

HISTORICAL DEVELOPMENT BOARD

Wednesday, October 21, 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)- September 16, 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 addition of a detached garage at ORIG TOWN, BLOCK 71, LOT 1-5 also known as 503 E Kenedy, Kingsville TX 78363.

Item #2: Discuss and Consider Action to approve the replacement of windows at ORIG TOWN, BLOCK 57, LOT 10-16, (FORKES OFFICE SUPPLY) also known as 225 E King Ave, Kingsville TX 78363.

Item #3: Discuss and Consider Action to approve the demolition of a commercial structure at ORIG TOWN, BLOCK 50, LOT 24-32 (SADDLE SHOP SHOWROOM) also known as 120 South 6th ST, Kingsville TX 78363.

Item #4: Discuss and Consider Action to approve the replacement of entrance doors at ORIG TOWN, BLOCK 60, LOT E/2 3, 4-8, (Reliable Finance, S & G Appliance & Icehouse Hairstudio) also known as 321 W King Ave, 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: October 15, 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 10-15-26
By H. Solis

**HISTORICAL DEVELOPMENT BOARD
REGULAR MEETING MINUTES
Wednesday September 16, 2026, at 4:00 PM
CITY OF KINGSVILLE
HELEN KLEBERG GROVES COMMUNITY ROOM
400 W KING AVE, Kingsville, TX 78363**

Historical Board Members Present

**Jeri L S Morey
David Thibodeaux
Lucia Perez
Daniel Morales**

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

Citizens' Present

**Monica Longoria
Ruben Pena**

1. **The meeting was called to order:**
@ 4:10 PM
2. **Discuss and take action on the meeting minutes of last meeting:**
August 11, 2026, Minutes approved by: Jeri Morey and Lucia Perez seconded; motion carried.
3. **Public Comments on or off the agenda:** None
4. **Postponements** – None
5. **Old Business** – None
6. **New Business** –

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 #1; Manny Salazar addressed the board and stated we received an application from the Coastal Resource Center, located at 309 E Henrietta, for permission to erect a fence along the perimeter of their property. The fence is estimated to be 680 linear feet and will consist of galvanized woven field fence supported by Galaxy Post. The owner did provide a lot of information in the packet with the dimensions and will comply with the necessary setbacks. Manny also stated that the only item being considered is the fence today. Manny also wanted to make note that Maggie Salinas had some concerns about the type of fence that was going to be used, Herlinda Solis drove several blocks in the Historical District and found many different types of fencing in the area including the same type of fencing at the Maggie Salinas Pavilion. Manny asked the Board if they would like to table this for a future meeting, the Board decided not to table the item. Daniel Morales asked if this building was currently a church? If not, what was the future plan for this building. Monical Longoria addressed the board and stated that this was a new nonprofit that was going to focus on veterans' mental health and they are bringing much needed resources from Corpus Chisti and will soon start a roundtable with veterans. Monica also stated that this fence will help secure the building and keep the general public from parking illegally and driving through the parking lot. The issues occur during parades and downtown events. Daniel asked if she was only having issues a couple of times a year why she would need a permanent fence, that maybe she could use

temporary fencing for the event or post signs. Monica stated that she already has signs posted and they are ignored and it was also for safety concerns. Lucia Perez made the motion to approve; Jeri Morey seconded the motion, all in favor, none opposed, motion carried.

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.

Manny Salazar addressed the board and stated we received an application from Ruben Pena requesting a new 45-foot cedar fence at 514 W Richard and asked the Board to look at Page 31 to see the purposed fence and stated that the fence would follow all required setback and height requirements. Jeri Morey asked if there was an elevation for this fence, Ruben Pena stated no that this fence is only to separate the property next door because it was an eye soar. Jerry stated that in her neighborhood a few houses down from her the property owner did the same thing.

Daniel Morales made the motion to approve; Lucia Perez seconded the motion, all in favor, none opposed, motion carried.

7. **Staff Reports** – None
8. **Miscellaneous** – None
9. **Adjournment** - Meeting adjourned at 4:25 PM

ITEM

#1

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: September 24, 2026
TO: Historic Development Board
FROM: Manny Salazar

SUBJECT: Discuss and Consider Action to approve the addition of a detached garage at ORIG TOWN, BLOCK 71, LOT 1-5 also known as 503 E Kenedy, Kingsville TX 78363.

APPLICANT: Ramon Isassi

CONTRACTOR: Gratitude Design & Build

REQUEST

Discuss and Consider Action to approve the addition of a detached garage at ORIG TOWN, BLOCK 71, LOT 1-5 also known as 503 E Kenedy, 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.

503 E Kenedy a single-story home that the Board approved on July 16, 2025, the new build did not include a garage. The property owners would like to now add a detached garage.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and is recommending approving the addition of a detached garage at 503 East Kenedy, 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: Ramon Isassi

Address: 503 E Kenedy

Contact: Cell: 361 Home: _____

Email: _____

Property Owner: Ramon Isassi

Address: 503 E. Kenedy

Contact: Cell: 361 Home: _____

Property Location and Description: Located on 9th + Kenedy Ave

Description of Work: An addition of a detached garage.

Contractor: Gratitude Design + Build

Contact: Cell: 361 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: Ramon Isassi

Signature: Ramon Isassi Date: 9-14-26

TEXAS HISTORICAL COMMISSION

724

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-17250

County: Kleburg

City: Kingsville

Address No: 503

Street Name: East Kenedy Avenue

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information

Name:

Status:

Address: 503 East Kenedy Ave

City: Kingsville

State: TX

Zip: 78363

Geographic Location

Latitude: 27.514454

Longitude: -97.862992

Legal Description (Lot\Block): ORIG TOWN, BLOCK 71, 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. 1910

Source architectural style, Sanborn maps

Function

Current: DOMESTIC-Single Dwelling

Historic: DOMESTIC-Single Dwelling

Recorded By: Austin & Jacob

Date Recorded:

4/16/2013



TEXAS HISTORICAL COMMISSION

724

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-17250

County: Kleburg

City: Kingsville

Address No: 503

Street Name: East Kenedy Avenue

SECTION 2

Architectural Description

One-and-a-half-story irregular-plan cross-gabled residential building with gabled wrap-around porch supported by round columns, replacement windows, vinyl siding, and attached two-car carport.

☒ Additions, modifications **Explain:** carport addition, replacement materials

☐ Relocated **Explain:**

Stylistic Influence

Folk Victorian

Structural Details

Roof Form

Cross-Gabled

Roof Materials

Composition Shingles

Wall Materials

Vinyl

Windows

Sash

Doors (Primary Entrance)

Composition Shingles

Plan

Irregular

Chimneys

Porches/Canopies

FORM Hipped Roof

SUPPORT Classical columns

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

724

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-17250

County: Kleburg

City: Kingsville

Address No: 503

Street Name: East Kenedy 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:

1904-1913, 1913-1946

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:	17250	Geographic ID: 100107101000192
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	503 E KENEDY AVE TX	
Map ID:	C1	Mapsco:
Legal Description:	ORIG TOWN, BLOCK 71, LOT 1-3	
Abstract/Subdivision:	S001	
Neighborhood:		
Owner		
Owner ID:	56339	
Name:		
Agent:		
Mailing Address:		
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$139,830 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$11,250 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$151,080 (=)
Agricultural Value Loss: ?	\$0 (-)
Appraised Value: ?	\$151,080 (=)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	\$0 (-)
Assessed Value:	\$151,080
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:** ISASSI RAMON G %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$151,080	\$151,080	\$1,162.08
GKL	KLEBERG COUNTY	0.771870	\$151,080	\$151,080	\$1,166.14
SKI	KINGSVILLE I.S.D.	1.410400	\$151,080	\$151,080	\$2,130.83
WST	SOUTH TEXAS WATER AUTHORITY	0.058854	\$151,080	\$151,080	\$88.92

Total Tax Rate: 3.010304**Estimated Taxes With Exemptions:** \$4,547.97**Estimated Taxes Without Exemptions:** \$4,547.97

Property Improvement - Building

Type: RESIDENTIAL Living Area: 1633.0 sqft Value: \$139,830

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	FF5	2025	1633
OPFA	OPEN PORCH FRAME AVERAGE	*	2025	216
PCFA	PATIO COVERED FRAME AVERAGE	*	2025	128

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	A1	0.24	10,500.00	75.00	140.00	\$11,250	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$139,830	\$11,250	\$0	\$151,080	\$0	\$151,080
2025	\$0	\$11,250	\$0	\$11,250	\$0	\$11,250
2024	\$0	\$11,250	\$0	\$11,250	\$0	\$11,250
2023	\$0	\$11,250	\$0	\$11,250	\$0	\$11,250
2022	\$0	\$6,750	\$0	\$6,750	\$0	\$6,750
2021	\$0	\$6,750	\$0	\$6,750	\$0	\$6,750
2020	\$0	\$6,750	\$0	\$6,750	\$0	\$6,750
2019	\$340	\$6,750	\$0	\$7,090	\$0	\$7,090
2018	\$60,280	\$6,750	\$0	\$67,030	\$0	\$67,030

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/18/2011	SPWD/VL	SPECIAL WARRANTY DEED WITH VENDORS LEIN	CITIMORTGAGE INC	ISASSI RAMON G	445	058	
10/6/2010	SBTR	SUBSTITUTE TRUSTEE'S DEED	BEDINGFIELD DON W	CITIMORTGAGE INC	440	082	
10/4/1996	WDVL	WARRANTY DEED W/VENDOR'S LEIN	JOHNSON OPAL S	BEDINGFIELD DON W	136	664	



ITEM

#2

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: September 24, 2026
TO: Historic Development Board
FROM: Manny Salazar

SUBJECT: Discuss and Consider Action to approve the replacement of windows at ORIG TOWN, BLOCK 57, LOT 10-16, (FORKES OFFICE SUPPLY) also known as 225 E King Ave, Kingsville TX 78363.

APPLICANT: Rogelio Garza Jr

CONTRACTOR: Rogelio Garza Jr

REQUEST

Discuss and Consider Action to approve the replacement of windows at ORIG TOWN, BLOCK 57, LOT 10-16, (FORKES OFFICE SUPPLY) also known as 225 E King Ave, 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.

225 E King Ave received a permit for a remodel of the inside structure on 02-17-2026, during the remodel the contractor decided to replace the windows due to the condition of the windows.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and is recommending the approval of the installation of new windows at 225 E King Ave, Kingsville TX 78363.

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:

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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: Rogelio Garza Jr. (Roy)

Address: 225 E King Ave

Contact: Cell: 361- Home: _____

Email: _____

Property Owner: Rogelio Garza Jr

Address: 225 E King Ave

Contact: Cell: 361- Home: _____

Property Location and Description: 225 E King Ave (upstairs Apt)

Description of Work: Install new window. Replacing
old broken window.

Contractor: Rogelio Garza Jr

Contact: Cell: 361- 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: Rogelio Garza Jr

Signature: Rogelio Garza Jr Date: 9/22/26

TEXAS HISTORICAL COMMISSION

90

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-16250

County: Kleburg

City: Kingsville

Address No: 225

Street Name: East King Avenue

SECTION 1

Basic Inventory Information

Current Name: Forke's Office Supply

Historic Name:

Owner Information

Name:

Status:

Address:

City: Kingsville

State: TX

Zip: 78364

Geographic Location

Latitude: 27.515461

Longitude: -97.866593

Legal Description (Lot\Block): ORIG TOWN, BLOCK 57, LOT 10-16

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: 1955

Source Tax Appraiser

Function

Current: COMMERCE-Business

Historic: COMMERCE-Business

Recorded By: Stefan & Daniella

Date Recorded:

4/2/2013



TEXAS HISTORICAL COMMISSION

90

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-16250

County: Kleburg

City: Kingsville

Address No: 225

Street Name: East King Avenue

SECTION 2

Architectural Description

One-story one-part commercial block building with front-gabled roof behind stuccoed parapet wall, lower facade has been tiled in cream and brown tiles, boarded-up windows with small transoms window, and coved canopy. Main entrance has been relocated to the side parking lot.

☐ Additions, modifications Explain:

☐ Relocated Explain:

Stylistic Influence

Commercial Style

Structural Details

Roof Form

Gable

Roof Materials

Asphalt

Wall Materials

Concrete

Windows

Fixed

Doors (Primary Entrance)

Asphalt

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Flat Roof

SUPPORT

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

90

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-16250

County: Kleburg

City: Kingsville

Address No: 225

Street Name: East King Avenue

SECTION 3 Historical Information

Associated Historical Context

Commerce

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:

Commerce

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:	16250	Geographic ID: 100105710000192
Type:	R	Zoning: C2
Property Use:		
Location		
Situs Address:	225 E KING AVE TX	
Map ID:	C1	Mapsco:
Legal Description:	ORIG TOWN, BLOCK 57, LOT 10-16, (FORKES OFFICE SUPPLY)	
Abstract/Subdivision:	S001	
Neighborhood:		
Owner		
Owner ID:	54242	
Name:		
Agent:		
Mailing Address:	225 E KING AVE KINGSVILLE, TX 78363	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$30,360 (+)
Improvement Non-Homesite Value:	\$157,710 (+)
Land Homesite Value:	\$6,750 (+)
Land Non-Homesite Value:	\$103,500 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$298,320 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$298,320 (=)
HS Cap Loss: ⓘ	\$8,881 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$289,439
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:** GARZA ROGELIO JR %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$298,320	\$289,439	\$2,226.31
GKL	KLEBERG COUNTY	0.771870	\$298,320	\$289,439	\$2,234.09
SKI	KINGSVILLE I.S.D.	1.410400	\$298,320	\$261,210	\$3,684.11
WST	SOUTH TEXAS WATER AUTHORITY	0.058854	\$298,320	\$284,439	\$167.40

Total Tax Rate: 3.010304**Estimated Taxes With Exemptions:** \$8,311.91**Estimated Taxes Without Exemptions:** \$8,980.34

Property Improvement - Building

Type: COMMERCIAL **Living Area:** 8624.0 sqft **Value:** \$157,710

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	RS2A	1955	3780
MA3	1/2 STORY (80%)	*	1955	832
MA	MAIN AREA	RS3A	1955	2992
CN1	CANOPY BASIC (20%)	*	1955	72
CPF	CARPORT FRAME (STAND ALONE)	*	1955	932
MA	MAIN AREA	WH3L	1955	1020
CON	CONCRETE SLAB COMMERCIAL	*	1990	14331

Living Area: 1504.0 sqft **Value:** \$30,360

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	MM2	1955	1504

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
F1	F1	0.53	23,000.00	0.00	0.00	\$103,500	\$0
A1	A1	0.03	1,500.00	0.00	0.00	\$6,750	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$188,070	\$110,250	\$0	\$298,320	\$8,881	\$289,439
2025	\$188,070	\$110,250	\$0	\$298,320	\$11,447	\$286,873
2024	\$137,080	\$110,250	\$0	\$247,330	\$0	\$247,330
2023	\$139,080	\$85,750	\$0	\$224,830	\$0	\$224,830
2022	\$117,290	\$85,750	\$0	\$203,040	\$0	\$203,040
2021	\$113,310	\$85,750	\$0	\$199,060	\$0	\$199,060
2020	\$109,400	\$85,750	\$0	\$195,150	\$0	\$195,150
2019	\$109,830	\$85,750	\$0	\$195,580	\$0	\$195,580
2018	\$84,510	\$85,750	\$0	\$170,260	\$0	\$170,260

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/7/2009	WDVL	WARRANTY DEED W/VENDOR'S LEIN	FORKE CHARLES W	GARZA ROGELIO JR	404	818	



The Home Depot Special Order Quote

Customer Agreement #: H6564-367267

Printed Date: 9/22/2026

Customer: ROY GARZA

Address: 225 E KING AVE
KINGSVILLE NAVAL AIR
STATION, TX 78363

Phone: 361-728-8149

Email: ROYGARZA@FORKESONLI
NE.COM

Store: FIVE POINT - 6564 - 6564

Address: 13202 LEOPARD ST
CORPUS CHRISTI, TX
78410

Associate: SUSAN

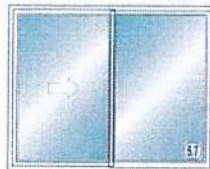
Phone: 1361-242-0642

Pre-Savings Total: \$1,830.06

Total Savings: (\$0.00)

Pre-Tax Price: \$1,830.06

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



RO Size = 60" x 48"

Unit Size = 59 1/2" x 47 1/2"

Catalog Version 338

Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	100 Series Gliding XO/OX, Enhanced Performance, Active/Stationary (XO), 59.5 x 47.5, Black w/Black Sash / Frame: Black Black, Auto Lock Hardware		\$915.03	\$915.03	1	\$0.00	\$915.03
Unit 100 Total:			\$915.03	\$915.03		\$0.00	\$915.03

Begin Line 100 Description

---- Line 100-1 ----

100 Series Gliding XO/OX
Overall Rough Opening = 60" x 48"
Overall Unit = 59 1/2" x 47 1/2"
Installation Zip Code = 78410
U.S. ENERGY STAR® Climate Zone = Southern
Enhanced Performance = Yes - PG50
Search by Unit Code = No
Standard Width = 50XX - RO: 60" | UNIT: 59 1/2"
Standard Height = XX40 - RO: 48" | UNIT: 47 1/2"
Frame Width = 59 1/2"
Frame Height = 47 1/2"
Unit Code = 100GX05040
Frame Option = 1 3/8" Setback
Venting / Handing = Active/Stationary (XO)
Exterior Frame Color = Black
Exterior Sash / Panel Color = Black
Interior Frame Finish Color = Black

Interior Sash / Panel Finish Color = Black
Glass Construction Type = Dual Pane
Glass Option = Low-E SmartSun
Glass Strength = Standard
Glass Tint = No Tint
Specialty Glass = No Specialty Glass
High Altitude = No
Gas Fill = Argon
Glass / Grille Spacer Color = Black
None
Hardware Style = Auto Lock
Lock Hardware Style = Andersen 100 Series
Number of Sash Locks = 1
Lock Hardware Color/Finish = Black (Matte)
Window Opening Control Device = No
Insect Screen Type = Full Screen
Insect Screen Material = Fiberglass

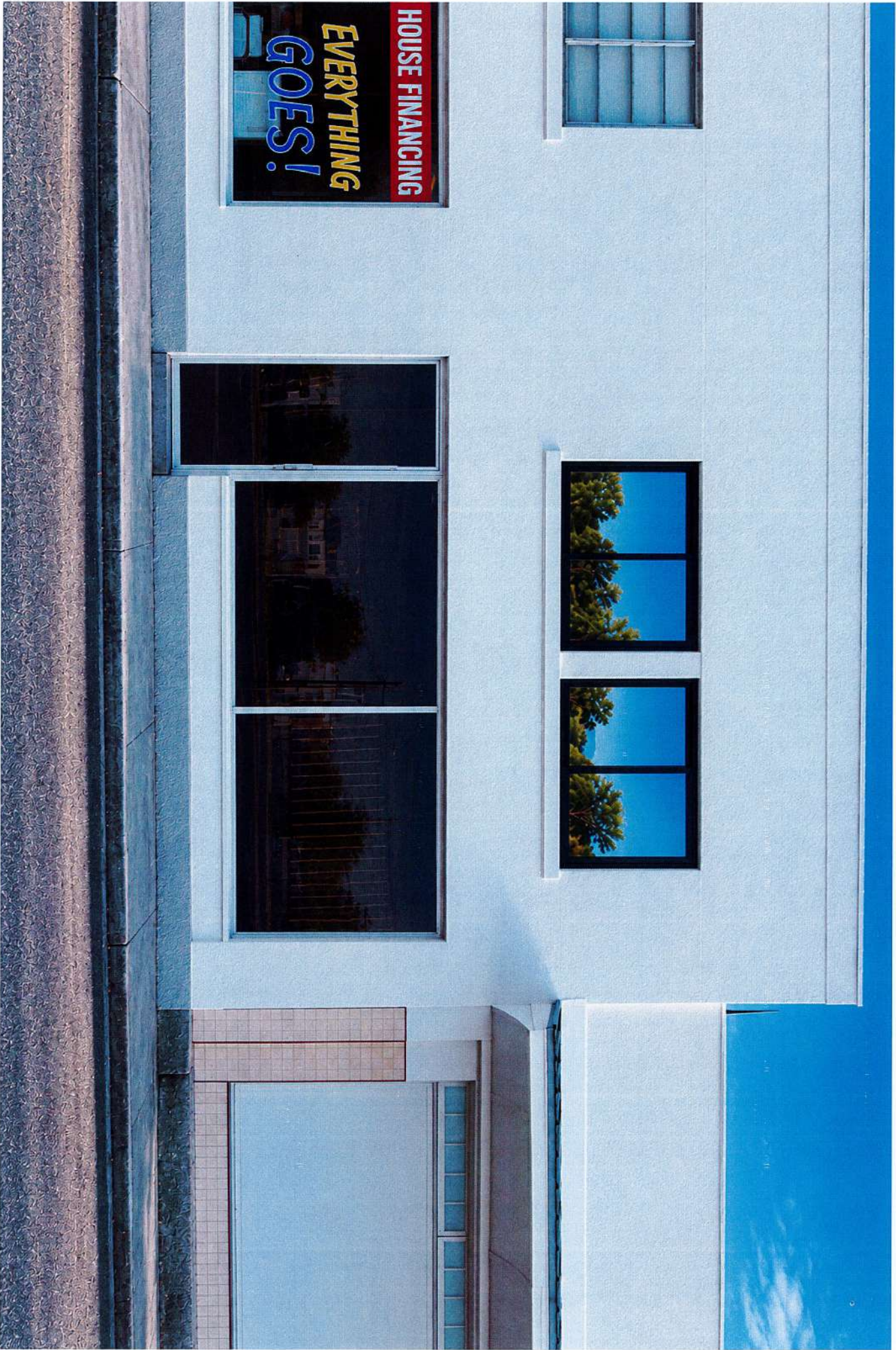
Insect Screen Color = Black
Installation Material Options = No
Re-Order Item = No
Room Location =
Unit U-Factor = 0.3
Unit Solar Heat Gain Coefficient (SHGC) = 0.21
Unit CPD Number = AND-N-81-05366-00001
U.S. ENERGY STAR® Certified = Yes
Clear Opening Width = 26.0625
Clear Opening Height = 44
Clear Opening Area = 7.96
SKU = 1008729623
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 08/05/2026
SKU Description = S/O 100S
SINGLEHUNG/GLIDING WINDOW

End Line 100 Description



Google Maps





ITEM

#3

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: October 07, 2026
TO: Historic Development Board
FROM: Manny Salazar
SUBJECT: Discuss and Consider Action to approve the demolition of a commercial structure at ORIG TOWN, BLOCK 50, LOT 24-32 (SADDLE SHOP SHOWROOM) also known as 120 South 6th ST, Kingsville TX 78363.
APPLICANT: King Ranch, INC.
CONTRACTOR: Pritchard Associates – Mark Potter

REQUEST

Discuss and Consider Action to approve the demolition of a commercial structure at ORIG TOWN, BLOCK 50, LOT 24-32 (SADDLE SHOP SHOWROOM) also known as 120 South 6th ST, 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 is a commercial building, property owner is requesting demolition.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and is recommending approval of the demolition of a commercial structure at 120 S 6th St., as future intended use for property would be beneficial to our community.

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
Economic Development and Planning Director

Historical Development Board Review Application

Applicant: KING RANCH SADDLE SHOP, INC.

Address: 2205 W. TEXAS HWY. 141 KINGSVILLE, TX 78363

Contact: Cell: _____ Home: _____

Email: _____

Property Owner: KING RANCH SADDLE SHOP, INC.

Address: 2205 W. TEXAS HWY. 141 KINGSVILLE, TX 78363

Contact: Cell: _____ Home: _____

Property Location and Description: 120 SOUTH 6TH STREET, KINGSVILLE, TX
THE ALLEN BUILDING - TWO STORY COMMERCIAL CONSTRUCTED 1926

Description of Work: PROPOSED DEMOLITION OF ENTIRE STRUCTURE

Contractor: PRITCHARD ASSOCIATES - MARK POTTER, CONTACT

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: Mary Gilbert

Signature: Mary Gilbert Digitally signed by Mary Gilbert
DN: cn=King Ranch, cn=Mary Gilbert, email=mgilbert@king-ranch.com
Reason: I am the author of this document
Location:
Date: 2025.10.07 10:35:59-0500
Full PDF Editor Version: 13.2.7 Date: 10/7/26

TEXAS HISTORICAL COMMISSION

86

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-14122

County: Kleburg

City: Kingsville

Address No: 120

Street Name: South 6th Street

SECTION 1

Basic Inventory Information

Current Name: King Ranch Saddle Shop showroom

Historic Name: Allen Furniture

Owner Information

Name: King Ranch Saddle Shop Inc.

Status:

Address: Three Riverway #1600

City: Houston

State: TX

Zip: 77056

Geographic Location

Latitude: 27.515792

Longitude: -97.867492

Legal Description (Lot\Block): ORIG TOWN, BLOCK 50, LOT 24-32

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: 1926

Source Tax Appraiser

Function

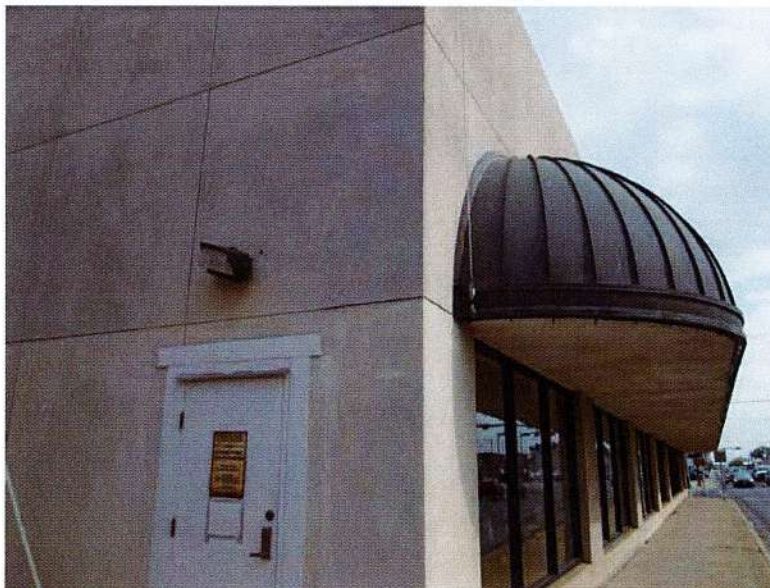
Current: COMMERCE-Business

Historic: COMMERCE-Business

Recorded By: Stefan & Daniella

Date Recorded:

4/2/2013



TEXAS HISTORICAL COMMISSION

86

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-14122

County: Kleburg

City: Kingsville

Address No: 120

Street Name: South 6th Street

SECTION 2

Architectural Description

One-story large rectangular-plan commercial building (formerly at least two buildings) on a corner lot with remodeled exterior, modern fixed display windows, stucco panels, wraparound half-dome bronze canopy, and side entrance off east parking lot.

☐ Additions, modifications Explain:

☐ Relocated Explain:

Stylistic Influence

Commercial Style

Structural Details

Roof Form

Flat

Roof Materials

Wall Materials

STUCCO

Windows

Doors (Primary Entrance

Plan

Irregular

Chimneys

Porches/Canopies

FORM

SUPPORT

MATERIAL

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

86

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-14122

County: Kleburg

City: Kingsville

Address No: 120

Street Name: South 6th Street

SECTION 3 Historical Information

Associated Historical Context

Commerce

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:

Commerce

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: Low

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type ☐ HABS ☒ Survey ☐ Other

Documentation Details:

1982 Kingsville Survey

Kleberg CAD Property Search

Property ID: 14122 For Year 2026

Property Details

Account		
Property ID:	14122	Geographic ID: 300105024000192
Type:	R	Zoning: C3
Property Use:		
Location		
Situs Address:	120 S 6TH ST TX	
Map ID:	C1	Mapscó:
Legal Description:	ORIG TOWN, BLOCK 50, LOT 24-32, (SADDLE SHOP SHOWROOM)	
Abstract/Subdivision:	S001	
Neighborhood:		
Owner		
Owner ID:	52192	
Name:	KING RANCH SADDLE SHOP INC	
Agent:	54503	
Mailing Address:	THREE RIVERWAY SUITE 1600 HOUSTON, TX 77056	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$470,820 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$118,130 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$588,950 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$588,950 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$65,330 (-)
Assessed Value:	\$523,620
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: KING RANCH SADDLE SHOP INC

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	\$588,950	\$523,620	\$4,027.58
GKL	KLEBERG COUNTY	0.771870	\$588,950	\$523,620	\$4,041.67
SKI	KINGSVILLE I.S.D.	1.410400	\$588,950	\$523,620	\$7,385.14
WST	SOUTH TEXAS WATER AUTHORITY	0.058854	\$588,950	\$523,620	\$308.17

Total Tax Rate: 3.010304

Estimated Taxes With Exemptions: \$15,762.56

Estimated Taxes Without Exemptions: \$17,729.19

Property Improvement - Building

Type: COMMERCIAL **Living Area:** 14000.0 sqft **Value:** \$379,740

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	WH2A	1926	13424

CN1	CANOPY BASIC (20%)	*	1926	1984
ASP	ASPHALT (100%)	*	2010	15516
MA	MAIN AREA	RS2A	1926	576

Type: COMMERCIAL Living Area: 5440.0 sqft Value: \$91,080

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	WH2A	1926	5440

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
F1	F1	0.72	31,500.00	225.00	140.00	\$118,130	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$470,820	\$118,130	\$0	\$588,950	\$0	\$523,620
2025	\$318,220	\$118,130	\$0	\$436,350	\$0	\$436,350
2024	\$458,110	\$118,130	\$0	\$576,240	\$0	\$576,240
2023	\$458,110	\$110,250	\$0	\$568,360	\$0	\$568,360
2022	\$447,040	\$110,250	\$0	\$557,290	\$0	\$557,290
2021	\$447,040	\$110,250	\$0	\$557,290	\$0	\$557,290
2020	\$276,340	\$110,250	\$0	\$386,590	\$0	\$386,590
2019	\$277,390	\$110,250	\$0	\$387,640	\$0	\$387,640
2018	\$271,340	\$110,250	\$0	\$381,590	\$0	\$381,590

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/27/2007	SPWD	SPECIAL WARRANTY DEED	ALLEN CLYDE M JR	KING RANCH SADDLE SHOP INC	366	307	

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
08/24/2026 01:30 PM	DYAN M LOPEZ-GARZA, PAMELA WEBB, MARIA CROWLEY, JOEL MIRELES JR, CECILIA LUNA	\$0	\$588,950	FNG - FORMAL NO CHANGE
11/12/2024 10:00 AM	TADEO REYNA, BRIAN C SABALA, MARIA CROWLEY	\$0	\$576,240	FNG - FORMAL NO CHANGE



October 6, 2026

Historical Development Board
Kingsville, Texas 78363

Re: Letter of Representation and Work Approval
Property: King Ranch Saddle Shop Warehouse (the "Allen Building")
120 S. 6th Street, Kingsville, Texas 78363
Legal Description: Orig Town, Block 50, Lots 24-32

Dear Members of the Historical Development Board:

King Ranch, Inc. is the owner of the property and structure identified above, commonly known as the Allen Building. This letter confirms the following in connection with the Historical Development Board Review Application for the property.

Authorized Representative. King Ranch, Inc. designates Mark Potter of Pritchard Associates as its authorized representative for this application. Mr. Potter is authorized to act on behalf of King Ranch, Inc. in communications with the Board and City staff concerning the application, and to appear on the owner's behalf at the Board's October 21, 2026 meeting or any subsequent meeting at which the application is considered.

Work Approval. King Ranch, Inc. approves and authorizes the demolition of the Allen Building as described in the application. Mr. Potter will be on site and will manage the demolition on the owner's behalf, subject to any conditions of approval imposed by the Board and any required permits.

Authority. The undersigned is authorized to execute this letter on behalf of King Ranch, Inc.

Please direct any questions to Mr. Mark Potter. We appreciate the Board's consideration of this request.

Sincerely,

Daniel Morales
Financial Controller/Ranching & Wildlife Operations
King Ranch, Inc.
dmorales@king-ranch.com

King Ranch, Inc.
Ranching & Wildlife Operations
P.O. Box 1090
Kingsville, Texas 78364-1090
TEL 361-595-4156 • FAX 361-595-4162





ITEM

#4

CITY of KINGSVILLE DOWNTOWN



HISTORIC DEVELOPMENT BOARD

DATE: October 08, 2026
TO: Historic Development Board
FROM: Manny Salazar
SUBJECT: Discuss and Consider Action to approve the replacement of entrance doors at ORIG TOWN, BLOCK 60, LOT E/2 3, 4-8, (Reliable Finance, S & G Appliance & Icehouse Hairstudio) also known as 321 W King Ave, Kingsville TX 78363.
APPLICANT: Autry Glen McBryar
CONTRACTOR: Juan Guevara

REQUEST

Discuss and Consider Action to approve the replacement of entrance doors at ORIG TOWN, BLOCK 60, LOT E/2 3, 4-8, (Reliable Finance, S & G Appliance & Icehouse Hairstudio) also known as 321 W King Ave, 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.

321 W King Ave a commercial structure is requesting the installation of new entrance doors on all suites.

STAFF REVIEW & RECOMMENDATION

Staff has reviewed the application and is recommending the approval of the installation of new entrance doors at 321 W King Ave, Kingsville TX 78363.

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: Autry Glen McBryar suite 323
Address: 321 West King Ave. Kingsville, TX 78363
Contact: Cell: 361 Home: _____
Email: + _____

Property Owner: Autry Glen McBryar
Address: 719 Santa Barbara, Kingsville, TX 78363
Contact: Cell: 361 Home: _____

Property Location and Description: American Honey Boutique & Salon
women's clothing & jewelry
Description of Work: replacement of shattered front door

Contractor: Juan Guevara
Contact: Cell: 361 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: Autry Glen McBryar
Signature: Autry Glen McBryar Date: 10/8/20

TEXAS HISTORICAL COMMISSION

1097

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-17721

County: Kleberg

City: Kingsville

Address No: 321

Street Name: West King Avenue

SECTION 1

Basic Inventory Information

Current Name: S&G Appliances, Spinning, Bicycle Repair

Historic Name:

Owner Information

Name: McBryar Autry Glen

Status:

Address: 325 West King Ave

City: Kingsville

State: TX

Zip: 78363

Geographic Location

Latitude: 27.515309

Longitude: -97.871542

Legal Description (Lot\Block): ORIG TOWN, BLOCK 60, LOT E/2 3, 4-8

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: 1985

Source Tax Appraiser

Function

Current: Commerce/Trade

Historic: Commerce/Trade

Recorded By: Florence Ruiz

Date Recorded:

12/6/2012



TEXAS HISTORICAL COMMISSION

1097

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-17721

County: Kleberg

City: Kingsville

Address No: 321

Street Name: West King Avenue

SECTION 2

Architectural Description

One-story rectangular-plan shallow-pitched front-gabled commercial building with brick veneer on base of front façade, sheet metal-clad walls, large fixed glass display windows, and single entry doors.

☐ Additions, modifications **Explain:**

☐ Relocated **Explain:**

Stylistic Influence

No Style

Structural Details

Roof Form

Front-Gabled

Roof Materials

Metal

Wall Materials

Brick, Metal

Windows

Fixed

Doors (Primary Entrance)

Metal

Plan

Rectangular

Chimneys

Porches/Canopies

FORM Other: domed

SUPPORT Fabricated metal

MATERIAL Fabric

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

Landscape Features

TEXAS HISTORICAL COMMISSION

1097

Project #: 00009

Historic Resources Survey Form

Local Id: 0001-17721

County: Kleberg

City: Kingsville

Address No: 321

Street Name: West King Avenue

SECTION 3 Historical Information

Associated Historical Context

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:

less than 50 years old; outside period of significance

Periods of Significance:

outside period of significance

Levels of Significance: ☐ National ☐ State ☐ Local

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

Integrity Notes:

less than 50 years old

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:	17721	Geographic ID: 100106004000192
Type:	R	Zoning: C2
Property Use:		
Location		
Situs Address:	321 W KING	
Map ID:	C1	Mapscot:
Legal Description:	ORIG TOWN, BLOCK 60, LOT E/2 3, 4-8, (RELIABLE FINANCE, S & G APPLIANCE & ICEHOUSE HAIRSTUDIO)	
Abstract/Subdivision:	S001	
Neighborhood:		
Owner		
Owner ID:	68698	
Name:	MCBRYAR GLEN (LIFE EST)	
Agent:		
Mailing Address:	MICHAEL J MCBRYAR ETAL 325 W KING AVE KINGSVILLE, TX 78363-5438	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$193,320 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$86,630 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$279,950 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$279,950 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$279,950
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: MCBRYAR GLEN (LIFE EST) **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.777770	\$279,950	\$279,950	\$2,177.37
GKL	KLEBERG COUNTY	0.771870	\$279,950	\$279,950	\$2,160.85
SKI	KINGSVILLE I.S.D.	1.410400	\$279,950	\$279,950	\$3,948.41
WST	SOUTH TEXAS WATER AUTHORITY	0.058854	\$279,950	\$279,950	\$164.76

Total Tax Rate: 3.018894

Estimated Taxes With Exemptions: \$8,451.39

Estimated Taxes Without Exemptions: \$8,451.39

Property Improvement - Building

Type: COMMERCIAL Living Area: 6370.0 sqft Value: \$193,320

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	WH3A	1985	3094
CPL3	CARPORT FLAT/SHED (LOW) (W/FLOOR)	*	1985	468
ASP	ASPHALT (100%)	*	1985	9921
STGG	STORAGE FRAME (GOOD)	*	1985	828
MA	MAIN AREA	SCT3A	1994	3276
CN1	CANOPY BASIC (20%)	*	1994	273

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
F1	F1	0.44	19,250.00	137.50	140.00	\$86,630	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$193,320	\$86,630	\$0	\$279,950	\$0	\$279,950
2025	\$193,320	\$86,630	\$0	\$279,950	\$0	\$279,950
2024	\$174,350	\$86,630	\$0	\$260,980	\$0	\$260,980
2023	\$174,350	\$52,940	\$0	\$227,290	\$0	\$227,290
2022	\$169,810	\$52,940	\$0	\$222,750	\$0	\$222,750
2021	\$172,370	\$52,940	\$0	\$225,310	\$0	\$225,310
2020	\$59,180	\$52,940	\$0	\$112,120	\$0	\$112,120
2019	\$58,110	\$52,940	\$0	\$111,050	\$0	\$111,050
2018	\$55,850	\$52,940	\$0	\$108,790	\$0	\$108,790

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/24/2021	WD	WARRANTY DEED	MCBRYAR AUTRY GLEN	MCBRYAR GLEN (LIFE EST)			326125, 326126

Lowe's Home Centers, LLC

Sales Person: Kailyn Mitchell Sales #: 5351427

Contact: Geln McBryal Customer #: 3615222376

Store #: 1763 Project #: 250807502 Date Estimated: 10/08/26

Quantity	Item #	Item Description	Vendor Part#	Price
1	5512846	Texas Star 36-in x 80-in x 4-9/16-in Steel Left-hand inswing Primed Prehung Residential Insulating core Front Door	JW239200175	\$559.68

Total For Items \$559.68

Freight Charges \$0.00

Delivery Charges \$0.00

Tax Amount \$46.17

Total Estimate \$605.85

The quote is valid until 10/15/2026.

Manager Signature

Date

THIS ESTIMATE IS NOT VALID WITHOUT MANAGER'S SIGNATURE. THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MATERIALS CONTAINED IN THIS ESTIMATE ARE SUBJECT TO AVAILABILITY FROM THE MANUFACTURER OR SUPPLIER. QUANTITY, EXTENSION, OR ADDITION ERRORS SUBJECT TO CORRECTION. CREDIT TERMS SUBJECT TO APPROVAL BY LOWES CREDIT DEPARTMENT.

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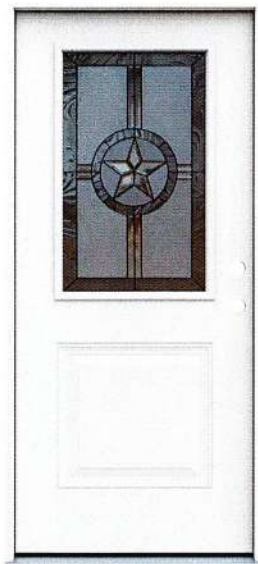
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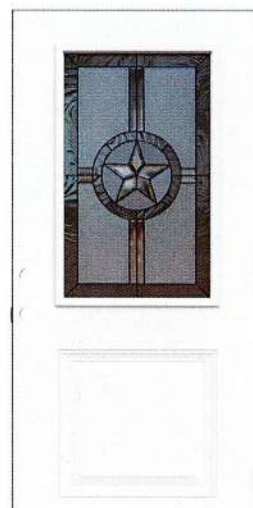
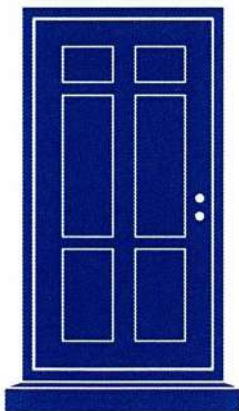
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Prehung Front Door - Left Hand Inswing



JELD-WEN Texas Star 36-in x 80-in x 4-9/16-in Steel Left-hand inswing Primed Prehung Re...

Shop JELD-WEN

★★★★☆ 4.4 19

\$559.68

Feedback

Printer error. Check printer paper and refill if necessary.

insw
Fron

Item #56
★

- Stro
- Ener
- Door

Descrip

Specific

Vendo

Compa

Low

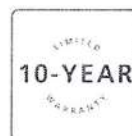
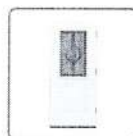
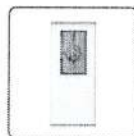
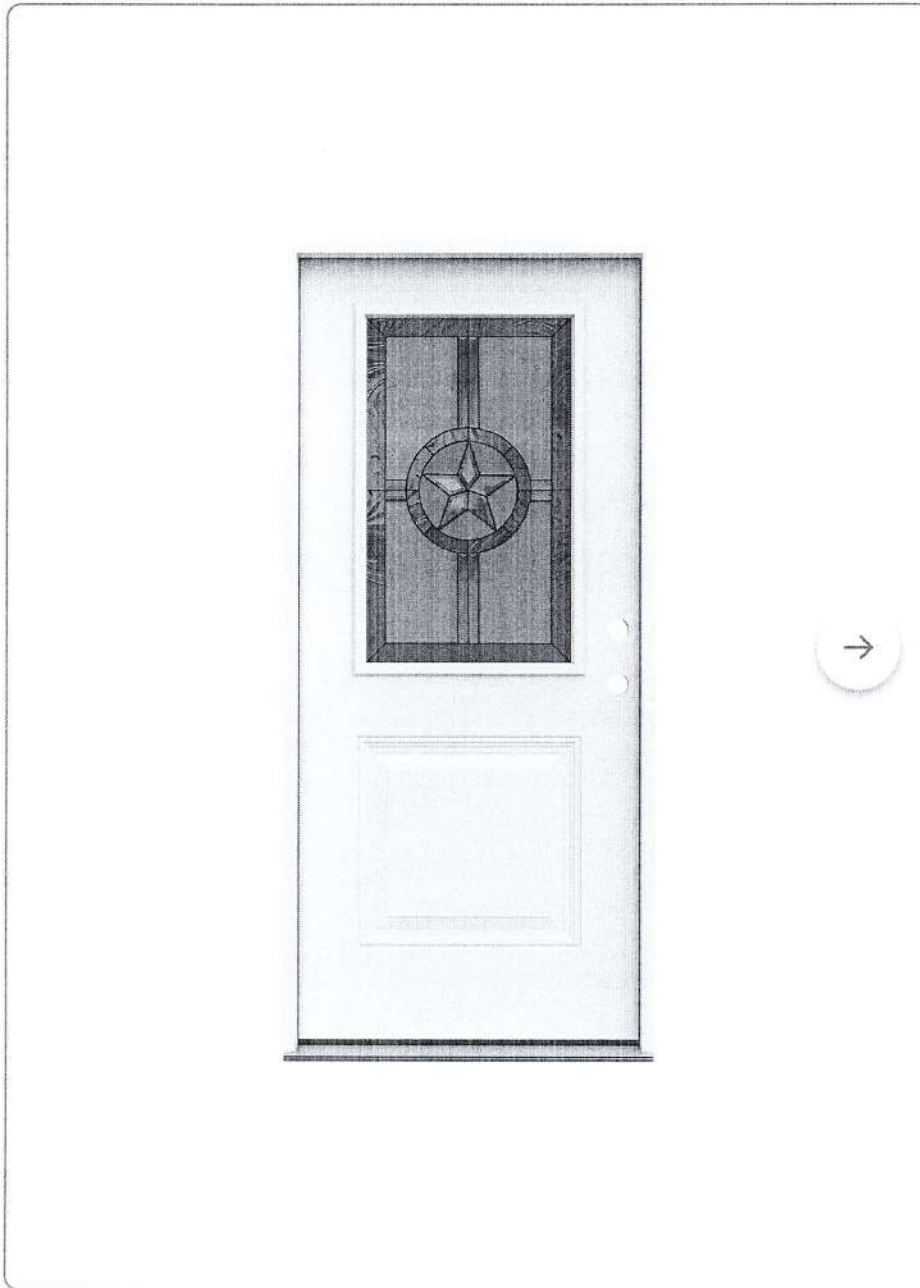
2 in S

2 in N

\$559

Fast

Gallery



For address, email, or phone number, see [Contact Details](#).



Outside



Inside