PLANNING & ZONING COMMISSION AGENDA
Wednesday, November 04, 2026, 6:00 PM
Regular Meeting
Helen Kleberg Groves Community Room,
1st Floor – City Hall, 400 W. King Ave., Kingsville TX 78363

PLANNING & ZONING COMMISION

COMMISION MEMBERS

Steve Zamora, Chairman
Brian Coufal
Idotha Battle
Crispin Trevino
Debbie Tiffee
Larry Garica
Krystal Emery

CITY STAFF

Herlinda Solis
Administrative Assistant
Board Secretary

Manny Salazar, MEDP
Economic Development and
Planning Director

The following rules of conduct have been adopted by this Commission:

1. Give your name and complete address.
2. No one may speak more than twice on the same item.
3. No one may speak more than 5 minutes at a time without permission from the Chairman.
4. No one may speak a second time on a question until every person who wants to speak has done so.
5. All submissions of evidence, i.e., photos, drawings, will be retained by the Planning & Zoning Commission and will become a part of the permanent file.

A COPY OF CHAPTER 15 "LAND USAGE", FROM THE CITY OF KINGSVILLE CODE OF ORDINANCES, IS AVAILABLE.

AGENDA

- CALL TO ORDER
- ROLL CALL
- APPROVAL OF MINUTES OF PREVIOUS MEETING(S) – May 6, 2026
- PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS
- NEW BUSINESS –

ITEM #1- Public Hearing on the request from:
Danny Loredo, Applicant/Owner; requesting approval of a Special Use Permit for a Mobile home/manufactured home on a parcel of land, in L1 (Light Industrial) at K T & I CO, BLOCK 6, LOT PT

5, (K & D AUTOMOTIVE REPAIRS), ACRES 1.00, also known as 716 East Corral Ave., Kingsville, TX 78363 (Property ID 17057).

ITEM #2 - Discuss and Consider Action on the request from:
Danny Loredo, Applicant/Owner; requesting approval of a Special Use Permit for a Mobile home/manufactured home on a parcel of land, in L1 (Light Industrial) at K T & I CO, BLOCK 6, LOT PT 5, (K & D AUTOMOTIVE REPAIRS), ACRES 1.00, also known as 716 East Corral Ave., Kingsville, TX 78363 (Property ID 17057).

ITEM #3- Public Hearing on the request from:
BeneVie Property Ventures LLC, Lorena Albarran, Applicant/Owner; requesting approval of Re-Zoning from R1 (Single Family) to R3 (Multi-Family District) of ORIG TOWN, BLOCK 30, LOT 11-13, (APTS), also known as 307 West Lee, Kingsville, TX 78363 (Property ID 19710).

ITEM #4 - Discuss and Consider Action on the request from:
BeneVie Property Ventures LLC, Lorena Albarran, Applicant/Owner; requesting approval of Re-Zoning from R1 (Single Family) to R3 (Multi-Family District) of ORIG TOWN, BLOCK 30, LOT 11-13, (APTS), also known as 307 West Lee, Kingsville, TX 78363 (Property ID 19710).

- **ADJOURNMENT**

Please call the CITY SECRETARY at 361-595-8002 to obtain definitive and final City Commission Hearing Date.

It is the intention of the City of Kingsville to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or to observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the Planning Secretary, 361-595-8055, at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall, City of Kingsville, 400 West King Avenue, Kingsville, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: October 29, 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, MEDP

Director of Planning and Development Services

Posted @ 2:00 pm

Date: 10-29-26

By: H. Solis

PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
May 06, 2026

Planning and Zoning Members Present
Steve Zamora
Rev. Idotha Battle
Debbie Tiffee
Larry Garcia
Crispin Trevino

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

Citizens Present
Jacob Carmona

1. **The meeting was called to order at 6:00 p.m.**

2. **Discuss and take action on the meeting minutes of last meeting.**
Rev. Idotha Battle made a motion to approve the minutes of June 18, 2025, meeting as presented Debbie Tiffee Seconded, all in favor none opposed, motion carried.

NEW BUSINESS-

Steve Zamora, Chairman opened the public Hearing at 6:00 PM

3. **Public Hearing Public Hearing on the request from:**

ITEM #1- Public Hearing on the request from:
Jacob Carmona, Applicant/Owner; requesting approval of a Special Use Permit for a General Business (ball player training) on a parcel of land, in L1 (Light Industrial) at KT & I CO, BLOCK 6, LOT OUT OF 5, ACRES .8315, also known as 600 E. Corral, Kingsville, TX 78363 (Property ID 17802).

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

ITEM #2 - Discuss and Consider Action on the request from:
Jacob Carmona, Applicant/Owner; requesting approval of a Special Use Permit for a General Business (ball player training) on a parcel of land, in L1 (Light Industrial) at KT

& I CO, BLOCK 6, LOT OUT OF 5, ACRES .8315, also known as 600 E. Corral, Kingsville, TX 78363 (Property ID 17802).

Debbie Tiffee asked if the photos in the packet are similar to the purposed business? Jacob Carmona said yes and these type of practice fields are common in other cities. Steve Zamora asked what the hours would be, Jacob said his plan would be from about 3:00 PM to 8:00 PM. Steve also asked Herlinda Solis if we had any feedback from the letters sent? Herlinda said we had no phone calls from the public on this request. Debbie Tiffee made a motion to approve: Jacob Carmona, Applicant/Owner; requesting approval of a Special Use Permit for a General Business (ball player training) on a parcel of land, in L1 (Light Industrial) at KT & I CO, BLOCK 6, LOT OUT OF 5, ACRES .8315, also known as 600 E. Corral, Kingsville, TX 78363 (Property ID 17802), Crispin Trevino Seconded, all in favor none opposed, motion carried.

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

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

ITEMS 1 & 2

Planning and Development Services
410 W King
Kingsville, TX 78363
PH: 361-595-8055

MEMO

Date: October 22, 2026

To: Charlie Sosa (City Manager)

From: Manny Salazar (Economic Development and Planning Director)

Subject: **The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor to approve a Special Use Permit for mobile home/manufactured home on a parcel of land in L1 (Light Industrial) at KT&I CO, BLOCK 6, LOT PT 5 (K&D AUTOMOTIVE REPAIRS) ACRES 1.00 also known as 716 East Corral Avenue, Kingsville, Texas 78363 (Property ID: 17057).**

Summary: Applicant Danny Loredo submitted an application for a Special Use permit to the Planning and Zoning Department on October 5, 2026. The applicant is requesting the Special Use Permit to install a mobile home/manufactured home on a tract of land that is currently zoned Light Industrial (L1). The mobile home will be used exclusively as office space.

The department recommends approval.

Manny Salazar
Economic Development and Planning Director

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER LAND USE APPLICATION

email: hsolis@cityofkingsville.com / Phone (361) 595-8055

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 716 E Corral Nearest Intersection Hwy 77

(Proposed) Subdivision Name _____ Lot PT 5 Block 6

Legal Description KT & ICO, BLOCK 6, LOT PT 5, (K & D AUTOMOTIVE REPAIR)

Existing Zoning Designation I1 Light Industrial Future Land Use Plan Designation ACRES 1.0

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Danny Loredo Phone 361- ___

Email Address (for project correspondence only): _____

Mailing Address 716 E Corral City Kingsville State Tx Zip 78363

Property Owner Danny Loredo Phone _____ FAX _____

Email Address (for project correspondence only): [illegible]

Mailing Address 716 E Corral City Kingsville State Tx Zip 78363

Select appropriate process for which approval is sought. Attach completed checklists with this application.

☐	Annexation Request	No Fee	
☐	Administrative Appeal (ZBA)	$250.00	
☐	Comp. Plan Amendment Request	$250.00	
☐	Re-zoning Request	$250	
☑	SUP Request/Renewal	$250	
☐	Zoning Variance Request (ZBA)	$250	
☐	PUD Request	$250	
☐	Preliminary Plat	Fee Varies	
☐	Final Plat	Fee Varies	
☐	Minor Plat	$100.00	
☐	Re-plat	$250.00	
☐	Vacating Plat	$50.00	
☐	Development Plat	$100.00	
☐	Subdivision Variance Request	$25.00 ea	

Please provide a basic description of the proposed project:

Would like to Have A mobil Home on site to Have As OFFICE Space.

I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature DJL Date: 10/5/26

Property Owner's Signature DJL Date: 10/27/26

Accepted by: [signature] Date: 10-22-26

This form available on our website: https://www.cityofkingsville.com/departments/planning-and-development-services/

Last revised 10 Jun 2024

Kleberg CAD Property Search

Property Details

Account		
Property ID:	17057	**Geographic ID:** 290000605405192
Type:	R	**Zoning:** I1
Property Use:		
Location		
Situs Address:	716 E CORRAL TX	
Map ID:	A1	**Mapsco:**
Legal Description:	K T & I CO, BLOCK 6, LOT PT 5, (K&D AUTOMOTIVE REPAIR), ACRES 1.0	
Abstract/Subdivision:	S2900	
Neighborhood:		
Owner		
Owner ID:	68662	
Name:		
Agent:		
Mailing Address:	716 E CORRAL AVE KINGSVILLE, TX 78363	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$139,070 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$20,000 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$159,070 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$159,070 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$159,070
Ag Use Value:	$0

VALUES DISPLAYED ARE 2026 CERTIFIED VALUES.

8.

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: LOREDO DANNY **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	$159,070	$159,070	$1,223.53
GKL	KLEBERG COUNTY	0.771870	$159,070	$159,070	$1,227.81
SKI	KINGSVILLE I.S.D.	1.410400	$159,070	$159,070	$2,243.52
WST	SOUTH TEXAS WATER AUTHORITY	0.058854	$159,070	$159,070	$93.62

Total Tax Rate: 3.010304

Estimated Taxes With Exemptions: $4,788.48

Estimated Taxes Without Exemptions: $4,788.48

Land Use Chart													
Land Use Description	**R1**	**R2**	**R2A**	**R3**	**R4**	**MH**	**C1**	**C2**	**C3**	**C4**	**I1**	**I2**	**Ag**
Dwelling, one-family det.	P	P		P	P	P	P	P	P				P
Dwelling, one-family att.		P	P	P	P		S	P					P
Dwelling, two-family		P		P	P		S	P					
Dwelling, multi-family				P	P		P	P	P				
Tiny Homes		P	P			P							
Dwelling, above business									P				
Work/live units									P				
Boarding or rooming house					P			S	P	P			
Hotel or motel					P			S	P	P			
Dormitory					P								
Fraternity, sorority					P								
Mobile home/manufactured home park or mobile home/manufactured home on lot	S [1]	S [1]		S [1]	S [1]	P					S	S	S
Recreational vehicle park						P		S		S			
Secondary res. structure					P	P		S	S		S	S	S
Other residential accessory and incidental uses	S	S		S	S	S					S	S	
Accessory building	P	P		P	P	P	P	P	P	P	P	P	P

10.

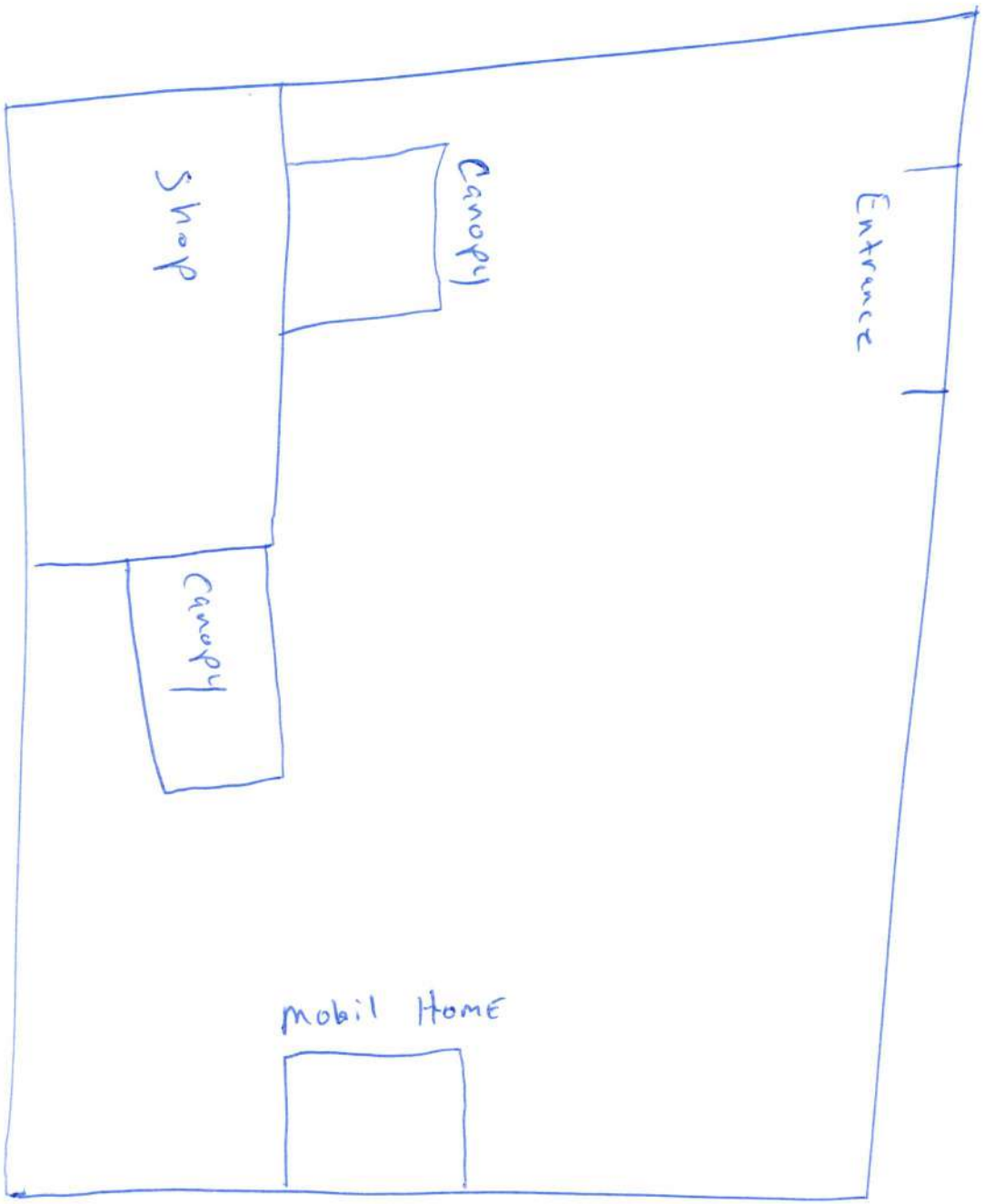
716 E Corral



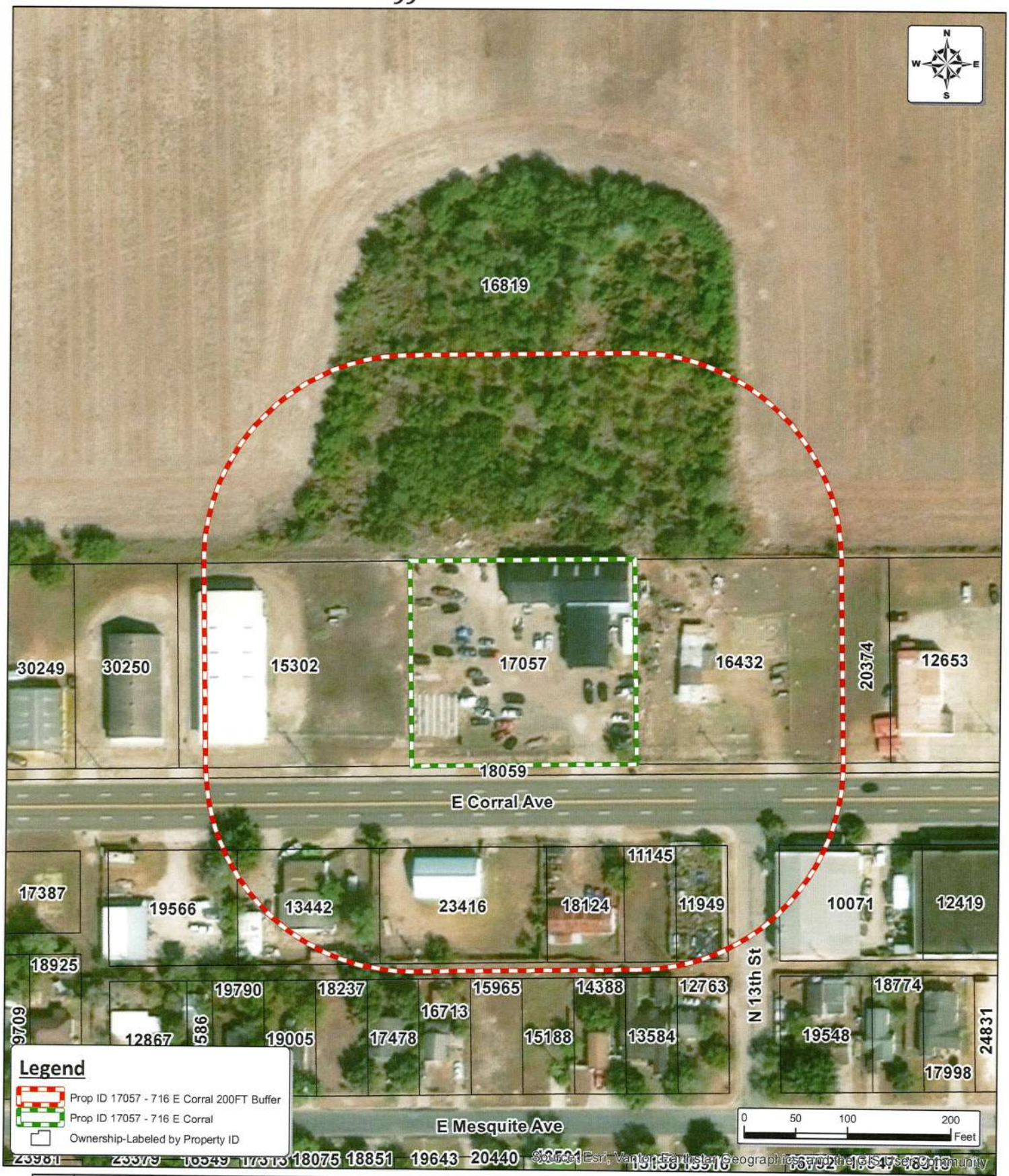







Shop
Canopy
Entrance
Canopy
mobil Home

200-FT Buffer at 716 E Corral Ave



Page: 1 / 1	Drawn By: R. PICK Last Update: 10/5/2026 Note: Ownership is labeled with its Prop ID.	DISCLAIMER: THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.	CITY OF KINGSVILLE ENGINEERING DEPARTMENT 400 W King Ave; Kingsville, TX 78363 Office: (361) 595-8007 Fax: (361) 595-8064

AVERY 5160 Easy Peel® Address Labels Bend along line to expose Pop-up Edge Go to avery.com/templates Use Avery Template 5160

Paul M West
ETAL Carol Dee
489 N County Road 1050
Kingsville, TX 78363
#16819

Texas DEPT of Transportation
125 E 11th St
Austin, TX 78701-2409
#18059

Martin W Clement II
PO Box 1418
Kingsville, TX 78364
#15302

Jesse Beltran
200 W Ave A
Kingsville, TX 78363
#19566

Nilda Bazan
525 W Hoffman Ave
Kingsville, TX 78363
#13442

Jamie A Flores
ETUX Sara
427 W Ave A
Kingsville, TX 78363
#23416

Mark Gattis
615 College PL
Kingsville, TX 78363
#18124

Maria G Gonzalez
720 E Mesquite Ave
Kingsville, TX 78363
#11145

Velma Veliz
PO Box 792
Kingsville, TX 78364
#11949

Rudy Galvan Paint & Body
Collision Center LLC
905 E Corral Ave
Kingsville, TX 78363
#10071

Fred & James Stout Gorbet
% Gorbet & Stout Services INC
922 E Corral Ave
Kingsville, TX 78363
#20374

Vicente C Martinez
701 W Ave A
Kingsville, TX 78363
#16432

COPY

Étiquettes d'adresse Easy Peel® Allez à avery.ca/gabarits

VOLLEYBALL

Lady Lions, Lady Badgers pick up wins

By Dylan Dozier
Publisher

The Santa Gertrudis Academy Lady Lions and Bishop Lady Badgers continued district play with victories last week, while the H.M. King Lady Brahmas fell to Calallen in straight sets.

Santa Gertrudis Academy

The Santa Gertrudis Academy Lady Lions picked up a pair of district victories, sweeping Falfurrias on Oct. 13 before defeating San Diego in four sets Oct. 16.

The Lady Lions defeated Falfurrias 3-0 before following with a 3-1 victory over San Diego.

Santa Gertrudis was scheduled to travel to Orange Grove for a 7 p.m. district matchup Tuesday, Oct. 20. Results were unavailable at press time.

Bishop

The Bishop Lady Badgers swept Falfurrias in three sets, winning 25-19, 25-18 and 25-20 to secure a 3-0 district victory.

Bishop controlled the match throughout, holding Falfurrias to 20 points or fewer in each set.

The Lady Badgers were scheduled to host San Diego in a district matchup Tuesday, Oct. 20, at 6 p.m. Results were unavailable at press time.

H.M. King

The H.M. King Lady Brahmas fell to Calallen in straight sets, losing 25-10, 25-8 and 25-5.

Calallen controlled all three sets to secure the 3-0 victory.

The Lady Brahmas were scheduled to host Alice on Tuesday, Oct. 20, at 7 p.m. before closing out their regular-season schedule on the road against Robstown on Friday, Oct. 23, at 5 p.m.

Riviera

The Riviera Lady Seahawks were scheduled to host Vanguard Van Gogh in district play Friday, Oct. 23, at 4:30 p.m.



CARRILLO LAW OFFICE
Ricardo O. Carrillo
Attorney at Law
371 E. King, Kingsville, Texas 78363
Tel. 361-595-4142 | Fax 361-596-6644

GIRLS BASKETBALL

Bishop Lady Badgers will open this season ranked No. 6 in Class 3A preseason poll

By Dylan Dozier
Publisher

Coming off another trip to the state semifinals, the Bishop Lady Badgers will enter the 2026-27 basketball season ranked No. 6 in Class 3A, according to the Texas Girls Coaches Association preseason poll.

Bishop made its third appearance in the state semifinals during the 2025-26 campaign before falling to eventual state champion Hitchcock.

The Lady Badgers are among three South Texas teams ranked in the Class 3A preseason top 10, joining No. 8 London and No. 10 Jourdanton.

Wall claimed the top spot in the preseason rankings, followed by Shallowater at No. 2, Central Heights at No. 3, Buffalo at No. 4 and Rains at No. 5.

Bushland checks in at No. 7, while Columbus holds the No. 9 spot.

Bishop will open its 2026-27 campaign on the road against San Antonio Cole in a nondistrict matchup Tuesday, Nov. 10, at 6:15 p.m.

It will be the first season in 20 years the Lady Badgers take to the hardwood without Sherry Luna at the helm.

TGCA Class 3A preseason rankings:

1. Wall
2. Shallowater
3. Central Heights
4. Buffalo
5. Rains
6. Bishop
7. Bushland
8. London
9. Columbus
10. Jourdanton



The Bishop Lady Badgers celebrate after defeating Columbus 56-39 in the Class 3A regional final Feb. 27, 2026, securing their third trip to the state semifinals. Bishop enters the 2026-27 season ranked No. 6 in the Texas Girls Coaches Association preseason poll. (File Photo)

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 04, 2026, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

Danny Loredo, Applicant/Owner; requesting approval of a Special Use Permit for a Mobile home/manufactured home on a parcel of land, in L1 (Light Industrial) at K T & I CO, BLOCK 6, LOT PT 5, (K & D AUTOMOTIVE REPAIRS), ACRES 1.00, also known as 716 East Corral Ave., Kingsville, TX 78363 (Property ID 17057).

The meeting will be held at City Hall, 400 West King Ave., Kingsville, TX in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, November 23, 2026, at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard:

Danny Loredo, Applicant/Owner; requesting approval of a Special Use Permit for a Mobile home/manufactured home on a parcel of land, in L1 (Light Industrial) at K T & I CO, BLOCK 6, LOT PT 5, (K & D AUTOMOTIVE REPAIRS), ACRES 1.00, also known as 716 East Corral Ave., Kingsville, TX 78363 (Property ID 17057).

The meeting will be held at City Hall, 400 West King Ave., Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.



ITEMS 3 & 4

Planning and Development Services
410 W King
Kingsville, TX 78363
PH: 361-595-8055

MEMO

Date: October 22, 2026

To: Charlie Sosa (City Manager)

From: Manny Salazar (Economic Development and Planning Director)

Subject: **The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor to approve a Special Use Permit for multifamily apartments on a parcel of land in Residential (R1) ORIG TOWN, BLOCK 30, LOT 11-13 (APTS), also known as 307 West Lee Avenue (Property ID: 19710).**

Summary: Applicant Lorena Albarran submitted an application for a Special Use permit to the Planning and Zoning Department on October 5, 2026. The applicant is requesting the Special Use Permit for multifamily apartments on a parcel of land that is currently zoned for single family residential. The applicant purchased the property, which has historically been used as apartments with the understanding that it was zoned properly. The applicant did not discover the incompatible use until they attempted to pull permits for the renovation.

The department recommends approval.

Manny Salazar
Economic Development and Planning Director

CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER LAND USE APPLICATION

email: hsolis@cityofkingsville.com / Phone (361) 595-8055

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 307 W. Lee Nearest Intersection N 4th St

(Proposed) Subdivision Name ORIG TOWN Lot 11-13 Block 30

Legal Description ORIG TOWN, BLOCK 30, LOT 11-13, (APTS)

Existing Zoning Designation R1 - Signal-Family Future Land Use Plan Designation R-3 Multi-Family

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Lorena Albarran Phone 361-

Email Address (for project correspondence only):

Mailing Address 1504 S. 6th St. Suite 2 City Kingsville State TX Zip 78363

Property Owner Lorena Albarran Phone (361) FAX

Email Address (for project correspondence only): Same

Mailing Address City State Zip

Select appropriate process for which approval is sought. Attach completed checklists with this application.

☐	Annexation Request	No Fee	
☐	Administrative Appeal (ZBA)	$250.00	
☐	Comp. Plan Amendment Request	$250.00	
☐	Re-zoning Request	$250	
☒	SUP Request/Renewal	$250	
☐	Zoning Variance Request (ZBA)	$250	
☐	PUD Request	$250	
☐	Preliminary Plat	Fee Varies	
☐	Final Plat	Fee Varies	
☐	Minor Plat	$100.00	
☐	Re-plat	$250.00	
☐	Vacating Plat	$50.00	
☐	Development Plat	$100.00	
☐	Subdivision Variance Request	$25.00 ea	

Please provide a basic description of the proposed project:

I purchased this property as part of my retirement planning after my divorce. The agent did not make me aware of R1 nor zoned incorrectly, I bought it under the impression they where apartments, as they were listed as such.

I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature Date: 10/3/26

Property Owner's Signature Date: 10/3/26

Accepted by: Date: 10-7-26

Kleberg CAD Property Search

Property Details

Account			
Property ID:	19710	**Geographic ID:**	100103011000192
Type:	R	**Zoning:**	
Property Use:			
Location			
Situs Address:	307 W LEE		
Map ID:	C1	**Mapsco:**	
Legal Description:	ORIG TOWN, BLOCK 30, LOT 11-13, (APTS)		
Abstract/Subdivision:	S001		
Neighborhood:			
Owner			
Owner ID:	47690		
Name:			
Agent:			
Mailing Address:	614 W RICHARD AVE KINGSVILLE, TX 78363		
% Ownership:	100.0%		
Exemptions:	For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$53,550 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$11,250 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$64,800 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$64,800 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$64,800
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: MARTORELLO FABRIZIO M **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CKI	CITY OF KINGSVILLE	0.769180	$64,800	$64,800	$498.43
GKL	KLEBERG COUNTY	0.771870	$64,800	$64,800	$500.17
SKI	KINGSVILLE I.S.D.	1.410400	$64,800	$64,800	$913.94
WST	SOUTH TEXAS WATER AUTHORITY	0.058854	$64,800	$64,800	$38.14

Total Tax Rate: 3.010304

Estimated Taxes With Exemptions: $1,950.68

Estimated Taxes Without Exemptions: $1,950.68

We certify that this instrument is a true and correct copy of the original, which will be filed for record.
Kleberg County Title Co.
By

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed with Vendor's Lien

Date: September 3, 2026

Grantor: a married person, not joined by spouse as the property conveyed herein does not constitute any part of their homestead property

Grantor's Mailing Address: Kingsville, Texas 78363

Grantee: a Texas limited liability company

Grantee's Mailing Address: Street, Suite 1, Kingsville Texas 78363-6880

Consideration:

Cash and a note executed by Grantee and payable to the order of Rally Credit Union (referred to herein as "Lender") in the principal amount of VE 0). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender and by a first-lien deed of trust from

Property (including any improvements):

Lots Eleven (11), Twelve (12), Thirteen (13), Block Thirty (30), Map of Kingsville AKA Original Townsite of Kingsville, Kleberg County, Texas, according to map or plat of record in Cabinet I, Envelope 96, Map Records, Kleberg County, Texas; **or more commonly known as 307 W Lee Avenue, Kingsville, Texas 78363-4421.**

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; taxes for the current year, which Grantee assumes and agrees to pay; and all zoning laws, regulations and ordinances of municipal and other governmental authority, if any, affecting the Property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

STATE OF TEXAS)

COUNTY OF KLEBERG)

This instrument was acknowledged before me on September 3, 2026, by Fabrizio M. Martorello.

Shannon Sue Williams Howard
Notary Public, State of Texas

SHANNON SUE
WILLIAMS HOWARD
Notary ID #129712480
My Commission Expires
February 14, 2030

AFTER RECORDING RETURN TO:

Kingsville Texas 78363-6880

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: $300

Certificate of Formation
Limited Liability Company

Filed in the Office of the Secretary of State of Texas
Filing #: [illegible] 03/04/2026
Document #: [illegible]
Image Generated Electronically for Web Filing

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

BeneVie Property Ventures LLC

Article 2 – Registered Agent and Registered Office

☐ A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

☑ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:
Lorena Albarran

C. The business address of the registered agent and the registered office address is:

Street Address:
[illegible] Kingsville TX 78363-880

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☑ B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

☐ A. The limited liability company is to be managed by managers.

OR

☑ B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Managing Member 1: Lorena Albarran — Title: Managing Member

Address [illegible] Kingsville TX, USA 78363-880

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Initial Mailing Address

Address to be used by the Comptroller of Public Accounts for purposes of sending tax information.

The initial mailing address of the filing entity is:

Kingsville, TX 78363-6880
USA

Organizer

The name and address of the organizer are set forth below.

gsville, TX 78363

Effectiveness of Filing

☐ A. This document becomes effective when the document is filed by the secretary of state.

OR

☑ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is: **March 5, 2026**

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Signature of Organizer

FILING OFFICE COPY

Land Use Chart													
Land Use Description	R1	R2	R2A	R3	R4	MH	C1	C2	C3	C4	I1	I2	Ag
Dwelling, one-family det.	P	P		P	P	P	P	P	P				P
Dwelling, one-family att.		P	P	P	P		S	P					P
Dwelling, two-family		P		P	P		S	P					
Dwelling, multi-family				P	P		P	P	P				
Tiny Homes		P	P			P							
Dwelling, above business									P				
Work/live units									P				
Boarding or rooming house					P			S	P	P			
Hotel or motel					P			S	P	P			
Dormitory					P								
Fraternity, sorority					P								
Mobile home/manufactured home park or mobile home/manufactured home on lot	S [1]	S [1]		S [1]	S [1]	P					S	S	S
Recreational vehicle park						P		S		S			
Secondary res. structure					P	P		S	S		S	S	S
Other residential accessory and incidental uses	S	S		S	S	S					S	S	
Accessory building	P	P		P	P	P	P	P	P	P	P	P	P

307 W Lee


10/22/2026 10:00


10/22/2026 10:03


099
10/22/2026 10:00


JDT
DUMPSTERS
361 500 5827
10/22/2026 10:01

200-FT Buffer at 307 W Lee Ave



Legend

- Prop ID 19710 - 307 W Lee 200FT Buffer
- Prop ID 19710 - 307 W Lee
- Ownership-Labeled by Property ID

Page: 1 / 1	Drawn By: R. PICK Last Update: 10/5/2026 Note: Ownership is labeled with its Prop ID.	DISCLAIMER: THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.	**CITY OF KINGSVILLE ENGINEERING DEPARTMENT** 400 W King Ave; Kingsville, TX 78363 Office: (361) 595-8007 Fax: (361) 595-8064

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Joe Rosas
ETUX Lanii
328 W Lee Ave
Kingsville, TX 78363
#17972

Alfred Isassi
ETUX Beverly
213 W Sage RD
Kingsville, TX 78363
#15872

Fallen Roof Enterprises LLC
Diana L Garza
629 W Lee Ave
Kingsville, TX 78363
#17211

Desiree Walker
330 W Henrietta Ave
Kingsville, TX 78363
#19029

Olga Lydia Suazo
714 E Henrietta
Kingsville, TX 78363
#13292

Michael S Houf
ETUX Sandra E
322 W Henrietta Ave
Kingsville, TX 78363
#25838

James B Luker JR
308 W Lee Ave
Kingsville, TX 78363
#14924

Carlos Blas Palos III
318 W Henrietta
Kingsville, TX 78363
#16742

Hector Martinez
7830 FM 482
New Braunfels, TX 78132
#25379

Jose M Gomez
5302 Masada CT
Corpus Christi, TX 78413
#15999

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Alicia Calderon
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Manuel Esquivel
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Kingsville, TX 78363
#15218

Sabas Perez Jr
PO Box 1754
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#12794

Diana Guerro-Pena
3620 Gumwood Ave, Unit 30
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#22013

Claudia Canales
317 W Lee Ave
Kingsville, TX 78363
#10429

Arturo Ramirez
6122 Jakes Wake Run
Corpus Christi, TX 78414
#20842

Teresa Padilla
401 W Saint Charles Ave
San Diego, TX 78384
#24988

Henry F Adame EST
ETUX Eliza G
226 E Henrietta Ave
Kingsville, TX 78363
#20055

Yesenia Olivarez
AKA Yesenia Olivarez Nieto
329 W Lee Ave
Kingsville, TX 78363
#16487

COPY

Pat. avery.com/patents
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Allez à avery.ca/gabarits

Catch of the Week | Brought to you by Kingsville Record



Dustin Brezvoar poses with a nilgai he harvested on the Kenedy Ranch near Sarita. Brezvoar took down the animal with a single shot from a .308-caliber rifle while it was running. The nilgai weighed approximately 380 pounds when taken for processing and had horns measuring about 6 inches. (Contributed photo)

Biologists say adaptability, habitat are key to successful season

Courtesy of Texas Parks and Wildlife

As the 2026-27 waterfowl hunting season approaches, lower bird numbers and fluctuating habitat conditions will require hunters to be flexible and ready to take advantage when habitats evolve throughout the year.

Texas Parks and Wildlife Department (TPWD) biologists say duck populations continue to show a long-term decline across nearly all prairie-nesting species as the result of more than a decade of challenging drought conditions in the Prairie Pothole Region. The good news is that improved habitat in multiple breeding areas this year should result in strong juvenile production, and hunters could see more young birds despite lower overall population numbers.

"While production gains help, hunters should approach the season with measured expectations, as the possibility of a reduced migration push and long-term population trends remain a concern," said Kevin Kraai, TPWD Waterfowl Program Leader. "That said, improved breeding habitat and strong juvenile production offer positive signs, especially where fall rainfall continues to enhance local wetland conditions. The overarching message is cautious optimism."

On the weather front, Texas had an up and down summer. Very wet and cool weather early on followed by extreme heat and dry conditions stressed wetland systems across the state. The emergence of El Niño and recent wet weather has rapidly improved habitat conditions in many regions, and since Texas lacks substantial agricultural waste grain, rainfall is a large determining factor in the numbers of ducks that come to Texas.

Ducks must meet their foraging needs in flooded natural habitats rich in seeds, invertebrates and aquatic vegetation. More rainfall means more flooded habitat, more food resources and typically more ducks, even in years when northern states stay ice-free due to warm winters.

Long-range forecasts call for cooler and wetter winter conditions in Texas, which results in good numbers. However, expected warmer-than-normal conditions to the north could delay migration or limit the number of birds moving south if wetlands remain open.

Riviera Telephone Company, Inc.
PUBLIC NOTICE

Lifeline service is a government program designed to make monthly residential telecommunication services more affordable to eligible low-income customers. Customers who are eligible for the Lifeline program are also eligible for toll blocking at no additional charge.

The Federal Lifeline discount can be applied to qualifying broadband or voice services. In order to be eligible for the Federal Lifeline discount, a customer's annual household income must be at or below 135% of the Federal Poverty Guidelines or a customer must participate in one of the following programs: Supplemental Nutrition Assistance Program (SNAP); Medicaid; Supplemental Security Income (SSI); Federal Public Housing Assistance; Veterans Pension & Survivors Pension or qualifying Tribal Programs. In addition, survivors that suffer from financial hardship and have requested a line separation can qualify to receive emergency communications support from the Lifeline program.

The additional State Lifeline discount and Lifeline Area discount can be applied to qualifying telephone (voice) services only. In order to be eligible for the additional State Lifeline discount, a customer's annual household income must be at or below 150% of the federal poverty guidelines, or a customer must receive benefits from or have a child in the household who receives benefits from at least one of the following programs: Medicaid; Supplemental Nutrition Assistance Program (SNAP); Supplemental Security Income (SSI); Federal Public Housing Assistance (FPHA); Low Income Home Energy Assistance Program (LIHEAP); health benefits coverage under the State Child Health Plan (CHIP); Health and Safety Code; National School Lunch Program (free lunch program); Temporary Assistance for Needy Families (TANF); or qualifying Tribal Programs.

Lifeline is a non-transferable service and eligible subscribers may receive assistance from only one wireline or wireless telecommunications provider per household. Only eligible customers may enroll in the program. Customers are required to submit a Lifeline application form and will be required to certify continued eligibility annually. Customers who willfully make false statements in order to obtain Lifeline benefits can be punished by fine or imprisonment or can be barred from the program. Questions concerning Lifeline application or eligibility may be directed to the Low-Income Discount Administrator (LIDA) at 1-866-454-8387.

Basic services are offered to all customers in Riviera Telephone Company, Inc., service territories at the rates, terms, and conditions specified in Riviera Telephone Company, Inc. tariff. If you have any questions regarding the Company's services, please call us at (361) 296-3232, toll free at 877-296-3232, or visit our business office at 104 S 8th Street, Riviera, TX 78379.

The Kingsville Record

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PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, November 04, 2026, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

BeneVie Property Ventures LLC, Lorena Albarran, Applicant/Owner; requesting approval of Re-Zoning from R1 (Single Family) to R3 (Multi-Family District) of ORIG TOWN, BLOCK 30, LOT 11-13, (APTS), also known as 307 West Lee, Kingsville, TX 78363 (Property ID 19710).

The meeting will be held at City Hall, 400 West King Ave., Kingsville, TX in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, November 23, 2026, at 5:00 p.m. wherein the City Commission will discuss the consideration of the following item and at which time all interested persons will be heard:

BeneVie Property Ventures LLC, Lorena Albarran, Applicant/Owner; requesting approval of Re-Zoning from R1 (Single Family) to R3 (Multi-Family District) of ORIG TOWN, BLOCK 30, LOT 11-13, (APTS), also known as 307 West Lee, Kingsville, TX 78363 (Property ID 19710).

The meeting will be held at City Hall, 400 West King Ave., Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.