

PLANNING & ZONING COMMISSION AGENDA

Wednesday, July 1, 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 Tiffée, Brian Coufal, Larry Garcia
Krystal Emery, Crispin Trevino, Idotha Battle

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) – May 6, 2026
- NEW BUSINESS –

ITEM #1- Public Hearing on the request from:

Ernesto Perez Sr, Applicant/Owner; requesting approval of a Special Use Permit for a Mobile home/manufactured home on a parcel of land, in AG (Agricultural) at ERNESTO PEREZ ADDN, LOT 1, ACRES 1.00, also known as 2725 East Corral Ave., Kingsville, TX 78363 (Property ID 53987).

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

Ernesto Perez Sr, Applicant/Owner; requesting approval of a Special Use Permit for a Mobile home/manufactured home on a parcel of land, in AG (Agricultural) at ERNESTO PEREZ ADDN, LOT 1, ACRES 1.00, also known as 2725 East Corral Ave., Kingsville, TX 78363 (Property ID 53987).


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: June 25, 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
@: 10:00
On: 6-25-26
By: 

Manny Salazar 

Manny Salazar, MEDP
Interim Director of Planning and Development Services

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
May 06, 2026**

Planning and Zoning Members Present

Steve Zamora
Rev. Idotha Battle
Debbie Tiffie
Larry Garcia
Crispin Trevino

Staff Present

Manny Salazar, MEDP Interim Director of Planning and Development Services
Herlinda Solis, Administrative Assistant

Citizens Present

Jacob Carmona

1. **The meeting was called to order at 6:00 p.m.**
2. **Discuss and take action on the meeting minutes of last meeting.**
Rev. Idotha Battle made a motion to approve the minutes of June 18, 2025, meeting as presented
Debbie Tiffie 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:

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).

Manny Salazar addressed the board and stated Jacob Carmona submitted an application for a Special Use Permit for a general business, infield baseball and softball training at 600 E. Corral, Kingsville, TX 78363. Manny stated that the property is zoned correctly but must receive a special use permit, and that staff is recommending approval.

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).

Debbie Tiffie asked if the photos in the packet are similar to the purposed business? Jacob Carmona said yes and these type of practice fields are common in other cities. Steve Zamora asked what the hours would be, Jacob said his plan would be from about 3:00 PM to 8:00 PM. Steve also asked Herlinda Solis if we had any feedback from the letters sent? Herlinda said we had no phone calls from the public on this request. Debbie Tiffie made a motion to approve: 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), Crispin Trevino Seconded, all in favor none opposed, motion carried.

4. **Miscellaneous**: Manny Salazar addressed the Board and asked if the meeting time works, he stated that he would like to propose something earlier, if they would be open to that. He stated that some boards meet at 10:00 am and would like to poll the Board to see what works best and he could work with city staff to see if we can take that change to commission. After speaking to the Board, they stated that they liked the time due to schedules.

5. **Adjournment** - Meeting adjourned at 6:08 PM



MEMO

Date: June 4, 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 mobile home/manufactured home on a parcel of land in AG (Agricultural) at ERNESTO PEREZ ADDN<**

Summary: Applicant Ernesto Perez submitted an application for a Special Use permit to the Planning and Zoning Department on June 1, 2026. The applicant is requesting the Special Use Permit to install a mobile home/manufactured home on a tract of land that is currently zoned Agricultural.

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 2725 E Corral Nearest Intersection Hwy 77 and East Corral

(Proposed) Subdivision Name _____ Lot 1 Block _____

Legal Description Ernesto Perez ADDN, LOT 1, ACRFS 1.00

Existing Zoning Designation AG-Agricultural Future Land Use Plan Designation AG-

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Ernesto Perez Sr Phone 361-228-2222

Email Address (for project correspondence only): hsolis@cityofkingsville.com

Mailing Address 1503 E. Foldya City Kingsville State TX Zip 78363

Property Owner Ernesto Perez Sr Phone 361-228-2222 FAX _____

Email Address (for project correspondence only): _____

Mailing Address _____ City _____ State _____ Zip _____

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 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:


Request to have mobile home installed on property on 2725 E Corral

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: 6-1-26
 Property Owner's Signature [Signature] Date: 6-1-26
 Accepted by: [Signature] Date: 6-1-26

Kleberg CAD Property Search

Property Details

Account		
Property ID:	53987	Geographic ID: 125300001000192
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	2725 E CORRAL AVE TX	
Map ID:	B1	Mapsco:
Legal Description:	ERNESTO PEREZ ADDN, LOT 1, ACRES 1.00	
Abstract/Subdivision:	S253	
Neighborhood:		
Owner		
Owner ID:	64285	
Name:	PEREZ ERNESTO	
Agent:		
Mailing Address:	 KINGSVILLE, TX 78363	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$26,780 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$31,030 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$57,810 (=)
Agricultural Value Loss:	\$0 (-)

Appraised Value:	\$57,810 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$57,810
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: PEREZ ERNESTO %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$57,810	\$57,810	\$444.66
GKL	KLEBERG COUNTY	0.771870	\$57,810	\$57,810	\$446.22
SKI	KINGSVILLE I.S.D.	1.410400	\$57,810	\$57,810	\$815.35
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$57,810	\$57,810	\$34.51

Total Tax Rate: 3.011149

Estimated Taxes With Exemptions: \$1,740.74

Estimated Taxes Without Exemptions: \$1,740.74

Sec. 1. - Land use chart.

The following chart shall set out the land uses within the city:

P = Permitted

S = Special use permit required

X = Special review required

= Not permitted (absence of any symbol)

[Land Use Chart on the following pages]

Land Use Chart													
Land Use Description	R1	R2	R2A	R3	R4	MH	C1	C2	C3	C4	I1	I2	Ag
Dwelling, one-family det.	P	P		P	P	P	P	P	P				P
Dwelling, one-family att.		P	P	P	P		S	P					P
Dwelling, two-family		P		P	P		S	P					
Dwelling, multi-family				P	P		P	P	P				
Tiny Homes		P	P			P							
Dwelling, above business									P				
Work/live units									P				

Land Use Chart

Land Use Description	R1	R2	R2A	R3	R4	MH	C1	C2	C3	C4	I1	I2	Ag
Mobile home/manufactured home park or mobile home/manufactured home on lot	§	§		§	§	P					S	S	S
Recreational vehicle park						P		S		S			
Secondary res. structure					P	P		S	S		S	S	S
Other residential accessory and incidental uses	S	S		S	S	S					S	S	
Accessory building	P	P		P	P	P	P	P	P	P	P	P	P
Community center (private)	S	S		S	S	S	P	P	P				
Accessory farm building					P	P	P	P	P	P	P	P	P



06/11/2026 10:13



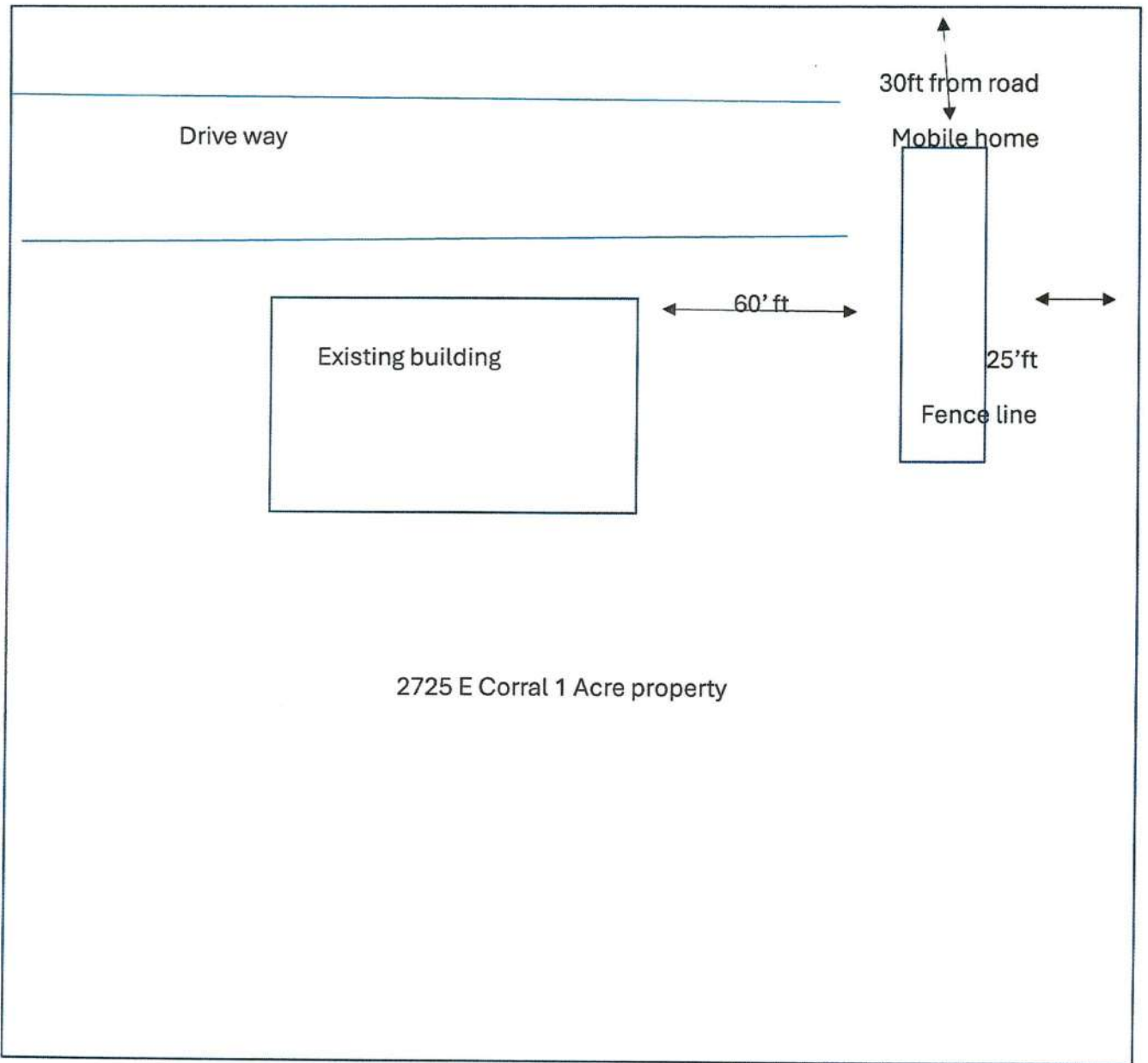




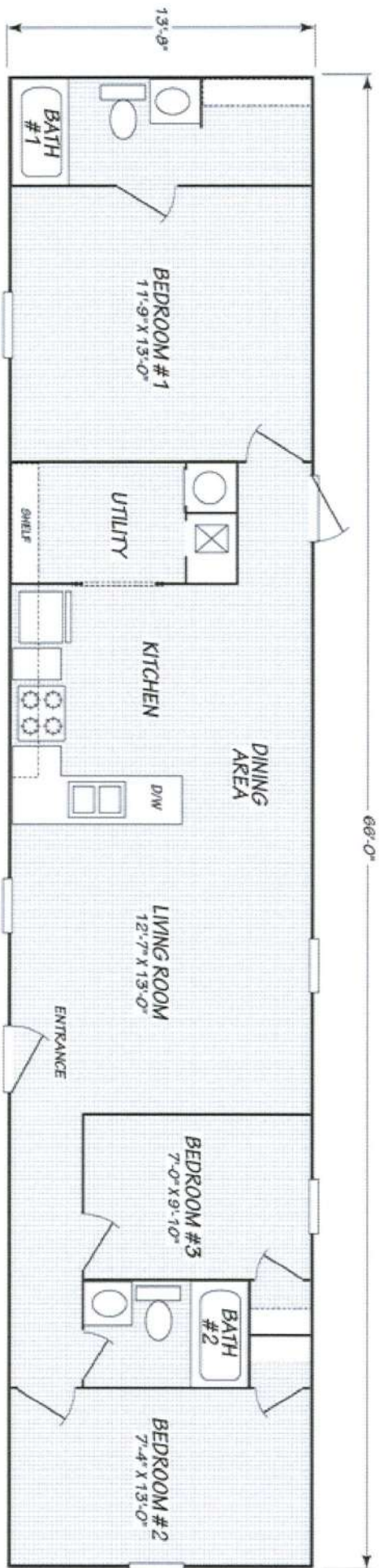




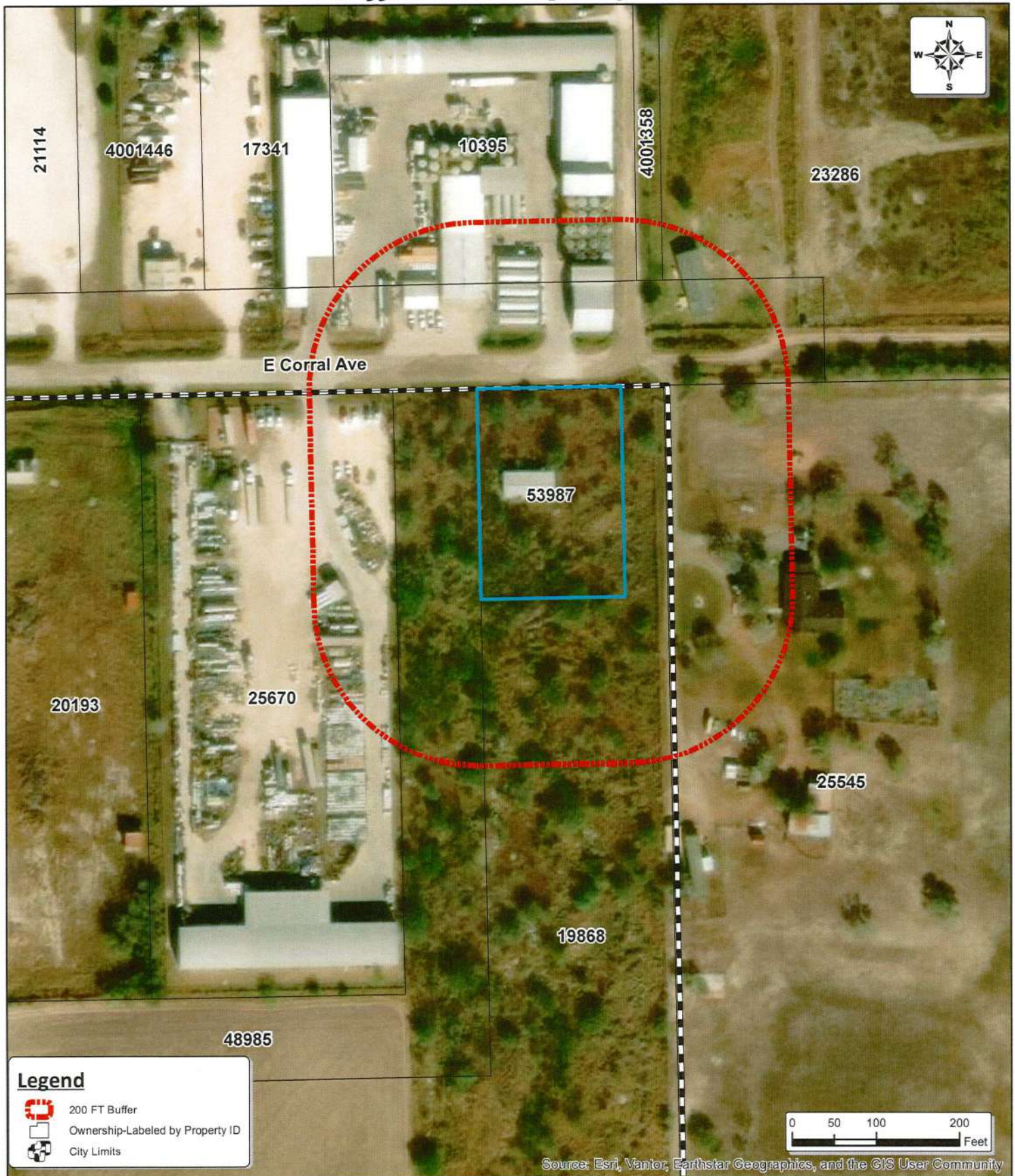
Corral Ave




2725 E Corral 1 Acre property



200-FT Buffer at Property ID 53987



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: 6/1/2026			
	Note: Ownership is labeled with its Prop ID.			

Allez à avery.ca/gabarits
Etiquettes d'adresse Easy Peel®
Pat. avery.com/patents

Integrity Energy International LLC
PO Box 5342
Kingsville, TX 78364
#10395

Kleberg County Trustee
PO Box 1457
Kingsville, TX 78364
#4001358

Thomas D Smith
ETUX Angela L
2901 E Corral Ave
Kingsville, TX 78363
#25545

J Filiberto Garcia LLC
1632 E Santa Gertrudis St
Kingsville, TX 78363
#19868

Integrity Energy International LLC
PO Box 5342
Kingsville, TX 78364
#25670

T A Kingsville LLC
500 I-45 N
Huntsville, TX 77320
#48985

Ernesto Vera Jr
2804 N Armstrong St
Kingsville, TX 78363
#23286

Kingsville Chamber of Commerce hosts State of the City

By Dylan Dozier
Publisher

Mayor Sam Fugate highlighted infrastructure investments, economic development projects and public safety initiatives during the State of the City address hosted by the Kingsville Chamber of Commerce on Wednesday at Texas A&M University-Kingsville.

Fugate introduced city commissioners and department heads before outlining the city's accomplishments and ongoing challenges. He said the city is facing a \$2.43 million budget deficit for fiscal year 2025-26.

The Kingsville Fire Department responded to 4,085 service calls in 2025, including 450 fire calls and 3,635 emergency medical service calls. Officials also discussed progress on the city's new Fire Station No. 3. The Kingsville Police Department reported expanding its K-9 program and modernizing departmental policies.

Public works officials addressed challenges involving the city's aging water and wastewater infrastructure. The department has completed repairs or improvements on 4.15 miles of streets in 2026.

Fugate also highlighted development of a new animal shelter. Mayor Fugate praised Parks and Recreation

Director Susan Ivy for creating opportunities and activities for local children.

The engineering department discussed several planned projects, including the future extension of Caesar Avenue from 14th Street to Interstate 69. The project is estimated to cost approximately \$30 million.

Officials also discussed plans to cover a drainage ditch at the entrance to Santa Gertrudis Estates. Economic development leaders secured several new businesses and projects expected to open or expand in Kingsville. These include a new location of Buffalo Wild Wings and a store from James Avery Artisan Jewelry on 14th Street.

Other projects include the opening of La Pintora Wine Bar downtown, The Bullpen in the former Bray's building, and Westican Outdoors along the highway. Fugate also said the existing IHOP will be converted into a dual-branded IHOP and Applebee's restaurant.

The mayor also highlighted \$16.4 million in wastewater infrastructure projects, including new blower equipment and multiple rehabilitation efforts.

Fugate noted several ongoing projects involving partnerships between the city, Kleberg County and Texas A&M University-Kingsville.



First Baptist Church Pastor Bubba Stahl delivers the invocation before the State of the City luncheon Wednesday at Texas A&M University-Kingsville. Kingsville Mayor Sam Fugate stands nearby as community leaders, business owners and residents gather for the annual address hosted by the Kingsville Chamber of Commerce. (Photo by Dylan Dozier)

Obituaries

In Loving Memory



Aurelia Rojas Soliz

November 12, 1934 - June 4, 2026

Aurelia "Lile" Rojas Soliz, of Kingsville, Texas, entered eternal rest on June 4, 2026, in Corpus Christi, Texas, at the age of 91.

Born on November 12, 1934, in Riviera, Texas, to Perfecto and Anacleto Rojas, Lile built a life centered on family, faith, and caring for others. As a homemaker and caregiver, she devoted countless hours to looking after those around her, always placing the needs of her loved ones before her own.

Lile was a longtime member of Our Lady of Good Counsel Catholic Church. She was a source of strength and guidance for her family, offering a listening ear, wise advice, and steady support throughout the years. Whether sharing stories, preparing meals, or gathering with family, she found her greatest happiness in the company of those she loved.

She was preceded in death by her husband, Frank R. Soliz; her daughters, Gloria Soliz and Josie S. La Cross; her brothers, Juan Rojas, Pablo Rojas, Perfecto Rojas Jr., and Vic Rojas; and her sister, Aurora De Luna. Those left to treasure her memory

include her daughter, Yolanda R. Soliz of Corpus Christi; her sons, Frank Soliz Jr. of Baytown, Raul (Patsy) Soliz of Kingsville, and Luis Soliz of Kingsville; her nine grandchildren, Misheall, Shana, Lythia, Trisha, Raul Jr., Luis Jr., Leo, Steven, and Dorlan; twelve great-grandchildren; one great-great-granddaughter; her sister, Matilde Carr of Oklahoma; and numerous nieces, nephews, cousins, and friends.

Visitation was held on Tuesday, June 9, 2026, that began at 8 a.m. at Ramirez-Salinas Funeral Home, with a Rosary that was recited at 10 a.m.

A Funeral Mass was celebrated at 12 p.m. at Our Lady of Good Counsel Catholic Church, with Father Paulson officiating. Interment will follow at Chamberlain Cemetery.

The family will remember Lile for her generous nature, her quiet resilience, and the care she showed to those fortunate enough to know her. Her presence will be deeply missed, but the memories she created and the values she passed on will remain with her family for years to come.

Billy Gene Payne

October 29, 1929 - June 2, 2026

Billy Gene Payne, Corpus Christi 96, passed away June 2, 2026. Arrangements provided by Sawyer-George Funeral Home. Services on Jun 22, 1 p.m. at Coastal Bend State Veterans Cemetery. Interment at Coastal Bend State Veterans Cemetery.

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Shooting

CONTINUED FROM PAGE 1
investigations, certain details are being withheld to protect the integrity of the investigative process and to ensure the accuracy of information being gathered and analyzed," the release stated.

The department did not

release additional details about the victim or any possible suspects.

Kingsville police are asking anyone with information to contact Kingsville Crime Stoppers at 361-592-4636. Tips may be submitted anonymously.

Arrest

CONTINUED FROM PAGE 1
customer at the store. During the investigation, officers identified the individual as Barrera.

According to Blair, a representative of the business alleged that Barrera made physical contact with a loss prevention specialist during the encounter. The employee expressed a desire to pursue charges.

Blair said Barrera was arrested, and during a search conducted incident to the arrest, officers located a small baggie containing a substance believed to be a controlled substance. The substance was submitted for further analysis.

Barrera was transported to the Kleberg County Jail and booked on charges of possession of a controlled substance in Penalty Group 1, a third-degree felony, simple assault and possession of drug paraphernalia.

Justice of the Peace Precinct 3 Chris Lee set bond at \$5,000 on Jan. 25. Barrera posted bond later that day.

An indictment is a formal accusation of a crime and is not evidence of guilt. Barrera is presumed innocent unless and until proven guilty in a court of law.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, July 01, 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:

Ernesto Perez Sr, Applicant/Owner; requesting approval of a Special Use Permit for a Mobile home/manufactured home on a parcel of land, in AG (Agricultural) at ERNESTO PEREZ ADDN, LOT 1, ACRES 1.00, also known as 2725 East Corral Ave., Kingsville, TX 78363 (Property ID 53987).

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 Monday, July 13, 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:

Ernesto Perez Sr, Applicant/Owner; requesting approval of a Special Use Permit for a Mobile home/manufactured home on a parcel of land, in AG (Agricultural) at ERNESTO PEREZ ADDN, LOT 1, ACRES 1.00, also known as 2725 East Corral Ave., Kingsville, TX 78363 (Property ID 53987).

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See more Obituaries on Page 10.