

BOARD OF ADJUSTMENT AGENDA

Thursday, January 15, 2026, 6:00 PM

Regular Meeting

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

BOARD MEMBERS

Albert Garcia, Vice Chairman

John Garza

Larry Garcia

Orlando Moya

Eden Hernandez

Steve Flores

CITY STAFF

Charlie Sosa

City Manager

Herlinda Solis

Administrative Assistant

The following rules of conduct 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 5 minutes at a time without permission from the Chairman.
4. No one may speak a second time on a question until every person who wants to speak has done so.
5. All submissions of evidence, i.e., photos, drawings, will be retained by the Board of Adjustment and will become a part of the permanent file.

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

AGENDA

- CALL TO ORDER
- ROLL CALL
- APPROVAL OF MINUTES OF PREVIOUS MEETING – September 11, 2024
- NEW BUSINESS

ITEM #1 – Public Hearing- Rebecca Marie Alvarado, Owner/Applicant; requesting a Variance to appeal the decision of administrative officer of not allowing a shed in the front yard under Sec. 15-6-27- Accessory uses and structures, located at FORREST LAWN, BLOCK 2, LOT 16-18, also known as 632 West Ave. A, Kingsville, TX 78363.

ITEM #2 – Action Item- Rebecca Marie Alvarado, Owner/Applicant; requesting a Variance to appeal the decision of administrative officer of not allowing a shed in the front yard under Sec. 15-6-27- Accessory uses and structures, located at FORREST LAWN, BLOCK 2, LOT 16-18, also known as 632 West Ave. A, Kingsville, TX 78363.

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

- **ADJOURNMENT**

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

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

I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall, City of Kingsville, 400 West King Avenue, Kingsville, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: January 09, 2026, at 3:00 P.M. and remained so posted continuously for at least three business days proceeding the scheduled time of said meeting.


Charlie Sosa
City Manager

Posted
@ 11:00 AM
On 01-08-26
By ASolis

**BOARD OF ADJUSTMENTS
REGULAR MEETING MINUTES
September 11, 2024**

Planning and Zoning Members Present

Albert Garcia
Larry Garcia
Orlando Moya
John Garza
Eden Hernandez

Citizens Present

Thomas Ramos
Brianna Ramos
Robert Rodriguez

Staff Present

Erik Spitzer, Director of Planning and Development Services
Kobby Agyekum, SNR Planner
Herlinda Solis, Administrative Assistant/Board Secretary

1. The meeting was called to order at 6:00 p.m.

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

John Garza made the motion to approve the August 10, 2023, minutes, Larry Garcia seconded the motion, all in favor motion approved.

3. Public Comments on or off the agenda –

Thomas Ramos, 1830 Elizabeth Ave., Kingsville TX 78363 addressed the Board and thanked them for hearing his agenda item. He stated that he is wanting to add an additional driveway, on a less busy street for the safety of his family.

4. Postponements –None

5. Old Business – None

6. New Business – None

7. Public Hearing on the request from:

ITEM #1-Public Hearing on the request: ITEM NO. 2024-1: Thomas Ramos, owner/applicant, requesting to appeal the decision of the administrative officer pertaining to the addition of a driveway located at Fulton 3, Lot 45, (S314 – Fulton 3), also known as 1830 Elizabeth Ave., Kingsville TX, 78363

Erik Spitzer addressed the Board and stated that it has been over a year since the board has met and that this was his first meeting as the new Planning Director. Erik stated that he would like to review the ordinance with the board, your responsibilities, and the procedure specifics.

The Board of Adjustments shall act by majority vote and a quorum shall consist of at least four members. We have 5 Board Members present, so we have a quorum.

The Board of Adjustment shall have the following powers: to hear and decide appeals where it is alleged that there is error in any order, requirement, decision, or determination made by an administrative official. In this case the City of Kingsville Building Official. To authorize upon appeal such variance from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal

enforcement of the provisions of this article will result in unnecessary hardship; provided, that the spirit of the ordinance shall be observed and substantial justice done. Before any variance may be authorized, the Board shall find specifically all of the following conditions exist:

- (1) The variance will not authorize the operation of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought.
- (2) The development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this article, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district.
- (3) The variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district.
- (4) The variance will not alter the essential character of the district in which is located the property for which the variance is sought.
- (5) The variance will not weaken the general purposes of this article, or the regulations herein established for the specific district.
- (6) The variance will be in harmony with the spirit and purposes of this article.
- (7) The variance will not adversely affect the public health, safety, or welfare.
- (8) The variance will not substantially affect the comprehensive plan or zoning in the city and that adherence to the strict letter of the article will cause difficulties and hardships, the imposition of which upon the petitioner is unnecessary in or to carry out the general purpose of the plan.
- (9) Special circumstances attached to the property covered by the application which do not generally apply to the other property in the same district.
- (10) Because of the special circumstances, property covered by application is deprived of privileges possessed by other properties in the same district; and that the granting of the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

Erik also stated that Mr. Ramos, applicant and owner of the property located at 1830 Elizabeth Ave., is requesting to install an additional driveway on this property, which, if approved, would exceed 60 percent of the gross floor area (GFA) of the principal use, stipulated in the City Of Kingsville Ordinance Section 15-6-27 (Accessory Uses and Structure), (H) Dimensional and Sensity Standards, (3) Mr. Ramos states that adding this additional driveway will enable his family to park off the busy street, thus reducing overall risk to his family and their pets. He is, therefore, requesting a variance. Of note, he has three (3) letters of support for his request from nearby neighbors.

8. Discuss and Consider Action on the request from:

ITEM #2-Discuss and Consider on the request: ITEM NO. 2024-1: Thomas Ramos, owner/applicant, requesting to appeal the decision of the administrative officer pertaining to the addition of a driveway located at Fulton 3, Lot 45, (S314 – Fulton 3), also known as 1830 Elizabeth Ave., Kingsville TX, 78363

Kobby Agyekum addressed the Board and stated that the structure and driveway cover 60 percent of the land, and the green space is for mitigate drainage and prevent flooding, also the proposed driveway will not pass engineering requirements of 60 feet from the intersection, this proposed driveway will only have less than 40 feet. Kobby stated that he researched the property, and they have other options for the extension of the driveway. Erik stated that he concurred with Kobby in reference to the drainage and alternative plans to extend the parking situation.

Orlando Moya asked for clarification on the with space from the proposed driveway to the sidewalk, in the proposed rendering it showed space but from google earth it was touching. Roberto Rodriguez, 1230 E Mesquite, Kingsville TX 78363 stated that there would be 24 inches from the driveway to the sidewalk. Orlando also asked for the detentions of the approach, Roberto stated that it would be 20 x 24 on the entrance. John Garza asked Thomas to elaborate on why he is trying to get his driveway, Thomas stated that they must leave 20 feet from the mailbox and that leaves little room for street parking and that when they open the gate the cars stick out into the street, also the

traffic is a big issue with lots of speeding cars at all hours. He would just like to provide a safe option for his growing family. Robert stated that all surrounding properties have driveways coming out on Elizabeth and that's all they are asking for to improve the safety of this family. Erik asked if he currently parks in his driveway daily, Thomas responded saying not at this time because its too much trouble to stop the flow of traffic while he opens his gate. Larry Garcia asked if he keeps his dogs in a kennel or if he has a space for them? Thomas said that the dogs are inside 90 percent of the time and in summer only go out for 10 minutes at a time and when the weather gets cooler that will change to 30 minutes at a time. Thomas said that his wife is a social worker and leaves at various times throughout the day and opening and closing the gate is hard especially because of the dogs, they must park blocking traffic open the gate put the dogs in and then return to the car to park. They previously lost a dog who was hit by a car in another home and are very worried about that. Larry asked if they ever thought about widening the driveway, Thomas stated that they are expecting their first child, and he has worked very hard to provide for his family and all he wants is to have a safe area to load and unload his family. John Garza asked if they could move their mailbox and Thomas stated that they have thought about that and he the US Postal Service stated that his area is a drive-up delivery and not a walk-up delivery, so if they move the mailbox to the door, he will not receive his mail. Erik asked if they have a garage? Thomas stated that they do and due storage issues they can not park inside. Eden Hernandez asked the Board if this type of item has ever been presented for reference. Albert Garcia stated that he has served 20 years, and this was the first time and that there are homes in Kingsville with horseshoe driveways, but they were designed that way and that this is a very uncommon request. Albert stated that the instructions given by Erik stated that the 10 elements that had to meet in order for the variance to be granted and he was not sure what number it was but it stated that the request could not significantly change the neighborhood and that adding this driveway would in fact change it, all the homes would have a straight driveway and yours would be curved and you would have 2 driveways, also the modifications that you are purposing are not something that could be torn down or changed it would affect the area for years to come, also the drawings providing will block the sidewalk that is needed for ADA reasons, not only for walking but for wheelchairs and your vehicles will limit there ability to move around. Albert made some suggestions to help with his current parking issues. Robert stated that all the area has driveways, and he feels that for the family's safety it should pass and would hate to see them get t-boned because it's a busy street. Albert stated that his aunt lived on King Street his whole life and they never got t-boned. Larry made the motion to unapproved the request, John Garza seconded the motion all approved motion carried to unapproved the request.

9. Miscellaneous – None

10. Adjournment - Meeting adjourned at 6:47 PM

ITEM

#1



MEMO

Date: January 2, 2026

To: Zoning Board of Adjustment

From: Charlie Sosa

Subject: **Rebecca Marie Alvarado, Owner/Applicant; requesting a Variance to appeal the decision of administrative officer of not allowing a shed in the front yard under Sec. 15-6-27- Accessory uses and structures, located at FORREST LAWN, BLOCK 2, LOT 16-18, also known as 632 West Ave. A, Kingsville, TX 78363.**

Background: On 04 November 2025, Ms. Alvarado, applicant and owner of the property located at 632 W Avenue A, requested permission (a variance) from the City of Kingsville Planning Department to allow placement of a shed in the front yard. The shed was placed in the front yard without the required permit, and City of Kingsville Code Compliance Officers discovered its existence recently. The property is used as rental property and does not have a garage; in addition, there is no room on the sides of the property nor the back of the property to move the shed, due to setback requirements.

In accordance with City of Kingsville ordinance section 15-6-27 (Accessory uses and structures), “The Director of Planning and Development Services, or his/her designee, shall determine whether a proposed accessory use/structure, or in the case of an enforcement action, an existing accessory use/structure is permitted, under this ordinance.”

“In reviewing and approving an accessory use/structure, the Director of Planning and Development Services, or his/her designee, shall find that the proposed use meets the following criteria:”

“(7) Accessory uses of a storage nature are not located in the front yard area.”

“In the event the Building Official denies the accessory building, or the Director of Planning and Development Services denies the accessory use, the applicant may appeal to the Board of Adjustments as provided in Section 15-6-157, or seek a special exception as allowed in Subsection 15-6-27.”

19 letters were sent out to neighbors who reside within 200 feet of this property.

Charlie Sosa
City Manager



CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER LAND USE APPLICATION

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

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 632 W A Ave Nearest Intersection Armstrong Ave.

(Proposed) Subdivision Name Forrest Lawn Lot 16-18 Block 2

Legal Description Forrest Lawn

Existing Zoning Designation Future Land Use Plan Designation

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Rebecca Marie Alvarado Phone 361-726-0765

Email Address (for project correspondence only): rmcalvarado@gmail.com

Mailing Address 11606 Hondo Creek Dr City Corpus Christi State Tx Zip 78410

Property Owner Rebecca Marie Alvarado Phone 361-726-0765 FAX

Email Address (for project correspondence only): rmcalvarado@gmail.com

Mailing Address 11606 Hondo Creek Dr City Corpus Christi State Tx Zip 78410

Select appropriate process for which approval is sought. Attach completed checklists with this application.

<input type="checkbox"/>	Annexation Request	<u>No Fee</u>	<input type="checkbox"/>	Preliminary Plat	<u>Fee Varies</u>
<input type="checkbox"/>	Administrative Appeal (ZBA)	<u>\$250.00</u>	<input type="checkbox"/>	Final Plat	<u>Fee Varies</u>
<input type="checkbox"/>	Comp. Plan Amendment Request	<u>\$250.00</u>	<input type="checkbox"/>	Minor Plat	<u>\$100.00</u>
<input type="checkbox"/>	Re-zoning Request	<u>\$250</u>	<input type="checkbox"/>	Re-plat	<u>\$250.00</u>
<input type="checkbox"/>	SUP Request/Renewal	<u>\$250</u>	<input type="checkbox"/>	Vacating Plat	<u>\$50.00</u>
<input checked="" type="checkbox"/>	Zoning Variance Request (ZBA)	<u>\$250</u>	<input type="checkbox"/>	Development Plat	<u>\$100.00</u>
<input type="checkbox"/>	PUD Request	<u>\$250</u>	<input type="checkbox"/>	Subdivision Variance Request	<u>\$25.00 ea</u>

Please provide a basic description of the proposed project:

We need to build an outdoor storage shed for lawn equipment (riding lawnmower, gardening tools, etc.). The home was built in the 1950s.

It is situated in the back of the lot, instead of the center. Unlike our neighbors, we do not have a back yard.

The alleyway is directly in back of the home. There is no room on the side of the home, which only gives us the option to build in the front of the lot.

I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature Rebecca Marie Alvarado Date: 11-4-25
Property Owner's Signature Rebecca Marie Alvarado Date: 11-4-25
Accepted by: Rebecca Marie Alvarado Date: 07 Nov 2025

Kleberg CAD Property Search

Property Details

Account		
Property ID:	15811	Geographic ID: 129400216000192
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	632 W AVE A	
Map ID:	A1	Mapsco:
Legal Description:	FORREST LAWN, BLOCK 2, LOT 16-18	
Abstract/Subdivision:	S294	
Neighborhood:		
Owner		
Owner ID:	71635	
Name:	ALVARADO REBECCA MARIE	
Agent:		
Mailing Address:	11606 HONDO CREEK DR CORPUS CHRISTI, TX 78410	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$102,470 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$11,250 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$113,720 (=)
Agricultural Value Loss: ?	\$0 (-)
Appraised Value: ?	\$113,720 (=)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	\$14,516 (-)
Assessed Value:	\$99,204
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: ALVARADO REBECCA MARIE **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$113,720	\$99,204	\$763.06
GKL	KLEBERG COUNTY	0.771870	\$113,720	\$99,204	\$765.73
SKI	KINGSVILLE I.S.D.	1.410400	\$113,720	\$99,204	\$1,399.17
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$113,720	\$99,204	\$59.22

Total Tax Rate: 3.011149

Estimated Taxes With Exemptions: \$2,987.18

Estimated Taxes Without Exemptions: \$3,424.28

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 1356.0 sqft **Value:** \$102,470

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	FF3	1950	1356
CNC	CONCRETE SLAB RESIDENTIAL	*	1950	336
AGFU	ATTACHED GARAGE FRAME UNFINISHED	*	1950	150

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	\$102,470	\$11,250	\$0	\$113,720	\$0	\$99,204
2024	\$71,420	\$11,250	\$0	\$82,670	\$0	\$82,670
2023	\$71,420	\$11,250	\$0	\$82,670	\$0	\$82,670
2022	\$60,070	\$6,750	\$0	\$66,820	\$0	\$66,820
2021	\$60,070	\$6,750	\$0	\$66,820	\$0	\$66,820
2020	\$58,120	\$6,750	\$0	\$64,870	\$0	\$64,870
2019	\$34,710	\$6,750	\$0	\$41,460	\$0	\$41,460
2018	\$31,320	\$6,750	\$0	\$38,070	\$0	\$38,070
2017	\$31,320	\$6,750	\$0	\$38,070	\$0	\$38,070

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/22/2023	QCD	QUIT CLAIM DEED	ALVARADO JOSE JR	ALVARADO REBECCA MARIE			334428

Sec. 15-6-157. - Board of adjustment.

(A) *Organization.* The Board of Adjustment shall consist of five members each to be appointed by the City Commission for a term of two years. The Board of Adjustment shall also consist of three alternate members, each to be appointed by the City Commission for a term of two years, who will serve in the absence of one or more regular members when requested to do so by the mayor or city manager. Any member may be removed by the City Commission upon written charges after public hearing. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant. A maximum of five members may attend and vote at a Board of Adjustment meeting.

(B) *Chairman.* The Board shall elect a chairman and adopt rules to govern its proceedings in accordance with this article and the statutes of the State of Texas. Meetings shall be held at the call of the chairman or such times as designated by the Board. The Board shall have the power to administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings showing the vote of each member upon the question, or if absent and failing to vote, indicating such fact, and shall keep records of its examinations and other official action; all of which shall be immediately filed in the office of the Planning Department and shall be a public record.

(C) *Appeals.* Appeals to the Board of Adjustment may be taken by any person aggrieved or by an officer, department, board or department municipality affected by any decision of an administrative officer. Such appeal shall be made within a reasonable time as provided by the rules of the Board by filing with the officer from whom the appeal is taken and with the Board of Adjustment a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall secure all papers and facts constituting the basis of the action being appealed for transmittal to the Board.

(D) *Stay of proceeding.* An appeal stays all proceedings in furtherance of the action appealed, unless the officer from whom the appeal is taken certifies to the Board of Adjustment that by reason of acts stated in his certificate that a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed except by a restraining order granted by the Board of Adjustment or by the District Court on applications and notice and on the cause shown.

(E) *Notice.* The secretary of the Planning Division of the Management Services Department in charge of handling Board of Adjustment appeals shall: mail announcements of appeals to all property owners within 200 feet of the site or parcel in question; advertise the hearing; and collect an application fee of \$250.00 (to cover the actual costs of materials used, mailing and publication costs), which must be collected prior to scheduling any hearing or appeal. Interested parties may appear in person, or be represented by an agent or attorney.

(F) *Powers of the Board of Adjustment.* The Board of Adjustment shall have the following powers: to hear and decide appeals where it is alleged that there is error in any order, requirement, decision, or determination made by an administrative official. To authorize upon appeal such variance from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this article will result in unnecessary hardship; provided, that the spirit of the ordinance shall be observed and substantial justice done. Before any variance may be authorized, the Board shall find specifically all of the following conditions exist:

- (1) The variance will not authorize the operation of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought.
- (2) The development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this article, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district.

- (3) The variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district.
- (4) The variance will not alter the essential character of the district in which is located the property for which the variance is sought.
- (5) The variance will not weaken the general purposes of this article or the regulations herein established for the specific district.
- (6) The variance will be in harmony with the spirit and purposes of this article.
- (7) The variance will not adversely affect the public health, safety, or welfare.
- (8) The variance will not substantially affect the comprehensive plan or zoning in the city and that adherence to the strict letter of the article will cause difficulties and hardships, the imposition of which upon the petitioner is unnecessary in or to carry out the general purpose of the plan.
- (9) Special circumstances attached to the property covered by the application which do not generally apply to the other property in the same district.
- (10) Because of the special circumstances, property covered by application is deprived of privileges possessed by other properties in the same district; and that the granting of the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

(G) *Findings of fact.* Every decision of the Board shall be based upon findings of fact and every finding of fact shall be supported in the record of its proceedings. The enumerated conditions required to exist on any matter upon which the Board is required to pass under this article shall be construed as limitation on the power of the Board to act. A mere finding or recitation of the enumerated conditions unaccompanied by findings of specific fact shall not be deemed findings of fact, and shall not be deemed compliance with this article.

(H) *Decisions permitted.* The Board may affirm, modify, or reverse the order, requirement, decision or determination appealed.

(I) *Vote for modification or reversal.* The concurring vote of four members of the Board shall be necessary to modify or reverse any order, requirement, decision or determination of any administrative officer or to decide in favor of the appellant or to effect any variation in the ordinance.

(J) *Appeal from Board.* The city or any person aggrieved by any decision of the Board may have and maintain plenary action for relief therefrom in any court of competent jurisdiction; provided, petition for such relief is presented to the court within 10 days after the filing of such decision in the office of the City Recorder.

(K) *Advertisement and announcement procedure.* When required, advertisement giving the time, place and subject of the hearing shall be published in a newspaper of general circulation in the city no less than 15 days prior to such hearing for the Board of Adjustment. Mailings to property owners in the vicinity, when required, shall contain the time, place, and subject of the hearing and be mailed at least 10 days prior to the hearing.

(1962 Code, § 11-6-7; Ord. 84009, passed 6-18-84; Ord. 90027, passed 6-25-90; Ord. 200022, passed 11-20-00; Ord. No. 2015-05, § I, paseed 1-26-2015, eff. 2-11-2015)

Statutory reference—Board of Adjustment, see Tex. Loc. Gov't Code, §§ 211.008 et seq.

Sec. 15-6-27. - Accessory uses and structures.

(A) *Purpose and findings.* This section establishes additional zoning district standards, exceptions to standards or alternative standards (e.g. screening, landscaping, and/or design standards) for particular uses which are subordinate to the principal use. The purpose of this section is to:

- Provide supplemental standards for individual uses in order to protect surrounding property values and uses;
- Protect the public health, safety and general welfare; and
- Implement the Master Plan of the City.

The section provides supplemental regulations for certain uses, structures and facilities. These regulations are in addition to the other applicable standards of this Code. In some cases, the establishment of these standards streamlines the permitting process by permitting the use as of right in certain districts subject to these regulations rather than a case-by-case consideration for a Special Use Permit (SUP). In other instances, the regulations do not streamline the process but address the unique development challenges of certain uses and structures whether permitted as of right or as a special use.

(B) *Compliance Mandatory.* No accessory use may be initiated, established, or maintained unless it complies with the standards set forth for such use in this section and/or article.

(C) *Regulations Supplement Other Code Regulations.* The regulations of this section shall supplement the requirements of the applicable base and overlay zoning district regulations and other applicable standards of this section. These standards are in addition to, and do not replace, the other standards for development set forth in any other sections or articles of the code of ordinances unless otherwise provided. To the extent that there is a conflict between a standard in another section of the code of ordinances and a standard in this section, the standard in this section governs unless otherwise indicated.

(D) *Applicability.* This section applies to any subordinate use of the building or other structure, or use of land that is:

- (1) Conducted on the same lot as the principal use to which it is related; and
- (2) Clearly incidental to, and customarily and commonly associated with, the main permitted use of the premises. Such accessory buildings and uses shall be so constructed, maintained and conducted as to not produce noise, vibration, concussion, dust, dirt, fly ash, odor, noxious gases, heat or glare which is injurious, damaging or unhealthful to adjacent property or the uses thereof and shall be on the premises of the main use.

Where a principal use or structure is permitted, such use shall include accessory uses and structures subject to this section.

(E) *Permit Required.* Every accessory building requires a building permit. Application for such a permit shall be made to the Building Official. The building permit for the accessory building may be included on the permit for the main building or main land use if constructed or established simultaneously, otherwise a separate permit will be required.

(F) The Director of Planning & Development Services, or his/her designee, shall determine whether a proposed accessory use/structure, or in the case of an enforcement action, an existing accessory use/structure is permitted under this ordinance. In reviewing and approving an accessory use/structure, the Director of Planning & Development Services, or his/her designee, shall find that the proposed use meets the following criteria:

- (1) Is not to be constructed or established on a lot until construction of the principal structure is completed or the principal use is established;
- (2) Is not to be established on a vacant lot and/or is located on the same lot as the principal use served;
- (3) Is subordinate to and serves a principal use;

- (4) Is subordinate in area, extent or purpose to the principal use served;
- (5) Contributes to the comfort, convenience or necessity of the occupants, business or industry of the principal use;
- (6) Is not injurious, noxious or offensive to the neighborhood;
- (7) Accessory uses of a storage nature are not located in the front yard area; and
- (8) Accessory buildings shall not be used for dwelling purposes except where permitted in the Land Use Chart (Appendix A, Section 1 Land Use Chart or Article 6 of Chapter 15 of the Code of Ordinances).

In the event the Building Official denies the accessory building, or the Director of Planning and Development Services denies the accessory use, the applicant may appeal to the Board of Adjustment as provided in Section 15-6-157, or seek a special exception as allowed in Subsection 15-6-27(J). Any accessory use to a use requiring a special use permit is prohibited unless specifically allowed by the special use permit.

- (G) *General Requirements.* Unless otherwise specified in this section, all attached and detached accessory structures shall conform to the same use, height and area regulations required of the main use or structure and with the following additional limitations:
 - (1) Accessory uses shall not include the conduct of trade unless permitted in conjunction with a permitted use.
 - (2) Accessory uses shall be located on the same lot as the principal use for which they serve.
- (H) *Dimensional and Density Standards.* The location of accessory uses and structures is subject to Appendix B "Space Requirements" Section 1 & 2 of Article 6, Chapter 15 of the Code of Ordinances.
 - (1) For residential lots not exceeding one and one-half (1.5) acres, detached accessory structures shall not be located in the front yard. Detached accessory structures may be located in the rear yard area.
 - (2) For residential lots exceeding one and one-half (1.5) acres, detached accessory structures may be located in the front yard if it is required due to topographical issues or other impediment that prevents the placement of the structure in the rear yard area.
 - (3) Accessory uses and structures shall not exceed 60 percent of the gross floor area (GFA) of the principal use.
 - (4) Within nonresidential districts, accessory structures, except for carports, are prohibited within the side and rear yards of lots adjacent to a residential use or district. The total floor area of all accessory structures shall not exceed 2500 square feet.
- (I) *Permitted Accessory Uses and Structures.* Accessory uses and structures include, but are not limited to, the following list of examples, provided that each accessory use or building shall comply with all the provisions of this chapter.
 - (1) Drop-off boxes, such as mail or donation boxes, at all commercial establishments in C1 through I2 zone districts provided the drop-off box:
 - a. Is located behind the minimum setbacks required in the respective zones;
 - b. Is located so it is not (1) blocking driveways, (2) blocking pass-through traffic in parking aisles, (3) blocking pedestrian traffic, (4) creating any safety issue as determined by the Director of Planning and Development Services; and
 - c. Does not eliminate any required parking spaces or is not located in any parking aisle.
 - (2) Employee restaurants and cafeterias when located in a permitted business or manufacturing building. (The size of these accessory uses may be no more than 10% of the gross square footage of the business.)
 - (3) Home occupations in accordance with Section 15-6-26.
 - (4) Management offices for multi-tenant properties.
 - (5)

The operation of service facilities and equipment in connection with schools, hospitals and other similar institutions or uses.

- (6) The overnight parking of a truck which is a non-commercially licensed box truck or non-CDL licensed vehicle in working condition in a residential zone district.
- (7) Recreational uses and structures for the use and convenience of occupants, employees or guests of a principal use or facility.
- (8) Refreshment and service facilities in parks and playgrounds, and in permitted public or private recreation facilities or schools.
- (9) Repair or construction of power boats, large sailing vessels or racing vehicles may be allowed only in zone districts for which repair or construction of vehicles as a commercial business is permitted. Repairs of personal vehicles or recreational boats or vehicles which are legally stored on a lot may be permitted in residential districts provided the vehicles are owned by the occupants of the dwelling and must take place within a private garage.
- (10) *Residential accessory buildings.* Garages, carports, parking facilities, tool/storage sheds in residential zoning districts and for residential uses in all other zoning districts, provided:
 - a. *Attached accessory structures.* Garages, carports, parking facilities or tool/storage sheds attached to the main structure shall conform to the same height, area and setback regulations required for the main use or structure, except:
 1. The structure shall not occupy more than 50% of the required rear yard.
 - b. *Detached accessory structures.* Garages, carports, gazebos, parking facilities or tool/storage sheds detached from the main structure shall:
 1. Be in accordance with Appendix B, Section 1 "Space Requirements" Article 6 of Chapter 15 of the Code of Ordinances;
 2. Be located only in the side or rear yard area;
 3. Occupy an area no greater than 50% of the rear yard area behind the principal structure; and
 4. Be at least seven feet from the main dwelling.
 - c. Detached accessory structures located in any residential zoning district shall meet the following standards as approved by city staff:
 1. Galvanized (painted and unpainted) metal is prohibited as an exterior siding material, however roofs may utilize painted galvanized panels;
 2. All accessory structures shall have enclosed eaves at a minimum length or depth of twelve inches unless it is a pre-manufactured and/or a preassembled metal or wood storage building and under 250 square feet in gross floor area.
 3. Freestanding metal carports that are not certified and sealed by a State of Texas licensed engineer and arched steel structures (aka Quonset huts) are prohibited. Freestanding metal carports accompanied by engineered stamped plans may be approved.
 4. Structures larger than 400 square feet in ground floor area shall meet the following additional requirements:
 - i. Exterior materials shall consist of the same or similar materials as the principal structure.
 - ii. In order to prevent an institutional or uncharacteristic appearance, any wall or fascia with a square footage greater than 400 sq. ft. shall have at least one window with a minimum measurement of two foot six inches by three feet six inches or a typical thirty six inch wide walk-in door.
 5. No visible exterior stairways to a second floor or attic is permitted at the front or side of the building.

The requirements of this subsection shall not apply to agricultural operations in residential or agricultural zoning districts.

- (11) Solar Energy Systems in accordance with 15-6-174 through 15-6-187.
- (12) Storage of one boat, travel trailer, RV or pick-up camper in residential districts, but not in the front yard or the street side yard of a corner lot, and provided they are not used as living quarters.
- (13) Telecommunications equipment buildings as provided for in, Section 15-6-47(D) of this article and chapter.
- (14) Temporary construction trailers used for offices and/or storage, located on a lot for which building permits have been issued, provided the trailer meets the setbacks for an accessory structure and is limited to the duration of construction, not to exceed one year.
- (15) Temporary real estate sales offices, located on a subdivision or property being sold, and limited to the period of sale, but not exceeding two years without a special use permit.
- (16) The storage of building materials including, but not limited to, bricks, blocks, cement, concrete, electrical materials, glass, linoleum, lumber, plumbing materials, rocks and tile provided that these materials are to be used for construction on the premises and, if stored for more than 24 consecutive hours in a 30 day period, that they are screened from view of neighboring properties and adjacent streets and alleys, and provided that the storage use is in accordance with the provisions of Subsection (F). In no case shall building materials be stored outside of a building on residentially zoned property for a period of time exceeding 90 days.
- (17) Public and private utility lines and structures, including, but not limited to, sanitary sewers, storm sewers, water, natural gas, electric, cable television and telephone.
- (18) Wind Energy Conversion Systems (Exempt and Small Wind Energy Facilities) in accordance with Section 15-6-186 through 15-6-194.

(J) *Variances:* A variance may be granted by the Board of Adjustment in accordance with the procedures contained in Section 15-6-157 for the following accessory uses:

- (1) The overnight parking of a commercially licensed box truck, CDL licensed vehicle or moving van for more than one night.
- (2) The storage of one boat, travel trailer, RV or pick-up camper in the front yard of any residential district.

(K) *Prohibited Accessory Uses.* None of the following shall be permitted as an accessory use:

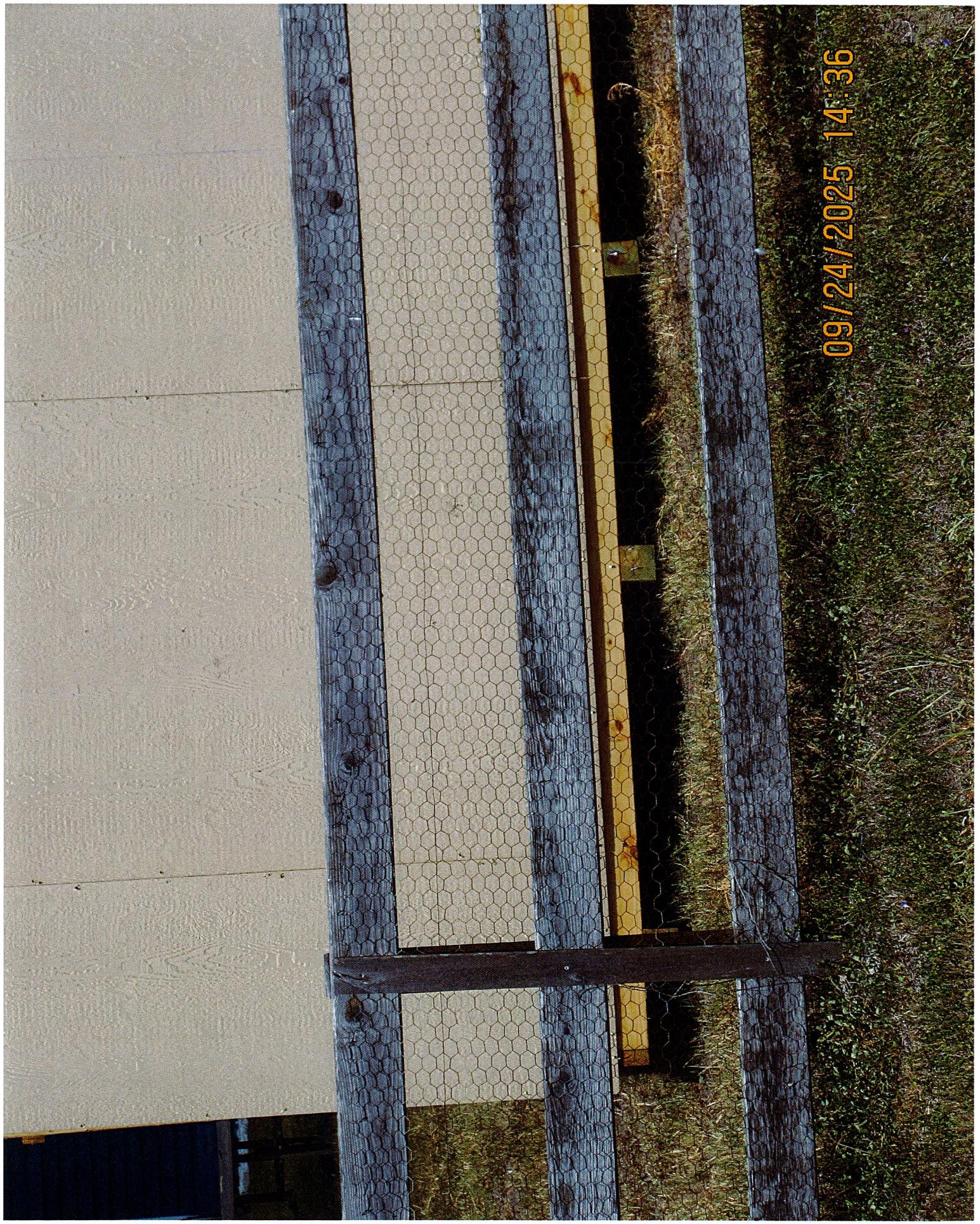
- (1) Equipment, material or vehicles, other than a registered motor vehicle in operable condition, boat, travel trailer, recreational vehicle or pick-up camper as permitted above, for more than 24 hours in a 30 day period in a residential district.
- (2) The overnight parking of a semi-tractor trailers, dump trucks, service/delivery van or similar scale of vehicle in residential districts.
- (3) Storage of any materials not directly related to the principal use of the property and located outside of a building in a residentially zoned district is specifically prohibited except for building materials as provided in Subsection 15-6-27(I)(15) and materials customarily associated with a residential use such as, but not limited to, above ground swimming pools and associated equipment buildings, arbors, barbecue pits and grills, firewood neatly stacked, gazebos, operational and licensed vehicles, planters, play structures, toys, trash cans used for normal on-site garbage collection and trellises attached to a building.

(Ord. 2014-30, § I, passed 4-23-14)

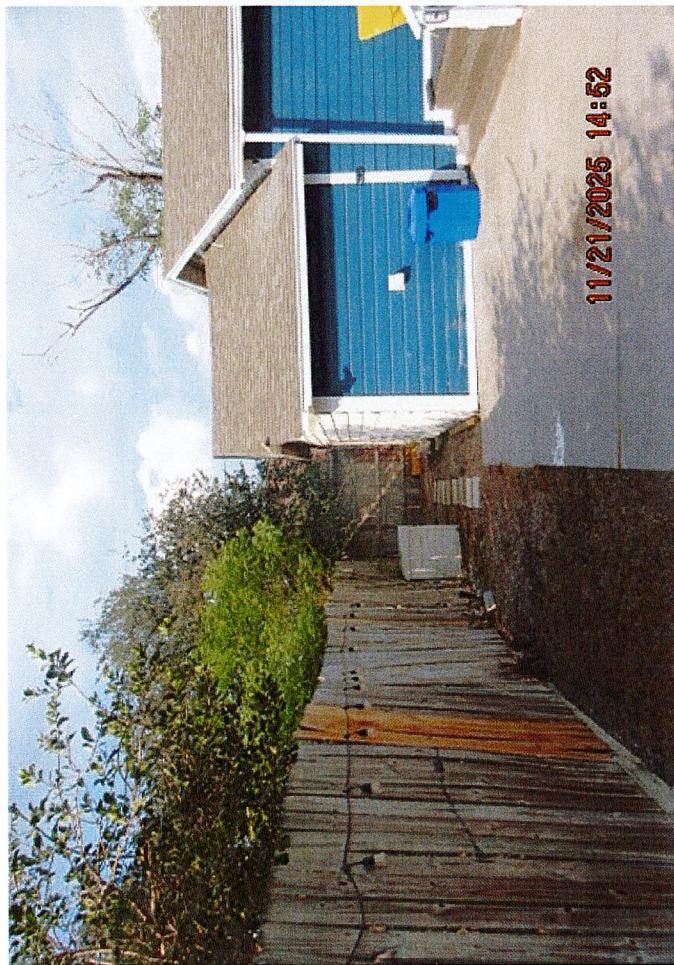
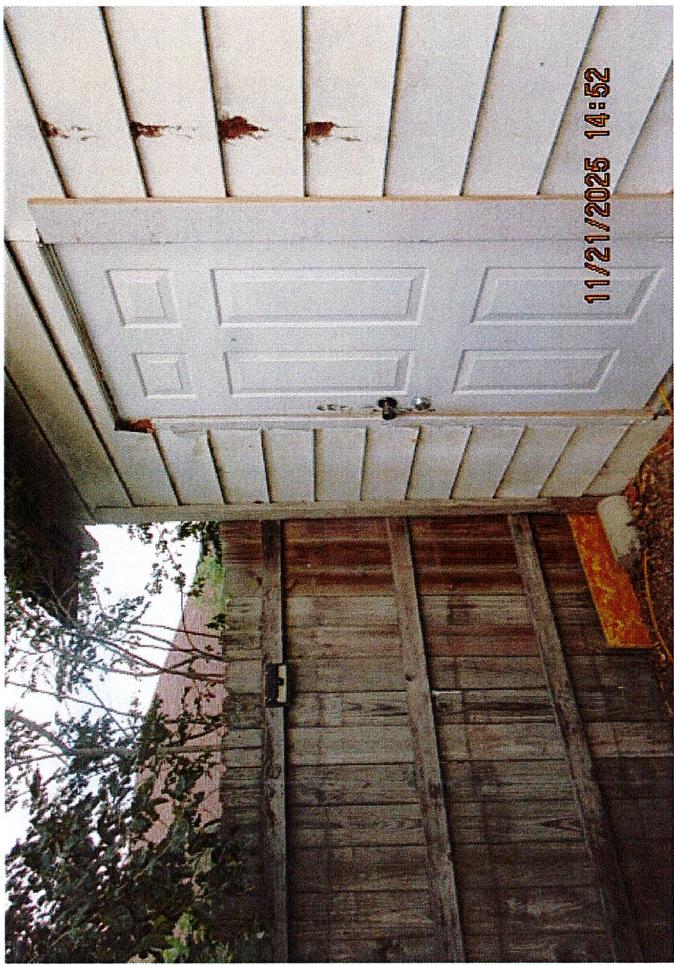
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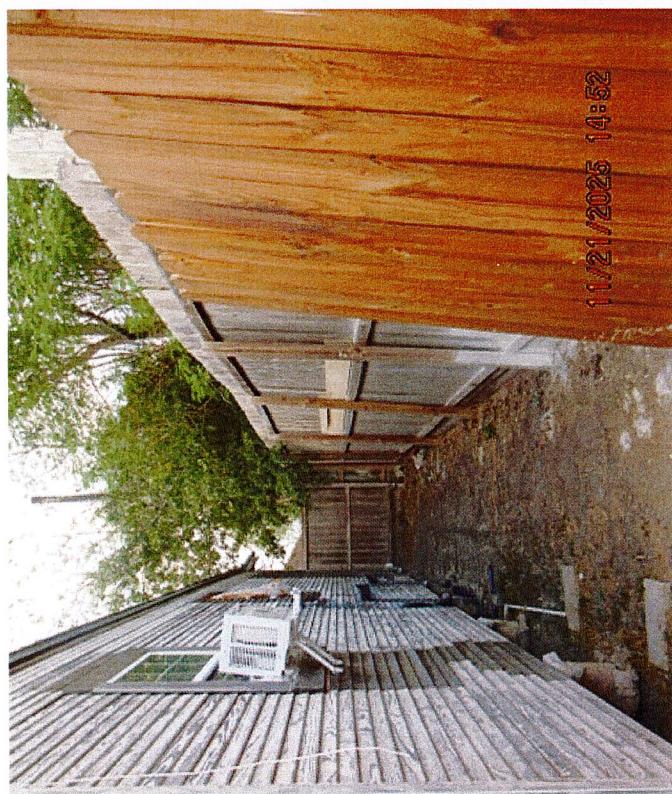


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Bishop CISD opens new weight room

Development center almost complete

By Mark Molina
Contributing Reporter

More than a year after approving a \$28 million bond, Bishop Consolidated Independent School District is already seeing projects it was meant to fund come to fruition with more on the way.

Recently, the school district turned the old gym on campus into a new, updated weight room while also upgrading the old facility.

"It's a brand-new facility for our student-athletes to work out in," Bishop athletic director Mike Davila said. "On top of that, in our old weight room, we put new flooring in that one and took all the weights that were in the previous room and moved them over there. Now we have two functioning weight rooms for all our middle school and high school student athletes."

The new weight room is fitted with new flooring and nine doublewide racks, cre-



Bishop CISD gets new weight room. (Contributed photo)

ating a total of 18 stations. There are also six 75-inch television screens, with a new sound system to be installed soon. The weight room is just the beginning for Bishop CISD as a new Development Center is also being built and is on target to open in February 2026.

It will be available to all student-athletes, bands and all classes who need specific accommodations at BCISD. The details for the Development Center include an 80-yard turf field, dropdown batting cages, baseball and softball lines, as well as diving and dropdown nets.

"It enhances our ability to get bigger, faster, stronger, but it also gives (students) the opportunity to stay safe," Davila said. "There are a lot of precautions that need to be taken with heat and the elements, we are never going to have to skip practices because of weather or heat safety. We're always going to have that resource for our kids to utilize. Multiple sports can

go in and use it, so we're going to take full advantage and make sure we maximize every minute that we can with our athletic programs."

With the upgrades opening up and new facilities soon becoming a reality, Davila added it is a commitment to its young athletes and sends the right message about the Bishop community and its school district.

"I think the message that we sent out is that our community is invested in athletics," Davila said. "It's invested in winning, it's invested in giving our student-athletes the best experience possible from the time they get to junior high all the way through high school. We want to provide them with the best and we do it in the classroom as well as on the field and on the court. We want to give them the best resources to be successful so we can produce championships with those facilities."

Lady Seahawks remain undefeated in district

By Ted Figueroa
Reporter

On Dec. 19, The Lady Seahawks played their second district game against Premon.

On offense, Jaymie Ten-Cate led all scorers with 17 points, while Zariah Gonzalez finished with 13 points.

Scarlett Cross and Morgan Butler each added six points, and Angelica Ortega chipped in two points.

On the boards, Morgan Butler was the leading rebounder with eight rebounds.

On defense, Zariah Gonzalez led the team with nine steals, setting the pace on the defensive end.

With the win, the Lady Seahawks are currently in second place in District 32-2A.

Their next district game is at La Villa, the only other undefeated district team at 3-0.

The win moves Riviera to 2-0 in district play, already doubling their entire district win total from last season with 10 district games to go.



Jaymie Ten-Cate in action for the Lady Seahawks at home against Premon on Dec. 19. (Contributed photo)

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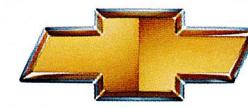
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PUBLIC HEARING NOTICE

The Zoning Board of Adjustments of the City of Kingsville will hold a Public Hearing on Thursday, January 15, 2026, at 6:00 p.m. wherein the Board will discuss and/or take action on the following item and at which time all interested persons will be heard:

ITEM NO. 2026-1 from: **Rebecca Marie Alvarado, Owner/Applicant;** requesting a Variance to appeal the decision of administrative officer of not allowing a shed in the front yard under Sec. 15-6-27 - Accessory uses and structures, located at **FORREST LAWN, BLOCK 2, LOT 16-18, also known as 632 West Ave. A, Kingsville, TX 78363.**

The meeting will be held at City Hall, 400 W. King, Kingsville, TX in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

200-FT Buffer at Property ID 15811

W C Ave



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E
W

12703

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18037

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11924

20468

11869

22353

311735

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N 1st St

25807

N Armstrong St

11230

12046

12838

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17973

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17739

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22614

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15559

22392

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15799

W A Ave

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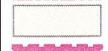
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Legend



632 W Ave A 200FT Buffer



632 W Ave A-Prop ID 15811



Churches



TAMUK



Ownership-Labeled by Property ID



City Limits

13267

10132

20716

11411

50219

50220

50221

17530

W Nettie Ave

12249

1916

12249

1916

12249

1916

0 75 150 300 Feet

21

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

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**CITY OF KINGSVILLE
ENGINEERING DEPARTMENT**
400 W King Ave; Kingsville, TX 78363
Office: (361) 595-8007
Fax: (361) 595-8064

Drawn By: R. PICK

Last Update: 10/21/2025

Note: Ownership is labeled
with its Prop ID.

Page:
1 / 1

Unknown Taxpayer
PO Box 147
Bishop, TX 78343
#13980

Joe Pena
702 W Ave A
Kingsville, TX 78363
#24907

David P Farek
ETUX Bridgett S
719 W B Ave
Kingsville, TX 78363
#22074

Rachel Garcia AKA Raquel Saldana Garcia
(Life EST) Bonnie Ann Besing
716 W Ave A
Kingsville, TX 78363
#25659

Zahra Kazerani
4224 N McColl RD Apt 510
McAllen, TX 78504
#17973

Reames Revocable Trust
Karen Lynn Reames (TR)
4106 Ridgeline DR
Austin, TX 78731
#10362

Cesar Silva
4005 S Franklin Adams
Kingsville, TX 78363
#11807

Victor S Saenz
ETUX Anna R
593 N County Road 1050
Kingsville, TX 78363
#15255

New Era Properties Solutions
PO Box 592074
San Antonio, TX 78259
#13401

Texas A & M University System
ATTN: System Real Estate
301 Tarrow Street, 6th Floor
College Station, TX 77840
#13309

Noemi Gomez Faragoza
ETVIR Abraham Faragoza Jr
623 W Ave B
Kingsville, TX 78363
#24564

Vicente C Martinez
ETUX Delia L Martinez
701 W Ave A
Kingsville, TX 78363
#15550

Rodrigo Tello-Guerrero
ETUX Katty Diamantina McIlvain
615 W B Ave
Kingsville, TX 78363
#17739

Rich Heritage Construction INC
1416 Bluebonnet Ave
Edinburg, TX 78539
#17082

Manuel Salinas Jr Est Manuel Salinas III &
Fred Salinas (IND CO-EXEC)
1207 Poplar DR
Waukesha, WI 53188
#15559

John M Brysch EST ETUX Rose Eric
Brysch (IND ADMIN)
5455 Rowley RD Unit 3102
San Antonio, TX 78240
#20612

Maritza Renee Lopez
Frederico C Salinas Jr
320 Taylor RD
Falfurrias, TX 78355
#17095

Ruben Canales ETUX Adriana G (Life
Est) Adriana Canales
PO Box 5017
Kingsville, TX 78364
#13724

Rajab Challoo
Linda Challoo
PO Box 867
Kingsville, TX 78363
#22614

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