

PLANNING & ZONING COMMISSION AGENDA

Wednesday, May 06, 2026, 6:00 PM

Regular Meeting

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

PLANNING & ZONING COMMISSION

COMMISSION MEMBERS

Steve Zamora, Chairman

Debbie Tiffie

Brian Coufal

Larry Garcia

Idotha Battle

Krystal Emery

CITY STAFF

Herlinda Solis
Administrative Assistant

Manny Salazar, MEDP
Interim Director of Planning
and Development Services

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

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

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

AGENDA

- **CALL TO ORDER**
- **ROLL CALL**
- **APPROVAL OF MINUTES OF PREVIOUS MEETING(S) – June 18, 2025**
- **NEW BUSINESS –**

ITEM #1- Public Hearing on the request from:

Jacob Carmona, Applicant/Owner; requesting approval of a Special Use Permit for a General Business (ball player training) on a parcel of land, in L1 (Light Industrial) at KT & I CO, BLOCK 6, LOT OUT OF 5, ACRES .8315, also known as 600 E. Corral, Kingsville, TX 78363 (Property ID 17802).

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

Jacob Carmona, Applicant/Owner; requesting approval of a Special Use Permit for a General Business (ball player training) on a parcel of land, in L1 (Light Industrial) at KT & I CO, BLOCK 6, LOT OUT OF 5, ACRES .8315, also known as 600 E. Corral, Kingsville, TX 78363 (Property ID 17802).

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

- **ADJOURNMENT**

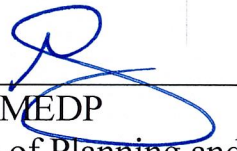
Please call the CITY SECRETARY at 361-595-8002 to obtain definitive and final City Commission Hearing Date.

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: April 30, 2026, at 3:00 P.M. and remained so posted continuously for at least three business days proceeding the scheduled time of said meeting.

Posted
@: 9:00 AM
On: 04-30-26
By: H. Solis

Manny Salazar



Manny Salazar, MEDP

Interim Director of Planning and Development Services

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
June 18, 2025**

Planning and Zoning Members Present

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

Staff Present

Erik Spitzer, Planning & Development Services Director
Kwabena Agyekum, SNR Planner
Herlinda Solis, Administrative Assistant

Citizens Present

Albert Lopez
Issaac Lopez
Jessie Battle
Chris Cherry

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

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

Mike Klepack made a motion to approve the minutes of the May 21, 2025, meeting as presented. Rev. Battle Seconded. All in favor, none opposed. Motion carried.

NEW BUSINESS-

Steve Zamora, Chairman opened the public Hearing at 6:00 PM

3. Public Hearing Public Hearing on the request from:

ITEM #1- Public Hearing on the request from:

Jose Alberto Lopez, Applicant; Herman H. Ohlenbusch, Owner; requesting approval of a Special Use Permit for an Auto Paint & Body Shop Use (Vehicle Window Tinting Store) on a parcel of land in C2 (Retail) District at ORIG TOWN, BLOCK 58, LOT E 118.5' of 1-4, E 60' of 5,6 also known as 201 S. 6th St., Kingsville, TX 78363 (Property ID 11207).

Erik Spitzer addressed the Board and stated that Jose Alberto Lopez applicant and Herman Ohlenbusch, owner approached the Planning Department on April 23, 2025, requesting approval for a Special Use Permit for an Auto Paint & Body Shop in a parcel of land in C2 (Retail) at 201 S. 6th St., Kingsville TX, 78363, to tint windows on cars. In accordance with the The City Of Kingsville's land use chart, this is permitted, provided a Special Use Permit is applied for and approved by the City Commission. Steve Zamora opened the public hearing and asked if anyone had questions; Herlinda stated that Jose Lopez was confused with the wording for Auto Paint and

Body Shop, because he is only going to tint windows. Because the vehicle is being altered, this falls in this category, as verified by city staff. Jose Loepz addressed the Board and stated that he would not be doing auto body work; Erik explained that because he is altering vehicles, it falls under this category, and that the current Land Use Chart does not address “window tinting” specifically. Steve Zamora asked if he would be required to have two Special Use Permits; Erik said no. Staff recommends approval for this request.

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

Jose Alberto Lopez, Applicant; Herman H. Ohlenbusch, Owner; requesting approval of a Special Use Permit for an Auto Paint & Body Shop Use (Vehicle Window Tinting Store) on a parcel of land in C2 (Retail) District at ORIG TOWN, BLOCK 58, LOT E 118.5’ of 1-4, E 60’ of 5,6 also known as 201 S. 6th St., Kingsville, TX 78363 (Property ID 11207).

Steve Zamora asked if the Historical Board would need to be notified of this business opening; Kobby Agyekum stated that because they are not altering the building, it would not need approval. Steve asked if they are planning on doing body repairs and Erik said at this time, they are only requesting window tinting on vehicles. Erik stated that this building used to be a car garage and closed, but if they wanted to re-open as a garage, they would need a Special Use Permit again. Albert Lopez addressed the board and said that he currently has a successful window tinting shop in Alice, TX and is wanting to expand his business to Kingsville where he resides. When this building became available, he loved the location and said he would not be doing any body work and will only paint the inside of the building. Krystal Emery asked if we had any responses from the letters sent; Erik said none. Krystal Emery made the motion to approve: Jose Alberto Lopez, Applicant; Herman H. Ohlenbusch, Owner; requesting approval of a Special Use Permit for an Auto Paint & Body Shop Use (Vehicle Window Tinting Store) on a parcel of land in C2 (Retail) District at ORIG TOWN, BLOCK 58, LOT E 118.5’ of 1-4, E 60’ of 5,6 also known as 201 S. 6th St., Kingsville, TX 78363 (Property ID 11207). Rev. Battle seconded the motion; all in favor of motion, none opposed; motion carried.

4. Miscellaneous:

Erik Spitzer briefed the board and stated that HTeaO has hired a contractor and will break ground soon; Westican should be hiring a contractor soon and also break ground; work at Fuel America and Bath and Body Works continues. Larry Garcia asked what work was being done by Love’s; Erik stated that Kleberg County purchased that property and is building a Training and Transportation Hub to support Oxy 1.5; Krystal stated that this was all done with grant money. Erik stated that the Planning Department is awaiting plans for the structure. Steve asked when the resurfacing downtown would happen; Erik said at the end of July or early August; the materials that will be used will work better with our climate; Mike asked if this would cost the city any money; Erik said no it would not.

5. Adjournment - Meeting adjourned at 6:16 PM

ITEMS

#1 & 2



MEMO

Date: April 15, 2026

To: Charlie Sosa (City Manager)

From: Manny Salazar (Economic Development and Interim Planning Director)

Subject: **The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor to approve a Special Use Permit for a General Business on a parcel of land in L1 (light industrial) at KT&I Co, Block 6, Lot out of 5, acres .8315 also known as 600 E. Corral, Kingsville, Texas 78363 (Property ID: 17802).**

Summary: Jacob Carmona, applicant/authorized agent, submitted an application for a Special Use Permit to the Planning and Zoning Department on March 31, 2026. The applicant is requesting approval of a Special Use Permit for a parcel of land located at 600 E. Corral.

The applicant's proposed business is an outdoor baseball/softball practice area with an illuminated infield for ball player training.

Background: The parcel of land is currently zoned as Light Industrial. The Special Use Permit will allow a General Business to operate on the parcel.

The department recommends approval.

Manny Salazar
Economic Development and Interim Planning Director



**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 600 E Corral Nearest Intersection 6th St
 (Proposed) Subdivision Name KT & I CO, Lot _____ Block 6
 Legal Description KT & I CO, BLOCK 6, LOT OUT OF 5, ACRES, 8315
 Existing Zoning Designation L1 Future Land Use Plan Designation L1

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Jacob Carmona Phone (361) 228-6074
 Email Address (for project correspondence only): _____
 Mailing Address 2006 Kelly lane City Kingsville State Tx Zip 78363
 Property Owner Jacob Carmona Phone (361) 228-6074 FAX _____
 Email Address (for project correspondence only): _____
 Mailing Address 2006 Kelly lane City Kingsville State Tx Zip 78363

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

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

Please provide a basic description of the proposed project:
We are planning to setup a basic baseball/softball
practice area. This will include:
Installing 3 light poles with lights for evening use.
Creating a simple Infield with bases for drills.

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

Applicant's Signature [Signature] Date: 03-31-26
 Property Owner's Signature [Signature] Date: 03-31-26
 Accepted by: [Signature] Date: 4-30-26

Kleberg CAD Property Search

Property Details

Account		
Property ID:	17802	Geographic ID: 290000605305192
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	600 E CORRAL	
Map ID:	A1	Mapsco:
Legal Description:	K T & I CO, BLOCK 6, LOT OUT OF 5, ACRES .8315	
Abstract/Subdivision:	S2900	
Neighborhood:		
Owner		
Owner ID:	70289	
Name:	CARMONA JACOB	
Agent:		
Mailing Address:	2006 KELLY LN KINGSVILLE, TX 78363-2880	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss: ?	N/A (-)
Appraised Value: ?	N/A (=)
HS Cap Loss: ?	N/A (-)
Circuit Breaker: ?	N/A (-)

Land Use Chart

Land Use Description	R1	R2	R2A	R3	R4	MH	C1	C2	C3	C4	I1	I2	Ag
Medical appliance fitting or sale							P	P	P	P			
Mobile Food Court				§	§	P	P	P	§	P	P	P	P
Mobile Food Vendor				§	§	P	P	P	§	P	P	P	P
Mortuary							S	P	P	P	S		S
Music store							S	P	P	P			
Office, professional, or general business							S	P	P	P	S		
Optical shop or laboratory							S	P	P	P			
Package liquor store							S	S	P	P			
Pawn shop							S	S	P	P			
Pet shop for small animals birds, fish							P	P	P	P			





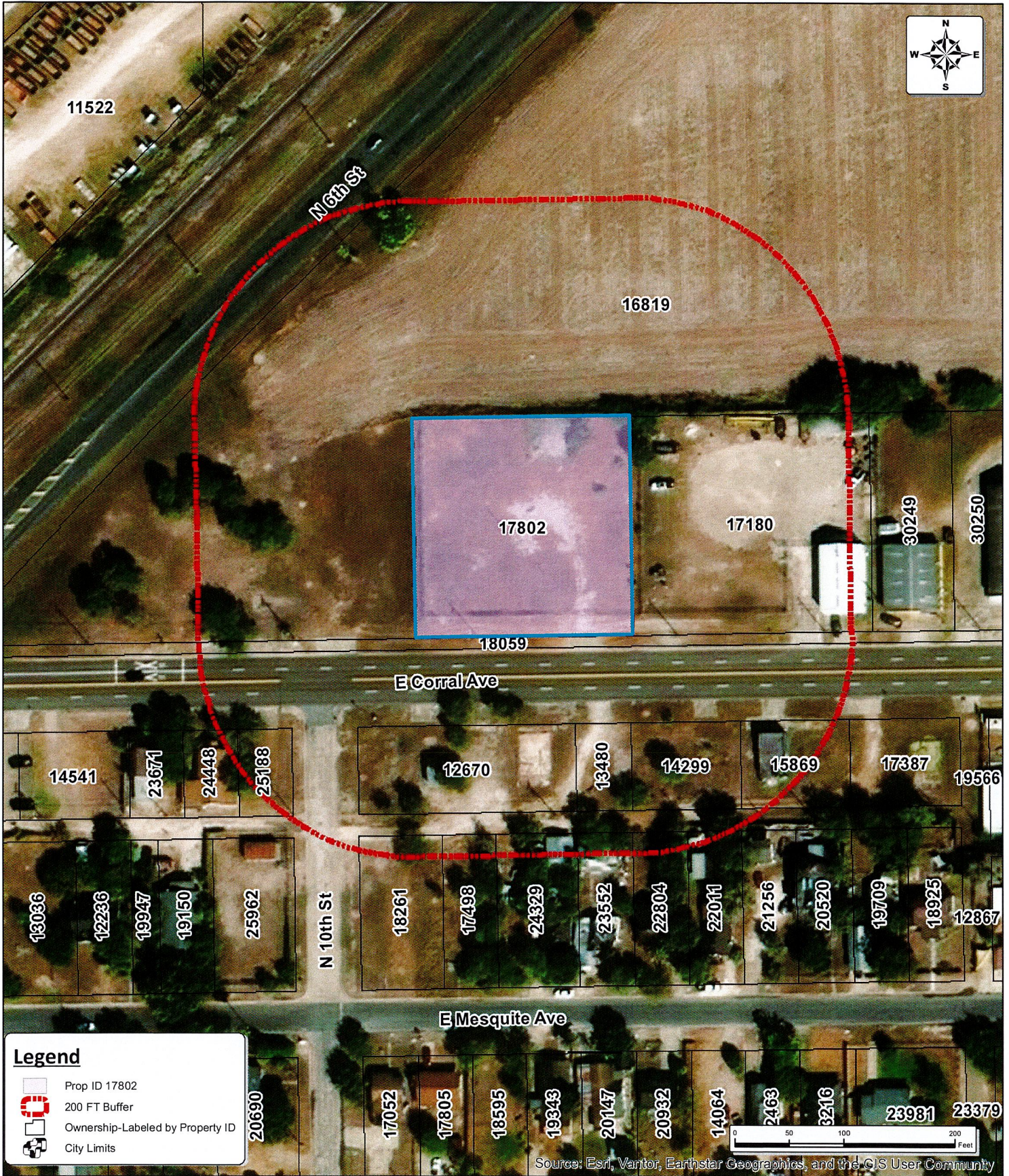





600 East Corral, Kingsville TX 78363



200-FT Buffer at Property ID 17802



Page: 1 / 1	Drawn By: R. PICK	DISCLAIMER: THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.		CITY OF KINGSVILLE ENGINEERING DEPARTMENT 400 W King Ave; Kingsville, TX 78363 Office: (361) 595-8007 Fax: (361) 595-8064
	Last Update: 3/31/2026			
	Note: Ownership is labeled with its Prop ID.			

Paul M West
ETAL Carol Dee
489 N County Road 1050
Kingsville, TX 78363
#16819

Greater Texas Equities LTD I
% AD Valorem Tax Department
PO Box 2628
Houston, TX 77252-2628
#17180

Texas Department of Transportation
125 E 11th ST
Austin, TX 78701-2409
#18059

Abert Alvarez
817 14th ST
Kingsville, TX 78363
#15869

Mariselda A DeLaPaz
1218 E Sata Gertrudis St
Kingsville, TX 78363
#14299

Esteban Cantu Jr
517 E Henrietta Ave
Kingsville, TX 78363
#13480

Ovidio C Garza Jr
& Brenda L Resendez
206 W Fairview Dr
Kingsville, TX 78363
#12670

Roberto V Saldana Jr
ETUX Rebecca
510 E Ave D
Kingsville, TX 78363
#25188

Roberto C Saldana
ETUX Beatriz EST
525 E Corral
Kingsville, TX 78363
#24448

Guillermo R Campos ES
Imelda Campos
1302 E Yoakum Ave
Kingsville, TX 78363
#18261

Jose H Valenzuela EST
1220 N 17th St Apt 17
Kingsville, TX 78363
#17498

Oralia A Morales
616 E Mesquite Ave
Kingsville, TX 78363
#24329

Juan Manul Alvarez Est
620 E Mesquite Ave
Kingsville, TX 78363
#23552

Isabel J Castillo Est
624 E Mesquite Ave
Kingsville, TX 78363
#22804

Alicia Pelagio Perez
626 E Mesquite Ave
Kingsville, TX 78363
#22011

COPY

Celebrating Spring, Seniors KSO delights in concert showcasing 'Rising Virtuosi'

By Cynthia Morales
Contributing Reporter

The sounds of spring were everywhere at Kingsville Symphony Orchestra's concert on April 12 at the Performance Hall of the Dr. Steven H. Tallant Music Building on the Texas A&M University-Kingsville campus. In keeping with well-established university spring traditions, a special tribute was also held to rising student stars and graduating seniors.

The highlight of the afternoon was the Roman Olvera, one of the winners of the 2026 TAMUK School of Music Instrumental and Vocal Solo Competition. Olvera, a freshman at TAMUK, was the featured performer in Pierre-Max Dubois's Concerto for Alto Saxophone, the second piece on the program. Much of the concerto was carried by Olvera performing alone, displaying both keen sensitivity and impressive dexterity. An ensemble of strings joined in for short periods, but the composition was definitely Olvera's show and he proved himself the master of it to raucous applause from the audience.

Two of the other pieces on the program - Russian Easter Overture by Nikolai Rimsky-Korshov and Ma Mere l'Oye (Mother Goose): 5 pieces enfantines (Suite) by Maurice Ravel - brought spring into the concert hall with bright, hopeful, and enchanting music. The "Mother Goose" suite in particular contained music that recalled the sounds of birds and scurrying woodland creatures. The last piece on the program, "La damnation de Faust: Rakoczy March," concluded the afternoon on a rousing spirited note with an action-filled dramatic flourish.

In keeping with the spring theme, Conductor and Artistic Director Dr. Colleen Ferguson invited all the graduat-



Graduating seniors of TAMUK's School of Music were recognized at the KSO's April 12 concert, along with the two winners of the 2026 TAMUK School of Music Instrumental & Vocal Solo Competition. From L-R: Dr. Colleen Ferguson, conductor and artistic director of KSO; Graduating Seniors: David Flores (Clarinet), Sergio Balcazar (French Horn), Robert Pena (Percussion), Joshua Martinez (Flute/Clarinet), BenRay Lopez (Trumpet), Andrew Salinas (Violin), Ileana Castillo (Flute), Nicholas Castillo (Tenor Trombone); Winners of TAMUK School of Music Instrumental Competition: Ryan McClaugherty (Tuba), Roman Olvera (Alto Saxophone). Graduating music seniors not pictured: Gilbert Pena (Oboe/English Horn), America Vasquez (Flute). (Photos by Cynthia Morales)



Roman Olvera performing the Concerto for Alto Saxophone by Pierre-Max Dubois as the featured artist at the April 12 Kingsville Symphony Orchestra concert. Olvera is one of two winners of the 2026 TAMUK School of Music Instrumental & Vocal Solo Competition.

ing TAMUK School of Music seniors present to come forward to be recognized along with the two competition winners, Olvera (alto saxophone) and Ryan McClaugh-

erty (tuba). McClaugherty will be performing later this month with the Wind Symphony. All of the graduating seniors have also been members of the KSO, adding that

laurel to their resumes. After the concert, competition winner and concert star Olvera expressed gratitude for his family and for his education at TAMUK. Olvera explained that seeing his older sister perform as a band member had inspired him to start playing in sixth grade. His musical career advanced during his years at

Laredo United High School where he was named to the All-State Band his junior year. He appreciates that he is able to advance his goal of being a music educator at a university which is close to Laredo. "I love the feeling of South Texas. It's so homey," Olvera values that same nurturing aspect in his TAMUK education. "I love that TAMUK is growing" and

"prestigious enough that I can learn something[...]" but "not so prestigious that I won't be heard[...]" KSO's next performance will be "Patriotic Celebration: A Tribute to America," to be held on July 4 at 3:00 p.m. The concert honors military service members and their families and is free to veterans and active military personnel.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, May 06, 2026, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

Jacob Carmona, Applicant/Owner; requesting approval of a Special Use Permit for a General Business (ball player training) on a parcel of land, in L1 (Light Industrial) at KT & I CO, BLOCK 6, LOT OUT OF 5, ACRES .8315, also known as 600 E. Corral, Kingsville, TX 78363 (Property ID 17802).

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

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Tuesday, May 26, 2026, at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard: **Jacob Carmona, Applicant/Owner;** requesting approval of a Special Use Permit for a General Business (ball player training) on a parcel of land, in L1 (Light Industrial) at KT & I CO, BLOCK 6, LOT OUT OF 5, ACRES .8315, also known as 600 E. Corral, Kingsville, TX 78363 (Property ID 17802).

The meeting will be held at City Hall, 400 West King Ave., Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

THE KINGSVILLE RECORD

People's Choice

NO MINUTE
MAY 12-
APRIL 3

SCAN TO VOTE

VOTE
APRIL 6-
APRIL 30

FIND OUT WHO'S THE BEST
SUMMER 2026