Daniel Burt seconded the motion; all in favor motion carried.

7. **Staff Reports** – None
8. **Miscellaneous** – None
9. **Adjournment** - Meeting adjourned at 5:10 PM

ITEM

#1

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: November 19th, 2025
TO: Historic Development Board
FROM: Erik Spitzer (Director of Planning & Development Services)
SUBJECT: Back brief Board on decision to demolish a burnt accessory structure on property at 1ST, BLOCK 82, LOT 30-32, ACRES .0, also known as 202 East Fordyce, Kingsville, TX 78363
APPLICANT: Erik Spitzer
CONTRACTOR: N/A

REQUEST

Back brief Board on decision to demolish a burnt accessory structure on property at 1ST, BLOCK 82, LOT 30-32, ACRES .0, also known as 202 East Fordyce, Kingsville, TX 78363.

Code

The structure located at 202 East Fordyce, Kingsville, TX 78363 was an unsafe burnt structure, specifically requested by the mayor to consider for immediate demolition. The property owner paid for the demolition.

BACKGROUND & PERTINENT DATA

This structure was located in Brush Zone 3 and was designated as ready for immediate demolition by Public Works and Code Compliance.

STAFF REVIEW & RECOMMENDATION

Staff reviewed the request for immediate demolition by the mayor. The burnt out structure was unsavable and posed a hazard to the public.

BOARD REVIEW

1) N/A

SIGNATURE

Erik Spitzer

Director of Planning & Development Services

Historical Development Board Review Application

Applicant: City Of Kingsville
Address: 410 West King, Kingsville TX 78363
Contact: Cell: _____ Home: 361-595-8019
Email: tcavazos@cityofkingsville.com

Property Owner: Roel Rodriguez
Address: 2513 Xenops, McAllen, TX 78504
Contact: Cell: _____ Home: _____
Property Location and Description: 202 East Fordyce, Kingsville TX 78363

Description of Work: Demolition of dilapidated rear structure (garage apartment)
Property owner agreement

Contractor: The City Of Kingsville
Contact: Cell: _____ Home: 361-595-8019
Email: tcavazos@cityofkingsville.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: Theresa Cavazos

Signature: _____ Date: 10/23/2025

Hearing Date: 11/19,2025 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 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.

TEXAS HISTORICAL COMMISSION

118

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-17135

County: Kleburg

City: Kingsville

Address No: 202-204

Street Name: East Fordyce Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name: Rodriguez Roel

Status:

Address: PO box 7511

City: Corpus Christi

State: TX

Zip: 78467

Geographic Location

Latitude: 27.51174

Longitude: -97.867387

Legal Description (Lot\Block): 1ST, BLOCK 82, LOT 30-32

Addition/Subdivision:

Year:

Property Type

Building

Current Designations:

☐

NR District

Is property contributing? ☐

☐

NHL

☐

NR

☐

RTHL

☐

OTHM

☐

HTC

☐

SAL

☐

Local

☐

Other

Architect:

Builder

Constrution Date: 1940

Source Tax Appraiser

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Stefan and Daniella

Date Recorded:

4/12/2013



TEXAS HISTORICAL COMMISSION

118

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-17135

County: Kleburg

City: Kingsville

Address No: 202-204

Street Name: East Fordyce Avenue

SECTION 2

Architectural Description

One-story hip-roofed residential building with front-gabled wing and shed-roofed plywood-sided front additions, asbestos siding; front gable has decorative shingles, and downsized replacement sash windows. The property also has a two-story side-gabled two-door garage with exposed rafter tails, narrow horizontal wood siding, boarded up windows, and original two-door barn-style doors.

☒ Additions, modifications **Explain:** multiple additions, replacement materials

☐ Relocated **Explain:**

Stylistic Influence

Folk Victorian

Structural Details

Roof Form

hipped

Roof Materials

ASPHALT-Composition Shingles

Wall Materials

WOOD-Siding, Asbestos

Windows

Metal sash

Doors (Primary Entrance)

ASPHALT-Composition Shingles

Plan

Modified L-Plan

Chimneys

Porches/Canopies

FORM Hipped Roof

SUPPORT Wood posts (plain)

MATERIAL Wood

ANCILLARY BUILDINGS:

Garage: 1

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

118

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-17135

County: Kleburg

City: Kingsville

Address No: 202-204

Street Name: East Fordyce Avenue

SECTION 3 Historical Information

Associated Historical Context

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:

Community Development

Periods of Significance:

Levels of Significance: ☐ National ☐ State ☒ Local

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

Integrity Notes:

extensive remodeling

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:	17135	Geographic ID: 100308230000192
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	202 E FORDYCE	
Map ID:	C1	Mapsco:
Legal Description:	1ST, BLOCK 82, LOT 30-32, ACRES .0	
Abstract/Subdivision:	S003	
Neighborhood:		
Owner		
Owner ID:	32174	
Name:	RODRIGUEZ ROEL	
Agent:		
Mailing Address:	2513 XENOPS MCALLEN, TX 78504	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$102,430 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$11,250 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$113,680 (=)
Agricultural Value Loss: ?	\$0 (-)
Appraised Value: ?	\$113,680 (=)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	\$55,336 (-)
Assessed Value:	\$58,344
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: RODRIGUEZ ROEL **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$113,680	\$58,344	\$448.77
GKL	KLEBERG COUNTY	0.771870	\$113,680	\$58,344	\$450.34
SKI	KINGSVILLE I.S.D.	1.410400	\$113,680	\$58,344	\$822.88
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$113,680	\$58,344	\$34.83

Total Tax Rate: 3.011149

Estimated Taxes With Exemptions: \$1,756.82

Estimated Taxes Without Exemptions: \$3,423.07

Property Improvement - Building

Type: COMMERCIAL **Living Area:** 1747.0 sqft **Value:** \$87,590

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	FF4	1940	1747
OPFA	OPEN PORCH FRAME AVERAGE	*	1940	104
OPFA	OPEN PORCH FRAME AVERAGE	*	1940	84
HWH	HOT WATER HEATER SHED	NV	1940	6
HWH	HOT WATER HEATER SHED	NV	1940	6

Living Area: 384.0 sqft **Value:** \$14,840

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	FF2	1940	384
AGFU	ATTACHED GARAGE FRAME UNFINISHED	*	1940	384
STGL	STORAGE FRAME (LOW)	*	1940	324
HWH	HOT WATER HEATER SHED	NV	1940	6
OPFL	OPEN PORCH FRAME LOW	*	1940	20
SAFU	STORAGE ATTACHED FRAME UNFINISHED	*	1940	96

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
B3	B3	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	\$102,430	\$11,250	\$0	\$113,680	\$0	\$58,344
2024	\$37,370	\$11,250	\$0	\$48,620	\$0	\$48,620
2023	\$41,870	\$6,750	\$0	\$48,620	\$0	\$48,620
2022	\$41,250	\$6,750	\$0	\$48,000	\$0	\$48,000
2021	\$32,180	\$6,750	\$0	\$38,930	\$0	\$38,930
2020	\$30,690	\$6,750	\$0	\$37,440	\$0	\$37,440
2019	\$33,950	\$6,750	\$0	\$40,700	\$0	\$40,700
2018	\$27,360	\$6,750	\$0	\$34,110	\$0	\$34,110
2017	\$23,260	\$6,750	\$0	\$30,010	\$0	\$30,010

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/4/1999	WDVL	WARRANTY DEED W/VENDOR'S LEIN	SMITH BEATRICE R	RODRIGUEZ ROEL	173	97	
5/15/1995	QCD	QUIT CLAIM DEED	SMITH BEATRICE R	SMITH BEATRICE R	115	989	

202 E Fordyce
CITY OF KINGSVILLE, TEXAS

NOTICE

Inspection Of This Structure Reveals That It Is Not In Compliance
With The Minimum Requirements Of The Building Code Of The
City Of Kingsville.

OCCUPANCY OF THIS STRUCTURE IS PROHIBITED
UNTIL ALL REQUIREMENTS OF THIS CODE ARE MET.

BY ORDER OF: ADMINISTRATOR - BUILDING DEPARTMENT

DETACHMENT OR REMOVAL of this Notice, or any repairs and/or
alterations of this structure - without express permission of the
BUILDING DEPARTMENT, CITY OF KINGSVILLE - constitutes a
misdemeanor and is punishable by a fine of Two Hundred (\$200.00)
Dollars.

CONTACT THE Building Department RELATIVE TO THE
REQUIRED WORK AND PERMIT APPLICATIONS

410 W. KING
Telephone: (361) 595-8019

DATE: 8-26-25 BY: KSP

08/26/2025 15:03









ITEM

#2

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: November 19th, 2025
TO: Historic Development Board
FROM: Erik Spitzer (Director of Planning & Development Services)
SUBJECT: Discuss and Consider Action to demolish an existing structure at ORIG TOWN, BLOCK 78, LOT 11-16, also known as 303 West Lott, Kingsville, TX 78363
APPLICANT: Erik Spitzer
CONTRACTOR: N/A

REQUEST

Discuss and Consider Action to demolish an existing structure at ORIG TOWN, BLOCK 78, LOT 11-16, also known as 303 West Lott, Kingsville, TX 78363.

Code

City of Kingsville Ordinances 15-1-167, 15-1-168 and 15-1-169

BACKGROUND & PERTINENT DATA

Single Family, Single Level Residential Structure built in 1970 recommended for condemnation by Code Enforcement Officers and the Building Official

STAFF REVIEW & RECOMMENDATION

Recommend Condemn...no historical significance

BOARD REVIEW

1) N/A

SIGNATURE

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

Erik Spitzer
Director of Planning & Development Services

Historical Development Board Review Application

Applicant: City Of Kingsville

Address: 410 West King, Kingsville TX 78363

Contact: Cell: _____ Home: 361-595-8019

Email: tcavazos@cityofkingsville.com

Property Owner: Brnardo Gonzalez Jr EST, Etux Maria M

Address: 303 West Lott Ave, Kingsville TX 78363

Contact: Cell: _____ Home: _____

Property Location and Description: 303 West Lott, Kingsville TX 78363

Description of Work: Demolition of dilapidated residential structure

Contractor: The City Of Kingsville

Contact: Cell: _____ Home: 361-595-8019

Email: tcavazos@cityofkingsville.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: Theresa Cavazos

Signature: _____ Date: 10/23/2025

Hearing Date: 11/19,2025 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 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.

TEXAS HISTORICAL COMMISSION

425

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-12545

County: Kleburg

City: Kingsville

Address No: 303

Street Name: West Lott Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name: Gonzales Bernardo Jr.

Status:

Address: 303 West Lott Ave

City: Kingsville

State: TX

Zip: 78363

Geographic Location

Latitude: 27.513289

Longitude: -97.870807

Legal Description (Lot\Block): ORIG TOWN, BLOCK 78, LOT 11-16

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: c. 1970

Source Sanborn maps

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Florence Ruiz

Date Recorded:

12/10/2012



TEXAS HISTORICAL COMMISSION

425

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-12545

County: Kleburg

City: Kingsville

Address No: 303

Street Name: West Lott Avenue

SECTION 2

Architectural Description

One-story L-plan cross-gabled residential building with sash windows and asbestos siding.

☐ Additions, modifications **Explain:**

☐ Relocated **Explain:**

Stylistic Influence

Ranch Style

Structural Details

Roof Form

Cross-Gabled

Roof Materials

Composition Shingles

Wall Materials

Asbestos

Windows

Sash

Doors (Primary Entrance)

Composition Shingles

Plan

L-Plan

Chimneys

Porches/Canopies

FORM

SUPPORT

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

425

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-12545

County: Kleburg

City: Kingsville

Address No: 303

Street Name: West Lott 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:	12545	Geographic ID: 100107811000192
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	303 W LOTT	
Map ID:	C1	Mapsco:
Legal Description:	ORIG TOWN, BLOCK 78, LOT 11-16	
Abstract/Subdivision:	S001	
Neighborhood:		
Owner		
Owner ID:	62784	
Name:	GONZALES BERNARDO JR EST	
Agent:		
Mailing Address:	ETUX MARIA M 303 W LOTT AVE KINGSVILLE, TX 78363-5442	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$36,530 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$22,500 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$59,030 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$59,030 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$14,714 (-)
Assessed Value:	\$44,316
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: GONZALES BERNARDO JR EST **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$59,030	\$44,316	\$340.87
GKL	KLEBERG COUNTY	0.771870	\$59,030	\$44,316	\$342.06
SKI	KINGSVILLE I.S.D.	1.410400	\$59,030	\$44,316	\$625.03
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$59,030	\$44,316	\$26.46

Total Tax Rate: 3.011149

Estimated Taxes With Exemptions: \$1,334.42

Estimated Taxes Without Exemptions: \$1,777.48

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 1088.0 sqft **Value:** \$36,530

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	FF3	1945	1088
OPFA	OPEN PORCH FRAME AVERAGE	*	1999	140
OPFA	OPEN PORCH FRAME AVERAGE	*	0	45

Property Land

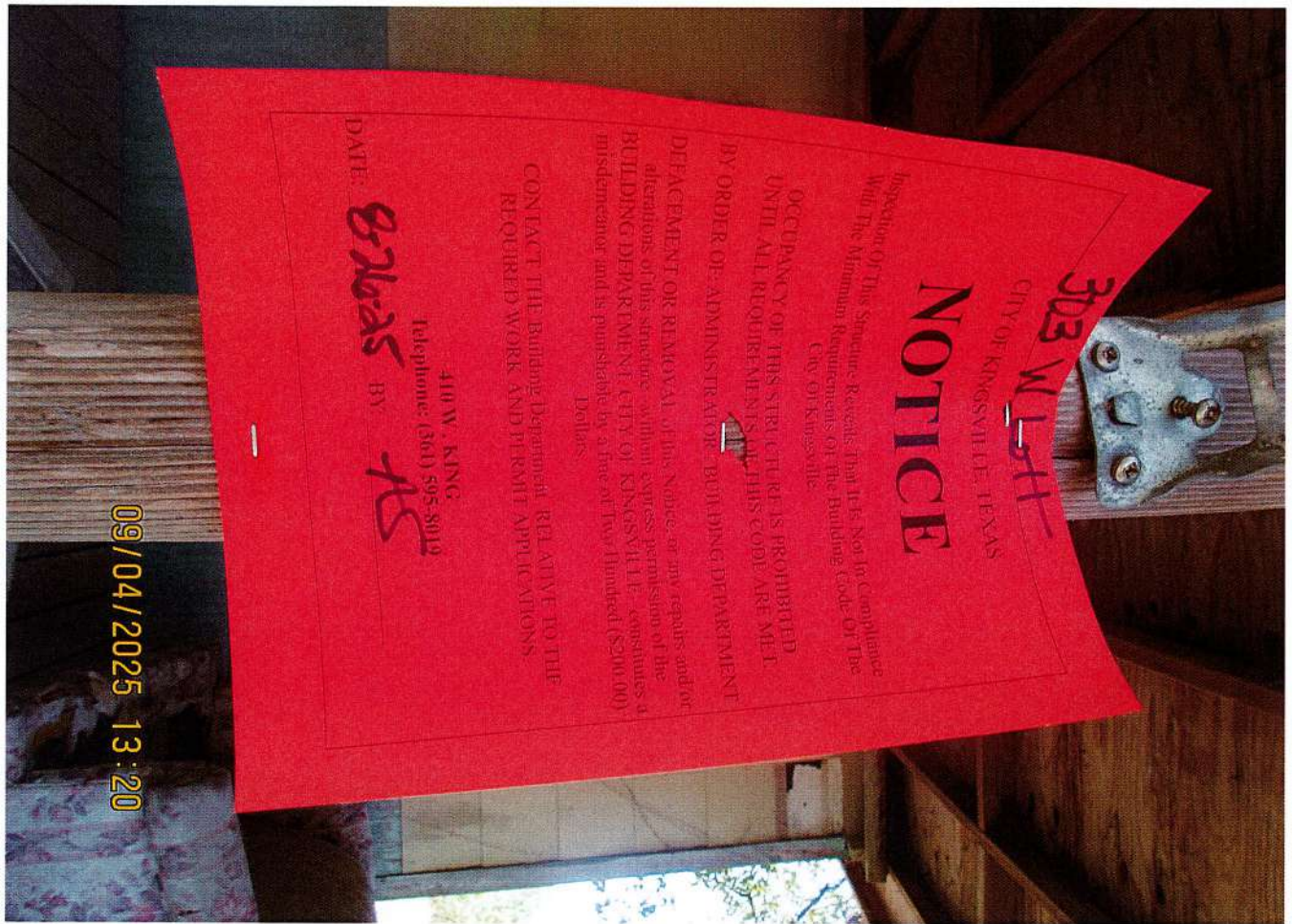
Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	A1	0.48	21,000.00	150.00	140.00	\$22,500	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$36,530	\$22,500	\$0	\$59,030	\$0	\$44,316
2024	\$14,430	\$22,500	\$0	\$36,930	\$0	\$36,930
2023	\$14,430	\$22,500	\$0	\$36,930	\$0	\$36,930
2022	\$17,670	\$6,000	\$0	\$23,670	\$0	\$23,670
2021	\$17,650	\$6,000	\$0	\$23,650	\$0	\$23,650
2020	\$17,090	\$6,000	\$0	\$23,090	\$0	\$23,090
2019	\$19,250	\$6,000	\$0	\$25,250	\$0	\$25,250
2018	\$18,010	\$6,000	\$0	\$24,010	\$0	\$24,010
2017	\$17,100	\$6,000	\$0	\$23,100	\$0	\$23,100

Property Deed History

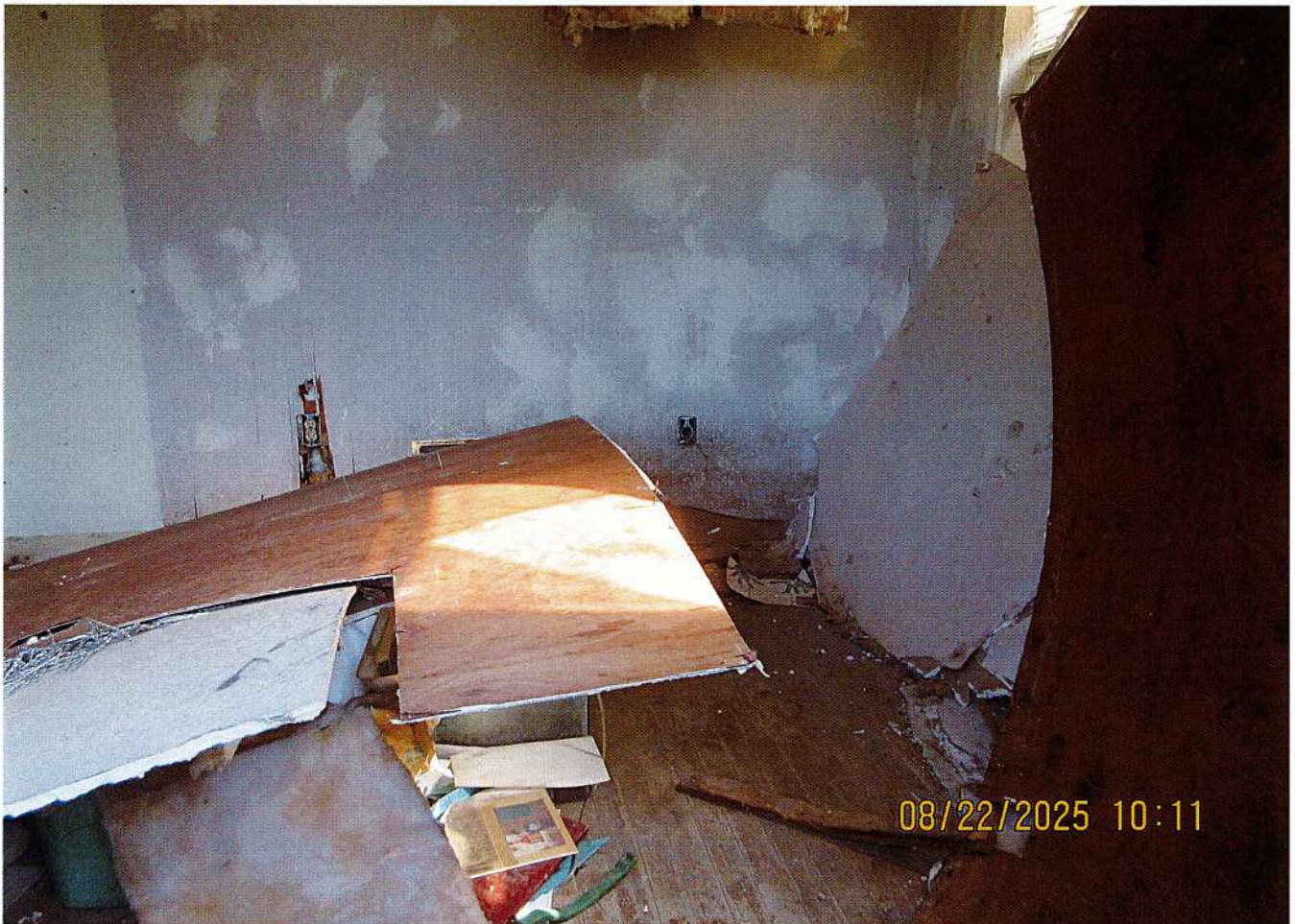
Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/10/2016	DEATH	DEATH - ADD EST TO OWNERSHIP	GONZALES BERNARDO JR	GONZALES BERNARDO JR EST			













ITEM

#3

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: November 19th, 2025
TO: Historic Development Board
FROM: Erik Spitzer (Director of Planning & Development Services)
SUBJECT: Discuss and Consider Action to demolish an existing structure at ORIG TOWN, BLOCK 26, LOT 29,30, also known as 406 E Henrietta, Kingsville, TX 78363
APPLICANT: Erik Spitzer
CONTRACTOR: N/A

REQUEST

Discuss and Consider Action to demolish an existing structure at ORIG TOWN, BLOCK 26, LOT 29,30, also known as 406 E Henrietta, Kingsville, TX 78363

Code

City of Kingsville Ordinances 15-1-167, 15-1-168 and 15-1-169

BACKGROUND & PERTINENT DATA

Single Family, Single Level Residential Structure built in 1945 recommended for condemnation by Code Enforcement Officers and the Building Official

Single Family, Single Level Residential Structure built in 1970 recommended for condemnation by Code Enforcement Officers and the Building Official

Recommend Condemn...no historical significance

BOARD REVIEW

1) N/A

SIGNATURE

Erik Spitzer
Director of Planning & Development Services

Historical Development Board Review Application

Applicant: City Of Kingsville

Address: 410 West King, Kingsville TX 78363

Contact: Cell: _____ Home: 361-595-8019

Email: tcavazos@cityofkingsville.com

Property Owner: Maria C Rodriguez

Address: 406 East Henrietta, Kingsville TX 78363

Contact: Cell: _____ Home: _____

Property Location and Description: 406 East Henrietta, Kingsville TX 78363

Description of Work: Demolition of dilapidated residential structure

Contractor: The City Of Kingsville

Contact: Cell: _____ Home: 361-595-8019

Email: tcavazos@cityofkingsville.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: Theresa Cavazos

Signature: _____ Date: 10/23/2025

Hearing Date: 11/19,2025 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 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.

TEXAS HISTORICAL COMMISSION

475

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-16259

County: Kleburg

City: Kingsville

Address No: 406

Street Name: East Henrietta Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name: Barrera Benito C. Jr.

Status:

Address: PO Box 270775

City: Corpus Christi

State: TX

Zip: 78427

Geographic Location

Latitude: 27.518931

Longitude: -97.864369

Legal Description (Lot\Block): ORIG TOWN, BLOCK 26, LOT 29, 30

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: 1945

Source Tax Appraiser

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Stefan & Daniela

Date Recorded:

5/7/2013



TEXAS HISTORICAL COMMISSION

475

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-16259

County: Kleburg

City: Kingsville

Address No: 406

Street Name: East Henrietta Avenue

SECTION 2

Architectural Description

One-story rectangular-plan side-gabled residential building with front-gabled stoop porch supported by wood brackets, front-gabled attic vent, sash windows, and horizontal siding.

☐ Additions, modifications **Explain:**

☐ Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Gable

Roof Materials

Composition Shingles

Wall Materials

WOOD-Siding

Windows

Metal sash

Doors (Primary Entrance)

Composition Shingles

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Gable Roof

SUPPORT Brackets

MATERIAL Wood

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

475

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-16259

County: Kleburg

City: Kingsville

Address No: 406

Street Name: East Henrietta Avenue

SECTION 3 Historical Information

Associated Historical Context

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:

Community Development

Periods of Significance:

1913-1946, 1946-1985

Levels of Significance: ☐ National ☐ State ☒ Local

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

Integrity Notes:

Individually Eligible? No

Within Potential NR District?: Yes

Is Property Contributing?: ☒

Priority: Medium

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:	16259	Geographic ID: 100102629000192
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	406 E HENRIETTA	
Map ID:	C1	Mapsco:
Legal Description:	ORIG TOWN, BLOCK 26, LOT 29, 30	
Abstract/Subdivision:	S001	
Neighborhood:		
Owner		
Owner ID:	60527	
Name:	RODRIGUEZ MARIA C	
Agent:		
Mailing Address:	PO BOX 5334 KINGSVILLE, TX 78364-5334	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$26,250 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$7,500 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$33,750 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$33,750 (=)
HS Cap Loss: ⓘ	\$5,678 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$28,072
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: RODRIGUEZ MARIA C **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$33,750	\$19,672	\$151.31
GKL	KLEBERG COUNTY	0.771870	\$33,750	\$16,072	\$124.05
SKI	KINGSVILLE I.S.D.	1.410400	\$33,750	\$0	\$0.00
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$33,750	\$11,072	\$6.61

Total Tax Rate: 3.011149

Estimated Taxes With Exemptions: \$213.82

Estimated Taxes Without Exemptions: \$1,016.27

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 816.0 sqft **Value:** \$26,250

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	FF3	1945	816
OPFA	OPEN PORCH FRAME AVERAGE	*	1945	18

Property Land

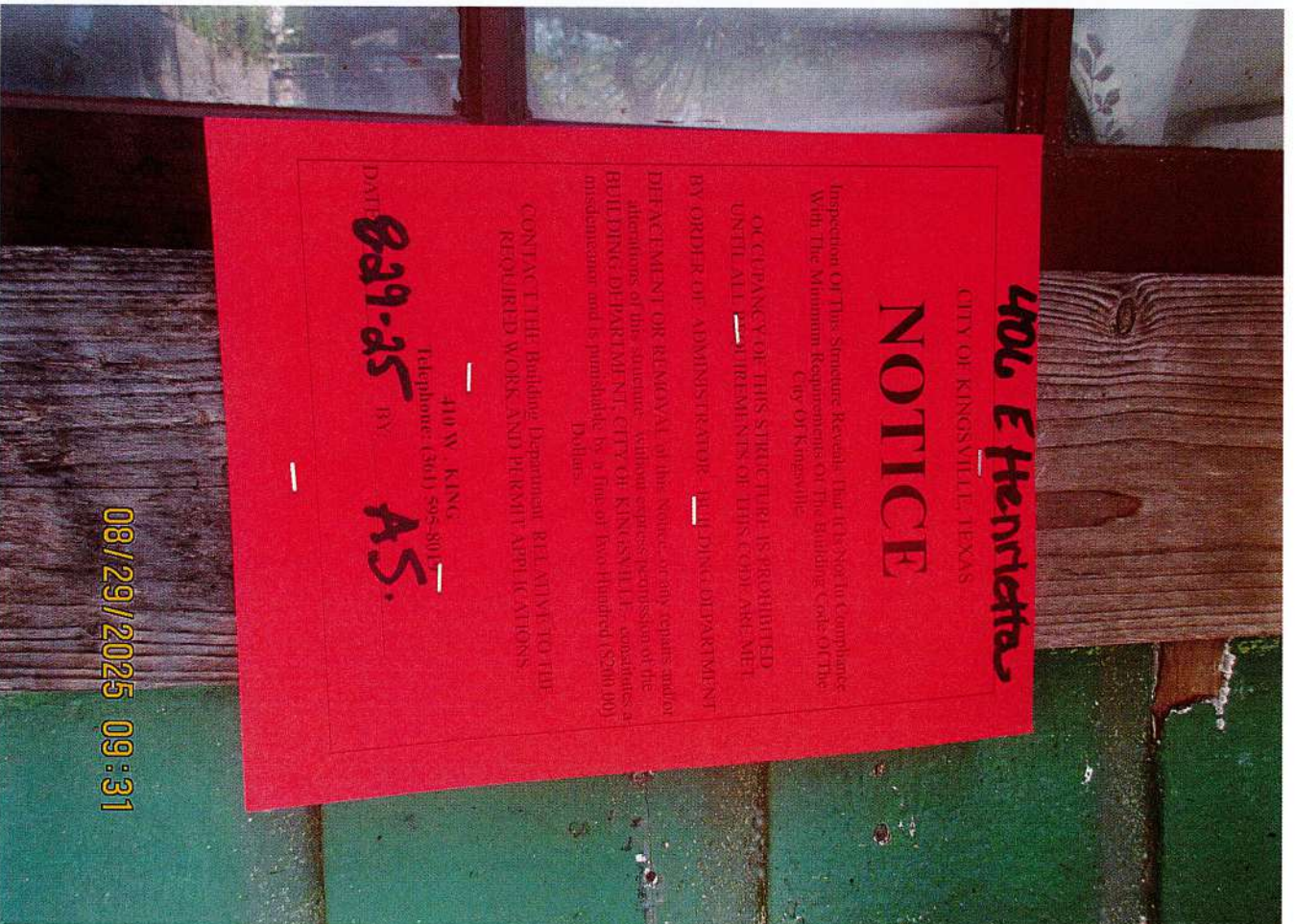
Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	A1	0.16	7,000.00	50.00	140.00	\$7,500	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$26,250	\$7,500	\$0	\$33,750	\$5,678	\$28,072
2024	\$18,020	\$7,500	\$0	\$25,520	\$0	\$25,520
2023	\$18,020	\$7,500	\$0	\$25,520	\$319	\$25,201
2022	\$18,910	\$4,000	\$0	\$22,910	\$0	\$22,910
2021	\$18,910	\$4,000	\$0	\$22,910	\$0	\$22,910
2020	\$18,200	\$4,000	\$0	\$22,200	\$468	\$21,732
2019	\$18,200	\$4,000	\$0	\$22,200	\$2,444	\$19,756
2018	\$13,960	\$4,000	\$0	\$17,960	\$0	\$17,960
2017	\$13,960	\$4,000	\$0	\$17,960	\$0	\$17,960

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/9/2014	WDVL	WARRANTY DEED W/VENDOR'S LEIN	BARRERA BENITO C JR	RODRIGUEZ MARIA C	520	509	





ITEM

#4

Historical Development Board Review Application

Applicant: City Of Kingsville
Address: 410 West King, Kingsville TX 78363
Contact: Cell: _____ Home: 361-595-8019
Email: tcavazos@cityofkingsville.com

Property Owner: Adan Flores EST,
Address: 218 West Lott, Kingsville TX 78363
Contact: Cell: _____ Home: _____
Property Location and Description: 218 West Lott, Kingsville TX 78363

Description of Work: Demolition of dilapidated residential structure

Contractor: The City Of Kingsville
Contact: Cell: _____ Home: 361-595-8019
Email: tcavazos@cityofkingsville.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: Theresa Cavazos

Signature: _____ Date: 10/23/2025

Hearing Date: 11/19,2025 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 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.

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: November 19th, 2025
TO: Historic Development Board
FROM: Erik Spitzer (Director of Planning & Development Services)
SUBJECT: Discuss and Consider Action to demolish an existing structure at ORIG TOWN, BLOCK 66, LOT 26-28, also known as 218 West Lott, Kingsville TX 78363
APPLICANT: Erik Spitzer
CONTRACTOR: N/A

REQUEST

Discuss and Consider Action to demolish an existing structure at ORIG TOWN, BLOCK 66, LOT 26-28, also known as 218 West Lott, Kingsville TX 78363

Code

City of Kingsville Ordinances 15-1-167, 15-1-168 and 15-1-169

BACKGROUND & PERTINENT DATA

Single Family, Single Level Residential Structure built in 1915 recommended for condemnation by Code Enforcement Officers and the Building Official

Single Family, Single Level Residential Structure built in 1970 recommended for condemnation by Code Enforcement Officers and the Building Official

Recommend Condemn...no historical significance

BOARD REVIEW

1) N/A

SIGNATURE

Erik Spitzer

Director of Planning & Development Services

TEXAS HISTORICAL COMMISSION

212

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-17850

County: Kleburg

City: Kingsville

Address No: 218

Street Name: West Lott Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name: Flores Adan

Status:

Address: 218 West Lott Ave

City: Kingsville

State: TX

Zip: 78363

Geographic Location

Latitude: 27.513735

Longitude: -97.870067

Legal Description (Lot\Block): ORIG TOWN, BLOCK 66, LOT 26-28

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: c. 1915

Source Sanborn maps

Function

Current: Domestic

Historic: Domestic

Recorded By: Florence H. Ruiz

Date Recorded:

6/18/2013



TEXAS HISTORICAL COMMISSION

212

Historic Resources Survey Form

Local Id: 0001-17850

City: Kingsville

Project #: 00009

County: Kleburg

Address No: 218

Street Name: West Lott Avenue

SECTION 2

Architectural Description

One-story gable front-and-wing Folk Victorian style residential building with hip-roofed porch set in ell supported by square wood posts and latticework, wood sash windows, horizontal siding, and rear additions.

☒ Additions, modifications **Explain:** rear additions

☐ Relocated **Explain:**

Stylistic Influence

Folk Victorian

Structural Details

Roof Form

Cross-Gabled

Roof Materials

Composition Shingles

Wall Materials

WOOD-Siding

Windows

Wood sash

Doors (Primary Entrance)

Composition Shingles

Plan

L-Plan

Chimneys

Porches/Canopies

FORM Hipped Roof

SUPPORT Wood posts (plain)

MATERIAL

ANCILLARY BUILDINGS:

Garage: 1

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

212

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-17850

County: Kleburg

City: Kingsville

Address No: 218

Street Name: West Lott Avenue

SECTION 3 Historical Information

Associated Historical Context

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:

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? No

Within Potential NR District?: Yes

Is Property Contributing?: ☒

Priority: Medium

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:	17850	Geographic ID: 100106626000192
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	218 W LOTT	
Map ID:	C1	Mapsco:
Legal Description:	ORIG TOWN, BLOCK 66, LOT 26-28	
Abstract/Subdivision:	S001	
Neighborhood:		
Owner		
Owner ID:	73515	
Name:	FLORES ADAN EST	
Agent:		
Mailing Address:	724 E KENEDY AVE KINGSVILLE, TX 78363-5777	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$48,600 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$11,250 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$59,850 (=)
Agricultural Value Loss: ?	\$0 (-)
Appraised Value: ?	\$59,850 (=)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	\$0 (-)
Assessed Value:	\$59,850
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: FLORES ADAN EST %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$59,850	\$59,850	\$460.35
GKL	KLEBERG COUNTY	0.771870	\$59,850	\$59,850	\$461.96
SKI	KINGSVILLE I.S.D.	1.410400	\$59,850	\$59,850	\$844.12
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$59,850	\$59,850	\$35.73

Total Tax Rate: 3.011149

Estimated Taxes With Exemptions: \$1,802.16

Estimated Taxes Without Exemptions: \$1,802.16

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 1100.0 sqft **Value:** \$48,600

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	FF3	1940	1100
OPFA	OPEN PORCH FRAME AVERAGE	*	1940	176
DGFU	DETACHED GARAGE FRAME UNFINISHED	*	0	160

Property Land

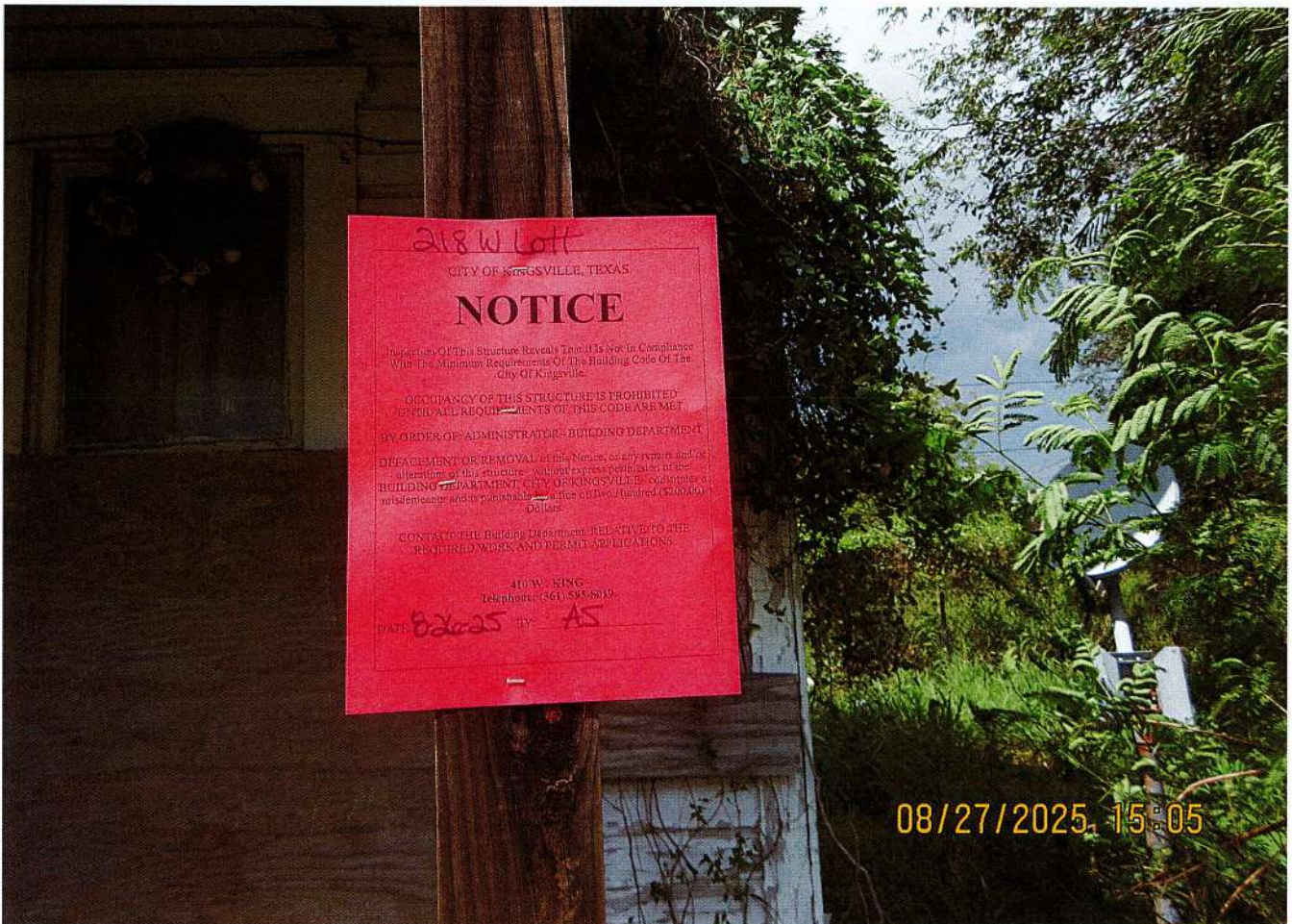
Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	A1	0.24	10,500.00	75.00	140.00	\$11,250	\$0

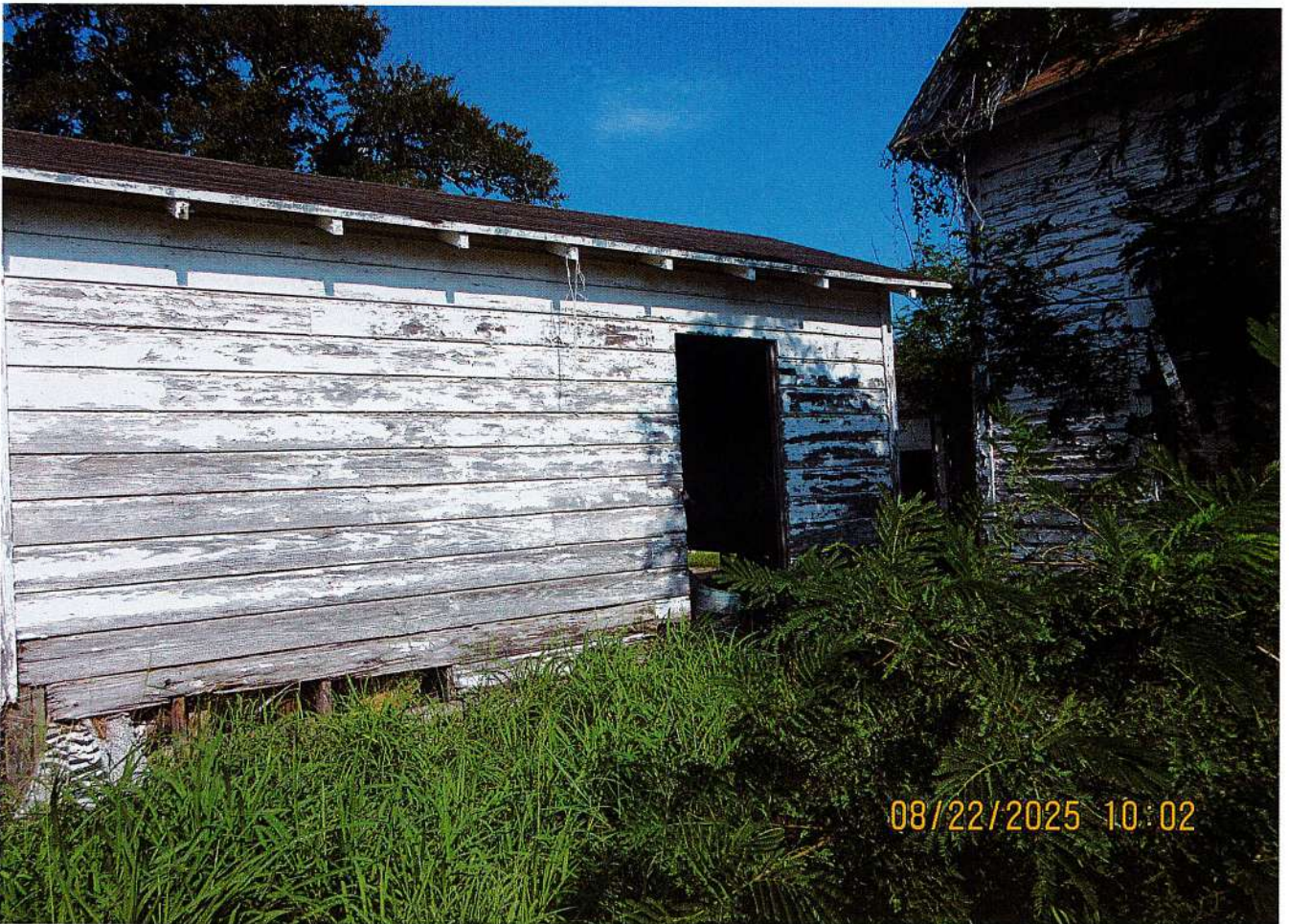
Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$48,600	\$11,250	\$0	\$59,850	\$0	\$59,850
2024	\$11,970	\$11,250	\$0	\$23,220	\$0	\$23,220
2023	\$11,970	\$11,250	\$0	\$23,220	\$0	\$23,220
2022	\$14,830	\$3,000	\$0	\$17,830	\$0	\$17,830
2021	\$14,830	\$3,000	\$0	\$17,830	\$0	\$17,830
2020	\$14,350	\$3,000	\$0	\$17,350	\$0	\$17,350
2019	\$16,210	\$3,000	\$0	\$19,210	\$0	\$19,210
2018	\$17,750	\$3,000	\$0	\$20,750	\$0	\$20,750
2017	\$17,750	\$3,000	\$0	\$20,750	\$0	\$20,750

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/22/2024	DEATH	DEATH - ADD EST TO OWNERSHIP	FLORES ADAN	FLORES ADAN EST			
10/16/2009	CORR WD	CORRECTION WD	FLORES ADAM	FLORES ADAN	421	599	
3/20/2009	WD	WARRANTY DEED	RHODE FAMILY TRUST	FLORES ADAM	408	420	











ITEM #5

CITY of KINGSVILLE
DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: November 19th, 2025
TO: Historic Development Board
FROM: Erik Spitzer (Director of Planning & Development Services)
SUBJECT: Discuss and Consider Action to install new windows and replace siding at ORIG TOWN, BLOCK 2, LOT 28-32, ACRES .0, also known as 430 W Richard, TX 78363
APPLICANT: Erik Spitzer
CONTRACTOR: N/A

REQUEST

Discuss and Consider Action to install new windows and replace siding at ORIG TOWN, BLOCK 2, LOT 28-32, ACRES .0, also known as 430 W Richard, TX 78363.

Code

N/A

BACKGROUND & PERTINENT DATA

Mr. Robert Rodriguez approached the Planning Department on 02 October 2025 to request to install new windows and "Hardi-PanelTM" siding on an existing single family, single level residential structure located at 430 W Richard

STAFF REVIEW & RECOMMENDATION

Staff recommend approval

BOARD REVIEW

1) N/A

SIGNATURE



Erik Spitzer
Director of Planning & Development Services

Historical Development Board Review Application

Applicant: Robert Rodriguez
Address: 1230 E. Mesquite
Contact: Cell: 361/455-9137 Home: _____
Email: Rodriguez Construction 1311 ATT@yahoo.com

Property Owner: Nicholas KAWAMURA
Address: 430 W. Richards St.
Contact: Cell: (361) 219-2934 Home: _____

Property Location and Description: 430 W. Richards
ORIG TOWN, Block 2, Lot 28-32,

Description of Work: Install new windows and Hardi
siding hardi trim

Contractor: Rodriguez Construction
Contact: Cell: 361 455-9137 Home: _____
Email: _____

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: Robert Rodriguez

Signature: [Signature] Date: Oct. 2, 2025

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY 16047 R
Legal Description
ORIG TOWN, BLOCK 2, LOT 28-32, ACRES .0

100100228000192
Ref ID2: R16047
Map ID C1
SITUS 430 W RICHARD
APPR VAL METHOD: Cost

GENERAL
UTILITIES
TOPOGRAPHY
ROAD ACCESS
ZONING
BUILDER
NEXT REASON
REMARKS

OWNER ID
59457
OWNERSHIP
100.00%
KAWAMURA NICHOLAS
ETUX CANDACE
430 W RICHARD
KINGSVILLE, TX 78363
ACRES: .0000
EFF. ACRES:
IMPROVEMENTS
LAND MARKET
MARKET VALUE
PRODUCTIVITY LOSS
APPRAISED VALUE
CAP LOSS
ASSESSED VALUE

VALUES
241,440
18,750
260,190
0
260,190
16,119
244,071

ENTITIES
CAD
CKI
GKL
SKI
WST
100%
100%
100%
100%
100%
HOMESTEAD
HS

PROPERTY APPRAISAL INFORMATION 2025
KAWAMURA NICHOLAS
ETUX CANDACE
430 W RICHARD
KINGSVILLE, TX 78363
ACRES: .0000
EFF. ACRES:
APPR VAL METHOD: Cost

UTILITIES
TOPOGRAPHY
ROAD ACCESS
ZONING
BUILDER
NEXT REASON
REMARKS
SECT C RECKS PER NOT WORKED PER TF/AM 5/
FOR 2025 UPDT ACCT PER AM/TM 5/19/25 JO --
FOR '24 SEG 1: REM PHY % - REM SEG 2 IMPS
PER GONE - SEG 4: RECALSS TO FF2 CHG EFF
YR & ADD OPFL PER IE/TM 2/2/24 2/14/24 JO --

BUILDING PERMITS
ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL
01/24/2023 ADDNS 360 A 55,000
05/23/2011 REM 0 A 3,000

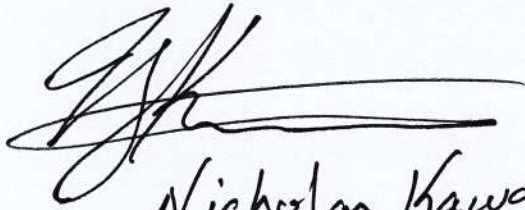
SALE DT PRICE GRANTOR DEED INFO
08/31/2022 ***** FLEMING DANELL WDWL 331698
06/11/2008 ***** CARRALES JAMES EGFT WD / 392 / 174
06/11/2008 ***** CARRALES GUSTAVOWD/WL / 392 / 179

IMPROVEMENT INFORMATION
SUBD: S001 100.00% NBHD:
TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE/UNITS BUILT EFF YR COND VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE
MA MAIN AREA R FF2/ 592.0 109.06 1 1940 1987 * 64,560 49% 90% 100% 100% 100% 0.44 28,470
SAFF STORAGE ATTA R */ 27.0 43.62 1 1940 1987 * 1,180 49% 90% 100% 100% 100% 0.44 520
AGFU ATTACHED GAR R */ 576.0 32.72 1 1940 1987 * 18,850 49% 90% 100% 100% 100% 0.44 8,310
2. RESIDENTIAL STCD: A1 1,195.0
Homesite: N 84,590 37,300

IMPROVEMENT FEATURES
Exterior Wall 1 EW3 0
Roof Style RT2,RM1 0
Flooring 1 FL7 0
Heating/Cooling 1 HA5 0
Plumbing 1 1 0

LAND INFORMATION
SUBD: S001 100.00% NBHD:
L# DESCRIPTION CLS TABLE DIMENSIONS UNIT PRICE GROSS VALUE IRR Wells: 0 Capacity: 0 IRR Acres: 0
MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT PRC AG VALUE

I (Nicholas Kawamura) Property owner at
430 W Richard, Kingsville, TX give Approval
for work/Remodeling to be conducted by
Mr. Robert Rodriguez

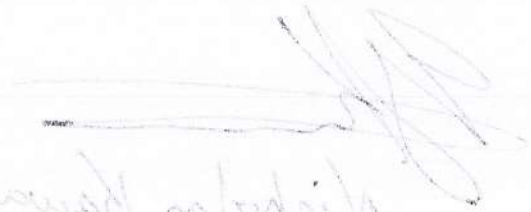
A stylized handwritten signature in black ink, consisting of a large, sweeping 'N' followed by a horizontal line and a small 'K'.

Nicholas Kawamura

361 219 2954

NJKawamura@gmail.com

I (Nicholas Hammann) Property owner at
430 W. Richard, Kingville, TX Give Approval
for work/Remodeling to be conducted by
Mr. Robert Rodriguez

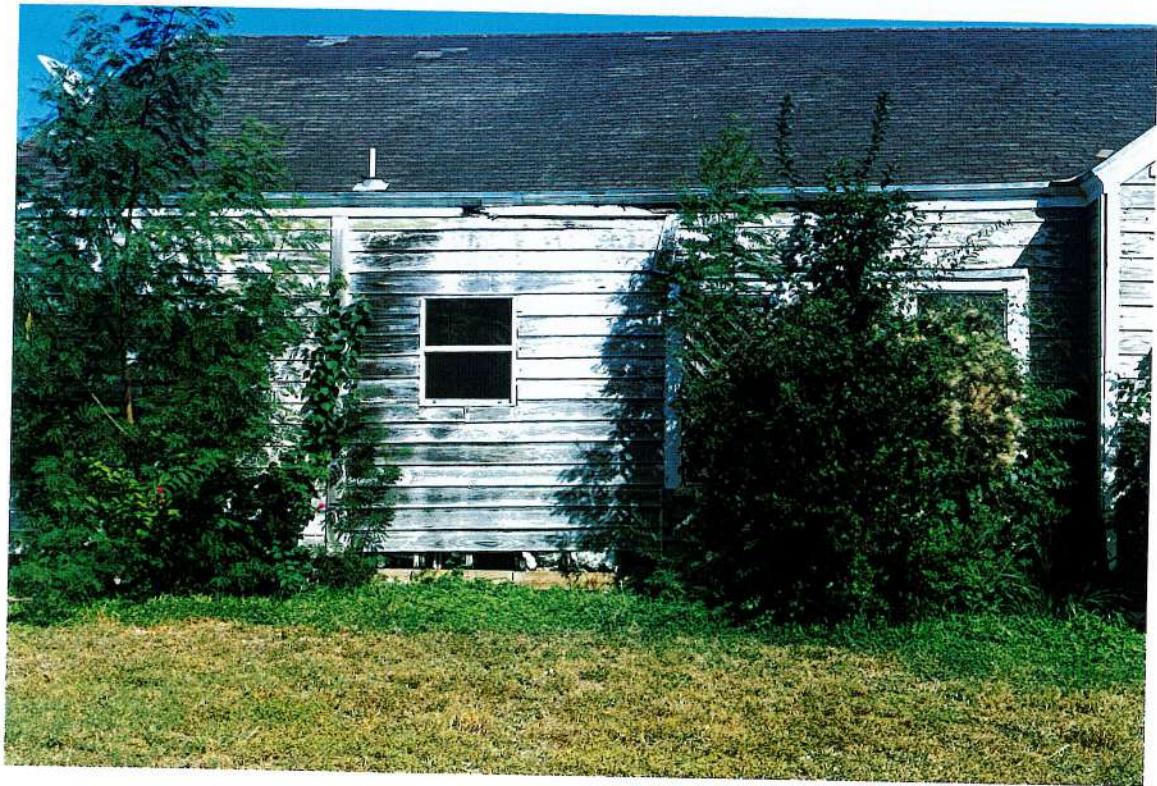


Nicholas Hammann

321 518 5234

NHammann@gmail.com







Hardie Siding



PO Box 12030 | Austin, TX 78711 | 800-578-4677 | tdi.texas.gov

Product Evaluation

EC23 | 0723

Engineering Services Program

The following product has been evaluated for compliance with the wind loads specified in the International Residential Code (IRC) and the International Building Code (IBC).

This product evaluation is not an endorsement of this product or a recommendation that this product be used. The Texas Department of Insurance has not authorized the use of any information contained in the product evaluation for advertising, or other commercial or promotional purpose.

This product evaluation is intended for use by those individuals who are following the design wind load criteria in Chapter 3 of the IRC and Section 1609 of the IBC. The design loads determined for the building or structure shall not exceed the design load rating specified for the products shown in the limitations section of this product evaluation. This product evaluation does not relieve a Texas licensed engineer of his responsibilities as outlined in the Texas Insurance Code, the Texas Administrative Code, and the Texas Engineering Practice Act.

For more information, contact TDI Engineering Services Program at (800) 248-6032.

Evaluation ID: EC-23

Effective Date: July 1, 2023

Re-evaluation Date: July 2027

Product Name: Hardiepanel™®, Cempanel®, Hardieplank™®, Cemplank®, Prevail™, and Hardieshingle™®, fiber-reinforced cement exterior siding; Hardishingle™®, fiber-reinforced cement exterior cladding; and Hardie® Textured Panels fiber-reinforced cement exterior panels

Manufacturer: James Hardie Building Products, Inc.
10901 Elm Avenue
Fontana, CA 92337
(800) 426-4051

General Description:

Hardiepanel®, Prevail™ and Cempanel® panel siding is nominal 5/16" thick. The siding is 4' wide and comes in lengths of 8', 9', and 10'. The panels are available in smooth and woodgrain finishes.

Hardieplank®, Cemplank®, Prevail™, and Hardieshingle™® lap siding is nominal 5/16" thick. The siding comes in 8' and 12' lengths. The siding is available in widths up to 12". The siding is available in smooth and woodgrain finishes.

Hardieshingle™® cladding shingles are nominal 1/4" thick. When installed, the cladding has the appearance of wood shingles. The siding has the following dimensions:

Product	HardieShingle™ Cladding Shingles	New HardieShingle™ Cladding Shingles
Height (inches)	16	15.25
Shingle Widths (inches)	6, 8, 12	4.2, 5.5, 6.75, 10
Maximum Cladding Weather Exposure (inches)	8	7

Hardieshingle™ panel cladding is nominal 1/4" thick. When installed, the cladding has an appearance of wood/ shingles. The cladding is available in half round, staggered edge, and straight edge panels. The siding has the following dimensions:

Product	HardieShingle® Panels	New HardieShingle® Panels
Height (inches)	16 or 19	15.25 or 15.875
Panel Width (inches)	48	48
Maximum Cladding Weather Exposure (inches)	7	7

HardieSoffit® unvented panel is nominal 1/4" thick. The soffit panel is available in widths from 12" to 4' and comes in 8' and 12' lengths. The panels are available in smooth and woodgrain finishes.

HardieSoffit® vented panel is nominal 1/4" thick. The soffit panel is available in widths from 12" to 2' and comes in 8' and 12' lengths. Vented HardieSoffit® panel provides 5 square inches of net free ventilation per lineal foot of soffit. The panels are available in smooth and woodgrain finishes.

HardieSoffit® VentedPlus™ Panel and **Prevail® Soffit VentedPlus® Panel** are nominal 1/4" thick. The soffit panels are available in widths from 12" to 2' and comes in 8' and 12' lengths. HardieSoffit® VentedPlus™ Panel and Prevail® Soffit VentedPlus® Panel provides 12.6 square inches of net free ventilation per lineal foot of soffit. The panels are available in smooth and woodgrain finishes.

Hardie® Textured Panels are nominal 5/16" thick. The panels come in 8', 10', and 12' lengths and can be installed horizontally or vertically. The panels are available in different textures.

Installation:

General Installation Requirements: All fasteners must be corrosion resistant.

HardiePlank®, HardiePanel®, HardieSoffit®, Prevail™ Panel, Prevail™ Lap, Cemplank® and Cempanel® siding: Install the siding over structural sheathing if nailed through the sheathing and into the framing members. If installing the siding over non-structural sheathing (foam, gypsum board, fiberboard), then the length of the fastener used to secure the siding to the wall framing shall be increased by the thickness of the non-structural sheathing. In assemblies 6 through 16, 29, 30, and 35, fasten the siding directly to minimum 7/16" thick wood structural panels.

HardiePlank®, **Prevail™ Lap** and **Cemplank®** siding: Vertical splices must occur over framing members except where the "off-stud splice device" is installed, or where the planks are fastened to solid wood structural panel sheathing. If the vertical splice occurs over a framing member, then the fastener must be between 3/8" and 1/2" from the vertical splice and between 3/4" and 1" from the edge of the siding. When using an off-stud "off-stud splice device", splices must be located at least two stud cavities from the wall corner and one stud cavity away from door or window openings. Where the planks are fastened to wood structural panel sheathing, fastening must be in accordance with Assemblies 6 through 16, the fastener must be between 3/8" and 1/2" from the vertical splice and between 3/4" and 1" from the edge of the siding. Successive splices in the same plank must be at least 48" apart. Splices in successive planks vertically (i.e., planks above or below a given plank) must be offset at least one stud spacing.)

HardieShingle™, cladding shingles: Install the cladding shingles directly to wood structural panels.

HardiePlank®, **Cemplank®**, **Prevail™**, and **HardieShingle™** lap siding, **HardieShingle™** cladding shingles, and **HardieShingle™** panels: Do not use these products as wall bracing.

Assembly No. 1

HardiePlank®, Cemplank®, Prevail™ Lap Siding, and HardieShingle™ Lap Siding (Exposed Nailing Method)

The following products are applicable: Lap siding 12" in width or less.

Fastener: 0.092" shank, 2-1/2" long, 0.222" head

Design pressure: -37 psf

Installation: Wall studs must be minimum Spruce-Pine-Fir (SPF) dimension lumber spaced a maximum of 16" on center. Wall bracing must be installed as required. A building paper must be applied to the wall studs before installing the siding. The siding must be fastened to the wall studs with minimum 0.092" shank, 2-1/2" long, 0.222" head corrosion resistant nails using the exposed nailing method. The first HardiePlank®, Cemplank®, Prevail or HardieShingle plank should be installed horizontally over a 1-1/4" wide weather resistant lath starter strip. Fasteners should be located approximately 5/8" from the bottom of the plank. The remaining courses are then installed with minimum 1-1/4" wide overlaps. Flashing, trim, and corners should be installed according to the manufacturer's specifications.

Assemblies No. 2 through No. 5

HardiePlank®, Cemplank®, Prevail™ Lap Siding, and HardieShingle™ Lap Siding (Concealed Nailing Method)

Assembly No. 2

The following products are applicable: Lap siding 5-1/4" in width or less.

Fastener: 11-gauge roofing nail, 1-3/4" long, 3/8" head

Windows

KRESTMARK®
200-275 VINYL SERIES

Westlake
Royal Window Solutions™

Krestmark® Collection
200-275 Series – New Construction



Series 200 is cleanly designed with a smooth beveled exterior profile giving it a nice bold appearance. Series 275 has a profiled exterior simulating wood brick moulding. Available in Single Hung, Picture Window, Horizontal Slider and Architectural Shapes in White, Sandstone and Clay. Series 200 available in Black/White laminate.

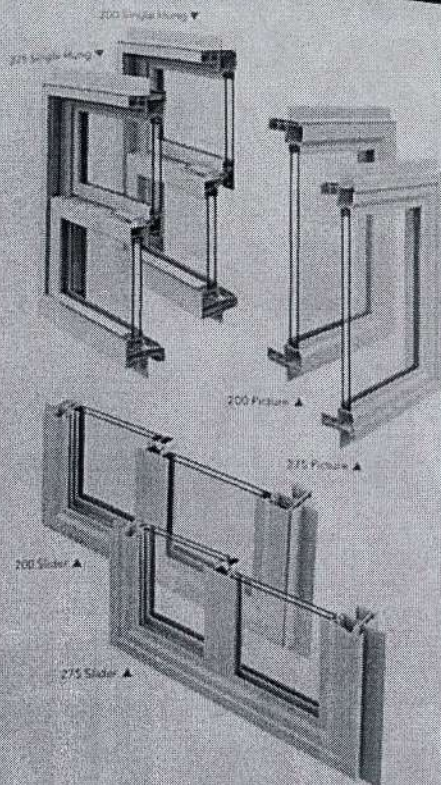
- Multi-chambered, fusion-welded, extruded-vinyl frame and sash provides stability and strength, thermal-resistant properties, and is extremely low maintenance.
- Tilt-in removable bottom sash for ease of cleaning has dual sash locks on units 18" and wider, reducing air infiltration; recessed tilt latches, integral lift rail adds strength.
- Metal reinforced meeting rail for added strength, positive locking and reduced air infiltration.
- Sill features a combined sloped and weep system, ensuring quick and easy water run off.
- Integral pre-punched nail fin adds strength, a weather tight barrier and ease of installation.
- Dual-weatherstrip system reduces infiltration to meet or exceed national testing standards.
- Dual pane 3/4" clear insulated glass with Warm Edge Spacer.
- Block and tackle balances provide smooth operation; locking shoes prevent sash from falling out when tilting for cleaning or removal.

KRESTMARK®

200-275 VINYL SERIES

Krestmark® Collection

200 Series – New Construction



NFRC PERFORMANCE RATINGS

(3/4" overall IG with Quanex Duralite spacer)

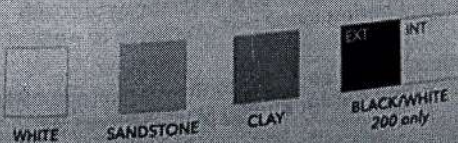
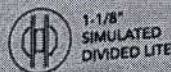
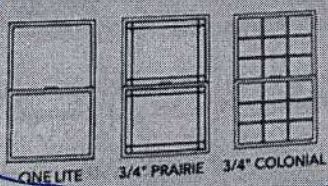
SINGLE HUNG	Glass Type Exterior + Interior	Gap Fill	Grid Option	NFRC Performance Ratings			EnergyStar® v7 Climate Zone Compliance		
				U-F	SHGC	VT	Southern	Central	N. Central
Standard	LoE-366 + Clear	Air	no Grid	0.33	0.22	0.51	No	No	No
			with Grid	0.33	0.20	0.46	No	No	No
			Argon	0.30	0.22	0.51	Yes	No	No
STC rated (STC = 29) requires DSB + 3/16" glass thickness	LoE-366 + Clear	Air	no Grid	0.33	0.22	0.50	No	No	No
			with Grid	0.33	0.20	0.45	No	No	No
			Argon	0.29	0.22	0.50	Yes	No	No
			Argon with Grid	0.29	0.20	0.45	Yes	No	No

HORIZONTAL SLIDER	Glass Type Exterior + Interior	Gap Fill	Grid Option	NFRC Performance Ratings			EnergyStar® v7 Climate Zone Compliance		
				U-F	SHGC	VT	Southern	Central	N. Central
Standard	LoE-366 + Clear	Air	no Grid	0.33	0.22	0.51	No	No	No
			with Grid	0.33	0.20	0.46	No	No	No
			Argon	0.29	0.22	0.51	Yes	No	No
STC rated (STC = 29) requires DSB + 3/16" glass thickness & 11/16" IG	LoE-366 + Clear	Air	no Grid	0.34	0.22	0.51	No	No	No
			with Grid	0.35	0.20	0.45	No	No	No
			Argon	0.29	0.22	0.51	Yes	No	No
			Argon with Grid	0.30	0.20	0.45	Yes	No	No

PICTURE WINDOW	Glass Type Exterior + Interior	Gap Fill	Grid Option	NFRC Performance Ratings			EnergyStar® v7 Climate Zone Compliance		
				U-F	SHGC	VT	Southern	Central	N. Central
Standard	LoE-366 + Clear	Air	no Grid	0.32	0.23	0.54	Yes	No	No
			with Grid	0.32	0.21	0.49	Yes	No	No
			Argon	0.28	0.23	0.54	Yes	Yes	No
STC rated (STC = 31) requires DSB + 3/16" glass thickness & 11/16" IG	LoE-366 + Clear	Air	no Grid	0.34	0.24	0.53	No	No	No
			with Grid	0.36	0.22	0.48	No	No	No
			Argon	0.29	0.23	0.53	Yes	No	No
			Argon with Grid	0.30	0.21	0.48	Yes	No	No

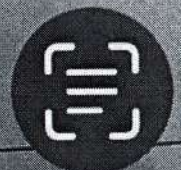
Unless specified, the NFRC values & Energy Star compliance are for double glazed, SSB (3/32") glass thickness. For glass thicknesses above this, contact your sales representative for ratings information.

Please visit WestlakeRoyalWindows.com for more information.



CARDINAL IG

You may qualify for a tax credit when you replace your existing windows. For more information, go to energystar.gov

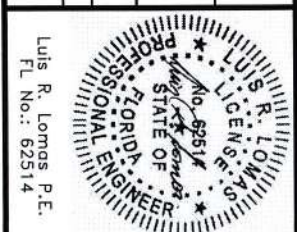


REVISIONS		
REV	DESCRIPTION	DATE

- NOTES:
1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE.
 2. WOOD FRAMING AND METAL STRUCTURE TO BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE. FRAMING AND MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
 3. SHIM AS NEEDED. AT EACH ANCHOR LOCATION WITH LOAD BEARING SHIM. SHIM WHERE SPACE OF 1/16" OR GREATER OCCURS. MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4".
 4. SHIMS SHALL BE LOCATED, APPLIED AND MADE FROM MATERIALS AND THICKNESS CAPABLE OF SUSTAINING APPLICABLE LOADS.
 5. WIND LOAD DURATION FACTOR $C_d=1.6$ WAS USED FOR WOOD ANCHOR CALCULATIONS.
 6. FRAME MATERIAL: EXTRUDED RIGID PVC.
 7. UNITS MUST BE GLAZED PER ASTM E1300.
 8. APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED FOR THIS PRODUCT IN WIND BORNE DEBRIS REGIONS.
 9. FOR ANCHORING THROUGH FIN INTO WOOD FRAMING OR 2X BUCK USE #8 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
 10. FOR ANCHORING THROUGH FIN INTO METAL STRUCTURE USE #8 SMS OR SELF DRILLING SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE 3 THREADS MINIMUM BEYOND STRUCTURE INTERIOR WALL. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
 11. INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BELOW:
 - 11.1. WOOD: MINIMUM SPECIFIC GRAVITY OF $G=0.42$
 - 11.2. METAL STRUCTURE: STEEL 18GA (.048") $F_y=33KSI/F_u=52KSI$

SHEET NO.	TABLE OF CONTENTS
1	NOTES
2	ELEVATION
3 - 4	INSTALLATION DETAILS
5	COMPONENTS

KRESTMARK INDUSTRIES, L.P. 3950 BASTILLE RD., SUITE 100 DALLAS, TX 75212			
200/275 VINYL SINGLE HUNG WINDOW NON-IMPACT 48" X 60"			
NOTES			
DRAWN A.R.	DWG NO.	08-03905	REV -
SCALE NTS	DATE 05/09/2023	SHEET 1	OF 5
L. ROBERTO LOMAS P.E. 208 7th Ave. INDIANAVILLE, FL 32903 434-688-0609 rloomas@lromaspe.com			



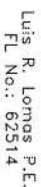


FOR OTHER SIZES APPROVED. SEE CHART #1, THIS SHEET

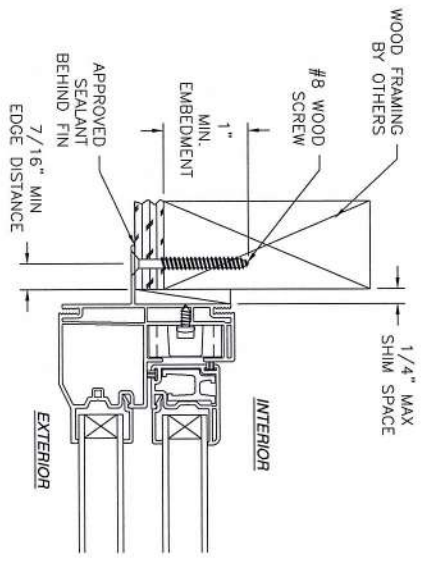
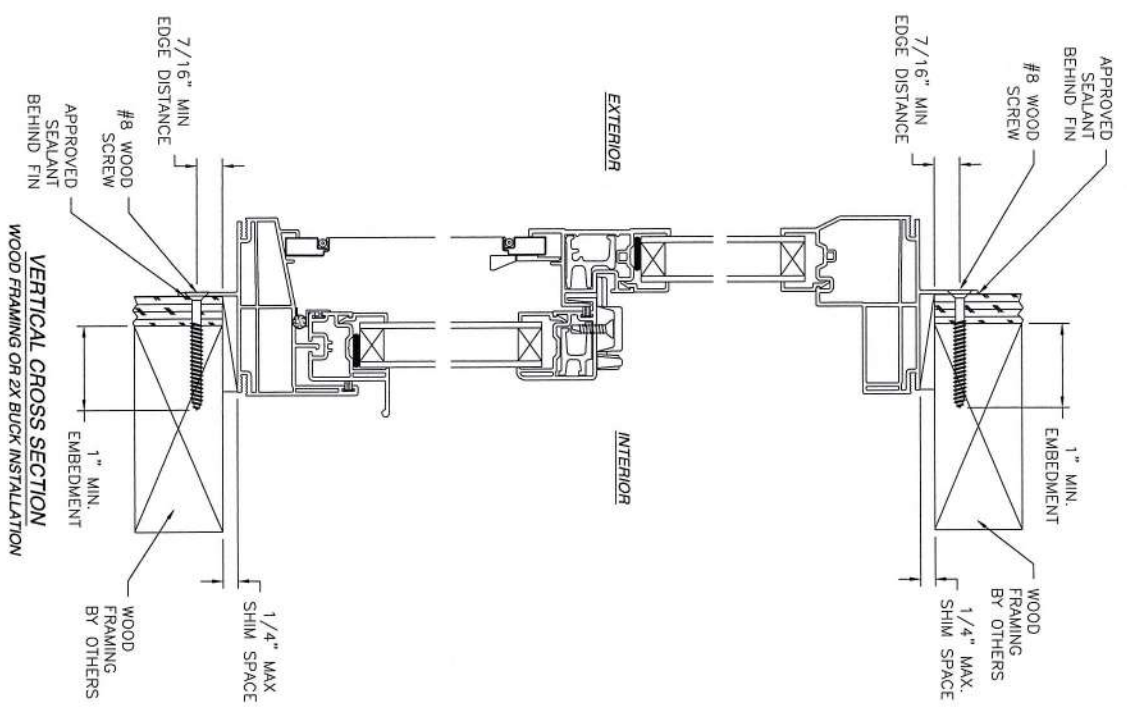
HARDWARE SCHEDULE

Chart #1
Design pressure rating (psf)

SIGNED: 10/19/2023



REVISIONS			
REV	DESCRIPTION	DATE	APPROVED



- NOTES:
1. INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.
 2. PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112

KRESTMARK INDUSTRIES, L.P.
 3950 BASTILLE RD., SUITE 100
 DALLAS, TX 75212

200/275 VINYL SINGLE HUNG WINDOW
 NON-IMPACT 48" X 60"
 INSTALLATION DETAILS

SIGNED: 10/19/2023

DRAWN: A.R.		DWG NO. 08-03905		REV -	
SCALE NTS	DATE 05/09/2023	SHEET 3	OF 5		

L. ROBERTO LOMAS P.E.
 208 7th Ave. INDALANTIC FL 32903
 434-688-0609 rlomas@rlomaspa.com

Luis R. Lomas P.E.
 FL No.: 62514

