

City of Kingsville, Texas

AGENDA
CITY COMMISSION
MONDAY, AUGUST 17, 2026
SPECIAL MEETING
CITY HALL
HELEN KLEBERG GROVES COMMUNITY ROOM
400 WEST KING AVENUE
4:00 P.M.

Live Videostream: <https://www.facebook.com/cityofkingsvilletx>

I. Preliminary Proceedings.

OPEN MEETING

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

MINUTES OF PREVIOUS MEETING(S)

None.

APPROVED BY:

Charlie Sosa
Charlie Sosa
City Manager

II. Public Hearing - (Required by Law).¹

None.

III. Reports from Commission & Staff.²

"At this time, the City Commission and Staff will report/update on all committee assignments which may include but is not limited to the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal League. Staff reports include the following: Building & Development, Code Enforcement, Proposed Development Report; Accounting & Finance – Financial Services - Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports; Police & Fire Department – Grant Update, Police & Fire Reports; Street Updates; Public Works-Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Water And Wastewater Rate Study Presentation. No formal action can be taken on these items at this time."

IV. Public Comment on Agenda Items.³

1. Comments on all agenda and non-agenda items.

V.

Consent Agenda

Notice to the Public

The following items are of a routine or administrative nature. The Commission has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.

CONSENT MOTIONS, RESOLUTIONS, ORDINANCES AND ORDINANCES FROM PREVIOUS MEETINGS:

(At this point the Commission will vote on all motions, resolutions, and ordinances not removed for individual consideration)

None.

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

1. Workshop: Discussion on proposed Fiscal Year 26-27 Budget and funds for the City of Kingsville. (City Manager).
2. Discuss the possible return of the L.E. Ramey Golf Course to Kleberg County and the possible return of part of the east side of Dick Kleberg Park to Kleberg County. (City Manager).
3. Executive Session: Pursuant to Section 551.072, Texas Government Code, Deliberations regarding Real Property Exception, the City Commission shall convene in Executive Session to discuss the purchase, exchange, lease, or value of real property as deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third party. (City Manager).
4. Discuss and consider approval of a resolution authorizing the City to purchase 20.922 acres of land near NAS Kingsville for encroachment prevention near the base and authorizing the City Manager to execute any necessary documents on the City's behalf. (City Manager).
5. Workshop: Discussion on proposed Fiscal Year 26-27 Budget and funds for the City of Kingsville. (City Manager).

VII. Adjournment.

1. No person's comments shall exceed 5 minutes. Cannot be extended by Commission.
2. No person's comments shall exceed 5 minutes without permission of majority of Commission.
3. Comments are limited to 3 minutes per person. May be extended or permitted at other times in the meeting only with 5 affirmative Commission votes. The speaker must identify himself by name and address.
4. Items being considered by the Commission for action except citizen's comments to the Mayor and Commission, no comment at this point without 5 affirmative votes of the Commission.

NOTICE

This City of Kingsville and Commission Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must

be made 48 hours prior to this meeting. Please contact the City Secretary's office at 361/595-8002 or FAX 361/595-8024 or E-Mail mvalenzuela@cityofkingsville.com for further information. Braille Is Not Available. The City Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551-071 (Consultation with Attorney), 551-072 (Deliberations about Real Property), 551-073 (Deliberations about Gifts and Donations), 551-074 (Personnel Matters), 551-076 (Deliberations about Security Devices), 551-086 (Certain Public Power Utilities: Competitive Matters), and 551-087 (Economic Development).

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:

August 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.


Mary Valenzuela, TRMC, City Secretary
City of Kingsville, Texas

This public notice was removed from the official posting board at the Kingsville City Hall on the following date and time: _____

By: _____
City Secretary's Office
City of Kingsville, Texas

REGULAR AGENDA

AGENDA ITEM #1

AGENDA ITEM #2

AGENDA ITEM #3

AGENDA ITEM #4

Property Details

Account			
Property ID:	30852	Geographic ID: 290001206100192	
Type:	R	Zoning: CZ, AG	
Property Use:			
Location			
Situs Address:			
Map ID:	B1	Mapscsco:	
Legal Description:	K T & I CO, BLOCK 12, LOT PT 6, ACRES 20.922		
Abstract/Subdivision:	S2900		
Neighborhood:			
Owner			
Owner ID:	71684		
Name:	LOPEZ HECTOR LAURO JR		
Agent:			
Mailing Address:	727 FM 1546 RIVIERA, TX 78379		
% Ownership:	100.0%		
Exemptions:	DV4 - For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	\$0 (+)
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Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$77,370 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$77,370 (=)
Agricultural Value Loss: ②	\$0 (-)
Appraised Value: ②	\$77,370 (=)
HS Cap Loss: ②	\$0 (-)
Circuit Breaker: ②	\$0 (-)
Assessed Value:	\$77,370
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2026 CERTIFIED VALUES.

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: LOPEZ HECTOR LAURO JR %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	0.771870	\$77,370	\$65,370	\$504.57
SKI	KINGSVILLE I.S.D.	1.410400	\$77,370	\$65,370	\$921.98
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$77,370	\$65,370	\$39.03

Total Tax Rate: 2.241969

Estimated Taxes With Exemptions: \$1,465.58

Estimated Taxes Without Exemptions: \$1,734.62

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
E0	E0	20.92	911,362.32	0.00	0.00	\$77,370	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$0	\$77,370	\$0	\$77,370	\$0	\$77,370
2025	\$0	\$77,370	\$0	\$77,370	\$0	\$77,370
2024	\$0	\$77,370	\$0	\$77,370	\$0	\$77,370
2023	\$0	\$100,890	\$0	\$100,890	\$0	\$100,890
2022	\$0	\$70,140	\$0	\$70,140	\$0	\$70,140
2021	\$0	\$66,090	\$0	\$66,090	\$0	\$66,090
2020	\$0	\$74,520	\$0	\$74,520	\$0	\$74,520
2019	\$0	\$72,260	\$0	\$72,260	\$0	\$72,260
2018	\$0	\$89,450	\$0	\$89,450	\$0	\$89,450

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/13/2023	SPWD	SPECIAL WARRANTY DEED	LOPEZ HECTOR LAURO JR	LOPEZ HECTOR LAURO JR			334670
7/11/2017	WDVL	WARRANTY DEED W/VENDOR'S LEIN	RAM-BRO CONTRACTING INC	LOPEZ HECTOR LAURO JR			311107
12/21/2007	WD	WARRANTY DEED	MALTY BUILDERS INC	RAM-BRO CONTRACTING INC	380	647	

Property ID
30852

Owner ID:71684 Name:LOPEZ, HECTOR LAURO JR

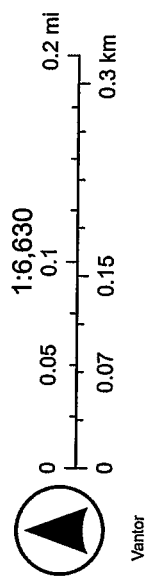


8/10/2026, 11:10:19 AM

- Ownership
- City Limits
- Railroad
- Streets

- Street Name Labels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery

- High Resolution 30cm Imagery
- Citations
- 1.2m Resolution Metadata





Property Tax Balances

Account Number: **290001206100192**

Address:
LOPEZ HECTOR LAURO JR
727 FM 1546
RIVIERA, TX 78379

Property Site Address:

Legal Description:
K T & I CO, BLOCK 12, LOT PT 6,
ACRES
20.922

Jurisdictions Collected:*

KLEBERG COUNTY
SOUTH TX WATER AUTH
KINGSVILLE ISD

Active Lawsuits:
None

Jurisdiction Information

Register to Receive a 2026 Certified
Tax Statement by E-Mail

What-If Tax Calculator

Payment Information for 2025 and
Prior Year Taxes

Account Is Fully Paid

Current Year Levy: \$1,465.58
Current Year Due: \$0.00
Prior Year Due: \$0.00
Total Amount Due: \$0.00

Pending Internet Payments:
No Payment Pending

Market Value: **\$77,370**

Land Value: **\$77,370**

Improvement Value: **\$0**

Capped Value: **\$0**

Agricultural Value: **\$0**

Print a Current Tax Statement ☒ Print a Delinquent Tax Statement ☒

Print a Composite Receipt ☒

RESOLUTION NO. 2026-_____

A RESOLUTION AUTHORIZING THE CITY TO PURCHASE 20.922 ACRES OF LAND NEAR NAS-KINGSVILLE FOR ENCROACHMENT PREVENTION NEAR THE BASE AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS ON THE CITY'S BEHALF.

WHEREAS, the City Commission of the City of Kingsville has previously found that it is in the best interest of the citizens of Kingsville, that the City acquire real property near Naval Air Station Kingsville to prevent encroachment around that local military base; and

WHEREAS, the acquisition of land near the base might increase its military value and mitigate any potential negative effects to the military institutions in future base realignment and closure (BRAC) rounds; and

WHEREAS, acquiring land around the military institutions to protect them from encroachment issues is a tool that many other defense communities around the country have used to ensure the long-term viability of their local military institutions; and

WHEREAS, the base is a large employer of local civilian personnel and the base has a significant economic impact on the City, County, and State, such that the proposed land acquisition could be deemed for a public purpose; and

WHEREAS, the City has previously worked with the local base to identify properties that would be beneficial to acquire for the long-term protection of the base and its missions and this property, along with others the City purchased in 2017-2019, was identified; and

WHEREAS, the City was recently made aware the property is available for purchase; and

WHEREAS, while the City Commission did not previously authorize city staff to negotiate with for this property but did for adjacent property, so staff negotiated with the property owner and a property survey already exists for the land, staff now needs authorization to begin the acquisition process; and

WHEREAS, the staff has negotiated with property owner Hector Lauro Lopez, Jr. a price of \$_____ for a 20.922 acre tract of land located at Pt of Lot 6, Block 12, Kleberg Town and Improvement Company (KT&I Co) Subdivision, Kleberg County, Texas, which is near NAS-Kingsville and is adjacent to other property the City previously purchased in 2018; and

WHEREAS, the transactional documents have been prepared and staff needs approval from the City Commission of the City of Kingsville through this resolution to finalize the purchase of the property.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City Commission authorizes City staff to finalize the purchase of a 20.922 acre tract of land located at Pt of Lot 6, Block 12, Kleberg Town and Improvement Company Subdivision, Kleberg County, Texas for a price of \$ _____) with property owner Hector Lauro Lopez, Jr. to prevent encroachment around the local military base.

II.

THAT the City Commission authorizes the City Manager to act on the City's behalf in executing any necessary documents for this action.

III.

THAT this Resolution shall be and become effective on or after adoption.

PASSED AND APPROVED by a majority vote of the City Commission the 17th day of August, 2026.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM

Courtney Alvarez, City Attorney

AGENDA ITEM #5