

HISTORICAL DEVELOPMENT BOARD

Wednesday, June 17, 2026, 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

Manny Salazar

Economic Development and Interim Planning Director

Herlinda Solis

Administrative Assistant/Board Secretary

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)- May 20, 2026***
4. ***PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS (SEE MEETING RULES)***
5. ***POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA***
6. ***AGENDA ITEMS***

Item # 1 Discuss and Consider Action to approve the Installation of a storage shed at ORIG TOWN, BLOCK 4, LOT 1-3 also known as 231 West Santa Gertrudis, Kingsville, TX 78363.

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

PUBLIC NOTICE

It is the intention of the City of Kingsville to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the City Secretary at 361-595-8002 at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

I, 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: June 11, 2026, at 3:00 P.M. and remained so posted continuously for at least three business days proceeding the scheduled time of said meeting.

Manny Salazar

Manny Salazar, MEDP
Economic Development and Interim Planning Director

Posted
@ 2:00 pm
On 6-11-26
By H. Salazar

**HISTORICAL DEVELOPMENT BOARD
REGULAR MEETING MINUTES
Wednesday, May 20, 2026, 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
David Thibodeaux
Lucia Perez
Daniel Burt

Manny Salazar, MEDP Economic Development and Interim Planning Director Herlinda Solis Administrative Assistant Board Secretary

Citizens' Present

Amy Gonzalez
David Soto

1. The meeting was called to order:

@ 4:05 PM

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

April 15, 2026, Minutes approved by: Lucia Perez and David Thibodeaux seconded; motion carried.

3. Public Comments on or off the agenda: None

4. Postponements – None

5. Old Business – None

6. New Business – None

Item # 1 Discuss and Consider Action to approve demolition at ORIG TOWN, BLOCK 10, LOT 11, W/2 12 also known as 425 East Richard Ave, Kingsville, TX 78363.

Manny Salazar addressed the Board and stated that he is recommending tabling this Item due to more information needed from staff. David Thibodeaux made the motion to table Item #1; Lucia Perez seconded the motion, all in favor of the motion to table carried.

Item # 2 Discuss and Consider Action to approve demolition at ORIG TOWN, BLOCK 09, LOT 13,14 also known as 527 East Richard Ave, Kingsville, TX 78363.

Manny Salazar addressed the Board and stated that this property has been abandoned since 2013 and the city of Kingsville has been maintaining the property, and it is a concern for rodents, drug use, vagrants and the property is dilapidated. Staff is recommending approval. Lucia Perez made the motion approve; David Thibodeaux seconded the motion, all in favor of the motion carried.

Item #3 Discuss and Consider Action to approve demolition at ORIG TOWN, BLOCK 11, LOT 10,11 also known as 317 East Richard Ave, Kingsville, TX 78363.

Manny Salazar addressed the Board and stated that this property has two structures and asked the Board to look at the photos provided, the roof is collapsed and has been abandoned since 2017. Staff is

recommending approval. David Thibodeaux made the motion approve; Lucia Perez seconded the motion, all in favor of the motion carried

Item #4 Discuss and Consider Action to approve of siding, windows and new paint at ORIG TOWN, BLOCK 69, LOT 17-19 also known as 327 S 8th St., Kingsville TX, 78363.

Manny Salazar addressed the Board and stated that Touch of Texas was hired by the property owners to do some needed maintenance that will include siding and new windows. Staff is recommending approval. Jeri Morey made the motion approve; David Thibodeaux seconded the motion, all in favor of the motion carried.

Item # 5 Discuss and Consider Action to approve the remodel including replacing rotten wood on exterior of the home, reattach the brick veneer, add awnings to front windows, add upper gable cedar feature, reattach the original hand rails to front, paint exterior and replace privacy fence at ORIG TOWN, BLOCK 37, LOT 9,10 also known as 317 and 317 ½ East Henrietta, Kingsville TX 78363.

Manny Salazar addressed the Board and stated that the applicant is requesting approval for the remodel that will consist of replacing rotten wood, reattaching the brick veneer, add awnings to front windows, add upper gable cedar feature, reattach the original hand rails to the front porch and paint the exterior a very nice sage green. Manny asked the Board to look at page 55 in the packet to see the purposed finished project, and he stated that this would be a great addition to the area. David Thibodeaux made the motion approve; Jeri Morey seconded the motion, all in favor of the motion carried.

7. **Staff Reports** –

None

8. **Miscellaneous** – Amy Gonzalez addressed the Board and stated that she was thankful for the encouraging words of her new renovation, and she stated that she is wanting to help revitalize and beautify historical homes in Kingsville.

9. **Adjournment** - Meeting adjourned at 4:30 PM

ITEM

#1

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: June 2, 2026
TO: Historic Development Board
FROM: Manny Salazar
SUBJECT: **Item # 1 Discuss and Consider Action to approve the Installation of a storage shed at ORIG TOWN, BLOCK 4, LOT 1-3 also known as 231 West Santa Gertrudis, Kingsville, TX 78363.**
APPLICANT: Maria Del Rosario Gonzalez
CONTRACTOR: Brush Country

REQUEST

Discuss and Consider Action to approve the Installation of a storage shed at ORIG TOWN, BLOCK 4, LOT 1-3 also known as 231 West Santa Gertrudis, Kingsville, TX 78363.

EXHIBITS

Application, 2026 Appraisal Roll, Kleberg County Appraisal District Information details and Data from Texas Historical Commission (Historic Resources Survey Form).

BACKGROUND & PERTINENT DATA

This property is in a R3 (Multi Family District) with two separate single family dwellings.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and is recommending approval the installation of a storage shed structure at 231 West Santa Gertrudis, as there would be no adverse impact to the historic, cultural, or architectural nature of the district.

BOARD REVIEW

Scope of Historical Development Board

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

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

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- 4) Signs which are out of keeping with the character of the historic district in question shall not be permitted.
- 5) The value of the historic district as an area of unique interest and character shall not be impaired.

Standards of the Secretary of the Interior

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

SIGNATURES



Manny Salazar, MEDP
Economic Development and Interim Planning
Director

Historical Development Board Review Application

Applicant: Maria Del Rosario Gonzalez

Address: 231 West Santa Gertrudis

Contact: Cell: 301-775-0520 Home: _____

Email: marialr6000@gmail.com

Property Owner: Maria Del Rosario Gonzalez

Address: 231 West Santa Gertrudis

Contact: Cell: 301-775-0520 Home: _____

Property Location and Description: Yellow single-family home located at the corner of 4th and Santa Gertrudis Street.

Description of Work: Installation of a wooden storage shed in the side yard for general storage purposes. NO plumbing or electrical work will be involved.

Contractor: Brush Country

Contact: Cell: 301-600-4020 Home: 800-616-5752

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: Maria Del Rosario Gonzalez

Signature: Maria Del Rosario Gonzalez Date: 06/01/2026

TEXAS HISTORICAL COMMISSION

131

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-10671

County: Kleburg

City: Kingsville

Address No: 231

Street Name: West Santa Gertrudis Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name: Gonzalez Maria D.

Status:

Address: 231 West Santa Gertrudis Av City: Kingsville

State: TX

Zip: 78363

Geographic Location

Latitude: 27.522502

Longitude: -97.870548

Legal Description (Lot\Block): ORIG TOWN, BLOCK 4, LOT 1-3

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. 1920

Source Tax Appraiser

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Florence Ruiz

Date Recorded:

6/18/2013



Project #: 00009

Historic Resources Survey Form

Local Id: 0001-10671

County: Kleburg

City: Kingsville

Address No: 231

Street Name: West Santa Gertrudis Avenue

SECTION 2

Architectural Description

One-story hip-roofed rectangular-plan residential building with hip-roofed partial-width centered entry porch supported by fabricated metal posts over front stoop, replacement front door, replacement sash windows, and vinyl siding.

Additions, modifications **Explain:** replacement materials

Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Hipped

Roof Materials

Composition Shingles

Wall Materials

Vinyl

Windows

Metal sash

Doors (Primary Entrance)

Composition Shingles

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Hipped Roof

SUPPORT Fabricated metal

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-10671

County: Kleburg

City: Kingsville

Address No: 231

Street Name: West Santa Gertrudis 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:

lacks integrity

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:	10671	Geographic ID: 100100401000192
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	231 W SANTA GERTRUDIS TX	
Map ID:	C1	Mapsco:
Legal Description:	ORIG TOWN, BLOCK 4, LOT 1-3	
Abstract/Subdivision:	S001	
Neighborhood:		
Owner		
Owner ID:	59589	
Name:	GONZALEZ MARIA D	
Agent:		
Mailing Address:	ETVIR VALENTINE L EST 231 W SANTA GERTRUDIS ST KINGSVILLE, TX 78363-4475	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$80,550 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$11,250 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$91,800 (=)

Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$91,800 (=)
HS Cap Loss:	\$29,485 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$62,315
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2026 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: GONZALEZ MARIA D %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$91,800	\$53,915	\$414.70
GKL	KLEBERG COUNTY	0.771870	\$91,800	\$50,315	\$388.37
SKI	KINGSVILLE I.S.D.	1.410400	\$91,800	\$0	\$0.00
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$91,800	\$45,315	\$27.05

Total Tax Rate: 3.011149

Estimated Taxes With Exemptions: \$652.80

Estimated Taxes Without Exemptions: \$2,764.24











