# BOARD OF ADJUSTMENT AGENDA

Thursday, November 12, 2026, 6:00 PM
Regular Meeting
Helen Kleberg Groves Community Room,
1st Floor – City Hall, 400 W. King Ave., Kingsville, Texas

**BOARD MEMBERS**

Albert Garcia, Vice Chairman
John Garza
Larry Garcia
Orlando Moya
Eden Hernandez
Steve Flores

**CITY STAFF**

Manny Salazar, MEDP
Economic Development and Planning Director

Herlinda Solis
Administrative Assistant/Board Secretary

***The following rules of conduct 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 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 Board of Adjustment 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 – January 15, 2026**
- **NEW BUSINESS-**

**ITEM #1 – Public Hearing on the request of ITEM NO. 2026-2, from Arash Husain, Owner, Applicant, TLS Exploits is requesting a Variance to appeal the decision of administrative officer of not allowing a pole (Sign) Sec. 15-6-115 Signs restricted for ANDREWS 1, LOT N110' A, also known as 1901 South Brahma Blvd., Kingsville, TX. 78363.**

**ITEM #2 – Action Item on the request of ITEM NO. 2026-2, from Arash Husain, Owner, Applicant, TLS Exploits is requesting a Variance to appeal the decision of administrative officer of not allowing a pole (Sign) Sec. 15-6-115 Signs restricted for ANDREWS 1, LOT N110' A, also known as 1901 South Brahma Blvd., Kingsville, TX. 78363.**

**MISCELLANEOUS:** Any topic may be discussed but no action may be taken at this time.

- **ADJOURNMENT**

**Please call the CITY SECRETARY at 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: November 5, 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**
**Economic Development and Planning Director**

Posted
@ 2:00 pm
On 11-5-26
By HBlin

**BOARD OF ADJUSTMENTS**
**REGULAR MEETING MINUTES**
**January 15, 2026**

**Planning and Zoning Members Present**
Albert Garcia
Larry Garcia
Orlando Moya
John Garza
Eden Hernandez
Steve Flores

**Citizens Present**
Eric Tyler Villa
Rebecca Alvarado
Jose Alvarado

**Staff Present**
Manny Salazar, MEDP
Economic Development Director
Interim Director of Planning and Development Services
Herlinda Solis, Administrative Assistant/Board Secretary

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

2. **Discuss and take action on the meeting minutes of last meeting.**

John Garza made a motion to approve the minutes from September 11, 2024, as presented Larry Garcia seconded, all in favor, none opposed. motion carried.

3. **Public Comments on or off the agenda – None**

4. **Postponements –None**

5. **Old Business – None**

6. **New Business – None**

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

**ITEM #1 – Public Hearing on the request: ITEM NO. 2026-1: Rebecca Marie Alvarado, Owner/Applicant; requesting a Variance to appeal the decision of administrative officer of not allowing a shed in the front yard under Sec. 15-6-27- Accessory uses and structures, located at FORREST LAWN, BLOCK 2, LOT 16-18, also known as 632 West Ave. A, Kingsville, TX 78363.**

Manny Salazar addressed the Board and stated that as of Monday, he was the new interim planning director and so this was his first board of adjustment meeting. As a chairman mentioned, the owner is seeking a variance. Section 15, 627, of the city's municode prohibits a shed in the front yard. The applicant does not have a backyard or side yard, and so there's some limited options with the shed, and so he understands why they would place it in the front yard. However, a permit is required. The permit was denied based on the location of that shed, and so that's why we are here today. The department had 2 phone calls that were just inquiring why they received a letter and 1 returned letter due to no forwarding

address. Albert asked if Manny had any recommendations, Manny responded that he did not have a recommendation. "The ordinance, I think, is pretty clear on sheds should not be allowed in the front, front of the yard. And so that is a pretty distinct, distinctly written ordinance. And so, of course, recommendation is always to follow ordinance, but you guys have some flexibility with that interpretation, and so the city would regularly follow ordinance. However, you guys have the flexibility too."

**ITEM #2 – Action Item on the request: ITEM NO. 2026-1: Rebecca Marie Alvarado, Owner/Applicant; requesting a Variance to appeal the decision of administrative officer of not allowing a shed in the front yard under Sec. 15-6-27- Accessory uses and structures, located at FORREST LAWN, BLOCK 2, LOT 16-18, also known as 632 West Ave. A, Kingsville, TX 78363.**

Jose Alvardo said he just had a one sheet of notes just to explain his situation, he stated "It's just that we do have an extraordinary circumstance. My name is Jose Alvarado. My wife and I bought this house in 1991, the house was built in the 1950s and I just want to read a little bit about it. It was built in 1950s long before the modern requirements were enacted and before current subdivision designs became the norm because of the way the law was originally planned and built, the house sits in the back of a lot. The back has no backyard. We put up a fence, and there's only 3 feet to the alley. So, the house has no usable backyard space. But property is effectively reversed from the way most homes in Kingsville are laid out, the only useful yard space is located in the front. The unique layout leaves us without the ability to comply with the current setback requirements through no fault of our own, because of the limitations built into the property itself, the only practical space available for a standard prefabricated storage building is in the front yard. We installed a 10 by 10 storage to our house, to house, our riding lawn mower, lawn equipment, Patio furniture and guarding tools. These items are necessary to keep the property maintained clean and complying with city expectations for safety and upkeep, especially given the size of our lot, the shell the shed helps ensure that the lawn and exterior of the property remain well cared for reducing clutter and enhancing curb appeal and preserving neighborhood esthetics. We understand and respect the city codes and regulations that exist to support the orderly and attractive development of our city. I'm not seeking to change the intent of the rule, only to request equitable consideration based on our unique circumstances. Jose shared some photos of the property with the Board. Albert Garcia said he had an opportunity to actually ride by the property and look at it. And you're absolutely right. You have no backyard, or side yard. I've served on this particular board for 20 years, and we've never seen this situation and you're a perfect example of why we exist, because when these ordinances were written, no one ever anticipated or expected that somebody would not have a backyard. We have some recommendations and are inclined to grant the variance with certain exceptions and certain conditions. Orlando Moya stated that he would like the shed to be moved closer to the house and be painted the same color to help with the curb appeal. Orlando Moya made motion to approve: Rebecca Marie Alvarado, Owner/Applicant; requesting a Variance to appeal the decision of administrative officer of not allowing a shed in the front yard under Sec. 15-6-27- Accessory uses and structures, located at FORREST LAWN, BLOCK 2, LOT 16-18, also known as 632 West Ave. A, Kingsville, TX 78363, with the condition of moving the shed closer to the main home, Eden Hernandez seconded the motion; all in favor of the motion, none opposed; motion carried.

8. **Miscellaneous** – Herlinda Solis introduced Dr. Steve Flores as a new Board Member.

9. **Adjournment** - Meeting adjourned at 6:24 PM

# ITEMS 1 & 2

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

# MEMO

**Date:** October 29, 2026

**To:** Charlie Sosa (City Manager)

**From:** Manny Salazar (Economic Development and Planning Director)

**Subject:** **Request for a variance of ITEM NO. 2026-2, from Arash Husain, Owner, Applicant, TLS Exploits is requesting a variance to appeal the decision of administrative officer of not allowing a pole (sign) Sec. 15-6-115 Signs are restricted for ANDREWS 1 Lot N110' A, also known as 1901 South Brahma Blvd. Kingsville, Texas 78363.**

**Summary**: Applicant Arash Husain, Owner of TLS Exploits is requesting a variance from Sec. 15-6-115 which restricts business signs to monument signs. The applicant would like to install a double pole sign at the property which will become Lucky Spot #2.

The property did contain a pole sign at roughly the same location on the property but was removed during the renovation process.

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 1901 S Brahma Blvd Nearest Intersection E Ailsie Ave and Brahma Blvd

(Proposed) Subdivision Name Andrews Addition Lot A Block 1

Legal Description Andrews 1, Lot N110'A

Existing Zoning Designation _____ Future Land Use Plan Designation _____

**OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)**

Applicant/Authorized Agent Arash Husain Phone 770-680-3416

Email Address (for project correspondence only): _____

Mailing Address 40 _____ City _____ State TX Zip 7[illegible]

Property Owner Asim Hirani Phone _____ FAX _____

Email Address (for project correspondence only): _____

Mailing Address [illegible] City [illegible] State TX Zip 7[illegible]

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

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

Please provide a basic description of the proposed project:

Installation of a dual pole price sign. Sign face square footage of 76 square feet, two 25' poles holding the cabinet in between, no flashing lights involved. Sign to be installed in same location as similar sign previously at the site in 2008.

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: 8/26/2026

Property Owner's Signature _____ Date: 8/26/2026

Accepted by: _____ Date: 10-27-26

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:** | 18239 | **Geographic ID:** 103000001000192 |
| **Type:** | R | **Zoning:** C2 |
| **Property Use:** | | |
| **Location** | | |
| **Situs Address:** | 1901 S BRAHMA BLVD TX | |
| **Map ID:** | A3 | **Mapsco:** |
| **Legal Description:** | ANDREWS 1, LOT N110' A | |
| **Abstract/Subdivision:** | S030 | |
| **Neighborhood:** | | |
| **Owner** | | |
| **Owner ID:** | 74214 | |
| **Name:** | TLS EXPLOITS LLC | |
| **Agent:** | | |
| **Mailing Address:** | 1901 S BRAHMA BLVD<br>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:** | $57,250 (+) |
| **Land Homesite Value:** | $0 (+) |
| **Land Non-Homesite Value:** | $122,720 (+) |
| **Agricultural Market Valuation:** | $0 (+) |
| **Market Value:** | $179,970 (=) |
| **Agricultural Value Loss:** | $0 (-) |
| **Appraised Value:** | $179,970 (=) |
| **HS Cap Loss:** | $0 (-) |
| **Circuit Breaker:** | $0 (-) |
| **Assessed Value:** | $179,970 |
| **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:** TLS EXPLOITS LLC **%Ownership:** 100.0%

| Entity | Description | Tax Rate | Market Value | Taxable Value | Estimated Tax |
|---|---|---|---|---|---|
| CKI | CITY OF KINGSVILLE | 0.777770 | $179,970 | $179,970 | $1,399.75 |
| GKL | KLEBERG COUNTY | 0.771870 | $179,970 | $179,970 | $1,389.13 |
| SKI | KINGSVILLE I.S.D. | 1.410400 | $179,970 | $179,970 | $2,538.30 |
| WST | SOUTH TEXAS WATER AUTHORITY | 0.058854 | $179,970 | $179,970 | $105.92 |

**Total Tax Rate:** 3.018894

**Estimated Taxes With Exemptions:** $5,433.10

**Estimated Taxes Without Exemptions:** $5,433.10

## Property Improvement - Building

**Type:** COMMERCIAL **Living Area:** 9082.0 sqft **Value:** $57,250

| Type | Description | Class CD | Year Built | SQFT |
|---|---|---|---|---|
| MA | MAIN AREA | CS2A | 1965 | 2244 |
| MA | MAIN AREA | OF2A | 1965 | 2320 |
| MA | MAIN AREA | WH2A | 1965 | 1606 |
| MA | MAIN AREA | CN3A | 1965 | 2912 |
| CON | CONCRETE SLAB COMMERCIAL | * | 1965 | 6615 |

## Property Land

| Type | Description | Acreage | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|---|---|---|---|---|---|---|
| F1 | F1 | 0.44 | 19,250.00 | 0.00 | 0.00 | $122,720 | $0 |

## Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|---|---|---|---|---|---|---|
| 2026 | $57,250 | $122,720 | $0 | $179,970 | $0 | $179,970 |
| 2025 | $58,730 | $122,720 | $0 | $181,450 | $0 | $181,450 |
| 2024 | $50,610 | $122,720 | $0 | $173,330 | $0 | $153,132 |
| 2023 | $50,610 | $77,000 | $0 | $127,610 | $0 | $127,610 |
| 2022 | $44,390 | $77,000 | $0 | $121,390 | $0 | $121,390 |
| 2021 | $16,460 | $77,000 | $0 | $93,460 | $0 | $93,460 |
| 2020 | $9,900 | $77,000 | $0 | $86,900 | $0 | $86,900 |
| 2019 | $9,880 | $77,000 | $0 | $86,880 | $0 | $86,880 |
| 2018 | $9,840 | $77,000 | $0 | $86,840 | $0 | $86,840 |

## Property Deed History

| Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Number |
|---|---|---|---|---|---|---|---|
| 7/17/2025 | GWD | GENERAL WARRANTY DEED | HARBUR & HARBUR LP | TLS EXPLOITS LLC | | | 341704 |
| 11/16/1995 | WD | WARRANTY DEED | SCOTT BRYAN CLYDE ETAL | HARBUR & HARBUR LP | 124 | 199 | |

ADMINISTRATION AND PROCEDURES

Sec. 15-6-155. - Enforcement by building official.

The Building Official appointed under the provisions of the Building Code of the city, is hereby charged with the enforcement of this article. The City Manager may charge such other city officers or officials with the enforcement of this article, in whole or in part, as may be necessary without amending this article.

(1962 Code, § 11-6-1)

Sec. 15-6-156. - Certificate of compliance and occupancy.

No land shall be used or occupied and no building hereafter structurally altered or erected shall be used or changed in use, until a certificate of occupancy shall have been issued by the Building Inspector, stating that the building or the proposed use of the land, complies with the provisions of this renewing, changing or extending of nonconforming use. A certificate of occupancy either for the whole or a part of a building or structure shall be applied for coincidentally with the application for a building permit, and shall be issued within the 10 days after the erection or structural alteration of such building or structure, or part thereof, shall have been completed in conformity with the provisions of this article.

(1962 Code, § 11-6-5)

**Cross reference—** Penalty, see § 15-6-999.

Sec. 15-6-157. - Board of adjustment.

(A) *Organization.* The Board of Adjustment shall consist of five members each to be appointed by the City Commission for a term of two years. The Board of Adjustment shall also consist of three alternate members, each to be appointed by the City Commission for a term of two years, who will serve in the absence of one or more regular members when requested to do so by the mayor or city manager. Any member may be removed by the City Commission upon written charges after public hearing. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant. A maximum of five members may attend and vote at a Board of Adjustment meeting.

(B) *Chairman.* The Board shall elect a chairman and adopt rules to govern its proceedings in accordance with this article and the statutes of the State of Texas. Meetings shall be held at the call of the chairman or such times as designated by the Board. The Board shall have the power to administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings showing the vote of each

member upon the question, or if absent and failing to vote, indicating such fact, and shall keep records of its examinations and other official action; all of which shall be immediately filed in the office of the Planning Department and shall be a public record.

(C) *Appeals.* Appeals to the Board of Adjustment may be taken by any person aggrieved or by an officer, department, board or department municipality affected by any decision of an administrative officer. Such appeal shall be made within a reasonable time as provided by the rules of the Board by filing with the officer from whom the appeal is taken and with the Board of Adjustment a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall secure all papers and facts constituting the basis of the action being appealed for transmittal to the Board.

(D) *Stay of proceeding.* An appeal stays all proceedings in furtherance of the action appealed, unless the officer from whom the appeal is taken certifies to the Board of Adjustment that by reason of acts stated in his certificate that a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed except by a restraining order granted by the Board of Adjustment or by the District Court on applications and notice and on the cause shown.

(E) *Notice.* The secretary of the Planning Division of the Management Services Department in charge of handling Board of Adjustment appeals shall: mail announcements of appeals to all property owners within 200 feet of the site or parcel in question; advertise the hearing; and collect an application fee of $250.00 (to cover the actual costs of materials used, mailing and publication costs), which must be collected prior to scheduling any hearing or appeal. Interested parties may appear in person, or be represented by an agent or attorney.

(F) *Powers of the Board of Adjustment.* The Board of Adjustment shall have the following powers: to hear and decide appeals where it is alleged that there is error in any order, requirement, decision, or determination made by an administrative official. To authorize upon appeal such variance from the terms of the ordinance as will not be contrary to the public interest, where, owning to special conditions, a literal enforcement of the provisions of this article will result in unnecessary hardship; provided, that the spirit of the ordinance shall be observed and substantial justice done. Before any variance may be authorized, the Board shall find specifically all of the following conditions exist:

(1) The variance will not authorize the operation of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought.

(2) The development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this article, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district.

(3)

The variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district.

(4) The variance will not alter the essential character of the district in which is located the property for which the variance is sought.

(5) The variance will not weaken the general purposes of this article or the regulations herein established for the specific district.

(6) The variance will be in harmony with the spirit and purposes of this article.

(7) The variance will not adversely affect the public health, safety, or welfare.

(8) The variance will not substantially affect the comprehensive plan or zoning in the city and that adherence to the strict letter of the article will cause difficulties and hardships, the imposition of which upon the petitioner is unnecessary in or to carry out the general purpose of the plan.

(9) Special circumstances attached to the property covered by the application which do not generally apply to the other property in the same district.

(10) Because of the special circumstances, property covered by application is deprived of privileges possessed by other properties in the same district; and that the granting of the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

(G) *Findings of fact.* Every decision of the Board shall be based upon findings of fact and every finding of fact shall be supported in the record of its proceedings. The enumerated conditions required to exist on any matter upon which the Board is required to pass under this article shall be construed as limitation on the power of the Board to act. A mere finding or recitation of the enumerated conditions unaccompanied by findings of specific fact shall not be deemed findings of fact, and shall not be deemed compliance with this article.

(H) *Decisions permitted.* The Board may affirm, modify, or reverse the order, requirement, decision or determination appealed.

(I) *Vote for modification or reversal.* The concurring vote of four members of the Board shall be necessary to modify or reverse any order, requirement, decision or determination of any administrative officer or to decide in favor of the appellant or to effect any variation in the ordinance.

(J) *Appeal from Board.* The city or any person aggrieved by any decision of the Board may have and maintain plenary action for relief therefrom in any court of competent jurisdiction; provided, petition for such relief is presented to the court within 10 days after the filing of such decision in the office of the City Recorder.

(K) *Advertisement and announcement procedure.* When required, advertisement giving the time, place and subject of the hearing shall be published in a newspaper of general circulation in the city no less than 15 days prior to such hearing for the Board of Adjustment. Mailings to property

owners in the vicinity, when required, shall contain the time, place, and subject of the hearing and be mailed at least 10 days prior to the hearing.

(1962 Code, § 11-6-7; Ord. 84009, passed 6-18-84; Ord. 90027, passed 6-25-90; Ord. 200022, passed 11-20-00; Ord. No. 2015-05, § I, paseed 1-26-2015, eff. 2-11-2015)

**Statutory reference**—Board of Adjustment, see Tex. Loc. Gov't Code, §§ 211.008 et seq.

Sec. 15-6-158. - Completion of buildings already under construction.

Nothing contained herein shall require any change in the plans, construction, or designated use of a building actually under construction at the time of passage of this article provided that the entire building shall be completed within one year from the date of the passage of this article.

(1962 Code, § 11-6-8)

Secs. 15-6-159—15-6-164. - Reserved.

# *SIGN REGULATIONS*

## Sec. 15-6-115. Signs restricted.

(A) The size, number, characteristics, and location of signs are restricted by this article. Signs owned by or required by governmental entities are not regulated by this article. Advertising signs (signs not on the lot occupied by the business identified or signs aimed at products sold on site) are limited to business, industrial, and agricultural districts with property having frontage on numbered U.S. and State Highways.

(B) Owner identification signs are permitted in all retail, commercial, industrial and agricultural districts (C-1, C-2, C-3, C-4, I-1, I-2, Ag), but in the case of freestanding signs, all signage shall be limited to a monument type signage.

(C) *Monument sign* means a sign resting on the ground immediately below it or with the bottom of the sign within 18 inches of the ground immediately below it.

(Ord. 97041, passed 12-8-97; Ord. 2012-03, passed 2-27-2012; Ord. 2013-32, § I, passed 7-22-2013)

## Sec. 15-6-116. Residential signs permitted.

No signs other than one real estate sign per street frontage (for rent or for sale) with a maximum area of ten square feet, political signs (any number) with a maximum area of 9 square feet, per sign, occupant's name signs (two) with no business reference and a maximum area of three square feet shall be permitted in the R-1 Single-Family and R-2 Two-Family Districts. In the R-3 Multi-Family and R-4 General Residential Districts, all signs permitted in the R-1 District and one sign per street frontage (maximum size of 80 square feet per sign) identifying the name of apartments are permitted. No sign shall be placed within 20 feet of the point of intersection of any two right-of-way lines.

(Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013)

## Sec. 15-6-117. Owner identification signs permitted.

(A) Owner identification signs in permitted districts shall comply with the standards of this section. Freestanding signs are limited to one sign per street frontage. The maximum size of any freestanding owner identification sign shall be 200 square feet. Freestanding signs shall be only of a monument type sign. The square footage of a multitenant sign may be increased by 16 square feet for each additional tenant over the first, with a maximum of 500 square feet overall. No sign shall be placed within the arc formed by a 20 foot radius from the point of intersection of two street right-of-way lines unless it complies with § 15-6-120. Each business may possess one sign intended for temporary use such as banners. Temporary signs and banners shall not be larger than 32 square feet and shall be permitted to comply with §15-6-126(c).

(B) Flat wall signs shall have a total sign area limited to 10% of the facade on which the sign(s) is/are located computed against the first 20 feet in building height. Roof signs shall not be permitted. Wall signs shall not project more than one foot from the building and it shall be anchored to withstand wind conditions as specified by the adopted Building Code.

(C) Temporary sandwich board signs may only be located in front of commercial properties within the Historic District where sidewalks area minimum of eight feet wide. These temporary signs shall be located on a sidewalk during business hours. Under no exception shall the signs be placed over any commemorative pavers. The total size of the sign is not to exceed 42 inches by 24 inches (height × width). The signs must be internally weighted to withstand strong winds. The temporary sandwich board signs shall be placed on the sidewalk one foot from the curb. Sandwich boards should not obstruct pedestrian traffic flow. The minimum clear width of a pedestrian access rout shall be 48 inches exclusive of the width of the curb. Only one sandwich board sign shall be permitted per business, and the sign shall be located in front of that specific business, not at another location. If the business is a corner property, the sign may only be placed in one location. Historical Development Board design approval is required prior to a permit being issued by the city.

(D) Hanging signs shall be allowed for commercial properties within the Main Street District when such signs have a minimum clearance of 6'8" (80") from the sidewalk and do not extend beyond the awning or canopy. These signs shall be a maximum size of 42" in width and 24" in depth.

(E) Window signs on commercial properties within the Main Street District shall cover no more than 30% of the total glass area of the windows on which they are placed.

(Ord. 97041, passed 12-8-97; Ord. 98003, passed 2-23-98; Ord. 98013, passed 7-13-98; Ord. 2006-57, passed 10-23-06; Ord. 2012-03, passed 2-27-2012; Ord. 2013-32, § I, passed 7-22-2013; Ord. 2019-12, § I, passed 4-8-2019)

## Sec. 15-6-118. Advertising signs.

Advertising signs shall not exceed 200 square feet.

(Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013)

## Sec. 15-6-119. Projecting signs.

No sign shall be permitted on or to project into the public right of way except in the Central Business District(C-3) zoning district upon receipt of a special use permit. In no case shall any sign be less than eight feet above the sidewalk. Special use permits for signs may be revoked upon 30 days notice by the City Commission and signs must be removed from the public right of way by the end of the 30 day period.

(Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013; Ord. 2019-12, § I, passed 4-8-2019)

## Sec. 15-6-120. Obstructing signs.

Signs shall be designed and located so as not to significantly obstruct sight lines of driveways or intersections of public streets.

(Ord. 97041, passed 12-8-97; Ord. 98013, passed 7-13-98; Ord. 2013-32, § I, passed 7-22-2013)

## Sec. 15-6-121. Prohibited signs.

The following signs shall be prohibited in all zoning districts:

(1) Signs that interfere with free use of building entrances and exits, including emergency exits, or which obstruct doors or windows or impede light and ventilation otherwise required by city ordinance, code or regulation;

(2) Signs in a public right-of-way other than those permitted under § 15-6-119;

(3) Signs within a driveway or street intersection sight visibility triangle which are between three feet and eight feet in height;

(4) Vehicle signs which are signs on vehicles or trailers that are moving parked or located so that they can be seen from a street right-of-way and for the primary purpose of displaying the sign. It shall be *primafacie* evidence that the primary purpose of a vehicle or trailer is to display a sign if the vehicle or trailer is parked on the same property for a continuous period exceeding 72 hours. The intent of this subsection is to prohibit the use or display of signs on vehicles and trailers to otherwise circumvent the purpose and intent of the sign code;

(5) Signs such as beacons or tethered balloons which are otherwise permitted but which by their design or location interfere with aircraft safety;

(6) Strobe, revolving and rapidly flashing light displays which has light displayed every 60 cycles per minute shall be prohibited. Any display resembling traffic-control devices, emergency signals, or caution signals are prohibited. Any display utilizing sirens, bells, whistles, or otherwise emitting noise detectable beyond the property line shall be prohibited. Revolving signs shall be limited to no more than one revolution every ten seconds.

(7) Obsolete signs as defined in § 15-6-131;

(8) Advertising on street furniture, including but not limited to, park benches, trash receptacles, dumpster enclosures, bus shelters, etc.

(9) Signs on public property. Signs found on public property in violation of this section will be removed by the City and disposed of.

The following signs, defined in § 15-6-132, shall be prohibited in the Main Street District:

(1) Feather flag signs;

(2) Inflatable signs;

(3) Handmade or non-professional signs;

(4) Signs placed directly on top of an awning;

(5) Nuisance signs.

(Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013; Ord. 2019-12, § I, passed 4-8-2019)

## Sec. 15-6-122. Traffic flow signs.

Signs to facilitate or direct traffic flow shall be permitted as needed. Traffic signs containing advertising or owner identification information shall be counted as owner identification or advertising signs. All such signs shall meet the requirements of the manual and specifications for a uniform system of traffic control devices adopted by the Texas Transportation Commission. No sign may be posted on or in view of a highway which attempt to direct the movement of traffic or prohibits viewing of a traffic sign or signal.

(Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013)

## Sec. 15-6-123. Irregular shaped signs.

Signs of irregular shape (other than square, rectangle, triangle, or circle) shall have their area computed by drawing a rectangle around the sign and computing the enclosed area.

(Ord. 84-009, passed 6-18-84; Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013)

## Sec. 15-6-124. Maximum size; US77/I-69 corridor.

(A) Owner identification and advertising signs located within 300 feet of the U.S. Highway 77 Bypass/Interstate 69 right-of-way, may utilize steel poles or monument signs.

(1) When utilizing steel poles, the signs shall not have their total display face area exceed 400 square feet, with a sign maximum height of 50 feet, and a maximum sign length of 40 feet; inclusive of border and trim, but excluding the base or apron.

(2) When utilizing monument signs, the sign shall not have their total sign area exceed 400 square feet, with a maximum height equal to that which is allowed in the respective zoning district, inclusive of sign frame, cabinet, border and trim as measured from grade.

(B) The maximum size limitations apply to each side of the sign structure or structures visible to approaching traffic.

(C) Signs may be placed back-to-back, side by side, or stacked, with not more than two display faces visible to approaching traffic on the Highway 77 Bypass. Such sign structure or structures shall be considered one sign.

(D) Signs that exceed 200 square feet in area, including cutouts, may not be stacked or placed side by side.

(Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013; Ord. 2014-47, 8-11-2014; Ord. No. 2020-20 , § I, passed 4-2-20)

## Sec. 15-6-125. Banners.

Banners are allowed and shall be located as allowed by § 15-6-126. Only City banners are allowed to be placed on street lights. The term "Portable signs" does not include banners.

(Ord. 97041, passed 12-8-97; Ord. 98003, passed 2-23-98; Ord. 98013, passed 7-13-98; Ord. 2013-32, § I, passed 7-22-2013; Ord. 2019-12, § I, passed 4-8-2019)

## Sec. 15-6-126. Permits.

(A) All signs and banners are required to be permitted prior to installation.

(B) *Exempt signs.* The following signs are exempt from the permit requirements of these sign regulations. No sign, including exempt signs, may be posted within a street right-of-way without written approval from the Director of Public Works or his designee.

(1) Advertising and identifying signs located on currently licensed vehicles such as taxicabs, buses and trucks, as well as on bus benches, except for those vehicle signs prohibited under § 15-6-121;

(2) Any legal or public notice or warning required by a valid and applicable federal, state or local law, regulation or ordinance;

(3) *Noncommercial signs in all zoning districts, including but not limited to political, religious and social commentary signs and personal emblems.* Such signs shall be no greater than nine square feet in area within a residential zoning district or 32 square feet in a nonresidential district and may be free standing or attached flat against a wall so long as they are not painted directly on a structure. Political signs may be placed no more than 90 days prior to the election and can remain throughout the period of primary elections to the conclusion of the general election for those who are still viable political candidates. Upon the completion of the general election all political signs must be removed within ten days after said election.

(4) Holiday and seasonal lights and decorations with no commercial message;

(5) Signs advertising temporary activity on the property such as sale, rent or lease of the property; construction; grand openings; garage and yard sales; and special events and which meet the following requirements:

a. One sign shall be permitted on the property at any one time and shall be removed within 48-hours following the end of the temporary activity or event.

b. May be either installed flat against a structure or affixed in the ground as a freestanding sign.

c. In residential zoning districts, the maximum size shall be nine square feet.

d. In nonresidential zoning districts, the maximum size shall be 32 square feet.

(6) City banners;

(7) Historic building markers.

(C) Temporary signs generally, except as otherwise permitted in this sign code, are not classified as exempt signs under § 15-6-126 of the sign code; therefore temporary signs shall:

(1) Obtain a sign permit to be valid for 30 consecutive days, and no more than two temporary sign permits shall be issued for each business per any 180 day period;

(2) Not be placed in street rights-of-way or otherwise diminish public safety such as placement in an intersection visibility triangle;

(3) Not be mounted on a roof or above the roofline;

(4) Not be artificially illuminated; and

(5) Be a maximum of 20 square feet in area when located in residential zoning districts (R3 & R4 districts only);

(6) Be a maximum of 100 square feet in area when located in nonresidential zoning districts;

(7) Be limited to one sign per parcel for each street frontage.

(8) Signs advertising a temporary event may be placed no more than 60 days prior to the event and shall be removed no later than 10 days after the event has ended.

Permit fees will be as follows: $0.20 per square foot, with a minimum permit fee of $15.00.

(Ord. 97041, passed 12-8-97; Ord. 98003, passed 2-23-98; Ord. 98013, passed 7-13-98; Ord. 200022, passed 11-20-00; Ord. 2013-32, § I, passed 7-22-2013; Ord. 2019-12, § I, passed 4-8-2019)

## Sec. 15-6-127. Historical district.

Any sign or banner to be located within the Historical District shall be reviewed by the historic preservation officer without review by the Historical Development Board to determine if the sign or banner is in compliance with the Historical Ordinance.

(Ord. 91034, passed — ; Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013; Ord. 2018-74, § I, passed 12-10-2018)

## Sec. 15-6-128. Penalty.

If the owner fails to obtain a permit within three business days of being notified to obtain a permit, a written notice shall be sent by certified mail notifying the owner that he has two days from receipt of the written notice to obtain the required permit. Failure to comply with the written notification will result in a complaint being filed in Municipal Court. For each day the permit is not obtained, it will result in a separate offense. The fine per offense shall not exceed $500.00.

(Ord. 97041, passed 12-8-97; Ord. 2013-32, § I, passed 7-22-2013)

## Sec. 15-6-129. Grandfather clause.

Signs already in existence are exempted from permitting, but in the event of repair and/or replacement, other than routine maintenance, all existing signs shall comply with §§ 15-6-115 through 15-6-132 at that time. Notwithstanding anything else herein, all signs must comply with this article.

(Ord. 98013, passed 7-13-98; Ord. 2013-32, § I, passed 7-22-2013; Ord. 2019-12, § I, passed 4-8-2019)

## Sec. 15-6-130. Changeable electronic variable message signs.

(A) *Purpose and Intent.* More businesses desire to utilize advancements in technology which permit signs to change copy electronically (e.g., utilizing a Changeable Electronic Variable Message (CEVMS) or a Light Emitting Diode (LED) type of sign). These newer technologies pose additional risks of impacting adjacent areas and adversely affecting the environment in which they operate unless regulated in a reasonable fashion. The intent of this section is to establish operating standards and regulations for signs which utilize these newer technologies in order to minimize the secondary effects that often accompany the unregulated display of digital signs, preserve the character of adjacent areas (with a principal focus on residential neighborhoods), protect property values, and reduce traffic hazards caused by undue distractions.

(B) *Definitions.*

*Changeable electronic variable message sign (CEVMS)* shall mean a sign which permits light to be turned on or off intermittently or which is operated in a way whereby light is turned on or off intermittently, including any illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use, including an LED or digital sign, and which varies in intensity or color. A CEVMS sign does not include a sign located within the right-of-way that functions as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices (MUTCD) approved by the Federal Highway Administrator as the National Standard.

*Off-premises sign* shall mean any sign, commonly known as a billboard, that advertises a business, person, activity, goods, products or services not located on the premises where the sign is installed and maintained, or that directs persons to a location other than the premises where the sign is installed and maintained.

*On-premises sign* shall mean any sign identifying or advertising the business, person, activity, goods, products or services sold or offered for sale on the premises where the sign is installed and maintained when such premises is used for business purposes.

*Sign code application area* shall mean the corporate limits of the city and the area of its extraterritorial jurisdiction as defined by Tex. Local Gov't Code § 42.021.

(C) *Permitted Uses.* Lighted CEVMS shall be permitted within all non-residential zoning districts of the Sign Code Application Area (excluding Ag Districts), provided information can be shown indicating they meet the below criteria prior to permitting and are maintained to perform as such after installation:

(1) Comply with the size and placement criteria as prescribed within Section 15-6-115 through 15-6-120.

(2) The luminance/brightness shall be limited to 5,000 NIT's during daylight, and 250 NIT's from dusk to dawn.

(3) The luminance/brightness of the sign shall be controlled by an ambient light monitor which shall automatically adjust the brightness levels based on ambient light levels.

(4) The sign display shall remain static for a minimum of five seconds, and shall require instantaneous change of the display.

(5) No animation or video shall be allowed utilizing the CEVMS.

(6) The CEVMS display shall be programmed to go dark in the instance of a malfunction.

(D) *Prohibitions.* Prohibition of new off-premises sign. From and after the effective date, no new construction permit shall be issued for the erection of an off-premises sign including, but not limited to, billboards, new off-premises CEVMS or the conversion of an existing non-CEVMS off-premises sign to a CEVMS, within the Sign Code Application Area.

(E) *Grandfather clause.* CEVMS signs already in existence on the passage of this ordinance are allowed to remain as is; however, in the event of repair and/or replacement, other than routine maintenance, such signs must comply with this section.

(Ord. 2008-19, § I, passed 5-19-08; Ord. 2013-32, § I, passed 7-22-2013; Ord. No. 2015-01, § I, passed 1-12-2015)

## Sec. 15-6-131. Unsafe and obsolete signs.

(A) *Unsafe signs.* If, in the opinion of the Director of Development Services, Building Official, or other designated representative, any sign is or has become dangerous or unsafe in any manner whatsoever, the Director, Building Official, or designated representative shall issue an order to the real property owner directing that the sign shall be immediately repaired and made safe, or taken down and removed.

(B) *Obsolete or abandoned signs and sign structures.* Any sign or sign support structure, whether existing on or installed after the effective date of this sign code: (1) which, for at least 90 consecutive days, has not identified or advertised a bona fide business, lessor, service, owner, product, or activity, or advertised a time which has passed or an event which has occurred; or (2) which has been dilapidated for 30 days or more; or (3) for which the city cannot determine the identity of a legal owner.

(C) *Dilapidated Sign.* A sign which is decayed, deteriorated, or which has fallen into partial ruin that: (1) has any portion of the finished material or surface of the message portion of the sign that is visibly faded, flaked, broken off, missing, cracked, splintered, or defective or that is otherwise visibly deteriorated or in a state of disrepair so as not to substantially appear as it was intended or designed to appear when originally constructed; or (2) has an element, structural support, or frame member that is visibly bent, broken, dented, torn, twisted, leaning, or at angles other than those at which it was originally erected.

(D) *Removal.* The owner, agent, or person in control of any premises on which there is displayed or maintained an unsafe, abandoned, obsolete or dilapidated sign or supporting structure or the owner or person in control of an unsafe, abandoned or dilapidated sign or supporting structure shall comply with the following requirements:

a. Any sign that is unsafe, abandoned, obsolete or dilapidated shall be removed.

b. If a supporting structure used or designed to be used with a sign is unsafe, abandoned, obsolete or dilapidated, the supporting structure shall be removed.

c. If an unsafe, abandoned, obsolete or dilapidated supporting structure does not have a can, frame, or similar part of the supporting structure that would hold the sign or to which the sign would be attached, the supporting structure shall be removed.

Failure to remove shall be a violation of this ordinance. It shall be a rebuttable presumption that a sign is abandoned if it meets the definition of a dilapidated, abandoned or obsolete sign.

(E) *Process.* Should the director of Development Services, Building Official, or other designated representative, determine that any sign is not properly maintained, is unsafe or insecure or has otherwise been constructed, erected or maintained in violation of the provisions of this code, he shall declare it to be a public nuisance and give written notice of same via hand delivery or certified mail return receipt requested to the real property owner of record.

a. Such notice and order shall contain substantially the following: (1) location, type, and business name of the sign that is sufficient for identification of such sign; (2) a statement that the designated city employee has found such sign to be in violation of this code or other laws, together with a general description of such violation; (3) the amount of time required to bring the sign into compliance with this code or any other law, said time not to exceed ten (10) days, which may be extended by the designated city employee when it is shown that such corrections cannot be accomplished within the original ten-day time period.

b. Should the owner of the premises where the sign in question is located fail to remove or repair the sign within the time period specified in this section, the city may remove or repair the sign and assess the cost for same against the owner of record of the real property from which it was removed or repaired. If said costs are not paid, then said costs shall constitute as a valid lien. The City shall assess the costs as a valid lien against such property with the lien accruing interest at eight (8) percent per annum, simple interest until such time as paid in full.

c. In addition to the above, the Director of Development Services, or other designated representative, may issue citations or pursue any other administrative or legal remedy in order to abate any sign which is in violation of this code or any other law.

d. Notwithstanding anything to the contrary, the Director of Development Services, or other designated representative, may cause any sign which is dangerous as an immediate hazard to persons or property to be removed summarily and without notice.

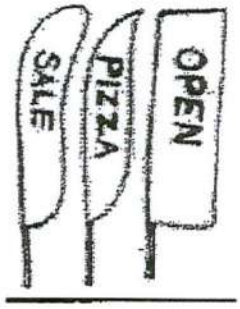
(Ord. 2012-03, passed 2-27-2012; Ord. 2013-32, § I, passed 7-22-2013)

## Sec. 15-6-132. Definitions.

*Banner.* A temporary sign, either attached or freestanding, with or without characters, letters, illustrations or ornamentations, applied to cloth, paper, flexible plastic or fabric of any kind, attached to the exterior structure or freestanding on the site with temporary fastening devices such as rope, string, wire, twine or similar materials, which is in addition to the permitted permanent signs, announcing a special event for a business, i.e., business openings, grand openings, sales or promotional events.

*Feather flag.* A vertical portable sign that contains a harpoon-like style pole or staff driven into the ground for support or supported by means of an individual stand (see Figure 1).

## Figure 1




*Hanging sign.* A sign attached to underneath the canopy or awning.

*Inflatable sign.* A sign manufactured of plastic, cloth, canvas, or other flexible or light fabric, inflated with air, secured to the ground, does not float, does not move freely in the wind, and does not exceed 30 feet in height.

*Nuisance signs.* Any sign which annoys and disturbs one in possession of his property, rendering its ordinary use or occupation physically uncomfortable to him, or which is illuminated to an intensity to cause glare or brightness to a degree that could constitute a hazard or nuisance. Nuisance signs shall include, but not be limited to, the following:

(1) Signs containing statements, words, or pictures of an obscene, indecent, or immoral character, such as will offend public morals or decency.

(2) Signs which imitate an official traffic sign or signal, or which contain the words 'stop,' 'go slow,' 'caution,' 'danger,' 'warning,' or similar words.

(3) Signs which are of a size, location, movement, content, coloring, or manner of illumination which may be confused with or construed as a traffic-control device, which hide from view any traffic or street sign or signal, or which obstruct the view in any direction at a street or road intersection.

(4) Signs which are moving, flashing, intermittently lighted, changing color, beacons, revolving, or similarly constructed, except as otherwise permitted in this chapter.

*Window sign.* A sign painted or applied to a window or door glass intended for permanent use.

(Ord. 2019-12, § I, passed 4-8-2019)

**Secs. 15-6-133—15-6-139. Reserved.**


10/29/2026 10:11


10/29/2026 10:11

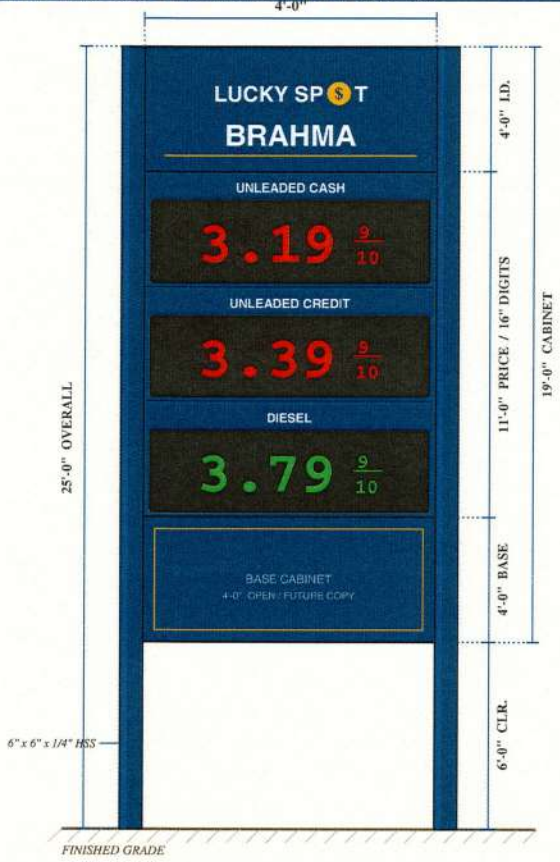



10/29/2026 10:11


10/29/2026 10:12

# PYLON SIGN — FRONT ELEVATION

4'-0" wide ▫ 19'-0" cabinet ▫ 25'-0" overall system ▫ 16" LED price digits




## SIGN SCHEDULE

| | |
|---|---|
| TYPE | Double-face pylon / price sign |
| SYSTEM HEIGHT | 25'-0" above finished grade |
| CABINET ASSEMBLY | 19'-0" tall × 4'-0" wide |
| I.D. CABINET | 4'-0" high — LUCKY SPOT BRAHMA |
| PRICE CABINET | 11'-0" high — three product rows |
| PRICE DIGITS | 16" LED, full 4'-0" module width |
| PRODUCTS (REP.) | Unleaded Cash 3.19 9/10 |
| | Unleaded Credit 3.39 9/10 |
| | Diesel 3.79 9/10 |
| BASE CABINET | 4'-0" high — open / future copy |
| GROUND CLEARANCE | 6'-0" (25'-0" − 19'-0") |
| COLUMNS | 6 in. × 6 in. × 1/4 in. HSS steel |
| COLUMN FINISH | Dark navy, match cabinets |
| FACES | UV polycarbonate or acrylic |
| ILLUMINATION | Internal LED; white ID / color price |
| FOUNDATION | By structural engineer — N.I.C. |
| WIND / CODE | IBC / ASCE 7, Kleberg County TX |
| ELECTRICAL | 120 V circuit to each cabinet |
| ADDRESS | 1901 Brahma Blvd, Kingsville TX |

*Graphic representation only. Do not scale this drawing.*

## GENERAL NOTES

1. System overall height is 25'-0" above finished grade. Illuminated cabinet assembly is 19'-0" tall by 4'-0" wide: 4'-0" I.D. cabinet over an 11'-0" three-product price cabinet over a 4'-0" blank base cabinet. Ground clearance is 6'-0" (25 − 19).
2. Each product row is a label band over 16" LED price digits spanning the full 4'-0" cabinet width (9/10ths format). Product names and displayed prices are representative and programmed on site.
3. Columns: 6" × 6" × 1/4" HSS, painted navy to match cabinets. Structural design of columns, base plates, anchors, and foundation is by a licensed engineer (N.I.C.). Verify City of Kingsville sign ordinance before permit.
4. Faces: UV-stable polycarbonate or acrylic. Illumination: internal LED. Electrical: dedicated 120 V circuit to each cabinet.

PROJECT

**Lucky Spot Brahma**

1901 Brahma Boulevard

Kingsville, Texas 78363

DRAWING

S-1 Front Elevation

11 Sep 2026 Rev B N.T.S.

# LAND TITLE SURVEY OF

A 0.441 ACRE TRACT BEING THE NORTH 110 FEET OF LOT "A", BLOCK 1, "ANDREWS ADDITION" AS SHOWN ON THE PLAT RECORDED IN VOLUME 4, PAGE 19, ENVELOPE 104, MAP RECORDS KLEBERG COUNTY, TEXAS. SAID 0.441 ACRE TRACT ALSO BEING DESCRIBED IN A DEED RECORDED IN VOLUME 124, PAGE 199, DEED RECORDS KLEBERG COUNTY, TEXAS.

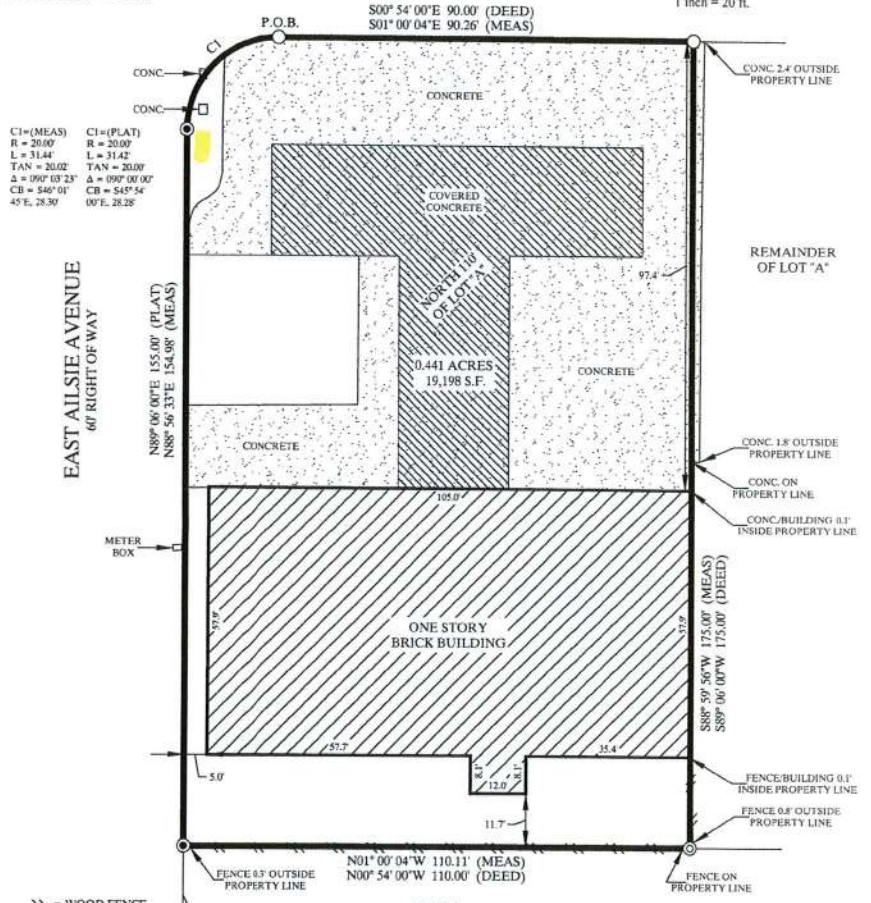
SCALE 1" = 20'

BUYER: SHAHZAD PUNJWANI

GF NO.: 259714663
ISSUE DATE: (04-22-2025)

1901 BRAHMA BOULEVARD
100' RIGHT OF WAY

GRAPHIC SCALE
-20 0 10 20 40
( IN FEET )
1 inch = 20 ft.




\\ = WOOD FENCE
◉ = SET 5/8" RE-BAR
○ = SET DRILL HOLE
◎ = FOUND 5/8" RE-BAR

FOUND 5/8" RE-BAR IN THE SOUTH R.O.W. OF E. AILSIE AVE. AND FOR THE NORTHWEST CORNER OF THE COLONIAL ARMS KINGSVILLE, LLC 1.78 ACRE TRACT, DOC. NO. 318274, D.R.K.C.T. BEARS S88°56'33"W, 543.12'


Brister Surveying
3506 Cain Drive
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.swbc.com
Firm Registration No. 10072800


BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS. COMMUNITY PANEL: 48273C 0305 E
DATED: MARCH 17, 2014
AND ☐ IS ☒ IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE.

DATE MAY 20, 2025

STATE OF TEXAS
REGISTERED
RONALD E BRISTER
5407
PROFESSIONAL
LAND SURVEYOR

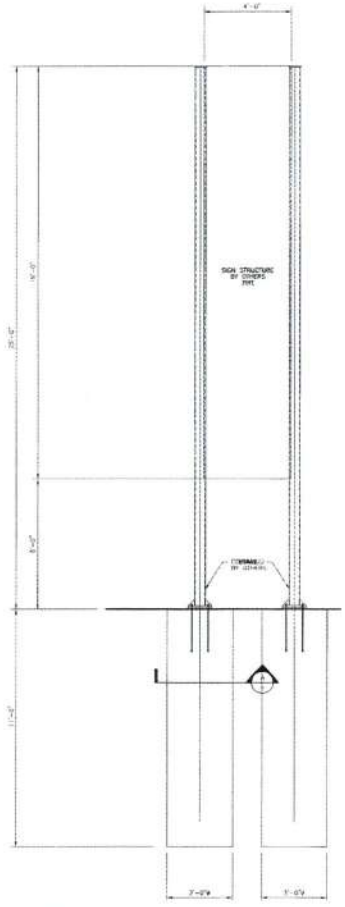
JOB NO. 250750

SURVEY NOTES:
1.) TOTAL SURVEYED AREA IS 0.441 ACRES.
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
4.) THIS SURVEY INCLUDES ONLY THE RESEARCH, INVESTIGATION, OR LOCATIONS OF SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY AS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT.
5.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

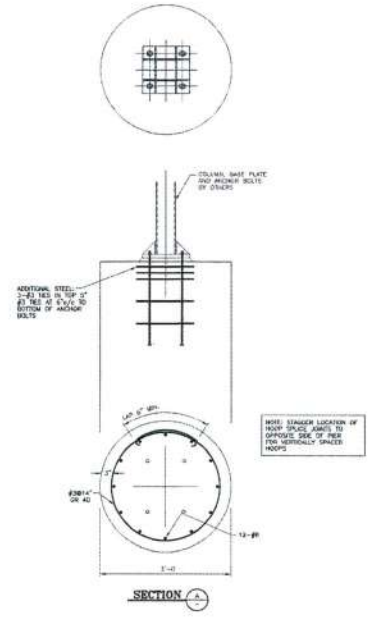
I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS LAND TITLE SURVEY WAS MADE ON THE GROUND THIS DAY MAY 13, 2025 AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

Ronald E. Brister

RONALD E. BRISTER R.P.L.S. NO. 5407




SIGN FOUNDATION CROSS SECTION




## GENERAL NOTES

**FOUNDATIONS:**
THE SOIL BEARING VALUE SHALL NOT BE LESS THAN 2000 PSF. THE BEARING VALUE SHALL BE VERIFIED BY THE E.O.R. FOOTINGS SHALL BEAR IN UNDISTURBED SOIL. ALL T/FOOT. ELEVATIONS ARE TO BE THE SAME UNLESS SHOWN OTHERWISE. IF ELEVATIONS ARE NOT THE SAME, SHOP VENT MUST BE INSTRUCTED OF ELEVATIONS IN WRITING WHEN ORDER IS PLACED. FOUNDATION DESIGN COMPLIES WITH ACI-318.

**REINFORCING STEEL:**
ALL DEFORMED BARS SHALL COMPLY WITH ASTM A615 Fy=60 KSI AND SHALL BE WIRE-TIED AT ALL JOINTS. RUSTY, OILY, OR DIRTY STEEL SHALL NOT BE USED.

**ANCHOR BOLTS:**
ANCHOR BOLTS MUST BE INSTALLED WITH A TEMPLATE AND WITHIN 1/8-INCH OF MEASUREMENTS OF THE BASE PLATE OR COLUMN WILL NOT FIT. ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 36 OR APPROVED EQUIVALENT.

**CONCRETE:**
ALL CONCRETE SHALL BE 3500 PSI IN 28 DAYS. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI-318.

**STRUCTURAL STEEL:**
ALL STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH AISC SPECIFICATIONS. W-SHAPES SHALL BE ASTM A992. MISCELLANEOUS STEEL, PLATES, ANGLES, AND CHANNELS ARE TO BE ASTM A36. HSS SHAPES SHALL BE ASTM A500 GR. C. PROOF OF WELDERS CERTIFICATION SHALL BE AVAILABLE ON REQUEST. ALL BOLTS SHALL BE IN ACCORDANCE WITH ASTM A325.

## DESIGN PARAMETERS

**CODE REFERENCE:**
2024 INTERNATIONAL BUILDING CODE (IBC)

**DESIGN WIND SPEED:**
140 MPH / Vasd = 108.4 MPH / WIND EXPOSURE C / RISK CATAGORY II
(ASCE 7-22 / CH. 26-29)

**SIGN WIND PRESSURES:**

SUPPORT CALCULATIONS

| z (ft) | q (psf) | G | cf | Af (ft²) | FORCE (lbf) |
|---|---|---|---|---|---|
| 0.0-15.0 | 42.7 | 1.62 | 1.53 | 33.0 | 3274.5 |

SIGN CALCULATIONS

| z (ft) | q (psf) | G | cf | Af (ft²) | FORCE (lbf) |
|---|---|---|---|---|---|
| 6.5-15.0 | 42.7 | 1.62 | 1.72 | 45.0 | 5,266.6 |
| 15.0-20.0 | 45.3 | 1.62 | 1.72 | 25.0 | 3,160.7 |
| 20.0-25.0 | 47.4 | 1.62 | 1.72 | 25.0 | 3,308.6 |

(ASCE 7-22 / CH. 26)

**NOTE**
ALL APPLICABLE LOADS HAVE BEEN APPLIED TO THE STRUCTURE IN ACCORDANCE WITH ASCE 7-22 CHAPTER 2, 2.4.1 BASIC COMBINATIONS FOR ALLOWABLE STRESS

PREPARED BY: CARTER MILLER SANTANA, LTD.
P.O.B. 4524, MORGANA, MS 38924, (601) 483-2801

GREGORY H. MILLER
STATE OF TEXAS
No. 0327810
7/31/2026

| NO. | DATE: | BY: |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |

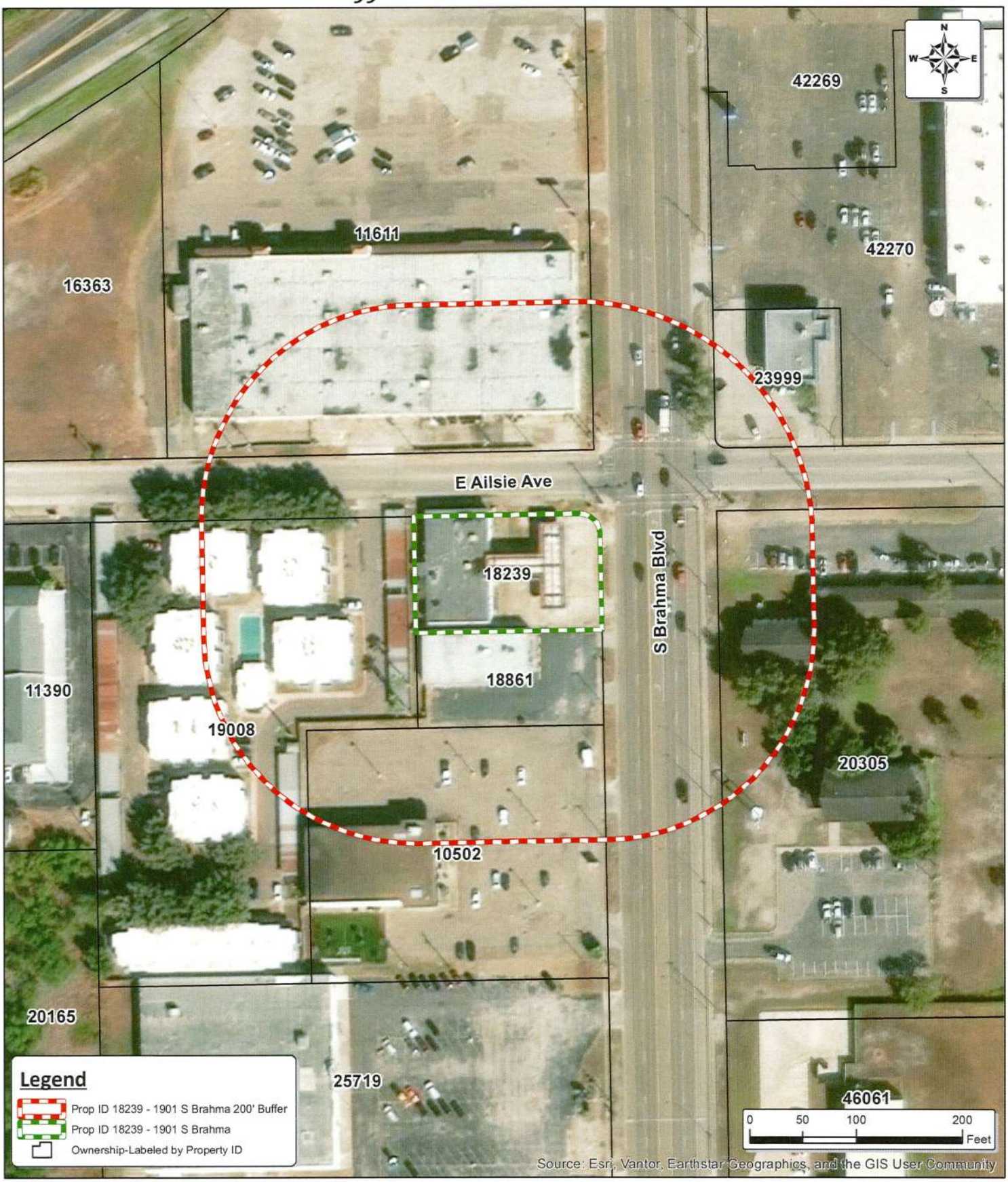
CARTER MILLER SANTANA 2026-341
DATE: 8/19/2026

CERTIFICATION

The APEC Group
4732 N Royal Atlanta
Tucker, GA
M: +678-936-5312 | +855-444-2732

DISTRICT: --
ISSUE NOTE:
DATE: APPROVED BY: SHEET:
LOCATION: --
1301 GRAHAM BLVD.
KINGSVILLE, TX
SHEET 1 of 1
DRAWING NO. 1

# 200-FT Buffer at 1901 S Brahma Blvd




| | | | |
|---|---|---|---|
| Page: 1 / 1 | Drawn By: R. PICK<br>Last Update: 10/7/2026<br>Note: Ownership is labeled with its Prop ID. | DISCLAIMER:<br>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 TEXAS<br>**CITY OF KINGSVILLE**<br>**ENGINEERING DEPARTMENT**<br>400 W King Ave; Kingsville, TX 78363<br>Office: (361) 595-8007<br>Fax: (361) 595-8064 |

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Kingsville Retail Group, LP
% Todd Routh
11701 Bee Caves Road, STE 262
Austin, TX 78738
#11611

First Capital Bank
% PROSP Bank ATT ACCTNG DEPT
PO Box G
El Campo, TX 77437-1470
#23999

McAllen Baptist Temple
2001 W Trenton RD
McAllen, TX 78504
#20305

Michael J Krueger
PO Box 1538
Kingsville, TX 78364-1538
#10502

CAK Kingsville LLC
1909 FM 758
New Braunfels, TX 78130
#19008

Herman H Ohlenbusch EST
PO Box 1574
Kingsville, TX 78364-1538
#18861

COPY



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CROSS COUNTRY

# Two Badgers and a Lion are headed to state in cross country




*Bishop senior Kaydence Schroeder battled rain, wind and mud at the UIL Region IV-3A Cross Country Championships, finishing fourth overall to qualify for her third consecutive state meet. (Photo courtesy of Bishop CISD)*




*Maverick De La Rosa competes at the 2026 UIL Region IV Cross Country Championships at Texas A&M University-Corpus Christi, where he placed sixth to qualify for the UIL State Cross Country Championships on Nov. 7 at Old Settlers Park in Round Rock.(Photo courtesy of Santa Gertrudis ISD)*




*Bishop freshman Joseph Correa competes at the UIL Region IV-3A Cross Country Championships, placing 17th overall and eighth among individual qualifiers to earn his first trip to the state meet. (Photo courtesy of Bishop ISD)*

**NOTICE OF PUBLIC MEETING TO DISCUSS**
**Ricardo Independent School District**
State Financial Accountability Rating

The purpose of this meeting is to inform **Ricardo Independent School District's** community of its ***"Superior Achievement"*, an "A" Rating** based on Schools FIRST (Financial Integrity Rating System of Texas), the Texas Education Agency's system developed to monitor and improve the management of the District's financial resources.

The public meeting will be held on **Monday, November 16, 2026** at **6:45** p.m. in the Carol Radford Learning Resource Center located at 138 W CR 2160, Kingsville, Texas, 78363

## PUBLIC HEARING NOTICE

The Zoning Board of Adjustments of the City of Kingsville will hold a Public Hearing Thursday, November 12, 2026, at 6:00 p.m. wherein the Board will discuss and/or take action on the following items and at which time all interested persons will be heard:

**ITEM NO. 2026-2: Arash Husain, applicant; TLS Exploits LLC, Owner; requesting a Zoning Variance Request (Sign) for ANDREWS 1, LOT N110' A, also known as 1901 South Brahma Blvd., Kingsville, TX. 78363.**

The meeting will be held at City Hall, 400 West King, 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.

NOTICE OF PUBLIC MEETING
TO DISCUSS DRISCOLL INDEPENDENT SCHOOL DISTRICTS
Financial Integrity Rating System of Texas

Driscoll Independent School District will hold
a public meeting
at 6:30 P.M., November 17, 2026
in the Guadalupe R. Hernandez Complex,
425 West Dragon Street, Driscoll, TX 78351

The purpose of this meeting
is to discuss Driscoll Independent School District's
rating on the state's financial accountability system.

**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.