

HISTORICAL DEVELOPMENT BOARD

Wednesday, September 16, 2026, 04:00 PM
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, MEDP
Planning and Development Services 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)- August 11, 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 fence at ORIG TOWN, BLOCK 37, LOT 5-8, (Heritage Baptist Church), (EXEMPT) also known as 309 East Henrietta, Kingsville TX 78363.

Item #2: Discuss and Consider Action to approve the installation of a fence at ORIG TOWN, BLOCK 01, LOT 24, 25, E15' 26, also known as 514 West Richard, 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: September 10, 2026, at 02:00 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
Planning and Development Services Director

Posted
@ 10:00 AM
On 9-10-26
By H. Salazar

**HISTORICAL DEVELOPMENT BOARD
SPECIAL MEETING MINUTES
Tuesday, August 11, 2026, at 10:00 AM
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
Daniel Burt

Citizens' Present

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

1. **The meeting was called to order:**
@ 4:03 AM
2. **Discuss and take action on the meeting minutes of last meeting:**

July 01, 2026, Minutes approved by: Daniel Burt 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 the demolition of a dilapidated structure at ORIG TOWN, BLOCK 68, LOT 26-32 (PURE PLATINUM GYM) also known as 316 South 6th St., Kingsville TX 78363.

Item #1; Manny Salazar addressed the board and stated that the properties being addressed today have been inspected by code enforcement officers and the building official, they have all been declared unsafe structures, they also have become homes to rodents, racoons and often become locations for drug use and safety hazards for the city. The property was inspected on May 12, 2026, and all proper notices were sent. Manny stated that this building has not been used in many years, the siding and façade are coming down on 6th street and there are holes in the ceiling, making this very dangerous. IBC Bank owns this property and is searching for a contractor for the demolition if approved. David Thibodeaux asked if the original structure was a 1940 hangar that were up around different parts of town. Manny stated that he was unsure, David stated that that he was ready for a vote he was just curious. Maggie Salinas stated that was and fueling station at one point and we should make sure the gas tanks have been removed, Daniel Burt stated that before the new addition was done, they would have had to of been removed. Daniel Burt made the motion to approve; David Thibodeaux seconded the motion, all in favor none opposed, motion carried.

Item #2 Discuss and Consider Action to approve the demolition of a dilapidated structure at ORIG TOWN, BLOCK 11, LOT 10,11, also known as 317 East Richard, Kingsville TX 78363.

Manny Salazar stated that this item was approved on May 21, 2026, and added to our agenda due to staff error.

Item #3 Discuss and Consider Action to approve the demolition of a dilapidated structure at ORIG TOWN, BLOCK 38, LOT 1-2, also known as 401 East Henrietta, Kingsville TX 78363.

Manny Salazar addressed the board and stated this property was inspected on May 6, 2026, all proper notifications were sent, and the property didn't have any utilities since 2017, taxes are delinquent and the front porch is deteriorated, holes in the walls and ceiling. Daniel Burt made the motion to approve; Jeri Morey seconded the motion, all in favor none opposed, motion carried.

Item #4 Discuss and Consider Action to approve the demolition of a dilapidated structure at ORIG TOWN, BLOCK 10, LOT 11, W2/2 12 also known as 425 East Richard, Kingsville TX 78363.

Manny Salazar stated that this item was approved on May 21, 2026, and added to our agenda due to staff error.

Item #5 Discuss and Consider Action to approve the demolition of a dilapidated structure at ORIG TOWN, BLOCK 17, LOT 10-12 also known as 511 West Alice, Kingsville TX 78363.

Manny Salazar addressed the board and stated that this property was inspected on May 27, 2026, and all the proper notifications were sent. The property is infested with mold, trash, electrical, plumbing is not up to code, and the siding is falling off. David Thibodeaux made the motion to approve; Daniel Burt seconded the motion, all in favor none opposed, motion carried.

Item #6 Discuss and Consider Action to approve the demolition of a dilapidated structure at ORIG TOWN, BLOCK 8, LOT 23-26 also known as 512 East Richard, Kingsville TX 78363.

Manny Salazar addressed the board and stated that this property was inspected on May 6, 2026, and all the proper notifications were sent. The property has not had utilities since 2010, there are holes in the roof, siding is rotting or missing. The structure is unsecure and dilapidated. Jeri Morey made the motion to approve; David Thibodeaux seconded the motion, all in favor none opposed, motion carried.

Item #7 Discuss and Consider Action to approve the demolition of a dilapidated structure at ORIG TOWN, BLOCK 16, LOT 21-24, ACERS .3214 also known as 512 West Alice, Kingsville TX 78363.

Manny Salazar addressed the board and stated that this property was inspected on February 23, 2026, and all the proper notifications were sent. The property has not had utilities since 2001,

and the property has been vacant for years. The structure has holes in the roof, siding is rotten and multiple windows are missing. Daniel Burt made the motion to approve; Jeri Morey seconded the motion, all in favor none opposed, motion carried.

Item #8 Discuss and Consider Action to approve the demolition of a dilapidated structure at ORIG TOWN, BLOCK 9, LOT 13,14, 50% UNDIVIDED INTEREST also known as 527 East Richard, Kingsville TX 78363.

Manny Salazar stated that this item was approved on May 21, 2026, and added to our agenda due to staff error.

Item #9 Discuss and Consider Action to approve the demolition of a dilapidated structure at HENRIETTA HGTS, BLOCK 4, LOT 6-8 also known as 719 West Richard, Kingsville TX 78363.

Manny Salazar addressed the board and stated that his structure was inspected on February 13, 2026, and all the proper notices were sent. The property has not had utilities since 2024. This property is unsecure and abandoned, police have been called multiple times for crimes. The roof and siding is rotten and the structure is delapidated. David Thibodeaux made the motion to approve; Jeri Morey seconded the motion, all in favor none opposed, motion carried.

7. Staff Reports –

Manny Salazar stated that we are still moving forward with our Comprehensive Plan and have had several meetings that were successful. The public has the opportunity to identify what parts of downtown they want to see improve the downtown experience, the city has also approved a vendor for a new software system that would help prevent situations like we had today.

8. Miscellaneous – Jeri Morey stated that she would like to see the city enforce property maintenance more, Danile Burt stated that property owners can't always make repairs due to finances or other reasons, David Thibodeaux stated that these abandoned properties have many heirs and the original owners has no wills making ownership difficult. Jeri said she will research nonprofit groups for funding.

9. Adjournment - Meeting adjourned at 10:34 AM

ITEM

#1

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: September 1, 2026
TO: Historic Development Board
FROM: Manny Salazar

SUBJECT: Discuss and Consider Action to approve the installation of a fence at ORIG TOWN, BLOCK 37, LOT 5-8, (Heritage Baptist Church), (EXEMPT) also known as 309 East Henrietta, Kingsville TX 78363.

APPLICANT: Coastal Bend Resource Center

CONTRACTOR: TBD

REQUEST

Discuss and Consider Action to approve the installation of a fence at ORIG TOWN, BLOCK 37, LOT 5-8, (Heritage Baptist Church), (EXEMPT) also known as 309 East Henrietta, Kingsville TX 78363.

EXHIBITS

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

This was a RELIGION-Temple that is now the Coastal Bend Resource Center.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and is recommending approving the installation of a new fence at 309 East Henrietta, 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.

- 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
Planning and Development Services Director

Historical Development Board Review Application

Applicant: Coastal Bend Resource Center

Address: 309 E Henrietta

Contact: Cell: 361-813-0226 **Home:** _____

Email: Coastal bend resoure Center@gmail.com

Property Owner: CBRC

Address: 309 E Henrietta

Contact: Cell: 361-813-0226 **Home:** _____

Property Location and Description: 309 E Henrietta, Kingsville TX 78363

Description of Work: Fence Installation

Contractor: _____

Contact: Cell: _____ **Home:** _____

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: Monica Longoria

Signature: Monica Longoria Date: 8/31/26

TEXAS HISTORICAL COMMISSION

276

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-24869

County: Kleburg

City: Kingsville

Address No: 309

Street Name: East Henrietta Avenue

SECTION 1

Basic Inventory Information

Current Name: Templo Milagros Del Senor

Historic Name:

Owner Information

Name: Heritage Baptist Church

Status:

Address: 306 Birchwood Dr

City: Kingsville

State: TX

Zip: 78363

Geographic Location

Latitude: 27.518509

Longitude: -97.865609

Legal Description (Lot\Block): ORIG TOWN, BLOCK 37, LOT 5-8

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: 1950

Source Tax Appraiser

Function

Current: RELIGION-Temple

Historic: RELIGION-Temple

Recorded By: Stefan & Austin

Date Recorded:

2/13/2013



Project #: 00009	Historic Resources Survey Form	Local Id: 0001-24869
County: Kleburg		City: Kingsville
Address No: 309	Street Name: East Henrietta Avenue	

SECTION 2**Architectural Description**

One-story L-plan side-gabled office building made of decorative concrete blocks with paired glass doors and small horizontal windows set high in the wall. This building is attached to the one-story front-gabled church building with horizontal siding and faux steeple with cross.

☐ Additions, modifications Explain:

☐ Relocated Explain:

Stylistic Influence

No Style

Structural Details**Roof Form**

Gable

Roof Materials

Composition Shingles

Wall Materials

Concrete

Windows

Fixed

Doors (Primary Entrance

Composition Shingles

Plan

L-Plan

Chimneys**Porches/Canopies**

FORM

SUPPORT

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

276

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-24869

County: Kleburg

City: Kingsville

Address No: 309

Street Name: East Henrietta Avenue

SECTION 3 Historical Information

Associated Historical Context

Planning/Development, Religion/Spirituality

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:

Religion and Hispanic Heritage, Community Development

Periods of Significance:

1946-1985

Levels of Significance: ☐ National ☐ State ☒ Local

Integrity: ☒ Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association

Integrity Notes:

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:	24869	Geographic ID: 100103705000192
Type:	R	Zoning: C3
Property Use:		
Location		
Situs Address:	309 E HENRIETTA AVE TX	
Map ID:	C1	Mapsc0:
Legal Description:	ORIG TOWN, BLOCK 37, LOT 5-8, (HERITAGE BAPTIST CHURCH), (E X E M P T)	
Abstract/Subdivision:	S001	
Neighborhood:		
Owner		
Owner ID:	74342	
Name:	COASTAL BEND RESOURCE CENTER	
Agent:		
Mailing Address:	309 E HENRIETTA AVE KINGSVILLE, TX 78363	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$222,270 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$15,000 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$237,270 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$237,270 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$237,270
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:** COASTAL BEND RESOURCE CENTER %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$237,270	\$0	\$0.00
GKL	KLEBERG COUNTY	0.771870	\$237,270	\$0	\$0.00
SKI	KINGSVILLE I.S.D.	1.410400	\$237,270	\$0	\$0.00
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$237,270	\$0	\$0.00

Total Tax Rate: 3.011149**Estimated Taxes With Exemptions:** \$0.00**Estimated Taxes Without Exemptions:** \$7,144.56



Historical Development Board Fence Proposal

Proposed Perimeter Fence – Block 37, Lots 1–8

Kingsville, Texas

August 30, 2026

To: Historical Development Board
City of Kingsville, Texas

RE: Request for Approval – Perimeter Fencing for Coastal Bend Resource Center, Block 37, Lots 1–8

Dear Members of the Historical Development Board:

Coastal Bend Resource Center respectfully requests approval to install a perimeter fence around the organization's adjoining properties located at 228 N. 7th Street and 309 E. Henrietta Avenue, Block 37, Lots 1–8, Kingsville, Texas.

Proposed Fence Layout

The organization proposes to install one continuous perimeter fence encompassing Lots 1 through 8, rather than placing a separate fence between the two adjoining properties.

The properties will remain legally identified as their respective parcels; however, the proposed fencing would allow the organization to utilize the adjoining properties as one contiguous outdoor area for community activities, events, maintenance, and controlled access.

- North boundary: N 88° 57' 39" E – approximately 200 feet across Lots 1–8.
- West boundary: N 01° 02' 21" W – approximately 140 feet.
- South boundary: S 88° 57' 39" W – approximately 200 feet across Lots 1–8.
- East boundary: S 01° 02' 21" E – approximately 140 feet.
- Total perimeter: approximately 680 linear feet.

Proposed Fence Material

Due to the financial limitations of a developing nonprofit organization, Coastal Bend Resource Center is requesting approval to utilize Red Brand 330-ft. × 47-in. galvanized woven field fence supported primarily by galvanized steel T-posts.

The proposed fencing was selected because it is cost-effective for a nonprofit organization, durable and appropriate for outdoor use, open in design, visually permeable, and less visually intrusive than a solid privacy or tall security fence.

The organization proposes approximately two 330-foot rolls, providing 660 linear feet of fencing. With two 16-foot vehicle gates, approximately 648 linear feet of field fencing will be required, leaving a small allowance for installation adjustments.

Galvanized T-posts will be used as the primary intermediate support posts, with reinforced galvanized steel/wood support posts at corners and gate openings as appropriate for structural stability.

Proposed Gates

- One 16-foot × 50-inch galvanized mesh farm gate at the front entrance along the north property boundary near Lot 4, providing controlled vehicular access from East Henrietta Avenue.
- One 16-foot × 50-inch galvanized mesh farm gate at the rear entrance along the south property boundary, providing access from the rear/alley area.

The front and rear gates will be of the same or substantially similar design so that the entrances appear cohesive and intentional.

Reason for the Request

The proposed fence is primarily intended to address an immediate security and safety concern. Because the property currently contains deteriorated structures that are planned for eventual demolition when sufficient funding becomes available, the organization has experienced situations in which individuals park throughout the parking area and on portions of the property.

- Unauthorized access and uncontrolled vehicle traffic;
- Vehicles parking immediately adjacent to deteriorated structures;
- Pedestrian and vehicle safety concerns;
- Difficulty maintaining clear access for contractors, maintenance, and deliveries;
- Protection of the nonprofit's historic property and grounds; and
- The organization's inability to safely control and utilize the outdoor portions of the property.

Future Use and Community Benefit

Coastal Bend Resource Center intends to eventually remove the deteriorated apartment structures located on the property when sufficient funding becomes available. Once those structures have been removed, the resulting open area can be safely incorporated into the organization's outdoor programming and community activities.

A continuous perimeter will allow the adjoining properties to function as one open outdoor area without an interior divider fence. This space could support community events, educational activities, seasonal programs, fundraising events, and other gatherings.

These activities can provide opportunities for the nonprofit to generate earned revenue and fundraising income, which can be reinvested into the preservation and operation of the historic property and the community services provided by Coastal Bend Resource Center.

The requested fence is therefore intended to be more than a security improvement. It is a preservation and revitalization measure intended to support the long-term preservation, sustainability, and productive reuse of the property.

Historic Compatibility

The organization understands and respects the responsibility of the Historical Development Board to protect Kingsville's historic character. The proposed fencing has intentionally been selected as an open, visually permeable design rather than a solid enclosure along the majority of the property. This allows the historic property and surrounding area to remain visible from the street while establishing a clear boundary.

The organization believes the simple ranch/farm-style appearance is appropriate for the property's setting and substantially less visually imposing than a tall solid security fence. Coastal Bend Resource Center is committed to maintaining the fence in good condition and keeping the surrounding property clean, orderly, and appropriately maintained.

Requested Approval

Coastal Bend Resource Center respectfully requests approval to install the proposed perimeter fencing and two 16-foot access gates around Lots 1–8 of Block 37, as illustrated on the attached site plan.

The organization believes this improvement provides an appropriate balance between historic compatibility, safety, security, property preservation, community use, and financial sustainability. Most importantly, the proposed fencing will help Coastal Bend Resource Center move toward its long-term goal of transforming the property from an underutilized and partially deteriorated site into a safe, productive community resource.

Thank you for your consideration and for the Board's continued commitment to preserving Kingsville's historic resources while allowing them to remain active and beneficial to the community.

Respectfully,

Monica Longoria, MSW
President / Executive Director
Coastal Bend Resource Center
309 E. Henrietta
Kingsville, Texas
361-813-0226

FENCE MATERIALS & SPECIFICATIONS

Coastal Bend Resource Center | Block 37, Lots 1–8

Estimated Fence Quantities

Material	Estimated Quantity	Purpose
Red Brand 330-ft × 47-in. woven field fence	2 rolls	Continuous perimeter fencing
Galvanized steel T-posts	Approx. 70	Intermediate fence support
16-ft × 50-in. galvanized mesh farm gates	2	Front and rear vehicular access
Reinforced gate support posts	4	Gate openings / structural support
Gate hinges	2 sets	Gate installation
Gate latches / locking hardware	2 sets	Controlled access
T-post clips / galvanized fence fasteners	As required	Attach woven fence to T-posts
Galvanized tie wire / fastening material	As required	Corners, transitions, and reinforcement
Concrete for gate support posts	As required	Set reinforced gate posts

Fence Length Calculation

- Approximate property dimensions: 200 feet × 140 feet.
- Approximate total perimeter: $200 + 140 + 200 + 140 = 680$ linear feet.
- Two 16-foot gates account for approximately 32 linear feet.
- Estimated woven field fence required: $680 - 32 =$ approximately 648 linear feet.
- Two 330-foot rolls provide 660 linear feet, leaving approximately 12 feet of additional material.

T-Post Estimate

Using approximately 10-foot spacing between intermediate posts results in roughly 65 fence spaces around the perimeter. The proposal allows for approximately 70 galvanized T-posts to accommodate corners, gate transitions, fence ends, minor field adjustments, and installation needs. Final post spacing should be determined by the installer based on site conditions and manufacturer recommendations.

Proposed Fence Characteristics

- Approximately 47-inch fence height.
- Open woven field-fence design with visibility through the fence.
- Galvanized steel T-posts for economical intermediate support.
- Reinforced support posts at corners and gate openings.
- Two matching 16-foot galvanized mesh farm gates.
- No interior divider fence between the adjoining properties.
- Continuous perimeter to encompass Lots 1–8.

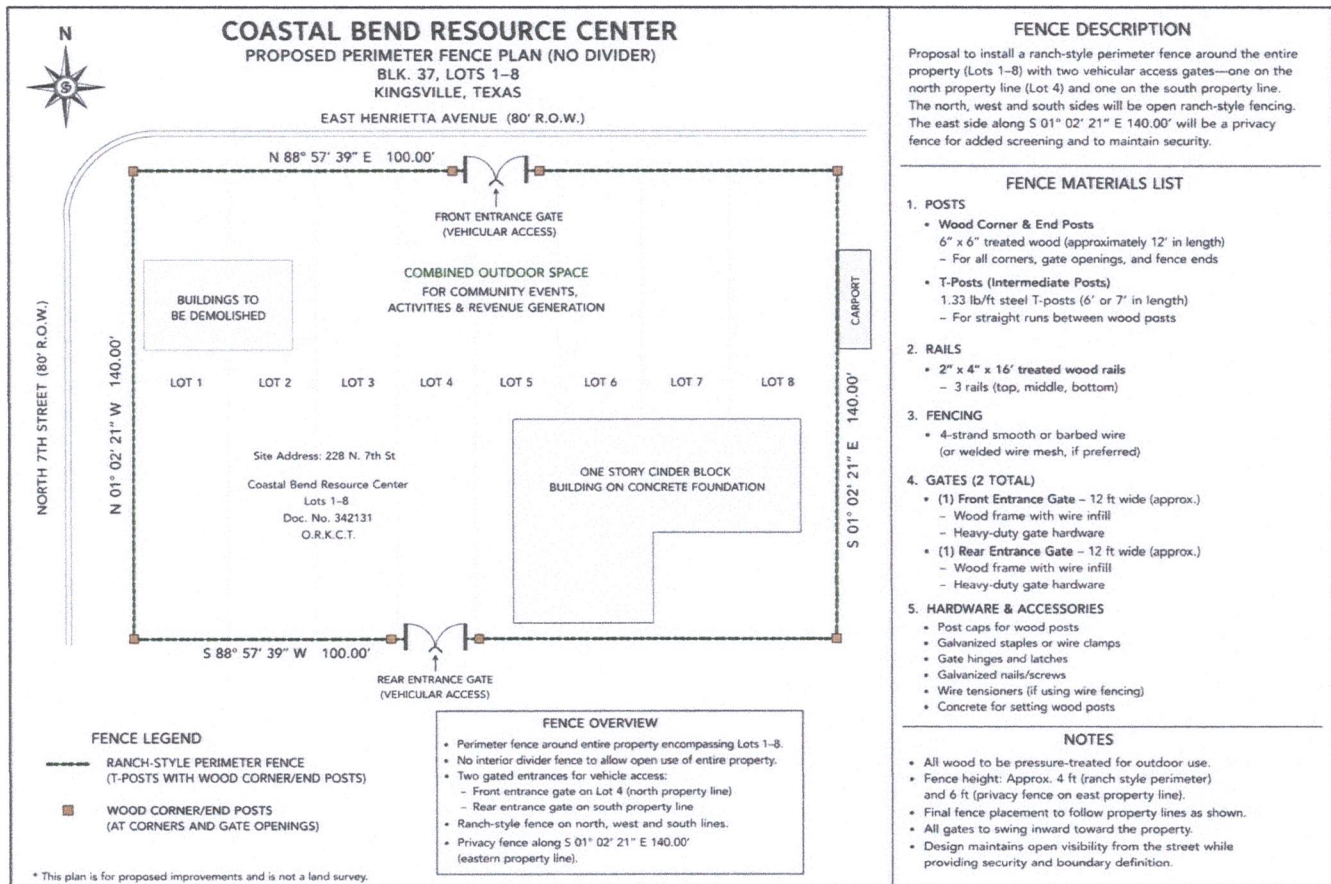
Installation & Maintenance

- Fence to follow the existing property boundaries shown on the survey.
- Gate support posts to be properly reinforced for the selected 16-foot gates.
- All metal components to be galvanized or otherwise suitable for outdoor exposure.
- Fence and gates will be maintained in a neat, safe, and orderly condition.
- Final installation will comply with applicable City requirements and any conditions of Historical Development Board approval.

PROPOSED PERIMETER FENCE SITE PLAN

Block 37, Lots 1–8 | Kingsville, Texas

The attached survey is the controlling reference for property boundaries. The proposed improvement consists of one continuous perimeter fence around Lots 1–8, with no interior divider fence. The front entrance gate is proposed along the north property line near Lot 4, and the rear entrance gate is proposed along the south property line.



Site Plan Notes

- Continuous perimeter fence encompasses Lots 1–8.
- No divider fence between the two adjoining properties.
- Front vehicular entrance gate proposed near Lot 4 on East Henrietta Avenue.
- Rear vehicular entrance gate proposed along the south property boundary.
- East property line proposed as privacy fencing where shown in the submitted plan.
- Fence and gate locations are conceptual and should be field-verified before installation.
- This drawing is a proposal exhibit and is not a substitute for a boundary survey.

FENCE & GATE REFERENCE

The following products represent the proposed fence and gate types for the project. Product availability, exact model numbers, and final installation hardware may be adjusted as necessary, provided the approved design, approximate height, open character, and overall appearance remain substantially consistent with the proposal.

Primary Fence

Red Brand 330-ft. × 47-in. Woven Field Fence – galvanized woven field fencing.

Vehicular Gates

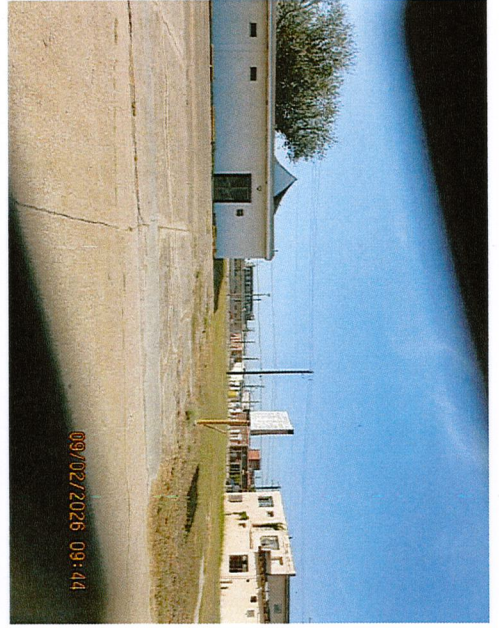
Two CountyLine 16-ft. × 50-in. Galvanized Mesh Farm Gates, or substantially similar galvanized mesh farm gates of the same approximate dimensions and open agricultural appearance.

Design Intent

- Simple ranch/farm-style appearance.
- Open and visually permeable rather than solid.
- Cost-conscious materials appropriate for a startup nonprofit.
- Consistent appearance between the front and rear gates.
- Designed to secure the property without creating an imposing visual barrier.

Supporting Documents

- Existing property survey for Block 37, Lots 1–8.
- Proposed perimeter fence site plan.
- Materials and estimated quantity list.
- Fence and gate product/reference images.



ITEM

#2

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: September 1, 2026
TO: Historic Development Board
FROM: Manny Salazar
SUBJECT: Discuss and Consider Action to approve the installation of a fence at ORIG TOWN, BLOCK 01, LOT 24, 25, E15' 26, also known as 514 West Richard, Kingsville TX 78363.
APPLICANT: Ruben Aena
CONTRACTOR: Ruben A. Pena

REQUEST

Discuss and Consider Action to approve the installation of a fence at ORIG TOWN, BLOCK 01, LOT 24, 25, E15' 26, also known as 514 West Richard, Kingsville TX 78363.

EXHIBITS

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

This was a RELIGOIN-Temple that is now the Coastal Bend Resource Center.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and is recommending approving the installation of a new fence at 514 West Richard, 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.

- 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
Planning and Development Services Director

Historical Development Board Review Application

Applicant: Ruben A. Peña
Address: 3411 S. Brahma Blvd.
Contact: Cell: 361-522-2111 Home: (wife) 361-522-9867
Email: ludy.pena@hotmail.com

Property Owner: Ruben A. Peña & Martha V. Peña
Address: 3411 S. Brahma Blvd.
Contact: Cell: 361-522-2111 Home: (wife) 361-522-9867
Property Location and Description: 514 W. Richard

Description of Work: 45' of Cedar Fence @ front of
west side property

Contractor: Ruben A. Peña
Contact: Cell: 361-522-2111 Home: (wife) 361-522-9867
Email: ludy.pena@hotmail.com

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: Ruben A. Peña
Signature: Ruben Peña Date: 8-24-2024

TEXAS HISTORICAL COMMISSION

742

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-23849

County: Kleburg

City: Kingsville

Address No: 514

Street Name: West Richard Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name: Pena Ruben A.

Status:

Address: 3411 South Brahma Blvd

City: Kingsville

State: TX

Zip: 78363

Geographic Location

Latitude: 27.52178

Longitude: -97.874266

Legal Description (Lot\Block): ORIG TOWN, BLOCK 1, LOT 24, 25, E15 26

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: 1945

Source Tax Appraiser

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Jacob Gaslin

Date Recorded:

10/8/2012



Project #: 00009

Historic Resources Survey Form

Local Id: 0001-23849

County: Kleburg

City: Kingsville

Address No: 514

Street Name: West Richard Avenue

SECTION 2

Architectural Description

One-story front-gabled rectangular-plan residential building with offset front-gabled stoop porch supported by fabricated metal posts, exposed rafter tails, sash windows, asbestos siding, two side-gabled side wings, and front-gabled carport at rear of property.

☒ Additions, modifications Explain: replacement materials☐ Relocated Explain:

Stylistic Influence

No Style

Structural Details

Roof Form

Front-Gabled

Roof Materials

Composition Shingles

Wall Materials

Asbestos

Windows

Sash

Doors (Primary Entrance)

Composition Shingles

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Gable Roof

SUPPORT Fabricated metal

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other: 1 carport

Landscape Features

TEXAS HISTORICAL COMMISSION

742

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-23849

County: Kleburg

City: Kingsville

Address No: 514

Street Name: West Richard 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 ☐ LocalIntegrity: ☒ Location ☒ Design ☐ Materials ☐ Workmanship ☒ Setting ☐ Feeling ☐ Association

Integrity Notes:

lacks integrity

Individually Eligible? No

Within Potential NR District?: Yes

Is Property Contributing?: ☐

Priority: Low

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:	23849	Geographic ID: 100100124000192
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	514 W RICHARD	
Map ID:	C1	Mapsco:
Legal Description:	ORIG TOWN, BLOCK 1, LOT 24, 25, E15' 26	
Abstract/Subdivision:	S001	
Neighborhood:		
Owner		
Owner ID:	13513	
Name:	PENA RUBEN A	
Agent:		
Mailing Address:	ETUX MARTHA V 3411 S BRAHMA BLVD KINGSVILLE, TX 78363-7303	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$112,480 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$9,750 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$122,230 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$122,230 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$21,747 (-)
Assessed Value:	\$100,483
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: PENA RUBEN A **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$122,230	\$100,483	\$772.90
GKL	KLEBERG COUNTY	0.771870	\$122,230	\$100,483	\$775.60
SKI	KINGSVILLE I.S.D.	1.410400	\$122,230	\$100,483	\$1,417.21
WST	SOUTH TEXAS WATER AUTHORITY	0.059699	\$122,230	\$100,483	\$59.99

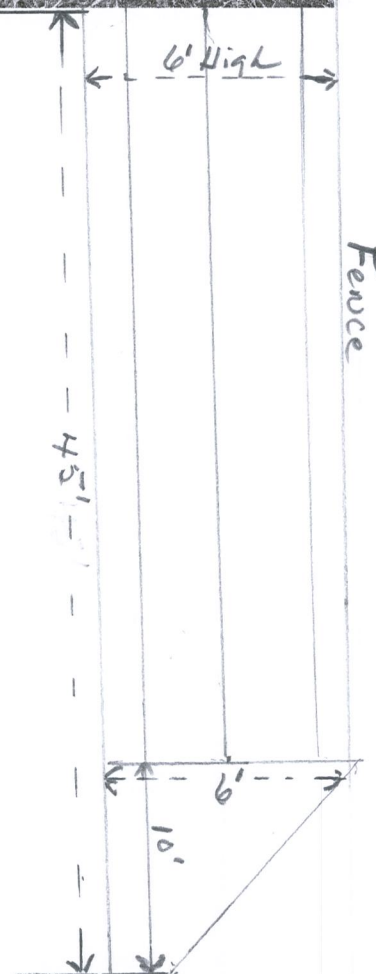
Total Tax Rate: 3.011149

Estimated Taxes With Exemptions: \$3,025.70

Estimated Taxes Without Exemptions: \$3,680.53



Dig #:
 2673340290



Bill of Material

• Cedar Pickets:	90ea. $5\frac{1}{8}" \times 5\frac{1}{2}" \times 6'$	- \$250.00
• Post:	8ea. $4" \times 4" \times 8'$ treated	- \$80.00
• Runners:	6ea. $2" \times 4" \times 16'$ Y.P. treated	- \$84.00
• Base:	3ea. $2" \times 10" \times 16'$ Y.P. treated	- \$96.00
• Concrete:	8ea. Ready Mix 80lb. bags	- \$50.00
• Wood screws:	$1\frac{5}{8}" \times 3"$ Exteriors screws	- \$60.00
		\$620.00 Total

Material: \$620.00

Labor: 720.00

 1,340.00

