

HISTORICAL DEVELOPMENT BOARD

Wednesday, July 01, 2026, 4:00 pm

Special 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**

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

Citizens' Present

Amy Gonzalez
David Soto

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

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

ITEM

#1

The criterion shall not be the aesthetic appeal to the Board of the structure or the proposed remodeling, but rather its' conformity to the general character of the particular historic area involved.

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

Standards of the Secretary of the Interior

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

SIGNATURES



Manny Salazar, MEDP
Economic Development and Interim Planning
Director

TEXAS HISTORICAL COMMISSION

131

Project #: 00009
County: Kleburg

Historic Resources Survey Form

Local Id: 0001-10671
City: Kingsville

Address No: 231

Street Name: West Santa Gertrudis Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name:

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



TEXAS HISTORICAL COMMISSION

131

Project #: 00009
 County: Kleburg

Historic Resources Survey Form

Local Id: 0001-10671
 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:

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: _____ **AD %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





